



Delegated Decisions by Cabinet Member for Environment and Economy

***Friday, 19 June 2026 at 1.00 pm
Online***

If you wish to view proceedings, please click on this [Live Stream Link](#).
However, that will not allow you to participate in the meeting.

Items for Decision

The items for decision under individual Cabinet Members' delegated powers are listed overleaf, with indicative timings, and the related reports are attached. Decisions taken will become effective at the end of the working day on 24 June 2026 unless called in by that date for review by the appropriate Scrutiny Committee.

Copies of the reports are circulated (by e-mail) to all members of the County Council.

These proceedings are open to the public

A handwritten signature in blue ink that reads "Reeves".

Martin Reeves
Chief Executive

June 2026

Committee Officer: **Jack Ahier**
Email: committeesdemocraticservices@oxfordshire.gov.uk

Note: *Date of next meeting: 10 July 2026*

If you have any special requirements (such as a large print version of these papers or special access facilities) please contact the officer named on the front page, but please give as much notice as possible before the meeting.

Items for Decision

1. Declarations of Interest

See guidance note below.

2. Questions from County Councillors

Any county councillor may, by giving notice to the Proper Officer by 9 am three working days before the meeting, ask a question on an item on the agenda.

The number of questions which may be asked by any councillor at any one meeting is limited to two (or one question with notice and a supplementary question at the meeting) and the time for questions will be limited to 30 minutes in total. As with questions at Council, any questions which remain unanswered at the end of this item will receive a written response.

Questions submitted prior to the agenda being despatched are shown below and will be the subject of a response from the appropriate Cabinet Member or such other councillor or officer as is determined by the Cabinet Member, and shall not be the subject of further debate at this meeting. Questions received after the despatch of the agenda, but before the deadline, will be shown on the Schedule of Addenda circulated at the meeting, together with any written response which is available at that time.

3. Petitions and Public Address

Members of the public who wish to speak on an item on the agenda at this meeting, or present a petition, can attend the meeting in person or 'virtually' through an online connection.

Requests to present a petition must be submitted no later than 9am ten working days before the meeting.

Requests to speak must be submitted no later than 9am three working days before the meeting.

Requests should be submitted to committeesdemocraticservices@oxfordshire.gov.uk

If you are speaking 'virtually', you may submit a written statement of your presentation to ensure that if the technology fails, then your views can still be taken into account. A written copy of your statement can be provided no later than 9am on the day of the meeting. Written submissions should be no longer than 1 A4 sheet.

4. Minutes of the Previous Meeting

There are no minutes of previous meetings to approve.

5. Community Action Group Project Oxfordshire Limited (CAGPOL) Grant Award (Pages 7 - 28)

Cabinet Member: Environment and Economy

Forward Plan Ref: 2026/087

Key Decision

Contact: Rachel Burns, Waste Strategy Manager (Rachel.Burns@oxfordshire.gov.uk)

Report by Director of Environment and Highways (**CMDEE5**).

To seek approval for the award of a 1 year Grant to CAGPOL Oxfordshire to continue grassroots environmental action in Oxfordshire in 2026/27.

The Cabinet Member is RECOMMENDED to:

- a) **Approve the proposal to enter a 1-year grant funding arrangement with the Community Action Group Project Oxfordshire Limited (CAGPOL).**

6. Update to Local Standards Guidance for Surface Water Drainage on Major Development in Oxfordshire (Pages 29 - 56)

Cabinet Member: Environment and Economy

Forward Plan Ref: 2026/106

Key

Contact: Tom Callaway, Team Leader – SuDS & Surface Water (Thomas.Callaway@oxfordshire.gov.uk)

Report by Director of Economy and Place (**CMDEE6**).

To consider updates to Oxfordshire County Council's local standards guidance for surface water drainage on major developments

The Cabinet Member is RECOMMENDED to:

- a) **Recognise the statutory consultee role of the Lead Local Flood Authority (LLFA) under Article 18 and Schedule 4, paragraph (ze) of The Town and Country Planning (Development Management Procedure) (England) Order 2015/595.**
- b) **Acknowledge the 2025 Defra publication of the National Standards for Sustainable Drainage Systems (SuDS).**
- c) **Consider and approve the content of the updated Draft Oxfordshire County Council (OCC) Local Standards and Guidance for Major Development with Surface Water Drainage as set out in Annex 1.**

Councillors declaring interests

General duty

You must declare any disclosable pecuniary interests when the meeting reaches the item on the agenda headed 'Declarations of Interest' or as soon as it becomes apparent to you.

What is a disclosable pecuniary interest?

Disclosable pecuniary interests relate to your employment; sponsorship (i.e. payment for expenses incurred by you in carrying out your duties as a councillor or towards your election expenses); contracts; land in the Council's area; licenses for land in the Council's area; corporate tenancies; and securities. These declarations must be recorded in each councillor's Register of Interests which is publicly available on the Council's website.

Disclosable pecuniary interests that must be declared are not only those of the member her or himself but also those member's spouse, civil partner or person they are living with as husband or wife or as if they were civil partners.

Declaring an interest

Where any matter disclosed in your Register of Interests is being considered at a meeting, you must declare that you have an interest. You should also disclose the nature as well as the existence of the interest. If you have a disclosable pecuniary interest, after having declared it at the meeting you must not participate in discussion or voting on the item and must withdraw from the meeting whilst the matter is discussed.

Members' Code of Conduct and public perception

Even if you do not have a disclosable pecuniary interest in a matter, the Members' Code of Conduct says that a member 'must serve only the public interest and must never improperly confer an advantage or disadvantage on any person including yourself' and that 'you must not place yourself in situations where your honesty and integrity may be questioned'.

Members Code – Other registrable interests

Where a matter arises at a meeting which directly relates to the financial interest or wellbeing of one of your other registerable interests then you must declare an interest. You must not participate in discussion or voting on the item and you must withdraw from the meeting whilst the matter is discussed.

Wellbeing can be described as a condition of contentedness, healthiness and happiness; anything that could be said to affect a person's quality of life, either positively or negatively, is likely to affect their wellbeing.

Other registrable interests include:

- a) Any unpaid directorships

- b) Any body of which you are a member or are in a position of general control or management and to which you are nominated or appointed by your authority.
- c) Any body (i) exercising functions of a public nature (ii) directed to charitable purposes or (iii) one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union) of which you are a member or in a position of general control or management.

Members Code – Non-registrable interests

Where a matter arises at a meeting which directly relates to your financial interest or wellbeing (and does not fall under disclosable pecuniary interests), or the financial interest or wellbeing of a relative or close associate, you must declare the interest.

Where a matter arises at a meeting which affects your own financial interest or wellbeing, a financial interest or wellbeing of a relative or close associate or a financial interest or wellbeing of a body included under other registrable interests, then you must declare the interest.

In order to determine whether you can remain in the meeting after disclosing your interest the following test should be applied:

Where a matter affects the financial interest or well-being:

- a) to a greater extent than it affects the financial interests of the majority of inhabitants of the ward affected by the decision and;
- b) a reasonable member of the public knowing all the facts would believe that it would affect your view of the wider public interest.

You may speak on the matter only if members of the public are also allowed to speak at the meeting. Otherwise you must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation.

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Divisions Affected – N/A

DELEGATED DECISIONS BY CABINET MEMBER FOR ENVIRONMENT AND ECONOMY

19 JUNE 2026

COMMUNITY ACTION GROUP PROJECT OXFORDSHIRE LIMITED (CAGPOL) GRANT AWARD

Report by Director of Environment and Highways

RECOMMENDATION

The Cabinet Member is **RECOMMENDED** to

- a) **Approve the proposal to enter a 1-year grant funding arrangement with the Community Action Group Project Oxfordshire Limited (CAGPOL).**

Executive Summary

1. The Community Action Group (CAG) project is a network of over 117 grassroots community groups working on waste, energy, transport, biodiversity and food. They hold over 8,000 events and activities a year, with over 120,000 attendees, and brought almost £6 million in funding and income to the county in 24/25, as well as all the unmeasurable social benefits of thriving, connected communities.
2. Oxfordshire County Council (OCC) has fully funded this network since 2001, firstly through a contract with Resource Futures (RF; a consultancy), and then, after a dedicated Community Interest Company was established, directly with Community Action Groups Project (Oxfordshire) Limited (CAGPOL). The contract was for 'support services' to the network and includes insurance support and practical resources to help groups as well as 2 FTE staff members to advise, signpost, provide training and communications and help groups apply for funding.
3. To help us meet our climate aspirations, in the agreed 2022/23 budget papers OCC committed to increasing support for the CAG network. The funding was increased from £91,800 to £183,800. Following advice from OCC legal services and then external legal advisors, it has been determined that funding via a grant is appropriate. A three-year grant ran from 2023-2026, and a new one-year (1 April 2026 – 31 March 2027) term is now proposed while OCC considers how the CAG project can better integrate with our other voluntary and community sector offerings.

