



Bear Consulting
Civil and Structural Engineers

CARE HOME, BRITON FERRY

PROPOSED DRAINAGE STRATEGY REPORT

CLIENT

SQUIRREL WOOD PROPERTIES
WINDSOR HOUSE
CORNWALL ROAD
HARROGATE
HG1 2PW

AUTHOR

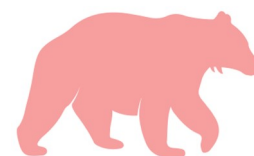
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DATE: SEPTEMBER 2025

BEAR CONSULTING DOCUMENT REFERENCE: P0648_Rc02



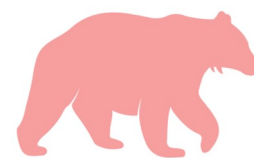
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APPENDICES

- Appendix A** – Site Location Plan
- Appendix B** – Topographic Survey
- Appendix C** – Existing Site Characteristics
- Appendix D** – Proposed Development
- Appendix E** – Proposed Drainage Information

Revision	Date	Notes	Author	Approved
-	11/09/2025	First issue	WH	PC



1.0 INTRODUCTION

Bear Consulting Ltd has been instructed to provide a drainage strategy to accompany a Section 73 planning application of the proposed care home (planning ref: P2017/0526) located at Hunter Street, Briton Ferry, Neath Port Talbot. (E.274101, N.194184). A site location plan has been included within Appendix A of this report. A topographical survey has been included within Appendix B of this report.

Planning permission for the original proposal (Ref: P2017/0662) has been granted, and a non-material amendment application (Ref: P2025/0526) has also been approved.

The drainage proposals for the scheme have been designed, where possible, to ensure compliance with:

- Flood and Water Management Act 2010 (Schedule 3)
- Statutory Standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems (2018)
- Building Regulations Part H (Wales)

A separate SAB application is being carried out to ensure compliance with the Welsh Ministers' Standards for Sustainable Drainage Systems (SuDS).

2.0 EXISTING SITE CHARACTERISTICS

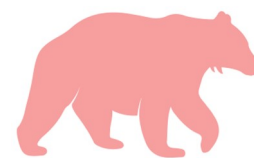
The site is bounded by Riston Street and Hunter Street. It is a brownfield site currently comprising mainly rubble with a soft landscaping area to the northwest. A public footpath surrounds the main site area. Vehicular access is available from Hunter Street.

A preliminary desk study has been undertaken to assess the existing site characteristics. Key findings are summarised below, and the relevant information has been included within Appendix C:

- *Geology (Soilscape)* – Loamy and clayey soils of coastal flats with naturally high groundwater.
- *Flood Risk (NRW Detailed Flood Map for Planning)* – NRW Detailed Flood Map for Planning indicates the site is within Surface Water and Small Watercourses Flood Zone 3 and Sea Flood Zone 3. The site is not in the Rivers Flood Zone, has no reservoir flood risk, and no recorded flood extents.
- *Watercourse* – The River Neath lies approximately 800 m west of the site; Swansea Bay is approximately 3 km south.
- *Public Sewers* – According to the DCWW sewer maps, three existing sewers are identified on-site (525 mm diameter concrete pipe, 225 mm unknown material pipe, and a 150 mm diameter vitrified clay pipe). A CCTV drain survey has been carried out and the aforementioned 150mm dia. sewer was not encountered on site. It is therefore assumed this run is not present and DCWW have been contacted to update their maps accordingly.

3.0 PROPOSED DEVELOPMENT

The proposed development comprises a two-storey nursing home with associated parking, private footpaths, soft landscaping areas, and amenity areas. At the time of writing, the original building on site has been demolished. The updated proposed site plan is included in Appendix D.



4.0 PROPOSED DRAINAGE STRATEGY

4.1 Surface Water Overview - The drainage design has been developed in accordance with SuDS principles and current best practice. A full SAB application will be submitted for approval prior to construction commencing. Detailed hydraulic calculations will be carried out in the SAB full application stage. Preliminary drainage design and calculations are provided in Appendix E. The water quality, amenity, and biodiversity aspects of the proposed surface water drainage system will be addressed as part of the SAB pre-application and full-application report submissions and therefore not addressed in this report.

4.2 Surface Water Discharge Location –

Required considerations for Welsh Government Statutory Standards for Sustainable Drainage Systems Standard S1 have been shown below:

Priority Level 1: Surface water runoff is collected for use;

Priority Level 2: Surface water runoff is infiltrated to ground;

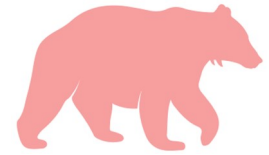
Priority Level 3: Surface water runoff is discharged to a surface water body;

Priority Level 4: Surface water runoff is discharged to a surface water sewer, highway drain, or another drainage system;

Priority Level 5: Surface water runoff is discharged to a combined sewer.

Note that Priority Level 1 is the preferred (highest priority) and that 4 and 5 should only be used in exceptional circumstances.

1. Collected for use: The site will incorporate small rainwater harvesting devices to provide non-potable water for irrigation and washing use.
2. Infiltration: A ground investigation undertaken by Quantum Geotechnical (Ref: G40104r1, February 2019), the GI considered remains valid for this site in the present time, as no development has occurred since its completion. The accompanying remediation strategy (Ref: G40104/RS) advises against the use of soakaways for stormwater management due to the risk of contaminants within the made ground leaching into surrounding soils. In addition, infiltration testing undertaken as part of the investigation demonstrated that the underlying natural soils exhibit very low permeability, making soakaways impracticable. Accordingly, soakaways will not be deemed appropriate for the proposed drainage design.
3. Watercourse: There is no watercourse in the vicinity of the site. It is therefore assumed that discharge to a watercourse will not be feasible.
4. Surface water sewer or highway drain: A drainage CCTV survey has been carried out by Draintech (Ref:20747, Date: 20/08/2025). The drainage survey indicates that highway gullies on Hunter Street and Riston Street discharge to the DCWW public combined sewer. Refer to the existing drainage layout shown in Appendix C.
5. Combined sewer: The drainage CCTV survey indicates DCWW public combined sewers exists within the site. As the existing highway drainage in the vicinity discharges to this public sewer, it is proposed that the runoff from the development shall also discharge to this sewer, subject to an S106 agreement with DCWW.



4.3 Surface Water Discharge Rate – The existing greenfield runoff calculations have been included within Appendix E of this report. The QBAR for the site has been calculated using FEH22 data and the corresponding QBAR runoff has been calculated as 7.88l/s/ha.

