Working together to deliver SuDS:

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Gateshead Council
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Going beyond the non-statutory guidance

House of Commons: Written Statement (HCWS161)
Department for Communities and Local Government

Written Statement made by: The Secretary of State for Communities and Local Government (Mr Eric Pickles) on 18 Dec 2014.

Sustainable drainage systems

The Government’s continuing commitment to protect people and property from flood risk requires local planning authorities to make better use of the planning system to secure sustainable drainage systems, or equivalent non-statutory technical standards, for new developments.

In considering planning applications, local planning authorities should require any additional flood risk reduction works necessary to the management of surface water to meet the standards set out in Article 2(1) of the Town and Country Planning (Drainage and Floods) (England) Order 2010 - to ensure that sustainable drainage systems are put in place, unless demonstrated to be inappropriate.

The Sustainable Drainage Systems (England) Regulations 2015 (as amended) set the standards for sustainable drainage systems (training). The regulations apply to all new developments of 10 dwellings or more, or equivalent non-statutory technical standards. They ensure that the management of surface water and the structures to control it must meet minimum requirements for maintenance and operation. Conditions or planning obligations that there are clear arrangements for maintenance and operation and that there are clear arrangements for maintenance and operation are made.

In this context, this policy will apply to all new developments of 10 dwellings or more, or equivalent non-statutory technical standards, for new developments. The Government is committed to ensuring that the maintenance and operation requirements are met.

Excessive burdens on business are avoided.
Aspirations and Requirements

Newcastle Gateshead
Core Strategy Policy
CS17

Policy CS17 Flood Risk and Water Management
Development will avoid and manage flood risk from all sources, taking into account the impact of climate change over its lifetime. Development will:

1. Avoid and manage flood risk to people and property by:
   i. Locating new development in areas with the lowest risk where appropriate by applying the Sequential Test,
   ii. Managing flood risk from development to ensure that the risk is not increased on site and/or elsewhere, where appropriate by applying the Exception Test,
   iii. Ensuring opportunities for development to contribute to the mitigation of flooding elsewhere are taken,
   iv. Prioritise the use of Sustainable Drainage Systems (SuDS), given the multifunctional benefits to water quality, green space and habitat enhancement,
   v. Ensuring development is in accordance with the Council’s Strategic Flood Risk Assessment, and
   vi. Requiring a Flood Risk Assessment for sites over 0.5ha in Critical Drainage Areas as identified in the Council’s Strategic Flood Risk Assessments.

2. Ensure water supply and foul and surface water infrastructure are provided with adequate capacity.

3. Not adversely affect water quality and where possible seek to improve water quality.

4. Separate, minimise and control surface water runoff, discharging in order of priority to:
   i. Infiltration based Sustainable Drainage Systems,
   ii. A watercourse,
   iii. A surface water sewer, and
   iv. A combined sewer.

NPPF 165

165. Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should:

a) take account of advice from the lead local flood authority;

b) have appropriate proposed minimum operational standards;

c) have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and

d) where possible, provide multifunctional benefits.
Aspirations and Requirements
Site Specific Policies
Aspirations and Requirements

Concept masterplan

Detail design
Aspirations and Requirements

Gateshead Local Plan -
Making Spaces for Growing Places

**MSGP30 Flood Risk Management**

- ‘Development within the River Team catchment should where reasonably practicable accord with the Team Valley Surface Water Management Plan.’

**MSGP31 Water Quality and River Environments**

- ‘New development that discharges water into a watercourse or the ground will be required to incorporate appropriate water pollution control measures.’

- ‘New and altered transport infrastructure will be required to:
  - assess the impact on waterbodies and water quality;
  - Incorporate pollution control measures.’

- ‘Development adjacent to, over or in a watercourse should consider opportunities to improve the river environment and water quality, by:
  - Mitigating diffuse agricultural and urban pollution;
  - Seeking opportunities to incorporate creation of wetland habitat in designs where appropriate;’
How we collaborate: Internally

Lead Local Flood Authority

Highway & Flood Risk Management Team
  Team Leader
  Senior Flood Risk Engineer
  Technicians

Built & Natural Environment (BNE) Team
  Team Leader
  Sustainable Drainage Officer
  Ecologist
  Urban Designers
  Transport Planners
  Heritage Officer

Development Management Team
  DM Case Officers

Spatial Planning & Policy Team
  Planning Officer (Flood Risk)

Developer & Consultants
How we collaborate: Externally

Develop Conceptual design

Parameters Plan
Layout/Urban Design
Access
Site constraints
SuDS

Pre-App
Submit Full Application

Fix Design
Agree on layout
Early Meeting - Case Officer
Built & Natural Environment Team
Developer

