JMS PLANNING & DEVELOPMENT

SUSTAINABLE DRAINAGE STATEMENT

IN SUPPORT OF A
PLANNING APPLICATION
BY MESSRS FROST

FOR THE
RETENTION OF ACCESS, TRACKS AND
HARDSTANDING FOR ASSOCIATED
FORESTRY WORKS AND ERECTION OF
FORESTRY BUILDING

MYNYDD ARGOED,
ESGAIRDAWE,
LLANSAWEL,
SIR GAERFYRDDIN

Client: Messrs Frost
Project: Retention of Accesses, Tracks and Hardstandings and Erection of Forestry Building
Date: December 2025

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SECTION 1: INTRODUCTION

1.1 JMS Planning & Development are instructed, on behalf of Messrs Frost, to submit a Sustainable Drainage Statement following the publication of the 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.

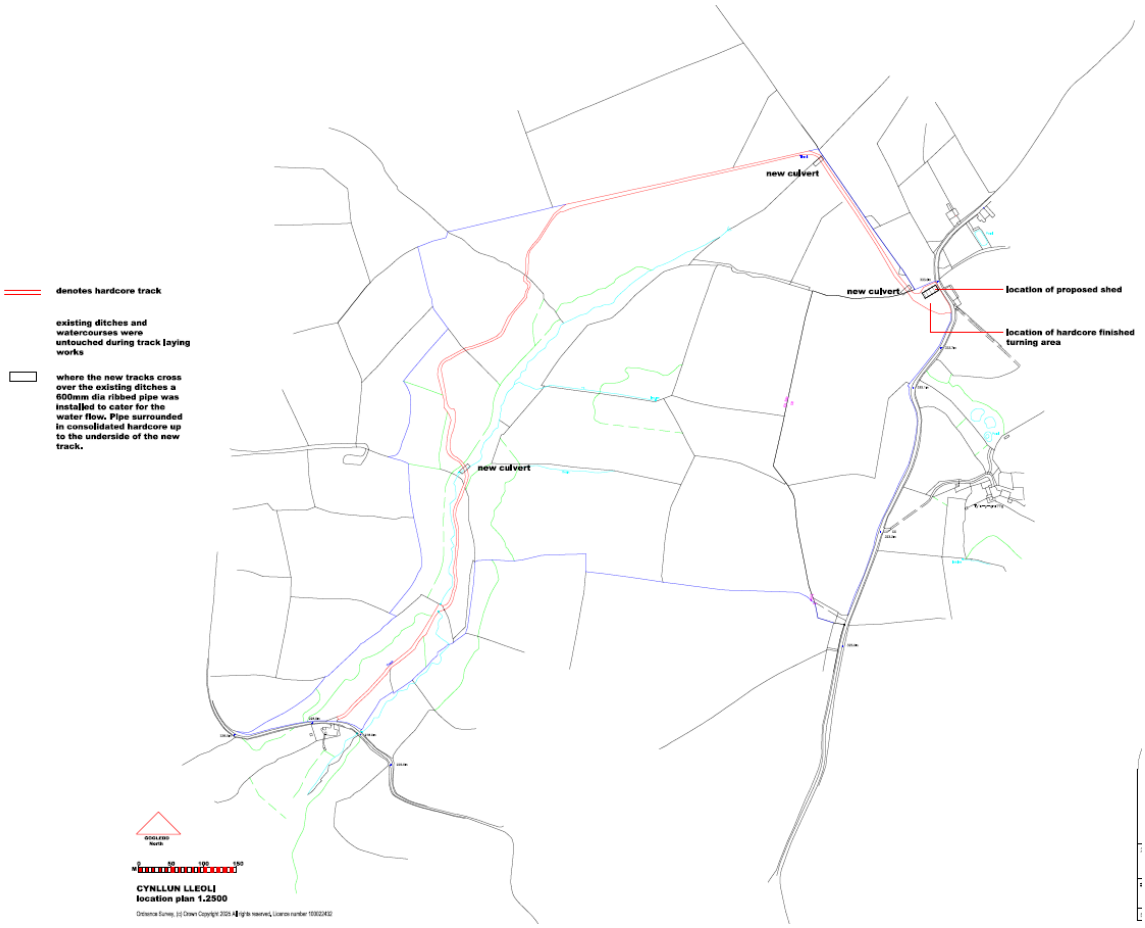
1.2 This statement provides the Lead Local Flooding Authority with details of the surface water details for them to have confidence that the scheme incorporates SuDS appropriately and is subsequently likely to obtain SAB approval. Figure 3 of TAN 15 sets out the requirements for a Drainage Statement. This statement has followed the table within figure 3 of TAN 15.