It is therefore proposed to restrict the flow rate from the proposed development to 1.16l/s for the 0.147 ha hardstanding area for all rainfall events up to and including the 1 in 100-year (+40% climate change allowance + 10% urban creep allowance). The proposed restricted flow rate is to be agreed with SAB and DCWW.

The outfall will be restricted by a hydrobrake unit or similar flow control device, with geocellular attenuation crates providing the required storage volume (preliminary calculation has been included within Appendix E). Detailed hydraulic calculations will be carried out as part of the SAB full application to calculate the associated storage required to prevent flooding for all rainfall events up to and including the 1 in 100-year return period (+40% climate change allowance + 10% urban creep allowance).

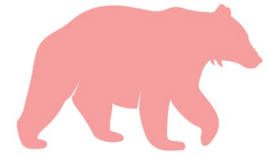
4.4 Surface Water Exceedance/Blockage Event – The proposed external ground levels will be designed such that, during exceedance rainfall or network blockage, surface water will drain towards the adjacent public road (with highway gullies) and away from the care home and any dwellings.

4.5 Foul Water Overview – Foul water will discharge to the DCWW public combined sewer within the site. The foul water from the proposed kitchen shall discharge via an internal grease trap where appropriate, prior to connection to the proposed foul drainage network. The private drainage system has been designed in accordance with Building Regulations Approved Document Part H. The proposed foul water drainage system will be kept separated from the proposed surface water drainage system. Connection to the DCWW public combined sewer will be subject to a Section 106 agreement with DCWW. The proposed layout is included in Appendix E.

5.0 OPERATION & MAINTENANCE REQUIREMENTS

It is proposed that both storm and foul drainage networks shall be privately maintained.

A SuDS maintenance plan will be submitted as part of the SAB full application.



6.0 CONCLUSION

Surface water will discharge to the existing DCWW public combined sewer within the site. All proposed drainage connections shall be within the applicant's ownership boundary.

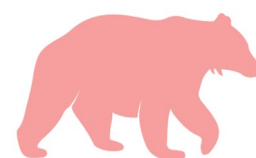
The maximum surface water discharge rate will be 1.16 l/s to match the greenfield runoff rate for all rainfall events up to and including the 1 in 100-year event (+40% climate change allowance +10% urban creep). This restricted flow rate will be agreed with SAB. A SAB full application will be submitted and approved prior to commencement of construction.

External levels will be designed such that, in the event of exceedance or blockage, flow routes are directed away from the proposed building and towards the adjacent public road with associated highway gullies.

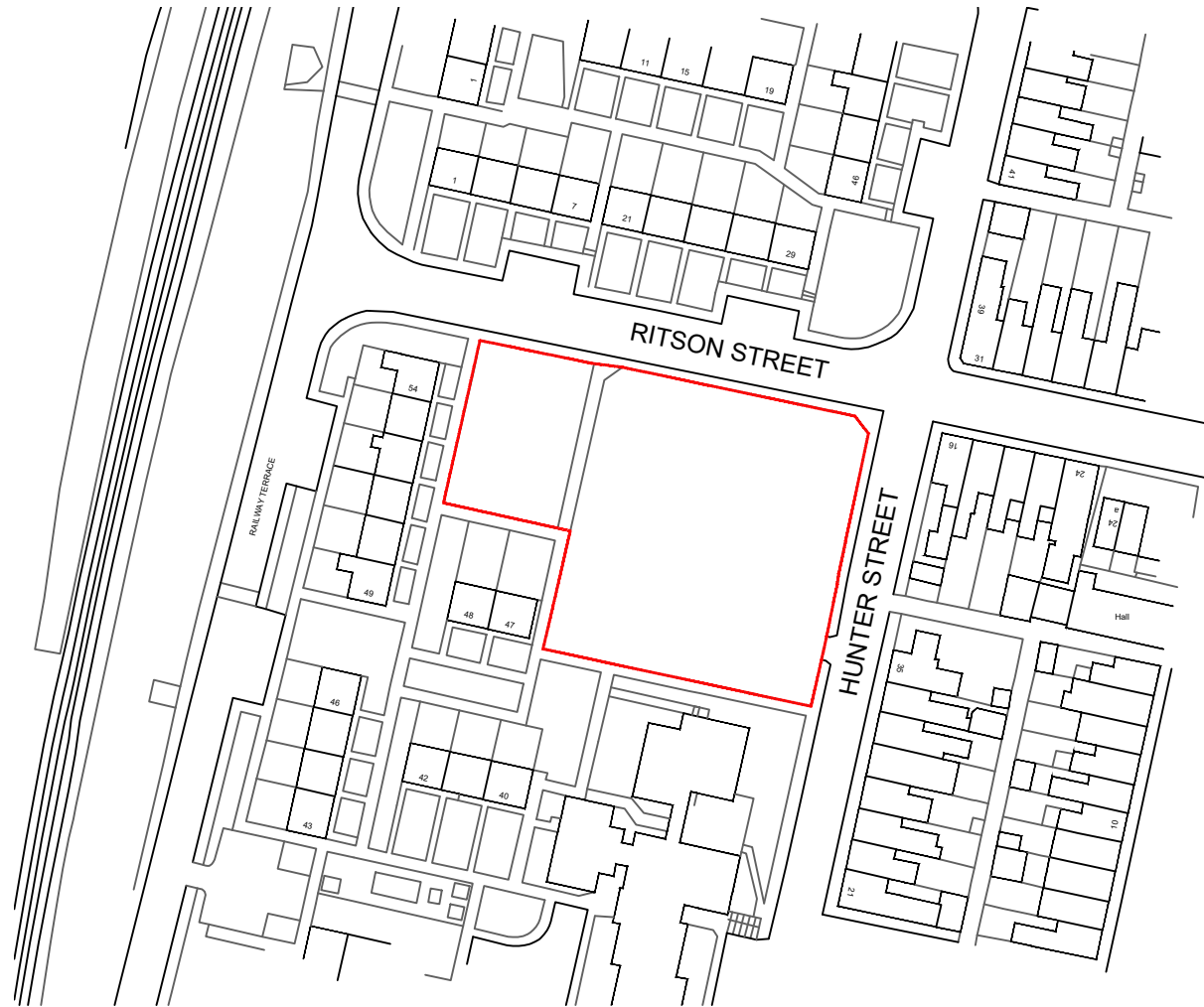
The proposed foul water will also discharge to the aforementioned DCWW public combined sewer.

An S106 agreement will be agreed with DCWW prior to any proposed drainage connection to the public sewer.

