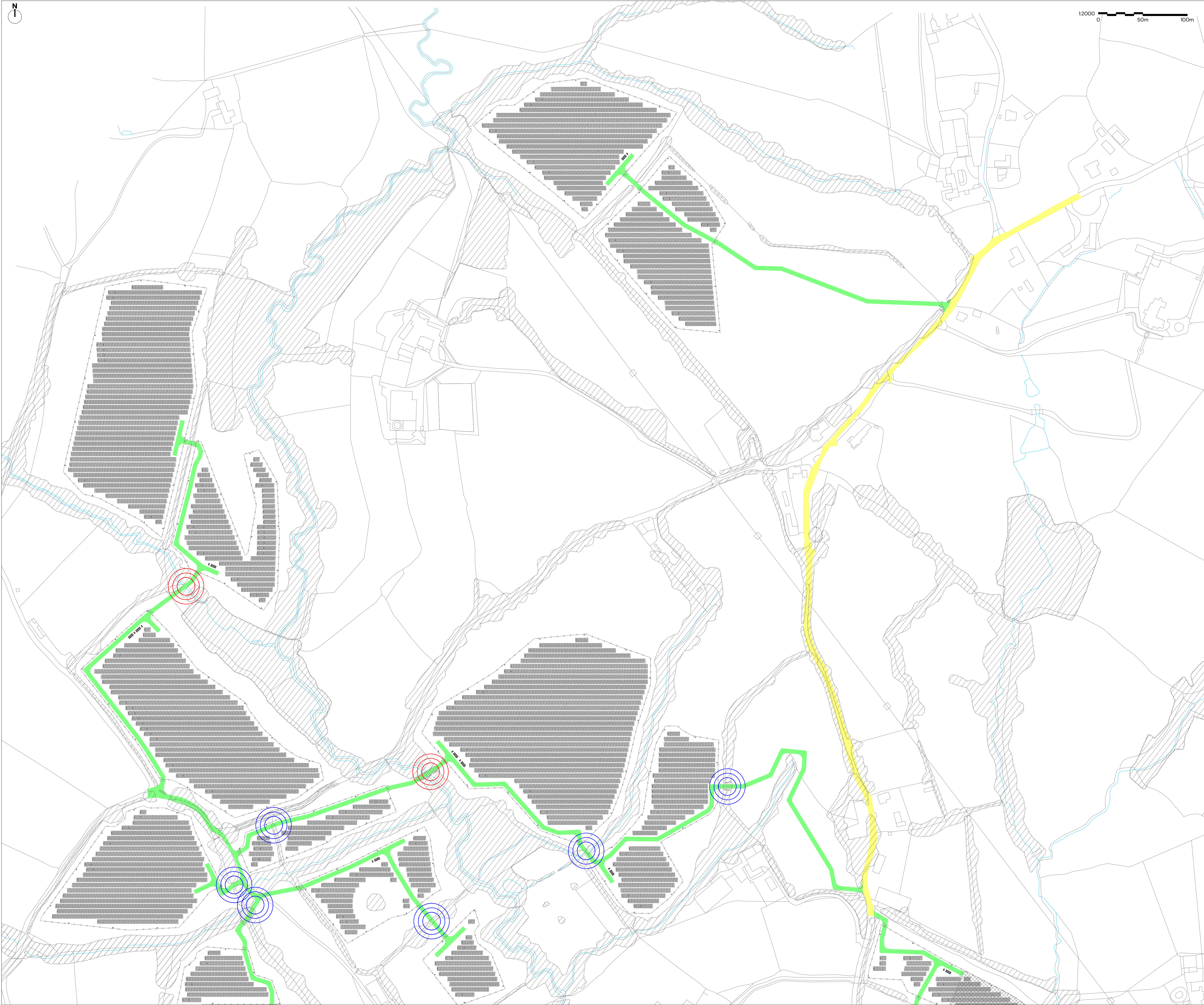




Appendix E – Watercourse Crossing Details

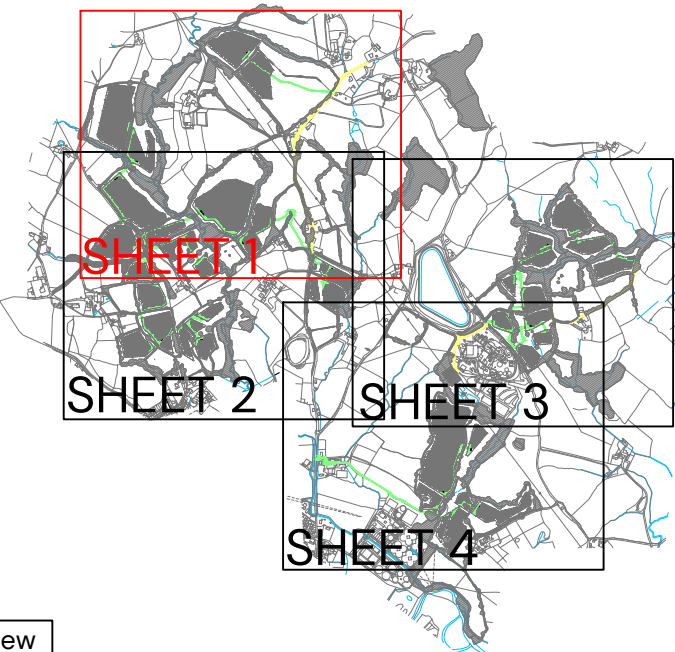
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 - The approximate coordinates for the centre of this site are E333008, N193733.
 - Watercourses have been identified using a combination of topographical survey, LiDAR data, and mapping. These locations and their depths should be confirmed on site prior to construction commencement.
 - A structural engineer should be approached to assess the watercourse crossings highlighted in red. These watercourses have been deemed too deep for a typical culvert design and will likely need a more robust approach ie a bridge.

- Key:
- Proposed internal access track
 - Existing track
 - Mapped watercourse
 - Expected watercourse / ditch crossing location
 - Consult a structural engineer – See Note 4

