

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	East Caldicot Expansion
Proposed works	Mixed residential and commercial development, consisting of up to 385 houses, a primary school, a small local centre, a council depot, and GRT sites.
Description of any existing drainage arrangements for the site and any adjacent land that drains onto the site.	Given the greenfield nature of the site, and underlying geology and assumed soil type for the site, it is assumed that currently surface water mostly drains via evapotranspiration losses, and infiltration into the underlying soils. There is no known drainage infrastructure that underlies 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.	Total site area 30.12ha, impermeable area unknown at this time.

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?	Unlikely to achieve sufficient yield: use ratio. Promotion of water butts on site for water re-use, which will not be included within storage calculations.

Priority Level 2 – Surface water runoff is infiltrated to ground	
Will surface water be infiltrated to ground?	YES
If yes, what infiltration features are proposed?	Basins (plus others, TBC)

If yes, please provide evidence that use of infiltration is viable.	There is potential for the development site to infiltrate to ground, given the assumed underlying geology of limestone, and soils which are indicated to be freely draining. However, infiltration testing in accordance with BRE365 shall be required to determine the best means of surface water disposal from the site.
If no, why not?	

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?	TBC – Yes, if infiltration is not viable
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 not be viable for the site then surface water discharge to a waterbody shall be further explored. The west of the site should aim to discharge to the drainage ditch along Crick Road. However, no other watercourses cross the site and therefore the eastern area of the site may require an alternative means of discharge. Initial engagement has been completed in association with a proposed site to the west, and a third-party outfall corridor through the adjacent site has been proposed to provide access to a discharge point into the Nedern Brook.
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.	The viability of this option is subject to further discussion and coordination prior to outline and detailed design stage.
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, unless the above methods are proven to be unviable.
If yes, please provide details of the system into which you intend to discharge. Reference other plans in the planning application if necessary.	In circumstances where Priority Levels 1-3 are shown to be unviable, water shall be discharged to a surface water sewer or highway drain within the vicinity of the site. engagement with Monmouthshire County Council Highways and SAB is to be undertaken prior to any outline design for the site.
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?	

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.	In order to manage surface water, the proposed development site has been divided into sub-catchments based on the natural topography of the site and a preliminary development plan. Due to the location of lowest ground levels and presence of waterbodies in the west of the site, surface water shall naturally drain in a westerly direction. The current strategic masterplan includes areas of open space and landscaping which can be utilised for surface water attenuation and conveyance. Green corridors should be provided across the site to store and convey flow. Provision of green corridors will enhance wildlife and aid habitat connectivity. Due to the steep topography from west to east, check dams may be required to reduce the velocity of flow in conveyance structures, also managing the risk of erosion. Cross slope features should also be considered across the development layout to intercept overland flow and promote above ground conveyance of surfaced water towards the recommended green corridors. Incorporating these features across the site will aid habitat connectivity, promoting biodiverse ecosystems across the site.
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</i>	MCC – site is adoptable.

persons together). Agreement of commuted sums would be required for such an adoption.	
---	--

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.