Background

4. OCC benefits from the CAG project in several ways; they are a direct link from the council to local communities - groups carry out a wide range of activities in their local area, improving their local environment and increasing community cohesiveness. Activities and awareness raising on topics such as waste reduction and recycling, energy, climate change, biodiversity and flooding link with OCC policies and strategies on similar topics and groups have won several local and national awards and feature regularly in local and national media.
5. In April 2019 Oxfordshire County Council acknowledged a 'Climate Emergency' and pledged to make OCC carbon neutral by 2030 and work with partners across the county and region to deliver the goal. Continuing to support the CAG network is embedded within OCC's action plan and provides a direct link to residents committed to making a difference to the environment in their local community, and beyond, helping us to rise to the climate challenges we face as a council, a county, and a country.
6. The CAG project is also an important part of OCC's link with local communities on environmental topics. While difficult to quantify, their work on waste reduction and recycling will have helped OCC to have one of the highest recycling rates in England, and one of the lowest waste arisings/head. Groups have been involved in local energy generation, home insulation and retrofit and sustainable transport for many years and supporting them to continue this is an important part of OCCs Climate Action Framework.
7. The CAG project also helps develop stronger, less isolated communities, linking in with several public health priorities for the council. Ready established and active groups also help the community respond to challenges. When COVID - 19 curtailed usual activities, groups rapidly adapted; fixing and providing bikes (1433) and laptops (over 100) for key workers and children being home-schooled, delivering food and prescriptions to those shielding, redistributing food that would have otherwise gone to waste as activities stopped and providing growing kits and seedlings to those interested in growing local food. In the first 10 weeks of Lockdown 1 in March – June 2020, over 234 volunteers were involved in covid related activity.

Grant Agreement

8. The proposed grant agreement will continue the current work carried out by CAGPOL aiming to sustainably grow the network groups, activities and influence. CAGPOL will continue to provide 1:1 support to groups, training opportunities, assistance with funding applications and small grants. Communication and networking opportunities will increase and there will be an increased focus on work in communities that are not currently engaged in climate action conversations or disproportionately affected by the consequences of a changing climate.
9. In addition, CAGPOL will focus on four key areas:

- (a) Circular economy – developing implementation plans and pilot schemes for CE initiatives in line with OCCs Circular Economy Plan 2025.
 - (b) Community wealth building – supporting grassroots environmentally focused organisations and enterprises to thrive, building skills in communities.
 - (c) Connecting communities and nature - supporting communities experiencing health inequalities in Oxfordshire to connect with the outdoors, green spaces and nature.
 - (d) Reducing household food waste and increasing home composting – delivering support, events, workshops and communications to communities across the county.
10. The council are also taking the opportunity to incorporate within this grant a community garden project established by Public Health. Following a very successful pilot project in 2025, under this grant CAGPOL propose to expand support for community gardens in deprived areas of the county, helping to address public health inequalities, upskill community growers, open up new career pathways for people who otherwise do not feel welcome in the environment sector, serve as a means for climate adaptation, and reduce social isolation. Funding for this extra element is being provided by the Public Health team.

Corporate Policies and Priorities

11. The CAG project supports several of OCC's strategic priorities under the 'Greener, Fairer, Healthier' agenda, including:
- (a) Work on mitigation and adaptation activities relating to the climate emergency,
 - (b) Tackling inequities and inequalities,
 - (c) prioritising the health and wellbeing of our residents,
 - (d) preserving and improving access to nature and green spaces,
 - (e) promoting and supporting active travel options and
 - (f) working with local businesses and partners for environmental, economic and social benefit.
12. The CAG network is referenced in the Climate Action Framework, the Circular Economy Plan, the Joint Municipal Waste Management Strategy and activities help to support work happening the waste, active travel, biodiversity, public health, trees, flooding and climate teams. All these service areas have regular contact with CAGPOL staff members to identify opportunities for joint working and enhancing/promoting existing activities.

Financial Implications

13. The grant will total £306,200. This includes funding from Waste Management and Public Health budgets.

14. The proposal to enter into a grant agreement is within existing revenue budgets - there are no additional budgetary implications.

Comments checked by:

Filipp Skiffins, Finance Business Partner
(Filipp.Skiffins@oxfordshire.gov.uk)

Legal Implications

15. The Grant Funding Agreement will be prepared by Legal Services.
16. External legal advice was sought in respect of the application of the Subsidy Control Act 2022 (the Act) to the proposed grant. The grant to CAGPOL will not constitute a subsidy under the Act, but subsidies could arise in respect of funding passed on to any CAGs who are involved in economic activity. The Grant Funding Agreement will be drafted to ensure compliance with the Act, and it is expected that any funding provided to CAGs engaged in economic activity will be on the basis of Minimal Financial Assistance.
17. As set out in the report, CAGPOL and the CAG projects support the Council's strategic priorities which flow down from its statutory responsibilities (such as prioritising the health and wellbeing of its residents under the Health and Social Care Act 2012, managing the disposal of municipal waste across Oxfordshire as a waste disposal authority under the Environmental Protection Act 1990).
18. Section 111 of the Local Government Act 1972 empowers the Council to do anything (including awarding grants) which is calculated to facilitate, or is conducive to, the discharge of its statutory functions. Section 1 of the Localism Act 2011 allows the Council to do anything individuals may do (including making grants).

Jayne Pringle, Principal Solicitor – Contracts
(Jayne.Pringle@oxfordshire.gov.uk)

Staff Implications

19. There are no new staffing implications. Staff time to manage the current grant arrangement will continue to be used.

Equality & Inclusion Implications

20. Impacts resulting from climate change often disproportionately impact deprived and marginalised communities. Continuing to support the CAG network and their efforts to address the challenges posed by climate change will help to reduce the impact on these communities.
21. In addition to this, specific activities such as community wealth building will build skills in deprived areas of the county, keeping money in local communities. Work on local food growing, Love Food Hate Waste and cooking skills, along with the support for community fridges and larders will help to address food poverty. Improving biodiversity, active travel work and access to nature will help public health objectives as well as climate ones, and circular economy objectives will keep things in circulation for longer, reducing the need to buy new, and increasing the availability of good quality second hand goods available.
22. An Equalities Impact Assessment has been carried out and is attached in Annex 1

Sustainability Implications

23. The CAGPOL grant proposal was specifically designed to help us address the climate emergency with local communities and residents. It aims to demonstrate that small actions can make a difference and inspire communities to take action in their local area.
24. A Climate Impact Assessment has been completed and is attached in Annex 2.

Risk Management

25. OCC are the principal funder for CAGPOL and this grant agreement will enable them to continue with their planned activities under a new funding arrangement. Regular updates will be provided by CAGPOL detailing their progress against their proposed activities and outputs.
26. CAGPOL hold and maintain a risk register for the project. The main risks linked to lack of delivery relate to an inability to staff the project, or groups not being interested in being part of the network anymore.
 - (a) CAGPOL is committed to paying the Oxford living wage as a minimum and has allowed for staff salaries within their budget which should mitigate this risk.
 - (b) Currently group interest is at an all time high, the increasing number of climate events that are occurring around the world together with rising awareness of issues such as energy and food poverty have meant more residents are interested in what local action can be taken to address these and CAGPOL is well positioned to help. National changes such as the Environment Act, together with local climate based initiatives mean this level of interest should continue into the future.
27. Under the terms of the grant agreement if CAGPOL cannot deliver on their proposal then they are able to exit the agreement without any contractual

penalty. However, the council have the usual rights contained in grant funding agreements regarding withholding funding, clawback and termination in the event that satisfactory progress is not made. If this were to happen then it would impact OCC's community based climate change work, and therefore regular update meetings will take place, and where OCC can support with any difficulties we will endeavour to do so.

Paul Fermer
Director of Environment and Highways

Annex 1: Equalities Impact Assessment
Annex 2: Climate Impact Assessment

Contact Officer: Rachel Burns, Waste Strategy Manager,
rachel.burns@oxfordshire.gov.uk

April 2026



Oxfordshire County Council
Equalities Impact Assessment

CAGPOL Grant

03 02 26

Contents

Section 1: Summary details	3
Section 2: Detail of proposal.....	4
Section 3: Impact Assessment - Protected Characteristics	6
Section 3: Impact Assessment - Additional Community Impacts.....	7
Section 3: Impact Assessment - Additional Wider Impacts.....	8
Section 4: Review	10

Section 1: Summary details

Directorate and Service Area	Waste Management Environment and Highways
What is being assessed (e.g. name of policy, procedure, project, service or proposed service change).	CAGPOL Grant funding
Is this a new or existing function or policy?	existing
Summary of assessment Briefly summarise the policy or proposed service change. Summarise possible impacts. Does the proposal bias, discriminate or unfairly disadvantage individuals or groups within the community? (following completion of the assessment).	<p>Climate change impacts everyone, and the CAG network is an open, inclusive network looking to engage with all parties. They are actively working to increase representation where membership does not match the demographics of Oxfordshire.</p> <p>Climate change and its consequences can disproportionately impact marginalised communities, so specific work is being undertaken through this funding to engage with deprived areas, building skills and developing environmental enterprises to keep money in the local area.</p> <p>The impacts of climate change can cause climate anxiety, showing positive examples of where it can be tackled and giving people opportunities and inspiration to take part.</p>
Completed By	Rachel Burns
Authorised By	Roger Seed
Date of Assessment	3/2/26

Section 2: Detail of proposal

<p>Context / Background</p> <p>Briefly summarise the background to the policy or proposed service change, including reasons for any changes from previous versions.</p>	<ol style="list-style-type: none"> 1. The Community Action Group (CAG) project is a network of over 117 grassroots community groups working on waste, energy, transport, biodiversity and food. They hold over 8,000 events and activities a year, with over 120,000 attendees, and brought almost £6m in funding and income to the county in 2024/25, as well as all the unmeasurable social benefits of thriving, connected communities. 2. OCC has fully funded this network since 2001, firstly through a contract with Resource Futures (RF; a consultancy), and then, after a dedicated Community Interest Company was established, directly with Community Action Groups Project (Oxfordshire) Limited (CAGPOL). The contract is for 'support services' to the network and includes insurance support and practical resources to help groups as well as 3 FTE staff members to advise, signpost, provide training and communications and help groups apply for funding. 3. To help us meet our climate aspirations, in the 2022/23 budget papers OCC committed to increasing support for the CAG network. Public Health have now joined the grant to maximise the synergies and continue their work on community gardening
<p>Proposals</p> <p>Explain the detail of the proposals, including why this has been decided as the best course of action.</p>	<p>Increased funding will enable more activities to be carried out, helping to enact more behaviour change and helping to meet the climate aspirations of the council.</p> <p>Supporting the CAG network is part of the range of activities being carried out under the Climate Action Framework. Empowering and supporting communities to deliver local change can be a powerful way of engaging with those who may not traditionally interact with council communications and deliver wider benefits such as increased community cohesion.</p>