Reference drawings:
P25-2075-PEG-XX-XX-DR-C-0211 Standard Details



Site Overview

P1	02.12.2025	First Issue	SB	TG	TG
REV	DATE	DESCRIPTION	REVISED	CHECKED	APPROVED

Watercourse Crossing Locations Sheet 1

Candwr Solar Farm
Ponthir, NP18 1HU

CLIENT:
TotalEnergies Renewables

DATE:
02.12.2025

SCALE:
1:2000@A1

DRAWN BY: SB
CHECKED BY: TG
APPROVED BY: TG

DRAWING NUMBER:
P24-2075- PEG -XX-XX-DR-C- 0201 - P1

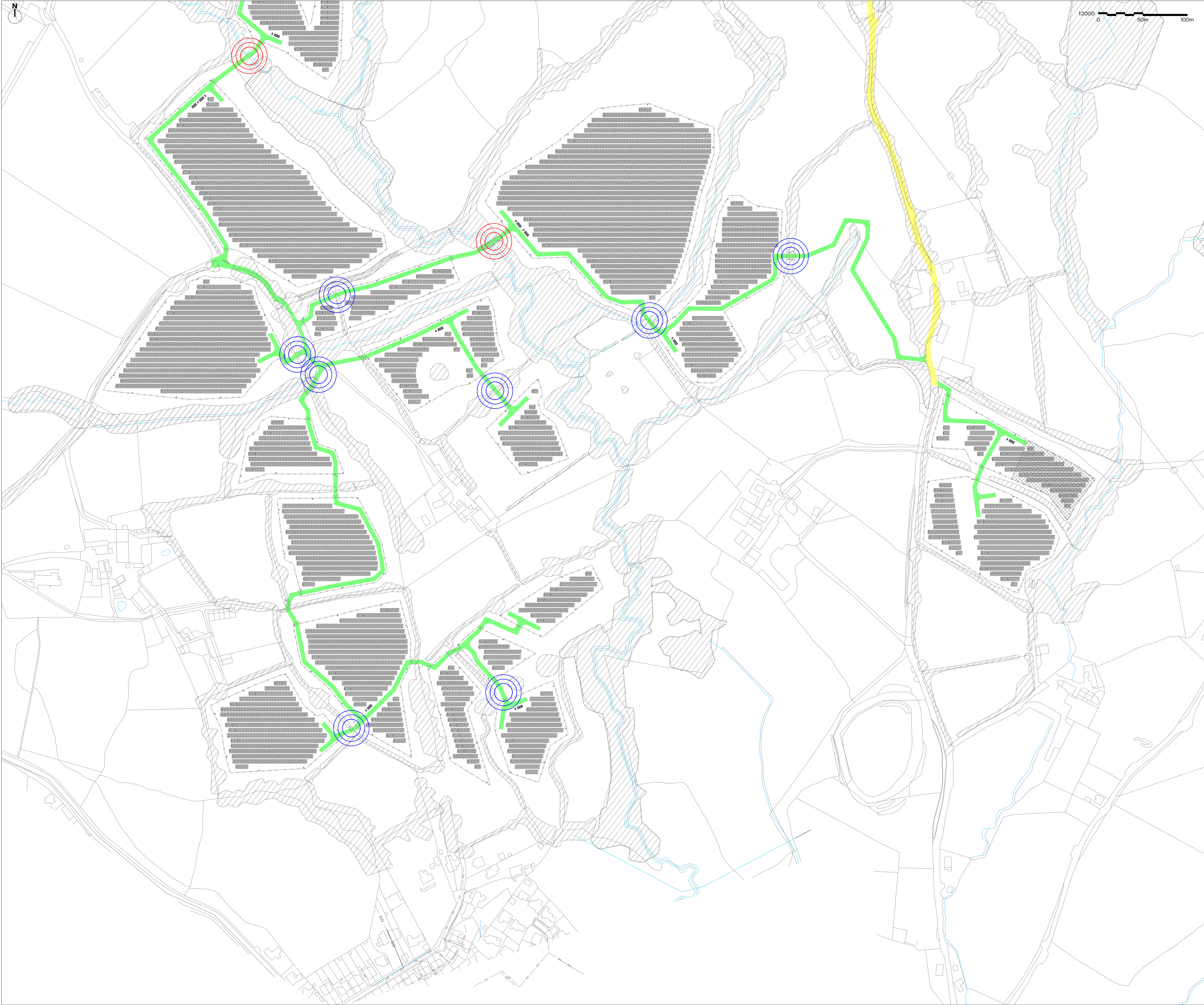
PG OFFICE / TEAM:
BRS / INF

PEGASUS REF No:
P24-2075

DRAWING STATUS
S2



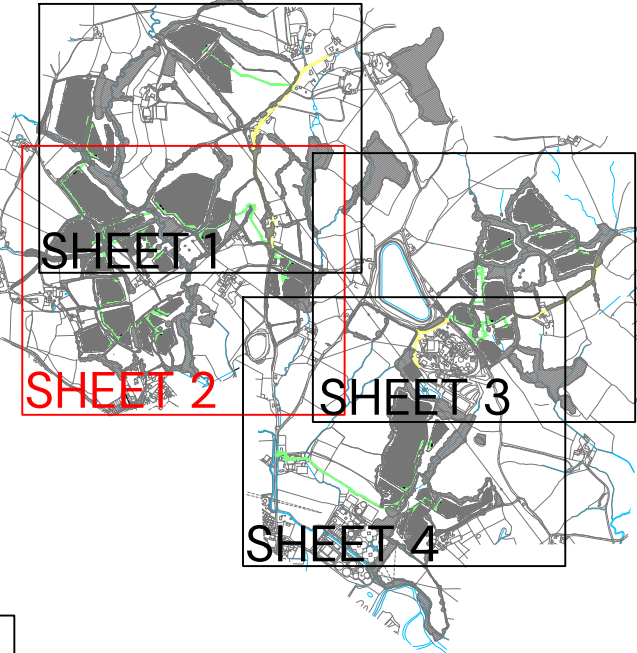
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 - A structural engineer should be approached to assess the watercourse crossings highlighted in red. These watercourses have been deemed too deep for a typical culvert design and will likely need a more robust approach ie a bridge.

- Key:
- Proposed internal access track
 - Existing track
 - Mapped watercourse
 - Expected watercourse / ditch crossing location
 - Consult a structural engineer – See Note 4

Reference drawings:
P25-2075-PEG-XX-XX-DR-C-0211 Standard Details



Site Overview

P1	02.12.2025	First Issue	SB	TG	TG
REV	DATE	DESCRIPTION	REVISED	CHECKED	APPROVED

Watercourse Crossing Locations Sheet 2

Candwr Solar Farm
Ponthir, NP18 1HU

CLIENT:
TotalEnergies Renewables

DATE:
02.12.2025

SCALE:
1:2000@A1

DRAWN BY: SB
CHECKED BY: TG
APPROVED BY: TG

DRAWING NUMBER:
P24-2075-PEG-XX-XX-DR-C-0202-P1

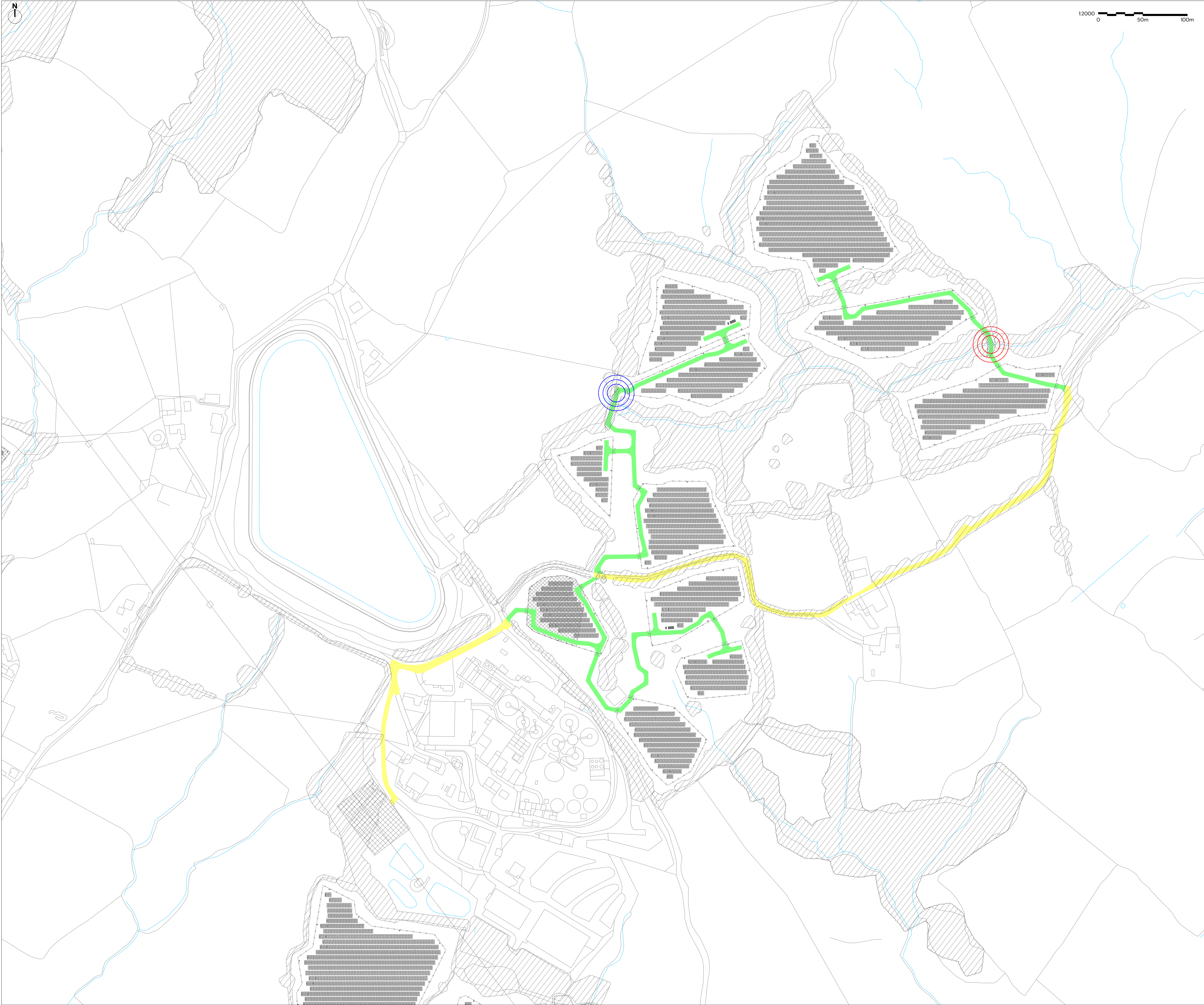
PG OFFICE / TEAM:
BRS / INF

PEGASUS REF No:
P24-2075

DRAWING STATUS
S2



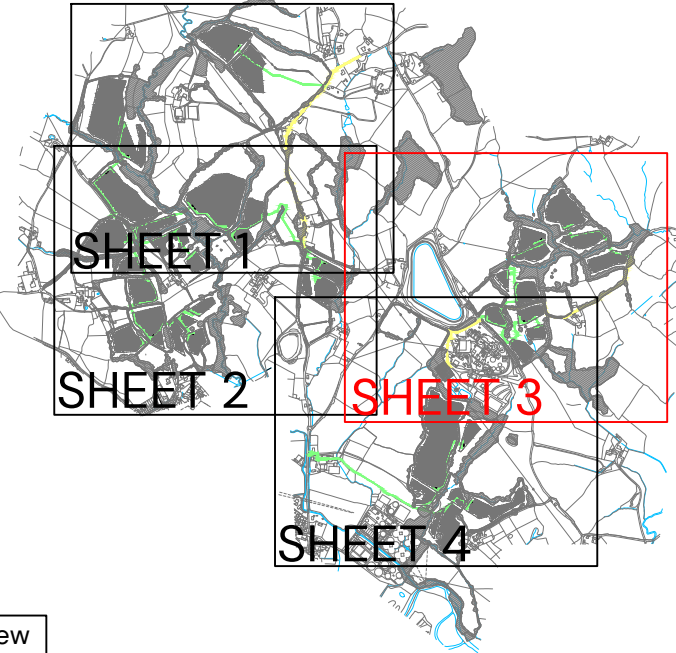
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 - A structural engineer should be approached to assess the watercourse crossings highlighted in red. These watercourses have been deemed too deep for a typical culvert design and will likely need a more robust approach ie a bridge.

