
**DRAFT SUPPLEMENTARY PLANNING GUIDANCE:
SUSTAINABLE URBAN DRAINAGE SYSTEMS (SUDS)**

REPORT BY SERVICE DIRECTOR, REGULATORY SERVICES

PLANNING AND BUILDING STANDARDS COMMITTEE

4 NOVEMBER 2019

1 PURPOSE AND SUMMARY

- 1.1 This report seeks approval of the Draft Supplementary Planning Guidance on Sustainable Urban Drainage Systems (SUDS). If approved, the Guidance will become a material consideration in the determination of planning applications.
- 1.2 The aim of this new Supplementary Planning Guidance is to support the effective implementation of Local Development Plan Policies PMD1– Sustainability, IS8 - Flooding and IS9 – Waste Water Treatment Standards and Sustainable Urban Drainage. It also aims to give more awareness to interested parties of the various SUDS requirements to be incorporated within planning applications.
- 1.3 It is proposed that the Draft Supplementary Planning Guidance is subject to public consultation for a period of 12 weeks. Following consultation, it is intended that if substantive comments are received a report will be brought back to the Planning and Building Standards Committee to seek final agreement.

2 RECOMMENDATIONS

2.1 I recommend that the Planning and Building Standards Committee agrees to:

- a) **Approve the use of the document as a Draft Supplementary Planning Guidance on Sustainable Urban Drainage (Appendix A) to be used as a basis for public consultation.**
- b) **Delegate authority to the Chief Planning Officer to approve the final document as Supplementary Planning Guidance if there are no substantive comments arising from the public consultation.**

3 BACKGROUND

- 3.1 Sustainable Urban Drainage Systems are a legal requirement under the Water Environment (Controlled Activities) (Scotland) Regulations 2011 for new development, with the exception of run-off from a single dwelling and direct discharges to coastal waters. Whilst the Regulations make SUDS a requirement, the location, design and type of SUDS are largely controlled through planning.
- 3.2 The guidance will apply to all new developments where Sustainable Urban Drainage Systems are required. In essence it sets out the requirements that must be taken into consideration at the planning application stage to effectively manage surface water before it enters the watercourse. This guidance must be read in conjunction with other Local Development Plan policies and guidance which must be taken into consideration during the development management process. These policies and guidance promote and encourage early consideration of SUDS as part of the site design, as well as taking cognisance of the required adoption standards and future maintenance of any drainage scheme.
- 3.3 The guidance provides a wide range of information for the benefit of a variety of users. It makes reference to the following:
- National and local planning requirements and guidance
 - Other legislative requirements
 - Purpose and benefits of SUDS
 - Examples of good planning practice
 - Component parts of Drainage Impact Assessments (DIA)
 - SUDS Management Train which refers to required procedures, facilities and techniques
 - Design of SUDS
 - Maintenance, operation and adoption of SUDS
 - SUDS requirements for planning applications in principal and detailed proposals
 - A checklist of requirements for SBC Building Standards and Roads Planning Teams.

4 IMPLICATIONS

4.1 Financial

There are no costs attached to any of the recommendations contained in this report.

4.2 Risk and Mitigations

The Guidance seeks to improve decision making, ensuring that SUDS requirements are properly considered when making Planning decisions. The Guidance clearly sets out what is required from Developers and the public which reduces uncertainty and potential conflict when decisions are made.

The Guidance demonstrates the Council's commitment to improve the incorporation of SUDS within developments and deliver the wide range of benefits associated with SUDS.

The Guidance should also ensure that delays to the Planning Application process are reduced as SUDS requirements will be addressed at an early stage.

4.3 Equalities

An Equalities Impact Assessment has been carried out on this proposal and it is anticipated that there are no adverse equality implications.

4.4 Acting Sustainably

In accordance with the Environmental Assessment (Scotland) Act 2005 a screening assessment of the draft Supplementary Planning Guidance has been undertaken in order to identify whether there will be potentially significant environmental effects. The screening exercise was undertaken using the criteria specified in Schedule 2 of the Act and no significant environmental issues were found.

4.5 Carbon Management

The draft Supplementary Planning Guidance promotes early consideration of SUDS in order that the benefits relating to flood risk management, amenity, biodiversity and climate change adaptation are maximised.

4.6 Rural Proofing

It is anticipated there will be a neutral impact on the rural environment from the Supplementary Planning Guidance.

4.7 Changes to Scheme of Administration or Scheme of Delegation

There are no changes to be made.

5 CONSULTATION

5.1 Consultation on this report has been undertaken with the Chief Financial Officer, the Monitoring Officer, the Chief Legal Officer, the Chief Officer Audit and Risk, the Service Director HR, the Clerk to the Council and Communications and Marketing. Any comments received have been incorporated into the final report.

Approved by

Brian Frater
Service Director, Regulatory Services

Signature

Author

Name	Designation and Contact Number
Laura Bell	Planning Officer (Planning Policy and Access)

Background Papers: None

Previous Minute Reference: None

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