**DRAINAGE STRATEGY QUESTIONNAIRE**

**SITE DETAILS**

Site address : **…………………………………………………………………………………..**

**…………………………………………………………………………………..**

Post Code : **…………………………………………………………………..**

Development proposed :

**…………………………………………………………………………………..**

Area of the site :

**…………………………………………………………………………………..**

**SITE STATUS**

Is the site :

🞏 Currently developed

🞏 Previously developed (please specify what)

**…………………………………………………………………………………..**

🞏 Previously undeveloped (greenfield land)

**PART 1 - FOUL WATER DRAINAGE**

**PROPOSED SYSTEM**

🞏 Connection to a public sewer

🞏 A package sewage treatment plant

🞏 A septic tank

🞏 A cesspool

🞏 A reedbed system in association with a treatment tank or septic tank

🞏 Other.. (e.g. connection to existing treatment plant / septic tank etc.. Please detail below.

**…………………………………………………………………………………..**

**…………………………………………………………………………………..**

The systems above are listed in the ‘preferred’ hierarchy set out in Welsh Government Circular 008/2018. Where it is proposed to use any of the systems other than a foul sewer connection, please provide additional information in the space below, or on a separate sheet, to demonstrate that the hierarchy has been taken into account, in sequence, and why it is not considered feasible (in terms of cost and/ or practicability) to adopt the preferred systems.

**…………………………………………………………………………………..**

**…………………………………………………………………………………..**

Full details of the proposed foul water system should be annotated on the plans accompanying the application, and in relevant supporting information. Please refer to the Appendix for a checklist of details applicable to the proposed system.

**IN RELATION TO THE PROPOSED SYSTEM**

A new package sewage treatment plant / septic tank

🞏 State the particular type of plant /model

**…………………………………………………………………………………..**

🞏 State the design capacity of the plant

**…………………………………………………………………………………..**

🞏 State the anticipated rate of discharge of treated effluent

**…………………………………………………………………………………..**

🞏 State the proposed means of discharge (to ground / watercourse, etc.)

**…………………………………………………………………………………..**

🞏 Has any relevant consent to discharge to ground, a watercourse, canal or existing drain been obtained (detail if yes)

**…………………………………………………………………………………..**

A cesspool

🞏 State the particular model / nature of construction

**…………………………………………………………………………………..**

🞏 State the design capacity of the cesspool

**…………………………………………………………………………………..**

For larger developments, the level of information necessary to allow full consideration of non mains drainage systems may be significant, hence advice may need to be sought from a drainage consultant prior to submission.

**MAINTENANCE OF THE FOUL WATER SYSTEM**

🞏 Who will maintain and fund the proposed system over the lifetime of the development

**…………………………………………………………………………………..**

**PART 2 – SURFACE WATER DRAINAGE**

**PROPOSED SYSTEM**🞏 Collection for use on site

🞏 A soakaway system

🞏 Connection to a watercourse

🞏 Connection to an existing surface water drain

🞏 Connection to a combined surface water / foul drain

🞏 Other – e.g. attenuation pond connecting to watercourse, surface water / combined drain , please detail below

**…………………………………………………………………………………..**

🞏 There are no changes proposed to the surface water drainage system or any additional discharge to it.

SuDS systems

🞏 Please confirm what consideration has been given to the development of SuDS principles in the design of the surface water system.

**…………………………………………………………………………………..**

**…………………………………………………………………………………..**

The systems above are listed in order in broad accordance with the ‘preferred’ hierarchy set out in Part H of the Building Regulations and in Welsh Government’s Sustainable Drainage Systems Standards in Wales. Whichever of the systems it is proposed to use, please provide additional information in the space below, or on a separate sheet, to demonstrate that the hierarchy has been taken into account, in the sequence listed, and why it is not considered feasible (in terms of cost and/ or practicability) to adopt the preferred systems.

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Full details of the existing and proposed surface water system should be annotated on the plans accompanying the application, and in relevant supporting information. Please refer to the Appendix for a checklist of details applicable to the proposed system.

**SURFACE WATER RUN OFF RATES**

🞏 Estimated existing surface water run off rate from the site

**…………………………………………………………………………………..**

**…………………………………………………………………………………..**

🞏 Estimated post development surface water run off rate from the site

**…………………………………………………………………………………..**

**…………………………………………………………………………………..**

🞏 Explanation of the methodology of the above calculations

**…………………………………………………………………………………..**

**…………………………………………………………………………………..**

For larger developments, the level of information necessary to allow full consideration of discharge rates may require calculation of storm event / climate change scenarios, hence advice may need to be sought from NRW prior to submission.

