

Please fill in the boxes coloured green.

Where required and helpful, please reference other plans and documents within the planning application.

1. Details of site location and existing drainage arrangements.

Site name	Former Poultry Units <i>For further detail on the site and drainage considerations please refer to Drainage Statement provided with the candidate site submission (REF: MFJ-JBAU-XX-XX-Z-TN-0001-S1-P02-Poultry_Units_Rockfield_Road). The following entries are summaries from that report.</i>
Proposed works	The proposed development is for the proposed construction of two commercial units for commercial use, use class 'Business B1', likely to be light industrial and office. Each individual unit will have a gross internal floor area of 1630m ² . Associated car parking will be located to the northeast, south and centrally of the proposed units. The proposed development will lead to an increase in impermeable area, associated with car parking areas, pedestrian walkways and store rooms.
Description of any existing drainage arrangements for the site and any adjacent land that drains onto the site.	Given the underlying geology and assumed soil type for the site, it is assumed that at present surface water mostly drains via evapotranspiration losses, slow infiltration into the underlying soils, and runoff towards the ordinary watercourse to the south of the site, which flows towards the River Monnow. Currently, the site appears to be overgrown with vegetation, providing an infiltration and interception benefit to the site. There is no publicly available information that describes how surface water is drained from the site. It is therefore assumed that there is little or no existing surface water drainage system at the site that could be utilised by the proposed development.
Construction area of proposed development. Include: any new roof area; any new roadways, driveways, patios, and tracks and similar whether they are permeable or impermeable. You need not include re-surfacing works where the full construction depth is not replaced.	12,200m ²

2. Details of how surface water is to be managed and discharged (compliance with the Welsh Government's Statutory Standards for Sustainable Drainage Systems will be required for applications with a construction area greater than 100 m²).

The SuDS Standards and Building Regulations require surface water to be discharged at the highest priority level available for that site. Please complete the tables below to show how surface water will be discharge from the site and why water has not been discharged at higher priority levels. Where required and helpful, please reference other plans and documents within the planning application.

Priority Level 1 – Surface water runoff is collected for use	
Will surface water be collected for use?	NO
If yes, what form will that rainwater harvesting take?	N/A
If no, why not?	It is unlikely that the yield to use ratio will be sufficient for this site to allow for disposal of surface water via rainwater harvesting alone. However, re-use could be considered.

Priority Level 2 – Surface water runoff is infiltrated to ground	
Will surface water be infiltrated to ground?	Unlikely to be viable. TBC
If yes, what infiltration features are proposed?	N/A
If yes, please provide evidence that use of infiltration is viable.	N/A
If no, why not?	Ground Investigations have not yet been undertaken at the site; however, the underlying bedrock is comprised of St Maughan's Formation – argillaceous rocks and sandstone, interbedded. The soils are shown to be 'freely draining' flood plain soils suggesting they may be conducive to infiltration. However, within the desktop study borehole records available on the BGS GeoIndex were consulted. These indicate that groundwater levels in the region can vary, with some locations recording groundwater being struck 2-3 mbgl. In addition, whilst no records of infiltration testing is available on the planning portal, the adjacent development (reference DC/2014/01065) discharges surface water via a connection to the public sewer, suggesting that infiltration was not a viable means of surface water disposal. Consequently, it is considered unlikely that infiltration shall be a viable method of surface water discharge for the development site. However, infiltration testing, in accordance with BRE Digest 365, shall be undertaken to demonstrate the suitability of infiltration methods across the site prior to outline and detailed design.

Priority Level 3 – Surface water runoff is discharged to a surface water body i.e. watercourse	
Will surface water be discharged to a surface water body?	This is the favoured solution

If yes, please provide details of your proposed discharge location. If the surface water body does not appear on OS maps please include details of the surface water body from the point of discharge to the first point it appears on OS mapping.	Should infiltration be an unsuitable method of surface water discharge, Priority Level 3 of the discharge hierarchy is to discharge to a surface water body. There is an unnamed ordinary watercourse, which is a tributary to the River Monnow, located approximately 100m to the south of the site that could be used as a location for surface water discharge. Connection into this unnamed ordinary watercourse will require third-party agreement. The potential for a surcharged outfall would need to be considered, which would be likely to increase the storage provision needed across the site.
If yes, and a connection across third party land is proposed, please provide evidence that permission for the proposed works has been obtained from the landowner.	No permission to cross third party land has not been obtained at this stage.
If no, why not?	N/A

