JMS PLANNING & DEVELOPMENT

SUSTAINABLE DRAINAGE STATEMENT

IN SUPPORT OF A
PLANNING APPLICATION
BY MR P LOXDALE

HYBRID PLANNING PERMISSION FOR
RESIDENTIAL DEVELOPMENT AND HEALTH
CENTRE

AT
LAND OPPOSITE Y GORLAN,
LLANILAR,
CEREDIGION,
SY23 4NU

April 2026

Client: Mr P Loxdale
Project: Llanilar Allocated Site
Date: April 2026

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SECTION 1: INTRODUCTION

1.1 JMS Planning & Development are instructed, on behalf of Mr P Loxdale, the applicant, to submit a Sustainable Drainage Statement following the publication of the new Technical Advice Note 15, in line with paragraph 7.9, which requires developments to demonstrate how surface water arising from new impermeable surfaces will be sustainably managed to avoid increasing flood risk on or off-site.

1.2 This statement provides the Lead Local Flooding Authority with details of the surface water management to provide confidence to the Authority that the scheme incorporates SuDS appropriately and is subsequently capable of obtaining SAB approval. Figure 3 of TAN 15 sets out the requirements for a Drainage Statement, this drainage statement has followed the guidance within the table.

1.3 The statement has been prepared to support the planning application and will be taken forward, if acceptable, to the SAB application for determination by the SuDS Approval Body. At this stage a full detailed design will be created.

SECTION 2: EXISTING SITE

2.1 The application site is an allocated site for residential development as highlighted within the Local Development Plan. The site is currently used in an agricultural capacity and is considered improved-grassland. The application site measures approximately 8.25 acres in total. The land is gently undulating, sloping mainly from South to North and West to East.

2.2 Figure 1, below, indicates the application site and the surrounding area which mainly comprises of the agricultural land to the North and West, with dwellings and larger built form to the East and South, and the agricultural land elsewhere.

2.3 The applicant is aware that a public sewer main crosses the site, and this will be used to connect the proposed residential properties to the mains connection. Therefore, in accordance with best practice and NRW advice, the foul drainage management at the site will connect to the nearest feasible mains connection.

2.4 The application site is located within Flood Zone 1 for rivers, sea and surface water, therefore, risk of flooding is considered minimal. Figure 2 demonstrates that the entire site is located outside the higher risk Flood Zones of 2 & 3.

Figure 1 – Application site confines denoted by red line boundary.

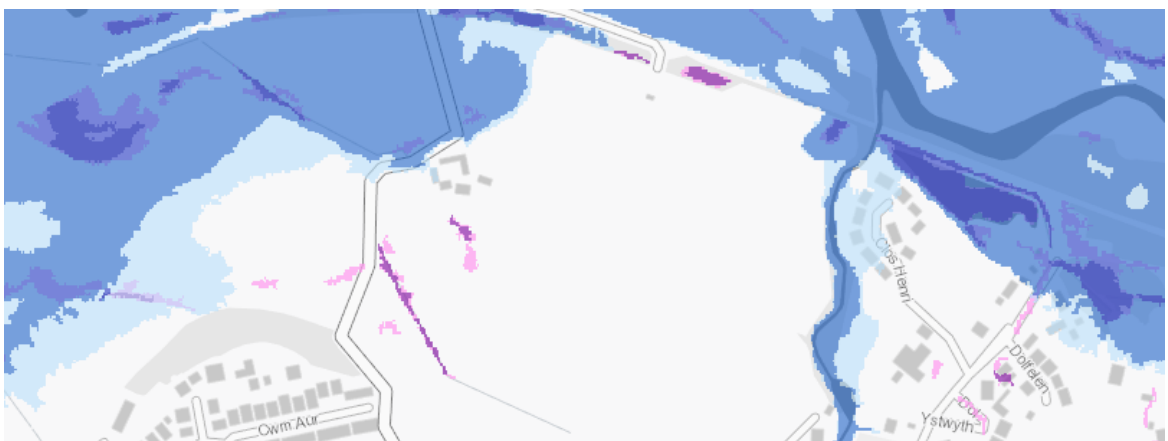

Figure 2 - Extract from NRW Flood Map for Planners (FMfP)

SECTION 3: PROPOSED SCHEME

3.1 The proposed development consists of a 'hybrid' planning application for residential development submitted as a 'full' planning application, and the

provision of a Health Centre, which is submitted as an 'outline' planning application.

