

Appendix 4

Soakaway Pit Dimensions

Length	1.8 m
Width	0.4 m
Depth	1.8 m

Depth to Water Level

Start of test	0.8
End of test	1.8

Depth to Water Level

75% full	1.05 m
50% full	1.3 m
25% full	1.55 m

Time to empty (from graph)

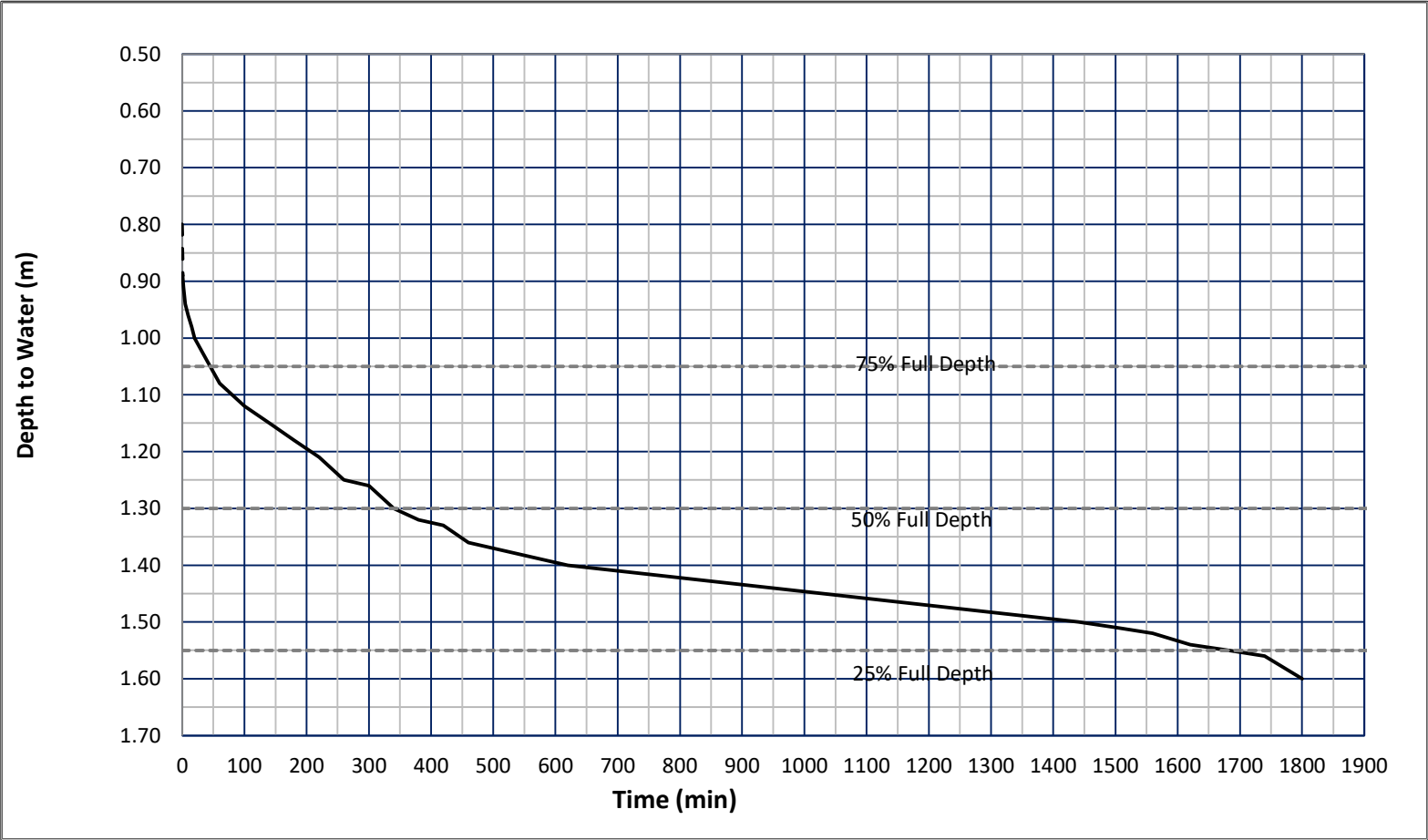
t _{p25}	45 min
t _{p50}	340 min
t _{p75}	1670 min

Effective Storage Volume and Area

V _{p75-25}	0.36
a _{p50}	2.92

Soil Infiltration Rate	1.264E-06 m/s 0.005 m/hr
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Site: Oxleaze Business Park Test Pit B - Test 1



Soakaway Pit Dimensions

Length	1.8 m
Width	0.4 m
Depth	1.6 m

Depth to Water Level

Start of test	0.6
End of test	1.58

Depth to Water Level

75% full	0.85 m
50% full	1.1 m
25% full	1.35 m

Time to empty (from graph)

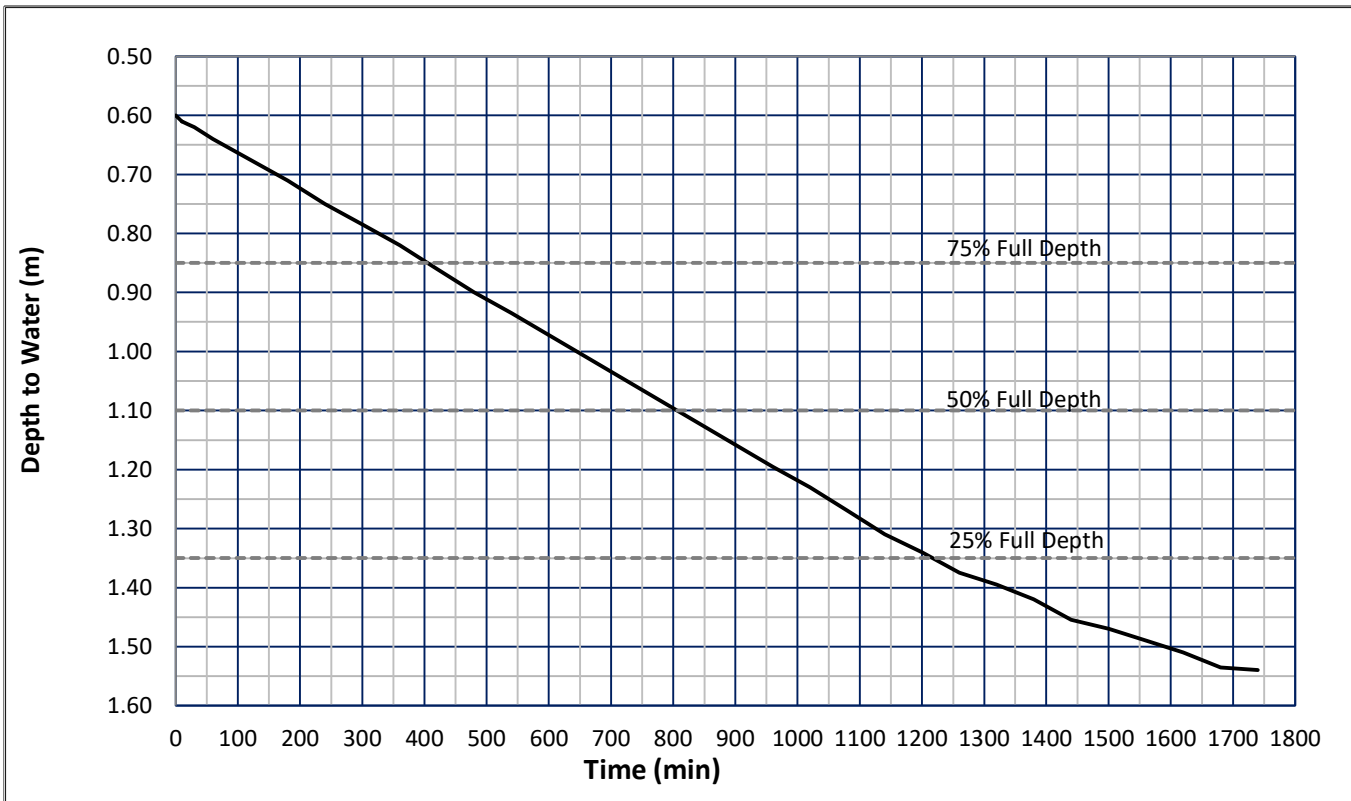
t_{p25}	400 min
t_{p50}	805 min
t_{p75}	1220 min

Effective Storage Volume and Area

V_{p75-25}	0.36
a_{p50}	2.92

Soil Infiltration Rate	2.506E-06 m/s 0.009 m/hr
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Site: Oxleaze Business Park Test Pit B - Test 2



Soakaway Pit Dimensions

Length	1.8 m
Width	0.4 m
Depth	1.58 m

Depth to Water Level

Start of test	0.6
End of test	1.53

Depth to Water Level

75% full	0.845 m
50% full	1.09 m
25% full	1.335 m

Time to empty (from graph)