<p>Evidence / Intelligence</p> <p>List and explain any data, consultation outcomes, research findings, feedback from service users and stakeholders etc, that supports your proposals and can help to inform the judgements you make about potential impact on different individuals, communities or groups and our ability to deliver our climate commitments.</p>	<p>CAG carry out an annual survey of their members and feedback from events held.</p> <p>CAG strategy and proposal was developed in conjunction with members</p> <p>Climate, waste, biodiversity, and public health teams have all been sighted on the proposals and, where appropriate signed off on the activities</p>
<p>Alternatives considered / rejected</p> <p>Summarise any other approaches that have been considered in developing the policy or proposed service change, and the reasons why these were not adopted. This could include reasons why doing nothing is not an option.</p>	<p>Increased funding enables more work to be carried out, increasing the outputs and enacting more change. The need to respond to the changing climate has been identified through the acknowledging of the climate emergency and associated climate action framework and other reports.</p>

Section 3: Impact Assessment - Protected Characteristics

Protected Characteristic	No Impact	Positive	Negative	Description of Impact	Any actions or mitigation to reduce negative impacts	Action owner* (*Job Title, Organisation)	Timescale and monitoring arrangements
Age	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Climate change impacts everyone, and the CAG network is an open, inclusive network looking to engage with all parties. They are actively working to increase representation where membership does not match the demographics of Oxfordshire.		Rachel Burns, OCC. Katherine Chessom, CAG	
Disability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Gender Reassignment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Marriage & Civil Partnership	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Pregnancy & Maternity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Race	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Sex	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Sexual Orientation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Religion or Belief	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				

Section 3: Impact Assessment - Additional Community Impacts

Additional community impacts	No Impact	Positive	Negative	Description of impact	Any actions or mitigation to reduce negative impacts	Action owner (*Job Title, Organisation)	Timescale and monitoring arrangements
Rural communities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Climate change impacts everyone, and the CAG network is an open, inclusive network looking to engage with all parties. They are actively working to increase representation where membership does not match the demographics of Oxfordshire. Climate change and its consequences can disproportionately impact marginalised communities, so specific work is being undertaken through this funding to engage with deprived areas, building skills and developing environmental enterprises to keep money in the local area.		Rachel Burns, OCC. Katherine Chessom, CAG	
Armed Forces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Carers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Areas of deprivation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				

Section 3: Impact Assessment - Additional Wider Impacts

Additional Wider Impacts	No Impact	Positive	Negative	Description of Impact	Any actions or mitigation to reduce negative impacts	Action owner* (*Job Title, Organisation)	Timescale and monitoring arrangements
Staff	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The impacts of climate change can cause climate anxiety, showing positive examples of where it can be tackled and giving people opportunities and inspiration to take part.		Rachel Burns, OCC. Katherine Chessom, CAG	
Other Council Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The CAG project is routed in waste management, but their activities can positively impact the work of many other services, these are being engaged with as part of this funding agreement, increasing the ability of the CAG project to help reach KPIs.			
Providers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	CAGPOL is a local social enterprise supporting			
Social Value ¹	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Oxfordshire residents and employing local people.			

¹ If the Public Services (Social Value) Act 2012 applies to this proposal, please summarise here how you have considered how the contract might improve the economic, social, and environmental well-being of the relevant area

Section 4: Review

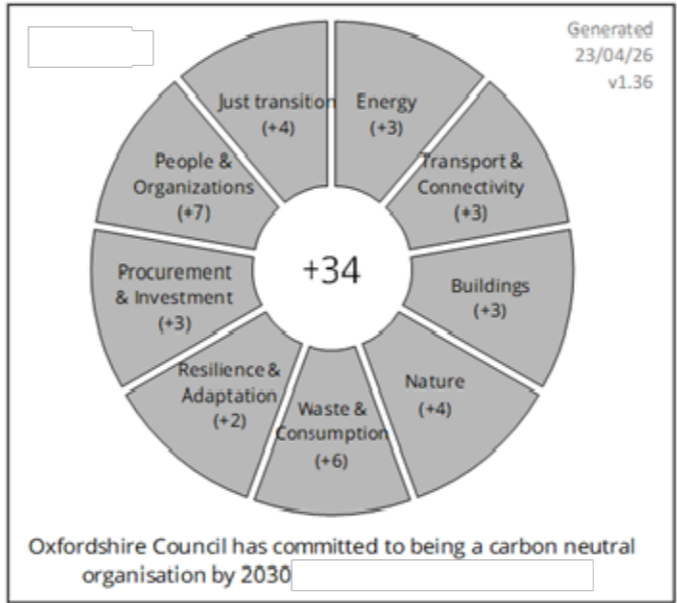
Where bias, negative impact or disadvantage is identified, the proposal and/or implementation can be adapted or changed; meaning there is a need for regular review. This review may also be needed to reflect additional data and evidence for a fuller assessment (proportionate to the decision in question). Please state the agreed review timescale for the identified impacts of the policy implementation or service change.

Review Date	Upon grant expiry/renewal
Person Responsible for Review	Grant manager at OCC
Authorised By	Roger Seed

Climate Impact Assessment

Summary

Directorate and Service Area	Waste Management, Environment and Highways
What is being assessed	CAGPOL grant funding
Is this a new or existing function or policy?	Existing
Summary of assessment	THE CAGPOL grant proposal was specifically designed to help us address the climate emergency with local communities and residents. It aims to demonstrate that small actions can make a difference and inspire communities to take action in their local area. The project has scored highly in this assessment (to be expected) but demonstrates the breadth of the activity taking place.
Completed by	Rachel Burns
Climate action sign off by	Franco Gonzalez, Carbon Analyst
Director sign off by	
Assessment date	23/04/2026



Detail of proposal

<p>Context / Background</p>	<p>The Community Action Group (CAG) project is a network of over 117 grassroots community groups working on waste, energy, transport, biodiversity and food. They hold over 8,000 events and activities a year, with over 120,000 attendees, and brought almost £6m in funding and income to the county in 24/25, as well as all the unmeasurable social benefits of thriving, connected communities.</p> <p>OCC has fully funded this network since 2001, firstly through a contract with Resource Futures (RF; a consultancy), and then, after a dedicated Community Interest Company was established, directly with Community Action Groups Project (Oxfordshire) Limited (CAGPOL). The contract is for 'support services' to the network and includes insurance support and practical resources to help groups as well as 2 FTE staff members to advise, signpost, provide training and communications and help groups apply for funding.</p> <p>To help us meet our climate aspirations, in the 2022/23 budget papers OCC committed to increasing support for the CAG network. Public Health have now joined the grant to maximise the synergies and continue their work on community gardening</p>
<p>Proposal</p>	<p>Continuing funding will enable activities to continue, helping to enact more behaviour change and helping to meet the climate aspirations of the council.</p> <p>Supporting the CAG network is part of the range of activities being carried out under the Climate Action Framework. Empowering and supporting communities to deliver local change can be a powerful way of engaging with those who may not traditionally interact with council communications and deliver wider benefits such as increased community cohesion.</p>
<p>Evidence / Intelligence</p>	<p>CAG carry out an annual survey of their members and feedback form from events held.</p> <p>CAG strategy and proposal was developed in conjunction with CAG members.</p> <p>CAG use a tool created with Defra funding to try to quantify the impact if their work on enironmental targets</p> <p>Climate, waste, biodiversity and public health teams have all been sighted on the proposals and, where appropriate signed off on the activities</p>
<p>Alternatives considered / rejected</p>	<p>Climate, waste, biodiversity and public health teams have all been sighted on the proposals and, where appropriate signed off on the activities</p>

Category	Impact criteria	Score (-3 to +3)	Description of impact	Actions or mitigations to reduce negative impacts	Action owner	Timeline and monitoring arrangements
Energy	Increases energy efficiency		Communications work and group 1 activities cover this area hopefully leading to behaviour change		Rachel Burns, OCC, Katherine Chesson, CAGPOL	Through output monitoring, reported to OCC through regular catch ups and annual report
Energy	Promotes a switch to low-carbon or renewable energy	1				
Energy	Promotes resilient, local, smart energy systems	1				
Transport & Connectivity	Reduces need to travel and/or the need for private car ownership		Communications work and group 1 activities cover this area hopefully leading to behaviour change		Rachel Burns, OCC, Katherine Chesson, CAGPOL	Through output monitoring, reported to OCC through regular catch ups and annual report
Transport & Connectivity	Supports active travel	1				
Transport & Connectivity	Increases use of public transport	1				
Transport & Connectivity	Accelerates electrification of transport	N/A				
Buildings	Promotes net zero new builds and developments	N/A				
Buildings	Accelerates retrofitting of existing buildings	2	Community wealth building aspect focuses on this area specifically		Rachel Burns, OCC, Katherine Chesson, CAGPOL	Through output monitoring, reported to OCC through regular catch ups and annual report
Nature	Protects, restores or enhances biodiversity, landscape and ecosystems	2	Community wealth building aspect focuses on this area specifically		Rachel Burns, OCC, Katherine Chesson, CAGPOL	Through output monitoring, reported to OCC through regular catch ups and annual report
Nature	Develops blue and green infrastructure	N/A				
Nature	Improves access to nature and green spaces	2	Community wealth building aspect focuses on this area specifically		Rachel Burns, OCC, Katherine Chesson, CAGPOL	Through output monitoring, reported to OCC through regular catch ups and annual report