All on-site storm and foul drainage networks shall be privately maintained.



Appendix A



0 10 25 50 100



C. W. ARCHITECTS Ltd
Grosvenor House, 8 Park Grove, Cardiff CF10 3BN
Tel : +44 (0)2920 223123 E-Mail : enquiries@cw-arch.co.uk Web : www.cw-arch.co.uk

Project Name : Briton Ferry	
Project Ref : SP815	
Drawing Title : Site Location Plan	Scale : 1:1250 @ A4
Drawing Number : SP815 - P100	
Revision:	PLANNING
Drawn by: ce	Date: Aug 2025



Appendix B

CAVEAT

SHOULD THERE BE ANY CONFLICT BETWEEN THE DETAILS INDICATED ON THIS DRAWING AND THOSE INDICATED ON OTHER DRAWINGS, THEN VINCI SURVEYS SHOULD BE INFORMED PRIOR TO CONSTRUCTION ON SITE.

NOTE THAT THE SAME ACCURACIES IMPLIED BY THE PLOTTING SCALE ARE EQUALLY APPLICABLE TO DIGITAL DATA SUPPLIED FOR CAD.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS/DOCUMENTATION.

TAKE 2D DIGITAL DIMENSIONS FROM THIS DRAWING AS OPPOSED TO SCALING DIMENSIONS.

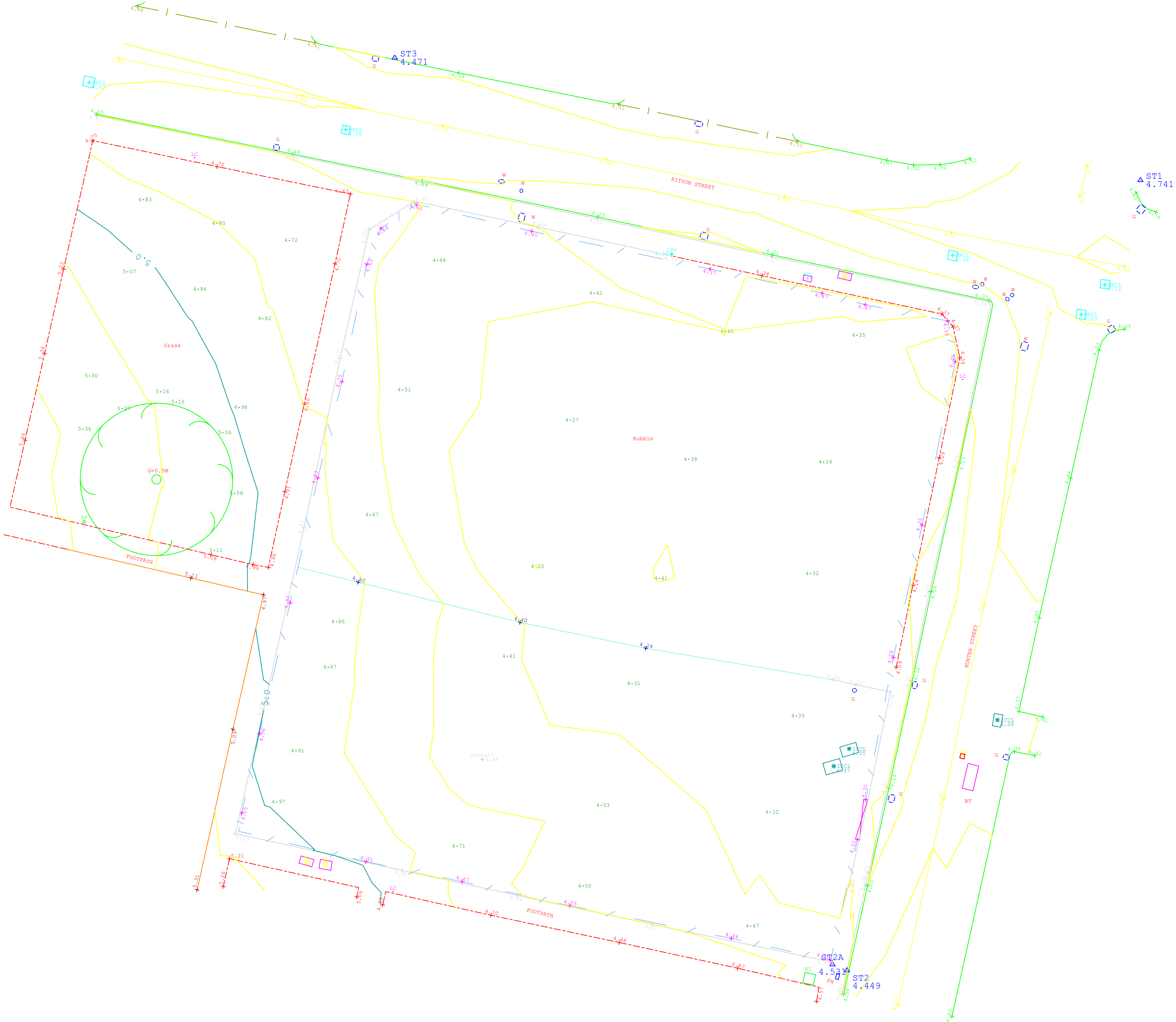
BOUNDARIES SURVEYED MAY NOT REPRESENT LEGAL OWNERSHIP.

NOTES

- This drawing is copyright and its use or reproduction without the written permission of VINCI SURVEYS is prohibited.
- Due to unavoidable inaccuracies during the reproduction process these drawings should not be scaled. Where dimensions are critical VINCI SURVEYS should be requested to confirm dimensions based on survey information. Scales appearing at the base of this plan are for indicative purposes only.
- This plan has been prepared in accordance with B.S. 1192, Part 1 in relation to scale and dimension. Tolerances permitted within the British Standard should be observed.
- All dimensions and particulars should be checked on site. Any discrepancies should be reported to VINCI SURVEYS before any work commences.

Station	Easting	Northing	Level
ST1	274146.327	194212.910	4.741
ST2	274124.572	194154.308	4.449
ST3	274091.032	194221.988	4.471
ST2A	274123.491	194154.742	4.531

LEVELS ARE RELATED TO AN OS SURVEY DATUM DERIVED FROM VRS.
CO-ORDINATES ARE RELATED TO AN OS SURVEY GRID DERIVED FROM VRS.
SCALE FACTOR 1 - GROUND DISTANCES APPLIED.



