

**City Development**  
Planning Guidance  
Surface Water and Drainage  
June 2020



# Contents

---

1 - Introduction	2
2 - Policy Context	3
3 - Clarification of Council's Expectations	4
4 - Pre Planning and Planning Application Process	5
5 - Further Guidance	8

# 1. Introduction

---

- 1.1. The purpose of this guidance is to help applicants understand Dundee City Council's expectations and requirements in respect of the surface water and drainage information required to support planning applications for development in Dundee.
- 1.2. The guidance should facilitate the efficient validation and processing of planning applications.

## 2. Policy Context

---

### 2.1. Scottish Water Context

The starting position on the management of surface water through Scottish Water infrastructure assets is that any new surface water connections to the combined sewer network will not be accepted. This is for reasons of sustainability and to protect customers from potential future sewer flooding.

2.2. Developers are asked to fully explore alternatives to connecting to the combined sewer network. Typically this will be through the use of sustainable drainage systems that manage surface water on site as near to source as possible by slowing down the water run-off and treating it naturally, thereby allowing the release of good quality surface water to the water environment.

2.3. There may be limited exceptional circumstances where Scottish Water would allow such a connection to the combined sewer network for brownfield sites only, however this will require significant justification from the applicant taking account of various factors including legal, physical, and technical challenges.

2.4. Further information including the Scottish Water Surface Water Policy can be accessed via: <https://www.scottishwater.co.uk>

### 2.5. Planning Policy Context

The Dundee Local Development Plan 2019 contains planning measures which seek to reduce the City's impact on the natural and built environment by managing flood risk and the water environment. It notes that Sustainable Drainage Systems (SuDS) are a well-recognised method of dealing with surface water in an environmentally friendly and economical manner. Policy 37: Sustainable Drainage Systems sets out the requirements for the management of surface water.

#### **Policy 37: Sustainable Drainage Systems**

Surface water discharging to the water environment from new development must be treated by a Sustainable Drainage System (SuDS) except for single houses or where discharge is to coastal waters. SuDS should be designed so that the water level during a 1:200 year rainstorm event plus allowances for climate change and future urban expansion is at least 600mm below finished floor levels. This incorporates an allowance for the effect of climate change. In addition, proposals will be encouraged to adopt an ecological approach to surface water management, ensure an appropriate level of treatment and exploit opportunities for the system to form an integral part of the Dundee Green Network through habitat creation or enhancement through measures such as the formulation of wetlands or ponds. Proposals should have no detrimental impact on the ecological quality of the water environment.

- 2.6. As design solutions have the potential to create new green or blue infrastructure they have the ability to form an important part of the Green Network as promoted through Policy 28: Protecting and Enhancing the Dundee Green Network. Developers should therefore consider this potential when designing sustainable drainage systems.

## **3. Clarification of Council's Expectations**

- 3.1. In accordance with Policy 37 Dundee City Council requires surface water from new development to be treated by SUDS except for single houses or where discharge is to coastal waters.
- 3.2. SUDS schemes should be designed in accordance with the current edition of Sewers for Scotland and to the standard required to enable them to be vested by Scottish Water. This means that SUDS systems and the associated infrastructure should be located within public areas and be maintained by a publically accountable in perpetuity organisation/body. Privately maintained drainage systems serving more than two properties will generally not be acceptable.

## 4. Pre Planning and Planning Application Process

---

### Pre-application discussions

- 4.1. Applicants are encouraged to have early engagement with Dundee City Council and Scottish Water. This will allow officers to provide advice in relation to surface water drainage, flood risk, and the information required to support a planning application. Applicants are asked to use our pre-application enquiry form to engage in pre-application discussions. The form is available to download via our website: [www.dundee.gov.uk](http://www.dundee.gov.uk)

### Planning Application Requirements

- 4.2. Before a planning application will be validated by Dundee City Council, the applicant must:
- Answer the relevant questions on the planning application form regarding drainage
  - Illustrate on a plan the location of surface water drainage system and associated infrastructure
  - Indicate any outflow to existing Scottish Water Infrastructure, water environment or coastal waters
  - Provide a statement of how it is proposed to dispose of surface water from the development

- 4.3. This information enables the consideration of the acceptability of the proposed means of draining the site. The absence of this information will prevent the validation and determination of the planning application.