Waste & Consumption	Reduces overall consumption	2	Circular Economy aspect focuses on this area specifically	Rachel Burns, OCC, Katherine Chesson, CAGPOL	Through output monitoring, reported to OCC through regular catch ups and annual report
Waste & Consumption	Supports waste prevention and drive reuse and recycling	2	Circular Economy aspect focuses on this area specifically		
Resilience & Adaptation	Increases resilience to flooding	1	Communications work and group activities cover this area hopefully leading to behaviour change	Rachel Burns, OCC, Katherine Chesson, CAGPOL	Through output monitoring, reported to OCC through regular catch ups and annual report
Resilience & Adaptation	Increases resilience to other extreme weather events (e.g., storms, cold snaps, heatwaves, droughts)	1	Communications work and group activities cover this area hopefully leading to behaviour change		
Resilience & Adaptation	Increases resilience of council services, communities, energy systems, transport infrastructure and/or supply chains	N/A			
Procurement & Investment	Procurement practices prioritise low-carbon options, circular economy and sustainability	1	CAGPOL offer grants to local groups to deliver activities and behaviour change projects aimed at addressing the climate emergency. All procurement or purchases align with this	Rachel Burns, OCC, Katherine Chesson, CAGPOL	Through output monitoring, reported to OCC through regular catch ups and annual report
Procurement & Investment	Investment being considered supports climate action/ is consistent with path to net zero	1			
People & Organizations	Drives behavioural change to address the climate and ecological emergency	3	CAGPOL contract is specifically designed to deliver this objective for the Climate Action Framework	Rachel Burns, OCC, Katherine Chesson, CAGPOL	Through output monitoring, reported to OCC through regular catch ups and annual report
People & Organizations	Drives organizational and systemic change to address the climate and ecological emergency	2			
Just transition	Promotes green innovation and job creation	2	Community wealth building aspect focuses on this area specifically	Rachel Burns, OCC, Katherine Chesson, CAGPOL	Through output monitoring, reported to OCC through regular catch ups and annual report
Just transition	Promotes health and wellbeing	1	Communications work and group activities cover this area hopefully leading to behaviour change		

Just transition

Reduces poverty and inequality

the impacts of climate change can be more disproportionately felt by disadvantaged communities.
1 CAGPOL's work to give a voice to the marginalised and to work across Oxfordshire to address the climate emergency will help this

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Divisions Affected – All

**DELEGATED DECISIONS BY CABINET MEMBER FOR
ENVIRONMENT AND ECONOMY**

19 JUNE 2026

**Update to Local Standards Guidance for Surface Water Drainage on
Major Development in Oxfordshire**

Report by Director of Economy and Place

RECOMMENDATION

The Cabinet Member is **RECOMMENDED** to:

- a) **Recognise the statutory consultee role of the Lead Local Flood Authority (LLFA) under Article 18 and Schedule 4, paragraph (ze) of The Town and Country Planning (Development Management Procedure) (England) Order 2015/595.**
- b) **Acknowledge the 2025 Defra publication of the National Standards for Sustainable Drainage Systems (SuDS).**
- c) **Consider and approve the content of the updated Draft Oxfordshire County Council (OCC) Local Standards and Guidance for Major Development with Surface Water Drainage as set out in Annex 1.**

Executive Summary

1. Oxfordshire County Council, in its role as LLFA, is a statutory consultee under Article 18 of The Town and Country Planning (Development Management Procedure) (England) Order 2015, for major development with surface water drainage proposals.
2. To assist with meeting this duty in an efficient and effective way, the LLFA has established local standards and guidance for applicants, last updated in 2021. The standards and guidance were written to support the national standards of the time.
3. The national standards were updated in July 2025, providing more comprehensive guidance and requirements for developers proposing surface water drainage systems for their major developments.

4. Updated local standards and guidance (Annex 1) have been produced to better complement the new national standards, to ensure that OCC are providing concise, accurate and up-to-date advice to developers in an effort to reduce the consultation time for officers.
5. The proposed changes do not alter the scope of the existing local standards and guidance; the updated document seeks to:
 - Ensure that the LLFA local standards and guidance remains current and does not conflict with national standards.
 - Provide clearer and more concise guidance for applicants.

Background

6. Oxfordshire County Council, in its role as LLFA, is a statutory consultee under Article 18 of The Town and Country Planning (Development Management Procedure) (England) Order 2015/595, reviewing surface water drainage submissions for major planning applications.
7. To assist the team in delivering this statutory role as the LLFA, OCC has established local standards and guidance on surface water drainage for applicants to consider when making an application. The standards and guidance set out the LLFA's expectations for any surface water drainage design submission, based on best practice guidance with local adaptations.
8. The local standards and guidance document published by the LLFA was last updated in 2021. The content of the document made reference to the national standards available at that time, and was designed to complement them. A comprehensive update to the national standards was published in 2025, and therefore the local standards and guidance need to be updated to be current, and provide clarity and consistency with the new national standards.

Proposed Changes

9. The LLFA is proposing to update the local standards and guidance for SuDS by:
 - Removing references to the previous local and superseded national standards.
 - Referencing the new national standards and noting any local adaptations to them as necessary.
 - Updating the developer checklist of information required by the LLFA for different types of application.
 - Reducing the size of the document by removing best-practice advice that is better described elsewhere and providing up to date links to this information.
10. The updates are necessary to ensure that applicants can see a clear link between the local and national standards, reducing potential confusion and miscommunication between all involved parties that could occur by retaining the

existing local standards and guidance. The result should be a more concise document that clearly defines the current requirements of the LLFA with regard to planning. This in turn leads to a more efficient consultation service from the LLFA, as the requirements for planning submissions are clearer for all stakeholders.

Expected Outcomes and National Guidance

11. The proposed changes do not alter the scope of the existing local standards and guidance, the updated document seeks to:
 - Ensure that the LLFA local standards and guidance remains current and does not conflict with national standards.
 - Provide clearer and more concise guidance for applicants.
12. The proposed updated local standards and guidance document is consistent with national standards and guidance, ensuring the LLFA continues to meet best practice while fulfilling its statutory responsibility.
13. Neither the Flood and Water Management Act (2010), nor any planning legislation, states what planning guidance should be provided by LLFAs, however, national standards for sustainable drainage systems have been published by Defra.
14. The updated local standards and guidance closely align with this Defra guidance, ensuring the LLFA continues to meet best practice while fulfilling its statutory responsibility

Corporate Policies and Priorities

15. The proposals ensure we continue to support the Corporate Strategy in its aspirations around Greener Oxfordshire by encouraging nature based drainage solutions in new development.
16. The proposed updates also ensure we continue to deliver various objectives and measures in the Local Flood Risk Management Strategy including:
 - (a) Objective 3: Take a sustainable and holistic approach to flood risk management, seeking to deliver wider environmental and social benefits, climate change mitigation and improvements under the Water Framework Directive.
 - (b) Objective 4: Prevent an increase in flood risk from development where possible, by preventing additional flow entering existing drainage systems and watercourses.

Financial Implications

17. This proposal relates to the update of local standards and guidance for sustainable drainage systems, rather than the introduction of a new policy or programme.
18. As a result, no additional financial implications are expected, and delivery is anticipated to continue within existing resources and budgets.
19. There are no additional financial implications arising from this report, and delivery is expected to be managed within existing resources and approved budgets. Any efficiency benefits are expected to be marginal and are not considered to be significant or readily measurable at this stage and therefore should not be treated as a quantifiable savings proposal.
20. This finance sign-off is provided on a proportionate basis and is limited to confirming that no new unfunded financial commitments are created.

Comments checked by:

Matthew Kocak, Finance Business Partnering Manager,
Matthew.Kocak@Oxfordshire.gov.uk

Legal Implications

21. The LLFA is consulted on major development proposals with surface water drainage, as per Article 18 and Schedule 4 of the Town and Country Planning (Development Management Procedure) (England) Order 2015/595. Major development is defined by Article 2 of the Order as development involving any one or more of applications for the following:
 - Minerals applications;
 - waste development applications;
 - residential developments of 10 or more houses, or on a site of more than 0.5 ha, or
 - buildings with floor space of 1,000 square metres or more; or
 - development on a 1 ha site or bigger.
22. Neither the Flood and Water Management Act (2010), nor any planning legislation, states what planning guidance should be provided by LLFAs, however, national standards for sustainable drainage systems have been published by Department for Environment, Food and Rural Affairs (DEFRA).

Comments checked by:

Nicole Olavesen, Solicitor, Legal Services
Nicole.olavesen@oxfordshire.gov.uk

Staff Implications

23. Updated local standards and guidance should result in a reduction in the officer time required to review planning application submissions. The provision of up to date, concise standards and guidance that complement national standards should result in planning applications being made with better quality surface water drainage submissions, that will require less time and consultation to reach a positive conclusion on.
24. The updated local standards and guidance document (Annex 1) has already been drafted and consulted on, with feedback received from the wider LLFA team, and the district drainage engineers.
25. It is requested that any future updates to the local standards and guidance document can be managed within the team, with approval given by the operations manager. This is requested because the document is considered to be guidance rather than policy. It is also necessary because national guidance can be updated with little warning, and would enable the LLFA to quickly action any required changes in response to this.

