

**From:** [REDACTED]

**Sent:** 29 Aug 2025 03:06:23

**To:** [REDACTED]

**Cc:**

**Subject:** FW: Planning Application Consultation - S UTT/25/2203/SO (SUDS-008439)

**Attachments:**

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-----Original Message-----

From: Suds [REDACTED]

Sent: 29 August 2025 14:42

To: Planning <[planning@uttlesford.gov.uk](mailto:planning@uttlesford.gov.uk)>

Subject: >> RE: Planning Application Consultation - S UTT/25/2203/SO (SUDS-008439)

Good afternoon,

Thank you for consulting us on UTT/25/2203/SO.

The Lead Local Flood Authority (LLFA) requires all new major development to consider the impact of flooding, particularly the risks from surface water flooding. A Flood Risk Assessment and Drainage Strategy should be submitted as part of the subsequent major planning application. It should show how surface water will be dealt with in accordance with the SuDS Design Guide for Essex. Greenfield sites must discharge surface water at the greenfield 1 in 1 rate for all events up to and including the 1 in 100 plus the appropriate climate change allowance as prescribed by the Environment Agency. There should also be demonstration of the drainage hierarchy, exceedance routes, provision of sufficient attenuation, and water quality measures etc.

We would recommend referring the applicant/agent to the what we expect to see webpage on the Design Guide for further details regarding what should be provided at each stage of the planning process. The LLFA also welcomes early engagement through our Planning Advice Service.

If you have any queries, please do not hesitate to contact us further.

Many thanks,

Anna Murphy (she/her)  
Development and Flood Risk Officer  
Climate Adaptation and Mitigation | Green Infrastructure and SuDS

Adr: E1 County Hall, Chelmsford, Essex, CM1 1QH  
[REDACTED]

<https://url.uk.m.mimecastprotect.com/s/wsGJCM8wvcq0mGlHwfLs8GOIB?domain=floods.essex.gov.uk>

<https://url.uk.m.mimecastprotect.com/s/aoc5CNkLwh0ry1Ru4hGsydYrk?domain=essex.gov.uk>

-----Original Message-----

From: [planning@uttlesford.gov.uk](mailto:planning@uttlesford.gov.uk) <[planning@uttlesford.gov.uk](mailto:planning@uttlesford.gov.uk)>

Sent: 18 August 2025 12:14

To: Suds <[suds.mail@essex.gov.uk](mailto:suds.mail@essex.gov.uk)>

Subject: Planning Application Consultation - S UTT/25/2203/SO (SUDS-008439)

CAUTION: This is an external email.

Please See Attached