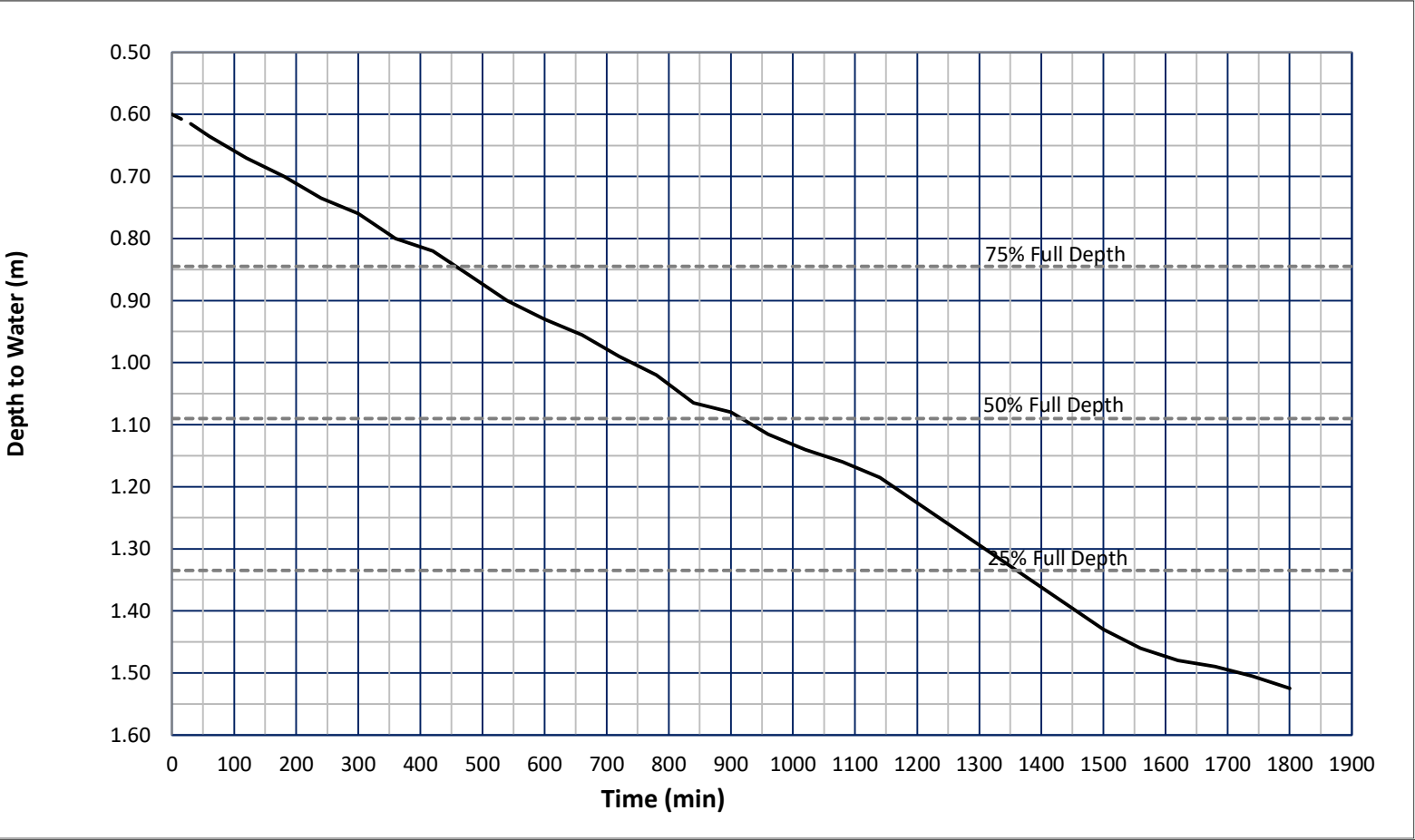
t_{p25}	455 min
t_{p50}	920 min
t_{p75}	1360 min

Effective Storage Volume and Area

V_{p75-25}	0.3528
a_{p50}	2.876

Soil Infiltration Rate	2.259E-06 m/s
	0.008 m/hr

Site: Oxleaze Business Park Test Pit B - Test 3



Soakaway Pit Dimensions

Length	1.7 m
Width	0.35 m
Depth	1.6 m

Depth to Water Level

Start of test	0.6
End of test	1.6

Depth to Water Level

75% full	0.85 m
50% full	1.1 m
25% full	1.35 m

Time to empty (from graph)

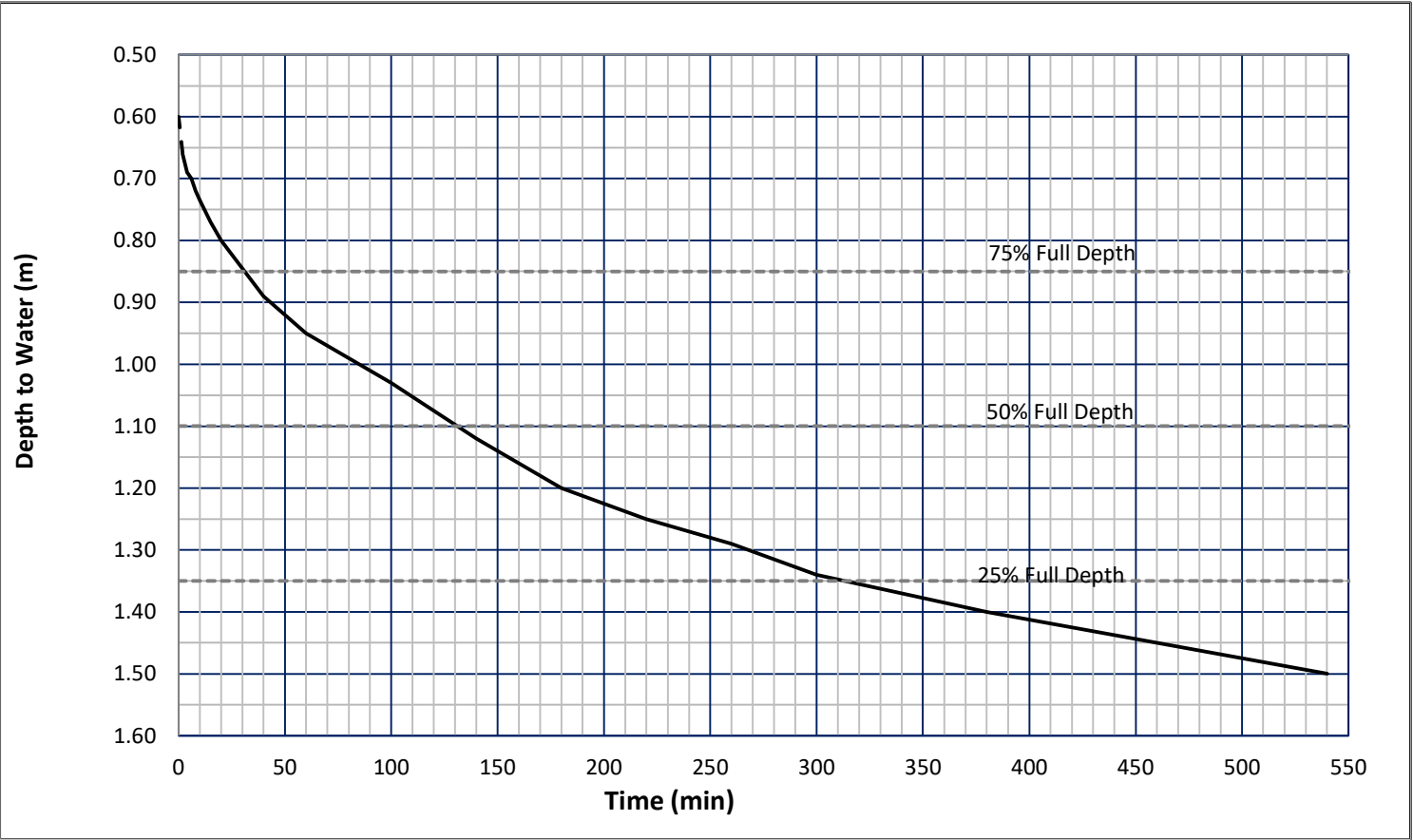
t_{p25}	30 min
t_{p50}	130 min
t_{p75}	312 min

Effective Storage Volume and Area

V_{p75-25}	0.2975
a_{p50}	2.645

Soil Infiltration Rate	6.648E-06 m/s 0.024 m/hr
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Site: Oxleaze Business Park Test Pit C - Test 1



Soakaway Pit Dimensions

Length	1.7 m
Width	0.35 m
Depth	1.5 m

Depth to Water Level

Start of test	0.6
End of test	1.5

Depth to Water Level

75% full	0.825 m
50% full	1.05 m
25% full	1.275 m

Time to empty (from graph)