- Key:
- Proposed internal access track
 - Existing track
 - Mapped watercourse
 - Expected watercourse / ditch crossing location
 - Consult a structural engineer – See Note 4

Reference drawings:
P25-2075-PEG-XX-XX-DR-C-0211 Standard Details



Site Overview

P1	02.12.2025	First Issue	SB	TG	TG
REV	DATE	DESCRIPTION	REVISED	CHECKED	APPROVED

Watercourse Crossing Locations Sheet 3

Candwr Solar Farm
Ponthir, NP18 1HU

CLIENT:
TotalEnergies Renewables

DATE:
02.12.2025

SCALE:
1:2000@A1

DRAWN BY: SB
CHECKED BY: TG
APPROVED BY: TG

DRAWING NUMBER:
P24-2075-PEG-XX-XX-DR-C-0203-P1

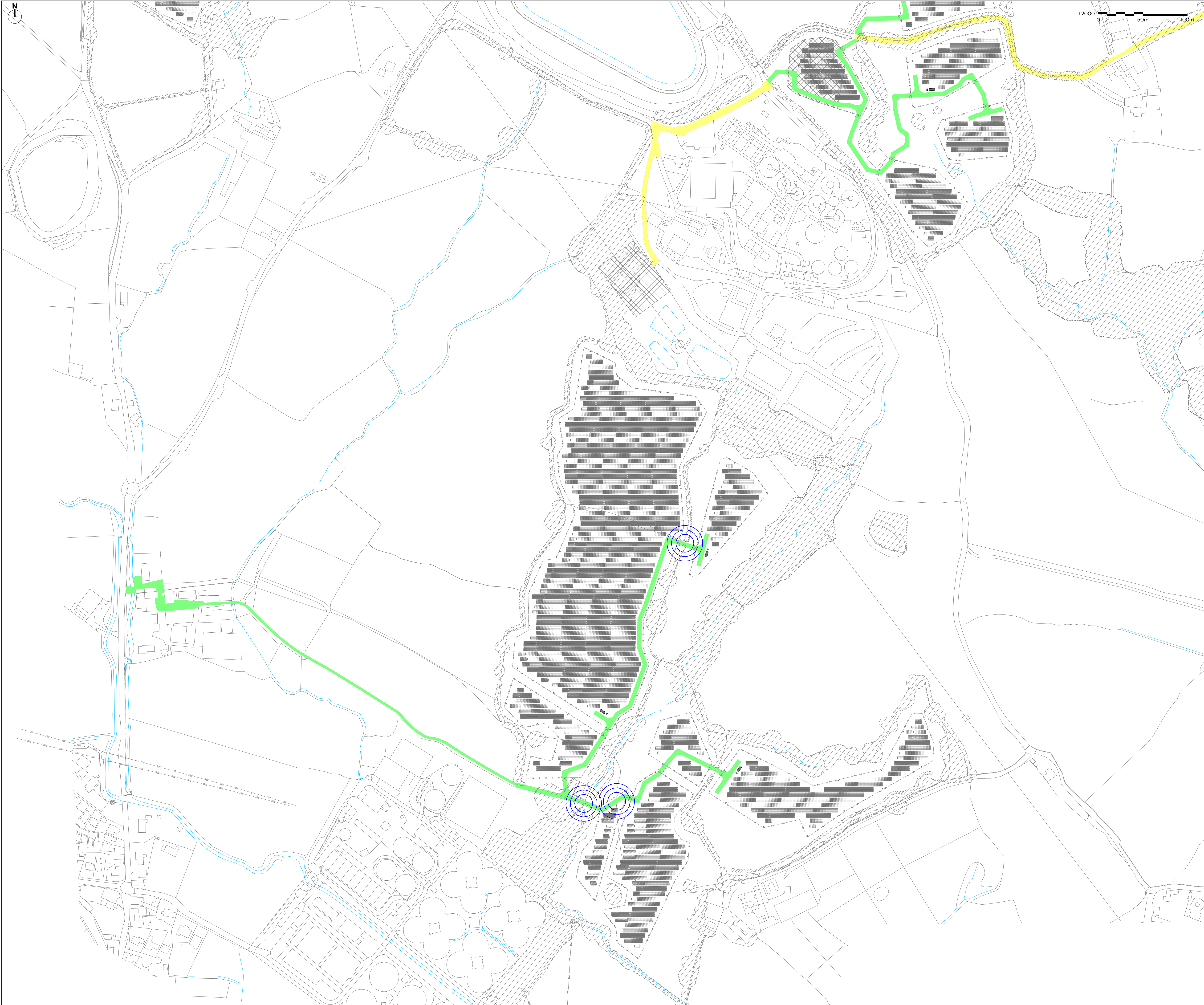
PG OFFICE / TEAM:
BRS / INF

PEGASUS REF No:
P24-2075

DRAWING STATUS
S2



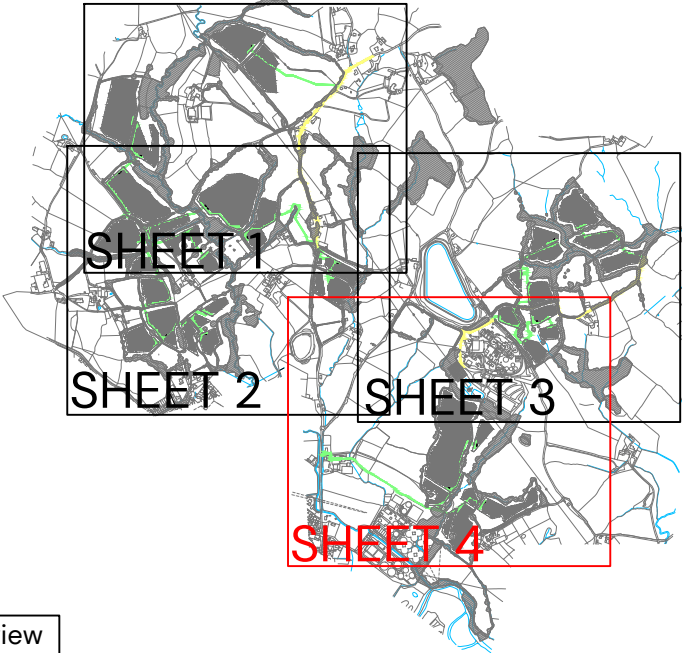
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 2. The approximate coordinates for the centre of this site are E333008, N193733.
 3. Watercourses have been identified using a combination of topographical survey, LiDAR data, and mapping. These locations and their depths should be confirmed on site prior to construction commencement.
 4. A structural engineer should be approached to assess the watercourse crossings highlighted in red. These watercourses have been deemed too deep for a typical culvert design and will likely need a more robust approach ie a bridge.

- Key:
- Proposed internal access track
 - Existing track
 - Mapped watercourse
 - Expected watercourse / ditch crossing location
 - Consult a structural engineer – See Note 4

Reference drawings:
P25-2075-PEG-XX-XX-DR-C-0211 Standard Details



Site Overview

P1	02.12.2025	First Issue	SB	TG	TG
REV	DATE	DESCRIPTION	REVISED	CHECKED	APPROVED

Watercourse Crossing Locations Sheet 4

Candwr Solar Farm
Ponthir, NP18 1HU

CLIENT:
TotalEnergies Renewables

DATE:
02.12.2025

SCALE:
1:2000@A1

DRAWN BY: SB
CHECKED BY: TG
APPROVED BY: TG

DRAWING NUMBER:
P24-2075-PEG-XX-XX-DR-C-0204-P1

PG OFFICE / TEAM:
BRS / INF

PEGASUS REF No:
P24-2075

DRAWING STATUS
S2

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Plan View
NTS

Pipe Culvert (Scale 1:10)
(maximum 500mm watercourse depth)

Box Culvert (Scale 1:20)
(500mm–3600mm watercourse depth)

1:10
0 250mm 500mm

1:20
0 500mm 1m

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- A structural engineer should be approached to assess the watercourse crossings deeper than the ranges laid out in this drawing (deeper than 3.6m). These watercourses have been deemed too deep for a typical culvert design and will likely need a more robust approach ie a bridge.
- Internal access track construction detail has been provided by CADmando in June 2025.
- All dimensions are in millimeters unless stated otherwise.
- Box culvert designs should be assessed and confirmed by the manufacturer prior to construction. Box culvert is to be installed in accordance with approved manufacturer installation guidance.
- Culverts have been designed for approximately 2 x 500 HGV crossings. The client should satisfy themselves that this design parameter is suitable.
- Designs are subject to ground investigation and intrusive testing as well as geotechnical advice with regards to ground bearing pressures. Hydraulic modelling / capacity assessment of culverts should be undertaken to determine capacity requirements.