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. This application does not include foul water drainage.

SECTION 2: EXISTING SITE

2.1 The application site comprises an existing hardstanding yard area tracks all constructed of compacted shale and stone which remains permeable. The land is known as Mynydd Argoed.

2.2 The proposed forestry building is to be constructed on the existing hardstanding, which benefits from direct access from the road. The proposed shed will be located to the north of this area. the site is located within a rural setting, characterised predominantly by agricultural land and occasional farmyards. The village of Esgairdawe lies approximately ½ mile to the South. The application site slopes from east to west.



Location PLan

SECTION 3: PROPOSED SCHEME

3.1 The proposed development consists of the retention of the track, hardstandings and culverts and the erection of a forestry building. The proposed shed has a floor area of 216 sq m.

3.2 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

3.4 The proposal only introduces the minimum necessary built form for forestry use. The hardstanding is already in place and no additional hardstanding's are proposed. However permission is sought for the retention of this hardstanding which is permeable material.

Rainwater Harvesting

3.5 Gutters and downpipes will collect roof water and direct it into a rainwater harvesting tank located alongside the forestry building. Stored water will be used for forestry purposes (e.g. equipment washing, watering). This provides both a sustainability benefit and an initial reduction in runoff volumes.

Infiltration (Primary Method)

3.6 Surface water from the forestry will be conveyed to stone-filled soakaways designed in accordance with BRE 365. Soakaways will be sized to accommodate the critical 1 in 100-year rainfall event plus a 40% climate change allowance. Infiltration will replicate greenfield conditions and prevent increased runoff rates.

Attenuation / Conveyance (Secondary Method)

3.7 If infiltration rates are variable, excess water will be directed into a shallow swale or detention basin within the agricultural field to the south which is not

planted. This feature will store and gradually release water into the ground, mimicking natural drainage.

Water Quality

3.8 Roof water is considered "clean" and poses minimal pollution risk. Any minor debris will be filtered via gutter guards, first-flush diverters in the harvesting system, and natural filtration in soakaways/swales.

Discharge to surface water body

3.9 If the above fails the water will run into the streams on site, as existing.

Summary

3.9 The proposed shed roof will be fitted with gutters leading to a rainwater harvesting tank (recommended 5,000–6,000 L), providing a useful volume for reuse such as wash-down and dust suppression. Given the roof area and a design storm of 100 mm (with 100% runoff), this would generate approximately 24 m^3 of runoff. The tank will accommodate a significant portion of this, reducing reliance on surface drainage.

3.10 While no significant surface runoff is expected under normal conditions, a stone-filled soakaway system will be provided to manage any excess drainage, subject to ground conditions and infiltration testing. The soakaway will be designed in accordance with BRE365 to accommodate the 1 in 100 year storm event plus 30% climate change allowance. Final sizing will be confirmed following site-specific infiltration testing and detailed design, in line with TAN 15 paragraph 7.9.

SECTION 4: MAINTENANCE

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

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

SECTION 5: CONCLUSION

5.1 The proposed SuDS strategy combines rainwater harvesting, infiltration soakaways, and discharge into the watercourses on site, ensuring that surface water generated from the hardstandings, track and shed are sustainably managed on-site.

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 (2021), paragraph 7.9.