t_{p25}	70 min
t_{p50}	250 min
t_{p75}	505 min

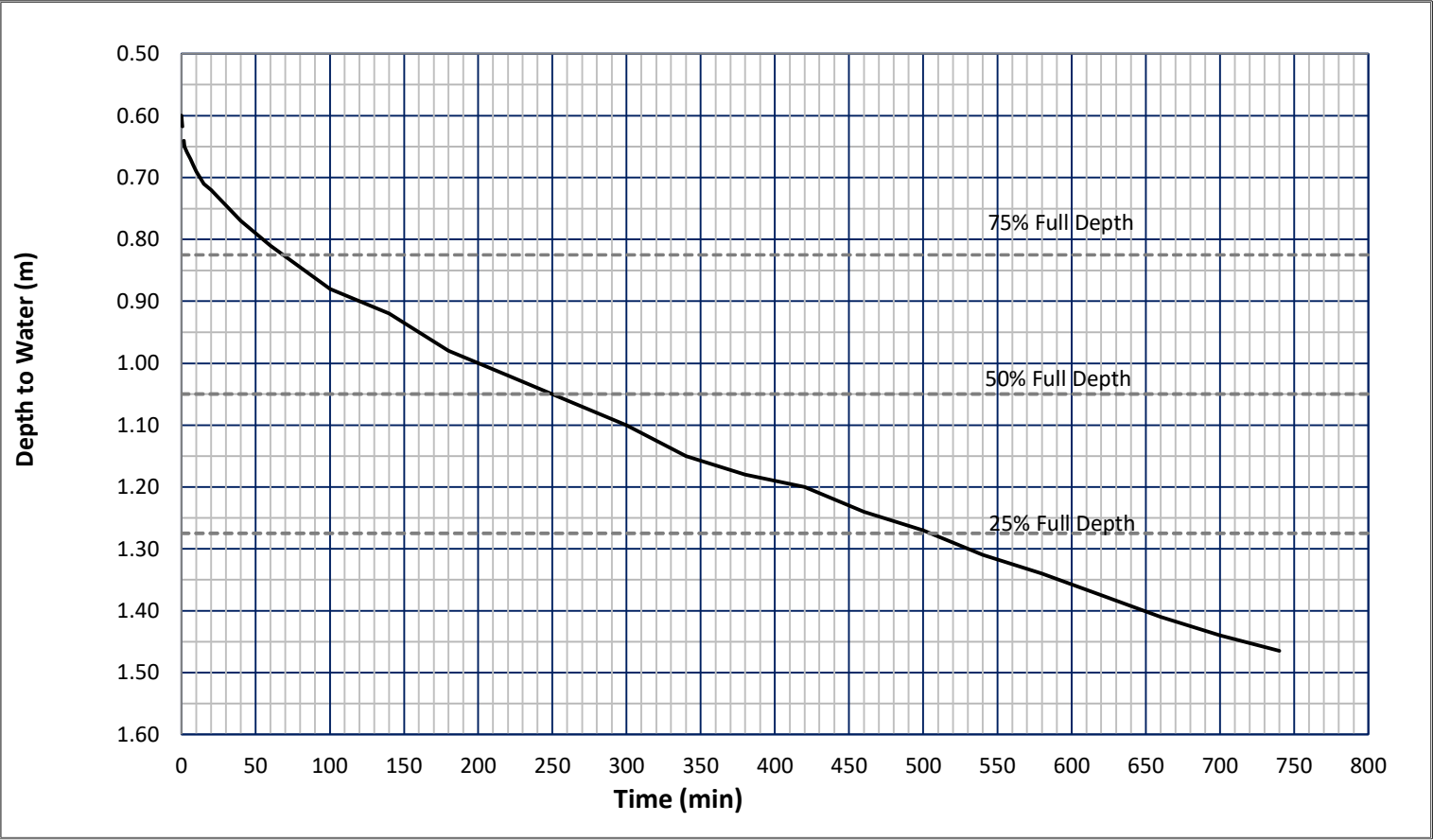
Effective Storage Volume and Area

V_{p75-25} 0.26775

a_{p50} 2.44

Soil Infiltration Rate 4.204E-06 m/s
0.015 m/hr

Site: Oxleaze Business Park Test Pit C - Test 2



Soakaway Pit Dimensions

Length	1.7 m
Width	0.35 m
Depth	1.48 m

Depth to Water Level

Start of test	0.5
End of test	1.48

Depth to Water Level

75% full	0.745 m
50% full	0.99 m
25% full	1.235 m

Time to empty (from graph)

t_{p25}	80 min
t_{p50}	255 min
t_{p75}	470 min

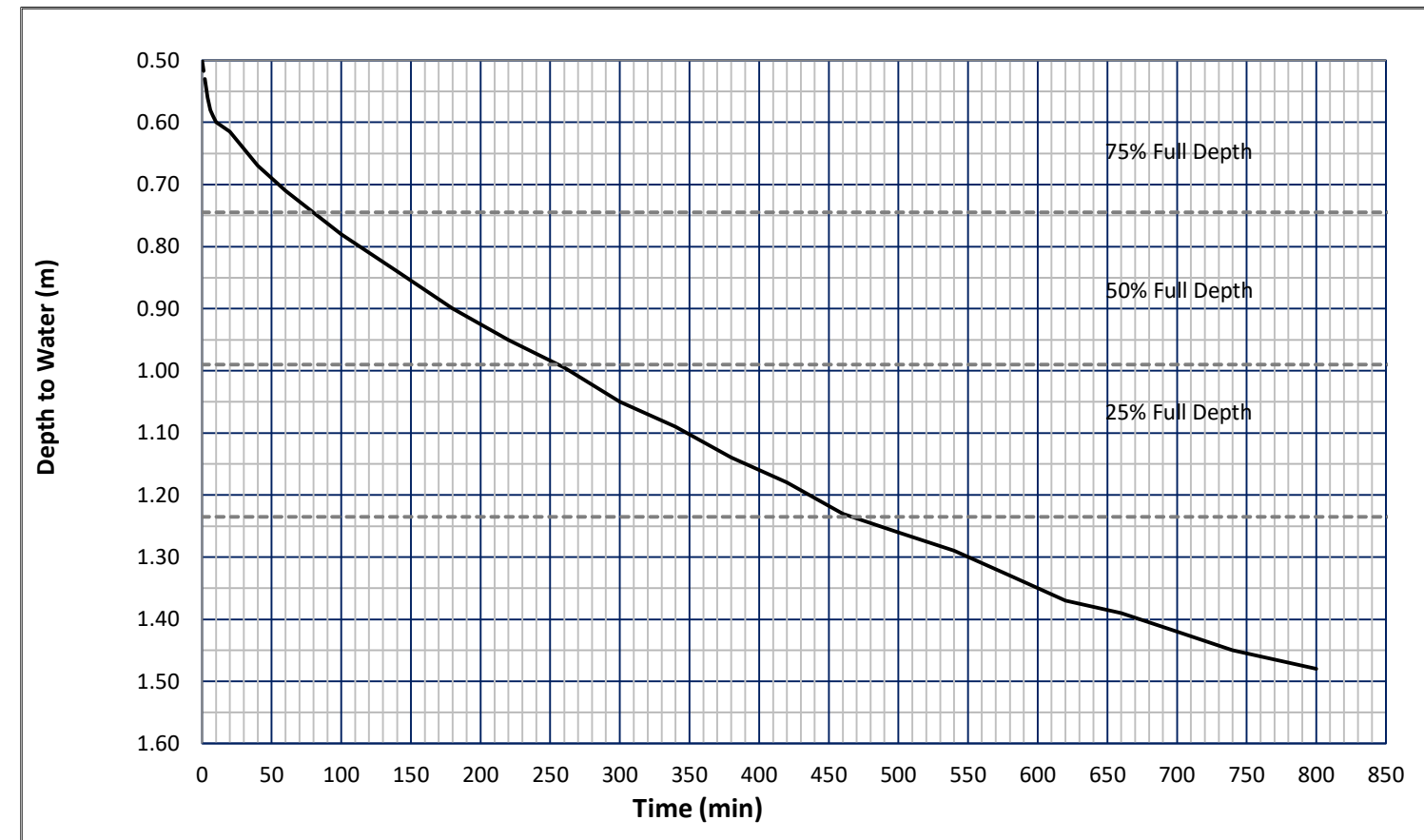
Effective Storage Volume and Area

V_{p75-25} 0.29155

a_{p50} 2.604

Soil Infiltration Rate 4.785E-06 m/s
0.017 m/hr

Site: Oxleaze Business Park Test Pit C - Test 3



SOIL INFILTRATION TEST DATA SHEET

Project Name	Oxkeaze
Project Number	Percolation Test
Date of test	17/12/24
Weather	Damp, overcast, recent rain, 8°C
Test Pit Number	TPA
Logged by:	Hannah Burton-Hartle
Groundwater strike	—
Groundwater standing	—

Pit Dimensions: L x W x D (m)	1800 x 380 x 2100
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Time	Depth to water (mm)	Time	Depth to water (mm)	Time	Depth to water (mm)
	Test 1		Test 2		Test 3
Start	1470 mm				
4 min	1500				
10 min	1520				
20 min	1560				
40 min	1680				
60 min	1760				
80 min	1800				
100 min	1820				
140 min	1850				
180 min	1890				
220 min	1920				
260 min	1945				
300 min	1950				
360 min	1955				
	out of time.				
	Pit did not empty in 6 hours.				

Start time
= 11:21

Finish
17:20

NB: Pit > 1m deep in order to reach non-made up ground

SOIL INFILTRATION TEST DATA SHEET

Test Pit Number:

[illegible]

SOIL INFILTRATION TEST DATA SHEET

Test Pit Number:

[illegible]

SOIL INFILTRATION TEST DATA SHEET

Test Pit Number:	
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[illegible]

SOIL INFILTRATION TEST DATA SHEET

Test Pit Number:	
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[illegible]

SOIL INFILTRATION TEST DATA SHEET

Project Name	Oxleaze
Project Number	Infiltration Test
Date of test	18 - 22 / 12 / 24
Weather	Damp, overcast, recent rain. Heavy rain overnight 18-19 th
Test Pit Number	TP B
Logged by:	Hannah Barton-Hartle
Groundwater strike	/
Groundwater standing	/

NB: Measurements taken from top of wood - measuring height (MH) = 1800 mm

Pit Dimensions: L x W x D (m)	1800 x 400 x 1520
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18th Dec

Start time
= 0840

Time	Depth to water (mm)	Time	Depth to water (mm)	Time	Depth to water (mm)
	Test 1		Test 1		Test 2
Start	800 mm	620 min	1400		
1 min	890		Heavy Rain overnight		
2 min	910	24 hrs	1500		
5 min	940	25 hrs	1510		
10 min	960	26 hrs	1515		
15 min	980	27 hrs	1540		
20 min	1000	28 hrs	1550		
40 min	1040	29 hrs	1565		
60 min	1080	30 hrs	Pit empty @ 1600 mm		
100 min	1120	14:40 on 19 th Dec.			
140 min	1155		200 mm loss of depth from material washing in.		
180 min	1180				
220 min	1210				
260 min	1250				
300 min	1260				
340 min	1300				
380 min	1320				
420 min	1330				
460 min	1360				

SOIL INFILTRATION TEST DATA SHEET

Test Pit Number: TP B 19-20/12/24

cold & clear, some drizzle, frost overnight

Time	Depth to water (mm)	Time	Depth to water (mm)	Time	Depth to water (mm)
	Test #2		Test 2		Test 3
Measuring height now 1600 mm due to material washing on previous tests.					
me = 16:00					
Start	600 mm				
10 min	610	29 hrs	1540		
20 min	615	30 hrs	1550		
30 min	625	31 hrs	1565		
1 hr	640	32 hrs	Pit empty @ 1580 mm		
2 hrs	675	Midnight 20 th Dec 2024			
3 hrs	710				
4 hrs	750				
5 hrs	785				
6 hrs	820				
7 hrs	860				
8 hrs	900				
9 hrs	935				
16 hrs	1195				
17 hrs	1230				
18 hrs	1270				
19 hrs	1310				
20 hrs	1340				
21 hrs	1375				
22 hrs	1395				
23 hrs	1420				
24 hrs	1455				
25 hrs	1470				
26 hrs	1490				
27 hrs	1510				
28 hrs	1535				

19th Dec

Start time = 16:00

SOIL INFILTRATION TEST DATA SHEET

Test Pit Number:

TPB

21 - 22 Dec 2024

Very cold, clear, occasional drizzle

Time	Depth to water (mm)	Time	Depth to water (mm)	Time	Depth to water (mm)
	Test 1		Test 2		Test 3
Measuring height reduced to 1580mm					
Start time = 06:00					
Start	600mm				
30 min	615	31hr	Pit empty @ 1530mm		
1 hr	635		13:00 hrs 22 nd DEC		
2 hr	670				
3 hr	700				
4 hr	735				
5 hr	760				
6 hr	800				
7 hr	820				
8 hr	860				
9 hr	900				
10 hr	930				
11 hr	955				
12 hr	990				
13 hr	1020				
14 hr	1065				
15 hr	1080				
16 hr	1115				
17 hr	1140				
18 hr	1160				
19 hr	1185				
20 hr	1430				
21 hr	1460				
22 hr	1480				
23 hr	1490				
24 hr	1505				
25 hr	1525				

