

MAJOR DEVELOPMENT – SURFACE WATER DRAINAGE

Norfolk County Council in its role as Lead Local Flood Authority (LLFA) is the statutory consultee for all major development.

<https://www.norfolk.gov.uk/rubbish-recycling-and-planning/flood-and-water-management/information-for-developers>

In addition to National and Local Guidance and Policy Documents the LLFA has produced a pdf guidance document which can be viewed by searching the following:

NCC, LLFA, Statutory Consultee for Planning – Guidance Document Version 3, April 2017

Surface Water Drainage – Developer/Applicant Advisory

It is important to make sure that the most sustainable method of surface water drainage is implemented in line with the National Planning Policy Framework, its Technical Guidance, the Non-Statutory Technical Standards for Sustainable Drainage Systems, Building Regulations and the SuDS Manual C753. The surface water drainage hierarchy should be followed with all available options being considered and the most sustainable techniques used wherever appropriate.

The National Planning Policy Framework Paragraph 080 AND Building Regulations, approved Document H advise that the aim should be to discharge surface run-off as high up the hierarchy of drainage options as reasonably practicable:

- Into the ground (infiltration)
- To a surface water body;
- To a surface water sewer, highway drain, or another drainage system;
- To a combined sewer.

Please see the following links for further guidance:

The National Planning Policy Framework:

<http://planningguidance.communities.gov.uk/>

Sustainable Drainage Systems: Non-statutory Technical Standards:

<https://www.gov.uk/government/publications/sustainable-drainage-systems-non-statutory-technical-standards>

Building regulations Approved Document H, Drainage and Waste Disposal:

<https://www.gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h>

SuDS Manual (C753) can be viewed at the CIRIA web-site:

http://www.ciria.org/Memberships/The_SuDs_Manual_C753_Chapters.aspx

HR Wallingford, Tools for the design & evaluation of sustainable drainage systems; UKSuDS: <http://www.uksuds.com/>

Susdrain: <http://www.susdrain.org/>

The technical guidance, Defra/EA Rainfall Runoff Management for new Developments science report, Revision E can be found at:
http://evidence.environment-agency.gov.uk/FCERM/Libraries/FCERM_Project_Documents/Rainfall_Runoff_Management_for_Developments_-_Revision_E.sflb.ashx

South Norfolk Council's Local Plan, Development Management Policies Document can be found at the following link:
<https://www.south-norfolk.gov.uk/development-management-policies-document>

Specifically:

Policy DM 4.2 Sustainable drainage and water management

- 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.
- 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.
- All developments (including that on previously developed land):
 - 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;
 - 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;
 - 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
 - Should maximise use of soft landscaping and permeable surfaces unless the developer can provide justification to demonstrate that this is not feasible.

Water Management – Advisory Note 4

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

Climate Change

Design standards and exceedance flows should take account of the Environment Agency's updated guidance on climate change allowances for peak rainfall intensity demonstrating that the 20% and 40% climate change scenarios have been tested to ensure no flooding of buildings.

<https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>