Priority Level 4 – Surface water runoff is discharged to a surface water sewer, highway drain, or another drainage system	
Will surface water be discharged to a surface water sewer, highway drain or another drainage system?	Option of last resort
If yes, please provide details of the system into which you intend to discharge. Reference other plans in the planning application if necessary.	Discharge of surface water into a public network has been considered. Dŵr Cymru Welsh Water (DCWW) records have been obtained and are contained in Appendix D of the Flood Risk Statement (REF: MFJ-JBAU-XX-XX-Z-TN-0001-S1-P02-Poultry_Units_Rockfield_Roa). These indicate that an existing public surface water sewer is located within Rockfield Road. It is proposed that a connection to this sewer could be made to provide a viable method of surface water discharge from the site, providing that further investigation concludes that the Priority Levels 1-3 are unsuitable. In addition, it is noted that the adjacent recent development site (reference DC/2014/01065) provides a proposed connection point for foul and surface water for the proposed site. Surface water drainage plans have been obtained from the planning portal. As-built drawings are not currently available. Consequently, should any connection be proposed to this site, further investigation shall be required as to the form, condition, and suitability of the system to receive additional flows.

If yes, please provide evidence of permission to discharge into that system from the owner of that system.	No permission has been requested yet. However, should this option be moved forward formal permission will be requested to join to this network.
If yes, and a new surface water sewer across third party land is proposed (for example, to reach a surface water body), please provide evidence that permission for the proposed sewer has been obtained.	N/A – no permission has been sought yet. Will be sought if required.
If no, why not?	N/A

Priority Level 5 – Surface water runoff is discharged to a combined sewer	
Will surface water be discharged to a combined sewer? <i>Please note, the SuDS Standards do not allow surface water to be discharged to a <u>foul</u> sewer.</i>	NO
If yes, please provide details of your proposed discharge location.	N/A
If yes, please provide evidence that the sewage undertaker is willing to accept a connection.	N/A

3. Information for the proposed SuDS elements of the surface water drainage system and an indication of the intended future maintenance regime.

Please provide a description of the SuDS features proposed, bearing in mind the requirement to provide hydraulic control, treatment, biodiversity and amenity. This might be aided by including a proposed surface water drainage layout plan in the planning application.	No SuDS features have been formally proposed at present. However, within the Surface Water Drainage Statement attached (REF: MFJ-JBAU-XX-XX-Z-TN-0001-S1-P02-Poultry_Units_Rockfield_Road) A wide range of potential SuDS features have been assessed in terms of their general viability. Currently most features appear to be viable, expect for infiltration-based techniques (subject to infiltration testing).
Who will be responsible for future maintenance of the SuDS features? <i>MCC is required to adopt SuDS features serving two or more properties (unless the site is controlled by a single person or two or more persons together). Agreement of commuted sums would be required for such an adoption.</i>	The developer / future owner of the site will be responsible for the future maintenance of the SuDS.

Useful references

Key documents and links which will assist with the production of an appropriate surface water drainage strategy and completion of this document:

<https://www.monmouthshire.gov.uk/sab/>

Statutory Standards for Sustainable Drainage Systems – Welsh Government – 2018. *This is the document against which applications for SuDS approval are assessed.*

The SuDS Manual (C753) – CIRIA – 2015. *This document is available from CIRIA as a free of cost download. It contains a huge amount of information on SuDS.*

BRE Digest 365. Soakaway Design. *This document contains the method for infiltration rate tests which will be required for most applications for SuDS approval. Applicants should also note the requirement to understand ground conditions and the likely consequences of using any infiltration features.*

The Building Regulations 2010. Approved Document H. Drainage and Waste Disposal. *The percolation test described by this document is only appropriate for infiltration features serving an area of less than 100 m². Full scale rate tests (as described by BRE Digest 365) are normally required for SuDS approval.*

British Standard BS EN 16941-1:2018 - Rainwater Harvesting Systems. *This document is a recommended Code of Practice for no-potable non-potable rainwater harvesting systems.*

Planning Policy Wales Technical Advice Note 15 (TAN15) – Development, flooding and coastal erosion – Welsh Assembly Government – March 2025.