SOIL INFILTRATION TEST DATA SHEET

Test Pit Number:

[illegible]

SOIL INFILTRATION TEST DATA SHEET

Test Pit Number:	
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[illegible]

SOIL INFILTRATION TEST DATA SHEET

Project Name	Oxlease
Project Number	Infiltration Test
Date of test	18-20/12/24
Weather	Damp, overcast, 0-8°C, heavy rain overnight 18-19 th
Test Pit Number	TPC
Logged by:	Hannah Barton-Hartie
Groundwater strike	—
Groundwater standing	—

Pit Dimensions: L x W x D (m)	1700 x 350 x 1600
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Measuring height = 1600mm MH = 1500mm

Time Start 18 th 09:57	Depth to water (mm) Test 1	Time Start 19 th 08:50	Depth to water (mm) Test 2	Time	Depth to water (mm) Test 2
Start	600 mm	Start	600 mm	450 min	1240
2 min	660	2 min	650	500 min	1270
4 min	690	4 min	660	540 min	1310
6 min	700	6 min	670	580 min	1340
8 min	720	8 min	680	620 min	1375
10 min	735	10 min	690	660 min	1410
15 min	770	15 min	710	700 min	1440
20 min	800	20 min	720	740 min	1465
40 min	890	40 min	770	780 min	Empty
60 min	950	60 min	810	21:50 hrs	pit empty
100 min	1030	100 min	880	@ 1480 mm	
140 min	1120	140 min	920		
180 min	1200	180 min	980		
220 min	1250	220 min	1020		
260 min	1290	260 min	1060		
300 min	1340	300 min	1100		
340 min	1370	340 min	1150		
380 min	1400	380 min	1180		
540 min	Empty	420 min	1200		

19:00 hrs pit empty
@ 1500 mm

SOIL INFILTRATION TEST DATA SHEET

Test Pit Number:

TPC 20/12/24

MH = 1480 mm

Time Start 20 th 0830	Depth to water (mm) Test 1	Time	Depth to water (mm) Test 2	Time	Depth to water (mm) Test 3
Start	500 mm				
2 min	530				
4 min	560				
6 min	580				
8 min	590				
10 min	600				
20 min	615				
40 min	670				
60 min	710				
100 min	780				
140 min	840				
180 min	900				
220 min	950				
260 min	995				
300 min	1050				
340 min	1090				
380 min	1140				
420 min	1180				
460 min	1235				
500 min	1260				
540 min	1290				
580 min	1330				
620 min	1370				
660 min	1390				
700 min	1425				
740 min	1450				
800 min	empty				
21:50	pit empty				
	@ 1465 mm				

SOIL INFILTRATION TEST DATA SHEET

Test Pit Number:	
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[illegible]

SOIL INFILTRATION TEST DATA SHEET

Test Pit Number:

[illegible]

SOIL INFILTRATION TEST DATA SHEET

Test Pit Number:	
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[illegible]



Blackfords
Greenhill
Royal Wootton Bassett
Wiltshire
SN4 8EH

Appendix 5

The Rational Formula

$$Q_p = CiA/0.36$$

Q_p	6.3l/s	Peak discharge from catchment
A	0.0820ha	Catchment area
i	23.8mm/hr	Average rainfall intensity
C	1.2mm/hr	Dimensionless coefficient

Determination of C

Value of C_V		
C _V	0.9	Volumetric runoff coefficient
Value of C_R		
C _R	1.3	Routing coefficient

Determination of i

Determination of M5-60 min and r

M5-60min	20mm	5 year - 60 minute rainfall depth
r	0.4	Ratio of the 5 year - 60 minute rainfall depth to the 5 year - 2 day rainfall depth
D	30min	Rainfall duration
T	2year	Return period

Determination of M5-D

Z ₁	0.8	
M5-D	15.8mm	rainfall depth of 5 year return period for required duration

Determination of MT-D

Z ₂	0.80	
MT-D	12.64mm	rainfall depth of the required return period

Determination of point rainfall intensities

i	25.3mm/hr
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Application of areal reduction factor

A	0.0008km ²
ARF	0.94
i	23.8mm/hr

The Rational Formula

$$Q_p = CiA/0.36$$

Q_p	12.1l/s	Peak discharge from catchment
A	0.0820ha	Catchment area
i	45.4mm/hr	Average rainfall intensity
C	1.2mm/hr	Dimensionless coefficient

Determination of C

Value of C_V		
C _V	0.9	Volumetric runoff coefficient
Value of C_R		
C _R	1.3	Routing coefficient

Determination of i

Determination of M5-60 min and r

M5-60min	20mm	5 year - 60 minute rainfall depth
r	0.4	Ratio of the 5 year - 60 minute rainfall depth to the 5 year - 2 day rainfall depth
D	30min	Rainfall duration
T	30year	Return period

Determination of M5-D

Z ₁	0.8	
M5-D	15.8mm	rainfall depth of 5 year return period for required duration

Determination of MT-D

Z ₂	1.53	
MT-D	24.17mm	rainfall depth of the required return period

Determination of point rainfall intensities

i	48.3mm/hr
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Application of areal reduction factor

A	0.0008km ²
ARF	0.94
i	45.4mm/hr

Determination of Peak Discharge from Catchment



The Rational Formula

$$Q_p = CiA/0.36$$

Q_p	15.8l/s	Peak discharge from catchment
A	0.0820ha	Catchment area
i	59.4mm/hr	Average rainfall intensity
C	1.2mm/hr	Dimensionless coefficient

Determination of C

Value of C_V		
C _V	0.9	Volumetric runoff coefficient
Value of C_R		
C _R	1.3	Routing coefficient

Determination of i

Determination of M5-60 min and r

M5-60min	20mm	5 year - 60 minute rainfall depth
r	0.4	Ratio of the 5 year - 60 minute rainfall depth to the 5 year - 2 day rainfall depth
D	30min	Rainfall duration
T	100year	Return period

Determination of M5-D

Z ₁	0.8	
M5-D	15.8mm	rainfall depth of 5 year return period for required duration

Determination of MT-D

Z ₂	2.00	
MT-D	31.60mm	rainfall depth of the required return period

Determination of point rainfall intensities

i	63.2mm/hr
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Application of areal reduction factor

A	0.0008km ²
ARF	0.94
i	59.4mm/hr

Determination of Peak Discharge from Catchment



The Rational Formula

$$Q_p = CiA/0.36$$

Q_p	5.9l/s	Peak discharge from catchment
A	0.0770ha	Catchment area
i	23.8mm/hr	Average rainfall intensity
C	1.2mm/hr	Dimensionless coefficient

Determination of C

Value of C_V		
C _V	0.9	Volumetric runoff coefficient
Value of C_R		
C _R	1.3	Routing coefficient

Determination of i

Determination of M5-60 min and r

M5-60min	20mm	5 year - 60 minute rainfall depth
r	0.4	Ratio of the 5 year - 60 minute rainfall depth to the 5 year - 2 day rainfall depth
D	30min	Rainfall duration
T	2year	Return period

Determination of M5-D

Z ₁	0.8	
M5-D	15.8mm	rainfall depth of 5 year return period for required duration

Determination of MT-D

Z ₂	0.80	
MT-D	12.64mm	rainfall depth of the required return period

Determination of point rainfall intensities

i	25.3mm/hr
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Application of areal reduction factor

A	0.0008km ²
ARF	0.94
i	23.8mm/hr

The Rational Formula

$$Q_p = CiA/0.36$$

Q_p	11.4l/s	Peak discharge from catchment
A	0.0770ha	Catchment area
i	45.4mm/hr	Average rainfall intensity
C	1.2mm/hr	Dimensionless coefficient

Determination of C

Value of C_V		
C _V	0.9	Volumetric runoff coefficient
Value of C_R		
C _R	1.3	Routing coefficient

Determination of i

Determination of M5-60 min and r

M5-60min	20mm	5 year - 60 minute rainfall depth
r	0.4	Ratio of the 5 year - 60 minute rainfall depth to the 5 year - 2 day rainfall depth
D	30min	Rainfall duration
T	30year	Return period

Determination of M5-D

Z ₁	0.8	
M5-D	15.8mm	rainfall depth of 5 year return period for required duration

Determination of MT-D

Z ₂	1.53	
MT-D	24.17mm	rainfall depth of the required return period

Determination of point rainfall intensities

i	48.3mm/hr
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Application of areal reduction factor

A	0.0008km ²
ARF	0.94
i	45.4mm/hr

Determination of Peak Discharge from Catchment



The Rational Formula

$$Q_p = CiA/0.36$$

Q_p	14.9l/s	Peak discharge from catchment
A	0.0770ha	Catchment area
i	59.4mm/hr	Average rainfall intensity
C	1.2mm/hr	Dimensionless coefficient

Determination of C

Value of C_V		
C _V	0.9	Volumetric runoff coefficient
Value of C_R		
C _R	1.3	Routing coefficient

Determination of i

Determination of M5-60 min and r

M5-60min	20mm	5 year - 60 minute rainfall depth
r	0.4	Ratio of the 5 year - 60 minute rainfall depth to the 5 year - 2 day rainfall depth
D	30min	Rainfall duration
T	100year	Return period

Determination of M5-D

Z ₁	0.8	
M5-D	15.8mm	rainfall depth of 5 year return period for required duration

Determination of MT-D

Z ₂	2.00	
MT-D	31.60mm	rainfall depth of the required return period

Determination of point rainfall intensities

i	63.2mm/hr
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Application of areal reduction factor

A	0.0008km ²
ARF	0.94
i	59.4mm/hr

Determination of Peak Discharge from Catchment



The Rational Formula

$$Q_p = CiA/0.36$$

Q_p	2.9l/s	Peak discharge from catchment
A	0.0370ha	Catchment area
i	23.8mm/hr	Average rainfall intensity
C	1.2mm/hr	Dimensionless coefficient

Determination of C

Value of C_V		
C _V	0.9	Volumetric runoff coefficient
Value of C_R		
C _R	1.3	Routing coefficient

