

Meeting note: Potential Additional Sites meeting with Surrey County Council as the Lead Local Flood Authority (LLFA)

Attendees:

Surrey County Council: Representatives from the LLFA team

Epsom & Ewell Borough Council: Principal Policy Planner and Policy Planner

Date: 26/03/2026 (Teams Meeting). The purpose of the meeting was to consider the potential additional sites in terms of their risk of flooding. The sites were discussed in turn with the LLFA officers advising that 47 Cheam Road should not be included for consideration as an additional site due to a significant proportion of the site being at high risk from surface water flooding (40.57% of the site in the 'high 1 in 30-year extent' category') and the presence of an overland flow path. The LLFA had no substantive concerns related to any of the other potential sites. The flood risk information shared at the meeting in relation to 47 Cheam Road is provided below.

47 Cheam Road

Site Ref:	NON003
Vulnerability of proposed development:	More vulnerable - residential
Flood Zone:	1
Surface water flooding by risk as a proportion of site area:	High (1 in 30 Year Extent) – 40.57% Medium (1 in 100 Year Extent) – 47.12% Low (1 in 1000 Year Extent) – 95.80%
Groundwater flooding risk as a proportion of site area:	All of site $\geq 25\%$ $< 50\%$
Sewer and reservoir flooding:	2 incidents within predominant postcode Reservoir – No Risk.

