

Planning for Sustainable Drainage and Permeable Surfaces

Jenny Barker Ba(Hons) BTP MRTPI
Team Leader (Major Developments)



Cherwell
DISTRICT COUNCIL
North Oxfordshire

Planning guidance on sustainable drainage



Cherwell
DISTRICT COUNCIL
North Oxfordshire

Planning guidance on sustainable drainage

- Planning Decisions have to be in accordance with the Development Plan unless other material considerations indicate otherwise. (Section 38 Planning & Compulsory Purchase Act 2004)
- The effective disposal of surface water from development is a material planning consideration in determining proposals for the development and use of land
(PPS25 Annex F)


Planning Policy Statement 25


December 2006

- In many areas government advice is likely to form the main guidance on SUDs.
- There are other documents such as the Good Practice guide and Governments Water Strategy – Future Water (Defra 2008)

PPS25


- **The aims of planning policy on development and flood risk are to ensure that flood risk is....**
 - taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and
 - to direct development away from areas at highest risk.





PPS25 - Risk

- **Appraising** – Regional Flood Risk Appraisals, Strategic Flood Risk Assessments, Appraisals
- **Managing** – Policy taking account of flood risk and identification of sites with lowest flood risk
- **Reducing** – Safeguarding land that floods, using opportunities offered by new development to reduce the causes and impacts of flooding eg surface water management plans; **making the most of the benefits of green infrastructure for flood storage, conveyance and SUDS**; re-creating functional floodplain; and setting back defences



- **It is therefore in reducing and managing flood risk that SUDS is considered in the government planning guidance.**

Local Planning Authorities..

- **Local Planning Authorities in determining planning applications should give priority to the use of SUDS (PPS25 paragraph 8)**
- **Local Authorities should promote the use of SUDS for the management of run-off (PPS25 Annex F)**

RPBs and LPAs....

should further the use of SUDS by:

- incorporating favourable policies within Regional Spatial Strategies;
- adopting policies for incorporating SUDS requirements in Local Development Documents;
- encouraging developers to utilise SUDS wherever practicable in the design of development, if necessary through the use of appropriate planning conditions or by planning agreements

- developing joint strategies with sewerage undertakers and the Environment Agency to further encourage the use of SUDS as an aid to mitigating the rate and volume of surface water flows; and
- promoting the use of SUDS to achieve wider benefits such as sustainable development, water quality, biodiversity and local amenity (F14 Annex F PPS25)

Those proposing development..

are responsible for:

- Demonstrating that it is consistent with PPS25 and policy on flood risk in LDDs
- providing a FRA
- Designs which reduce flood risk to the development and elsewhere, by incorporating sustainable drainage systems (see Annex F) and where necessary, flood resilience measures (see Annex G); and
- identifying opportunities to reduce flood risk, enhance biodiversity and amenity, protect the historic environment and seek collective solutions to managing flood risk.

Environment Agency ..

- The Environment Agency has statutory responsibility for flood management and defence in England and will support the planning system by providing timely information and advice on flooding issues that is fit for purpose (PPS25)

PPS25 ANNEX F

- F9. Site layout and surface water drainage systems should cope with events that exceed the design capacity of the system, so that excess water can be safely stored on or conveyed from the site without adverse impacts.
- F10. The surface water drainage arrangements for any development site should be such that the volumes and peak flow rates of surface water leaving a developed site are no greater than the rates prior to the proposed development, unless specific off-site arrangements are made and result in the same net effect.
- F11. For new development, it may be necessary to provide surface water storage and infiltration to limit and reduce both the peak rate of discharge from the site and the total volume discharged from the site.

- F12. **It is essential that the ownership and responsibility for maintenance of every sustainable drainage element is clear;** the scope for dispute kept to a minimum; and durable, long-term accountable arrangements made, such as management companies. These issues should be addressed as part of the FRA.
- Where the surface water system is provided solely to serve any particular development, **the construction and ongoing maintenance costs should be fully funded by the developer.** Section 106 agreements may be appropriate to secure this.

- Strong government support for the incorporation of SUDs
- Increasingly Development Plans are likely to contain relevant policies
- PPS25 recognises flood risk is one of many material considerations in planning decisions.
- PPS25 identifies the need for a partnership approach

What does this mean in practice?

Site Allocation

- More information now needed on flood risk and drainage at allocation stage.
- SUDs details have potential impact on net developable area, density, open space provision & ecology.

Development Proposals

- Flood risk/SUDs information needs to be available early in the design process
- SUDs design needs to take account of requirements for the site and future management and maintenance responsibilities
- There may be a need to balance competing issues – SUDs design is likely to influence layout
- By the time an application is submitted there needs to be a clear picture of the SUDs requirements and how they are to be incorporated.

Successful use of SUDs

- **Effective in reducing flood risk, contribute to the quality of the development, enhance biodiversity, sustainable (with clear future management and maintenance)**



How do you achieve successful SUDs schemes?



- Consult early all who will need to be involved in the design, implementation, adoption and maintenance of SUDs features.



- Designer
- Highway Authority
- Landscape/Park Manager
- Ecologist



• Design the scheme in the knowledge of the SUDs techniques to be used and other issues affecting the site.



Be aware of ..

• Safety requirements that can change a scheme



- **Future maintenance requirements**



The top photograph shows a field of tall, reddish-brown vegetation, possibly a wetland or a drainage ditch. The bottom photograph shows a pond with a reflection of the sky and buildings in the background, surrounded by green grass and some trees.



Cherwell
DISTRICT COUNCIL
North Oxfordshire

- **Long term use may vary from that envisaged**



The top photograph shows a grassy area with some trees and a fence in the background. The bottom photograph shows a sign that reads "NO PARKING ON GRASS VERGES" in a residential area.




Cherwell
DISTRICT COUNCIL
North Oxfordshire

- **Design for the site – what has been used on one site may not be appropriate on another**



Cherwell
DISTRICT COUNCIL
North Oxfordshire

- **Consider the range of possible solutions**



Cherwell
DISTRICT COUNCIL
North Oxfordshire

- **SUDs present many opportunities but good schemes take both time and effort to design.**