Determination of i

Determination of M5-60 min and r

M5-60min	20mm	5 year - 60 minute rainfall depth
r	0.4	Ratio of the 5 year - 60 minute rainfall depth to the 5 year - 2 day rainfall depth
D	30min	Rainfall duration
T	2year	Return period

Determination of M5-D

Z ₁	0.8	
M5-D	15.8mm	rainfall depth of 5 year return period for required duration

Determination of MT-D

Z ₂	0.80	
MT-D	12.64mm	rainfall depth of the required return period

Determination of point rainfall intensities

i	25.3mm/hr
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Application of areal reduction factor

A	0.0004km ²
ARF	0.94
i	23.8mm/hr

The Rational Formula

$$Q_p = CiA/0.36$$

Q_p	5.5l/s	Peak discharge from catchment
A	0.0370ha	Catchment area
i	45.4mm/hr	Average rainfall intensity
C	1.2mm/hr	Dimensionless coefficient

Determination of C

Value of C_V		
C _V	0.9	Volumetric runoff coefficient
Value of C_R		
C _R	1.3	Routing coefficient

Determination of i

Determination of M5-60 min and r

M5-60min	20mm	5 year - 60 minute rainfall depth
r	0.4	Ratio of the 5 year - 60 minute rainfall depth to the 5 year - 2 day rainfall depth
D	30min	Rainfall duration
T	30year	Return period

Determination of M5-D

Z ₁	0.8	
M5-D	15.8mm	rainfall depth of 5 year return period for required duration

Determination of MT-D

Z ₂	1.53	
MT-D	24.17mm	rainfall depth of the required return period

Determination of point rainfall intensities

i	48.3mm/hr
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Application of areal reduction factor

A	0.0004km ²
ARF	0.94
i	45.4mm/hr

Determination of Peak Discharge from Catchment



The Rational Formula

$$Q_p = CiA/0.36$$

Q_p	7.1l/s	Peak discharge from catchment
A	0.0370ha	Catchment area
i	59.4mm/hr	Average rainfall intensity
C	1.2mm/hr	Dimensionless coefficient

Determination of C

Value of C_V		
C _V	0.9	Volumetric runoff coefficient
Value of C_R		
C _R	1.3	Routing coefficient

Determination of i

Determination of M5-60 min and r

M5-60min	20mm	5 year - 60 minute rainfall depth
r	0.4	Ratio of the 5 year - 60 minute rainfall depth to the 5 year - 2 day rainfall depth
D	30min	Rainfall duration
T	100year	Return period

Determination of M5-D

Z ₁	0.8	
M5-D	15.8mm	rainfall depth of 5 year return period for required duration

Determination of MT-D

Z ₂	2.00	
MT-D	31.60mm	rainfall depth of the required return period

Determination of point rainfall intensities

i	63.2mm/hr
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Application of areal reduction factor

A	0.0004km ²
ARF	0.94
i	59.4mm/hr

FEH Statistical Method: Catchment Descriptor Equation (InfoDrainage)

Area (m2)	146	Area(Km2)	0.000146
SAAR	721	1000/SAAR	1.386963
FARL	1		
BFIHOST19	0.582	BFIHOST2	0.338724
Region	8		

QMED	x 1.07 =	QBAR
m3/s	l/s	l/s
0.000119	0.11854	0.135136

1yr	0.11
2yr	0.13
QBAR	0.14
10yr	0.20
30yr	0.26
100yr	0.33
200yr	0.38

Job: 9585 - Carpark 1

FEH Statistical Method: Catchment Descriptor Equation (InfoDrainage)

Area (m2)	185	Area(Km2)	0.000185
SAAR	721	1000/SAAR	1.386963
FARL	1		
BFIHOST19	0.582	BFIHOST2	0.338724
Region	8		

QMED	x 1.07 =	QBAR
m3/s	l/s	l/s
0.000145	0.144999	0.165299

1yr	0.13
2yr	0.15
QBAR	0.17
10yr	0.25
30yr	0.32
100yr	0.40
200yr	0.46

Job: 9585 - Carpark 2

Project: 9585 Calcs	Date: 17/01/2025			
	Designed by: NJ	Checked by:	Approved By:	
Report Details: Type: Inflows Storm Phase: Phase	Company Address:			



Catchment Area

Type : Catchment Area

Area (ha)	0.038
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Preliminary Sizing	
Volumetric Runoff Coefficient	0.900
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing	
Runoff Method	Time of Concentration
Summer Volumetric Runoff	0.900
Winter Volumetric Runoff	0.900
Time of Concentration (mins)	5
Percentage Impervious (%)	100



Catchment Area (3)

Type : Catchment Area

Area (ha)	0.039
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Preliminary Sizing	
Volumetric Runoff Coefficient	0.900
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing	
Runoff Method	Time of Concentration
Summer Volumetric Runoff	0.900
Winter Volumetric Runoff	0.900
Time of Concentration (mins)	5
Percentage Impervious (%)	100



Catchment Area (1)

Type : Catchment Area

Area (ha)	0.041
-----------	-------

Preliminary Sizing	
Volumetric Runoff Coefficient	0.900
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing	
Runoff Method	Time of Concentration
Summer Volumetric Runoff	0.900
Winter Volumetric Runoff	0.900
Time of Concentration (mins)	5
Percentage Impervious (%)	100

Project: 9585 Calcs	Date: 17/01/2025			
	Designed by: NJ	Checked by:	Approved By:	
Report Details: Type: Inflows Storm Phase: Phase	Company Address:			



Catchment Area (2)

Type : Catchment Area

Area (ha)	0.041
-----------	-------

Preliminary Sizing

Volumetric Runoff Coefficient	0.900
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff	0.900
Winter Volumetric Runoff	0.900
Time of Concentration (mins)	5
Percentage Impervious (%)	100



Catchment Area (4)

Type : Catchment Area

Area (ha)	0.037
-----------	-------

Preliminary Sizing

Volumetric Runoff Coefficient	0.900
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff	0.900
Winter Volumetric Runoff	0.900
Time of Concentration (mins)	5
Percentage Impervious (%)	100



Catchment Area (5)

Type : Catchment Area

Area (ha)	0.015
-----------	-------

Preliminary Sizing

Volumetric Runoff Coefficient	0.900
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff	0.900
Winter Volumetric Runoff	0.900
Time of Concentration (mins)	5
Percentage Impervious (%)	100

Project: 9585 Calcs	Date: 17/01/2025		
	Designed by: NJ	Checked by:	Approved By:
Report Details: Type: Inflows Storm Phase: Phase	Company Address:		





Catchment Area (6)

Type : Catchment Area

Area (ha)	0.019
-----------	-------

Preliminary Sizing

Volumetric Runoff Coefficient	0.900
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff	0.900
Winter Volumetric Runoff	0.900
Time of Concentration (mins)	5
Percentage Impervious (%)	100

Project: 9585 Calcs	Date: 17/01/2025			
	Designed by: NJ	Checked by:	Approved By:	
Report Details: Type: Stormwater Controls Storm Phase: Phase	Company Address:			



Tank 1

Type : Tank

Dimensions

Exceedance Level (m)	134.550
Depth (m)	3.650
Base Level (m)	130.900
Freeboard (mm)	0
Initial Depth (m)	0.000
Porosity (%)	100
Average Slope (1:X)	0.00
Total Volume (m³)	20.075

Depth (m)	Area (m²)	Volume (m³)
0.000	5.50	0.000
3.650	5.50	20.075

Outlets

Outlet

Outgoing Connection	(None)
Outlet Type	Orifice
Diameter (m)	0.025
Coefficient of Discharge	0.600
Invert Level (m)	130.900

Advanced

Perimeter	Circular
Length (m)	6.262

Project: 9585 Calcs	Date: 17/01/2025			
	Designed by: NJ	Checked by:	Approved By:	
Report Details: Type: Stormwater Controls Storm Phase: Phase	Company Address:			



Tank 2

Type : Tank

Dimensions

Exceedance Level (m)	134.550
Depth (m)	3.550
Base Level (m)	131.000
Freeboard (mm)	0
Initial Depth (m)	0.000
Porosity (%)	100
Average Slope (1:X)	0.00
Total Volume (m³)	15.017

Depth (m)	Area (m²)	Volume (m³)
0.000	4.23	0.000
3.550	4.23	15.017

Outlets

Outlet

Outgoing Connection	(None)
Outlet Type	Orifice
Diameter (m)	0.025
Coefficient of Discharge	0.600
Invert Level (m)	131.000

Advanced

Perimeter	Circular
Length (m)	1.676

Project: 9585 Calcs	Date: 17/01/2025			
	Designed by: NJ	Checked by:	Approved By:	
Report Details: Type: Stormwater Controls Storm Phase: Phase	Company Address:			



Tank 3

Type : Tank

Dimensions

Exceedance Level (m)	134.550
Depth (m)	3.650
Base Level (m)	130.900
Freeboard (mm)	0
Initial Depth (m)	0.000
Porosity (%)	100
Average Slope (1:X)	0.00
Total Volume (m³)	20.075

Depth (m)	Area (m²)	Volume (m³)
0.000	5.50	0.000
3.650	5.50	20.075

Outlets

Outlet

Outgoing Connection	(None)
Outlet Type	Orifice
Diameter (m)	0.025
Coefficient of Discharge	0.600
Invert Level (m)	130.900

Advanced

Perimeter	Circular
Length (m)	1.805

Project: 9585 Calcs	Date: 17/01/2025			
	Designed by: NJ	Checked by:	Approved By:	
Report Details: Type: Stormwater Controls Storm Phase: Phase	Company Address:			



Tank 4

Type : Tank

Dimensions

Exceedance Level (m)	133.550
Depth (m)	3.650
Base Level (m)	129.900
Freeboard (mm)	0
Initial Depth (m)	0.000
Porosity (%)	100
Average Slope (1:X)	0.00
Total Volume (m³)	20.075

Depth (m)	Area (m²)	Volume (m³)
0.000	5.50	0.000
3.650	5.50	20.075

Outlets

Outlet

Outgoing Connection	(None)
Outlet Type	Orifice
Diameter (m)	0.025
Coefficient of Discharge	0.600
Invert Level (m)	129.900