Job: FORMER BRITON FERRY HEALTH CENTRE

TOPOGRAPHICAL SURVEY



KEY	ABBREVIATIONS
36.38 SPOT LEVEL	av air vent
18.45 INVERT LEVEL	bal ballard
CHANNEL	bt telecoms cover
+ DITCH	cl cover lead
+ TOP OF DITCH	conc concrete
+ WALL	fb flower bed
TOP OF WALL	fl floor level
BOTTOM OF BANK	g gully
TOP OF BANK	ic inspection cover
	il invert level
	mh manhole
	ret retaining wall
	re roading eye
	rg road gully
	rs road sign
	dp drainage
	ap signpost
	st rt of stone ret. wall

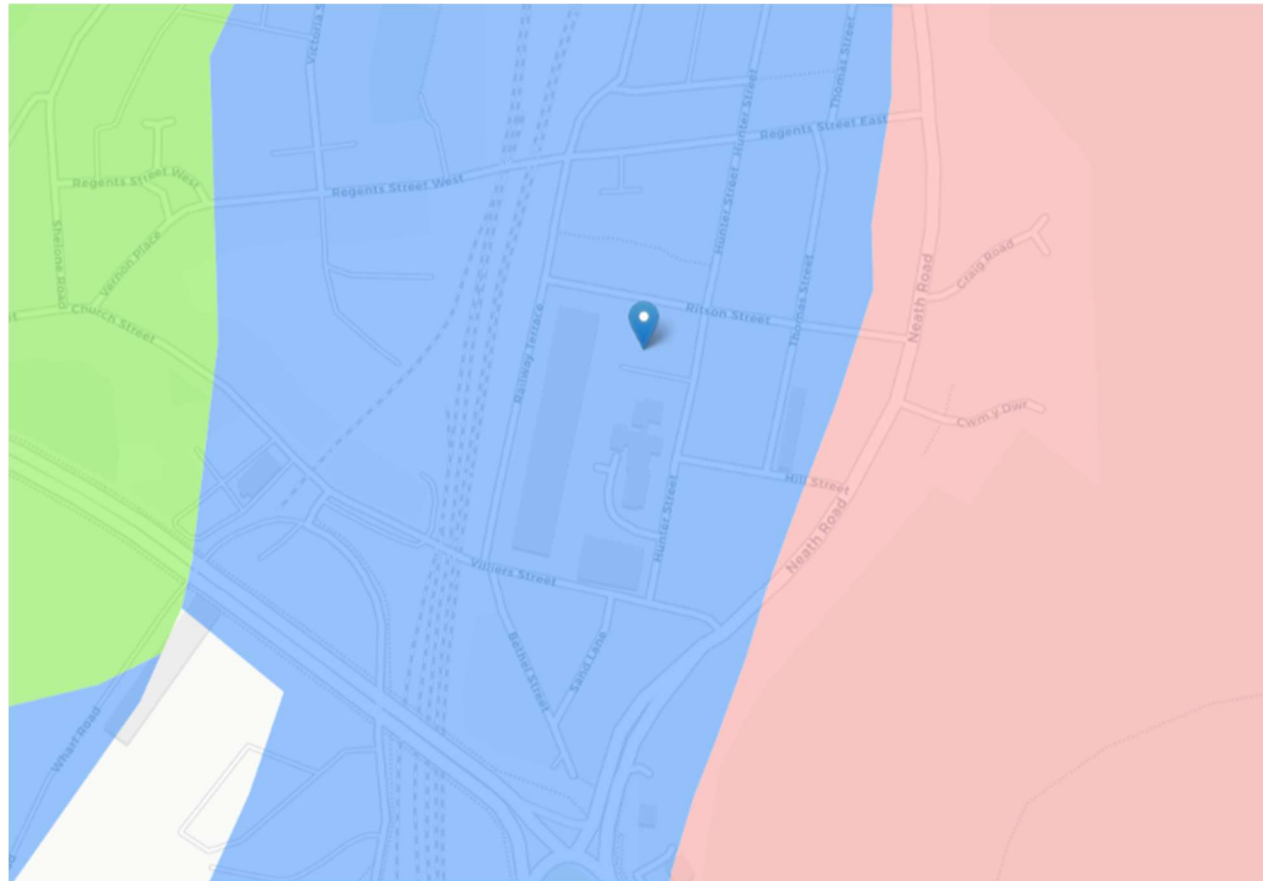
Client: Rhodos Properties (No21) Limited

Scale:	Date:	Drawn By:	Checked By:	Job Ref:
1:200 @A1	07/08/2025	SR	SR	001

REVISIONS



Appendix C



Soilscape 21:

Loamy and clayey soils of coastal flats with naturally high groundwater

Texture:

Loamy and clayey

Coverage:

England: 3.7%, Wales: 1.3%, England & Wales: 3.4%

Drainage:

Naturally wet



Fertility:

Lime-rich to moderate



Landcover:

Arable some grassland

Habitats:

Wet brackish coastal flood meadows

Carbon:

Medium

Drains to:

Local groundwater

Water protection:

Soils are mostly drained. Shallow groundwater and marginal ditches to most fields mean that the water resource is vulnerable to pollution from nutrients, pesticides and wastes applied to the land

General cropping:

Lighter soils support a wide range of crops and are highly productive as they contain much available water and are stoneless and flat. Heavier soils are less easily worked and favour grass

