

Case Officer: Laura Moyano
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Flood Risk, Planning, and
Consenting Team
Whitebeam Lodge
Merrow Lane
Guildford
Surrey
GU4 7BQ

Our ref: LLFA-GU-23-1133
Your ref: 23/S/00004
Date: 15/08/2023

Dear Planning Authority,

Land at Binton Farm, Binton Lane, The Sands, Farnham, GU10 1LQ

Thank you for consulting Surrey County Council (SCC) as the Lead Local Flood Authority (LLFA) on the above EIA Screening or Scoping Opinion.

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: 11/08/2023

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

- Cover Letter, 24 July 2023, MdeC/1164, de Courcy;
- Proposed reservoir layout and section_1 June 2023, 1988 L03;
- Proposed reservoir layout and section_2, June 2023, 1988 L03;

Surrey County Council as LLFA have no further comments that should be included in the scoping opinion. However the Applicant should be made aware of the following:

A Flood Risk Assessment and Drainage Strategy will need to be produced to accompany any future planning application for the site. A sequential based approach should be applied to placing development in areas of the site at lowest risk of fluvial and surface water flooding.

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 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.



The proposed development offers the opportunity to include above ground surface water attenuation. Many schemes deliver the management of water quantity but do not fulfil the four pillars of SuDS design as defined by the SuDS Manual. The SuDS Manual seeks to encourage schemes that manage the quantity and quality of surface water runoff, provide an amenity that integrates surface water as an attractive part of public space and also enhance biodiversity. Schemes based around the management of quantity alone are purely drainage schemes not SuDS. This also delivers the objectives of the NPPF whereby 'all major development should incorporate sustainable drainage systems unless there is clear evidence this would be inappropriate'.

Future Applicant's should be made aware that we provide a pre-application advice service, details of which are available on our website:

<https://www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice/more-about-flooding/suds-planning-advice>

A full listed of the information we expect to receive as part of a Planning Application can also be found using the above link.

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
Senior Flood & Climate Resilience Officer
For the Flood Risk, Planning, and Consenting Team