4.2 Sustainable Drainage and Water Management

Reasoned Justification

4.10 The requirements to maximise water use efficiency and to incorporate sustainable drainage systems apply to all development proposals.

4.11 Flood risk is addressed in the National Planning Policy Framework. The design of buildings and site coverage to incorporate **sustainable drainage systems (SuDs)** enables new development to mimic the behaviour of natural drainage as closely as possible and reduce the contribution of water run-off to flooding.

4.12 In view of the 'water stress' in the region, the **Joint Core Strategy** exceeds current national standards and requires a standard of water efficiency in new development and requires that all development should take particular care of water sources. All new houses are required to have a water demand of 105 litres of water per person per day or less.

4.13 The use of sustainable drainage is an integral part of the strategy to control flooding and protect the water quality of receiving water courses. Sustainable drainage systems (SuDS) are required as a vital element of the design of new developments and will often influence the form and features of open spaces and the design of **green infrastructure**. Drainage systems must therefore be developed as an integral part of the design process.

4.14 Consequently, all development should maximise use of soft landscaping and permeable surfaces unless there is justification to show that this is not feasible. Furthermore, where planning permission is required, proposals for new or replacement paved and other impermeable surfaced areas will only be permitted in: areas of impermeable soils; high ground water level or other exceptional and overriding justification for such surfaces. Policy DM 4.9 addresses the incorporation of landscape into development.

4.15 The requirement for incorporation of sustainable drainage applies to small scale development too and certain **permitted development,** such as the surfacing of front gardens for drive ways, is conditional on the use of permeable surfaces and/or on-site sustainable drainage to minimise water run-off from the site. It is also important that the new rainwater run-off arising from the extension of buildings is not connected into existing combined sewers.

4.16 A sewage capacity assessment should be prepared proportionately in relation to the nature of the development, particularly where there are known capacity problems and for more major developments.

4.17 The Council will publish supplementary guidance to provide advice on designing to mitigate the impact of flooding and designing SuDS. Further advice on flood risk assessment is provided by the National Planning Policy Framework and its associated Technical Guidance.

4.18 In addition to any planning approval, the developer will also need to obtain approval for the drainage system from the **SuDS Approving Body (SAB)**. It is essential that both the planning permission and the SuDS approval utilise the same drainage design. The Council as planning authority, and the SAB**,** will publish supplementary guidance to provide advice on the design of SuDs. This will address details such as the expectations of **Brownfield** sites to significantly reduce discharge from site to achieve the run-off rates for **Greenfield** sites, except in exceptional circumstances.

4.19 The cost of maintaining newly adopted SuDs (following the commencement of the SAB) will fall to the SAB. Funding for the cost will be provided through Area Based Grant in the short term with options for long-term funding which are now being developed by the Department for Environment, Food and Rural Affairs (Defra).

Policy DM 4.2 Sustainable drainage and water management

(1) Sustainable drainage measures must be fully integrated within design to manage any surface water arising from development proposals, and to minimise the risk of flooding on the development site and in the surrounding area, unless it can be demonstrated that ground conditions are unsuitable for such measures or there are other exceptional circumstances.

(2) Details showing how proposed drainage measures will fully integrate with the design of development and how the drainage system will contribute to the amenity and biodiversity of the development must be made clear within applications for full planning permission. Drainage features should make a positive contribution to amenity and biodiversity.

(3) All developments (including that on previously developed land):

- **a) Should include a sewerage capacity assessment and must have a neutral or positive impact on reducing surface water flooding and should include drainage features that will slow the movement of water through the drainage system;**
- **b) Must not cause any deterioration in water quality and measures to treat surface water runoff must be included within the design of the drainage system;**
- **c) Must be served by separate surface water and foul wastewater drainage. No new development (including redevelopment) will**

be permitted to discharge surface water runoff to foul drainage connections or combined sewers, unless it can be demonstrated that separate surface water drainage is not available and cannot be practicably provided; and

d) Should maximise use of soft landscaping and permeable surfaces unless the developer can provide justification to demonstrate that this is not feasible.

Applications which do not demonstrate how sustainable drainage has been taken into account in the design may be refused.

Notes

- In the interim period prior to the commencement of the SAB, the Council will wish to resist adopting new **SuD** features in areas of open space and encourage developers to design in accordance with the *Anglian Water SuDs adoption manual.* *http://www.anglianwater.co.uk/developers/sewer-connection/suds.aspx*
- The **National Planning Policy Framework and associated Technical Guidance** provide detailed guidance on incorporating sustainable drainage into design, the protecting water sources and reducing the use of water.
- This is supported by **Joint Core Strategy** Policies 1,2 & 3. Supporting evidence includes the Water Cycle Strategy and Strategic Flood Risk Assessments.
- Policy DM 3.8 addresses design principles and DM 4.10 addresses the incorporation of landscaping into design, both support the incorporation of SuDs.
- Further advice on SuDs can be obtained from the SuDS Approving Body: *watermanagement@norfolk.gov.uk*
- It is anticipated that National Standards for Sustainable Drainage Systems will be published shortly.
- Additional information can be found at *www.waterwise.org.uk*
- In the interim, guidance on SuDs is available from the Anglian Water SuDs Adoption Manual
- Further guidance on the on surfacing of front gardens for drive ways etc is available from: *http://www.communities.gov.uk/documents/planningandbuilding/pdf/pavingfrontgardens.pdf*