

10.36. Development proposals that lie adjacent to a canal, river or tributary should ensure that the natural features and functions of the watercourse and its wider corridor are retained, or where possible reinstated and that appropriate habitat buffers are established.

10.37. Physical and visual access to watercourses will be promoted where it respects the natural function of the watercourse and sensitive nature of the river corridor as a whole.

10.38. Where a development site contains areas identified as flood plain, the development layout design should ensure that no surface water attenuation features are located in Flood Zone 3. There should be an 8 metre easement to allow maintenance and access to all main rivers and to ensure that the river corridor is sensitively managed to support environmental infrastructure (including wildlife corridors) and to protect/improve habitat for Biodiversity Action Plan (BAP) species and/or ecological networks.

10.39. Finished floor levels for both residential and commercial buildings must be set a minimum of 600mm above the 1% Annual Exceedance Probability (1 in 100 year) plus climate change flood level. Single-storey residential development will not be permitted in Flood Zone 3 as they offer no opportunity for safe refuge on upper floors. For developments requiring a Flood Risk Assessment, further information is available in the national Planning Practice Guidance (MHCLG), which includes a checklist for site specific assessments.

10.40. Development proposals will take full account of the biodiversity value of watercourses and river corridors and their role in supporting local ecological networks. Impacts from lighting, noise and visual disturbances should be avoided or mitigated and opportunities to create, enhance and restore adjacent habitats for biodiversity will be encouraged.

Policy SDC6: Sustainable Drainage

Sustainable Drainage Systems (SuDS) are required in all major developments and all development in flood zones 2 and 3. Such facilities should preferably be provided on-site or, where this is not possible, close to the site, and:

- Be designed and located outside the floodplain and to integrate with Green and/or Infrastructure functions;
- Be appropriate for the needs of the site;
- Promote enhanced biodiversity;
- Improve water quality;
- Increase landscape value; and
- Provide good quality open spaces.

Infiltration SuDS is the preferred way of managing surface water. The developer will carry out infiltration tests where possible and a groundwater risk assessment to ensure that this is possible and that groundwater would not be polluted. Where it is proven that infiltration is not possible,

surface water should be discharged into a watercourse (in agreement with the Lead Local Flood Authority (LLFA)) at pre-development greenfield run off rates or into a surface water sewer if there is no nearby surface water body.

In exceptional circumstances, where a sustainable drainage system cannot be provided, it must be demonstrated that:

- An acceptable means of surface water disposal is provided which does not increase the risk of flooding or give rise to environmental problems and improves on the current situation; and
- Contributions will be made to off-site SuDS schemes if located in an area known to suffer surface water flooding the development should seek to offer a strategic solution.

10.41. SuDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site, compared with traditional drainage approaches which can cause problems of flooding, pollution or damage to the environment, and may be not sustainable in the long term. SuDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SuDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity. Proposals should include details of future maintenance of SuDS. Warwickshire County Council is the 'Lead Local Flood Authority' with responsibility for developing, maintaining and monitoring a Local Flood Risk Management Strategy in partnership with other relevant bodies in the area.

10.42. Warwickshire County Council may also introduce its own local standards in addition to national standards. The County Council also has a duty as the lead flood authority to prepare preliminary flood risk assessment maps in accordance with the EU Flood Directive.

10.43. Discharge into the Grand Union Canal or the Oxford Canal will require a separate agreement and licence from the Canal & River Trust and be subject to assessment. Discharging or building structures such as outfalls into an ordinary watercourse requires consent from Warwickshire County Council as the Lead Local Flood Authority.

Policy SDC7: Protection of the Water Environment and Water Supply

Developers will be expected to ensure that there is adequate water supply to serve existing and proposed developments by:

- Minimising the need for new infrastructure by directing development to areas where there is a guaranteed and adequate supply of water having due regard to Severn Trent's Water Resource Management Plan and Strategic Business Plan as well as the findings of the Water Cycle Study; and