3.2 The majority of the site is subject to residential development with the provision of 71 units. The application includes the provision of green and open spaces, which will assist with the infiltration of surface water. To the Eastern side of the site, a 0.5 acre parcel of land is attributed to the Health Centre, however, as the Health Centre proposal is submitted in 'outline' the proposed block plan for this area is indicative and merely illustrative.

Figure 3 - Proposed Site Plan

3.3 The application will be subject to Sustainable Drainage System Approval Body (SAB) approval. Since 2019, all new developments with a construction area exceeding 100 square meters require SAB approval to ensure developments comply with national standards, thus ensuring that the management of surface water is correctly addressed.

3.4 The SuDS surface water run-off hierarchy has been followed (SuDS Standard S1) to inform the surface water drainage strategy:

- Priority level 1: Collected for use
- Priority level 2: Infiltration to ground
- Priority level 3: Discharge to surface water body
- Priority level 4: Discharge to surface water sewer
- Priority level 5: Discharge to combined sewer

Prevention and Reduction

3.5 The proposal seeks to maximise the efficient use of land, progressing a suitable density of development of both the residential properties and proposed Health Centre.

Rainwater Harvesting

3.6 Gutters and downpipes are installed on each of the proposed properties and will collect roof water which will be fitted with rainwater butts to harvest water for re-use. Stored water will be used for domestic purposes (e.g. irrigation, washing), providing both a sustainability benefit and an initial reduction in runoff volumes.

Infiltration

3.7 The garden areas, green spaces and open spaces will comprise of permeable surfaces allowing water infiltration to 'greenfield' runoff rates. Similarly, car parking areas for the residential units will be constructed of permeable paving, likely to be in a brick finish. This will allow surface water to naturally percolate into the ground, in a similar manner to the existing agricultural land.

Discharge

3.8 The applicant is exploring the feasibility of discharging to the watercourse (Nant Adail), located at the Eastern boundary of the site, or alternatively, the wetter land to the West, may be utilised to form a natural swale. Drainage pumps may be required for this type of management, however, owing to the topography of the land, which slopes downhill towards the East and West, gravity will assist with the movement of water.

3.9 Should the discharge to a watercourse not be feasible or pose a risk of flooding downstream, discharge to a surface water sewer will likely be the most realistic and efficient system.

Water Quality

3.10 Roof water is considered "clean" and poses minimal pollution risk. Any minor debris will be filtered via gutter guards, and through natural filtration into surrounding areas.

3.11 It is acknowledged that runoff from roads and other urban environments can contain grit, sediments, oils, petro-chemicals and similar substances which are susceptible to potentially cause pollution to groundwater or water bodies. However, mitigation strategies will be undertaken to minimise such risk. Interceptors or treatment components can be installed to mitigate such risk to reduce potential impacts, for example, blockages.

3.12 Natural treatment processes via vegetation are the preferred option.

Summary

3.13 This drainage strategy document highlights that the proposed residential development will devise suitable means of surface and wastewater management, by introducing appropriate measures of mitigation by following best practices and guidance, such as British Standards. The developers will apply to SAB, ensuring that the sustainable drainage systems proposed adhere to the statutory standards.

SECTION 4: MAINTENANCE

4.1 The following is proposed as a maintenance plan for the SuDS.

- Rainwater planters and water butts: checked quarterly, emptied/cleaned as necessary.
- Gutters/downpipes: cleared twice annually and after storms.
- Soakaways: inspected annually; sediment build-up removed as required to maintain infiltration capacity.

4.2 Consultation with external stakeholders such as Welsh Water, NRW and the Local Authority will determine future potential maintenance programs, and can be secured via Section 104 and/or Section 106 agreements.

SECTION 5: CONCLUSION

5.1 The proposed SuDS strategy combines rainwater harvesting, infiltration and soakaways, promoting sustainable management of surface water.

5.2 This approach will:

- Prevent increased flood risk.
- Support sustainable water resource use by re-using roof water.
- Provide resilience to climate change.
- Fully comply with the requirements of TAN 15 (2025), paragraph 7.9.