Advanced

Perimeter	Circular
Length (m)	1.372

Project: 9585 Calcs	Date: 17/01/2025		
	Designed by: NJ	Checked by:	Approved By:
Report Details: Type: Stormwater Controls Storm Phase: Phase	Company Address:		





Tank 5

Type : Tank

Dimensions		
Exceedance Level (m)	131.650	
Depth (m)	3.650	
Base Level (m)	128.000	
Freeboard (mm)	0	
Initial Depth (m)	0.000	
Porosity (%)	100	
Average Slope (1:X)	0.00	
Total Volume (m³)	20.075	
Depth (m)	Area (m²)	Volume (m³)
0.000	5.50	0.000
3.650	5.50	20.075

Outlets	
Outlet	
Outgoing Connection	(None)
Outlet Type	Orifice
Diameter (m)	0.025
Coefficient of Discharge	0.600
Invert Level (m)	128.000

Advanced	
Perimeter	Circular
Length (m)	2.541

Project: 9585 Calcs	Date: 17/01/2025			
	Designed by: NJ		Checked by:	Approved By:
Report Details: Type: Stormwater Controls Storm Phase: Phase	Company Address:			



Carpark 1

Type : Porous Paving

Dimensions	
Exceedance Level (m)	131.000
Depth (m)	0.600
Base Level (m)	130.400
Paving Layer Depth (mm)	230
Membrane Percolation (m/hr)	2.5
Porosity (%)	30
Length (m)	4.800
Long. Slope (1:X)	1000.00
Width (m)	31.309
Total Volume (m³)	16.681

Outlets	
Outlet	
Outgoing Connection	(None)
Outlet Type	Orifice
Diameter (m)	0.007
Coefficient of Discharge	0.600
Invert Level (m)	130.400

Advanced	
Conductivity (m/hr)	400.0



Carpark 2

Type : Porous Paving

Dimensions	
Exceedance Level (m)	130.300
Depth (m)	0.600
Base Level (m)	129.700
Paving Layer Depth (mm)	230
Membrane Percolation (m/hr)	2.5
Porosity (%)	30
Length (m)	16.816
Long. Slope (1:X)	1000.00
Width (m)	10.902
Total Volume (m³)	20.351

Outlets	
Outlet	
Outgoing Connection	(None)
Outlet Type	Orifice
Diameter (m)	0.011
Coefficient of Discharge	0.600
Invert Level (m)	129.700

Advanced	
Conductivity (m/hr)	400.0

Project: 9585 Calcs		Date: 17/01/2025			
		Designed by: NJ	Checked by:		Approved By:
Report Details: Type: Inflow Summary Storm Phase: Phase		Company Address:			

Inflow Label	Connected To	Flow (L/s)	Runoff Method	Area (ha)	Percentage Impervious (%)	Urban Creep (%)	Adjusted Percentage Impervious (%)	Area Analysed (ha)
Catchment Area	Tank 2		Time of Concentration	0.038	100	0	100	0.038
Catchment Area (1)	Tank 3		Time of Concentration	0.041	100	0	100	0.041
Catchment Area (2)	Tank 4		Time of Concentration	0.041	100	0	100	0.041
Catchment Area (3)	Tank 1		Time of Concentration	0.039	100	0	100	0.039
Catchment Area (4)	Tank 5		Time of Concentration	0.037	100	0	100	0.037
Catchment Area (5)	Carpark 1		Time of Concentration	0.015	100	0	100	0.015
Catchment Area (6)	Carpark 2		Time of Concentration	0.019	100	0	100	0.019
TOTAL		0.0		0.230				0.230

Project: 9585 Calcs	Date: 17/01/2025			
	Designed by: NJ		Checked by:	Approved By:
Report Title: Rainfall Analysis Criteria	Company Address:			

Runoff Type	Dynamic
Output Interval (mins)	5
Time Step	Default
Urban Creep	Apply Global Value
Urban Creep Global Value (%)	0
Junction Flood Risk Margin (mm)	300
Perform No Discharge Analysis	☐

Rainfall	
FEH	Type: FEH
Site Location	GB 407450 186400 SU 07450 86400
Rainfall Version	2022
Summer	☒
Winter	☒

Return Period

Return Period (years)	Increase Rainfall (%)
100.0	40.000

Storm Durations

Duration (mins)	Run Time (mins)
15	30
30	60
60	120
120	240
180	360
240	480
360	720
480	960
600	1200
720	1440
960	1920
1440	2880
2160	4320
2880	5760
4320	8640
5760	11520
7200	14400
8640	17280
10080	20160

Project: 9585 Calcs		Date: 17/01/2025			
		Designed by: NJ	Checked by:		Approved By:
Report Details: Type: Stormwater Controls Summary Storm Phase: Phase		Company Address:			



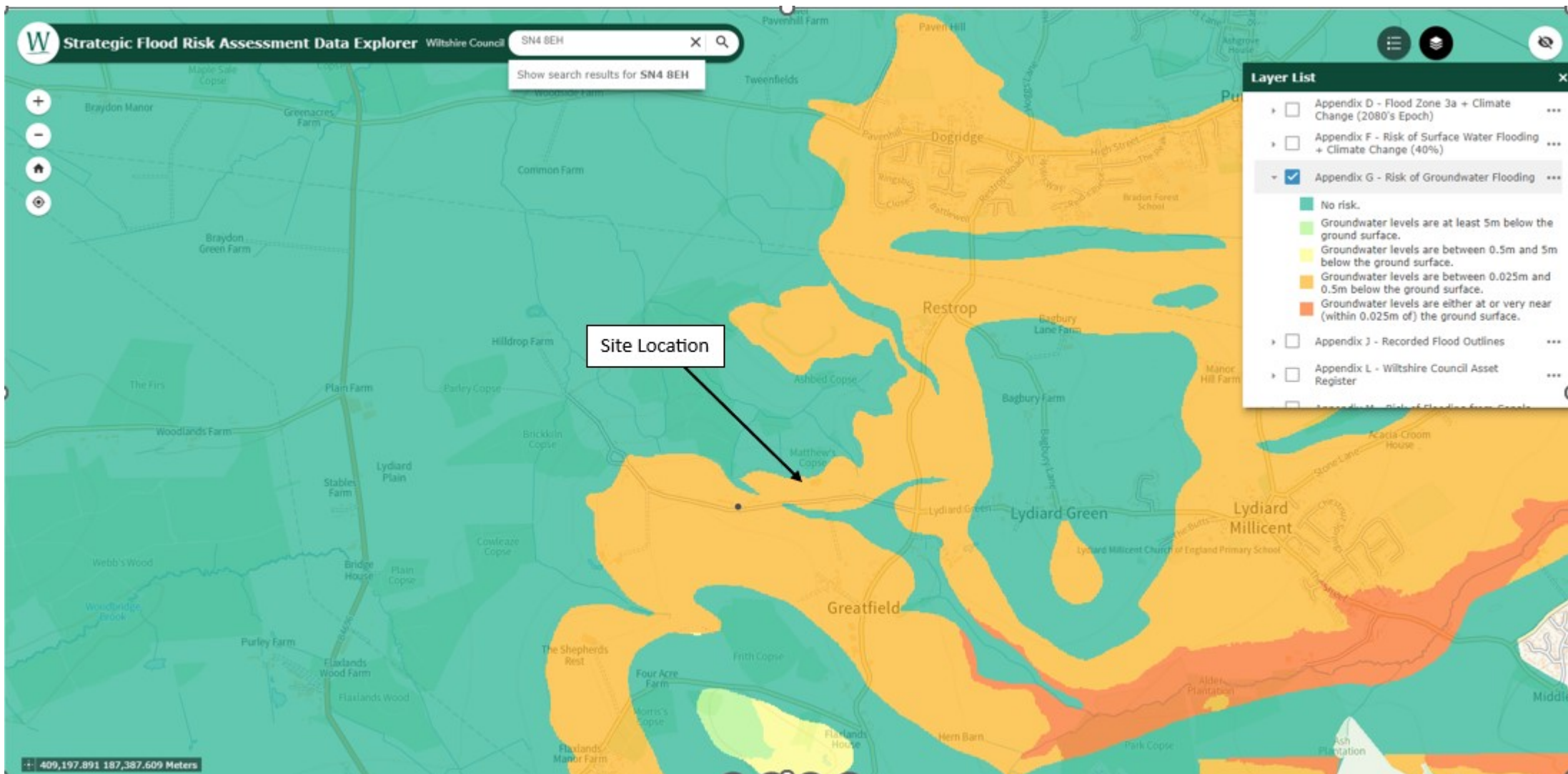
Critical Storm Per Item: Rank By: Max. Resident Volume