Equality & Inclusion Implications

26. The proposals are not expected to have a negative impact on any protected group. A full Equality Impact Assessment is not considered necessary at this stage; however, equality considerations will continue to be reviewed.
27. The proposed changes do not alter the scope of the existing local standards and guidance, the updated document seeks to:
 - Ensure that the LLFA local standards and guidance remains current and does not conflict with national standards.
 - Provide clearer and more concise guidance for applicants.

Sustainability Implications

28. The proposals set out in this report will result in only minor changes to the LLFA's current planning consultation response process. They also present positive sustainability and climate adaptation benefits through reference to the updated national standards for sustainable drainage and current planning policy.
29. The proposals are consistent with the Council's climate and ecological commitments and support a sustainable, preventative approach to flood risk management. As this proposal requests the update of existing standards and

guidance rather than introducing a new policy or programme with additional emissions impacts, a separate Climate Impact Assessment is not required.

Risk Management

Risk	Description	Mitigation	H/M/L
Outdated local standards and guidance	Potential for conflicts with updated national standards, best practice guidance etc, causing confusion and delays.	Publish updated local standards and guidance.	L
Slow process of updating local standards and guidance in response to changes to national standards.	Periods of time where standards and guidance do not align due to lengthy approval processes, causing confusion and delays.	Allow updates to be approved by Flood Management Operations Manager, as the document is guidance and not policy.	L

Consultations

30. The five District Councils were all consulted and given the chance to comment on the changes to the local standards and guidance for sustainable drainage systems. Apart from the District Councils, there has been no other external consultation in relation this proposal.

Robin Rogers
Director of Economy & Place

Background papers:

- Draft OCC Local Standards and Guidance for Major Development with Surface Water Drainage
- [Floods and Water Management Act 2010](#)
- [Local Flood Risk Management Strategy](#)
- [Oxfordshire County Council Corporate Strategy](#)
- [Local Standards for publication v1.3 September 2017](#) (current local standards and guidance for major development with surface water drainage)
- [National standards for sustainable drainage systems \(SuDS\)](#)

Contact Officer: Thomas Callaway, Team Leader – SuDS & Surface Water
Thomas.Callaway@oxfordshire.gov.uk

June 2026

Local Standards & Guidance

for Major Development with Surface Water Drainage

v.2.0, May 2026



Contents

1. Introduction.....	2
2. The LLFA as a Statutory Consultee	2
3. Relevant Policy and Best Practice Guidance	2
4. Consulting the LLFA	3
5. Pre-Application Advice	3
6. Other Approvals, Permissions and Consents.....	3
7. Roles & Responsibilities	4
8. Local Standards for Sustainable Drainage Systems.....	6
9. Advice on Local and National Planning Policy and Guidance	8
10. Surface Water Drainage Checklist.....	8
11. Additional Requirements for Other Application Types.....	17
12. Standard Conditions	19

Disclaimer

The Local Standards & Guidance for Major Development with Surface Water Drainage document has been written to reflect national policy, standards and guidance, and will be updated as necessary to remain current.

The LLFA reserves the right to provide consultation comments that may be accepting of deviations from the requirements of this document as necessary, if sufficient justification has been provided to the LLFA.

For more information on this document, please contact:

LLFAPlanningService@oxfordshire.gov.uk

Version History

Version	Date	Amendments
1.0	November 2018	First publication
1.1	October 2018	Update to local standards
1.2	December 2021	Update to local standards
2.0	May 2026	Full revision following publication of updated National Standards for SuDS (2025)

1. Introduction

Oxfordshire County Council, as the Lead Local Flood Authority (LLFA), has produced this guidance for developers¹ for the submission of surface water drainage information as supporting evidence for major planning applications.

This document sets out what is required from the applicant for the LLFA to provide a substantive consultation response through the planning system. It must be read in conjunction with the National Standards for Sustainable Drainage Systems² published in June 2025.

2. The LLFA as a Statutory Consultee

The LLFA is a statutory consultee for major development planning applications which include surface water drainage proposals.

The LLFA is consulted on major development proposals with surface water drainage, as per Schedule 4 of the Town and Country Planning (Development Management Procedure) (England) Order 2015³. Major development is defined by Article 2 of the Order as development involving any one or more of the following—

- (a) the winning and working of minerals or the use of land for mineral-working deposits;
- (b) waste development;
- (c) the provision of dwellinghouses where—
 - (i) the number of dwellinghouses to be provided is 10 or more; or
 - (ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c)(i);
- (d) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or
- (e) development carried out on a site having an area of 1 hectare or more.

3. Relevant Policy and Best Practice Guidance

This document provides guidance on local requirements for surface water drainage systems. Best practice guidance, including CIRIA C753 ‘The SuDS Manual’⁴, should also be considered when designing surface water drainage systems.

Applicants must consider the requirements of the National Planning Policy Framework (NPPF)⁵, Planning Practice Guidance (PPG)⁶, and the National Standards for Sustainable Drainage Systems² when designing surface water drainage systems. The Local Planning Authority (LPA) sets local planning policies which may also influence the requirements for the surface water drainage proposals.

¹ <https://www.oxfordshirefloodtoolkit.com/planning/developers/>

² <https://www.gov.uk/government/publications/national-standards-for-sustainable-drainage-systems>

³ <https://www.legislation.gov.uk/uksi/2015/595/contents>

⁴ https://www.ciria.org/CIRIA/CIRIA/Item_Detail.aspx?iProductCode=C753F

⁵ <https://www.gov.uk/government/publications/national-planning-policy-framework-2>

⁶ <https://www.gov.uk/government/collections/planning-practice-guidance>

4. Consulting the LLFA

As a statutory consultee, the LLFA must respond to consultations within 21 days of being consulted if the comments are to be considered by the LPA prior to determining the application.

If insufficient information has been provided by the applicant prior to the first consultation, further consultation will be necessary for the review of any additional submitted information. This extends the time required to provide a substantive response.

All consultation responses from the LLFA are reliant on the accuracy of the information that has been submitted by the applicant that is available at the time of responding. All information is to be submitted to the LPA, rather than directly to the LLFA.

5. Pre-Application Advice

It is recommended that the LLFA pre-application advice service⁷ is utilised if the applicant requires additional guidance on submitting the necessary information. This is a chargeable service which allows the applicant to request written advice, a meeting, and site visit to discuss their proposals in more detail.

If an applicant requests pre-application advice from the LPA, the LLFA may be consulted and will respond to any requests with standing advice, rather than the bespoke advice that would be provided using the LLFA's pre-application advice service.

6. Other Approvals, Permissions and Consents

Planning proposals that affect ordinary watercourses may require Land Drainage Consent under the Land Drainage Act 1991⁸, in addition to any planning approval. Planning approval does not guarantee that Land Drainage Consent applications will be successful. For further information, please contact the Drainage team at the Local Planning Authority. Works on or near to a main river may require a permit from the Environment Agency⁹.

Consultation responses from the LLFA do not reflect the position of Oxfordshire County Council as the Highway Authority, or as any other authority. Any drainage systems that are to be offered to the Highway Authority for adoption will need to also be approved by the Highway Authority¹⁰. Any drainage systems that are to be offered to the water company for adoption will need to also be approved by the water company. Evidence of such approvals should be provided, along with evidence of a right to drain to a watercourse or adopted drainage system via third party land, if applicable.

⁷ <https://www.oxfordshire.gov.uk/transport-and-travel/street-maintenance-z/flooding/pre-application-flood-advice>

⁸ <https://www.legislation.gov.uk/ukpga/1991/59/section/23>

⁹ <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>

¹⁰ <https://www.oxfordshire.gov.uk/transport-and-travel/transport-policies-and-plans/section-38-and-section-278>

7. Roles & Responsibilities

Lead Local Flood Authority (LLFA)

The LLFA is a statutory consultee for major development with surface water drainage, providing technical advice to the LPA.

Local Planning Authorities (LPAs)

LPAs prepare Local Plans to set out strategic development requirements in their area:

Cherwell District Council

- <https://www.cherwell.gov.uk/homepage/26/planning-policy>

Oxford City Council

- <https://www.oxford.gov.uk/planning-policy>

South Oxfordshire District Council

- <https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/local-plan-and-planning-policies/>

Vale of White Horse District Council

- <https://www.whitehorsedc.gov.uk/vale-of-white-horse-district-council/planning-and-development/local-plan-and-planning-policies/>

West Oxfordshire District Council

- <https://www.westoxon.gov.uk/planning-and-building/planning-policy/>

Oxfordshire County Council

- <https://www.oxfordshire.gov.uk/residents/environment-and-planning/planning/planning-policy/minerals-and-waste-policy>

LPAs consult on and determine planning applications and carry out enforcement against unauthorised development. LPAs may publish additional guidance on surface water drainage requirements. As the authority is also a risk management authority, there is a duty to co-operate and share information to reduce flood risk.

Outside of planning, as land drainage authorities with delegated powers, these authorities can issue land drainage consent for works on ordinary watercourses.

Environment Agency (EA)

The EA are consulted on applications for work in or within 20m of a main river, and development in areas within Flood Zone 2 and 3, and notified areas with critical drainage problems. The EA also issue environmental permits for works on or near to main rivers independently of the planning process.

Guidance on EA requirements for planning is available here:

- <https://www.gov.uk/guidance/flood-risk-assessment-local-planning-authorities>

Sewerage Undertakers

The sewerage undertaker assesses proposals for adoptable drainage independently of the LLFA surface water drainage review. The LLFA assesses whether the drainage hierarchy has been considered by the applicant, and whether a capacity check has been undertaken and permission for connection sought.

