

### **SG Developer Contributions3: Water and waste water drainage infrastructure**

**We will approve development, subject to other policies, if it complies with the following criteria.**

- 1. All new development must be serviced satisfactorily either by mains water supply or, if the developer is able to demonstrate an alternative private supply is adequate (including where necessary, potable water), then by that private water supply.**
- 2. For waste water disposal:**
  - (i) it is in an area served by existing or committed future public waste water drainage infrastructure and there is sufficient capacity to allow development to happen; OR**
  - (ii) where a connection to the public drainage infrastructure is demonstrated to be unfeasible, taking into account cost and/or practicability, it has been demonstrated that satisfactory disposal of sewage can be achieved through connection to private drainage infrastructure without negative impacts on amenity, public health or the environment.**
- 3. Surface water drainage must be dealt with in a sustainable manner and in ways that avoid flooding and pollution, through the application of an integrated Sustainable Drainage System (SuDS).**

**For all non-domestic developments and residential developments over 10 houses, or if further investigation / modelling work is required to identify the impacts on the current infrastructure, a Development Impact Assessment, which will involve Scottish Water, will be required. This will be the responsibility of the developer.**

#### **Reasoned Justification**

This policy puts responsibility on the developer to satisfy Aberdeenshire Council that they have met the required standards in terms of satisfactorily servicing the new development. Scottish Water and SEPA are key consultees and should be approached at an early stage, to establish what capacity may be available or if provision for new capacity can be made available.

#### ***Water Supply***

Part of the aim of this policy is to ensure that all new developments are provided with an adequate and where necessary potable water supply. Where possible this should make use of existing mains water supply. Confirmation of the availability of this should be sought from Scottish Water, whose consent will also be required for any new connection. A Water Impact Assessment may be required should the impact of any new development need further investigation/modelling work.

Where mains water supply is not available, a new private supply may be sourced to service development. The onus will be on the developer to demonstrate, through approval from SEPA, that any new supply is adequate

to serve the development proposed, and that in the instance of domestic use, it is of potable quality. Groundwater abstractions are regulated under CAR in accordance with SEPA policies and guidelines.

### ***Foul Drainage***

Part of the aim of this policy is to achieve satisfactory disposal of sewage and thereby to maintain and improve standards of public health, amenity and the quality of the environment.

Indirect discharge to groundwater is regulated under the Environment (Controlled Activities)(Scotland) Regulations 2005(CAR) in accordance with SEPA policies and guidelines.

It is the responsibility of the applicant to demonstrate that a proposed development is effectively served by a satisfactory foul sewerage system. The first consideration must be to provide a system of foul drainage discharging into the public sewer. Only if it is demonstrated that this is not feasible should a private treatment system be considered and proposed, if appropriate.

An application for a private treatment system must be supported by a full assessment of the proposed system, including an assessment of the impact of disposal of final effluent, whether it is disposed of to ground or discharged to surface water.

For development in areas served by public drainage infrastructure which cannot connect to the public drainage infrastructure directly, planning permission may be granted on the condition that the development is served by a private treatment plant on a temporary basis, with a requirement to connect to public drainage infrastructure when this becomes available.

### ***Surface Water***

Part of the aim of this policy is to address pollution and flooding problems, which may result from directly discharging surface water into sewers and water courses. *Sustainable drainage systems* (SuDS) not only reduce the amount of flooding and diffuse pollution, but also improve the environmental quality of development to the benefit of the local community. All SuDS should conform to the standards set out in Sewers for Scotland 2<sup>nd</sup> Edition and the SuDS Manual (2007).

The SuDS Manual (2007) requires SuDS to be considered for development at an early stage in project design. This will allow considerations relating to land take and layout to be considered at a stage when proposals are most flexible and change is least costly to the development. SuDS are now a statutory requirement for most new development under CAR.

Developers should take into consideration the land requirement needed for SuDS when considering housing density, and the opportunity that certain SuDS may contribute to satisfying a development's open space requirement. Opportunities should be sought to enhance the biodiversity of a site through the design and planting of SuDS. A SuDS scheme should also be in place for the treatment of surface water during construction, to reduce the impact of contamination of water courses.