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Mr Jacob Price

Boxes coloured green to be completed.

In the boxes below please reference other plans and documents within the planning application. This Drainage Statement will 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 to the North of St Mary's Church, Church Lane, Marshfields, Newport
Proposed works	Creation of Stable Block, Improved Access and Ecological Enhancements
Description of any existing drainage arrangements for the site and any adjacent land that drains onto the site.	This is a greenfield site and no further land drains into the site. NRW extract flood map suggests the proposed site is not subject to flooding from rivers, surface water or small water courses.
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.	598 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
If yes, what form will that rainwater harvesting take?	Water butts or bioretention SuDS planter to be installed to collect rainwater from the stable block, minimum size 210 litre.
If no, why not?	

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?	Point soakaways are proposed for the stable block subject to percolation test should planning consent be granted and will be backed up with a full SAB application. Point soakaways

SURFACE WATER DRAINAGE STATEMENT

	to be Building Regulations compliant being 5m from any building and 2.5m from any boundary. Should point soakaways be found not to be suitable sufficient land is available for the water from the day room roofs to be discharged to an infiltration blanket system. An infiltration blanket is being proposed for the site access road and turning areas. The material to be used for the access and turning areas is to clean, rolled, permeable stone laid via a gridforce geogrid system
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.	Full SAB application will be made should planning consent be granted with percolation tests to be carried out that are BRE365 compliant. Simultaneous applications are only advised as the best approach but it is deemed at this stage that the associated costs of full percolations tests are not feasible. This Drainage Statement outlines how it is proposed to integrate SuDS into the scheme, to provide the planning authority with confidence the scheme incorporates SuDS appropriately and is subsequently likely to obtain SAB approval.
If no, why not?	

SURFACE WATER DRAINAGE STATEMENT

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.	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?	Surface water from the hard surfaces will be dealt with within land in client ownership

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.	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?	Surface water from the hard surfaces will be dealt with within land in client ownership

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.	1. Water butts – minimum 1 to stable block of minimum size 210 litre or bioretention SuDS planter – minimum 1 to stable block 2. Raingardens should water butts be installed – 1 number, minimum size 1m x 1m 3. Point soakaways subject to percolation tests 4. Infiltration blanket 5. Extensive planting of native trees and shrubs Please refer to Site layout plan (Drawing 03a)
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 SuDS feature proposed will not be adopted and will remain the responsibility of the land owner

Useful references

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

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.