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**Sent:** 02 September 2025 14:24  
**To:** James Kidger  
**Cc:** Statutory  
**Subject:** LLFA-TA-25-1007 - Land At Mount Avenue  
**Attachments:** LLFA-TA-25-1007 - Land at Mount Avenue.pdf

**Our ref:** LLFA-TA-25-1007  
**Your ref:** 2025/771

FAO James Kidger

Please see attached response to planning application 2025/771

**Victoria Brown**  
**Critical Drainage Officer**  
Flood Risk, Planning and Consenting Team  
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Case Officer: Victoria Brown  
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Flood Risk, Planning, and  
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Whitebeam Lodge  
Merrow Lane  
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### Recommendation

|                                      |          |
|--------------------------------------|----------|
| Further/amended information required |          |
| No objection                         |          |
| No objection – Subject to conditions | <b>X</b> |
| Objection                            |          |

Our ref: LLFA-TA-25-1007  
Your ref: 2025/771  
Date: 02/09/2025

Dear Planning Authority,

### Land At Mount Avenue, Chaldon, CR3 5BB

Thank you for consulting Surrey County Council as the Lead Local Flood Authority on the above Outline Planning Application. We have reviewed the surface water drainage strategy for the proposed development and assessed it against the requirements of the NPPF, its accompanying PPG and the Non-Statutory Technical Standards for sustainable drainage systems.

As part of our statutory consultee role our advice relates to surface water flood risk and surface water drainage only, the Environment Agency should be contacted for advice in relation to fluvial flood risk.

### Consultation request date: 14/08/2025

The following documents submitted as part of the above application have been reviewed and should be referred to as part of any future submissions or discharge of planning conditions:

- Site Investigation Report, ST Consult, Project ID: J15961, Dated 26/06/2025;
- Flood Risk Assessment and Drainage Strategy, Project No. 14219, Dated: 24/06/2025;

**We are satisfied that the proposed drainage scheme meets the requirements set out in the aforementioned documents and are content with the development proposed, subject to our advice below.**

**Our advice would be that, should planning permission be granted, suitably worded conditions are applied to ensure that the SuDS Scheme is properly implemented and maintained throughout the lifetime of the development. Suggested conditions are below:**

- 1) The development hereby permitted shall not commence until details of the final design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. The final solution should follow the principles set out in the approved drainage strategy. The design must satisfy the SuDS Hierarchy and be compliant with the national standards for sustainable drainage systems and the NPPF. The required drainage details shall include:

- a) The results of BRE 365/Falling head test or testing as appropriate to be completed. Where infiltration is proposed confirmation is required of a 1m unsaturated zone from the base of any proposed soakaway to the seasonal high groundwater level and confirmation of half-drain times.
- b) Hydraulic calculations to demonstrate the proposed final solution will effectively manage the 1 in 30 (+35% allowance for climate change) & 1 in 100 (+40% allowance for climate change) storm events and 10% allowance for urban creep.
- c) Detailed design drawings for all sustainable drainage elements including cross sections and detailed drainage layout plan.
- d) An exceedance flow routing plan demonstrating no increase in surface water flood risk on or off site. The plan must include proposed levels and flow directions.
- e) Details of drainage management responsibilities and maintenance regimes for all drainage elements.
- f) Details of how surface water will be managed during construction including measures to protect on site and downstream systems prior to the final drainage system being operational.

**Reason:** To ensure the design meets the national standards for SuDS and the final drainage design does not increase flood risk on or off site.

- 2) Prior to the first occupation of the development, a verification report must be submitted to and approved by the Local Planning Authority. This must demonstrate that the surface water drainage system has been constructed as per the agreed scheme (or detail any minor variations), confirming any defects have been rectified. Provide the details of any management company. Provide an 'As-Built' drainage layout and state the national grid reference of key drainage elements.

**Reason:** To ensure the Drainage System is constructed to the national standards for SuDS.

**Informative**

If proposed works result in infiltration of surface water to ground within a Source Protection Zone the Environment Agency will require proof of surface water treatment to achieve water quality standards.

Sub ground structures should be designed so they do not have an adverse effect on groundwater.

If there are any further queries please contact the Flood Risk, Planning, and Consenting Team via [SUDS@surreycc.gov.uk](mailto:SUDS@surreycc.gov.uk). Please use our reference number in any future correspondence.

Yours faithfully

Victoria Brown  
Critical Drainage Officer  
For the Flood Risk, Planning, and Consenting Team