

When following this approach, consideration should be given to the following **key principles**, which apply to all development sites:

1.Existing surface water sewers within or near to the proposed development should not be assumed to have capacity for additional runoff. Developers must demonstrate that they have considered this thoroughly. If the use of existing surface water sewers is considered to be the only suitable, practicable option, evidence of agreement with your water and sewerage provider (or relevant third party where private drainage is present) must be provided at application stage. There is NO right of connection to the highway Surface Water system.

2.Source control measures - The impact of additional surface water drainage areas (hard-standing and roofs) on the destination watercourse must be mitigated as far as reasonably practicable by the provision of source control measures within open space or public realm on the site (or off site by negotiation with relevant landowners and with the appropriate links to the planning application). *Within POS only by agreement with Wiltshire Council.

3.Management and maintenance - Applicants should demonstrate that satisfactory arrangements have been made, in the design, for the long term management and maintenance of any new proposed assets or surface water infrastructure.

4.Infiltration measures - Demonstrate that site specific opportunities for infiltration measures (for example multiple small source control measures such as rain gardens) have been adequately explored. Infiltration methods should be proven via BRE365 or other appropriate testing methods.

5.Attenuation capacity - Make provision within the site master planning for sufficient attenuation capacity to ensure that runoff, from any increase in impermeable area resulting from redevelopment, is not drained to an existing foul/surface water system.

6.Seek opportunities for net removal of surface water runoff from the existing foul/surface water system, over and above the control of any increase in runoff resulting from redevelopment.

7.Water quality - Developers must demonstrate that runoff water quality will be controlled to an acceptable standard through a designed SuDS treatment train to protect against contamination of surface water systems.

8.Obtain consents from the Environment Agency for any structures within 8 meters of a Main River, and the LLFA for any structures or works within 8 meters of an ordinary watercourse. Planning permission does not cover these Drainage Consents.

9.Drainage assets - Developers will be expected to provide full details of drainage assets associated with their proposal for inclusion in the LLFA flood risk asset register.

10.Design failure backup plan - Developers must demonstrate they have considered the possibility that their design for surface water might fail. They must design a backup plan for this eventuality. For example overland flow path should be routed away from vulnerable areas.

Wiltshire Adoption Model

Scenario	Adoptable by Wiltshire?	Potential Alternative Adopter
SuDS serving a single property (including schools, hospitals etc):	No	Landowner
SuDS in private roads:		
•Swales	No	Landowner
•Filter Strips	No	Landowner
•Ponds	No	Landowner
•Filter Drains	No	Landowner
•Permeable Surfaces	No	Landowner
•Channel Systems	No	Landowner
•Inlets, Outlets & Controls	No	Landowner
SuDS in public adopted highway:		
•Swales	WHA	Maintenance Company
•Filter Strips	WHA	Maintenance Company
•Ponds	WHA	Maintenance Company
•Infiltration Basins	WHA	Maintenance Company
•Wetlands	WHA	Maintenance Company
•Filter Drains	WHA	Maintenance Company
•Permeable Surfaces	WHA	Maintenance Company
•Channel Systems	WHA	Maintenance Company
•Inlets, Outlets & Controls	WHA	Maintenance Company
•Tanks and Soakaways	WHA	Maintenance Company
SuDS in public open spaces:		
•Swales	LLFA	Water Company
•Filter Strips	LLFA	Water Company
•Ponds	LLFA	Water Company
•Infiltration Basins	LLFA	Water Company
•Wetlands	LLFA	Water Company
•Filter Drains	LLFA	Water Company
•Permeable Surfaces	LLFA	Water Company
•Channel Systems	LLFA	Water Company
•Inlets, Outlets & Controls	LLFA	Water Company
•Tanks and Soakaways	LLFA	Water Company
SuDS in private land (serving more than one property):		
•Swales	No	Water Company
•Filter Strips	No	Water Company
•Ponds	No	Water Company
•Infiltration Basins	No	Water Company
•Wetlands	No	Water Company
•Filter Drains	No	Water Company
•Permeable Surfaces	No	Water Company
•Channel Systems	No	Water Company
•Inlets, Outlets & Controls	No	Water Company
•Tanks and Soakaways	No	Water Company

Developer's Guidance Note

Flooding, Drainage and SuDS



Introduction

This document is issued for the guidance of developers who are considering a new development or redevelopment, and provides an introduction to the drainage strategy within the Wiltshire Council catchment area.

This guidance is in accordance with Defra's National Standards for SuDS (Sustainable Drainage Systems).

During the pre-planning application stage, developers are advised to liaise with the following authorities to ensure that they are receiving the most up-to-date advice:

- Wiltshire Council (as the Local Planning Authority (LPA) and Lead Local Flood Authority (LLFA);
- Wiltshire Highways Authority (WHA)
- Your water and sewerage provider;
- Environment Agency.

This liaison will confirm if the implementation of the National standards for SuDS will have any implications for their development proposals.

Context

Flooding from any source can have enormous environmental, economic and social consequences. There is a limit to how far existing underground drainage systems can be upgraded or extended, and there is an increasing focus to manage water in a more sustainable way.

Wiltshire Council's approach is to ensure that there is effective management of surface water, on all sites, but particularly on those where proposed redevelopment is likely to present significant opportunities for improvement and the achievement of sustainable development. This approach will reduce pressures on the existing drainage infrastructure and reduce the risk of surface water flooding and pollution.

