

Policy CS35 – Drainage Management

Summary of Comments Received	Recommended Response
<p>Developers must be expected to contribute to maintenance of surface drainage for the life of the development or these features will not be sustainable. Paragraph 23.13 should be altered to read: <u>“Maintenance of the surface drainage for the life of the development will be funded by appropriate measures which may include developer contributions, planning conditions or legal agreements.”</u></p>	<p>No change is recommended, as the Council will be responsible for the adoption and subsequent maintenance of Sustainable Drainage Systems, which is already referred to in paragraph 23.13. The final thresholds and standards to be applied under the Flood and Water Management Act are, however, still to be issued and there may be a need for further amendment once these are issued, later in 2013.</p>
<p>Policy CS35 should use the same hierarchy as under the Building Regulations for methods of surface water discharge.</p> <p>The first paragraph of Policy CS35 should be changed to read: <u>“The availability of drainage infrastructure with capacity must be considered by all applicants to ensure that the following sustainable water management objectives are met:”</u></p> <p>Point 1 of Policy CS35, which refers to improving the capacity of the existing sewer system, should be deleted.</p> <p>The second paragraph of Policy CS35 should be changed to read: <u>“Development proposals must consider the availability of necessary surface water drainage, foul drainage, and sewage treatment capacity, or where capacity will be provided in time to serve any additional phase of the development without unacceptably reducing the level of service to existing users or causing harm to the environment based on the advice from the appropriate utilities provider.</u></p> <p>The second paragraph should be followed with a new paragraph to read: <u>“Development proposals must discharge surface water to one of the following, listed in order of priority:</u></p> <p><u>1. continue and / or mimic the site’s current natural discharge process;</u> <u>2. store for later use;</u> <u>3. discharge into infiltration systems located in porous sub soils;</u> <u>4. attenuate flows into green engineering solutions such as ponds, swales or other open water features for gradual release to a watercourse and/or porous sub soils;</u></p>	<p>Accepted. It is recommended that Policy CS35 is amended, with some minor alterations of wording, to read:</p> <p><u>“The availability of drainage infrastructure of adequate capacity must be considered by all applicants, to ensure that the following sustainable water management objectives are met:</u></p> <ol style="list-style-type: none"> 1. <u>to reduce surface water flooding;</u> 2. <u>to manage surface water in a sustainable, effective and appropriate way; and</u> 3. <u>to incorporate measures that will prevent a detrimental impact on the water environment through changes in water chemistry or resource.</u> <p><u>Development proposals must consider the availability of any necessary surface water drainage, foul drainage and sewage treatment capacity or where capacity will be provided in time to serve any additional phase of the development, without unacceptably reducing the level of service to existing users or causing harm to the environment based on the advice from the appropriate utilities provider.</u></p> <p><u>Development proposals must discharge surface water in one or more of the following ways, listed in order of priority:</u></p> <ol style="list-style-type: none"> 1. <u>continue and/or mimic the site’s current natural discharge process;</u> 2. <u>store for later use;</u> 3. <u>discharge into infiltration systems located in porous sub soils;</u> 4. <u>attenuate flows into green engineering solutions such as ponds, swales or other open water features for gradual release to a watercourse and/or porous sub soils;</u> 5. <u>attenuate by storing in tanks or seals systems for gradual release to a</u>

Policy CS35 – Drainage Management

Summary of Comments Received	Recommended Response
<p><u>5. attenuate by storing in tanks or seals systems for gradual release to a watercourse;</u> <u>6. direct discharge to a watercourse;</u> <u>7 direct discharge to a surface water sewer; or</u> <u>8. controlled discharge into the combined sewerage network, only if it can be demonstrated that there are no other viable options... “</u></p>	<p><u>watercourse;</u> <u>6. direct discharge to a watercourse;</u> <u>7 direct discharge to a surface water sewer; or</u> <u>8. controlled discharge into the combined sewerage network, only if it can be demonstrated that there are no other viable options...“</u></p>
<p>Paragraph 23.11 should be re-ordered and replaced with: "New development should therefore manage surface water at source in a sustainable, effective and appropriate way. <u>Development proposals must demonstrate</u> no additional run-off from greenfield sites and a 30 percent reduction from previously developed sites, with a 50 percent reduction from sites in critical drainage areas identified in Surface Water Management Plans. <u>Applicants will be required to demonstrate, with evidence, how they have applied the drainage hierarchy set out in Building Regulations 2010 H3 Rainwater Drainage, which requires applicants to discharge surface water in order of priority, starting with an adequate soakaway, followed by a watercourse, with a sewer being the last resort. If it is demonstrated that it is necessary to discharge to watercourse or public sewer, then any discharge will be at an attenuated discharge rate."</u></p>	<p>Accepted. It is recommended that paragraph 23.11 is re-ordered and amended to read: "New development should therefore manage surface water at source in a sustainable, effective and appropriate way. <u>Development proposals must demonstrate</u> no additional run-off from Greenfield sites and a 30 percent reduction from previously developed sites, with a 50 percent reduction from sites in critical drainage areas identified in Surface Water Management Plans. <u>Applicants will be required to demonstrate, with evidence, how they have applied the drainage hierarchy set out in Building Regulations 2010 H3 Rainwater Drainage, which requires applicants to discharge surface water in order of priority, starting with an adequate soakaway, followed by a watercourse, with a sewer as the last resort. If it is demonstrated that it is necessary to discharge to a watercourse or public sewer, then any discharge must be at an attenuated discharge rate."</u></p>