

## **Flood Risk and Drainage Statement of Common Ground**

**Made between Gleeson Land Ltd and Surrey County Council LLFA – 21/09/2023**

**Knowle Lane, Cranleigh Ref: WA/2023/00294**

The following points are agreed.

- 1) That the Flood Risk Assessment and Drainage Strategy produce by Abley Letchford Partnership (date and ref) provides an accurate assessment of flood risk.
- 2) That the Appeal Site is in flood zone 1 for fluvial flooding, at low risk of groundwater flooding and generally at very low risk of surface water flooding.
- 3) That the Council acting as the Lead Local Flood Authority have made a thorough assessment of the proposed surface water drainage strategy and have agreed that;
  - a. The level of detail provided is sufficient for the requirements of an outline planning application,
  - b. If the strategy is implemented as proposed there would be no increase in surface water flood risk to areas beyond the site boundaries,
  - c. The drainage model covers a sufficient area to confirm that risks will not be increased elsewhere.
  - d. The full detailed surface water drainage design will be secured through appropriate planning conditions/obligations should the application be approved. The LLFA has provided suggested conditions within their response dated 28/03/2023 reference LLFA-WA-23-0192 RevA. The strategy submitted sets the principles for managing surface water in accordance with the NPPF.
  - e. The strategy confirms the discharge of water into onsite ditches which then pass through third party land to the receiving watercourse and that this is entirely normal and requires no further permissions under land drainage law. The construction of the final outfall headwalls to any Ordinary Watercourse would require Land Drainage Consent under section 23 of the Land Drainage Act 1991.
  - f. An outline of the likely maintenance regime has been submitted which will be delivered by the management company and secured through appropriate planning conditions/obligations.
- 4) That subject to the above the strategy would comply with all relevant national and local guidance.

Signed on behalf of **Gleeson Land Ltd**



Paul Jenkin BEng(Hons), MSc, C.WEM, CEng, FCIWEM

Signed on Behalf of the **Surrey County Council LLFA**

A handwritten signature in dark ink, appearing to read 'Doug Hill', with a stylized, cursive script.

Doug Hill

Flood and Climate Resilience Manager

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