
Drainage Statement

**Land between Heatherwood and
Kingswood Lane,
Forden,
Welshpool,
Powys,
SY21 8LQ**

**Outline planning application (with
all matters reserved) for 10x
dwellings and all associated
works including formation of an
estate road, provision of public
open space, drainage and
landscaping**

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1. Introduction

1.1 This Drainage Statement is prepared and submitted in connection with an outline planning application (with all matters reserved) made to Powys County Council (“The Local Planning Authority”) for a proposed residential development comprising 10x dwellings and all associated works including the formation of an estate road, provision of public open space, drainage and landscaping works at Land between Heatherwood and Kingswood Lane, Forden, Welshpool, Powys, SY21 8LQ (“the Application Site”).

1.1 A Drainage Statement is required in accordance with the requirements of Section 7 of Technical Advice Note (TAN) 15.

1.2 SuDS perform an important role in managing surface water run-off from a development site and must be implemented in any development where the relevant ‘construction area’ exceeds 100m².

1.3 This statement outlines that the Applicant has had due regard to the requirements of SuDS principles when considering the design and siting of the proposed development, and outlines indicatively how the proposals will comply with the necessary criteria set-out within the Welsh Government’s [SAB Statutory Guidance](#).

2. The Existing Site

2.1 The application site comprises an area measuring 0.54ha of improved agricultural grassland located between Heatherwood and Kingswood Lane, Forden.

2.2 There is no existing surface water drainage infrastructure on the land.

2.3 The submitted Existing and Indicative Proposed Block Plans detail the extent and location of the application site and the development proposed as part of this outline planning application.

2.4 Importantly, given that the application is submitted in outline form (with matters concerning scale and layout being reserved for future consideration), the final site layout has not been designed at this stage.

2.5 The application site is located within Zone 1 of the Flood Map for Planning (in terms of fluvial flooding), whilst parts of the site lie within Zones 2/3 in terms of surface water flooding.

3 Proposed Surface Water Management

- 3.1 No final arrangements for the site's management of surface water have been put in place at this time, given the application's outline nature.
- 3.2 A detailed surface water drainage design for the site will be developed prior to the submission of a detailed reserved matters application. This will fully take into account the SuDS options most suitable to the site's location and taking into account ground/soil conditions.
- 3.3 As part of the final design process, the Applicant will look to retain as much surface water on-site for re-use as possible, in accordance with SuDS principles. This could be achieved with the use of water butts and surface water drainage attenuation.
- 3.4 The use of rain gardens and other suitable SuDS features will also be fully explored within the detailed design process.
- 3.5 It is confirmed that a SAB application will be prepared and submitted to the Local Authority in the event that both outline and reserved matters permission is granted. The SAB application will fully detail the proposed surface water drainage arrangements and features.

4 Maintenance & Management

- 4.1 The SuDS features implemented on-site will be maintained and managed by the site's owners for their operational lifetime. Full details of proposed management and maintenance regimes will be provided as part of the future SAB application.

5 Biodiversity & Amenity

- 5.1 Biodiversity enhancement measures and areas of amenity on-site will be detailed within a future SAB application.

6 Conclusion

- 6.1 It is clear from the above considerations that the proposed scheme can be SAB-compliant given the nature of the proposal and the extent of land under the ownership/control of the Applicant.
- 6.2 Given the location and design of the proposal, there are also low risks from surface water flooding associated with the proposed development.

6.3 It is considered that this Drainage Statement meets the requirements set-out within Section 7 of Technical Advice Note (TAN) 15.