**WHERE ATTENUATION STORAGE IS PROPOSED:**

🞏 What volume of storage is proposed

**…………………………………………………………………………………..**

**…………………………………………………………………………………..**

🞏 What method of attenuation is proposed

**…………………………………………………………………………………..**

**…………………………………………………………………………………..**

**WHERE DISCHARGE TO A WATERCOURSE, CANAL OR EXISTING DRAIN IS PROPOSED**

🞏 What is the anticipated off-site flow and what impacts are anticipated on the receiving system

**…………………………………………………………………………………..**

**…………………………………………………………………………………..**

🞏 Has any relevant consent to discharge to a watercourse, canal or existing drain been obtained (detail if yes)

**…………………………………………………………………………………..**

**…………………………………………………………………………………..**

**MAINTENANCE OF THE SURFACE WATER SYSTEM**

🞏 Who will maintain and fund the proposed system over the lifetime of the development

**…………………………………………………………………………………..**

**…………………………………………………………………………………..**

**FLOODING ISSUES**

Please confirm which of the Zones identified in Welsh Government’s Development Advice Maps the application site is located within:

🞏 Zone A – areas at little or no risk from flooding.

🞏 Zone B – areas known to have been flooded in the past

🞏 Zone C1 – areas of the floodplain which are developed and served by significant infrastructure including flood defences

🞏 Zone C2 – areas of the floodplain without significant flood defence infrastructure

If the site is in a C1 or C2 Zone, please confirm you have had regard to current Welsh Government and Natural Resources Wales policy and guidance, including the need for the submission of a Flood Consequences Assessment.

**…………………………………………………………………………………..**

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**…………………………………………………………………………………..**

🞏 A Flood Consequences Assessment is submitted with the application

🞏 The following information is submitted for consideration as part of the application

**…………………………………………………………………………………..**

**…………………………………………………………………………………..**

**…………………………………………………………………………………..**

**…………………………………………………………………………………..**

Please supplement as necessary on a separate sheet

**LIST OF PLANS AND DOCUMENTS REQUIRED WITH PLANNING APPLICATIONS**

**All outline and full applications**

In addition to the application forms and other relevant plans and supporting documents necessary to constitute a valid application, you should ensure the following information is included to clarify the drainage proposals:

**FOUL WATER SYSTEM DETAILS**

**Plans**

🞏 An existing site plan – at 1:500 or 1:200 scale, showing all existing site features, basic topographical information (site levels and floor levels of buildings expressed in terms of AOD), showing the location of any existing drainage systems on or adjacent to the site, watercourses, etc..

This can all be annotated on the same plan showing existing surface water arrangements.

🞏 A proposed site plan – at 1:500 or 1:200 scale, showing the development as proposed including all site features, basic topographical information (final site levels and proposed finished floor levels of buildings expressed in terms of AOD), the location of all proposed drainage systems (pipe runs and connections to existing mains systems, position and extent of the treatment plant, septic tank and associated soakaways, drainage fields, points of discharge to watercourses, etc., location of cesspool, reedbeds, and means of access to empty tanks.

This can all be annotated on the same plan showing proposed surface water arrangements.

**Supporting information**

🞏 Basic manufacturers technical details of the proposed system, including sectional plans of the particular storage system to clarify capacity, inlet and outlet arrangements, mechanism for release of water and rates of discharge.

Where soakaways are proposed

🞏 Results of percolation tests undertaken in accordance with current Building Regulation requirements

**SURFACE WATER SYSTEM DETAILS**

**Plans**

🞏 An existing site plan – at 1:500 or 1:200 scale, showing all existing site features, basic topographical information (site levels at 1m intervals and floor levels of buildings expressed in terms of AOD), showing the location of any existing drainage systems, watercourses, etc., identifying areas of permeable and impermeable land.

This can all be annotated on the same plan showing existing foul water arrangements.

🞏 A proposed site plan – at 1:500 or 1:200 scale, showing the development as proposed including all site features, basic topographical information (final site levels at 1m intervals and proposed finished floor levels of buildings expressed in terms of AOD), the location of all elements of the proposed drainage systems (pipe runs from roofwater downspouts, drains from hard surface areas, position and extent of holding tanks, soakaways, connections to existing piped systems, points of discharge to watercourses, etc., identifying areas of permeable and impermeable land, driveway surfacing, etc

The proposed plans should illustrate how SuDS principles have been incorporated into the design of the surface water drainage system.

This can all be annotated on the same plan showing proposed foul surface water arrangements.

**Supporting information**

Where soakaways are proposed

🞏 Results of percolation tests undertaken in accordance with current Building Regulation requirements

Where attenuation storage is proposed

🞏 Sectional plans / technical details of the particular storage system to clarify capacity, inlet and outlet arrangements, pipe sizes, gradients, mechanism for release of water and rates of discharge.

Where development is proposed in a Flood Zone

Please confirm the information submitted with the application includes, for a site within:

🞏 Zones C1 and C2 – a Flood Consequences Assessment commensurate with the nature of the proposals, in accordance with NRW requirements

OR provide what information you wish the Council to take into account