

Drainage Strategy Report

Residential Development at Craig Y Parcau, Bridgend

On behalf of Bellway Homes Wales

October 2025

Issue/Revision	First Issue	Second Issue	Third Issue	Fourth Issue	Fifth Issue	Sixth Issue
Date	30 th Oct 2025					
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1.0 Site Information

Healer Surveys have been commissioned by Bellway Homes Wales to produce a drainage strategy for a proposed residential development at Craig Y Parcau, Bridgend with an area of 6.9ha.

Bridgend is centrally located between Cardiff and Swansea, with Cardiff being approximately 20 miles to the east and Swansea around 20 miles to the west.

The site is situated south of the existing Broadlands estate off the A48 at Craig Y Parcau in Bridgend centred on a National Grid Reference of 289002, 178650. It occupies a plan area of approximately 6.9 hectares with two existing building that are to be removed.

The western parcel falls at approx. 1:12 west to east with the low point in the northeastern corner. There is a high point in the eastern field, with gradient falling away to the boundaries.

Existing condition is a grass covered field with used for grazing sheep. There are two existing buildings that are to be demolished, a watercourse through the centre of the site within a valley, and an access road at the southern boundary rising into site.

The site currently comprises two areas separated by a valley containing a watercourse, an ancient woodland/SINC zone. The eastern area, mainly grassed fields, comprises two dilapidated buildings and a concrete access from the lane to the south. The western parcel contains open grass fields.

The site falls from a high point of approx. 130.93m in the southwestern corner of the western parcel boundary to 111.71m in the southeastern corner of the eastern parcel.

The residential development at Craig Y Parcau, Bridgend consists of 120 residential dwellings and associated infrastructure.

2.0 Proposed Surface Water Drainage

A new surface water drainage network will be required to service the new development.

Requirement H3 Part 3 of the Building Regulations Approved Document H (2010 Edition) states:

(3) Rainwater from a system provided pursuant to sub-paragraphs (1) and (2) should discharge to one of the following listed in order of priority:

(a) An adequate soakaway or some adequate infiltration system; or, where this is not reasonably practicable,

(b) A watercourse; or where this is not reasonably practicable,

(c) A sewer.

The Tier 2 Geotechnical and Geoenvironmental Assessment undertaken by Terraforma, document 'TF-24-589-CA', in December 2024.

The FCA summarises that *'The risk of groundwater flooding occurring above ground is assessed as negligible'*.

In accordance with best practice design any soakaway features is required to be a minimum of 1m above the existing water table. Based on the BRE 365 test results it is deemed unfeasible to discharge the surface water via infiltration.

The Tier 2 Geotechnical and Geoenvironmental Assessment includes a small number of infiltration test results, to BRE 365 guidance, however the results are inconsistent and not within areas where surface water is proposed to be concentrated.

This document also states, *'Given the risk of dissolution in the Blue Lias formation, it is recommended that proposed soakaways must be positioned at least 10.0m away from any structure.'*

Further testing is being commissioned within the location of the two basins, with further instruction to review these locations in relation to the above additional ground condition issue. Should the results be favourable infiltration will be introduced at one or both basin locations.

Due to infiltration features currently appearing unfeasible for the proposed development, as expected following discussions with the SAB officer, it is therefore proposed to convey surface water runoff to the ditch network sited along the bottom of the valley flowing between the west and eastern parcels. Due to the constraints of the SINC, Ancient woodland and tree root protection zones there are limited locations available for overland features such as Swales. Where possible, to increase SuDS and provide additional levels of treatment to improve water quality, other SuDS features are proposed such as Water Butts, SuDS Planters and Bio-retention areas.

It is intended to restrict all future runoff from the development to existing greenfield runoff rates. The runoff has been calculated utilising IH 124 methods with the development to be restricted to a Qbar rate of 22.2/s/ha. A copy of the estimation has been included within the appendices.

The surface water drainage network is to be designed to accommodate the required attenuation volumes generated by the restricted rates up to and including the 1 in 100-year event. The 1 in 30 and 100-year events will also include a factor of 40% for climate change.

Natural Resources Wales (NRW) Development Advice Map (DAM) and Flood Map for Planning (FMfP), indicate the site is primarily within Flood Zone 1 however a small part of the extreme southern corner of the site is identified as being within Flood Zone C2 (DAM) and Flood Zone 3 (FMfP) for the location of the existing watercourse dissecting the site.

