

7 Environmental Challenges

Policy 116

Sustainable Urban Drainage Systems (SUDS)

All developments should seek to incorporate Sustainable Urban Drainage Systems (SUDS) or demonstrate alternative sustainable approaches to the management of surface water as far as possible.

Applications for developments located within Flood Zones 2, 3a and 3b and in Flood Zone 1 for areas identified as hot spots in Bromley's Surface water Management Plan (SWAMP), Preliminary Flood Risk Assessment (PFRA) and in the Strategic Flood Risk Assessment must be accompanied by a site-specific Flood Risk Assessment (FRA).

Supporting Text

7.0.28 Flood Risk Assessments should be prepared in accordance with technical guidance from DEFRA and the Environment Agency and will be required to demonstrate that the following measures have been taken:

7.0.29 Application of a site wide sequential approach to development by locating buildings within the areas of lowest flood risk on a site in accordance with the areas set out within the Surface Water Management Plan as areas with increased risk of surface water flooding.

7.0.30 Determination of potential overland flow paths and proposals for appropriate solutions to minimise the impact of development on surface water flooding. Road and building configuration should be considered to preserve existing flow paths and improve flood routing, whilst ensuring that flows are not diverted towards other properties elsewhere,

7.0.31 In line with the preferred standard in the Mayor's Sustainable Design and Construction SPG, SUDS measures should aim to achieve 100% attenuation of the undeveloped (existing) sites surface water run-off at peak times. If 100% attenuation is not achievable, justification should be provided. In the areas outlined in the Surface Water Management Plan and in the Local Strategy as areas with increased risk of surface water flooding, a FRA should mitigate off site surface water flooding by aiming to achieve greenfield run-off rates or better. SUDS techniques should be applied with regard to the London Plan Sustainable Drainage Hierarchy outlined in Policy 5.13 or such guidance as supersedes it. Demonstrable justification should be provided on the extent to which each measure is being proposed.

7.0.32 Incorporation of soft landscaping and permeable surfaces into all new residential and non-residential developments. Retention of soft landscaping and permeable surfaces in front gardens and other means of reducing, or at least not increasing the amount of hard standing associated with existing homes is encouraged. New driveways or parking areas associated with non-residential developments and those located in front gardens should be made of permeable material.

7.0.33 Consideration of vulnerability and importance of local ecological resources (such as water quality and biodiversity) when determining the suitability of drainage strategies/SUDS.

7.0.34 Demonstration of the maintenance and long term management of SUDS through a SUDS Management Plan. The developer and the Council will agree who will adopt the SUDS scheme and be responsible for the on-going maintenance.

Policy 117

Water and Wastewater Infrastructure Capacity

Planning permission will only be granted for developments which increase the demand for off-site water and wastewater infrastructure where:

- Sufficient capacity already exists; or
- Extra capacity can be provided in time to serve the development that will ensure that the environment and the amenities of other users are not adversely affected.

In accordance with planning practice guidance, when there is a capacity constraint and improvements in off-site infrastructure are not programmed, planning permission will only be granted where the appropriate infrastructure improvements that will be completed prior to occupation of the development.

Supporting Text

7.0.35 The local planning authority will seek to ensure that there is adequate water and wastewater infrastructure to serve all new developments. Developers will be required to demonstrate that there is adequate infrastructure capacity both on and off the site to serve the development and that it would not lead to adverse amenity impacts for existing or future users. In some circumstances this may make it necessary for developers to carry out appropriate appraisals and reports to ascertain whether the proposed development will lead to overloading of existing water and wastewater infrastructure. Where there is a capacity constraint and no improvements are programmed by Thames Water (or any successor), the Local Planning Authority may require the developer to provide for appropriate improvements, to be completed prior to occupation of the development.

7.0.36 Where there is a capacity constraint and upgrades to water and wastewater infrastructure are necessary such improvements may be secured by a Grampian style condition or a planning agreement.

7.0.37 Developers should consult with the infrastructure provider as early as possible regarding the capacity of water and wastewater infrastructure to serve development proposals.