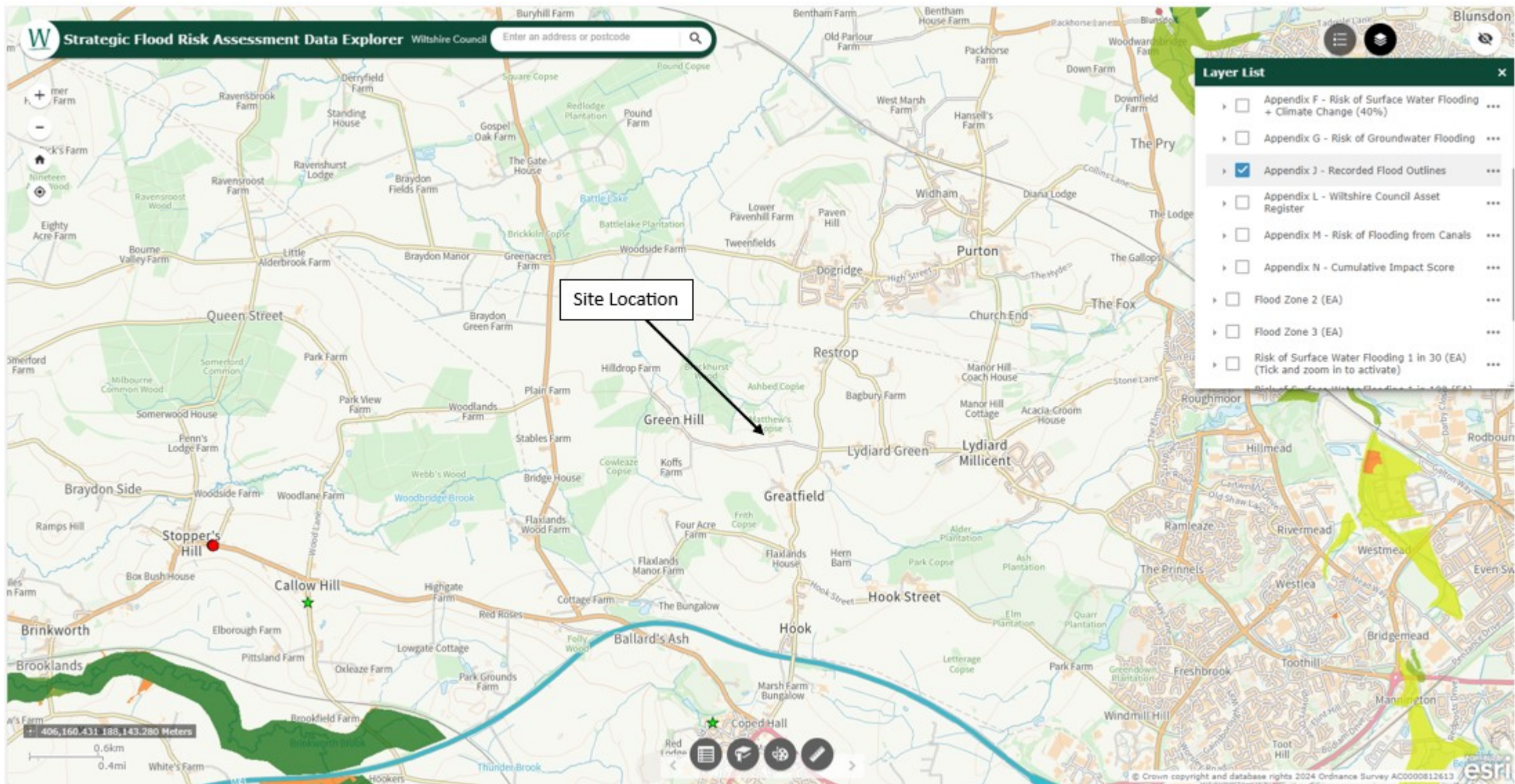
Stormwater Control	Storm Event	Max. US Level (m)	Max. DS Level (m)	Max. US Depth (m)	Max. DS Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Total Lost Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Half Drain Down Time (mins)	Percentage Available (%)
Tank 1	FEH: 100 years: +40 %: 60 mins: Winter	133.795	133.795	2.895	2.895	13.5	15.921	0.000	0.000	2.2	11.914	79	20.693
Tank 2	FEH: 100 years: +40 %: 60 mins: Winter	134.530	134.530	3.530	3.530	13.2	14.930	0.000	0.000	2.4	12.970	66	0.574
Tank 3	FEH: 100 years: +40 %: 60 mins: Winter	133.962	133.962	3.062	3.062	14.2	16.843	0.000	0.000	2.3	12.286	82	16.098
Tank 4	FEH: 100 years: +40 %: 60 mins: Winter	132.962	132.962	3.062	3.062	14.2	16.843	0.000	0.000	2.3	12.286	82	16.098
Tank 5	FEH: 100 years: +40 %: 60 mins: Winter	130.730	130.730	2.730	2.730	12.8	15.011	0.000	0.000	2.2	11.537	77	25.227
Carpark 1	FEH: 100 years: +40 %: 1440 mins: Winter	130.728	130.727	0.323	0.327	0.5	14.664	0.000	0.000	0.1	7.743	2491	12.095
Carpark 2	FEH: 100 years: +40 %: 960 mins: Winter	130.021	130.000	0.305	0.300	0.9	16.613	0.000	0.000	0.1	11.151	1361	18.368

Project: 9585 Calcs	Date: 17/01/2025			
	Designed by: NJ	Checked by:	Approved By:	
	Report Details: Type: Stormwater Controls Summary Storm Phase: Phase			
Company Address:				

Status
OK
OK
OK
OK
OK
OK
OK

Appendix 6





Appendix 7

Foul Drainage Assessment Form (FDA)

Please note: You should only use this form for planning related queries. You cannot use it to apply for an Environmental Permit but you may submit a copy of the information you have provided for planning purposes in support of your Environmental Permit application. Further information on [how to apply for an environmental permit](#) and [general binding rules applicable to small discharges of domestic sewage effluent](#) is available on the gov.uk website.

APPLICANT DETAILS
Name Nick Jackson
Address 160 Aztec West, Aztec West, BS32 4TU
Telephone No
e-mail njackson@coleeeasdon.com

We will use the information you provide on this form to establish whether non-mains drainage, either a new system or connection to an existing system, would be acceptable. It is important that you provide full and accurate information. Failure to do this will delay the processing of your application.

You must provide evidence that a connection to the public sewer is not feasible.

Other than in very exceptional circumstances, we will not allow the use of non-mains drainage as part of your Planning or Building Regulation application unless you can prove that a connection to the public sewer is not feasible. We do not consider non-mains drainage systems to be environmentally acceptable in locations where it is feasible to connect to a public sewer. Please note that a lack of capacity in, or other operating problems with, the public sewer are not valid reasons to use a non-mains drainage system where it is otherwise feasible to connect to a public sewer.

Where connection to the public sewer is feasible, you may need to get the agreement of either the owners of any land through which the drainage will run or, if you intend to connect via an existing private drain, the owner of that private drain.

The National Planning Practice Guidance and [Building Regulations Approved Document H](#) give a hierarchy of drainage options that must be considered and discounted in the following order:

- 1 Connection to the public sewer
- 2 Package sewage treatment plant (which can be offered to the Sewerage Undertaker for adoption)
- 3 Septic Tank
- 4 If none of the above are feasible a cesspool

You must respond to all the following questions. If you wish to submit additional information please do so, marked clearly "Additional Information". **In some cases you will be required to provide further information in order to demonstrate that any non-mains foul drainage system proposed is acceptable.**

Feasibility of mains foul sewer connection	YES	NO
Have you provided a written explanation of why it is not feasible to connect to the public foul sewer with this form? <i>This must include a scaled map showing the nearest public foul sewer connection point - check with your local sewerage undertaker.</i>	X	
Is the distance from your site to the closest connection point to the public foul sewer less than the number of properties to be built on the site multiplied by 30m? (see Guidance Note 2)		X
Does your proposal form part of a phased development or planned development of a wider area? <i>If YES, please provide further details including references of any planning permissions already granted.</i>		X

Non-mains connection

Please provide a plan with dimensions that clearly shows the location of the whole system in relation to the proposed development and the position of the key elements e.g. septic tank, drainage fields and points of discharge.

1. Existing system	YES	NO
Do you intend to use an existing non-mains foul drainage system?	X	
If YES, does the system already have an Environmental Permit issued by the Environment Agency? (In the case of a cesspool write N/A)		X
If YES, please provide Environmental Permit reference number.....		

2. Discharge	YES	NO
Do you propose to use a package treatment plant?	X	
Do you propose to use a septic tank?		X
Do you propose to use a cesspool? If YES go to Q4		X
Have you considered having your system adopted by the sewerage undertaker? (see Guidance Note 7).		X
Will all, or any part of, the discharge go to a drainage field or soakaway? (see Guidance Note 3) - this includes systems that combine a drainage field with a high level overflow to watercourse If YES go to Q3.		X
Do you intend to use a system that discharges solely to watercourse? (see Guidance Note 3) If YES go to Q9.	X	

3. Water abstraction	YES	NO
Do you receive your water from the public mains supply?		
If not, where do you get your water supply from?		

4. Cesspools (For methods other than cesspools write N/A)	YES	NO
Have you provided written justification for the use of a cesspool in preference to more sustainable methods of foul drainage disposal? (see Guidance Note 4)		

5. Drainage field design (For cesspools write N/A)	YES	NO
Will the system discharge to a drainage field designed and constructed in accordance with British Standard BS6297:2007?		
If not, why not?		
Will the discharge from the system be located in a Source Protection Zone 1 (SPZ1) ?		

6. Ground Conditions <i>(For cesspools write N/A)</i>	YES	NO
6a. Have you submitted a copy of the percolation test results with this form <i>(see Guidance Note 6)</i> ?		
6b. If NO please explain the justification for not undertaking or submitting these tests.		
6c. Is any part of the system in land which is marshy, water logged or subject to flooding?		
6d. Will the soakaway be located on artificially raised, made-up ground or ground likely to be contaminated? <i>If YES please provide details as additional information.</i>		
6e. Have you submitted the results of a trial hole at the site to establish that the proposed drainage field will be above any standing groundwater <i>(see Guidance Note 6)</i> ?		

7. Available Land	YES	NO
Is the application site plus any available area for a soakaway less than 0.025 hectares (250m ²)?		

8. Siting of drainage field/soakaway discharge from a septic tank or package treatment plant or other secondary treatment. <i>You may need to make local enquiries to get a full answer to these questions.</i>	YES	NO
Will it be at least 10m from a watercourse, permeable drain or land drain?		
Will it be at least 50m from any point of abstraction from the ground for a drinking water supply (e.g. well, borehole or spring)? <i>This includes your own or a neighbour's supply.</i>		
Will the discharge be within a groundwater Source Protection Zone 1 ? <i>If yes, you will need to apply for an environmental permit</i>		
Are there any drainage fields/soakaways within 50m ? <i>This includes any foul drainage discharge system (other than the subject of this application) or surface water soakaway on either your own or a neighbour's property.</i>		
Will it be at least 15m from any building?		
Will there be any water supply pipes or underground services within the disposal system, other than those required by the system? <i>(For cesspools write N/A)</i>		
Will there be any access roads, driveways or paved areas within the disposal area? <i>(For cesspools write N/A)</i>		

9. Siting of treatment plant, septic tank or cesspool	YES	NO
Is it at least 7m from the habitable part of a building?	X	
Will there be vehicular access for emptying within 30m ?	X	
Can the plant, tank or cesspool be maintained or emptied without the contents being taken through a dwelling or place of work?	X	

10. Expected flow

Please estimate the total flow in litres per day <i>(see Guidance Note 5)</i> .	2070
---	-------------

11. General Binding Rules for Small Sewage Discharges	YES	NO
Does the system meet the requirements of the General Binding Rules for small sewage discharges ?	X	

12. Maintenance

How do you propose to maintain the system?
Managed as part of the existing site maintenance strategy

--

13. Declaration

I declare that the above information is factually correct.