As illustrated on the drawing '*3954-SK003 - Flood Zone Overlay*' any portion of the site within increased flood risk zone lies outside the area proposed of development or within the Valley situated at a much lower level than the development.

The FMfP also identify a small area of the site as being at risk of flooding from surface water/small watercourse, however the proposed Finished Floor Level (FFL) of the development are at minimum 20.300m or above, while the watercourse in question outfalls at the culvert beneath 'New Inn Road' at approx. 11.22m. The extreme level difference between these features will ensure no flooding will occur.

3.0 Proposed Foul Water Drainage

A new foul water drainage network will be required to service the new development. The new network will collect and convey foul water discharge from the development to a connection point on the existing Welsh Water network. The proposed drainage strategy is included in the appendix.

Current proposals are for a point of connection into an existing TW sewer located within the footway of the A48 to the north of the development, Welsh Water plan within the appendices, DCWW MH reference TBC.

Within the Bridgend Local Development Plan 2018-2033 the document 'Statement of Common Ground, between Bridgend County Borough and Dwr Cymru (Welsh Water)' which is an agreement between Bridgend County Borough Council And Dwr Cymru Welsh Water the following is stated for Craig Y Parcau:

Public Sewerage - There should be no issue with the public sewerage network accommodating the foul-only flows from this development site.

The site is traversed by a 350mm foul sewer for which protection measures will be required in the form of an easement width or diversion.

WwTW (Wastewater Treatment Works) - There should be no issue with Penybont (Merthyr Mawr) WwTW accommodating the foul-only flows from this development.

All foul water apparatus beyond the curtilage of a single dwelling is intended to be offered for adoption by Wessex Water under a Section 104 agreement.

4.0 Appendices

- 3954-105 - Existing Ground Conditions
- Tier 2 Report (Terrafirma) - Soakaway Test Results
- 3954-DSP - Drainage Strategy Plan
- 3954- Foul Water - Craig-Y-Parcau Bridgend CF31 5DL
- Statement-of-common-ground-bridgend-county-borough-council-and-welsh-water
- 3954-SK003 - Flood Zone Overlay drawing



NOTES

KEY:

Surface water direction of flow

REV	BY	CHK	DESCRIPTION	DATE
				
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STATUS:				
CLIENT: Bellway Homes				
DEVELOPMENT: Proposed Residential Development at Craig Y Parcau, Bridgend				
TITLE: Existing Ground Conditions Surface Water Fall Arrows				
SCALE (B): 1:500				
DATE: October 2025		DRAWN: TM	CHKD BY: CW	SIZE: A0
DRAWING NUMBER 3954-105				REVISION: ~

8.6 Storm Water Drainage

During the site investigation three soakaway tests were undertaken in general accordance with BRE DG 365:2016. The soakaway test results are presented in Table 8.1.

The testing produced variable results which is attributed to the variation in weathering of the underlying bedrock and fractures and fissures therein. It is considered that infiltration drainage is feasible for the development though it is recommended that targeted investigation should be undertaken to confirm infiltration rates at the exact locations of infiltration features.

Table 8.1 Summary of Soakaway Results

Trial Pit	Depth Range of Test (m)	Geology Description	Infiltration Rate (ms ⁻¹)
TP23	0.4-1.15	slightly sandy gravelly silty CLAY with low cobble and boulder content	1.82×10^{-05}
TP25	1-1.5	slightly sandy gravelly silty CLAY with low cobble and boulder content	No infiltration
TP26	0.5-1.0	slightly sandy gravelly silty CLAY with low cobble and boulder content	6.53×10^{-05}
TP27	0.5-1.2	slightly sandy gravelly silty CLAY with low cobble and boulder content	No infiltration
TP28	0.7-1.2	slightly sandy gravelly silty CLAY with low cobble and boulder content	2.21×10^{-05}
TP29	1.1-1.6	slightly sandy gravelly silty CLAY with low cobble and boulder content	No infiltration

Given the risk of dissolution in the Blue Lias formation, it is recommended that proposed soakaways must be positioned at least 10.0m away from any structure.