Cranfield Soil and AgriFood Institute Soilscapes Mapping

Flood Map for Planning - Detail
P0648

Legend

--- Flood Defence Locations

TAN15 Defended Zones

▨ Rivers

▨ Sea

▨ Rivers and Sea

Rivers

■ Flood Zone 3

■ Flood Zone 2

Sea

■ Flood Zone 3

■ Flood Zone 2

Surface Water and Small Watercourses

■ Flood Zone 3

■ Flood Zone 2

▨ Recorded Flood Extents

■ Flood Risk from Reservoirs

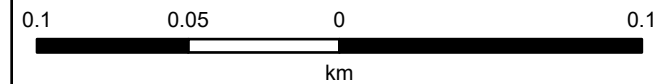
— Main Rivers



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Scale at A3: 1:2,500

Date: 08/09/2025



Disclaimer

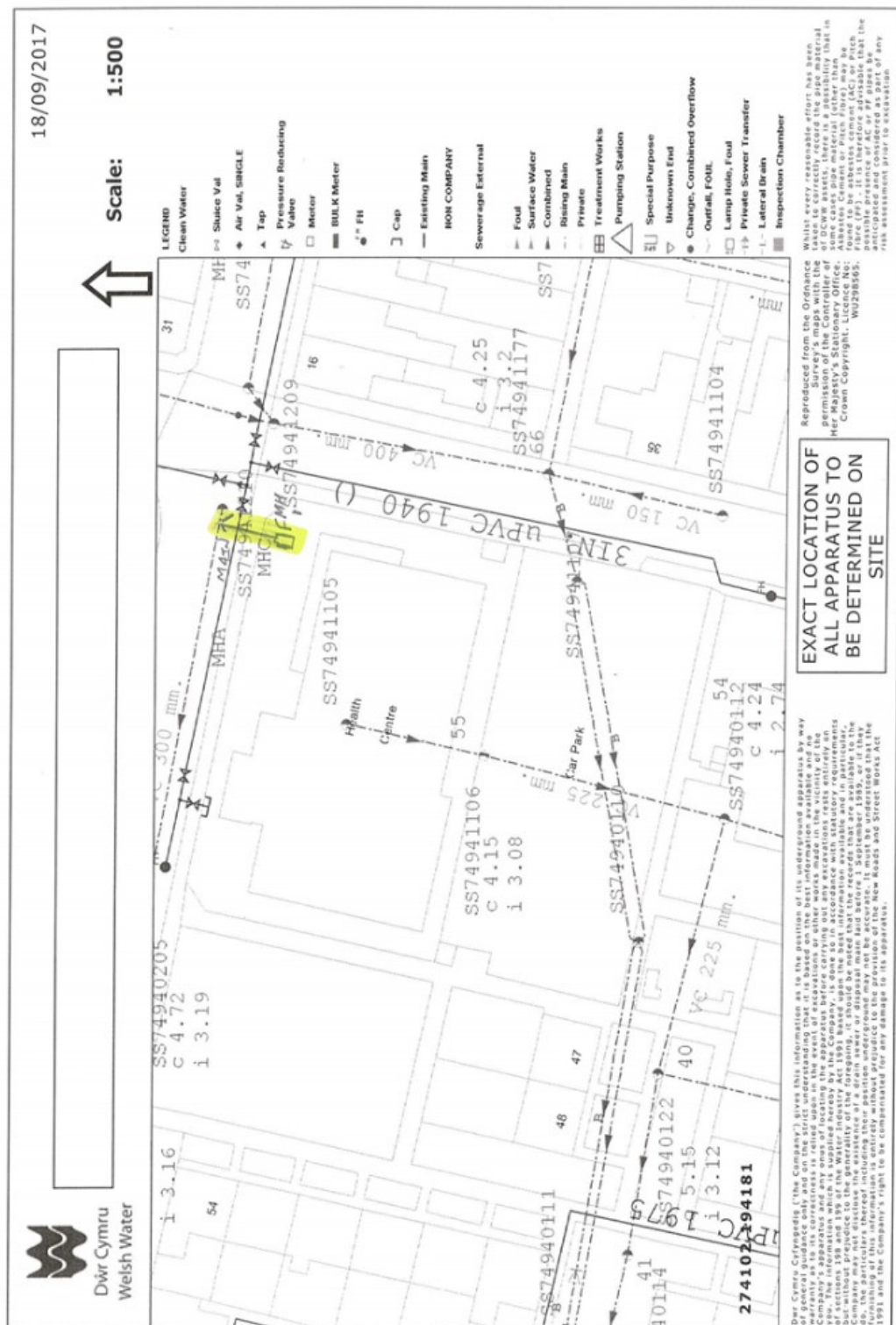
<https://naturalresources.wales/flooding/disclaimer-for-our-flood-and-coastal-erosion-risk-maps/?lang=en>

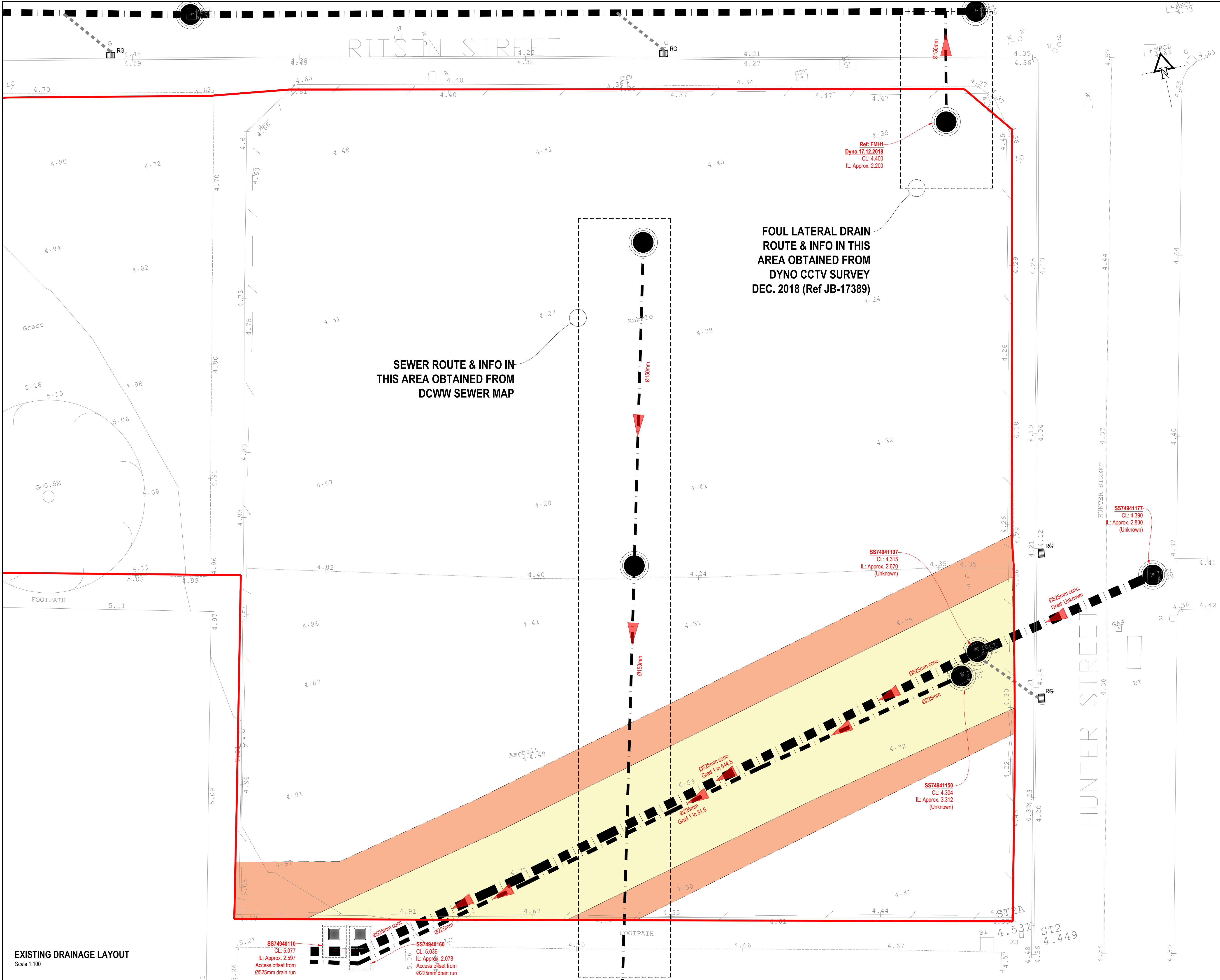
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Project Information