Key:

-  Backfill to MCHW Series 600 (Tab 6/1 (02/16) Class 6N)
-  150mm Well-compacted Type 1 to SHW clause 803
-  350mm 6F2 recycled aggregate
-  Indicative existing ground level

Reference drawings:
P25-2075-PEG-XX-XX-DR-C-0201-0204 Watercourse Crossing Locations

P1 02.12.2025 First Issue			SB TG TG		
REV	DATE	DESCRIPTION	REVISED	CHECKED	APPROVED

Watercourse Crossings
Standard Details

Candwr Solar Farm
Ponthir, NP18 1HU

CLIENT:
TotalEnergies Renewables

DATE: 02.12.2025 SCALE: 1:2000@A1

DRAWN BY: SB
CHECKED BY: TG
APPROVED BY: TG

DRAWING NUMBER: P24-2075- PEG -XX-XX-DR-C- 0211 - P1 PG OFFICE / TEAM: BRS / INF

PEGASUS REF No: P24-2075 DRAWING STATUS: S2

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Appendix F – Monmouthshire County Council Ordinary Watercourse Advice

Katie Moore

From: Jeffes, Matt <MatthewJeffes@monmouthshire.gov.uk>
Sent: 02 June 2025 15:13
To: Lucy Ginn; MCC - Flooding; caryswilliams@torfaen.gov.uk
Cc: Katie Moore
Subject: Re: P24-2075 Court Farm DNS - LLFA Requirements
Attachments: ufm2_Pre-App_Advice.pdf



Afternoon Lucy

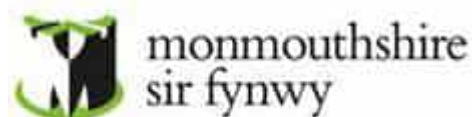
Please see attached pre app advice issued. There was also information sent by Torfaen Council so you may want to touch base with them directly as well as this was a cross border site.

Many thanks

Matt Jeffes C.WEM

Senior Engineer (Flood Risk)
Highways & Flood Management
Monmouthshire County Council / Cyngor Sir Fynwy
Phone / Ffôn: 01291 425970
Mobile / Symudol: 07980 916830
Email / Ebost: matthewjeffes@monmouthshire.gov.uk
Website / Gwefan: www.monmouthshire.gov.uk

Please note I work Monday to Thursday.



From: Lucy Ginn <Lucy.Ginn@pegasusgroup.co.uk>
Sent: 02 June 2025 12:13
To: MCC - Flooding <Flooding@monmouthshire.gov.uk>; caryswilliams@torfaen.gov.uk
<caryswilliams@torfaen.gov.uk>
Cc: Katie Moore <Katie.Moore@pegasusgroup.co.uk>
Subject: Re: P24-2075 Court Farm DNS - LLFA Requirements

Hi Matt,

Many thanks for your email and apologies for the long delay in getting back to you!

Yes – this is the same site. Although the site boundary has since been updated/increased in area.

Thank you – it would be helpful if you could please send over the information previously issued to Luke to ensure I have this.

Kind regards,
Lucy

Lucy Ginn
Senior Flood Risk Consultant – Infrastructure

E Lucy.Ginn@pegasusgroup.co.uk
M 07823 520731 | **DD** 01454 800994 | **T** 01454 625945 | **EXT** 2055
First Floor | South Wing | Equinox North | Great Park Road | Almondsbury | Bristol | BS32 4QL

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Please exercise extreme caution with attachments and website links or instructions to undertake financial transactions.

From: MCC - Flooding <Flooding@monmouthshire.gov.uk>
Sent: Monday, March 31, 2025 9:50 AM
To: Lucy Ginn <Lucy.Ginn@pegasusgroup.co.uk>; MCC - Flooding <Flooding@monmouthshire.gov.uk>; caryswilliams@torfaen.gov.uk <caryswilliams@torfaen.gov.uk>
Cc: Katie Moore <Katie.Moore@pegasusgroup.co.uk>
Subject: RE: P24-2075 Court Farm DNS - LLFA Requirements

Good Morning Lucy,

Thank you for getting in touch. Is this the site?

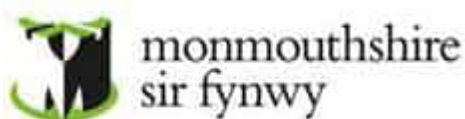
Solar Farm development to incorporate Sustainable Drainage (SuDS) measures compliant with Welsh Government's Statutory standards for SuDS.
Llanfrechfa, Ponthir, Torfaen, NP44 8DQ,

If so Luke Johnson has already sought pre application advice from us from the SAB perspective, however I can resend the information if you don't have this. If it is a different site then we can offer a pre application service.

Re OW buffers we would usually mirror the NRW advice of 7m as this gives a good space for operating machinery adjacent to watercourses.

Many thanks

Matt Jeffes C.WEM
Senior Engineer (Flood Risk)
Highways & Flood Management
Monmouthshire County Council / Cyngor Sir Fynwy
Phone / Ffôn: 01291 425970
Mobile / Symudol: 07980 916830
Email / Epost: matthewjeffes@monmouthshire.gov.uk
Website / Gwefan: www.monmouthshire.gov.uk
Please note I work Monday to Thursday.



From: Lucy Ginn <Lucy.Ginn@pegasusgroup.co.uk>
Sent: 27 March 2025 12:14

To: MCC - Flooding <Flooding@monmouthshire.gov.uk>; caryswilliams@torfaen.gov.uk

Cc: Katie Moore <Katie.Moore@pegasusgroup.co.uk>

Subject: P24-2075 Court Farm DNS - LLFA Requirements

Hi Torfaen and Monmouthshire,

We are providing flood risk advice for a proposed solar development spanning both Torfaen and Monmouthshire.

Do you have any specific requirements for how wide Ordinary Watercourse easements for maintenance access should be?

We would also be grateful for any solar development specific guidance you may have.

Please do let me know if there is a more suitable email address I should contact.

Kind regards,

Lucy

Lucy Ginn

Senior Flood Risk Consultant – Infrastructure

E Lucy.Ginn@pegasusgroup.co.uk

M 07823 520731 | **DD** 01454 800994 | **T** 01454 625945 | **EXT** 2055

First Floor | South Wing | Equinox North | Great Park Road | Almondsbury | Bristol | BS32 4QL



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Mae'r e-bost hwn wedi cael ei sganio â firws gan Microsoft Exchange Online Protection. Mae'r Cyngor yn croesawu gohebiaeth yn y Gymraeg neu'r Saesneg neu'r ddwy iaith, a bydd yn ymateb i chi yn unol â'ch dewis. Ni fydd gohebu yn Gymraeg yn arwain at oedi.

Dyma ein [Hysbysiad Preifatrwydd](#). Am wybodaeth preifatrwydd am ein gwefan, ewch i'n [Hysbysiad Preifatrwydd Gwefan a Chwcis](#).

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Mae'r e-bost hwn wedi cael ei sganio â firws gan Microsoft Exchange Online Protection. Mae'r Cyngor yn croesawu gohebiaeth yn y Gymraeg neu'r Saesneg neu'r ddwy iaith, a bydd yn ymateb i chi yn unol â'ch dewis. Ni fydd gohebu yn Gymraeg yn arwain at oedi.

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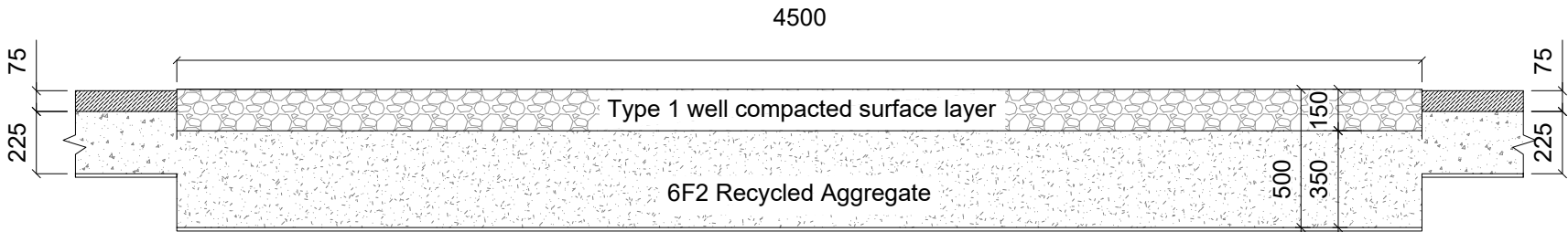
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Appendix G – Access Track Typical Design Details

Revisions:				
Revision	Date	Revision Notes	Drawn	Inspected
01	10.05.25	First Issue	RR	EHF
02	19.09.25	Project name changed	RR	EHF
03	16.05.26	Titleblock changed	RR	TH

LEGEND:



Status: **PLANNING**

Project: **CANDWR SOLAR FARM**
LAND AT COURT FARM, PONTHIR, MONMOUTHSHIRE

Client:



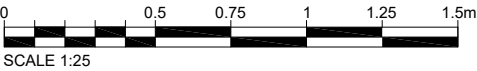
10th Floor, 10 Upper Bank Street, Canary Wharf, London, E14 5BF
solaruk@totalenergies.com www.solar.totalenergies.co.uk



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Unit B2, The Courtyard, Severn Drive, Tewkesbury Business Park, GL20 8GD
+44(0) 1854 850019 design@utu.design www.utu.design

Drawing Title: **STANDARD DRAWING**
ACCESS TRACK

Drawn: RR	Checked: EHF	Drawing Scale: 1:25	Size: A3
Project Code: PEG002-	Drawing Number: SD-05	Revision: 03	





Appendix H – SAB Consultation Responses

To whom it may concern

Giri Senthil

Highway Development Controlled Engineer

Cysylltwch â / Contact:

Miss Hannah Bishop

Ein Cyf / Our Ref:

23/0096/TCBC

Ffon / Telephone:

E Bost / Email:

sab@caerphilly.gov.uk

Dyddiad / Date:

30.08.2023

Dear Sir / Madam,

Flood and Water Management Act 2010 (Schedule 3) – Sustainable Drainage – Pre-Application Advice Report

Application Number: 23/0096/TCBC
Development Name: Court Farm Solar Development
Location: Llanfrehfa, Ponthir, Torfaen, NP44 8DQ

Further to your submission for sustainable drainage pre-application advice made valid on 21st July 2023, please find enclosed the pre-application informative report.