Name	Signature	Date
Nick Jackson	N. JACSKON	29.08.25

GUIDANCE NOTES:

- 1) This form is for use with the [National Planning Practice Guidance](#), British Standard BS6297:2007 and [Building Regulations Approved Document H](#). It is intended to help Local Planning Authorities establish basic information about your non-mains drainage system and decide whether you need to submit a more detailed site assessment. If a detailed site assessment is requested but not submitted, your planning application might be refused.

- 2) Where the distance from a site to the closest point of connection to the foul sewer is less than the number of properties that are proposed to be built on that site multiplied by 30m an Environmental Permit will be required and an applicant will need to demonstrate as part of any application for such a permit why connection to the public foul sewer is not feasible.

Number of domestic properties served by the sewage treatment system x 30 metres = Answer metres

- 3) In addition to Planning Permission and Building Regulation approval **you may also require an Environmental Permit from the Environment Agency (EA). Please note that the granting of Planning Permission or Building Regulation approval does not guarantee the granting of an Environmental Permit. Upon receipt of a correctly filled in application form the EA will carry out an assessment. It can take up to 4 months before the Agency is in a position to decide whether to grant a permit or not.**
- 4) The use of cesspools is an option of last resort as set out in the non-mains drainage hierarchy of preference in [Building Regulations Approved Document H](#). In principle, a properly constructed and maintained cesspool, being essentially a holding tank with no discharges, should not lead to environmental, amenity or public health problems. However, in practice, it is known that such problems occur as a result of frequent overflows due to poor maintenance, irregular emptying, lack of suitable vehicular access for emptying and even through inadequate capacity. In addition to this the requirement for frequent emptying is usually carried out by a contractor involving road transport with associated environmental costs. For these reasons, the use of cesspools will not normally be considered to be a long-term foul sewage disposal solution. In view of the environmental risks associated with their use, any proposal to use cesspools must be fully justified to the Local Planning Authority
- 5) Package treatment plants and septic tanks should be designed and sized according to the advice given in the current edition of [Flows and Loads](#), published by British Water. Volumes for larger systems should be calculated based on expected flows arising from the development.
- 6) You should refer to [Building Regulations Approved Document H2](#) with regard to the general requirements for construction of non mains sewerage systems. **Sections 1.33 to 1.38** deal with the test requirements for trial holes and percolation tests and for convenience the text of these sections is repeated below:

- 1.33 *A trial hole should be dug to determine the position of the standing groundwater table. The trial hole should be a minimum of 1m² in area and 2m deep, or a minimum of 1.5m below the invert of the proposed drainage field pipework. The ground water table should not rise to within 1m of the invert level of the proposed effluent distribution pipes. If the test is carried out in summer, the likely winter groundwater levels should be considered. A percolation test should then be carried out to assess the further suitability of the proposed area.*
- 1.34 *Percolation test method – A hole 300mm square should be excavated to a depth 300mm below the proposed invert level of the effluent distribution pipe. Where deep drains are necessary the hole should conform to this shape at the bottom, but may be enlarged above the 300mm level to enable safe excavation to be carried out. Where deep excavations are necessary a modified test procedure may be adopted using a 300mm earth auger. Bore the test hole vertically to the appropriate depth taking care to remove all loose debris.*
- 1.35 *Fill the 300mm square section of the hole to a depth of at least 300mm with water and allow it to seep away overnight.*
- 1.36 *Next day, refill the test section with water to a depth of at least 300mm and observe the time, in seconds, for the water to seep away from 75% full to 25% full level (i.e. a depth of 150mm). Divide this time by 150mm. The answer gives the average time in seconds (V_p) required for the water to drop 1mm.*
- 1.37 *The test should be carried out at least three times with at least two trial holes. The average figure from the tests should be taken. The test should not be carried out during abnormal weather conditions such as heavy rain, severe frost or drought.*
- 1.38 *Drainage field disposal should only be used when percolation tests indicate average values of V_p of between 12 and 100 and the preliminary site assessment report and trial hole tests have been favourable. This minimum value ensures that untreated effluent cannot percolate too rapidly into groundwater. Where V_p is outside these limits effective treatment is unlikely to take place in a drainage field. However, provided that an alternative form of secondary treatment is provided to treat the effluent from the septic tanks, it may still be possible to discharge the treated effluent to a soakaway.*

N.B. When determining whether a discharge may be made under statutory General Binding Rules one of the requirements is that any drainage field must be designed and constructed in accordance with BS6297:2007. This specifies that the minimum percolation rate under that standard is 15s/mm and any discharge made to ground where the percolation rate is less than 15s/mm is subject to the granting of an Environmental Permit.

- 7) Developers may requisition a sewer from the Sewerage Undertaker to connect their development to the public sewer. Should this not be feasible on the grounds of cost and practicability, on site treatment in the form of package plants and their associated sewers (if constructed to an acceptable standard) can be offered to the sewerage undertaker for adoption. This approach is in support of advice from the Government contained in the [National Planning Practice Guidance](#). Developers are urged to discuss their requirements with the Sewerage Undertaker at the earliest possible opportunity.
- 8) Glossary

Package treatment plant

A package treatment plant is a system which offers varying degrees of biological sewage treatment and involves the production of an effluent which can be disposed of to ground via a drainage field or direct to a watercourse. There are many varieties of package treatment plant but all involve settling the solids before and/or after a biological treatment stage and almost all use electricity. Package treatment plants usually treat sewage to a higher standard than septic tanks but are vulnerable in the event of power failures and require more regular servicing and maintenance to ensure that they work effectively. The type of system chosen should be appropriate to the type of development proposed and take account of variations in flow and periods of inactivity, for example where the system will serve holiday accommodation where occupation and maintenance may be more irregular.

Septic tank

A septic tank is a two or three chamber system, which retains sewage from a property for sufficient time to allow the solids to form into sludge at the base of the tank, where it is partially broken down. The remaining liquid in the tank then drains from the tank by means of an outlet pipe.

Effluent from a septic tank is normally disposed of to ground via a drainage field and receives further treatment in the soils surrounding that drainage field, so that it does not generate a pollution risk to surface waters or groundwater resources (underground water). The most commonly used form of drainage field is a subsurface irrigation area, comprising a herringbone pattern of interconnecting dispersal pipes laid in shallow, shingle filled trenches. The dispersal pipes within the drainage field should be located at as shallow a depth as possible, usually within 1 metre of the ground surface. A septic tank typically needs to be desludged at least once a year in order to ensure that it continues to work effectively.

Cesspool

A cesspool is a covered watertight tank used for receiving and storing sewage and has no outlet. It relies on road transport for the removal of raw sewage and is therefore the least sustainable option for sewage disposal. It is essential that a cesspool is, and remains, impervious to the ingress of groundwater or surface water.

Appendix 8

Dean Frosoni

From: Wilding, Ben <Ben.Wilding@atkinsrealis.com> on behalf of Wilding, Ben
Sent: 14 July 2025 09:38
To: Jess Pockett
Subject: Re: Pre-App Enquiry: Oxleaze Business Park, Royal Wootton Bassett [CE9585]

Good morning Jess

The council's betterment policy for brownfield sites states that the aim should be to return discharge to greenfield levels wherever possible, but as a fall-back the drainage strategy must demonstrate that there is no increase in discharge rates (or 100yr-6hr volume) as a result of the development.

Based on what you have provided below, (and without prejudice), the strategy outlined below appears to be acceptable in principle. We would want to see the rationale for why greenfield runoff (or as close as possible to it) cannot be achieved - this should be provided in detail and draw on technical rationale and not just "too expensive etc"

We would want to see details of how the tanks will function and whether these will drain down slowly over time or are solely reliant on manual emptying to generate the attenuation capacity. Our preference would be that the tanks are such that a 100yr + cc storm can be fully attenuated, with a slow drawdown over the subsequent 24-48hrs to allow capacity for successive rainfall events

Kind Regards

Ben Wilding *MEng (Hons) Eur Ing CEng MICE*

AtkinsRéalis on behalf of Wiltshire Council Drainage

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Upcoming Leave: 4 - 8 August | 22 August

From: Jess Pockett <jpockett@coleeasdon.com>
Sent: 11 July 2025 12:43
To: Wilding, Ben <Ben.Wilding@atkinsrealis.com>
Subject: Pre-App Enquiry: Oxleaze Business Park, Royal Wootton Bassett [CE9585]

Dear Ben,

I hope this email finds you well? We are working with a client on a development at Oxleaze Business Park, Greenhill, Royal Wootton Bassett, SN4 8EH.

The existing site is predominantly impermeable in the form of existing buildings and hardstanding. Our client is looking to remove a number of the existing structures and construct 3 new buildings as well as an extension to the existing building. All proposed buildings are to be constructed either on existing hardstanding or in the place of existing structures.

There is a positive surface water drainage system serving the existing site. Refer to Topo attached. Surface water is drained from the site, northwards, into a shallow ditch network in Matthews Copse. Water is treated via petrol interceptor prior to discharge.

Infiltration testing has been undertaken and failed. The former use being classed as 'landfill', the yard and proposed building areas were allocated for vehicle operations and the entire site was permitted under the Environment Agency. On this basis it is not feasible to install below ground attenuation tanks to provide attenuation for the proposed

development. Likewise, there is insufficient space within the client's land, outside of areas historically classed as landfill, to site an attenuation basin.

Given the sites historic use, and the fact that the overall quantum of impermeable surfacing is not increasing we would propose allowing runoff to continue to discharge as per the existing situation. The client has advised that he would be able to install above ground, vertical cylinder storage tanks in 3 locations, adjacent to the proposed buildings to capture proposed roof runoff for reuse. The tanks will have an overflow into the existing surface water drainage system.

We would like to discuss whether this arrangement would be acceptable in principle with yourselves? Runoff from the site would not be increased over the existing situation, and betterment would be provided through the provision of above ground tanks.

Happy to hop onto a remote meeting to discuss if that would be useful.

We look forward to hearing from you.

Kind regards,

Jess Pockett
Associate Director (Water Management)



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