

The Welborne Plan

Fareham Borough Council

Response to Inspector's Question (Post Hearing)

March 2015

CD-48

1 Introduction

1.1 On 5th March 2015, the Inspector asked the following further question to the Council:

1.2 *“From 6th April 2015 local planning policies should ensure that SuDS are in place, unless demonstrated to be inappropriate (see Written Ministerial Statement made on 18th December 2014).*

Are there any implications of the Statement for the Welborne Plan (LP3) that I should be aware of?”

1.3 A response was requested by 20th March 2015, and is set out below. The Inspector’s Question has been added to the Examination Documents (ID-20). The Ministerial Statement has also been added to the library of submission documents (ND16).

2 Purpose of the Statement

2.1 As part of the Government’s continuing commitment to protect people and property from flood risk they consulted on proposals to secure sustainable drainage systems (SuDS) in new development. The Statement was published alongside the consultation response and makes it clear that the Government expects that SuDS will be provided in new development wherever this is appropriate.

2.2 The Statement applies for major developments and sets out how this should be applied to the consideration of planning applications. It confirms that the proposed changes will take effect from 6 April 2015 and that the “current requirement in national policy that all new developments in areas at risk of flooding should give priority to the use of sustainable drainage systems will continue to apply.” The Statement also acknowledges the Environment Agency’s role as a statutory consultee in this process.

3 Implications for the Welborne Plan

3.1 The Council considers that the current Policy framework as set out in the Core Strategy and LP3 provides a suitable framework for the delivery of SuDS. The High Level Development Principles set out in Core Strategy Policy CS13: North of Fareham Strategic Development Area, as amended by Policy WEL2 of the Welborne Plan, states *“Each main phase of the development will fully integrate Sustainable Drainage Systems into the network of open spaces, to mitigate potential flood risk, allowing the new community to adapt to climate change whilst providing biodiversity benefits and enhanced recreational opportunities...”*

3.2 This should also be read alongside Welborne Plan Policy WEL39: Flooding and Sustainable Drainage Systems which, as amended by Main Modification MM19, states -

WEL39 - Flooding and Sustainable Drainage Systems

Initial or outline planning applications for Welborne must include a site-specific flood risk assessment for the development site, to demonstrate that the proposed development will not increase flood risk on the Welborne site or elsewhere.

The development of Welborne shall manage flood risk, in accordance with the findings of the site-specific flood risk assessment through the integration of Sustainable Drainage Systems (SuDS). A comprehensive SuDS Strategy showing the principles of delivery, future management and maintenance across Welborne, shall be prepared and submitted with the initial planning applications.

The type of SuDS proposed at Welborne by the site-wide SuDS Strategy, shall:

- i. Manage surface water arising from the development within the site, with no net increase, and where possible, a reduction in run-off rates and volumes; and**
- ii. Control run-off and prevent flooding for up to a 1 in 100 year rainfall event with a 30% allowance for climate change; and**
- iii. Follow the SuDS management train and be fully integrated with the green infrastructure network; and**
- iv. Be designed and built to the appropriate adoptable standard, as agreed with the Council and the appropriate SUDS Adoption Body.**

3.3 The Council believes that these policies provide a clear focus on the need to consider water run-off and flood risk both on and off-site in the new development. This, alongside the Ministerial Statement, provides the emphasis on using SuDS as a method of achieving this. Whilst the policy could replicate the wording of the Ministerial Statement this is considered to be unnecessary duplication given the framework for delivering SuDS that already exists within the Welborne Plan.

3.4 To that end, the Council considers that that there are no implications of this Ministerial Statement on the Welborne Plan that the Inspector needs to be aware of, and no amendments to the Welborne Plan are required.