Caerphilly County Borough Council (CCBC) are working collaboratively with Torfaen County Borough Council (TCBC) to deliver the Sustainable Drainage Approval function, therefore communication in relation to pre-application advice may be received from CCBC.

Hannah Bishop is your case officer and we would be grateful if you would quote your application reference number 23/0096/TCBC in any correspondence. Failure to do so may result in communication delays.

Where further advice is requested, we reserve the right to charge for this advice as outlined in our "Pre-Application Fees and Charges" information on our website at www.caerphilly.gov.uk/sab. Any charges will be agreed and must be paid prior to the commencement of any services requested.

Should you wish to discuss your application, please contact the above named case officer on the details provided.

Yours Sincerely,



Giri Senthil
Highway Development Controlled Engineer

Sustainable Drainage Pre-Application Advice Report

This pre-application report is provided in good faith and without prejudice of any final determination. The main purpose of this report is to screen the submitted documents and plans against the requirements of the National Standards ([*Statutory Standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems 2018*](#))

The sustainable drainage (SuDS) approach mimics natural drainage, managing surface runoff at or close to the surface and as close to its source as practicable, controlling flow rate and volume and providing a range of additional benefits. Drainage systems should be considered at the earliest stages of the design and should be informed by the topography and existing watercourses, ditches, vegetative areas and drainage features. By doing so, biodiversity, amenity and cost effectiveness can be maximised.

SuDS proposals should be underpinned by the following Principles and should aim to:

- Manage water on or close to the surface and as close to the source of the runoff as possible
- Treat rainfall as a valuable natural resource
- Ensure pollution is prevented at source, rather than relying on the drainage system to treat or intercept it
- Manage rainfall to help protect people from increased flood risk, and the environment from morphological and associated ecological damage resulting from changes in flow rates, patterns and sediment movement caused by the development
- Take account of likely future pressures on flood risk, the environment and water resources such as climate change and urban creep
- Use the SuDS Management Train, using drainage components in series across a site to achieve a robust surface water management system (rather than using a single “end of pipe” feature, such as a pond, to serve the whole development)
- Maximise the delivery of benefits for amenity and biodiversity
- Seek to make the best use of available land through multifunctional usage of public spaces and the public realm
- Perform safely, reliably and effectively over the design life of the development taking into account the need for reasonable levels of maintenance
- Avoid the need for pumping where possible and
- Be affordable, taking into account both construction and long term maintenance costs and the additional environmental and social benefits afforded by the system.

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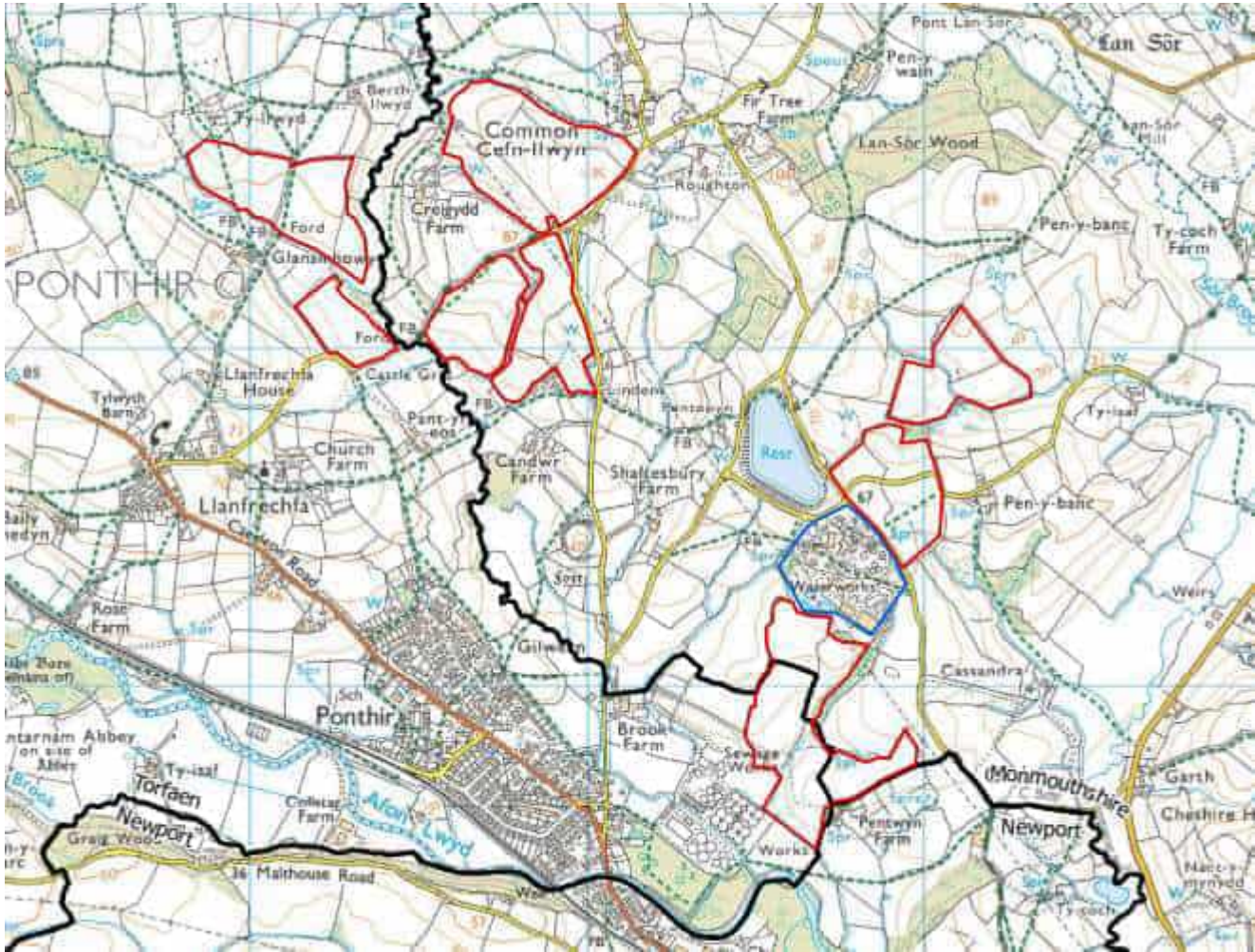
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Development Summary:

Application Ref:	23/0096/TCBC
Development Name:	Court Farm Solar Development
Development Type:	Solar farm and associated infrastructure
Construction Area:	23.2 ha
Supposition Statement:	Standard S1 - Clearly stated and evidence of exception criteria for Priority Level 1 - Evidence of infiltration testing - Information regarding groundwater levels - Confirm final discharge location Standard S2 - ReFH2 calculations presenting Qbar - Confirmation of final discharge location - Confirmation of discharge rates if Priority Level 3 used Standard S3 - Water quality assessment Standard S4 / S5 - Detailed landscape and planting plan, demonstrating appropriate use of native vegetation - Maintenance plan including which considers and mitigates against impacts on biodiversity Standard S6 - Fully costed maintenance plan
Completed by:	Hannah Bishop
Date:	17.08.2023

The site is a proposed solar farm with associated infrastructure such as inverters, transformers, substation, and access roads. The total site is large (approximately 76.5 ha) and lies between Torfaen (23.2 ha) and Monmouthshire (53.3 ha) SAB areas.

Location Plan:



Validation Requirements Checklist:

Welsh Government Validation Requirement	Information Provided With Submission	Meets Validation Criteria?	Additional Comments
A plan specifying the construction area and the extent of the drainage system, drawn to a recognised scale and showing the direction of north	No drainage system specifics have been provided at this stage	No	Will be required as part of full submission
Information on how the construction work will comply with the Statutory SuDS Standards	No construction information provided at this stage	No	Will be required as part of full submission
A statement on whether or not the application relates to a development that is the subject of an EIA	N/A	No	Will be required as part of full submission
The appropriate application fee		Yes	Pre App fee of £1500 paid. Full App fee will be £3570 for the 23.2 ha within Torfaen region.
Proposals for a maintenance plan and the means of funding for the scheme for its design life	No information on maintenance schedule has been provided at this stage	No	A fully funded maintenance plan. Cost estimates for identified maintenance activities to be included, including waste disposal and end-of-life replacement. This information will provide the future site owner / operator with a clear view forward costs that will need to be met.

Standard S1- Surface water runoff destination:

Priority Level 1 – Rainwater collected for use

No consideration given to RWH or rainwater reuse.

Additional information needed with reference to this standard?

