



## **Planning Application – 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 information to be submitted in support of an application. The LPA therefore has a local list for validation purposes.

The local list has different requirements depending upon whether the application is a major or minor application (as set out in: Article 2(1) of the Town and Country Planning (Development Management procedure) (England) Order 2010).

### **Major Planning Applications**

In addition to any requirement for a Flood Risk Assessment (FRA), the following information with regard to surface water drainage must be submitted as part of a major planning application in order for the application to be accepted as valid:

### **Outline Planning Application**

Any outline application for a development falling within the definition of ‘major’ shall be accompanied by a drainage strategy. For definitions of application types please visit “Choosing your application” on the Planning Portal:

<http://www.planningportal.gov.uk/planning/applications/howtoapply/permissiontypes>

Information to include:

- indicative sustainable drainage principles for the development
- topographical survey showing how water naturally flows on the site together with groundwater and land drainage flows
- proposed destination for surface water post-development
- ground investigation results for infiltration (if appropriate)
- existing and/or proposed watercourses
- existing and/or proposed surface water sewers and/or pumping stations
- surface water flows onto the site, flows from the site and flood risk to and from the site
- offsite works which may be required to provide surface water drainage or mitigate against flood risk
- sensitive receptors
- general maintenance principles

In some instances the application should be accompanied by an FRA, for further guidance visit our website:- <http://www.bracknell-forest.gov.uk/suds>

## Full Planning Application

Detailed Drainage Strategy (and FRA if appropriate)

To include (in addition to details required for an Outline application above) the following additional information:

- details of compliance with the Defra non-statutory technical standards
- off-site works
- consents required
- flow paths through the development
- surface water storage volumes and locations
- sub-catchment areas
- treatment train components
- proposed landscaping and/or vegetative systems
- design calculations for:
  - greenfield run-off
  - brownfield run-off if appropriate (including reductions)
  - peak flow rates
  - surface water volumes
  - storage requirements
  - drain down times
- multi-use areas
- exceedance routes
- temporary drainage during construction
- climate change allowances
- future development allowances
- details of how the sustainable drainage system is to be maintained, and by whom, for the lifetime of the development

## Minor Applications

The Local Planning Authority may consult with the Local Lead Flood Authority in respect of minor applications.

If the proposed development meets any of the following criteria, a Drainage Statement may be required, setting out how the development is to be drained:

- inclusion of a proposed adoptable highway
- creating impermeable area over more than 50% of the site
- development in Flood Zones 2 or 3

## Conditions Discharge Applications

Some planning permissions will include conditions requiring additional drainage information; the conditions will set out what information is required to enable its discharge.

## National Policy

The Written Ministerial Statement dated 16<sup>th</sup> December 2014 has amended the National Planning Policy Framework (NPPF) with regard to the provision of surface water drainage on development.

*“... the Government’s expectation is that sustainable drainage systems will be provided in new developments wherever this is appropriate.”*

*“To this effect, we expect local planning policies and decisions on planning applications relating to major development ..... to ensure that sustainable drainage systems for the management of run-off are put in place, unless demonstrated to be inappropriate.”*

Sustainable drainage systems are designed to control surface water run off close to where it falls and mimic natural drainage as closely as possible. Sustainable drainage systems also provide opportunities (in line with other policies in the National Planning Policy Framework) to:

- reduce the causes and impacts of flooding;
- remove pollutants from urban run-off at source;
- combine water management with green space with benefits for amenity, recreation and wildlife.

(Planning Practice Guidance)

## Local Policy

Sustainable Drainage Systems (SuDS) within Bracknell Forest should be designed to accord with:

- Revised NPPF
- Revised Planning Practice Guidance
- Any pertinent local plans, policies and Supplementary Planning Documents (SPDs)

In addition, the Department for Environment, Food and Rural Affairs (Defra) has published non-statutory technical standards for surface water drainage.

The Lead Local Flood Authority (LLFA), who are the statutory consultee to the Local Planning Authority (LPA), will check planning applications against these standards and the council’s Local Flood Risk Management Strategy in order to make comments to the LPA.