
SUPPLEMENTARY PLANNING GUIDANCE: SUSTAINABLE URBAN DRAINAGE SYSTEMS (SUDS)

Report by Executive Director, Corporate Improvement & Economy

PLANNING AND BUILDING STANDARDS COMMITTEE

3 AUGUST 2020

1 PURPOSE AND SUMMARY

- 1.1 This report seeks approval of the Supplementary Planning Guidance (SPG) on Sustainable Urban Drainage Systems (SUDS). When approved, the Guidance will become a material consideration in the determination of planning applications.**
- 1.2 The aim of this 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 The draft SPG was approved by the Planning and Building Standards Committee in November 2019 for public consultation with delegated approval to the Chief Planning Officer if no substantive comments were received. Although it is considered there are no major issues raised during the consultation, the SPG is being referred back to the Committee due to the substantive number of textual changes requested by SEPA and Scottish Water. Most of these textual changes refer to their updated work practices and documents. The responses received can be viewed in **Appendix B**.

2 RECOMMENDATIONS

- 2.1 I recommend that the Planning and Building Standards Committee agrees to approve the Supplementary Planning Guidance on Sustainable Urban Drainage (Appendix A).**

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 to be taken into consideration at the planning application stage to effectively manage surface water before it enters the watercourse. This guidance should be read in conjunction with other Local Development Plan policies and guidance 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, which includes updated text references where relevant received during the public consultation:
- National and local planning requirements and guidance
 - Other legislative requirements
 - Purpose and benefits of SUDS
 - Examples of good planning practice
 - Component parts of Drainage Assessments
 - 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
 - Lists of relevant documents for further information prepared by, for example, SEPA and Scottish Water.

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 Integrated Impact Assessment

An Integrated Impact Assessment has been carried out on this proposal and it is anticipated that there are no adverse 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 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 Executive Director (Finance & Regulatory), the Monitoring Officer/ Chief Legal Officer, the Chief Officer Audit and Risk, the Service Director HR & Communications, the Clerk to the Council and Corporate Communications. Any comments received have been incorporated into the final report.

Approved by

Rob Dickson
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Corporate Improvement and Economy

Signature

Author

Name	Designation and Contact Number
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Background Papers: Appendix A - SUDS SPG - August 2020, Appendix B - SUDS SPG - response table
Previous Minute Reference: Nov 2019 P&BS Committee

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