As part of the full SAB application, the Applicant must clearly demonstrate which -if any- of the following exception criteria applies to the proposed development if RWH is not to be used:

- There is no foreseeable demand for non-potable water on the site throughout its design life;
- There is no foreseeable need to harvest water at the site as the relevant water undertaker's water resources and drought management plans do not identify potential stresses on mains water supplies;

- The use of rainwater harvesting is not a viable / cost-effective part of the solution for managing surface water runoff on the site, taking account of the potential water supply benefits of such a system.

Useful Resources:

- UK Rainwater Management Association - <https://ukrma.org/>
- BS16941-1:2018 On-site non-potable water systems
- CIRIA C753 The SuDS Manual - https://www.susdrain.org/resources/SuDS_Manual.html

Priority Level 2 – Discharge of surface water into the ground

Ground investigations and testing should be undertaken to demonstrate the ground conditions across the site to provide an in-depth ground model. Given the likely shallow features to be used, infiltration testing to a depth of 300mm should be sufficient. If, however, during the ground investigation stage the superficial deposits are found to not support infiltration then deeper testing will need to be undertaken in order to confirm deeper soakaway will not work.

Additional information needed with reference to this standard?

- Evidence of infiltration testing, calculation of infiltration rate and information regarding groundwater levels in accordance with BRE 365

Useful Resources:

- UK SuDS Website - <http://www.uksuds.com/>
- CIRIA C753 The SuDS Manual - https://www.susdrain.org/resources/SuDS_Manual.html

Priority Level 3 – Discharge to a surface water body

If infiltration can be sufficiently demonstrated to not be usable then the applicant will need to discharge to the watercourses across the sites at reduced rates as outlined in Standard 2 below.

Additional information needed with reference to this standard?

- Evidence all surface water cannot be discharged to the watercourse
- Ordinary Watercourse Consent (OWC) may be required for discharges to Ordinary Watercourses
- Permission from intervening landowner(s) and / or Riparian Owner may be required

Priority Level 4 – Discharge to a surface water sewer or highway drain

As part of the full application, we would request an agreement in principle is sought from DCWW and an agreed discharge rate is found prior to determination if this priority level was to be applicable.

Additional information needed with reference to this standard?

- Agreement in principle with DCWW
- CCTV and capacity check of the existing SW sewer

- Note that the automatic right to connect to the public sewer now only applies where (a) SAB approval has been granted and (b) where the proposals specifically include a discharge (directly or indirectly) to the public sewer.

Priority Level 5 – Discharge to a combined sewer

There is strong presumption against discharging to an existing combined sewer and as such Welsh Water (the undertaker for combined systems) will only consider a new connection if all higher priority levels (1-4) have been thoroughly investigated and discounted via the appropriate exception criteria.

Standard S2 – Surface water runoff hydraulic control

During the pre-application meeting, it was agreed that the tracks/buildings and infrastructure elements of the site would be treated as 100% impermeable areas for the purpose of calculating the post development runoff. The solar panel array areas will be subject to a 20% urbanisation factor as a result of the development and this figure should be used to calculate the post development runoff from the array areas and therefore the storage requirements.

General advice in relation to calculations:

- Pre-development runoff rates and volumes shall be determined using the ReFH2 methodology
- Post-development calculations shall use the most recent rainfall data available for the area (typically FEH13 data)
- Post-development calculations shall assume 100% run-off from all contributing areas with volumetric co-efficient (Cv) values set at 1.0 for both summer and winter storms, unless lower values are shown to be appropriate on a site specific basis and through the use of a variable run-off model
- Climate change shall be added at 30% to all storm events
- Urban creep is not likely to apply to this development

1) Interception of runoff

Swales are proposed across the site development where construction details and hydraulic calculations will be required to demonstrate that the scheme complies with the Statutory Standards.

2) Morphological protection of receiving surface water bodies

The full application should provide calculations demonstrating that the 1 in 1 year or 1 in 2 year plus climate change event discharges at greenfield equivalent or Q_{bar} / Q_{med} .

3) Flood risk mitigation for receiving surface water bodies

The full application should provide calculations demonstrating that the 1 in 100 year plus climate change event discharges at greenfield equivalent rate and volume or should utilise the long term storage or Q_{bar} / Q_{med} approach outlined in G2.30.

4) Flood protection for the site

The system must be designed to take a 1 in 100 year storm plus 30% for climate change without flooding.

5) Extreme event exceedance management of surface water runoff

Flow routes need to be considered when all on site drainage systems have been overwhelmed by an event of greater intensity than the design criteria given above. The impact of exceedance flows from and on adjacent land should also be considered.

Clause G2.36 states 'the duration of flooding, maximum depth, maximum velocity and the route of flood flows shall be established and managed so as to mitigate the flood impact to people and property'.

The full application must be supported by an exceedance plan.

6) Evaluation of impact of potential failure of a drainage system

In the event of failure of the drainage system, any potential flood risk must be mitigated as best as practically possible to protect people and infrastructure. This must be examined and demonstrated as part of the full application process.

Additional information needed with reference to this standard?

- Detailed design of components
- Confirmation of final discharge location/ rates
- Exceedance plan and calculations for the 1 in 200 year plus climate change exceedance event
- If required, failure mechanisms risk assessment

Useful Resources:

- UK SuDS Website - <http://www.uksuds.com/>
- CIRIA C753 The SuDS Manual - https://www.susdrain.org/resources/SuDS_Manual.html
- TAN 15 - <https://gov.wales/sites/default/files/publications/2018-09/tan15-development-flood-risk.pdf>

Standard S3 – Water Quality

The applicant proposes to use swales and basins as a means of treatment for the development. In principle this is acceptable if supporting evidence is provided. Within the full application, the applicant must demonstrate adequate treatment has been provided by identifying the Pollution Hazard Indices and facilitating the Simple Index Approach to cater for the water quality treatment on site.

Additional information needed with reference to this standard?

- Water quality assessment

Useful Resources:

- UK SuDS Website - <http://www.uksuds.com/>
- CIRIA C753 The SuDS Manual - https://www.susdrain.org/resources/SuDS_Manual.html
- Simple Index Approach Tool - https://www.susdrain.org/resources/SuDS_Manual.html
- Table G3.2 of the National Standards provides sources of information on Sensitivity

Standard S4 – Amenity

An explanation within the application should be included to outline the commercial nature of the site and how the amenity value will be maximised through the SuDS features.

Additional information needed with reference to this standard?

- Detailed landscape and planting plan demonstrating appropriate use of native vegetation.

Useful Resources:

- CIRIA C753 The SuDS Manual - https://www.susdrain.org/resources/SuDS_Manual.html
- RSPB / WWT SuDS Guide – Maximising the potential for people and wildlife - http://ww2.rspb.org.uk/Images/SuDS_report_final_tcm9-338064.pdf

Standard S5 – Biodiversity

The Applicant has proposed the use of swales and basins to meet Standard 5. These would be to demonstrate that the biodiversity gains have been maximised within the SuDS system footprint.

Additional information needed with reference to this standard?

- Detailed landscape and planting plan demonstrating appropriate use of native vegetation.

Useful Resources:

- CIRIA C753 The SuDS Manual - https://www.susdrain.org/resources/SuDS_Manual.html
- SEPA Ponds Pools and Lochans Good Practice Guide - https://www.sepa.org.uk/media/151336/ponds_pools_lochans.pdf
- Freshwater Habitats Trust - <https://freshwaterhabitats.org.uk/>
- RSPB / WWT SuDS Guide – Maximising the potential for people and wildlife - http://ww2.rspb.org.uk/Images/SuDS_report_final_tcm9-338064.pdf

Standard S6 – Design of drainage for Construction, Operation and Maintenance

1) Construction

As part of the full application, a construction plan should be submitted that provides due regard to CDM Regulations (G6.1 – G6.4).

As discussed in the pre application meeting, in order to prevent scour or damage to the swales from the water dropping off the panels, the use of a thick sward cover grass or stones will need to be considered. Where swales run cross contour (downslope) then the use of woody debris dams and check dams to manage flow velocities to reduce scour of the swales.

2) Operation and Maintenance

A fully funded plan for maintenance is a validation requirement for the full SAB application. All materials and components should be demonstrated to have a minimum design life equivalent to the design life of the development.

The Welsh Government Statutory Guidance on SuDS outlines the following key requirements for a funded plan for maintenance:

- a) The type of maintenance activities that are required to ensure that the drainage system operates as designed to manage flood risk and deliver multiple benefits
- b) The anticipated frequencies of those activities
- c) The estimated duration of those activities
- d) Any specific plant and equipment required to undertake those activities
- e) **The estimated costs to complete those activities.** This must include anticipated costs for disposal of wastes where required
- f) A site plan showing maintenance areas, access routes and the location where maintenance activities are anticipated
- g) A statement describing any secondary function (e.g. recreation area) above or within the SuDS component and details describing how this function is to be managed and by whom.

3) Structural Integrity

Design life of materials and components must be adequately demonstrated along with replacement intervals identified in the maintenance plan (G6.6). Control structures (if any proposed) must be located as close to the surface as reasonably possible and/or placed in easy-to-access chambers.

Additional information needed with reference to this standard?

