



Development Design Guide

Appendix 7 – Drainage Checklists

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As a statutory consultee the LLFA will be advising the Local Planning Authorities on the suitability of Flood Risk Assessments and Drainage Strategies submitted as part of a planning application. CCC LLFA will also be on hand to provide advice at pre-application stage.

The site layout should be informed by the drainage requirements; therefore it is essential that careful thought is given to drainage at the outset of the project.

The planning application for all works within the boundaries of the development site should ensure that any works proposed to be carried out in or by the ordinary watercourse, for which a flood defence consent is needed from the LLFA, are considered as part of the overall planning application. Plans of the proposed works should be included in the application. Any permanent structures, engineering or other development which are part of the works will be considered from a planning perspective within the overall planning application for the site.

However, the offsite works that need a flood defence consent order would also need to be considered from a planning perspective.

The Lead Local Flood Authority's role is to consider the applications for flood defence consents under s.23 of the Land Drainage Act. The purpose of this regime is to ensure that any works do not endanger life or property by increasing the risk of flooding or cause harm to the water environment.

This consenting process does not look at the proposed works from the planning regime perspective which would look in more depth at the material considerations relevant to any potential planning application e.g. construction, overshadowing/loss of outlook, loss of privacy, loss or effect on trees and so on. It will be for the local planning authority (District or NPA) to decide if the proposed works are development for the purposes of S.55 of the Town and Country Planning Act 1990. If it is deemed development, then the works will require planning permission under S.57 of the Town and Country Planning Act unless it is permitted development under the Permitted Development Order currently in place.

(i.e. Applications and issuing of flood defence consents only permits the works to be carried out in or next to the ordinary watercourse and it does not constitute a planning permission for the works.)

Any application for ordinary watercourse flood defence consent must therefore provide details of any necessary planning permission obtained.

The following checklists provide guidance to the level of detail CCC LLFA considers are relevant at the various stages of the planning process.

Minor Development (including 1 to 9 dwellings)

CCC LLFA will review any applications identified as per our standing advice provided in Appendix XX.

Major Development

'Major Development' means development involving any one or more of the following –

- (a) the winning and working of minerals or the use of land for mineral-working deposits;
- (b) waste development;
- (c) the provision of dwelling houses where –
 - (1) the number of dwelling houses to be provided is 10 or more; or
 - (2) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c)(1);
- (d) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metre or more; or
- (e) development carried out on a site having an area of 1 hectare or more;

“mining operations” means the winning and working of minerals in, on or under land, whether by surface or underground working;

Planning Application

To facilitate CCC LLFA as a statutory consultee it is recommended that a minimum of the documents detailed below are included with the planning application. Where insufficient information is provided to demonstrate the development is suitable in terms of flood risk and drainage strategy then CCC LLFA may advise that the Local Planning Authority recommend refusal of the planning application.

Where a Drainage Masterplan (or site surface water drainage strategy) is required (for larger sites) this should also include: -

- details of the proposed phasing of the SuDS system ;
- individual phase/catchment discharge rate and anticipated storage volumes;
- definition of responsibilities for construction, maintenance and adoption of each element of the scheme.

Note that if a pre-application consultation has been undertaken, much of the material should have been agreed at that stage.

Pre-app	Outline	Full	Reserved	Discharge	Documents submitted
✓	✓	✓			Flood Risk Assessment (where appropriate subject to Government guidance - https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications)
✓	✓	✓			Drainage Strategy/Statement & sketch layout plan
	✓				Preliminary drainage layout drawings
	✓				Preliminary “Outline” hydraulic calculations
	✓				Ground investigation report (for infiltration)
	✓	✓		✓	Evidence of third party agreement for discharge to their system (in principle/ consent to discharge)
		✓			Maintenance program and on-going Maintenance responsibilities
		✓	✓	✓	Detailed flood & drainage design drawings
		✓	✓	✓	Hydraulic calculations for the proposed drainage design
		✓	✓	✓	Geotechnical factual and interpretive reports, Including infiltration results

		✓	✓	✓	Details of exceedance across the site and landscaping requirements to prevent exceedance leaving the site to be developed.
		✓	✓	✓	Discharge agreements (temporary and permanent)
		✓	✓	✓	Construction Phasing Plan
		✓	✓	✓	Maintenance Manual for unadopted drainage