Project Name	Project Number	Project Date
SA11 2SF BRITON FERRY HEALTH CENTRE.	JB-17389	14/12/2018

Project Drawing



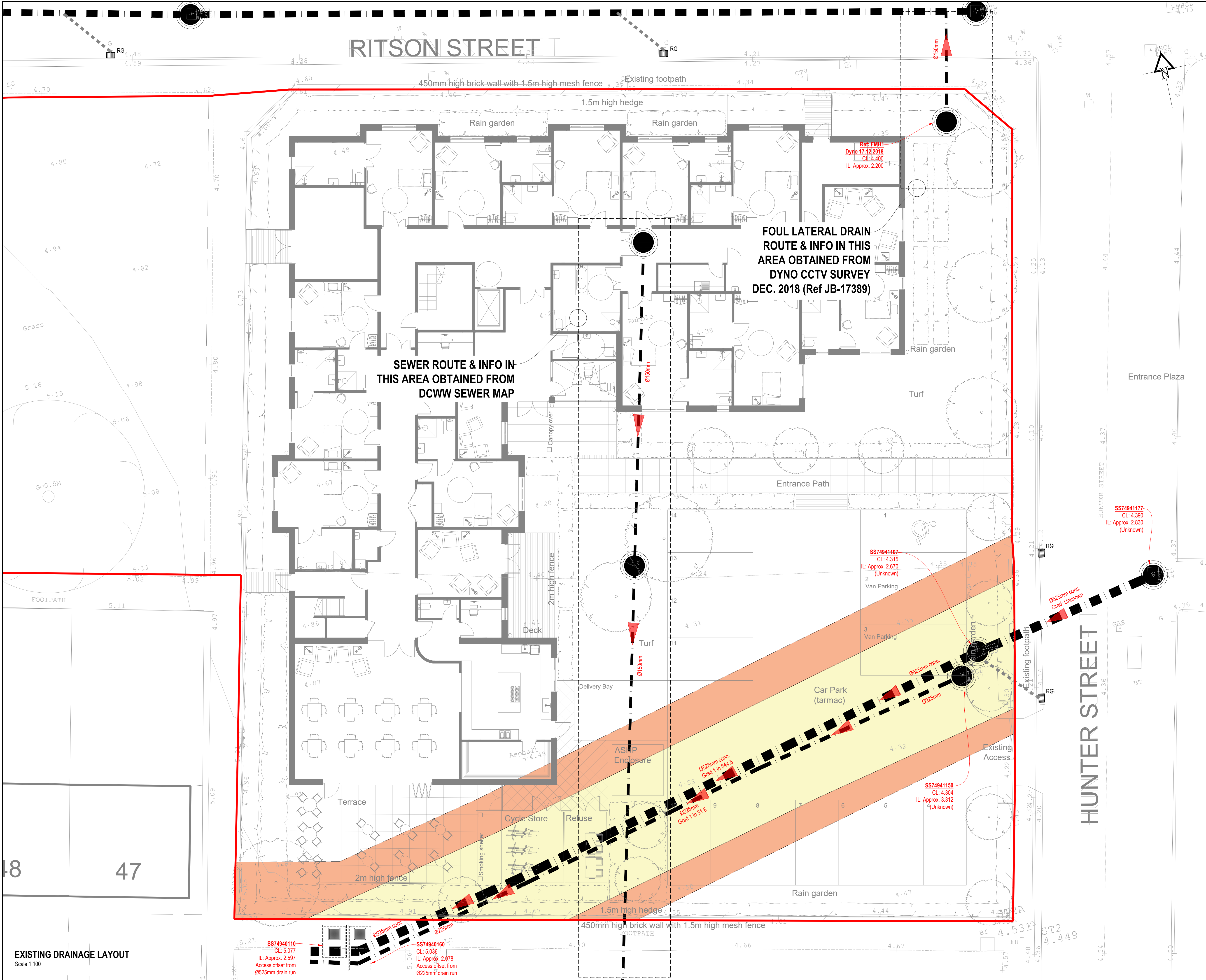


- Notes:**
1. This drawing is to be read in conjunction with all other geotechnical engineer, surveys, Architect, and Bear Consulting project drawings/ specifications.
 2. Topographical Survey has been provided by Vinci Surveys (date received 8th Aug 2025).
 3. Exact location of all apparatus to be determined on site.
 4. Existing drainage information has been provided using information obtained from Draintech (Ref - 20798) & Dyno (Ref - JB17389) and DCWW Public Sewer Maps

- Key:**
- Site Boundary
 - Existing DCWW Combined Sewer
 - 3.0m Easement (DCWW TBC)
 - 5.25m Easement (DCWW TBC)
 - Existing Highway Gully & Drain Connection

EXISTING DRAINAGE LAYOUT
Scale 1:100

Rev.	Date.	Details.	By.	Chk.
Amendments				
 Bear Consulting Civil and Structural Engineers Cardiff Newport Wales United Kingdom www.bear-consult.com info@bear-consult.com				
Project: CARE HOME BRITON FERRY				
Title: EXISTING DRAINAGE LAYOUT TOPO SURVEY BASE MAP				
Drawing Status: INFORMATION				
Drawn:	Checked:	Scale(s) at A1:		
-	PC	1:100		
Date:	Job No.	Drawing No.	Revision	
03.09.25	P0648	Csk01	-	



Notes:

1. This drawing is to be read in conjunction with all other geotechnical engineer, surveys, Architect, and Bear Consulting project drawings/ specifications.
2. Topographical Survey has been provided by Vinci Surveys (date received 8th Aug 2025).
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EXISTING DRAINAGE LAYOUT
Scale 1:100

Rev.	Date.	Details.	By.	Chk.

