Policy.CS35 – Drainage Management

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:

1. to reduce surface water flooding;
2. to manage surface water in a sustainable, effective and appropriate way; and
3. to incorporate measures that will prevent a detrimental impact on the water environment through changes in water chemistry or resource.

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.

Development proposals must discharge surface water in one or more of the following ways, listed in order of priority:

1. continue and/or mimic the site's current natural discharge process;
2. store for later use;
3. discharge into infiltration systems located in porous sub soils;
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;
5. attenuate by storing in tanks or seals systems for gradual release to a watercourse;
6. direct discharge to a watercourse;
7 direct discharge to a surface water sewer; or
8. controlled discharge into the combined sewerage network, only if it can be demonstrated that there are no other viable options.

The discharge of surface water to combined drainage systems will be regulated in accordance with requirements set out in the adopted Surface Water Management Plan for the area or required by the utility provider.

The Council will support the provision of new, improved or expanded infrastructure that is required to meet the needs of the Broad Spatial Strategy, subject to Policy CS42.

23.11 New development should therefore manage surface water at source in a sustainable, effective and appropriate way. Development proposals must demonstrate 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. 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.