Key:

- 1:25 Proposed Levels
- Proposed Storm Drainage
- Proposed Foul Drainage
- Highway Gully
- Proposed 1 in 2 Banking
- Proposed steps
- Permeable Paving - Impermeable lined Privately owned
- Permeable Paving - Impermeable lined SAG Adoptable
- Impermeable Paving
- SuDS features to be confirmed at detail design
- Bio-Retention areas with Inlet - Locations to be confirmed with SAG officer
- Proposed SuDS Planter location
- Proposed Water Butt location

NOTES

GENERAL NOTES:
The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. Any discrepancy is to be reported to Healer Surveys before work commences.

The Contractor is to comply in all respects with current building legislation - Building Standard Specifications, Building Regulations etc. whether or not specifically stated on this drawing. The drawing must be read with and checked against any structural, geotechnical or other specialist documentation provided.

This drawing is not intended to show details of foundations, ground conditions or ground contaminants. Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor. A suitable method of foundation should be provided allowing for all existing ground conditions. Any suspect or foul ground, contaminants on or within the ground, should be further investigated by a suitable expert. Any earthwork construction shown indicates typical slopes for guidance only and should be further investigated by a suitable expert.

Where existing trees are shown to be retained they should be subject to a full Arboricultural inspection for safety.

All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings. A sewer or lateral drain should not be located closer to trees/bushes/shrubs than the canopy width at mature height, except where special protection measures are provided. A tree should not be planted directly over sewers or where excavation onto the sewer or where excavation onto the sewer would require removal of the tree.

This drawing is copyright. Its use or reproduction without written permission of Healer Surveys is prohibited.

All sewers which are to be the subject of a Section 104 Agreement are to be constructed in accordance with the SSG Design and Construction Guidance, and to the satisfaction of the adopting sewerage undertaker.

All the sewer trenches sighted within proposed roads are to be back-filled with stone, unless specific written approval is sought and received from the Local Authority's Engineer to return excavated material. Where road levels dictate, the material employed as fill is to be approved by the Local Authority's Engineer.

All adoptable pipes of 225mm diameter or less are to be E.S.V.C.
Larger pipes are to be Class II concrete.
U.P.V.C. pipes may be used subject to manufacturers recommendations and specific approval of the adopting sewerage undertaker.

All lateral connections to main foul and storm sewers shall be 1500 minimum.

All sewers are to be constructed using Class S granular bed and surround.

All sewers with less than 1.2m of cover beneath roads or 0.9m elsewhere area to have a protective cover slab.

All outfall levels and existing sewer levels are to be confirmed by the Contractor before works commence.

The existing ground levels along the route of the proposed road are to be confirmed by the Contractor before works commence.

All roads which are to be the subject of a Section 38 Agreement are to be constructed in accordance with the Local Highway Authority's current specification and to the satisfaction of the Local Highway Authority's Engineer.

All construction methods and materials employed are to be in accordance with the current road and bridgework's specification. All construction thicknesses are to be confirmed by C.B.R. test.

No responsibility will be taken for any construction work undertaken prior to receipt of technical approvals for the intended construction, or when work is not executed strictly in accordance with the drawings.

All steps to garden embankments shall be timber.

Refer to house type drawings for all down pipe positions.

All non man entry manholes to have a covers of a minimum of 450x450mm

Pedestrian Friendly MFI covers to be provided where MFI's are located in shared surface areas

A section 106 application to connect must be made to the water authority, the developer shall give 21 days notice prior to connection, and the works may only be undertaken by a SSIP accredited contractor.

A foul sewer or lateral drain with a nominal internal diameter of 100mm, is laid to a gradient not flatter than 1:80, where there is at least one WC connected and 1:40 if there is no WC connected.

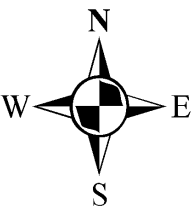
All Storm water sewers to be 150mm Ø minimum. All Foul Water Sewers to be 100mm Ø minimum. All foul sewers beneath adoptable highway to be 150mm Ø minimum.

Adoptable lateral drains and private drains to be 100mm Ø minimum. A lateral drain is a sewer length discharging a single property from its outfall to a sewer, conveying more than 1 property.

