

Sustainable Drainage Systems (SuDS) – Supplementary Note

DS – 30/01/2025

The development includes a Sustainable Drainage System (SuDS) designed to ensure there is no flow off site in all storms up to the 100 year +40% storm event. This is fully compliant with current planning policy requirements for the project.

As per the comments received from the Council's Landscape and Trees Team, it is acknowledged that a more innovative SuDS solution could be provided; which combines with the landscape scheme to use surface water in a fun and educational way as part of the play resource for the school. However:

- Such additional SuDS features will come at additional cost to the project;
- Such additional SuDS features will require more bespoke management and maintenance. A commitment from the future operator of the school that they are willing to manage and maintain the features (and incur the costs of doing so) would therefore also be required before the additional features could be committed to. At the time of writing, the operator for the school has not been confirmed;
- The designed scheme is already policy compliant. Whilst such additional SuDS features would undoubtedly be supported by currently existing planning policies, there are no existing planning policies or WBC planning design guidance that stipulate that this is an absolute requirement of the development; and
- Neither do the Council have any policies outside of the Development Plan/Planning that stipulate that this is a requirement of a WBC project – as it does for example in relation to sprinklers and Net Zero Carbon which are not currently required of Council projects under planning policy or building regulations, but which the Council have nevertheless identified as corporate priorities and therefore accept the not insubstantial additional costs that they incur.

The Council do not have an open budget for this project and will need to demonstrate financial prudence in the spending of public money to deliver the school. Like all councils WBC is facing severe financial pressures as it looks at how it can set a balanced budget, protect services and invest in the borough's future.

Where the additional SuDS are not an absolute planning requirement of the project, it follows that the requirement to deliver them (and to incur the additional costs against the project) should not be imposed as part of a planning permission. Whilst the additional features would be nice to have, as it stands, they are not a WBC priority for the school project at this time.

The Project Team will re-look at the SuDS as the detailed design progresses. If additional SuDS features can be provided in a cost effective manner, and if a budget can be identified, and if the school operator 'buys-in' to the ongoing management and maintenance, then additional features could be incorporated in at a later date. As per the requirements of condition 61 of the outline planning permission, the technical design of the drainage scheme will be submitted for the LPA's approval prior to works commencing on site. That submission will include full and final details of the SuDS provisions.