Amendments



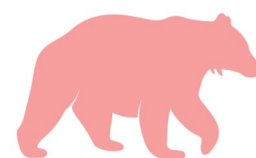
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Civil and Structural Engineers
Cardiff | Newport | Wales | United Kingdom
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Project:
**CARE HOME
BRITON FERRY**

Title:
**EXISTING DRAINAGE LAYOUT
PROPOSED LAYOUT BASE MAP**

Drawing Status:
INFORMATION

Drawn:	Checked:	Scale(s) at A1:
-	PC	1:100
Date:	Job No.	Drawing No.
03.09.25	P0648	Csk02
Revision		

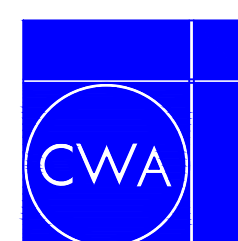


Appendix D



RITSON STREET

HUNTER STREET



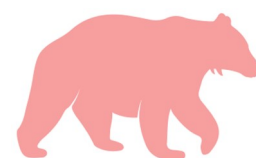
C. W. ARCHITECTS Ltd
Grosvenor House, 8 Park Grove, Cardiff CF10 3BN
Tel : +44 (0)2920 223123 E-Mail : enquiries@cw-arch.co.uk Web : www.cw-arch.co.uk

Project Name : Briton Ferry
Project Ref : SP815

Drawing Title : Proposed Site Plan
Drawing Number : SP815 - P02
Scale : 1:100 @ A1

Revision: PLANNING
Drawn by: ce
Date: Aug 2025





Appendix E



Greenfield runoff rate estimation tool

www.uksuds.com | Greenfield runoff rate estimation tool (https://www.uksuds.com/)

hrwallingford

This is an estimation of the greenfield runoff rates that are used to meet normal best practice criteria in line with Environment Agency guidance “Rainfall runoff management for developments”, SC030219 (2013), the SuDS Manual C753 (CIRIA, 2015) and the non-statutory standards for SuDS (Defra, 2015). This information on greenfield runoff rates may be the basis for setting consents for the drainage of surface water runoff from sites.

Project details

Date	09/09/2025
Calculated by	
Reference	
Model version	2.1.2

Location

Site name	Care Home, Briton Ferry
Site location	Briton Ferry



Site easting (British National Grid)	274110
Site northing (British National Grid)	194183

Site details

Total site area (ha)	1	ha
----------------------	--------------------------------	----

Greenfield runoff

Method

Method

FEH statistical

FEH statistical

SAAR (mm)

My value

1317

mm

Map value

1344

BFIHOST

0.6

QMed-QBar conversion

1.075

1.075

QMed (l/s)

7.33

l/s

QBar (FEH statistical) (l/s)

7.88

l/s

Growth curve factors

Hydrological region

9

9

1 year growth factor

0.88

2 year growth factor

0.93

10 year growth factor

1.42

30 year growth factor

1.78

100 year growth factor

2.18

200 year growth factor

2.46

Results

Method

FEH statistical

Flow rate 1 year (l/s)

6.9

l/s

Flow rate 2 year (l/s)

7.3

l/s

Flow rate 10 years (l/s)

11.2

l/s

Flow rate 30 years (l/s)

14.0

l/s

Flow rate 100 years (l/s)

17.2

l/s

Flow rate 200 years (l/s)

19.4

l/s

Please note runoff estimation is subject to significant uncertainty. Results are therefore normally reported to only 1 decimal place. Where 2 decimal places are provided, this does not indicate accuracy to this level, it has been adopted to prevent ‘zero’ figures from being reported. Outputs less than 0.01 l/s are reported as 0.01 l/s.

Disclaimer

This report was produced using the Greenfield runoff rate estimation tool (2.1.2) developed by HR Wallingford and available at uksuds.com (<https://www.uksuds.com/>). The use of this tool is subject to the UK SuDS terms and conditions and licence agreement, which can both be found at [uksuds.com/terms-conditions](https://www.uksuds.com/terms-conditions) (<https://www.uksuds.com/terms-conditions>). The outputs from this tool have been used to estimate Greenfield runoff rates. The use of these results is the responsibility of the users of this tool. No liability will be accepted by HR Wallingford, the Environment Agency, Centre for Ecology and Hydrology, Wallingford Hydrosolutions or any other organisation for the use of these data in the design or operational characteristics of any drainage scheme.



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Civil and Structural Engineers

Storage Estimate

Return Period (years)	100	OK Cancel
Climate Change (%)	40	
Impermeable Area (ha)	0.147	Update
Peak Discharge (l/s)	1.160	
Infiltration Coefficient (m/hr) (leave blank if no infiltration)	0.00000	Calc
Required Storage (m³)	Calc	
	from 114	
	to 168	
With infiltration (m³)		
	from 114	
	to 168	

