Planning Application – Flood Risk Management and Sustainable Drainage Strategy Information

To ensure that the Local Planning Authority (LPA) can determine an application in a timely manner, and for the Lead Local Flood Authority (LLFA) to be able to fulfil its role as a statutory consultee, it is necessary for sufficient surface water drainage and flood risk management information to be submitted in support of an application.

Different requirements apply depending on the type of application.

“Major development” is defined by the Town and Country Planning (Development Management Procedure) (England) Order 2015 (Article 2).

In relation to flood risk, developments are further classified as minor and non-major in the Planning Policy Guidance Flood Risk and Coastal Change.

Sequential Test

A sequential test is required for developments as specified in NPPF and National flood risk standing advice.

Refer to Bracknell Forest advice note (Advice note relating to application of Flood Test Squential Test and Exception Test) for further guidance.

Flood Risk Assessment

A site-specific flood risk assessment is required to assess the flood risk to and from a development site and should accompany a planning application where prescribed in EA guidance.

Depending on the type of development and the risk of flooding, the EA may be consulted. For developments that shoul comply with the EA’s standing advice, the LPA will consult the LLFA.

Planning Policy Guidance Flood risk and coastal change - GOV.UK provides guidance on what should be included in a flood risk assessment.

Hydraulic Modelling

Development or the cumulative impacts of development may result in an increase in flood risk elsewhere as a result of impacts such as the loss of floodplain storage, the deflection or constriction of flood flow routes or through inadequate management of surface water. Site-specific flood risk assessments should assess these impacts and demonstrate how mitigation measures have addressed them.

Depending on the scale of the development, pre and post development hydraulic modeling may be required to demonstrate that the development does not increase the risk to itself and elsewhere.

Contact the EA for fluvial hydraulic modelling requirements and the LPA for advice of when pluvial hydraulic modelling is required.

Surface Water Drainage Strategy

Major Applications

National Planning Policy Framework states that “Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate.”

Sustainable drainage systems should be designed in accordance with national, local and industry policies and standards.

Submission Requirements for Planning Stages

The table below, while not conclusive is information that is required to be submitted at different planning stages. Additional information may be required depending on site specific conditions, the complexity of the site or development proposals.

Table 1 – Requirements for planning application

Information Required	Outline	Full	Reserved Matters	Discharge of Condition	Verification Condition
Topographical survey					
Identification of discharge destination					
Development information including location plan, site layout, and drainage schematic					
Surface water drainage strategy report or statement					
Calculation assumptions and results including impermeable areas, infiltration rates, network calculations and models					
Existing and proposed drainage arrangements					
Existing and proposed discharge rates					
Ground investigation reports/survey and soakage testing results	[1]				
Maintenance programs and access arrangements					
As built drawings or tender construction drawings					

Information Required	Outline	Full	Reserved Matters	Discharge of Condition	Verification Condition
Exceedance plan including proposed levels, conveyance routes, volumes and depths					
Catchment plans					
Water quality index					
Watercourse condition and connectivity					
Proposed detailed drainage network plans and cross-sections including cover and invert levels, locations of flow controls (Critical Drainage Assets)					
Attenuation device details including cross-sections					
Landscape Plan					
Structural Integrity					
Pre-application enquiry to sewerage undertake for discharge into foul water sewer					
Discharge agreements, consents and/or evidence of third-party agreement for discharge to their system					
Phasing plan					
Identification or designation of maintaining authority/organisation					
Details of offsite work including third party approval					
Construction environment management plan including pollution prevention and temporary drainage					

1 Where infiltration is proposed, in the absence of ground investigation, a back-up alternative strategy is required

Information Required

Require greater design detail than previous planning stage

Greatest amount of detail required

Non-Major and Minor Applications

The PPG requires that sustainable drainage is required for all developments with surface water drainage in an area at risk of flooding such as flood zones 2 or 3, or at risk of surface water flooding - National flood risk standing advice for local planning authorities - GOV.UK

The LPA will also consult the LLFA if the development meets the following criteria:

- proposed surface water discharge into foul water sewer
- amendment of existing watercourse including culverting, diversion, re-alignment, etc
- inclusion of a proposed adoptable highway

Non-major developments will generally demonstrate the submission requirements for major developments with the level of information required depending on the scale of the development.

For minor developments, sustainable drainage shall be proportionate to the scale of the development to include water butts, planters, permeable paving, green roofs, raingardens or other systems that are systems that are compatible with the scale of the development.

Foul Water Drainage Strategy

A guidance note has been produced for developers to outline what measures should be undertaken to ensure that sufficient sewer capacity is available to enable delivery of their development in a timely manner. Guidance note on waste water drainage is available on our website.

Strategies, Policies, Standards and Design Guidance

The following documents should be used to inform the production of sequential test, flood risk assessment and drainage strategy.

National Standards

- National Planning Policy Framework (NPPF)
- National Planning Policy Framework – Planning Practice Guidance
- Non-Statutory Technical Standards for Sustainable Drainage Systems
- Environment Agency Preparing a flood risk assessment: standing advice

Local Standards

- Bracknell Forest Local Plan
- Bracknell Forest Strategic Flood Risk Assessment
- Bracknell Forest Local Flood Risk Management Strategy
- Advice Note relating to application of Flood Risk Sequential Test and Exception Test within Bracknell Forest

Maps and Data

- The Updated Flood Map for Surface Water & Longterm flood risk information
- MAGIC Map Application]
- British Geological Maps Survey
- Etc

Industry Design Standards

- Code of practice for surface water management for development sites BS 8585:2013
- Building Research Establishment, Soakaway Design – Digest 365 (BRE DG 365 (2016))
- The Building Regulations 2010 Drainage and Waste Disposal Approved Document H, HM Government, 2015 edition
- Non-Statutory Technical Standards for Sustainable Drainage Systems
- Sewers for Adoption 8th Edition, WRc plc, 2018
- SuDS Manual, C753, CIRIA, 2015
- Guidance on the Construction of SuDS, C768, CIRIA, 2017

Pre-Application Discussions

A pre-application advice service which includes consultation with the LLFA is available via the LPA at Preparing for a pre-application | Bracknell Forest Council