



Thank you for your enquiry.

Purpose

This note is to assist with a pre-application enquiry or a submission that may not address some of the requirements in relation to planning policy and current process in the approach for sustainable drainage.

Some is relatively new and has changing legislation over the past decade. Sustainable drainage however is not new and should be incorporated in all development and legislation and policy changes are brought in to help developers achieve that.

This is a forward to our local guidance with linked contained and some outline background.

Requirements

All applications should drain surface water in-line as outlined in:

National Planning Policy Framework February 2019 (ISBN 9781-1-5286-1033-9, CP 48) reference to section 14: Meeting the challenge of climate change, flooding and coastal change.

The National Planning Policy Framework sets strict tests to protect people and property from flooding which all local planning authorities are expected to follow. Where these tests are not met, national policy is clear that new development should not be allowed. The main steps to be followed are set out below which, in summary, are designed to ensure that if there are better sites in terms of flood risk, or a proposed development cannot be made safe, it should not be permitted.

The Guidance set out for Flood Risk and Coastal Change by the Ministry of Housing, Communities and Local Government assigns judgement to the relevant flood risk management bodies and that duty is applied in Stockport through statutory consultation. The lead is within the Council as a local flood authority.



Drainage Hierarchy

“Generally, the aim should be to discharge surface run off as high up the following hierarchy of drainage options as reasonably practicable:

We require the ordered drainage techniques with the aim to reduce or omit lower techniques:

- Control at Source
- On Site Treatment
- Local Treatment
- Regional Treatment
- Watercourses
- SW Sewers
- Combined Sewers

We recommend applicants refer to and adopt the principles set out within C753 SuDS Manual ‘The SuDS approach to managing surface water runoff’.

We also recommend the applicants provide a comprehensive assessment of Sustainable Drainage Systems (SuDS) to support the application.

Guidance

We have created guidance for applicants to read before submission on the requirements within Stockport. These are:

- [Local Guidance on Flood Risk Assessments and Drainage Strategies](#)
- [Practical Guide to Designing Sustainable Drainage Systems \(SuDS\)](#)
- [Process Guide to Providing Sustainable Drainage Systems \(SuDS\)](#)
- [SuDS Frequently Asked Questions](#)
- [Glossary](#)

For more information and guidance please see: [Building with Nature](#)

The applicant must submit details to support this application in line with this guidance. We trust that you will support us to achieve a successful application.

Historic flood events and search information for flood assets are found on the attached ishare guide if requested.

If you require additional information or pre-application meetings there is a fee of £50 per hour.



Please note the following as it is Stockport Council's policy:

Development Management Policy SIE-3 - Protecting, Safeguarding and enhancing the Environment - C) MANAGING FLOOD RISK

- **3.349** All development will be expected to comply with the approach set out in PPS25 Annex D or any superseding national policy.
(NOTE: Replaced with new Planning Policy Framework)
- **3.350** Development within Critical Drainage Areas (CDAs) will be expected to have floor levels at a minimum of 300mm above road level so as to reduce the risk of damage being caused by surface water flooding. Achievement of this requirement must be without detriment to accessibility or high quality design.

Development Management Policy SD-6 - Adapting to the Impacts of Climate Change

- **3.65** Development should be designed in such a way as to avoid, mitigate or reduce the impacts of climate change.
- **3.66** In particular, all development will be required to incorporate Sustainable Drainage Systems (SuDS) so as to manage the run-off of water from the site. Development on previously developed (brownfield) land must reduce the rate of unattenuated run-off by a minimum of 50% if it is within an identified Critical Drainage Area (CDA). Until CDAs have been identified in detail the same reduction (a minimum of 50%) will be required of developments on brownfield sites in all areas; once detailed CDAs have been identified the minimum required reduction of run-off on brownfield sites outside of CDAs will be 30%. Development on greenfield (not previously developed) sites will be required, as a minimum, to ensure that the rate of run-off is not increased.
- **3.67** Where planning permission is required, areas of hard-standing or other surfaces, should be of a permeable construction or drain to an alternative form of SuDS.
- **3.68** Development, particularly within the urban area of the Borough, that takes into account the urban heat island effect and incorporates measures to reduce this phenomenon will be given positive consideration. Measures might include: Provision of appropriate green cover (shaded green space and tree cover); Provision of green roofs, walls and boundaries; Urban design that encourages air flow throughout the development; Passive cooling that allows natural ventilation to cool the building or development in preference to mechanical cooling(38); Solar shading designed into buildings to avoid internal overheating; or Water features such as lakes, ponds, fountains and watercourses.



ENVIRONMENTAL PROTECTION AND IMPROVEMENT EP 1.7 - Development and Flood Risk

- **1.7** The Council will not permit development, including the raising of land, where it would:

- I. be at risk from flooding;
- II. increase the risk of flooding elsewhere;
- III. hinder future access to watercourses for maintenance purposes;
- IV. cause loss of the natural floodplain;
- V. result in extensive culverting;
- VI. affect the integrity of existing flood defences; or
- VII. significantly increase surface water run-off

unless the applicant can demonstrate that satisfactory and sustainable measures will be implemented to overcome the adverse effects. All development which is likely to have an impact on drainage patterns should incorporate, as far as is practicable, sustainable drainage systems taking account of current Government advice.

- **5.38** - Where existing buildings are redeveloped any vulnerability to flooding should be taken into account and dealt with by suitable measures, and the development should include measures to reduce any contribution the site makes to increasing flood risk.