Comments on Full Application
Approval

Officer Feedback
How we collaborate:

Regional LLFA co-operation:

‘SuDS should be designed to be accessible and useable spaces outside of frequent storm extents both for amenity and wildlife with appropriate health and safety assessments considered’

Local Standard 16- The NNE LLFA consider SuDS to be overland "green SuDS" that show multifunctional benefit (including quantity control, water quality, biodiversity and amenity) in line with the NPPF and FWMA definitions

Local Standard 19- SuDS can be used as Open Space outside of the area wetted by a 1-year return storm

Local Standard 21 - Water quality information should be assessed using criteria in the current CIRIA SuDS Manual
Outcomes: Follingsby Max Development
Embedding Blue Green Infrastructure

Plan Making

Economic Development

Pre-Application

Planning Application

Construction

Management

Monitoring and Sharing Innovation

Gateshead’s Core Strategy Figure 17.15

Follingsby Max
Site specific policy

Policy KEA2 South of Follingsby Lane:

Land south of Follingsby Lane is allocated for development and will deliver:

1. Approximately 22 hectares of net developable employment land for B8 uses.

2. Approximately 90,000 sq.m. of warehouse premises (B8 use class).

3. Development within the allocated area will be comprehensively planned and must provide:

   Iv. Mitigation of the impacts of the development on biodiversity including the provision of landscape and ecology buffers along the southern, eastern and western site boundaries.

   V. Enhancement of the River Don Wildlife Corridor, including the incorporation of a sustainable drainage system and water pollution control measures, supported by a Drainage Impact Assessment and a Flood Risk Assessment.

   Vi. Enhancement of the green infrastructure network across the site.

   X. Measures to ensure existing greenfield runoff rates for up to a 100 year rainfall event taking into account anticipated climate change and maintaining overland flow paths.
# A collaborative partnership:

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Planning Process

2017
- Collaborative working between Gateshead’s Multidisciplinary Team, Highgrove’s consultants and external stakeholders
  - Group Site Visits
  - Group Discussions
  - Iterations made to design

2018
- Outline planning granted for whole development- 225,000m² and 1,500 jobs
  - Full details granted for blue green infrastructure zone
    - 13ha high quality blue green infrastructure
    - Integrated SuDS network
    - 1.3km of River Don restoration and enhancement
Follingsby - Habitats and Biodiversity

Creation and restoration of wetland and terrestrial habitats providing enhanced opportunities for biodiversity

Wading Birds  Great Crested Newt  Pollinators  Water Vole  Otter

Great Crested Newt

Water Vole
SuDS Layout

- Swales
- Detention Basins
- Scrapes
- Permanent Ponds
Construction

- Construction of development platform and blue green infrastructure
- Completion

Mid 2018

Spring 2019

Development Platforms

River Don
Swale & basin
Construction - SuDS

Main Basin: February 2019

Riffle feature from swale

Main Basin: October 2019

Swale

Riffle

Main basin
Construction - SuDS

Main Basin: February 2019

October 2019
River Restoration

River restoration: February 2019

River restoration: October 2019
Outcomes 2: Innovation Village
Outcomes 2: Innovation Village
Outcomes: Where things have gone less well

Many developers still appear less willing to embrace ‘green’ SuDS (in Gateshead):

- Viability/ perceived costs
- Planning balance/need to deliver homes
- Lack of knowledge of benefits / fear over perceived risk
- Maintenance/ adoption difficulties
- Conservatism
- Lack of skills? or lack of multi-disciplinary working?

Poorly-designed ‘pipe to pond’
Outcomes: Where things have gone less well

Pre-cast tank

Easement

Geocellular storage
Outcomes: Where things have gone less well

- Contamination/ mining legacy
- Over-engineering
- Lack of design at sub-catchment scale
- Lack of knowledge of treatment trains
- Lack of monitoring resources
- Hard to combine highway and private runoff in same features
Key Messages

- Sound policy framework
  - Strong site specific policies.

- Collaborative and productive working
  - Internally, and between developer and stakeholders.

- Genuine multi-disciplinary involvement & collaboration

- Seize opportunities
  - Turn constraints into opportunities and take advantage of other policy requirements eg habitat delivery.

- Better understanding of costs and land take implications of SuDS amongst land agents/ owners

- Better education and promotion on benefits of SuDS (for developers)

- More resources for SuDS monitoring within Local Authorities

- Promote successful SuDS schemes from big housing sites to demonstrate that it is possible

Thank you for listening!