



Water. People. Places.

A guide for master planning sustainable drainage into developments

Prepared by the Lead Local Flood Authorities of the South East of England

AECOM

ABOUT THE GUIDANCE

This guidance outlines the process for integrating sustainable drainage systems (SuDS) into the master planning of large and small developments. Consideration of the movement of water and its interaction with space at the earliest stage of design is crucial to the success of SuDS and allows the developer to maximise wider benefits. This guidance complements existing guidance on SuDS design, maintenance and operation which should be used to inform detailed design and delivery of SuDS.

The Flood and Water Management Act 2010 provides the legislative intention to require all new developments to incorporate SuDS.

The National Planning Policy Framework (NPPF) is also a key driver, stating that development should give “priority to the use of sustainable drainage systems”. The NPPF also sets out key priorities for planning to address, including climate change, flood risk, water quality and biodiversity - all challenges that SuDS will help to address.

Who is this for?

This guidance should be used by developers and planners and other practitioners involved in the planning and design of the built environment in the South East of England.

How should the document be used?

The South East Lead Local Flood Authorities expect this guidance to be used as part of the initial planning and design process for all types of residential, commercial and industrial development. It has been developed through a partnership of South East Authorities and it intends to provide a consistent approach to best practice design of SuDS at the master planning stage. Specific local requirements for SuDS design and adoption may also be set by the Lead Local Flood Authorities.



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OUR VISION

OUR VISION



Sustainable drainage systems (SuDS) represent an opportunity to create great places and maximise the value and desirability of property schemes whilst managing water better. To capture this potential and ensure cost-effective solutions are delivered, SuDS must be considered from the very beginning of a project and integrated with design via the master planning process. As the Lead Local Flood Authorities in the South East, we expect to see SuDS as an integral element of all development and encourage planners and developers to use SuDS as a tool for place-making and good design.

The benefits of early consideration of SuDS are substantial for developers as well as the communities that will live in the development. When designed well, SuDS can increase property value, mitigate local flood risk, moderate microclimate, benefit ecology, provide new sources of water and create valuable amenity spaces for communities to enjoy. Furthermore, evidence shows that the cost of SuDS construction can also work out much cheaper than traditional drainage methods if planned properly and from the very start.

We acknowledge there can be challenges in delivering SuDS in some developments. However, we envisage that this guide will stimulate integrated working and cooperation between those involved in planning the built environment, helping to unlock pragmatic solutions to these challenges. This guide promotes a fresh and creative approach to the planning and design of SuDS, demonstrating that a drainage strategy which uses water to shape and celebrate place is one of the most effective tools a designer has to hand.

Image courtesy of CIRIA