Guidance on Anglian Water requirements for planning is available here:

- <https://www.anglianwater.co.uk/developing/>

Guidance on Severn Trent Water requirements for planning is available here:

- <https://www.stwater.co.uk/building-and-developing/overview/>

Guidance on Thames Water requirements for planning is available here:

- <https://www.thameswater.co.uk/developers>

Highway Authority

The Highway Authority assesses proposals for adoptable highway drainage independently of the LLFA surface water drainage review.

Guidance on Oxfordshire County Council Highways requirements for planning and adoption is available here:

- <https://www.oxfordshire.gov.uk/residents/roads-and-transport/transport-policies-and-plans/transport-new-developments/transport-development>
- <https://www.oxfordshire.gov.uk/residents/roads-and-transport/transport-policies-and-plans/section-38-and-section-278>

Guidance on National Highways requirements for planning and adoption is available here:

- <https://nationalhighways.co.uk/our-roads/planning-and-the-strategic-road-network-in-england/>

Internal Drainage Board (IDB)

The IDB may comment on applications where development may impact IDB watercourses/land drainage. The IDB also issues land drainage consents in its area.

Guidance on Bedford Group requirements for planning is available here:

- <https://www.idbs.org.uk/consent-planning/>

Canal & River Trust

The Canal & River Trust are consulted on applications where development is likely to affect its inland waterways or reservoirs, or any feeder channel, watercourse, let off or culvert.

Guidance on Canal & River Trust requirements for planning is available here:

- <https://canalrivertrust.org.uk/specialist-teams/planning-and-design/our-statutory-consultee-role>

8. Local Standards for Sustainable Drainage Systems

All proposed surface water drainage strategies must be developed with consideration given to the National Standards for Sustainable Drainage Systems, available here:

- <https://www.gov.uk/government/publications/national-standards-for-sustainable-drainage-systems>

The following local variations to the National Standards must also be considered.

Standard 1: Runoff destinations

- Part 1.6.1 of the National Standards will not apply. The LLFA will not construct and maintain new flood risk management works to obtain a right to discharge on behalf of an applicant.
- Part 1.11 of the National Standards will apply. Oxfordshire is in an area identified as seriously water stressed.
- Part 1.14.1 of the National Standards will not apply. A site investigation is required to determine whether infiltration drainage is appropriate.

Standard 2: Management of everyday rainfall

- Part 2.6.1 of the National Standards will not apply. The LLFA will expect to see evidence in accordance with Part 2.6.2 instead.
- Part 2.6.2 of the National Standards will apply. An assessment of interception will be considered in accordance with part 2.7 of the National Standards.

Standard 3: Management of extreme rainfall and flooding

- Part 3.8 of the National Standards requires the Upper End Allowance to be used based on the design lifetime of the development. Alternatively, the central allowance may be used for development with a design lifetime of less than 100 years, in accordance with the national guidance available at:

<https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances#using-peak-rainfall-intensity-allowances-to-assess-surface-water-flood-risk>

- Part 3.9 of the National Standards will not apply. There are no above ground surface water bodies that can accommodate uncontrolled surface water discharges without any associated environmental impact in Oxfordshire.
- Parts 3.18 and 3.19 of the National Standards will apply, except where the demonstrated capacity of the receiving watercourse or sewer limits the allowable discharge rate to the equivalent 50% AEP greenfield runoff rate. If there is any doubt, then the 50% AEP greenfield runoff rate should be used.
- Part 3.20 of the National Standards will apply, except where the demonstrated capacity of the receiving watercourse or sewer limits the allowable discharge rate to the equivalent 1% AEP greenfield runoff rate. If there is any doubt, then the 1% AEP greenfield runoff rate should be used.

- Part 3.21.1 of the National Standards requires the pre-developed (or brownfield) runoff rate relaxation factor to be no greater than 5 times the greenfield runoff rate if greenfield runoff rates cannot be achieved. To clarify, this refers to the 50% AEP greenfield runoff rate.
- Part 3.29 of the National Standards will apply pro rata, therefore the greenfield runoff rate and volume estimated for the whole site area should be applied proportionally to the developable area to be drained.
- Part 3.32 of the National Standards will apply so that:
 - Cv values of 1 for roofs and paved areas.
 - MADD factor and additional storage in the system are set to zero.
 - Maximum rainfall rate is set to the highest possible value.
 - FEH22 rainfall data to be used for design calculations.
 - FSR sensitivity check required for 1 in 1 year storm event.
 - FSR sensitivity check required for 15 and 30 minute storm durations.
 - Winter and summer storm durations of 15 to 10080 minutes to be used.

Standard 4: Water quality

- Part 4.6 of the National Standards requires wider consultation by the applicant and LPA, as the LLFA may not be best positioned to provide comments specific to this part of the standard.
- Part 4.7 of the National Standards will apply, however it is expected that the provision of SuDS can ensure adequate treatment of the runoff for most sites.

Standard 5: Amenity

- Parts 5.3.1, 5.5, 5.6, and 5.7 of the National Standards require wider consultation by the applicant and LPA, as the LLFA may not be best positioned to provide comments specific to these parts of the standard.

Standard 6: Biodiversity

- Parts 6.2 through 6.8 of the National Standards require wider consultation by the applicant and LPA, as the LLFA may not be best positioned to provide comments specific to these parts of the standard.

Standard 7: Design of drainage for construction, operation, maintenance, decommissioning and structural integrity

- Parts 7.4, 7.5, 7.6, 7.20, 7.21, 7.22, 7.25, 7.26, 7.27 and 7.28 of the National Standards require wider consultation by the applicant and LPA, as the LLFA may not be best positioned to provide comments specific to these parts of the standard.

9. Advice on Local and National Planning Policy and Guidance

The LPA considers the risk of flooding from all sources when writing local plans and determining planning applications, which includes the application of the sequential and exception tests where necessary. This is to ensure that flood risk is not increased either to the application site or elsewhere, as a result of the proposed development. Evidence of this must be provided in a flood risk assessment for sites of one hectare or more in area, and for sites shown to be at risk of flooding.

The LLFA, as a statutory consultee, provides advice on sustainable drainage systems provided as part of proposals for major development. The LLFA can also advise on whether a sequential approach has been applied for the siting of the development, and will respond to consultation requests from the LPA for advice on surface water flood risk and other local flood risks. For fluvial flood risk (designated by Flood Zones 2 and 3), the Environment Agency is the appropriate consultee.

10. Surface Water Drainage Checklist

When submitting a major planning application in the Oxfordshire area, please consider the following checklist and accompanying explanatory information when providing surface water drainage details. This will help the LLFA to assess the proposals more efficiently by reducing the number of requests for additional information.

Oxfordshire County Council LLFA – Surface Water Drainage Checklist

Site Name	Planning Ref.			Checklist for Submission	
Surface Water Drainage Information for Submission	Type of Planning Application			✓	Document Reference
	Outline	Full / Reserved Matters	Discharge of Conditions		
1. Site plans <ul style="list-style-type: none"> • Site location plan • Topographic survey plan • Site layout plan 	✓	✓	✓		
2. Flood risk assessment <ul style="list-style-type: none"> • Flood risk mapping • Vulnerability classification • Sequential approach to layout • Flood modelling report* • Flood mitigation requirements* 	✓	✓	✓		
3. Existing drainage details <ul style="list-style-type: none"> • Existing drainage systems • Catchments and flow routes • Estimation of runoff rates 	✓	✓	✓		
4. Ground investigation report <ul style="list-style-type: none"> • Borehole logs • Infiltration testing results • Groundwater monitoring results 	✓	✓	✓		
5. Preliminary drainage strategy <ul style="list-style-type: none"> • Identified discharge location • Written drainage strategy • Drainage layout plan • Hydraulic calculations 	✓				
6. Detailed drainage strategy <ul style="list-style-type: none"> • Identified discharge location • Written drainage strategy • Drainage layout plan • Hydraulic calculations • Interception drainage • Exceedance flow routing • Water quality • Amenity considerations • Biodiversity considerations • Maintenance arrangements 		✓	✓		
7. Verification report <ul style="list-style-type: none"> • Verification statement • Survey report and photos • As-built drawings • As-built hydraulic calculations • Management arrangements 			✓		

*If required

1. Site Plans	
Required information:	To include:
Site location plan	A plan that identifies the application site in context with the wider area, showing the scale it was drawn to and the direction of North.
Site topographic survey plan	A plan showing site levels and existing natural and constructed drainage features, including those abutting the site where possible.
Site layout plan	A plan that identifies the proposed locations for developable areas and drainage features.

2. Flood Risk Assessment¹¹	
Required information:	To include:
Flood risk mapping ¹²	Plans showing the extents of flood risk areas and flow routes, considering all sources of flooding.
Vulnerability classification ¹³	A statement of flood risk vulnerability classifications for the different types of development proposed on the site.
Sequential approach to layout ¹⁴	A plan showing that development (including drainage features) is prioritised in the areas at lowest risk of flooding, with consideration given to vulnerability classification ¹⁵ .
Flood modelling report ¹⁶ (if required)	A report demonstrating that existing flood risk models are overstating flood risk, using results from an appropriate modelling methodology as evidence.
Flood mitigation requirements (if required)	An explanation of how flood risk will be appropriately mitigated for, e.g. raised finished floor levels, hydraulically linked level for level and volume for volume flood compensation areas.

