

STANDING ADVICE – LOW RISK APPLICATIONS

This guidance note principally relates to Major¹ development for the provision of a building or buildings where the commercial or industrial floor space to be created by the development is 1000 square metres (0.1 hectare) up to 1 hectare, as per the Town and Country Planning (Development Management Procedure) (England) Order 2015, enacted 15th April 2015.

It is guidance for LPAs to consider the principles of sustainable drainage, relating to the disposal of surface water where they would like to seek assurance from the developer that surface water drainage has been adequately addressed. Sustainable Drainage Systems (SUDS) seek to mimic natural drainage systems and retain water on, or near to the site in contrast to traditional drainage approaches which tend to pipe water off site as quickly as possible. Development that increases the amount of impermeable surfaces can result in an increase in surface water run-off, which in turn can result in increased flood risk both on site and elsewhere.

Flood Zone 1 is indicative of a low flood risk in extreme flood events and we would advise the following standing advice and guidance to ensure compliance with the NPPF, NPPG and best practice. A Flood Risk Assessment is not usually required for proposals of 1000 square meters up to 1 hectare within Flood Zone 1, but we would recommend that an application is supported by a drainage statement to detail the options and considerations of adequately disposing of surface water arising from the development parcel.

Large single buildings will usually have a large associated land take (i.e. Car Parks & P.O.S) which would take it over the 1 hectare threshold. If it does not, due to the small increase in impermeable area, we would not normally expect to be consulted on proposals less than a hectare, unless it meets the following criteria:

Proposals within 20m of a flooding hotspot and / or if sat astride a surface water flow route – please refer to our previous guidance of when to consult us.

Please refer to the tick list overleaf detailing which information should be supplied to the LPA as part of a planning application. If you would like to discuss any sites with us, please contact us via e-mail: flood.team@staffordshire.gov.uk or Telephone: 01543 334 583.

June 2015

¹ - Major Development is defined as residential developments of 10 dwellings or more, the equivalent non-residential or mixed development, (which includes buildings over 1000m² or development on a site over 1ha), having an area of 0.5 hectares or more and where it is not known whether the development falls within sub-paragraph (c)(i), as set out in Article 2 (1) of the Town and Country Planning (Development management Procedure) (England) Order 2015).



Information To Satisfy LPA Requirements

- A plan of the site showing the existing site and the development proposals.
- Site levels - both existing and proposed. The elevation and topography of the site in relation to Ordnance Datum should be clearly represented in the drainage strategy / supporting documentation.
- Ground floor levels should be set at a minimum of 150mm above the ground level of the site.
- That surface water management is considered and a sustainable drainage strategy is to be implemented. For an existing brownfield site, information should be provided about the existing surface water disposal measures already in place and their state of maintenance. Assurance should be sought that no changes to the existing strategy are made which would adversely affect the site or create off-site impacts.
- An assessment of the volume of surface water run-off likely to be generated from the proposed development and the rate and point of discharge.
- In order to mitigate the risk from failure of the proposed drainage system, that a maintenance regime is submitted and implemented on site, to ensure that the drainage system is inspected and adequately maintained on an on-going basis.
- The drainage statement or supporting information should demonstrate mitigation and risk management strategies that will ensure the development is safe for the end users and surrounding properties or land.

The LPA should be satisfied that all of the above information has been submitted as part of a Planning Application.

If satisfactory information has been received, the LPA may wish to approve the drainage strategy; or if the tick list is not adequately completed, to recommend refusal on the grounds of insufficient drainage detail to support the proposal.