SuDS Planter and Water butts to be included on each plot, position to be confirmed during detailed design

REV	BY	CHK	DESCRIPTION	DATE
 healersurveys				
8 Oldfield Road, Bocum Park, Perth, CP25 5LJ Tel: 01656 865566 Fax: 01656 865577 Email: mail@healersurveys.co.uk Web site: www.healersurveys.co.uk				
STATUS:				
CLIENT: Bellway Homes				
DEVELOPMENT: Proposed Residential Development at Craig Y Parcau, Bridgend				
TITLE: Drainage Strategy Plan				
SCALE (B): 1:500				
DATE: October 2025	DRAWN: CW	CHKD BY: TM	SIZE: A0	
DRAWING NUMBER: 3954-DSP		REVISION: ~		

Craig-Y-Parcau Bridgend CF31 5DL



LEGEND(Representative of most common features)

- Waste network:
- | | | | |
|---|--|--|---|
| | Foul chamber | | Outfall |
| | Surface water chamber | | Lamphole |
| | Combined chamber | | Storm Overflow |
| | Combined sewer overflow | | Rising main |
| | Special purpose chamber | | Gravity sewer |
| | Treatment works | | Private sewer |
| | Pumping station | | Private sewer subject to Sect. 104 adoption agreement |
| NB: Sewer symbol colour indicates the type. | | | Private Sewer Transfer |
| RED | - Combined | | Lateral Drain |
| GREEN | - Surface Water | | Inspection Chamber |
| BROWN | - Foul | | |
| Purple | - Former S24 sewers (for indicative purposes only) | | |

Notes:

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation.

Dŵr Cymru Cyfyngedig ('the Company') gives this information as to the position of its underground apparatus by way of general guidance only and on the strict understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the company's apparatus. The onus of locating apparatus before carrying out any excavations rests entirely on you. The information which is supplied by the Company, is done so in accordance with statutory requirements of sections 198 and 199 of the Water Industry Act 1991 which is based upon the best information available and, in particular, but without prejudice to the generality of the foregoing, it should be noted that the records that are available to the Company may not disclose the existence of a water main, service pipe, sewer, lateral drain or disposal main and any associated apparatus laid before 1 September 1989, or, if they do, the particulars thereof including their position underground may not be accurate. It must be understood that the furnishing of this information is entirely without prejudice to the provision of the New Roads and Street Works Act 1991 and the Company's right to be compensated for any damage to its apparatus.

Service pipes are not generally shown but their presence should be anticipated.

EXACT LOCATIONS OF ALL APPARATUS
TO BE DETERMINED ON SITE.

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Map Ref: 288976,178710
Map scale: 1:2000
Printed by: Vefa Fox
Printed on: 16 Jul 2025

Bridgend Local Development Plan 2018-2033

Statement of Common Ground, between Bridgend County Borough and Dwr Cymru (Welsh Water)

Between

Bridgend County Borough Council

And

Dwr Cymru Welsh Water

Statement Date: 26th July 2022



Statement of Common Ground, Between Bridgend County Borough and Welsh Water

1 Introduction

- 1.1 This is a joint statement produced by Dwr Cymru Welsh Water and Bridgend County Borough Council to address deliverability of the Local Development Plan (LDP) allocations. Welsh Water is the statutory undertaker for sewerage services only in Bridgend County.

2 Purpose of this document

- 2.1 The purpose of this SoCG is to set out discussions between the parties and to identify any objections to policies, if they have been able to be resolved and if there are any still outstanding. This will provide a useful position statement for the inspector and enable discussion at Examination to focus primarily on remaining areas of disagreement.

3 Overview of engagement

- 3.1 The Council is legally required to prepare a LDP under the Planning and Compulsory Purchase Act 2004, Part 6. The LDP must be determined 'sound' by the examination Inspector in order to be adopted (section 64 of the 2004 Act). One of the tests of soundness is 'will the plan deliver?' The Council must be able to demonstrate that the LDP is deliverable with no significant impediment to its implementation. This includes demonstrating that sewerage infrastructure provision is, or can be, in place to deliver the allocated sites within the LDP period.
- 3.2 Welsh Water is a 'specific consultation body' in the plan process and as such the Council have worked in close collaboration with Welsh Water throughout the different stages of LDP preparation. Sites were assessed and those allocations where sewerage capacity and/or wastewater treatment works (WwTW) capacity may be constrained over the lifetime of the LDP were identified.
- 3.3 Formal adoption of the LDP, along with details on expected delivery rates of allocations as provided by the Council, enables Welsh Water to make informed decisions about future capital investment to support the delivery of the Plan. The demands on Welsh Water's infrastructure changes over time and Appendix 1 of this document provides an update in terms of the capability of the existing infrastructure to accommodate the proposed allocations. This document has been created to allow specific comments on allocated sites to be easily updated to reflect the most current situation.