- Fully costed maintenance plan

Useful Resources:

- CIRIA C753 The SuDS Manual - https://www.susdrain.org/resources/SuDS_Manual.html
- CIRIA C737 Structural and geotechnical design of modular geocellular drainage systems
- RoSPA guidance on inland waters - <https://www.rospace.com/Leisure-Safety/Water/Advice.aspx>

Consultee Responses

Statutory consultees were not consulted as part of this pre-application report.

Non-Performance Bond

A non-performance bond may be required.

Commuted Sum

A commuted sum may be required.

Inspection Charges

Mandatory inspections will be required at a statutory fee of £168 per visit. Provision of an outline construction schedule at full application stage will help to inform and rationalise the inspection schedule.

Supposition Statement

In line with the requirements of the National Standards, should the application be submitted in its current form, then it would be unlikely to be favourably determined.

The construction methods and spatial planning of the proposed development in its current form are likely to result in a less cost-effective solution with higher embedded carbon than would appear possible from the information provided.

When submitting your full application, please ensure that the application form is completed in full and that all supporting evidence outlined in Table A and Table B of the full application form is completed.

Additional Advice and Technical Support

Should you require additional technical support as you develop your proposals, this is available at an hourly rate as outlined on our website.

Notes

- Sustainable Drainage Approval is an independent technical approval separate from the Planning/ Building Regulations process; you are advised to contact the Local Planning Authority (LPA) separately. The LPA has not been consulted in relation to this proposal.
- Developers should demonstrate compliance with the National Standards in submitting planning applications.
- Where you propose to connect or interact with Dwr Cymru Welsh Water (DCWW) assets you are recommended to consult DCWW for a formal response prior to submitting a full Sustainable Drainage Application. DCWW can be contacted at developer.services@dwrcymru.com.
- Reference should be made to the standing advice available on the Natural Resources Wales website at <https://naturalresources.wales/guidance-and-advice/business-sectors/planning-and-development/advice-for-developers/how-to-comply-with-sustainable-drainage-systems-standards/?lang=en>
- The purpose of discretionary services is for the developer to have initial contact with the sustainable drainage approval body to explain the nature of the development, and for officers to bring the National Standards or issues of concern to the developer's attention. Officers will not be in a position at this stage to resolve issues or come to any final conclusions about the scheme.
- This will be an opportunity for the developer to become aware of those views, and take account of them in the submission of a formal application. At this stage, the Council cannot review detailed design submissions such as hydraulic calculations, environmental statements or viability assessments.

Mr Luke Johnson
Pegasus Group
First Floor, South Wing
Equinox North
Almondsbury
Bristol
BS32 4QL

Rhif y Cais/Application Number SAB/2023/042

15th August 2023

Annwyl Syr/Madam
Dear Sir/Madam,

Disgrifiad o'r Cynnig/Description Of Proposal:	Solar Farm development to incorporate Sustainable Drainage (SuDS) measures compliant with Welsh Government's Statutory standards for SuDS.
Lleoliad/Location:	Llanfrechfa, Ponthir, Torfaen, NP44 8DQ,

Thank you for applying for SuDS pre-app advice to the SAB on 15th June 2023.

Following the review of your application, please find below notes and comments broken down by the statutory standards to which they apply.

Recommended advice:

- 1 Standard S1 - In order to comply with the requirements of the standard the applicant will need to undertake infiltration testing across the site or provide a suitably robust ground investigation that demonstrates the ground model and the unsuitability for infiltration. Ground investigations and testing should be undertaken to demonstrate the ground conditions across the site to provide an in depth ground model. Given the likely shallow features to be used infiltration testing to a depth of 300 mm should be sufficient. If however during the ground investigation stage the superficial deposits are found to not support infiltration then deeper testing will need to be undertaken in order to confirm deeper soakaway will not work.
If infiltration can be sufficiently demonstrated to not be usable then the applicant will need to discharge to the watercourses across the site at reduced rates as outlined under Standard S2 below.
- 2 Standard S2 - In order to comply with the requirements of the standard the runoff rates for the site will either need to be managed via infiltration or through restricted discharge to the watercourses. Runoff from the site will need to be restricted to the greenfield rates and ideally utilise multiple outfalls into the watercourses to minimise the impacts on morphology.

During the meeting we agreed that the tracks/buildings and infrastructure elements of the site would be treated as 100% impermeable areas for the purpose of calculating the post development runoff. The solar panel array areas will be subject to a 20% urbanisation factor as a result of the development and this figure should be used to calculate the post development runoff from the array areas and therefore the storage requirements. The system will need to be designed to manage a 100 year + 30% climate change event with no factor applied for urban creep as this is unlikely in this development.

- 3 Standard S3 - In order to comply with the requirements of this standard the applicant will need to submit the Simple Index Approach hazard and mitigation values. During the meeting, it was agreed that the use of swales should provide sufficient treatment for most of the site.
- 4 Standard S4 - In order to comply with the requirements of the standard an explanation within the application should be included to outline the commercial nature of the site and amenity value will be maximised through the SuDS features.
- 5 Standard S5 - In order to comply with the requirements of the standard the applicant will need to submit details of the landscaping of the site and planting of the swales and any basins to demonstrate that the biodiversity gains have been maximised within the SuDS System footprint.
- 6 Standard S6 - In order to comply with the requirements of the standard the applicant will need to include all drawings and documents as outlined in Table A and Table B of the application guidance available at https://www.monmouthshire.gov.uk/app/uploads/2023/05/MCC-SAB-Guidance-on-Making-SuDS-Full-Applications-01_08_19.pdf
- In order to prevent scour or damage to the swales from the water dropping off the panels the use of a thick sward cover grass or stones will need to be considered. Where swales run cross contour (downslope) then the use of woody debris dams and check dams to manage flow velocities to reduce scour of the swales.

If you would like to discuss any of the above further, please contact the officer directly using the details provided above. Once the design has progressed a bit and more information is available we would advise holding a second pre app in order to confirm that the application is in a suitable format with all required information ready for submission.

Yr eiddoch yn gywir/Yours faithfully,

Mr Matthew Jeffes
SuDS Approving Body

Ollie Manston

From: Yardley, Daniel <yardld@caerphilly.gov.uk>
Sent: 24 February 2026 10:44
To: Martin, Joe; Ollie Manston; Jeffes, Matt
Cc: Lucy Ginn
Subject: RE: P24-2075 Court Farm

Hi all,

I agree with the points raised by Joe. In addition, I would highlight the requirement for Ordinary Watercourse Consents where applicable. This applies to both temporary and permanent works, given that the proposed activities may involve interaction with ordinary watercourses.

Best,

Daniel Yardley

Assistant Senior Engineer (Lead Local Flood Authority) | Uwch Beiriannydd Cynorthwyol
(Awdurdod Llifogydd Lleol Arweiniol)

Cyngor Bwrdeistref Sirol Caerffili | Caerphilly County Borough Council

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Gallwch ohebu mewn unrhyw iaith neu [fformat.Ni](#) fydd gohebu yn Gymraeg yn creu unrhyw oedi.
Correspondence may be in any language or format. Corresponding in Welsh will not lead to any delay.

From: Martin, Joe <JoeMartin@monmouthshire.gov.uk>
Sent: 24 February 2026 10:08
To: Ollie Manston <Ollie.Manston@pegasusgroup.co.uk>; Jeffes, Matt <MatthewJeffes@monmouthshire.gov.uk>;
Yardley, Daniel <yardld@caerphilly.gov.uk>
Cc: Lucy Ginn <Lucy.Ginn@pegasusgroup.co.uk>
Subject: RE: P24-2075 Court Farm

Hi Ollie,

There should be no issue in principle with moving onto discharge to a watercourse. It will need a flow control, attenuation for the design storm, and means you will need to meet the interception requirements under Standard S2 which means more space for green surface SuDS is required to promote evapotranspiration.

We would expect to see your failed infiltration testing report in your SAB Application to show that you have attempted to infiltrate so you can then move to the next level on the discharge hierarchy (Priority Level 3) which is discharge to a watercourse.

Regards,

Joe Martin

Assistant Engineer (Flood Risk Management)
Highways & Flood Management
Cyngor Sir Fynwy / Monmouthshire County Council
Ffôn / Tel: 01291426876
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Ebost / Email: joemartin@monmouthshire.gov.uk
Gwefan / Website: www.monmouthshire.gov.uk

From: Ollie Manston <Ollie.Manston@pegasusgroup.co.uk>

Sent: 24 February 2026 09:14

To: Jeffes, Matt <MatthewJeffes@monmouthshire.gov.uk>; Yardley, Daniel <yardld@caerphilly.gov.uk>

Cc: Martin, Joe <JoeMartin@monmouthshire.gov.uk>; Lucy Ginn <Lucy.Ginn@pegasusgroup.co.uk>

Subject: RE: P24-2075 Court Farm

Good morning Matt and Daniel,

I hope you are well! Following on the below, we have now partially completed the infiltration testing on-site. It should be noted that it was not possible to complete testing at all of the locations due to the wet ground conditions.

We note however, that 24 tests were complete on site and only one test provided sufficient fall in water to calculate an infiltration rate. These test results show infiltration-based SuDS to be unviable on site in these locations.

It is considered highly likely that any further infiltration tests carried out on site will provide a similar result and that rather than using infiltration-based SuDS, that surface water runoff will need to be discharged into the existing watercourses on site (the second most preferable outfall in the drainage hierarchy after infiltration).

