

MALVERN HILLS

Water Management



Advisory Leaflet

Introduction

The adopted South Worcestershire Development Plan 2016 at policy SWDP29: Sustainable Drainage Systems requires a Water Management Statement (WMS) to accompany all planning applications, with the main aims of:

- minimising flood risk;
- managing surface water;
- achieving sustainable drainage principles in new and existing development;
- incorporating appropriate water management techniques into new development;
- ensuring priority is given to the re-use and recycling of water;
- ensuring new development negates any adverse effects on the water cycle, supply and quality;
- establishing the life-long maintenance and management responsibilities for all water management facilities;
- restricting the developed rate of surface water run-off;
- requiring the provision of water harvesting, saving and recycling devices in new development; and
- maximising biodiversity gain from both SuDS and open space areas incorporated into new development.

The aim of this advisory leaflet is to simplify the requirements set out in the SPD. This will ensure the necessary information is supplied on managing water when submitting planning applications.

The SPD will need to be read in conjunction with this leaflet as it contains additional necessary background information and justification for the Water Management requirements.

Planning Applications and Water Management Requirements

Types of development that will require water management measures:

- laying of hard standings / driveways / patios;
- individual new residential dwellings;
- applications for minor and major residential development;
- commercial and industrial new build or changes of use;
- development or change of use of community buildings, e.g. schools / hospitals / village halls;
- agricultural / horticultural development;
- leisure uses, such as sports centres, tennis courts and swimming pools, or, any extension or physical alterations to individual business, industrial, leisure or residential properties.

In addition, planning applications likely to require particular consideration of water management issues in Malvern include those for development:

- within a river flood plain or flood zone;
- within or adjacent to any watercourse, particularly where there is potential for flash flooding;
- adjacent to or including any flood bank or other flood control structure;
- in an area where there may be surface / foul water drainage problems;
- involving the culverting or diverting of any watercourse;
- where there could be a significant increase in surface water run-off;
- that may put pressure on the existing water supply or sewer / drainage systems, and / or;
- involving water intensive uses, such as where irrigation systems are required.

Requirements for Planning Applications

Malvern will require all planning applications that result in waste or surface water to be drained to be accompanied by a Water Management Statement (WMS). This should include the following:

- a flood risk assessment (where required);
- a feasibility study, including a study of local soils and geology, porosity and permeability tests and site investigation to test potential for SuDS;
- evidence to support the suitability of SuDS for the development;
- a life-long ownership and maintenance strategy for each element of a water management facility;
- details of commuted sums (where necessary);
- an assessment of potential biodiversity gain;
- a rainwater harvesting and greywater recycling feasibility study;
- measures for collecting and reusing water;
- details on how both foul and storm water sewage from a development will be dealt with;
- a method report detailing how contaminated water arising during construction will be dealt with;
- how the measures for mitigation of pollution will be incorporated into a development proposal, and;
- for applications that lead to significant surface water increase, or large water intake, a statement on water use and management must also be supplied.

What are Water Management Techniques?

Water Management Techniques aim to prevent run-off as it drains from a site. There are a number of techniques that can be applied to help manage water, as a result of development, including:

SuDS (Sustainable Drainage Systems) provide a sustainable solution to help reduce and manage surface water run-off which might otherwise cause flooding and pollution. These are physical structures built to receive surface water run-off and provide drainage solution that mimic natural processes rather than piped solutions.

The council will require the provision of SuDS techniques in all built development proposals and change of use applications (where appropriate) that involve changes to a site's drainage characteristics, in order to minimise the impact of surface water run-off from the site.



Details about SuDS techniques can be found in the CIRIA publication 'The SuDS manual (C697)' available from their website: www.ciria.org.

Rainwater harvesting is described as being water collected from roofs to either water butts, ground or underground tank(s). This water is then pumped on demand direct to toilets, washing machine and outside taps.

A checklist for planning applications

- have you established the level of detail required to be provided within your Water Management Statement?
- have you discussed water storage and retention requirements with the Environment Agency and Malvern Engineers?
- how do you propose to deal with both foul and storm water disposal?
- how do you propose to mitigate surface water pollution arising during construction?
- is a FRA required for your proposal?
- does your proposal use a significant amount of water?
- have you consulted a professional to undertake porosity / percolation tests at your site, if necessary?
- have you discussed your proposals with Wychavon Engineers, Severn Trent, County Highways and the Environment Agency to ensure flood related issues are not exacerbated by any development?
- how do you propose to minimise the use of potable water supplies?
- does the design incorporate facilities to collect, store and use rainwater and / or grey water?
- do your landscaping schemes and planting design plans for the site minimise the need for watering?
- has the effect of the development on the quality and quantity of run-off from the site been considered?
- has the potential for treating wastewater and integrating reed bed treatment into the design of the site been considered?
- has a SuDS feasibility study been conducted?
- how do you propose to protect existing biodiversity and secure biodiversity gains on the site?

Greywater recycling is defined as the re-use of water from the bath, shower and wash hand basin. The ideal situation for greywater is in living accommodation where sufficient amounts are generated daily for reuse in toilets, the washing machine and any outside tap.

For the full adopted policy SWDP29: for Sustainable Drainage Systems and SWDP30: Water Resources, Efficiency and Treatment please visit

www.swdevelopmentplan.org/TheAdoptedSWDP

Please contact South Worcestershire Land Drainage Partnership for further help and information on this advisory leaflet.
Email: bob.hughes@malvernhillsgov.uk.
Alternatively you can call **01684 862393**
or visit www.malvernhillsgov.uk/apply-for-planning-permission