4 Welsh Water's statutory duties and involvement in the planning process

- 4.1 Welsh Water is the statutory water and sewerage undertaker that supplies over three million people in Wales and some adjoining parts of England. Owned by Glas Cymru, a single purpose company with no shareholders, it is run solely for the benefit of customers.
- 4.2 Welsh Water, on behalf of their customers and in line with their principal responsibilities as set out under Section 37 (water) and 94 (sewerage) of the Water Industry Act 1991

(as amended), owns, operates, maintains, improves and extends the system of public sewers, water mains and associated apparatus together with treatment works and pumping stations and has corresponding statutory duties to ensure effectual drainage and for making available supplies of water.

- 4.3 Supporting development is one of the primary objectives for Welsh Water, alongside their core purposes to deliver effective sanitation and safe drinking water to their customers. In seeking to support growth they rely on the planning system to ensure that adequate infrastructure is in place to serve development. The importance attributed to Welsh Water's involvement in the planning process is reflected in national guidance.

5 Welsh Water capital investment for growth and new development

- 5.1 Welsh Water owns, operates, maintains, improves and extends the system of public sewers, water mains and associated apparatus together with treatment works and pumping stations and has corresponding statutory duties to ensure effectual drainage and for making available supplies of water.
- 5.2 Welsh Water is very clear that supporting development is a primary objective, alongside the core purposes to deliver effective sanitation and safe drinking water to customers. In seeking to support growth Welsh Water rely heavily on the planning system to ensure that adequate infrastructure is in place (and in time) to serve development. This is reflected in national planning guidance and in the importance attributed to involvement as a specific consultee in the LDP and statutory consultee in the planning application process. Welsh Water is therefore reliant on LPAs through the development management process to appropriately safeguard assets and therefore customers and the environment.
- 5.3 Capital investment in water and sewerage infrastructure is managed in 5 year Asset Management Plans (AMP). AMP6 ran from April 2015 to March 2020 with the current AMP7 running from April 2020 to March 2025 – subsequent AMPs will follow on in this way. The AMP, along with delivering essential investment in infrastructure from an operational and maintenance perspective, seeks to ensure appropriate large-scale investment is undertaken to provide capacity for new development and growth.
- 5.4 The AMP programme is funded via the revenue received through annual customer bills paying for the water and / or sewerage services. A key consideration as part of this is to ensure that customers' bills are affordable to them which is approved by the independent regulator Ofwat. This creates a natural tension with the level of investment that can be supported in any AMP period. Unsurprisingly therefore, Welsh Water must prioritise the funding available to ensure it is used in the most appropriate way, but the not-for-profit status results in further infrastructure investment than if there were shareholders.
- 5.5 As can be appreciated, Welsh Water's operational area covers all 25 Welsh LPAs as well as the whole of the English County of Herefordshire, and parts of some other bordering English LPAs. As such, a cost/benefit analysis needs to be undertaken to determine what schemes are the most feasible and affordable to undertake given that a balance needs to be struck with day-to-day operational investment and the need to ensure that customer bills remain affordable.
- 5.6 Where no scheme is proposed in the AMP, developers can accelerate the provision of reinforcement works themselves via the requisition provisions of the Water Industry

Act (WIA) 1991 or via Planning Obligation Agreements under the TCPA 1990. It should be noted that the requisition provision of the WIA 1991 only applies to water and sewerage network reinforcement works. Funding to deliver reinforcement works at a Waste Water Treatment Works (WWTW) can be delivered via Section 106 of the Town and Country Planning Act 1990.

6 Water supply

- 6.1 Bridgend CBC area is within the Tywi Conjunctive Use System (CUS) Water Resource Zone (WRZ). Water is abstracted from the River Tywi at Nantgaredig and pumped to the Felindre Water Treatment Works (WTW) which in turn supplies Bridgend. Welsh Water's Final Water Resources Management Plan (2019) which looks ahead to 2050 does not anticipate there being any significant concerns in Tywi CUS WRZ during the LDP period.
- 6.2 Whilst there are no significant existing capacity concerns with regard to the water supply network across the Bridgend CBC area, this does not mean that the local water supply network is sufficient to supply proposed larger development sites such as sustainable urban extensions. In these instances, developers may need to fund hydraulic modelling assessments (HMA).

