

Drainage statement

As referenced by Planning Policy Wales, Technical Advice Note 15 (Development, flooding and coastal erosion) paragraph 7 outlines the requirements for a drainage statement.

Where planning permission is sought prior to SAB approval, the applicant will be expected to provide a Drainage Statement as part of the planning application. The Drainage Statement should outline 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.

It advises drainage statements should identify:

- Existing site drainage arrangements
- Details of how surface water is to be managed and discharged
- Provide an indication of the intended future maintenance regime

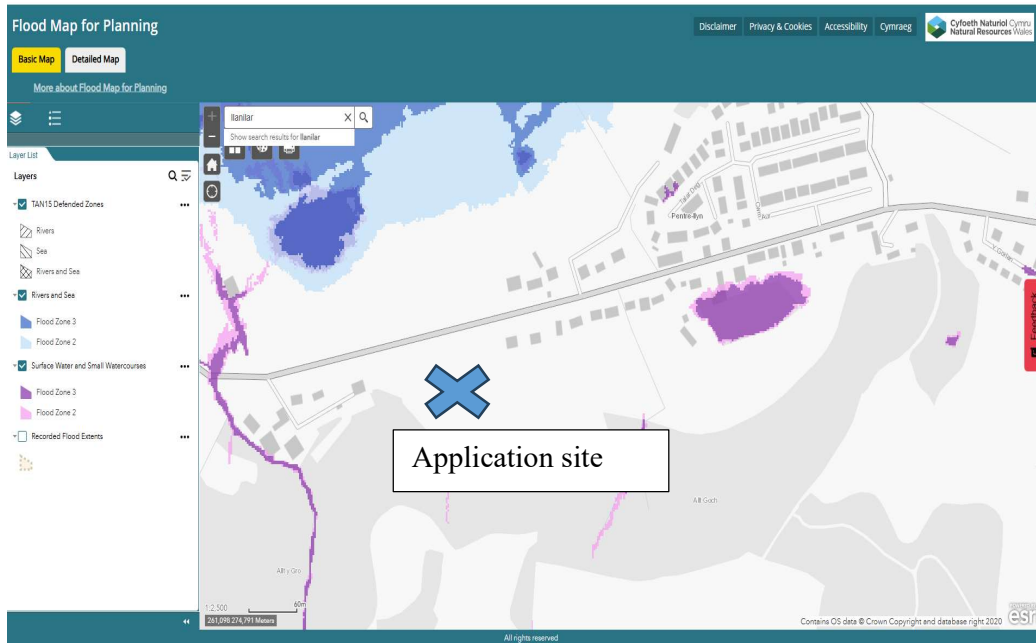
Site context:

The application site forms an outline application with all matters reserved for a residential development. The indicative layout would form a residential development comprising of circa 43 dwellings. The site area would measure approximately 2.36 hectares and forms improved pasture with land levels rising to the southern boundary, which comprises of ancient woodland. The northern boundary forms a hedgerow which is adjacent to the A485 highway. To the west aspect is a built environment comprising of a farm complex and farmhouse. The east comprises of open pasture with residential dwellings backing onto the application site.



Source: Google earth

The application site currently comprises of agricultural grass land it has a self draining arrangement. The map below identifies the application site is not located in any flood zone. The nearest flood zone is located approximately 165 metres to the north of the application site.



Source: NRW Development Advise Map, Wales

Surface water management

As referenced in the accompanying design and access statement, the development will require approval from the Sustainable Drainage Approval Body (SAB) and as indicated on the indicative layout (Dwg no R614-104C) and Green Infrastructure Statement features such as drainage basins, rainwater gardens, bio retention planters, permeable paving could be incorporated in the development. These features would provide the benefit of surface water attenuation, while also creating environmental enhancement features throughout the development. There is no known physical site constraint why such features cannot be implemented as part of the development, and they promote surface water being infiltrated into the ground. This infiltration method forms a high priority in accordance with the SuDS National Standards and is likely to be supported by the Sustainable Drainage Approval Body.

The intended design features are indicative and the specific arrangements would be detailed by the subsequent reserved matters application.

Future maintenance regime

To deliver the development it is accepted the scheme would be subject to the detailed approval from the Sustainable Drainage Approval Body. As part of this approval a maintenance and management schedule of the proposed drainage attenuation features would need to be incorporated to identify roles and responsibilities towards upkeep. The maintenance and management schedule would be conditioned as part of any Sustainable Drainage Approval. The Sustainable Drainage Approval application is likely to be submitted prior to the reserved matters application. Based on the above, it is considered the indicative drainage strategy, which promotes attenuation features would satisfy the requirements outlined by TAN 15.