

Policy E5: Sustainable drainage systems (SuDs)

The Council expects applicants to submit details of a SuDs with applications for:

- a. major development;
- b. development on land that is at risk from flooding (unless there is clear evidence that SuDs would be inappropriate); and
- c. development where surface water run-off from development is likely to increase the risks from flooding elsewhere (including sewer flooding caused by high groundwater levels).

Where needed, sustainable drainage systems should be designed taking account of:

- d. the character and nature of the proposed development;
- e. the characteristics (including risks from flooding, geology, water table and surface features of land) of the site and its surroundings;
- f. costs of the drainage system and arrangements for ongoing maintenance and operation over the lifetime of the development;
- g. opportunities to reduce the causes and impacts of flooding on site or elsewhere; and
- h. opportunities for maximizing biodiversity benefit.

There must be no surface water connections to foul sewer systems. Applicants must consider approaches to discharge surface water through SuDs in the following order of preference:

- i. into the ground;
- ii. to a surface water body;
- iii. to a surface water sewer, highway drain, or another drainage system; and
- iv. a combined sewer.

Sustainable drainage systems that are designed to discharge water into the ground or a surface water body, may not be appropriate on or close to:

- i. unstable land (including land close to the coast line within the 400 metre No-Water Discharge Consultation Zone as identified on the policies map);
- j. contaminated land; or
- k. land with a high water table.

Coastal change

- 81.** Purbeck's 90 kilometre coastline extends from Poole Harbour in the east, around the Isle of Purbeck, to White Nothe in the west. The coastline is largely undeveloped and undefended along most of its length. Coastal protection works in Swanage have an impact on a 1.8 km stretch of the coastline that extends from the southern part of Swanage Bay around to Ballard Estate to the north. The works include concrete/stone walls and timber/stone groynes.
- 82.** The Council has used the evidence of predicted coastal erosion zones, presented in the Poole and Christchurch Bays Shoreline Management Plan Review (2011) and the South Devon and Dorset Shoreline Manage Plan Review (2011), to identify coastal change management areas (CCMAs) on the policies map. These are parts of the shoreline that are likely to be affected by coastal change (as a consequence of erosion, coastal landslip, permanent inundation or accretion) over the next 100 years.
- 83.** The Council's approach to development within CCMAs has been developed in accordance with planning guidance for flood risk and coastal change. New homes will not be appropriate in CCMAs. Essential infrastructure and Ministry of Defence (MoD) installations may be appropriate provided certain criteria can be satisfied. In all other instances, the Council will assess whether development is likely to be appropriate in a CCMA on an individual basis taking account of a vulnerability assessment prepared by the applicant. Applicants will need to consider the level of risk from coastal change, the site characteristics and the nature of the proposed development when preparing their vulnerability assessment. The relevant shoreline management plan will provide more guidance on whether a site is likely to be at risk from coastal change in the short, medium or long term ie. 0-20, 20-50 or 50-100 years respectively.
- 84.** The Council will also take account of the policy recommendations relating to the future management of Purbeck's coastline, in the Poole and Christchurch Bays Shoreline Management Plan and the Durlston Head to Rame Head Shoreline Management Plan, when considering planning applications relating to existing and proposed coastal defences.

- 85.** Where existing development is at risk from coastal change, the Council's CCMA policy also permits replacement development elsewhere. The assets, or areas of particular importance, referred to in the policy include land:
- a) designated under the Birds and Habitats Directives, the Ramsar Convention of Wetlands of International Importance, and/or designated Sites of Special Scientific Interest;
 - b) designated as green belt;
 - c) local green space;
 - d) Areas of Outstanding Natural Beauty or Heritage Coast;
 - e) ancient woodland;
 - f) heritage assets; and
 - g) at risk from flooding.