7 Public sewerage network

- 7.1 Whilst there have been isolated incidences of hydraulic overload on parts of the public sewerage network, Welsh Water have no major concerns regarding its' capacity. As with the water supply network, this does not mean that local sewerage networks are sufficient to accommodate the flow from larger development sites such as sustainable urban extensions. In these instances, developers may need to fund hydraulic modelling assessments (HMA).

8 Wastewater treatment works (WwTW)

- 8.1 The vast majority of the Bridgend CBC area is served by the Penybont WwTW, namely the settlements of Bridgend, Pencoed, Porthcawl and each of the valleys aside from the settlements of Maesteg and Nantyffyllon. This is one of the largest WwTW in south Wales and there are no current concerns regarding its capacity to accommodate the growth proposed in the LDP.
- 8.2 Maesteg and Nantyffyllon are served by Maesteg WwTW. Whilst there are no existing capacity concerns at this WwTW, there will likely come a time over the LDP period whereby reinforcement works will be required if all the growth proposed is delivered. As such, Welsh Water will monitor the housing trajectories within these settlements throughout the plan period.
- 8.3 The settlements of Cefn Cribbwr, Kenfig Hill, Pyle, North & South Cornelly are all served by Afan WwTW. Again, this is one of the largest WwTW in south Wales and there are no current concerns regarding its capacity to accommodate the growth proposed in the LDP.

9 Hydraulic Modelling Assessment (HMA) process

- 9.1 A HMA assesses the capability of the water or sewerage network to accommodate a development site. Typically, they are only required on larger development sites where the proposal is of a size and scale to cause detriment to the existing network. Once a HMA is complete, it will give a recommended solution for network reinforcements that the developer will need to fund by way of the requisition provisions of the Water Industry Act or via a legal/commercial agreement with Welsh Water. To control the connection, Welsh Water would ask the LPA to include a pre-occupation condition on the decision notice to ensure the reinforcement works are completed prior to the site connecting to the network.

10 Conclusion

- 10.1 Welsh Water considers there to be no major constraints regarding the capability of their infrastructure to accommodate the development growth proposed in the LDP. A combination of reinforcement works through the business' own capital investment, developer contributions via section 106 agreements and the requisition process can ensure that the allocations are delivered within the plan period. HMAs of the networks may also need to be undertaken at the developer's expense to establish connection points and/or any network reinforcement works required. These requirements are normal routine prerequisites for developers in the progression of development sites and are not expected to impede the delivery of site allocations. There are no areas of outstanding disagreements of which ensures that the allocated sites can be delivered as proposed.

Signatories

Bridgend County Borough Council

Richard Matthams

Strategic Planning and Transportation Manager

Signature:

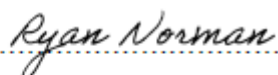


Date: 27th July 2022

Dwr Cymru Welsh Water

Name: Ryan Norman, Development Growth Manager

Signature:

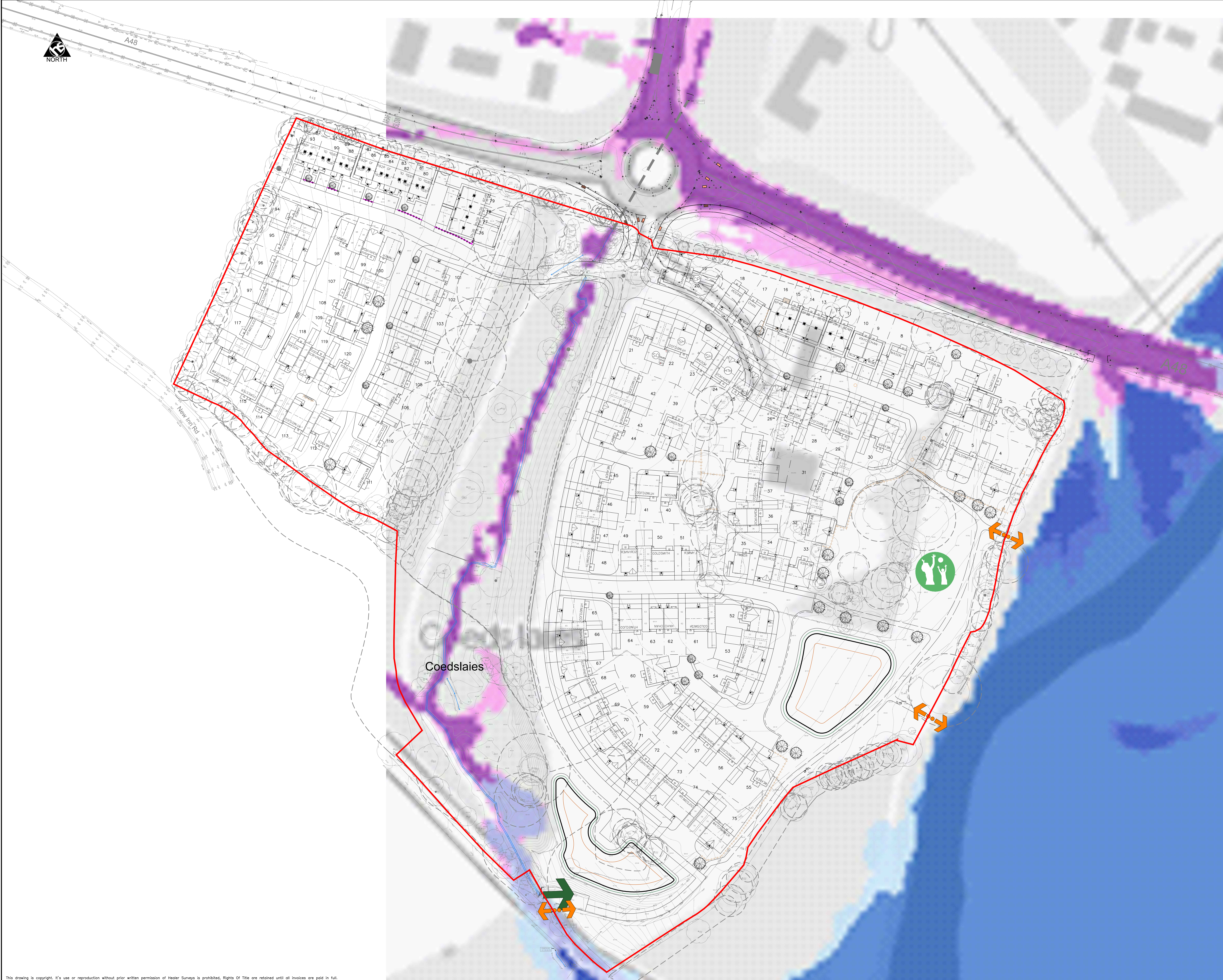


Date: 29th July 2022

Appendix 1: Housing Allocations (Dwr Cymru Welsh Water Consultation Response)

Site ref	Site name	Growth area	Total units in plan period	Water supply	Public sewerage	WwTW
SP2(1)	Porthcawl Waterfront	Porthcawl	780	Comments on the Strategic Sites provided in main body of representation.		
SP2(2)	Land south of Bridgend	Bridgend	788			
SP2(3)	Land west of Bridgend	Bridgend	830			
SP2(4)	Land east of Pencoed	Pencoed	804			
SP2(5)	Land east of Pyle	Pyle, Kenfig Hill & North Cornelly	970			
COM1(1)	Craig y Parcau	Bridgend	108	There should be no issue in providing this development with a supply of clean water.	There should be no issue with the public sewerage network accommodating the foul-only flows from this development site. The site is traversed by a 350mm foul sewer for which protection measures will be required in the form of an easement width or diversion.	There should be no issue with Penybont (Merthyr Mawr) WwTW accommodating the foul-only flows from this development.
COM1(2)	Land South East of Pont Rhyd-y-cyff	Maesteg & the Llynfi Valley	140	Owing to the number of units proposed on this site, it is unlikely that the water supply network has sufficient capacity to serve the site without causing detriment to existing customers' supply. As such, a hydraulic modelling assessment will likely be required to determine the level of reinforcement works required.	There should be no issue with the public sewerage network accommodating the foul-only flows from this development site. The site is traversed by a 150mm foul sewer for which protection measures will be required in the form of an easement width or diversion.	There is limited capacity at Maesteg (Llety Brongu) WwTW to accommodate the foul-only flows from all the proposed developments for the catchment. As such developers may be required to undertake a Developer Impact Assessment to determine the level of reinforcement works required.
COM1(3)	Land south of Pont Rhyd-y-cyff	Maesteg & the Llynfi Valley	102	Owing to the number of units proposed on this site, it is unlikely that the water supply network has sufficient capacity to serve the site without causing detriment to existing customers' supply. As such, a hydraulic modelling assessment will likely be required to determine the level of reinforcement works required.	There should be no issue with the public sewerage network accommodating the foul-only flows from this development site.	There is limited capacity at Maesteg (Llety Brongu) WwTW to accommodate the foul-only flows from all the proposed developments for the catchment. As such developers may be required to undertake a Developer Impact Assessment to determine the level of reinforcement works required.
COM1(4)	Land south west of Pont Rhyd-y-cyff	Maesteg & the Llynfi Valley	130	Owing to the number of units proposed on this site, it is unlikely that the water supply network has sufficient capacity to serve the site without causing detriment to	There should be no issue with the public sewerage network accommodating the foul-only flows from this development site.	There is limited capacity at Maesteg (Llety Brongu) WwTW to accommodate the foul-only flows from all the proposed developments for the catchment.