Within Wiltshire there are areas where the geology of the land includes layers of rock, which hold water, called aquifers. During prolonged rainfall they fill up and pass the water into streams, and springs and cause groundwater flooding. This type of flooding can occur days or weeks after the rain incident and can be forecast by measuring groundwater levels.

Planning Applications

Pre-application discussions are strongly encouraged to ensure that all drainage matters are given adequate consideration from an early stage.

The key documents for Wiltshire Council include:

- A Developers Guide To Sustainable Drainage, 2015
- Strategic Flood Risk Assessment, June 2009;
- Climate Change Strategy, 2010-2026;
- Defra's National Standards for SuDS;
- The Flood and Water Management Act 2010
- Ground Water Strategy
- Wiltshire Council Byelaws (2014)

When identifying potential receptor(s) for surface water runoff from the proposal site, developers should contact the appropriate organisation for pre-application discussions (see table below).

Surface Water Receptor	Responsible organisation
Main River	Environment Agency
Ordinary watercourse	Wiltshire Council
Public surface water sewer	Your water and sewerage provider
Highways authority sewer	Wiltshire Council
Private drainage system	To be confirmed by applicant
Public foul/combined sewer	Your water and sewerage provider

The current position requires a developer to submit a 'Flood Risk Assessment' and 'Drainage Strategy' to the planning authority alongside a planning application.

Wiltshire Council is the lead organisation for determining whether proposals comply with the planning policies. During the determination period they will consult with other consultees such as your water and sewerage provider and the Environment Agency.

SuDS Applications

Wiltshire Council (as the Local Planning Authority (LPA) and Lead Local Flood Authority (LLFA) responsible for approving the drainage element of the developer's planning proposal.

All applications for planning permission will need to be accompanied by a formal submission for Wiltshire Council approval in the form of a drainage application. This application is made up of a form to accompany the developers detailed drainage design. The application will incur a separate fee to that of the planning application fee. Refer to 'A Developers Guide To Sustainable Drainage, 2015, section 27'.

The SuDS application should clearly identify who is proposed to adopt all or particular elements of the SuDS system. A SuDS adoption model (see page 6) has been provided to outline the likely bodies that may adopt and maintain the SuDS elements. This includes arrangements for SuDS in multi-use spaces that would ordinarily be maintained by someone other than Wiltshire Council.

Determination of the planning application should take place in parallel with of the drainage application. Wiltshire Council determination timescales are to be confirmed but should fall within the Planning approval timescales.

If a development is allowed under 'permitted development' rights but falls within the requirement for SuDS approval, a formal submission to Wiltshire Council will be required, but it is expected that the SuDS application will be simplified. Guidance on this will be confirmed.

Once a drainage application has been registered, Wiltshire Council will consult on the application with the responsible organisations, previously listed on page 2, and any other bodies who may be affected by or have an interest in the proposals.

Wiltshire Council will reserve the right to request further information from the applicant, if required by a statutory consultee, in order to determine the application, as soon as possible, to allow time to consider the further information and determine the application within the required timescale.

Wiltshire Council may arrange a site visit to inspect the site and assess the suitability of the proposals.

Wiltshire Council will notify the planning team of its decision who will then issue the decision notice(s) to the applicant. If the planning application is being referred to a committee, or the drainage determination timescale has been extended, then Wiltshire Council will issue its decision notice separately to the applicant.

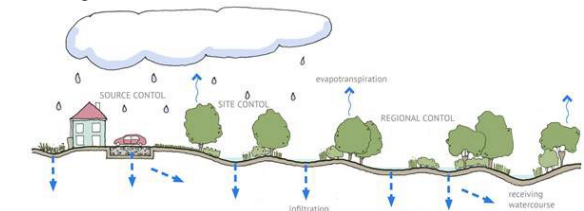
Wiltshire Council decision notice may contain conditions relating to:

- The construction of the drainage system. Details must be in accordance with the approved design and information must be submitted relating to construction including materials and specifications;
- Receipt of a Non- performance bond to be received prior to commencement of construction to protect Wiltshire Council if the drainage were not to perform correctly;
- Notifying Wiltshire Council of your intention to commence construction including provision of a programme of works to enable appropriate inspections to be arranged;
- All fees to be paid in relation to work undertaken in connection with approval and construction.

Drainage Strategy

SuDS Management Train (CIRIA, susdrain)

The drainage strategy can be viewed as a hierarchy, or sequential approach. This means that, in order to discharge directly to a receptor (i.e. surface water sewer); developers will be expected to have demonstrated that they have explored all of the sustainable measures first. In existing guidelines, this principle is known as a 'SuDS management train'.



The developer must demonstrate adequate consideration of the following:

- Hydrology and Geology of the site;
- Proximity of appropriate receptors (watercourses, surface water sewers etc);
- Available area for surface water management measures;
- Conveyance and exceedance routes to appropriate receptors;
- Easements for drainage routes across third party land;
- Capacity of existing drainage systems.

If Wiltshire Council agrees that adequate investigation has been undertaken by the developer, and the evidence provided shows that it is not reasonably practicable to comply with a specific requirement, then an alternative agreement may be reached.