

From: Laura Moyano <Laura.Moyano@surreycc.gov.uk>
Sent: 04 August 2025 13:45
To: Cliff Thurlow
Cc: Statutory
Subject: LLFA-TA-25-0769RevA - Land South Of Barrow Green Road, Oxted
Attachments: LLFA-TA-25-0769RevA Land South of Barrow Green Road.pdf

Our ref: LLFA-TA-25-0769RevA
Your ref: 2025/245
FAO Cliff Thurlow

Dear Cliff,

Please see attached our latest response regarding the above consultation, should you have any queries please do not hesitate to contact me.

Laura Moyano
Flood and Climate Resilience Specialist
Environment, Property and Growth

[SuDS](#)



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Case Officer: Laura Moyano
E-mail: SUDS@surreycc.gov.uk



Recommendation (mark one with X)

Further/amended information required	
No objection	
No objection – Subject to conditions	X
Objection	

Flood Risk, Planning, and
Consenting Team
Whitebeam Lodge
Merrow Lane
Guildford
Surrey
GU4 7BQ

Our ref: LLFA-TA-25-0769RevA
Your ref: 2025/245
Date: 04/08/2025

Dear Planning Authority,

Land South Of Barrow Green Road, Oxted

Thank you for consulting Surrey County Council (SCC) as the Lead Local Flood Authority (LLFA) 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.

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

Consultation request date: 19/06/2025

- Flood Risk Assessment and Drainage Strategy, February 2025, Rev C, Motion;
- Hydraulic Modelling Report, December 2024, REPORT REF. 2404420-ACE-XX-XX-RP-C-0501AA, ARDENT;
- Hydrological Sequential Test, January 2025, ENV-21564 Report 2 V0, rps group;

Re-consultation request date: 30/07/2025

- Technical Note 2: Resolving LLFA Objection, July 2025, Motion;

The applicant has provided sufficient information to address our previous comments.

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 infiltration testing completed in accordance with BRE Digest: 365 and confirmation of groundwater levels. 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) Evidence that the receiving watercourse has onward connectivity and capacity to receive flows from the site.
- c) Evidence that the proposed final solution will effectively manage the 1 in 30 (+35% allowance for climate change) & 1 in 100 (+45%) storm events and 10% allowance for urban creep. If infiltration is deemed unfeasible, associated discharge rates and storage volumes shall be provided using a maximum discharge rate of **11.1l/s for the 2 year, 29.1l/s for the 30 year, 40.3l/s for 1in100 year including multifunctional sustainable drainage systems.**
- d) Detailed design drawings for all sustainable drainage elements including cross sections and detailed drainage layout plan including detailed levels and specification for the overland flow route corridor.
- e) 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.
- f) Details of drainage management responsibilities and maintenance regimes for all drainage elements.
- g) 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. Including details of how existing watercourse on and adjacent to the site will be protected.

Reason: To ensure the design meets the national Non-Statutory Technical 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 designed to the National Non-Statutory Technical Standards for SuDS.

Informative

If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written Consent.

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. Please use our reference number in any future correspondence.

Yours faithfully

Laura Moyano
Flood Risk & Climate Resilience Specialist

For the Flood Risk, Planning, and Consenting Team