

Recommendation (mark one with X)

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

Our ref: LLFA-RU-22-0464v2
Your ref: RU.22/0776
Date: 16/12/2022

Dear Sir/Madam,

Weybridge Business Park, Addlestone Road, Addlestone, Surrey, KT15 2UP

Thank you for consulting Surrey County Council as the Lead Local Flood Authority on the above Full 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.

Consultation request date: 23/05/2022

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:

- Flood Risk Assessment and Drainage Strategy, HDR Consulting, April 2022, revision V2, document reference: 10334617;
- Phase I Environmental and Geotechnical Site Assessment, TRC, November 2021, document reference: 470021.0000.0000;

Re-consultation request date: 07/12/2022

The following updated 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:

- Flood Risk Assessment and Drainage Strategy, HDR Consulting, October 2022, revision V2, document reference: 10334617;

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.

During detailed design every effort should be made to explore whether a gravity solution is feasible. Additionally, permeable paving could be used throughout the car parking areas for the north and south sites, this would reduce the amount of below ground crate storage required.

Consideration could be given to installing a complex flow control. This would help maximise the storage available for the smaller rainfall events whilst reducing the amount of attenuation required for larger rainfall events.



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 design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:
 - a) Evidence that the proposed final solution will effectively manage the 1 in 30 & 1 in 100 (+20% allowance for climate change) storm events, during all stages of the development. The final solution should follow the principles set out in the approved drainage strategy. Associated discharge rates and storage volumes shall be provided using a maximum discharge rate of **7.34 l/s for the southern site and 2.3 l/s for the northern site.**
 - b) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.).
 - c) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected from increased flood risk.
 - d) Details of drainage management responsibilities and maintenance regimes for the drainage system.
 - e) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

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 carried out by a qualified drainage engineer 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), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls), and confirm any defects have been rectified.

Reason: To ensure the Drainage System is constructed 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. More details are available on our website.

If there are any further queries please contact the Flood Risk, Planning, and Consenting Team via [REDACTED] Please use our reference number in any future correspondence.

Yours faithfully

[REDACTED]
Critical Drainage Specialist
For the Flood Risk, Planning, and Consenting Team