

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	Land south of Monmouth Road, Raglan
Proposed works	Residential development comprising up to 54no. dwellings, with associated access roads, driveways, multi-use Amphitheatre, and community facility.
Description of any existing drainage arrangements for the site and any adjacent land that drains onto the site.	No existing drainage arrangements for the site.
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.	The proposed development will introduce hardstanding areas in the form of buildings, driveways and roads. Hardstanding is assumed to comprise 12,467m² of the total site area. The remaining permeable, soft landscaped areas will occupy 32,533m² of the total site area. The residential development (including all dwellings, gardens, driveways and access roads) will cover approximately 2ha. The proposed community facilities will cover approximately 0.14ha. The total developable site area is therefore 2.14ha. The remaining site areas will be occupied by public open space.

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?	
If no, why not?	It is not a viable/ cost-effective part of the solution for managing surface water runoff on

	the site, taking account of the potential water supply benefits of such a system.
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Priority Level 2 – Surface water runoff is infiltrated to ground	
Will surface water be infiltrated to ground?	NO
If yes, what infiltration features are proposed?	
If yes, please provide evidence that use of infiltration is viable.	
If no, why not?	The site is underlain by the Raglan Mudstone Formation. Due to the impermeable nature of the underlying geology, soakaways are unlikely to be feasible on site. Infiltration tests should be undertaken in accordance with the BRE365 specification to determine the suitability of soakaways.

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?	YES
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.	The nearest watercourse is an unnamed watercourse located along the southern site boundary shown on OS mapping.
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 connection across third party land is proposed.
If no, why not?	

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?	NO
If yes, please provide details of the system into which you intend to discharge. Reference other plans in the planning application if necessary.	
If yes, please provide evidence of permission to discharge into that system from the owner of that system.	
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.	
If no, why not?	Discharge to the unnamed watercourse located along the southern site boundary appears feasible.

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.	
If yes, please provide evidence that the sewage undertaker is willing to accept a connection.	

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.	Attenuation storage will be provided in an attenuation pond located in the southern extent of the site. A discharge rate of 5.2 l/s is proposed and would provide a flood risk reduction over the existing situation. The existing greenfield runoff rates are 10.4 l/s during the 1 in 30 year storm event and 12.9 l/s during the 1 in 100 year storm event. Rain gardens will be placed within landscaped areas peripheral to the access road. The rain gardens will be linked hydraulically to the site's drainage system i.e. via piped connections to road gullies. The outflow from the raingardens will flow into the proposed attenuation pond. A swale will be located in the eastern extent of the site, adjacent to the access road / landscaped edge. The proposed development will include permeable paved driveways, an attenuation pond, raingardens and a swale which will maximise the amenity value of the proposed drainage system.
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	Provision of raingardens, a swale and an attenuation pond will maximise the biodiversity value of the proposed drainage system.
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>	All drainage systems will be readily accessible for maintenance access. The drainage system (shared drainage features) will be offered for adoption to the SAB who will then be responsible for maintenance. Maintenance of permeable paving on individual property driveways will be the responsibility of individual property owners.

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.