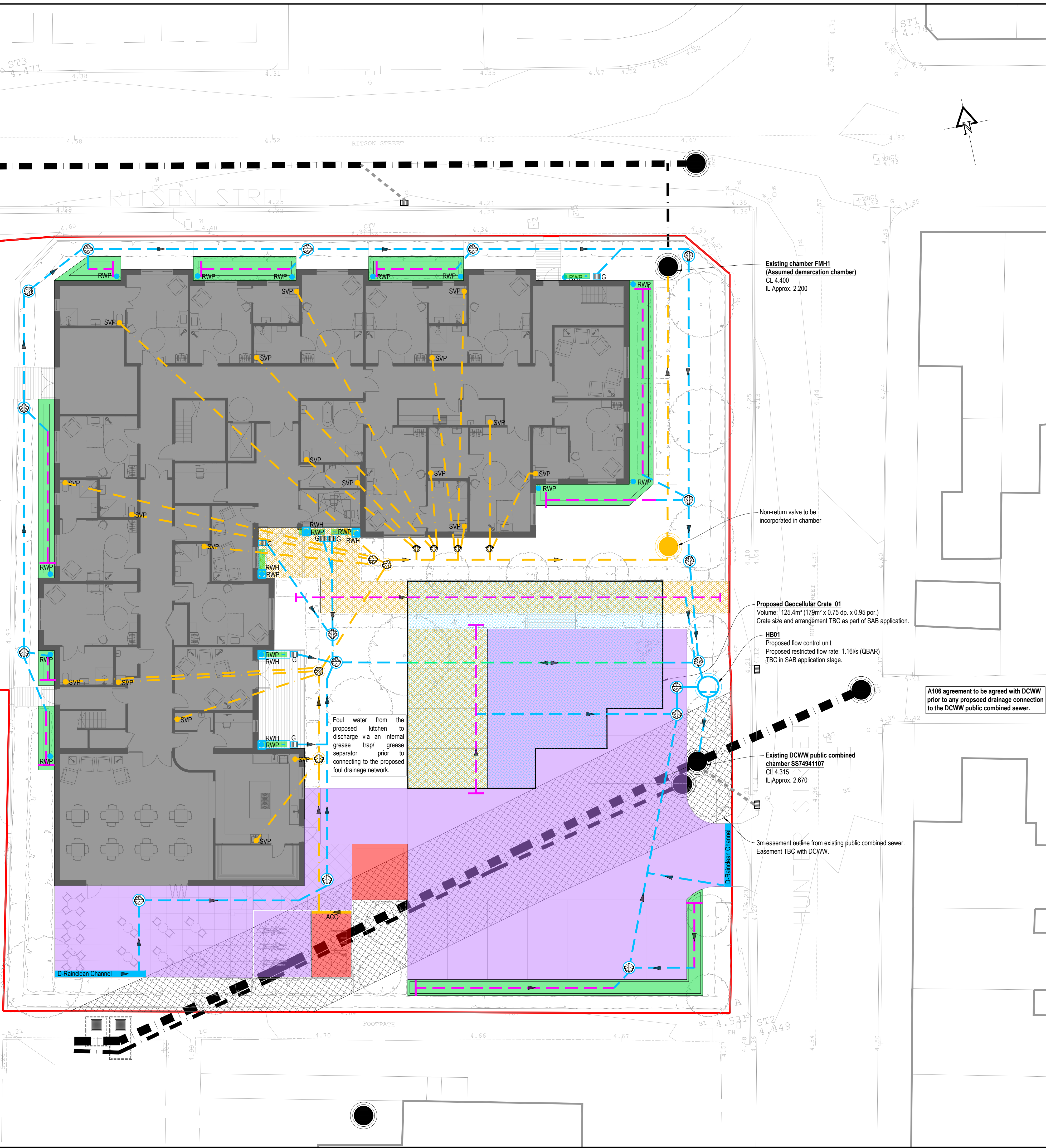
Causeway Flow – Quick Storage Calculation



Bear Consulting
Civil and Structural Engineers

- Drainage Notes:-**
- All existing drainage levels and outfall points shall be surveyed and verified by the contractor prior to the commencement of the works. any discrepancies shall be reported to the engineer immediately
 - Pipework under adoptable highway with less than 1.2m cover, and other trafficked areas with less than 0.9m cover to receive concrete encasement
 - Manhole/inspection chamber covers should not bridge different surfaces. chamber cover class to be D400 in trafficked areas or C250 in pedestrian-only areas
 - Where two pipelines (other than plastic pipes) cross with less than 300mm separation pipes are to be surrounded with class z concrete surround for not less than 1m centered on the crossing point. Concrete surround to be extended as necessary to within 150mm of nearest flexible joints
 - All pipework to be laid with soffit to soffit connections unless noted otherwise.
 - All private drainage to be installed in accordance with current approved document - building regulations part H.
 - It is recommended that the downstream connections and inverts are confirmed prior to construction of any drainage. Drainage should then be installed from the connection point to the discharge collection points.
 - CBR Testing required at formation level to confirm required construction build-ups.
 - All proposed surface water drain to be Ø150mm uPVC pipe and all proposed foul water drain to be Ø100mm uPVC pipe unless noted otherwise.

- Drawing Notes:**
- This drawing is to be read in conjunction with all other geotechnical engineer, surveys, architect, and Bear consulting project drawings/ specifications.
 - This drawing has been produced for planning application only and is not to be used for any other purposes.
 - Exact location of all apparatus to be determined on site.
 - Topographical Survey was carried out by VINCI SURVEYS (Ref: 001, Date: 07/08/2025).
 - Existing drainage layout information was provided by DCWW sewer map and Drintech drainage CCTV survey (Ref: 20735 - 01 - 001) and shown indicatively based on assumptions.
 - RWP and SVP locations shown indicatively. TBC with architect prior to construction.
 - Proposed drainage layout shown indicatively. Drainage arrangement and details TBC in SAB application stage.
 - Surface water drainage network connection to be agreed with DCWW and SAB.
 - Foul water drainage network connection to be agreed with DCWW.
 - Other services might be present on site, contractor to excavate with care.



- Key**
- Site Boundary
 - Existing DCWW Public Combined Chamber
 - Existing DCWW Public Combined Sewer
 - Proposed Ø450mm Type 3 PPIC Private Surface Water Chamber
 - Proposed Ø450mm Type 3 PPIC Private Foul Water Chamber
 - Proposed Ø450mm Type 4 PPIC Private Foul Water Chamber
 - Proposed Hydrobrake Unit or similar flow control
 - Proposed Surface Water Gully
 - Proposed Private Foul Drain
 - Proposed Private Surface Water Drain
 - Proposed Private Perforated Pipe
 - Proposed Private Rodding Eye
 - Proposed ACO Drainage Channel for Refuse Washdown
 - Proposed D-Rainclean Channel
 - Proposed RWP
 - Proposed Small Rainwater Harvesting Device
 - Proposed SVP
 - Proposed Gully
 - Proposed Permeable Paving
 - Proposed Impermeable Concrete
 - Proposed Impermeable Asphalt
 - 3m DCWW Public Sewer easement (TBC with DCWW)
 - Proposed Building Footprint
 - Proposed Rain Garden
 - Proposed Private Geocellular Crate Attenuation with Perforated Pipe
 - Proposed SuDS Planter (East of Eden or similar approved, Planter Area 0.5m x 2.0m)

A106 agreement to be agreed with DCWW prior to any proposed drainage connection to the DCWW public combined sewer.

Proposed Geocellular Crate 01
Volume: 125.4m³ (179m² x 0.75 dp. x 0.95 por.)
Crate size and arrangement TBC as part of SAB application.

HB01
Proposed flow control unit
Proposed restricted flow rate: 1.16l/s (QBAR)
TBC in SAB application stage.

Existing DCWW public combined chamber S574941107
CL 4.315
IL Approx. 2.670

3m easement outline from existing public combined sewer.
Easement TBC with DCWW.

Rev.	Date.	Details.	By.	Chk.

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Project:
CARE HOME, BRITON FERRY

Title:
PROPOSED DRAINAGE STRATEGY

Drawing Status:			
FOR PLANNING			
Drawn:	Checked:	Scale(s) at A1:	
WH	PC	1:125	
Date:	Job No.	Drawing No.	Revision
09/09/2025	P0648	SKC03	-