

Advice Note supporting the provision of a Surface Water Drainage Statement

1. Introduction

- 1.1 The Government has strengthened planning policy on the provision of sustainable drainage for 'major' planning applications which is being introduced from 6 April 2015 (Follow [link](#) to Paragraph 103 of National Planning Policy Framework and Ministerial Statement on SuDS).
- 1.2 Decisions about the suitability of sustainable drainage provision are made by the local planning authority, Woking Borough Council, Drainage and Flood Risk Engineers will be reviewing and commenting on the acceptability of the proposed scheme. However, under The Town and Country Planning (Development Management Procedure) Order 2015 (copy can be found [here](#)), coming into force from 15 April 2015, Surrey County Council, in its role as Lead Local Flood Authority, is a statutory consultee for all major applications and will be working closely with Woking Borough Council Engineers to ensure a suitable SuDS Scheme is accompanying the planning application.
- 1.3 As per the guidance issued by DCLG, all 'major' planning applications being determined from 6 April 2015, must consider sustainable drainage systems, which is now a material consideration.
- 1.4 The purpose of this advice note is to set out the information required to form part of a surface water drainage strategy document (thereafter referred to as Surface Water Drainage Statement) to support a major planning application. This advice note forms part of the Council's 'local validation list' and major applications that are not submitted with a Surface Water Drainage Statement will not be regarded as a 'valid' application.
- 1.5 This advice note has been prepared in collaboration with all the eleven districts and boroughs in the county of Surrey and Surrey County Council.

2. Requirements

- 2.1 All major development should include provision for sustainable drainage systems (SuDS), as defined in Planning Practice Guidance (PPG) paragraph [051](#).
- 2.2 In order to achieve the requirements as set out in the Written Ministerial Statement (follow link [here](#)), it will be essential that SuDS are properly planned at the onset of planning for the development. Developers and their design teams need to take into account different factors including the layout of the site, topography and geology when planning and positioning the different SuDS elements for the whole scheme. This information will be required for both outline and full applications so it is clearly demonstrated that the SuDS can be accommodated within the development that is proposed.
- 2.3 It will not now be acceptable to leave the design of SuDS to a later stage to be dealt with by planning conditions.
- 2.4 To assist developers and their design teams on how to properly plan for SuDS, Surrey County Council working in partnership with the South East Seven, have prepared the guidance document – [Water People Places](#).
- 2.5 Defra and DCLG have produced a set of [Technical Standards](#) and [supporting guidance](#) that need to be complied with.
- 2.6 SuDS must be properly designed to ensure that the maintenance and operation costs are proportionate and sustainable for the lifetime of the development.

- 2.7 Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management. SuDS seek to mimic natural drainage systems and retain water on or near to the site, when rain falls, in contrast to traditional drainage approaches, which tend to pipe water off-site as quickly as possible. SuDS therefore offer significant advantages over conventional piped drainage systems.
- 2.8 In accordance with PPG paragraph 80, applicants must follow the hierarchy for discharge destinations. Where it is not possible to achieve the first hierarchy, discharge through the grounds (also supported by Approved Document Part H of the Building Regulations 2010), applicants must demonstrate in sequence why the subsequent discharge destination was selected.
- 2.9 Where the intention is to dispose to soakaway, these should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365. All designs shall be based on actual infiltration figures obtained through percolation tests, carried out in accordance to BRE Digest 365. Where such tests cannot be undertaken prior to the start of construction, desktop study will be accepted, based on anticipated geology of the site and/or data from the British Geological Survey. Those will then have to be confirmed through site test at construction phase. House or rubble soakaways are not acceptable.
- 2.10 In accordance with CIRIA Report 156, Infiltration Drainage and SuDS Manual (C697 or latest amended version C753), an adequate factor of safety must be applied to the observed infiltration value. The minimum factor of safety acceptable is 2 and that must be increased to reflect the consequences of failure of the system, the topography of the site and the likelihood of flooding.
- 2.11 Infiltration units must stand the test of half-emptying the provided storage within 24hrs for up to the 1 in 10yr return period storm (and that is for all rainfall duration events).
- 2.12 As indicated above, and subject to the evidence being provided to support the choice of discharge destination, proposals to dispose of surface water into a surface water sewer, highway drain or another drainage system, should be accompanied by evidence of the system having spare capacity downstream.
- 2.13 Where an application is part of a larger site which already has planning permission it is essential that the new proposal does not compromise the drainage scheme already approved.
- 2.14 On large application sites, full details of individual development plot discharge and storage constraints, as well as full details of responsibility for controlling the overall surface water management of the site prior to final phase completion, must be also supplied.
- 2.15 Where development involves a culvert or any works that may lead to obstruction of flow on a Watercourse, additional consent may be required consent under the Land Drainage Act 1991. In the case of an Ordinary Watercourse the responsibility for Consenting lies with the Lead Local Flood Authority (LLFA). An Ordinary Watercourse is defined as any watercourse not identified as a Main River on maps held by the Environment Agency and DEFRA. For further information on Ordinary Watercourses contact the LLFA. Where the works involve a Main River, then advice and consents must be sought from the Environment Agency. There may be additional requirements under local and/or EA land drainage byelaws – please check with the local authority.
- 2.16 The Model Surface Water Drainage Statement pro-forma, must be completed and signed by a competent drainage engineer (recognised by the Engineering Council, the Institution of Civil Engineers or equivalent).

3. Further information and guidance

- 3.1 Applicants are strongly advised to discuss their proposals with Woking Borough Council at the pre-application stage to ensure that an acceptable SuDS scheme is submitted (please note that additional pre-application fees may apply).

- 3.2 For general clarification of these requirements please contact the Local Planning Authority.