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Drainage Statement Requirements

As the SuDS approval process is independent of the planning process, there is a risk of proposals complying with one regulatory system but not the other. A situation where a scheme receives planning permission but is refused SAB approval should be avoided wherever possible. To avoid this scenario, it is important to consider planning and SAB requirements in combination and to provide the information to decision makers in parallel. This can be best achieved by applying for both types of consents simultaneously, ensuring the planning application documentation provides full details of the proposed SuDS.

Simultaneous applications are advised as the best approach but it is not always feasible. Where planning permission is sought prior to SAB approval, the applicant will be expected to provide a Drainage Statement as part of the planning application. The Drainage Statement should outline how it is proposed to integrate SuDS into the scheme, to provide the planning authority with confidence the scheme incorporates SuDS appropriately and is subsequently likely to obtain SAB approval. The statement should not generate additional cost or effort to applicants because the information it contains will be required for the subsequent SAB process.

Figure 3 sets out what information should be included as part of a Drainage Statement submitted to the planning authority.

Figure 3 - Requirements for a Drainage Statement

Information required	Details
Details of the site location and existing drainage arrangements.	<i>The Drainage Statement should include a description of existing drainage arrangements for the site and any adjacent land that drains onto the site, along with details of both the existing and proposed permeable area (in m²).</i>
Details of how surface water is to be managed and discharged, ensuring compliance with the existing SuDS standards.	<i>The Drainage Statement should include a description on whether infiltration for the proposed development is feasible. An indication of which of the below discharge methods would be used should also be provided in accordance with the SuDS National Standards. These are ranked in order of priority and the reasons for not using any higher priority methods should be explained:</i> <i>1. Surface water runoff is collected for use</i> <i>2. Surface water runoff is infiltrated to ground</i> <i>3. Surface water runoff is discharged to a surface water body i.e. watercourse</i> <i>4. Surface water runoff is discharged to a surface water sewer, highway drain, or another drainage system</i>

	5. <i>Surface water runoff is discharged to a combined sewer</i> <i>The Drainage Statement should include details on the consulting and obtaining of relevant permissions for the discharge location along with a sketch plan / map identifying its location as part of the proposal.</i>
Information for the proposed SuDS elements of the surface water drainage system and an indication of the intended future maintenance regime.	<i>The Drainage Statement should provide a description of the sustainable drainage features and details on how they will be accommodated within the overall proposal. Further details could be provided as part of a supplementary sketch plan.</i> <i>Details on the intended future maintenance regime should specify whether there will be a requirement for adoption of the surface drainage system, or elements of it, by the SAB.</i>

The planning authority should share the Drainage Statement with the SAB, allowing time for the SAB to provide feedback before the planning application is determined on the general principles that will be adopted / incorporated into new developments to provide reassurance that the SAB approval process can be entered with confidence.

The planning authority and SAB may decide that drainage arrangements outlined in the Drainage Statement are sound, fundamentally flawed or require minor amendments. Inadequate Drainage Statements and flawed drainage arrangements may be a reason for a planning authority to refuse the planning application.

If the Drainage Statement and the proposed arrangements are broadly acceptable but minor amendments are suggested, feedback to the may inform the subsequent application for SAB approval. Minor amendments in this context are any changes to drainage arrangements that do not necessitate changes to the planning application.

Sustainable drainage systems (SuDS) are required on the majority of new developments and are encouraged in all circumstances as the most effective way of managing surface water in a sustainable way. Development Plans should promote the control of surface water as near to its source as possible for all developments. Along with other flooding considerations, drainage should be factored into the site selection process at the earliest opportunity, as the management of water will influence key issues such as layout and density of development. Information held by the local authority that may assist developers in subsequent planning application submissions should be published in or alongside its Development Plan, potentially as supplementary planning guidance.

