

Appendix 2

Adoption and Maintenance of Sustainable Drainage Systems in South Cambridgeshire

Sustainable Drainage Systems (SuDS) are approved as part of a planning permission for development; therefore as part of the planning application process the local planning authority needs to ensure that suitable arrangements for adoption and maintenance of the SuDS are in place.

The draft Cambridgeshire Flood and Water Supplementary Planning Document (SPD) recommends that a statutory organisation, such as a local authority, Anglian Water or an Internal Drainage Board, takes on the role of adopting and maintaining SuDS.

South Cambridgeshire District Council will not generally adopt and / or maintain SuDS. Instead the Council expects as part of any planning application that includes SuDS, an applicant to provide information to demonstrate that suitable adoption and maintenance arrangements are in place.

As an alternative to the Council, the following options are available for applicants to secure the adoption and maintenance of SuDS:

- Anglian Water to adopt and maintain the SuDS within the development – assurances should be sought by the applicant that their SuDS design will be acceptable to Anglian Water and this confirmation should be provided to the local planning authority. Detailed guidance on Anglian Water's requirements is set out in their [Sustainable Drainage Systems Adoption Manual](#).
- A management company to adopt and maintain the SuDS within the development – assurances need to be made that this is a suitable option and evidence should be provided to the local planning authority by the applicant on the suitability and experience of the management company.
- Other organisation (such as a Parish Council) – assurances need to be made that this is a suitable option and evidence should be provided to the local planning authority by the applicant.

The draft Cambridgeshire Flood and Water SPD (see Appendix 5) includes a series of checklists to be completed and submitted by applicants at different stages in the planning application process to ensure that the local planning authority has all the necessary information to enable them to determine the planning application. In addition to this, the Council will require the following information to be provided relating to the adoption and maintenance of SuDS:

- Written confirmation from Anglian Water that they will adopt the SuDs in the proposed scheme (having gone through their adoption process) – this only applies to the SuDs are to be located in the public open space of a development. A copy of the Management Plan that Anglian Water approved must also be submitted to the Council with the planning application.
- A SuDs Management Plan outlining how all drainage within private areas of a development (and public space where Anglian Water are not adopting this element of a scheme) will be maintained. The Management Plan shall include the following information:
 - A written overview of the proposed SuDS scheme – this will need to state that the landowner will be responsible for the ongoing maintenance of the

drainage system on the site or give details of a 'management company' – who this would involve and at what point they assume responsibility and confirm that they are responsible for the management and maintenance of the entire scheme in perpetuity. If a Parish Council is to assume management responsibilities then confirmation that they would be responsible for the management and maintenance of the entire scheme in perpetuity would also be required.

- A written statement of the aims of the Management Plan – how the SuDS will perform, how the system will develop over time and how the maintenance needs will change as a result.
- Specification of how the works to create the system are to be undertaken (excavation etc) and the materials to be used to construct the system.
- A schedule which describes the nature of the maintenance works to undertaken and when the works are to occur – detailing the frequency and performance requirements that will be used as the rationale for the proposed schedule.
- A scaled site plan showing the maintenance areas, control points and outtakes to be installed as part of the development.
- Heads of Terms where the SuDS Management Plan is to be included in a section 106 legal agreement.

The Council will generally use the following 'standard' condition on planning permissions where confirmation from Anglian Water that they will adopt the SuDS in the proposed scheme has been submitted with a planning application at the validation stage:

'The development hereby approved shall be carried out in accordance with the details submitted in the SuDS Management Plan (Author and Date) approved by Anglian Water, submitted with the planning application. The development shall be maintained in accordance with the Management Plan thereafter.

(Reason: To ensure that the measures to mitigate flood risk on the site once the development has been completed are fully implemented and maintained, in accordance with policies NE/9 and NE/11 of the adopted South Cambridgeshire Local Development Framework Development Control Policies DPD and the NPPF.)'

The Council will use a similar condition where the applicant has supplied a Management Plan as part of the application which has not been approved by Anglian Water. For these applications, the Council will consult its Drainage Manager, Cambridgeshire County Council as the Lead Local Flood Authority, and Anglian Water.

Compliance with the submitted Management Plan would be included in a section 106 legal agreement where this involves works outside of the application site (e.g. where it may affect the adopted highway).

A SuDS Management Plan (whether approved by Anglian Water or not) will be a validation requirement and must be submitted with all applications within flood zones 2 and 3 and for all applications for major development (applications on sites of 1 hectare or greater in size, proposals for 1,000 sqm floorspace or more, or schemes of 10 dwellings or more), regardless of their location.

For smaller scale schemes, drainage will still need to be considered. A 'standard' condition currently exists with regard to surface water drainage and this will be modified to include details of SuDS and the associated Management Plan:

'Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

- A site plan showing the connection to be installed from the development to the mains drainage network and/or the location of soakaways or other systems to drain surface water from the site.

Where a connection to the mains drainage network is not proposed, the following shall be submitted:

- A specification of the type of drainage to be installed, including the capacity of the system;
- A Management Plan detailing how the proposed drainage system shall be maintained and detailing the parties responsible for this;

The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development and shall be retained as such thereafter.

(Reason: To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)'

(NOTE: the reasons for each of the above conditions will refer to the SPD once this has been adopted and is a material consideration in determining planning applications).