

# WYCHAVON

## Water Management

For Householder Applications



Advisory Leaflet

# Guidance Note on the Production of a Water Management Statement for Householder Applications:



The adopted South Worcestershire Development Plan 2016 at policy SWDP29: Sustainable Drainage Systems requires a Water Management Statement (WMS) to accompany all planning applications where water will be used and/or disposed of.

The purpose of this note is to explain the basic requirements of a WMS for various types of development.

The principles guiding the production of WMS for householder applications are as follows:

- To ensure that the disposal of surface water does not create or exacerbate flooding problems either on or off site
- That due consideration has been given to sustainable measures to manage surface water from the development and that such measures have been included where practical (including for example water butts, rainwater harvesting and greywater recycling).  
– See Water Management Techniques for further detail
- To minimise the use of water where necessary within the development (for example dual flush toilets and other water efficient appliances).

Generally there is no need to engage with an agent or consultant to undertake a WMS; it does not need to be produced by a professional, particularly if the application is for a small development such as an extension. Prior to the submission of a WMS, pre-application discussions are encouraged. For pre application advice and any other enquiries relating to the production of a WMS please contact WDC Engineers.

A WMS can consist of anything from a few lines to a couple of paragraphs to a single side of A4. For larger or more complex developments greater detail may be necessary.

A Flood Risk Assessment (FRA) may also need to be submitted in areas of flood risk; however this will be dependant on the size, type and location of the development. If a FRA is required for householder applications this is likely to be a brief document.



**Table 1.** Examples of what is expected for the WMS depending upon the development

Type of development	Measure to Consider	Reason	WMS Produced
New driveway, increased area of existing driveway or paving - greater than 5m <sup>2</sup>	Use of permeable surface, either permeable block paving or gravel; impermeable surfacing can be used but in conjunction with drainage system to storage (possibly for recycling) if where ground conditions prove unsuitable for soakaways particularly for draining larger areas	To reduce surface water runoff from impermeable areas that could contribute to surface water flooding	A simple paragraph explaining the method to be used will suffice
Porch or small extension	Water butts on downpipes to capture water for re-use in garden irrigation with residual flow to soakaway if ground conditions allow - dependant on size of development	To reduce the discharge of surface water into the ground, particularly ground conditions are unsuitable for soakaways	As above
Large extension or development of a single property	Rainwater harvesting to capture discharge of roof water for non drinkable use, ie flushing of toilets; water butts on downpipes; low water use appliances ie dual flush toilets; permeable paving	To reduce the discharge of surface water; to encourage recycling of surface water; to reduce the use of fresh water	Depending on the size and type of development a few paragraphs may cover what is proposed. A page of A4 should be sufficient to detail a larger development, such as a single detached property.

## What are Water Management Techniques?

Water Management Techniques aim to prevent run-off as it drains from a site. There are a number of techniques that can be applied to help manage water, as a result of development, including:

SuDS (Sustainable Drainage Systems) provide a sustainable solution to help reduce and manage surface water run off, which might otherwise cause flooding, and pollution. These are physical structures built to receive surface water run-off and provide drainage solutions that mimic natural processes

rather than piped solutions.

The council will require the provision of SuDS techniques in all householder proposals that involve changes to a sites drainage characteristic, in order to minimise the impact of surface water run-off from the site.

Details about SuDS techniques can be found in the CIRIA publication 'The SUDS manual (C697)' available from their website: [www.ciria.org](http://www.ciria.org)

Rainwater harvesting is described as water collected from roofs and directed to either water butts, above or underground tank(s). This water is then pumped on demand direct to toilets, washing machine and outside taps.

Greywater recycling is defined as the re-use of water from the bath, shower and wash hand basin. The ideal situation for greywater is in living accommodation where sufficient amounts are generated daily for reuse in toilets, the washing machine and any outside tap.

For the full adopted policies, SWDP29: Sustainable Drainage Systems and SWDP30: Water Resources, Efficiency and Treatment please visit [www.swdevelopmentplan.org/The Adopted SWDP](http://www.swdevelopmentplan.org/TheAdoptedSWDP)



## A checklist for householders

- Have you established the level of detail required to be provided within your Water Management Statement?
- Have you discussed water storage and retention requirements with the Wychavon Engineers?
- How do you propose to deal with both foul and storm water disposal?
- Have you introduced a SuDS technique?
- Does your proposal use a significant amount of water?
- Does the design incorporate facilities to collect, store and use rainwater and / or greywater?
- Do your landscaping schemes and planting design plans for the site minimise the need for watering?
- Has the effect of the development on the quality and quantity of run-off from the site been considered?

Please contact South Worcestershire Land Drainage Partnership for further help and information on this advisory leaflet.

Email: [engineers@wychavon.gov.uk](mailto:engineers@wychavon.gov.uk) or [planning@wychavon.gov.uk](mailto:planning@wychavon.gov.uk)

Alternatively you can call **01386 565000** (Main Reception) or **01386 565565** (Planning Services) or visit [www.wychavon.gov.uk/watermanagementadvice](http://www.wychavon.gov.uk/watermanagementadvice)