

Please fill in the boxes coloured green.

Where required and helpful, please reference other plans and documents within the planning application. This Drainage Statement should be supported by at least one plan drawing showing the proposed drainage solutions.

1. Details of site location and existing drainage arrangements.

Site name	Land Adjacent The Piercefield Inn
Proposed works	16 Residential Dwellings
Description of any existing drainage arrangements for the site and any adjacent land that drains onto the site.	Refer to FCA paragraphs 2.5 to 2.7 and 5.4 to 5.11.
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.	11047 m 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?	YES / NO
If yes, what form will that rainwater harvesting take?	Water butts for irrigating domestic gardens.
If no, why not?	n/a

Priority Level 2 – Surface water runoff is infiltrated to ground	
Will surface water be infiltrated to ground?	YES / NO
If yes, what infiltration features are proposed?	Infiltration basins, rain gardens.
If yes, please provide evidence that use of infiltration is viable. BRE365 compliant testing and a demonstration of ground model understanding will be required as evidence.	Infiltration SuDS GeoReport included in Appendix B of the FCA identifies the site and surrounding area to be highly compatible for infiltration SuDS with systems not likely to influence groundwater source protection zones / aquifers or be affected by groundwater.
If no, why not?	n/a

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 / NO
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.	n/a
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.	n/a
If no, why not?	No surface water bodies or watercourses in the vicinity of the site and it has been assessed to be appropriate to discharge surface water runoff to ground.

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?	YES / NO
If yes, please provide details of the system into which you intend to discharge. Reference other plans in the planning application if necessary.	n/a
If yes, please provide evidence of permission to discharge into that system from the owner of that system.	n/a
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
If no, why not?	There are no recorded surface water sewers, highway drains, or other drainage systems identified to be in the vicinity of the site, and it has been assessed to be appropriate to discharge surface water runoff to ground.

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>	YES/ 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.	There are no combined sewers identified to be in the vicinity of the site, and it has been assessed to be appropriate to discharge surface water runoff to ground.
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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.	Bioretention systems which could include rain gardens and tree pits will be used to drain the estate road network. Rain gardens and rainwater butts will collect roof water runoff. These source control systems will direct surface water runoff to local gravel soakaways or strategic infiltration basins that will discharge flows to the ground and provide attenuation storage for excess flows. Permeable paving could also be incorporated into hard landscaped areas such as patios, parking areas and driveways.
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>	MCC to adopt infiltration basins serving the development. Sewer networks in the roads are to be proposed for adoption by the Water Authority. Private on plot drainage will be responsibility of the 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.*

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.