**Conditions technical note**

The following conditions provide examples of how conditions can be drafted to ensure that development is delivered in a way that secures necessary improvements to support the water environment.

The condition wording required for your Local Authority area and each application will be unique however the following examples demonstrate the type of wording and focus that could be replicated and is intended to help provide ideas for your own specifically worded conditions.

The condition examples have been grouped into the following categories –

* Water resources
* Wastewater
* Sustainable Drainage Systems (SUDS)

**Water resources**

This condition was included on a planning consent issued by the Greater Cambridge Planning Service in August 2022 relating to **water resource, and more specifically water efficiency**.​

*No dwelling(s) shall be occupied until a water efficiency specification for each dwelling type, based on the Water Efficiency Calculator Methodology or the Fitting Approach set out in Part G of the Building Regulations 2010 (2015 edition) has been submitted to and approved in writing by the Local Planning Authority. This shall demonstrate that all dwellings are able to achieve a design standard of water use of no more than 110 litres/person/day and the development shall be carried out in accordance with the agreed details. ​*

​**Reason:**To ensure that the development makes efficient use of water and promotes the principles of sustainable construction in accordance with Policy CC/4 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.​

This condition was included on a planning consent issued by West Oxfordshire Council in October 2023 regarding the provision of adequate **water resource** for the development. ​

*No development shall be occupied until confirmation has been provided that either:- all water network upgrades required to accommodate the additional demand to serve the development have been completed; or - a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan. ​*

​**REASON:**The development may lead to no/low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development.​

This condition was suggested by Thames Water in June 2022 to secure the provision of adequate **water resource.**The planning application was subsequently refused on other grounds.​​

*There shall be no occupation beyond the 50th\* dwelling until confirmation has been provided that either:- all water network upgrades required to accommodate the additional demand to serve the development have been completed; or- a development and infrastructure phasing plan has been agreed with Thames Water to allow additional development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation of those additional dwellings shall take place other than in accordance with the agreed development and infrastructure phasing plan.​*

​**Reason** - The development may lead to low / no water pressures and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development. Any necessary reinforcement works will be necessary in order to avoid low / no water pressure issues.​

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\* The figure of 50 was inserted based on the basis of available existing capacity.​

**Wastewater**

This condition was included on a planning consent issued by the Greater Cambridge Planning Service in August 2022 relating to **foul** **water drainage**.

*No development above ground level shall commence until a scheme for the provision and implementation of foul water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details prior to the occupation of any part of the development or in accordance with an implementation programme agreed in writing with the Local Planning Authority. ​*

​**Reason:** To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with Policies CC/7 and CC/8 of the South Cambridgeshire Local Plan 2018.​

This condition was included on a planning consent issued by West Oxfordshire District Council in October 2023 relating to the disposal of **wastewater**.​

*No development shall be occupied until confirmation has been provided that all sewage works upgrades required to accommodate the additional flows from the development have been completed. Reason - Sewage Treatment Upgrades are likely to be required to accommodate the proposed development. Any upgrade works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents.​*

**Sustainable Drainage Systems (SUDS)**

This condition was included on a planning consent issued by the Greater Cambridge Planning Service in August 2022 to ensure an adequate surface water drainage system was established and ​delivered.
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*No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed design of the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan to be submitted to and approved in writing by the Local Planning Authority alongside the detailed drainage scheme required by this condition. The scheme shall be based upon the principles within the agreed Flood Risk Assessment and Drainage Strategy prepared by \*\*\*\*\* and shall also include: a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events; b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance; c) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it); d) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections); e) Site Investigation and test results to confirm infiltration rates; f) Temporary storage facilities if the development is to be phased; g) A timetable for implementation if the development is to be phased; h) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants; i) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems; j) Full details of the maintenance/adoption of the surface water drainage system; k) Measures taken to prevent pollution of the receiving groundwater and/or surface water. The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG.​*

​**Reason**: To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies CC/7 and CC/9 of the South Cambridgeshire Local Plan 2018.​

This condition was included on a planning consent issued by the Greater Cambridge Planning Service in August 2022 to ensure appropriate management of **surface water drainage** during construction.

*No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction phase have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. Unless otherwise detailed and approved in the submitted scheme, the approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence. ​*

​**Reason**: To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts in accordance with Policies CC/7 and CC/9 of the South Cambridgeshire Local Plan 2018.​

This condition was included on a planning consent issued by West Oxfordshire Council in October 2023 to ensure appropriate management of **surface water drainage** during construction.

*Construction shall not begin until/prior to the approval of first reserved matters; a detailed surface water drainage scheme for the site, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include:​*

*- A compliance report to demonstrate how the scheme complies with the "Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire";​*

* *Full drainage calculations for all events up to and including the 1 in 100 year plus 40% climate change;​*
* *A Flood Exceedance Conveyance Plan; ​*
* *Comprehensive infiltration testing across the site to BRE DG 365 (if applicable) ​*
* *Detailed design drainage layout drawings of the SuDS proposals including cross-section details; ​*
* *Detailed maintenance management plan in accordance with Section 32 of CIRIA C753 including maintenance schedules for each drainage element, and; ​*
* *Details of how water quality will be managed during construction and post development in perpetuity; ​*
* *Confirmation of any outfall details. ​*
* *Consent for any connections into third party drainage systems.​*

​**Reason**: To ensure the proper provision for surface water drainage and/ or to ensure flooding is not exacerbated in the locality.​

This condition was included on a planning consent issued West Oxfordshire Council in October 2023: to ensure suitable monitoring of **sustainable urban drainage systems.**

*8 Prior to first occupation, a record of the installed SuDS and site wide drainage scheme shall be submitted to and approved in writing by the Local Planning Authority for deposit with the Lead Local Flood Authority Asset Register. The details shall include: (a) As built plans in both .pdf and .shp file format; (b) Photographs to document each key stage of the drainage system when installed on site; (c) Photographs to document the completed installation of the drainage structures onsite; (d) The name and contact details of any appointed management company information.*

**Reason:** To ensure the proper provision for surface water drainage and/ or to ensure flooding is not exacerbated in the locality.

Cambridgeshire County Council’s surface water planning guidance also contains advice on condition wording to support [Surface Water Planning Guidance (cambridgeshire.gov.uk)](https://www.cambridgeshire.gov.uk/asset-library/Surface-Water-Planning-Guidance.pdf)