

Case Officer: Mike Burch
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Flood Risk, Planning, and
Consenting Team
Whitebeam Lodge
Morrow Lane
Guildford
Surrey
GU4 7BQ

Recommendation (mark one with X)

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

Our ref: LLFA-GU-25-1573 RevA
Your ref: 25/P/01521
Date: 05/03/2026

Dear Planning Authority,

Shortlands Farm, Guildford Road, Ash, Guildford, GU12 6DF

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 National standards for sustainable drainage systems.

The Local Planning Authority should be aware that some of the requirements of the National standards for sustainable drainage systems fall outside of the LLFA's statutory consultee remit and therefore the views of other consultees (where relevant) should be considered in relation to the following: Standard 5: amenity and Standard 6: biodiversity.

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: 04/12/2025

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

- Flood Risk Assessment, Aegaea, October 2025, revision 1, document reference: AEG7630_GU12_Ash_07;
- Hydraulic Model Report, Aegaea, October 2025, revision 001, document reference: AEG7630_GU12_Ash_03;
- Drainage Strategy, Aegaea, October 2025, revision 4, document reference: 7630_GU12_Ash_07;
- Phase 1 and Phase 2 Geo-environmental and Geotechnical Interpretative Report, RSK, October 2025, revision R01, document reference: 1923899 R01 (01);

Re-consultation request date: 23/02/2026 - RevA

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

- Response to LLFA Comments Letter, Aegaea, January 2026, document reference: AEG7630_GU12_Ash_07;

- Addendum to Surface Water Drainage Strategy, Aegaea, February 2026, revision 2, document reference: AEG7630_GU12_Ash_07_ADD;

We are satisfied that the proposed surface water 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) Any phase of 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 be compliant with the National standards for sustainable drainage systems and the NPPF. The required drainage details shall include:
 - a) The results of further infiltration testing completed in accordance with BRE Digest: 365 in the location of proposed soakaways 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 surface water drainage system meets the management of everyday rainfall (interception) requirements of the National standards.
 - c) Hydraulic calculations to demonstrate the proposed final solution will effectively manage the 1 in 30 (+35% allowance for climate change) & 1 in 100 (+45% allowance for climate change) 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 **3.5 l/s/ha**.
 - d) Detailed design drawings for all sustainable drainage elements including cross sections and detailed drainage layout plan.
 - 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) Evidence that the surface water drainage system meets the water quality requirements of the National standards.
 - g) Evidence that the surface water drainage system meets the amenity requirements of the National standards.
 - h) Evidence that the surface water drainage system meets the biodiversity requirements of the National standards.
 - i) Details of drainage management responsibilities and maintenance regimes for all drainage elements.
 - j) 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 standards for sustainable drainage systems and the final drainage design does not increase flood risk on or off site.

- 2) Prior to the first occupation of each phase 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 standards for sustainable drainage systems.

Informatives

1. 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.
2. 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.
3. 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

Mike Burch
Critical Drainage Specialist
For the Flood Risk, Planning, and Consenting Team