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 at Churchfields, Devauden
Proposed works	Ensure site is allocated for residential use.
Description of any existing drainage arrangements for the site and any adjacent land that drains onto the site.	Site is greenfield
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.	11,000m^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 m^2).

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?	Waterbutts will be provided, however, large scale rainwater harvesting is not deemed economical.

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 underlying soils do not allow for infiltration.

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?	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.	
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.	
If no, why not?	The surface watercourse can only be accessed via third party land.

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
If yes, please provide details of the system into which you intend to discharge. Reference other plans in the planning application if necessary.	There is an existing DCWW surface water sewer passing through the site.
If yes, please provide evidence of permission to discharge into that system from the owner of that system.	Letter from DCWW, given the early stage of this application, dischagre rates have not yet be formally agreed with DCWW.
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?	

Priority Level 5 – Surface water runoff is discharged to a combined sewer	
Will surface water be discharged to a combined sewer? *Please note, the SuDS Standards do not allow surface water to be discharged to a foul sewer.*	N/A
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.	Raingardens, bioretention, swales and attenuation basins will be considered.
Who will be responsible for future maintenance of the SuDS features? *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.*	MHA and MCC

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 m^2. 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.