### Planning Application Consultation

- 4.4. Once a planning application is validated Planning Officers will consult with our own engineers, Scottish Water and if necessary Scottish Environmental Protection Agency (SEPA) to consider the acceptability of the proposal.

- 4.5. Dundee City Council engineers will be asked to comment on:
- whether the proposed means of drainage is acceptable in principle;
  - whether there a risk of flooding, and if so, is a flood risk assessment required; and
  - whether there are any planning conditions required that would allow planning permission to be granted.
- 4.6. Scottish Water is a statutory consultee within the planning legislation where development is likely to result in a material addition to their infrastructure or a change in services they provide and comments on all planning applications which are referred by Dundee City Council. Scottish Water does not object to a planning application unless the development could possess a significant risk to their public assets or has the potential to impact on public health as a result of their assets being compromised.
- 4.7. Planning Officers will also consult with SEPA where the site is located within, or close to, an area identified as being at risk of flooding as illustrated on SEPA's Flood Map. SEPA will comment on the need for and/or content of a flood risk assessment, considering the effect of the surface water drainage solution on the local water environment. In instances where SEPA has advised against the granting of planning permission or has recommended conditions which the council does not propose to attach to the planning permission, the application must be notified to Scottish Ministers before planning permission can be granted.
- Decision Making and Planning Conditions**
- 4.8. Before an application can be approved, the council must be satisfied that an appropriate SUDS system can be implemented and thereafter maintained without detriment to proposed development, the site, the surrounding area or areas downstream of the site.
- 4.9. If it is proposed to discharge surface water to the combined sewer network the council will require written confirmation from Scottish Water that this is an acceptable drainage solution.

- 4.10. Whilst Dundee City Council would encourage applicants to provide comprehensive drainage designs at the planning application stage, certain matters could be made a condition of planning permission. Relevant matters which it would be acceptable to condition include:
- Detailed engineering calculations
  - Surface water drainage/SUDS design compliance certificates
  - Independent check certificates
  - Evidence of professional indemnity insurance
  - Inspection and maintenance regimes
- 4.11. Applicants should note that making these a condition of a planning permission does not guarantee that the Council will approve the matters proposed to discharge the condition(s) or that Scottish Water will vest the asset. If conditions are unable to be discharged, development will not be able to commence on site. Additionally, if the drainage scheme changes this could affect the layout of the development and may require a further planning application to consider the alternative scheme.



## 5. Further Guidance

---

### SUDS Working Group

- 5.1. The council hosts a monthly SUDS Working Group meeting where our engineers and customers can discuss drainage proposals with representatives from Scottish Water and SEPA. Further information can be obtained by emailing [cityengineers@dundeecity.gov.uk](mailto:cityengineers@dundeecity.gov.uk)

### Technical Guidance

- 5.2. Dundee City Council's engineers have prepared technical guidance on surface water drainage, SUDS design and flood risk assessment. This contains standing technical advice, and copies of blank drainage and flood risk certificates. These can be accessed via <https://www.dundeecity.gov.uk>

### Contact Details

City Development Department  
Dundee City Council  
Dundee House  
50 North Lindsay Street  
Dundee, DD1 1LS  
Website: [www.dundee.gov.uk](http://www.dundee.gov.uk)

Planning Team  
Telephone: 01382 434000  
email:  
[planning@dundee.gov.uk](mailto:planning@dundee.gov.uk)

City Engineer's  
Telephone: 01382 434000  
email:  
[cityengineers@dundee.gov.uk](mailto:cityengineers@dundee.gov.uk)

Scottish Water Development Services Team  
Telephone: 08003890379  
Email: [developmentoperations@scottishwater.co.uk](mailto:developmentoperations@scottishwater.co.uk)  
Website: [www.scottishwater.co.uk](http://www.scottishwater.co.uk)

**This information is made available in large print or in an alternative format that meets your needs.**

<b>Chinese</b>	欲知詳情，請致電：01382 435825
<b>Russian</b>	Более подробную информацию можно получить позвонив по телефону: 01382 435825
<b>Urdu</b>	مزید معلومات کے لئے برائے مہربانی 01382 435825 پر فون کریں۔
<b>Polish</b>	po dalszą informację zadzwoń pod numer 01382 435825
<b>Alternative Formats</b>	For further information please contact the issuer of this publication