				existing customers' supply. As such, a hydraulic modelling assessment will likely be required to determine the level of reinforcement works required.		As such developers may be required to undertake a Developer Impact Assessment to determine the level of reinforcement works required.
COM1(R1)	Coegnant Reclamantion Site	Maesteg & the Llynfi Valley	100	There should be no issue in providing this development with a supply of clean water.	There should be no issue with the public sewerage network accommodating the foul-only flows from this development site. The site is traversed by a 9" combined sewer for which protection measures will be required in the form of an easement width or diversion.	There is limited capacity at Maesteg (Llety Brongu) WwTW to accommodate the foul-only flows from all the proposed developments for the catchment. As such developers may be required to undertake a Developer Impact Assessment to determine the level of reinforcement works required.
COM1(R2)	Former Cooper Standard Site, Ewenny Road	Maesteg & the Llynfi Valley	138	Owing to the number of units proposed on this site, it is unlikely that the water supply network has sufficient capacity to serve the site without causing detriment to existing customers' supply. As such, a hydraulic modelling assessment will likely be required to determine the level of reinforcement works required.	There should be no issue with the public sewerage network accommodating the foul-only flows from this development site. The site is traversed by a 225mm combined sewer and a 600mm combined sewer for which protection measures will be required in the form of easement widths or diversions.	There is limited capacity at Maesteg (Llety Brongu) WwTW to accommodate the foul-only flows from all the proposed developments for the catchment. As such developers may be required to undertake a Developer Impact Assessment to determine the level of reinforcement works required.
COM1(R3)	Maesteg Washery	Maesteg & the Llynfi Valley	135	Owing to the number of units proposed on this site, it is unlikely that the water supply network has sufficient capacity to serve the site without causing detriment to existing customers' supply. As such, a hydraulic modelling assessment will likely be required to determine the level of reinforcement works required.	There should be no issue with the public sewerage network accommodating the foul-only flows from this development site.	There is limited capacity at Maesteg (Llety Brongu) WwTW to accommodate the foul-only flows from all the proposed developments for the catchment. As such developers may be required to undertake a Developer Impact Assessment to determine the level of reinforcement works required.



NOTES

☒ Rivers and Sea

Flood Zone 3

Flood Zone 2

☒ Surface Water and Small Watercourses

Flood Zone 3

Flood Zone 2

REV	BY	CHK	DESCRIPTION	DATE
healersurveys 8 Oldfield Road, Bocum Park, Perth, CF10 5LJ Tel: 01556 865566 Fax: 01556 865577 Email: mail@healersurveys.co.uk Web site: www.healersurveys.co.uk				
STATUS:				
CLIENT: Bellway Homes				
DEVELOPMENT: Proposed Residential Development at Craig Y Parcau, Bridgend				
TITLE: Flood Zone Overlay NRW Flood Map for Planning				
SCALE (B): 1:500				
DATE: October 2025		DRAWN: TM	CHKD BY: CW	SIZE: A0
DRAWING NUMBER: 3954-SK003				REVISION: ~

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