

9 . Core Policies

- 9.21** Infiltration type sustainable drainage systems may not be appropriate in all cases due to ground conditions, and developers must show that sustainable drainage systems will work and will be maintained in the long term. Developers may be required to contribute towards the maintenance of SuDS, possibly through establishment of a management company where appropriate.
- 9.22** Emerging legislation and guidance maintains that there is always a SuDS solution, and their inclusion in all developments is supported by key stakeholders. Where infiltration type SuDS are inappropriate due to ground conditions (soil type, contaminated land issues etc.), non-infiltration type SuDS such as green roofs and rainwater harvesting may be appropriate. Therefore the council will only regard SuDS as inappropriate in exceptional circumstances, where it can be demonstrated.

Flood Risk

CSP 4 Flood Risk

The extent and impact of flooding will be reduced by:

- not permitting new development where it would be at an unacceptable risk of flooding or would give rise to flooding elsewhere
- requiring developers with proposals in Flood Zones 2 and 3 to provide evidence of the sequential test and exception test where appropriate
- requiring site-specific Flood Risk Assessments (FRAs) for proposals over 1 hectare in Flood Zone 1 and all proposals in Flood Zones 2 and 3
- expecting proposals over 1000 m² floor space or 0.4 hectares in Flood Zone 1 to demonstrate how the proposal will make a positive contribution to reducing or managing flood risk
- expecting all development proposals on brownfield sites to reduce surface water run-off by at least 30% and development on greenfield sites to maintain or reduce existing run-off rates
- requiring development proposals to use Sustainable Drainage Systems (SuDS) in accordance with policy CSP 3
- not culverting or building over watercourses and encouraging the removal of existing culverts wherever practicable
- using flood resilient design in areas of high flood risk.