We therefore conducted a desktop review of the site to understand if discharging surface water to existing watercourses is feasible. This review was followed up with a site walkover to confirm the locations of the proposed watercourse outfall positions.

Based on both the desktop review and site walkover, there are considered to be suitable outfall positions for each of the development parcels to adjacent watercourses.

Given the failure of infiltration testing on site, would the SAB agree in principle with utilising outfalls to the watercourses within the site boundary as a means of disposing of surface water?

Let us know your thoughts and if there are any requirements to consider when proposing an outfall to the watercourses. Many thanks.

Kind Regards,

Ollie Manston

Senior Infrastructure Engineer – Infrastructure

E Ollie.Manston@pegasusgroup.co.uk

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From: Jeffes, Matt <MatthewJeffes@monmouthshire.gov.uk>
Sent: 06 October 2025 08:34
To: Lucy Ginn <Lucy.Ginn@pegasusgroup.co.uk>; Yardley, Daniel <yardld@caerphilly.gov.uk>
Cc: Ollie Manston <Ollie.Manston@pegasusgroup.co.uk>; Martin, Joe <JoeMartin@monmouthshire.gov.uk>; Ellen Hornsey-Fortt <ellen.fortt@pegasusgroup.co.uk>
Subject: RE: P24-2075 Court Farm

Good Morning Lucy,

Testing seems to be well placed. It would however be worth doing shallow testing at the locations as well (shallow test, deepen pit and re do deep testing. As the proposed solutions could/should be shallow surface features such as swales or large shallow basins these will rely on shallow testing 300-500mm. This would also result in more sustainable, easier to maintain solutions. The deeper testing would result in soakaways (crate or stone) being needed which have higher maintenance requirements as well as increased construction costs and CO2 costs.

Many thanks

Matt Jeffes C.WEM

Senior Engineer (Flood Risk)

Highways & Flood Management

Monmouthshire County Council / Cyngor Sir Fynwy

Phone / Ffôn: 01291 425970

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Website / Gwefan: www.monmouthshire.gov.uk

Please note I work Monday to Thursday.

ADVANCE NOTICE OF LEAVE - I am away 1st to 9th and 18th to 28th September.



From: Lucy Ginn <Lucy.Ginn@pegasusgroup.co.uk>
Sent: 03 October 2025 10:33
To: Yardley, Daniel <yardld@caerphilly.gov.uk>; Jeffes, Matt <MatthewJeffes@monmouthshire.gov.uk>
Cc: Ollie Manston <Ollie.Manston@pegasusgroup.co.uk>; Martin, Joe <JoeMartin@monmouthshire.gov.uk>; Ellen Hornsey-Fortt <ellen.fortt@pegasusgroup.co.uk>
Subject: Re: P24-2075 Court Farm

Hi Matt and Daniel,

I hope you're both well.

Following on from the below correspondence, we are pleased to provide the working site layout and proposed infiltration testing scope for your review.

The working site layout is attached – please note this is subject to minor amendments before it is finalised. I have also attached the existing site layout which includes the site topographic survey information.

Full details of the proposed infiltration testing scope can be found in the attached email chain with Structural Soils. To summarise, the scope comprises:

- 2no infiltration tests per land parcel 1 to 13 as noted on the proposed site layout (total of 26 tests across the site).
- Three fillings of each pit would be completed in strict accordance with BRE Digest 365 where possible.
- Testing between 1.5 and 2.5m depth as standard.

An indicative test location plan is attached. Testing locations have generally been proposed at a high a low point across each land parcel where development is proposed, unless located to cover key infrastructure proposed on site (e.g. – the indicative substation compound).

If you could please confirm whether you would consider the scope detailed to be sufficient to inform the site's surface water drainage strategy, it would be much appreciated.

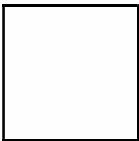
Please do let me know if you require any further information.

Kind regards,
Lucy

Lucy Ginn
Senior Flood Risk Consultant – Infrastructure

E Lucy.Ginn@pegasusgroup.co.uk
M 07823 520731 | **T** 01454 625945

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From: Yardley, Daniel <yardld@caerphilly.gov.uk>

Sent: Monday, August 04, 2025 2:49 PM

To: Lucy Ginn <Lucy.Ginn@pegasusgroup.co.uk>; Jeffes, Matt <MatthewJeffes@monmouthshire.gov.uk>

Cc: Ollie Manston <Ollie.Manston@pegasusgroup.co.uk>; Martin, Joe <JoeMartin@monmouthshire.gov.uk>

Subject: RE: P24-2075 Court Farm

Hi all,

Just to add onto what Matt said, it would be helpful to dig pits to a level that can confirm a minimum depth of unsaturated ground of 1m between the base of any likely infiltration system and the maximum likely groundwater level.

Best,

Daniel Yardley

Assistant Senior Engineer (Lead Local Flood Authority) | Uwch Beiriannydd Cynorthwyol
(Awdurdod Llifogydd Lleol Arweiniol)

Cyngor Bwrdeistref Sirol Caerffili | Caerphilly County Borough Council

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✉ yardld@caerphilly.gov.uk yardld@caerffili.gov.uk

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Gallwch ohebu mewn unrhyw iaith neu [fformat.Ni](#) fydd gohebu yn Gymraeg yn creu unrhyw oedi.

Correspondence may be in any language or format. Corresponding in Welsh will not lead to any delay.

From: Lucy Ginn <Lucy.Ginn@pegasusgroup.co.uk>

Sent: 04 August 2025 14:35

To: Jeffes, Matt <MatthewJeffes@monmouthshire.gov.uk>; Yardley, Daniel <yardld@caerphilly.gov.uk>

Cc: Ollie Manston <Ollie.Manston@pegasusgroup.co.uk>; Martin, Joe <JoeMartin@monmouthshire.gov.uk>; SAB <SAB@CAERPHILLY.GOV.UK>

Subject: Re: P24-2075 Court Farm

Hi Matt,

Many thanks. That's great, really appreciate your help. We'll be in touch soon with the plan.

Kind regards,

Lucy

Lucy Ginn

Senior Flood Risk Consultant – Infrastructure

E Lucy.Ginn@pegasusgroup.co.uk

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From: Jeffes, Matt <MatthewJeffes@monmouthshire.gov.uk>
Sent: Monday, August 04, 2025 1:34 PM
To: Lucy Ginn <Lucy.Ginn@pegasusgroup.co.uk>; Yardley, Daniel <yardld@caerphilly.gov.uk>
Cc: Ollie Manston <Ollie.Manston@pegasusgroup.co.uk>; Martin, Joe <JoeMartin@monmouthshire.gov.uk>; SAB <SAB@CAERPHILLY.GOV.UK>
Subject: RE: P24-2075 Court Farm

Hi Lucy,

At this stage we were trying to save your clients some testing costs but would agree that for the fuller picture more testing is helpful. Happy for you to send us a plan and we can have a quick review as would take less than 10 mins to review. Key bit is making sure the depth of testing is suitable and not just testing the top soil if the lower soils are significantly less permeable.

Many thanks

Matt Jeffes C.WEM

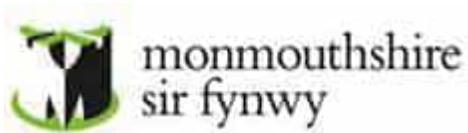
Senior Engineer (Flood Risk)

Highways & Flood Management
Monmouthshire County Council / Cyngor Sir Fynwy

Phone / Ffôn: 01291 425970
Mobile / Symudol: 07980 916830
Email / Ebst: matthewjeffes@monmouthshire.gov.uk
Website / Gwefan: www.monmouthshire.gov.uk

Please note I work Monday to Thursday.

ADVANCE NOTICE OF LEAVE - I am away 1st to 9th and 18th to 28th September.



From: Lucy Ginn <Lucy.Ginn@pegasusgroup.co.uk>
Sent: 04 August 2025 13:08
To: Jeffes, Matt <MatthewJeffes@monmouthshire.gov.uk>; Yardley, Daniel <yardld@caerphilly.gov.uk>
Cc: Ollie Manston <Ollie.Manston@pegasusgroup.co.uk>; Martin, Joe <JoeMartin@monmouthshire.gov.uk>; SAB <SAB@CAERPHILLY.GOV.UK>
Subject: P24-2075 Court Farm

Hi both,

I hope you're well.

Many thanks for your recent advice on the scope of infiltration testing required at Court Farm, it is much appreciated. I have attached both responses for ease of reference/context.

As you both had slightly differing advice, prior to testing on site, I am hoping to send over a plan of test locations for you both to agree in due course. Given the scope of testing required and cost to our client, we are keen to ensure we are agreeing everything in advance.

Please could you let me know if there would be a cost for this review? And if you are happy to continue to discuss via email or if I should go via a different channel.

If it's possible to have a stand alone cost I think that would help, before we look to pay for the full pre app fees when we have the drainage details for you to review.

Please do let me know if you would like to discuss.

Kind regards,

Lucy

Lucy Ginn

Senior Flood Risk Consultant – Infrastructure

E Lucy.Ginn@pegasusgroup.co.uk

M [07823 520731](tel:07823520731)

| **T** 01454 625945

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