¹¹ <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>

¹² <https://flood-map-for-planning.service.gov.uk/map>

¹³ <https://www.gov.uk/guidance/national-planning-policy-framework/annex-3-flood-risk-vulnerability-classification>

¹⁴ <https://www.gov.uk/guidance/flood-risk-and-coastal-change#the-sequential-approach-to-the-location-of-development>

¹⁵ <https://www.gov.uk/guidance/flood-risk-and-coastal-change#para77>

¹⁶ <https://www.gov.uk/guidance/using-modelling-for-flood-risk-assessments>

3. Existing Drainage Details	
Required information:	To include:
Existing drainage systems	A plan showing the location of existing natural and constructed drainage features, giving information on their dimensions and general condition.
Catchments and flow routes	A plan showing the area used for calculating the existing runoff rate, extents of drainage catchments, and any flow routes through the site.
Estimation of runoff rates	Calculations for the estimation of existing greenfield (or brownfield if applicable) runoff rates and volumes for the following storm events: <ul style="list-style-type: none"> • 1 in 100 years (1% AEP) • 1 in 30 years (3.3% AEP) • 1 in 2.3 years (Qbar) or 1 in 2 years (Qmed) • 1 in 1 year (100% AEP)

4. Ground Investigation Report	
Required information:	To include:
Borehole logs	Representative borehole logs from across the site showing the geology and any constraints to infiltration drainage, e.g. high groundwater levels, dissolution features, contamination.
Infiltration testing results	Results of sufficient infiltration testing at the location and depth of any proposed infiltration features. Tests should be undertaken three times in succession, with the lowest rate recorded used for design at that location. Refer to BRE DG 365 ¹⁷ , CIRIA R156 ¹⁸ .
Groundwater monitoring results	Results from monitoring for the maximum likely groundwater level, to a depth of at least one metre below the depth of any proposed infiltration features. The time of year that groundwater peaks may vary depending on the geology and rainfall amounts. Monitoring programmes must record the rise and fall of groundwater levels to determine the peak level.

¹⁷ <https://bregroup.com/store/bookshop/soakaway-design-dg-365-2016-download>

¹⁸ https://www.ciria.org/CIRIA/CIRIA/Item_Detail.aspx?iProductCode=R156

5. Preliminary Drainage Strategy	
Required information:	To include:
Identification of a suitable discharge location ¹⁹	<p>Consideration of the hierarchy of drainage options:</p> <ol style="list-style-type: none"> 1) collected for non-potable use; 2) into the ground (infiltration); 3) to a surface water body; 4) to a surface water sewer; 5) to a combined sewer <p>Evidence of additional permissions and capacity checks must be provided for discharge locations outside of the site, on third party land, or that rely on adopted infrastructure.</p> <p>Foul sewers and highway drainage systems are <u>not</u> appropriate locations for new surface water discharges. The use of deep-bore soakaways is by exception only, despite their reliance on infiltration.</p> <p>Evidence for an alternative drainage strategy must be provided if insufficient information is available for the proposed drainage strategy.</p>
Written drainage strategy	A written surface water drainage strategy including references to drawings and calculations that is compliant with policy, demonstrating that the site can be suitably drained without increasing the risk of flooding. Reference should be made to quantity and quality of water, amenity and biodiversity.
Drainage layout plan	<p>A surface water drainage layout plan showing drainage features of sufficient capacity and at suitable levels, in appropriate locations with due regard given to flood risk areas, topography, and connectivity to discharge locations.</p> <p>The culverting or diversion of watercourses should be restricted to where access is required <u>only</u>, and consent sought from the relevant authority. De-culverting of watercourses is supported where viable.</p>

¹⁹ <https://www.gov.uk/government/publications/national-standards-for-sustainable-drainage-systems/national-standards-for-sustainable-drainage-systems-suds#standard-1-runoff-destinations>

Hydraulic calculations ²⁰	<p>Hydraulic calculations produced using industry-standard software, demonstrating a suitable storage estimate and that post-development runoff rates and volumes do not exceed pre-development runoff rates and volumes for the following storm events:</p> <ul style="list-style-type: none"> • 1 in 100 years (1% AEP) • 1 in 30 years (3.3% AEP) • 1 in 2.3 years (Qbar) or 1 in 2 years (Qmed) • 1 in 1 year (100% AEP) <p>Hydraulic calculations must use the following values:</p> <ul style="list-style-type: none"> • Latest FEH22 rainfall to be used for 1 in 1, 30 and 100 year storm events • FSR sensitivity check for 1 in 1 year storm event, and 15, 30 minute storms for all return periods • Greenfield runoff rates as Qbar or Qmed (ICP SuDS, FEH) • Storm durations from 15 minutes to 10080 minutes (summer and winter) • Cv values of 1 • Maximum rainfall threshold to be set at maximum possible value • MADD factor and pipe network storage volume set to 0 <p>Appropriate climate change allowances for peak rainfall intensity should be applied for the 1 in 30 year and 1 in 100-year storm events.</p> <p>Infiltration features must drain down half their volume within 24 hours for storm events up to the 3.3% AEP event, with mitigation provided for slower half-drain times during larger events.</p> <p>An appropriate allowance for urban creep must be applied to the proposed developable area.</p>
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²⁰ <https://www.gov.uk/government/publications/national-standards-for-sustainable-drainage-systems/national-standards-for-sustainable-drainage-systems-suds#standard-3-management-of-extreme-rainfall-and-flooding>

6. Detailed Drainage Strategy

Required information:	To include:
Identification of a suitable discharge location ²¹	<p>Consideration of the hierarchy of drainage options:</p> <ol style="list-style-type: none"> 1) collected for non-potable use; 2) into the ground (infiltration); 3) to a surface water body; 4) to a surface water sewer; 5) to a combined sewer <p>Evidence of additional permissions and capacity checks must be provided for discharge locations outside of the site, on third party land, or that rely on adopted infrastructure.</p> <p>Foul sewers and highway drainage systems are <u>not</u> appropriate locations for new surface water discharges. The use of deep-bore soakaways is by exception only, despite their reliance on infiltration.</p> <p>Evidence for an alternative drainage strategy must be provided if insufficient information is available for the proposed drainage strategy.</p>
Written drainage strategy	<p>A written surface water drainage strategy including references to drawings and calculations that is compliant with policy, demonstrating that the site can be suitably drained without increasing the risk of flooding. Reference should be made to quantity and quality of water, amenity and biodiversity.</p>
Drainage layout plan	<p>A surface water drainage layout plan showing drainage features of sufficient capacity and at suitable levels, in appropriate locations with due regard given to flood risk areas, topography, finished floor levels, and connectivity to discharge locations.</p> <p>A plan showing the depth and extent of flooding to be managed effectively within the site, where it occurs for the 1 in 100-year storm event.</p> <p>Easements of 3 metres in width must be provided to retain access to SuDS features and watercourses for maintenance.</p>

²¹ <https://www.gov.uk/government/publications/national-standards-for-sustainable-drainage-systems/national-standards-for-sustainable-drainage-systems-suds#standard-1-runoff-destinations>

	<p>The culverting or diversion of watercourses should be restricted to where access is required <u>only</u>, and consent sought from the relevant authority. De-culverting of watercourses is supported where viable.</p>
<p>Hydraulic calculations²²</p>	<p>Hydraulic calculations for the full drainage network produced using industry-standard software, demonstrating that the required storage is available and that post-development runoff rates and volumes do not exceed pre-development runoff rates and volumes for the following storm events:</p> <ul style="list-style-type: none"> • 1 in 100 years (1% AEP) • 1 in 30 years (3.3% AEP) • 1 in 2.3 years (Qbar) or 1 in 2 years (Qmed) • 1 in 1 year (100% AEP) <p>Hydraulic calculations must use the following values:</p> <ul style="list-style-type: none"> • Latest FEH22 rainfall to be used for 1 in 1, 30 and 100 year storm events • FSR sensitivity check for 1 in 1 year storm event, and 15, 30 minute storms for all return periods • Greenfield runoff rates as Qbar or Qmed (ICP SuDS, FEH) • Storm durations from 15 minutes to 10080 minutes (summer and winter) • Cv values of 1 • Maximum rainfall threshold to be set at maximum possible value • MADD factor and pipe network storage volume set to 0 <p>Appropriate climate change allowances for peak rainfall intensity should be applied for the 1 in 30 year and 1 in 100-year storm events.</p> <p>Infiltration features must drain down half their volume within 24 hours for storm events up to the 3.3% AEP event, with mitigation provided for slower half-drain times during larger events.</p> <p>An appropriate allowance for urban creep must be applied to the impermeable areas within residential curtilages (excluding flats and apartments).</p>

²² <https://www.gov.uk/government/publications/national-standards-for-sustainable-drainage-systems/national-standards-for-sustainable-drainage-systems-suds#standard-3-management-of-extreme-rainfall-and-flooding>

Interception drainage ²³	Evidence that the management of everyday rainfall (first 5mm) does not result in surface runoff from the site.
Exceedance flow routing	A plan showing how surface water flows will be managed appropriately through the site when the capacity of the surface water drainage system is exceeded, and how exceedance flows are prevented from entering buildings, e.g. adjustments to road camber and kerbs, finished floor levels of buildings.
Water quality ²⁴	An assessment of the pollution hazard of the development and proposed mitigation offered by the SuDS features. Evidence of manufacturer's technical specifications is required if proprietary treatment systems (items not listed in the simple index approach tables) are proposed.
Amenity considerations ²⁵	A statement on how the proposed drainage strategy maximises benefits for amenity.
Biodiversity considerations ²⁶	A statement on how the proposed drainage strategy maximises benefits for biodiversity.
Maintenance arrangements ²⁷	A schedule of maintenance tasks, to include descriptions, frequencies, and the responsible parties for maintaining each part of the drainage system (including any adoption agreements) and any watercourses is required. A plan showing where different parties have responsibility for maintaining SuDS and watercourses, including easements. Details of how drainage features will be protected during the construction period.

²³ <https://www.gov.uk/government/publications/national-standards-for-sustainable-drainage-systems/national-standards-for-sustainable-drainage-systems-suds#standard-2management-of-everyday-rainfall-interception>

²⁴ <https://www.gov.uk/government/publications/national-standards-for-sustainable-drainage-systems/national-standards-for-sustainable-drainage-systems-suds#standard-4-water-quality>

²⁵ <https://www.gov.uk/government/publications/national-standards-for-sustainable-drainage-systems/national-standards-for-sustainable-drainage-systems-suds#standard-5-amenity>

²⁶ <https://www.gov.uk/government/publications/national-standards-for-sustainable-drainage-systems/national-standards-for-sustainable-drainage-systems-suds#standard-6-biodiversity>

²⁷ <https://www.gov.uk/government/publications/national-standards-for-sustainable-drainage-systems/national-standards-for-sustainable-drainage-systems-suds#standard-7-design-of-drainage-for-construction-operation-maintenance-decommissioning-and-structural-integrity>

7. Verification Report	
Required information:	To include:
Verification statement	A statement written by a suitably qualified person that confirms the adequacy and quality of the installed drainage system.
Survey report and photos	Survey evidence such as CCTV surveys of pipe networks and invert levels of control structures, and photographs of drainage features being installed. A summary of works affecting watercourses should be provided if appropriate.
As-built drawings	As-built drawings to include plans and cross sections for the surface water drainage network, particularly where site constraints have resulted in notable alterations from the original approved drawings.
As-built hydraulic calculations	As-built calculations for the surface water drainage network, particularly where site constraints have resulted in notable alterations from the original approved calculations.
Management arrangements	An updated SuDS management plan, to include the contact details for the party responsible for ongoing maintenance of the drainage system.

11. Additional Requirements for Other Application Types

Minor and non-major development

The LLFA is the statutory consultee for major development with surface water drainage only. No comments will be provided by the LLFA for applications proposing other types of development, however LPAs may refer to this guidance when reviewing submissions for minor and non-major development.

Pre-application advice

Pre-application advice on surface water drainage matters is available from the LLFA for a fee. Benefits of seeking pre-application advice for surface water drainage can include a meeting with the LLFA to discuss the proposals in relation to the site constraints and opportunities, a site visit, and a written summary of advice.

Change of use

There are no requirements to alter the surface water drainage system for a site when a change of use is proposed that does not require alterations to the structure of a building or impermeable area. It is important to determine whether the change of use increases the flood risk vulnerability of the development, and whether an increase in flood risk vulnerability is appropriate relative to the flood risk to the site.

EIA screening and scoping requests

The LLFA does not comment on the requirement for an environmental impact assessment (EIA) or the scope of the assessment. Flood risk assessments are often included as appendices to EIA documents and the content of these may be reviewed. The LLFA would normally include standing advice in the response, in anticipation of any future planning application.

Solar farms

Solar farms introduce impermeable panels elevated over ground which normally remains vegetated. Studies have shown that any increase in runoff rates and volumes may be marginal when compared to undeveloped sites. The most important factors for ensuring that runoff rates do not increase are maintenance of the vegetated cover beneath the panels and preventing compaction of the soil. A maintenance plan should be provided detailing how soil compaction during construction and operation will be minimised. A linear drainage feature at the lower boundary of any site should also be implemented to intercept any additional runoff. Note that any ancillary buildings and hardstanding will require formal drainage.

Adopted Local Plan designated sites

For strategic sites, the principle of development has effectively been confirmed as acceptable. The LLFA will consider these sites with a presumption that outline permission is forthcoming. The risk of flooding will be assessed in case of any updates to the flood risk mapping for the development site area since the relevant SFRA was undertaken.

Phased sites

Where development sites are to be progressed in distinct phases, there is an additional requirement to confirm allowable discharge rates for surface water from each phase. Where phases are divided further into parcels, allowable discharge rates should be confirmed for each parcel. This particularly applies where strategic SuDS serving the wider development are proposed. It is recommended that runoff rates from individual phases should all be restricted to Q_{bar} if this information cannot be provided.

Minerals and waste sites

Suitable surface water drainage provisions must be incorporated in minerals and waste developments. A phasing plan would be required for the lifetime of the development including restoration, showing that flood risk will not be increased for each phase. Consideration must also be given to existing groundwater flows through the site and how the fill material may impact these flows once the site is restored. The site should be restored so that the drainage catchments are representative of the undeveloped site.

Retrospective planning applications

Retrospective planning applications should provide sufficient information to show that suitable provisions are in place for surface water drainage in accordance with LLFA requirements. If this cannot be demonstrated, the LLFA would object until suitable drainage details are provided.

12. Standard Conditions

A decision notice for an approved planning application will usually include a condition that lists approved plans, which the development must be carried out in accordance with.

Approved Plans

The development hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by [the LPA] as local planning authority pursuant to any conditions on this decision letter.

If any drainage documentation submitted for planning is to be recommended by the LLFA for inclusion on the list of documents following this condition, it must be acceptable in whole, suitable for construction use and entirely within the remit of the LLFA. Issues may arise where a drainage strategy document also includes foul drainage elements, or details that should be approved through Land Drainage Consent. It may not be appropriate to approve documents in whole for these reasons unless there is support from all other relevant consultees.

A compliance condition may be appropriate for full applications that demonstrate an acceptable detailed drainage strategy. This would be proposed for applications where sufficient drainage information has been provided to allow the LLFA to confirm the suitability of all aspects of the drainage design.

Surface Water Drainage – Compliance

The surface water drainage system shall be implemented in accordance with the approved drainage design documentation prior to the first use of the development.

- *Document 1*
- *Document 2*
- *Etc.*

Reason: To ensure that the development does not increase flood risk.

For most outline and full planning applications where it has been proven that the site can be effectively drained, but further detailed surface water drainage information is required, a pre-commencement condition is appropriate. Any parts of the condition that are not relevant to a particular application may be removed in the response.

Surface Water Drainage – Detailed Design

No development shall take place [for each phase] until a detailed surface water drainage strategy for the site, based on sustainable drainage principles, has been submitted to and approved in writing by the local planning authority. The strategy should include but not be limited to:

- a. *An updated detailed surface water drainage strategy, or a technical summary of any changes made to the original drainage strategy.*
- b. *A phasing plan demonstrating that the strategic drainage system serving any part of the development will be constructed and operational prior to the construction of the remainder of that development phase.*
- c. *The results of infiltration testing undertaken in accordance with BRE 365 or similar best practice guidance at the location and depth of proposed infiltration features.*
- d. *The results of groundwater level monitoring at depths of at least one metre below the bases of proposed infiltration features to determine the likely maximum groundwater level, usually during the winter/spring period.*
- e. *Detailed surface water drainage plans clearly demonstrating the type, layout, dimensions and catchments of drainage features, to include direct references to the hydraulic calculations report.*
- f. *Detailed surface water drainage hydraulic calculations demonstrating that:*
 - *runoff rates for the developed site will not exceed the equivalent greenfield runoff rates (or 50% of the equivalent brownfield rates where applicable) for all storm events up to the 1% AEP event,*
 - *infiltration features drain down half their volume within 24 hours for storm events up to the 3.3% AEP event, with mitigation provided for slower half-drain times during larger events,*
 - *no surcharging occurs for the 50% AEP event,*
 - *no flooding occurs for storm events up to the 3.3% AEP event plus an appropriate climate change allowance for peak rainfall,*
 - *any flooding occurring for the 1% AEP event plus an appropriate climate change allowance for peak rainfall is managed appropriately within the site,*
 - *impermeable areas within residential curtilages (excluding flats) have been increased by 10% to approximate the effect of urban creep.*
- g. *A plan showing that exceedance flood flow routes do not adversely affect the proposed development if the surface water drainage system fails.*
- h. *An assessment of how the proposed SuDS features will mitigate the pollution hazard posed by the development, in accordance with the simple index approach outlined in CIRIA C753 The SuDS Manual.*
- i. *Details for the long-term maintenance arrangements for the surface water drainage system, to include details of protection measures during construction, and maintenance schedules and plans showing liability for each part of the completed drainage system.*

- j. *Details of accessible easements of at least three metres in width adjacent to watercourses and proposed drainage features on or abutting the site to allow access for maintenance.*

Reason: To ensure that the development does not increase flood risk.

Once the detailed drainage design has been approved, it is important to ensure that its implementation on site is undertaken in accordance with those approved details. It is also important to record any adjustments to the drainage system, which may be required due to unforeseen constraints on site.

SuDS Verification Report

No occupation of the development shall take place until a surface water drainage verification report has been submitted to and approved in writing by the local planning authority. The report should include but not be limited to:

- a. *A summary of any design changes to the approved surface water drainage system (including updated calculations if required),*
- b. *evidence of any adoption agreements (if applicable),*
- c. *dated photographs documenting the construction and installation of the drainage system,*
- d. *as-built drawings of the drainage system, to include invert levels,*
- e. *a CCTV survey report for the completed drainage system,*
- f. *an updated SuDS management plan, to include the contact details for the party responsible for ongoing maintenance of the drainage system.*

SuDS shall then be managed in accordance with the approved SuDS management plan, with any changes required to the plan agreed with the Local Planning Authority prior to implementation.

Reason: To ensure that the development does not increase flood risk.

Informative notes may be used to encourage applicants to consider other implications of the development proposals, such as works affecting ordinary watercourses. Note that the EA is responsible for issuing environmental permits for works on or near to main rivers.

Land Drainage Consent Informative

Please note that any works affecting an ordinary watercourse may require prior consent under section 23 of the Land Drainage Act 1991 in addition to any planning permission. Land Drainage Consent is administered by [named authority] under relevant powers delegated by the LLFA. Note that the granting of planning permission does not guarantee that consent will be given for any works on ordinary watercourses.