

Flood Risk Assessment (FRA)

19 Red Pit, Dilton Marsh

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 **Enviren**

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Executive Summary

This report has been prepared by Enviren Ltd solely for use as part of a planning application associated with the demolition of an existing dwelling, and the construction of 5No residential dwellings with associated shared drive and associated infrastructure (Address: 19 Red Pit, Dilton Marsh, Wiltshire, BA13 4BJ, Grid reference: ST 84158 49769). The proposals are for the construction of 5No residential dwellings. This report shall analyse the existing site use, flood risk potential and vulnerability classification and then discuss suitable flood protection measures where appropriate, as well as preliminary recommendations for an onsite drainage strategy, with due consideration to flood risk and vulnerability.

The site is shown to be situated entirely within Flood Zone 1 and at very low risk of flooding from river and sea; however, the development does sit in an area at medium risk of ground water flooding. Suitable mitigation measures should be incorporated where an extant flood risk is identified to ensure that the development is safe.

The proposed mitigation measures shall consist of setting final site levels so that rainfall runoff is directed away from the proposed dwellings and setting ground floor slab levels a minimum of 150mm above surrounding site levels.

The proposed development will result in an increase in impermeable surface area as the existing garden land shall be replaced by 5 dwellings.

Owing to the density of the development and the presence of likely high groundwater, infiltration is unlikely to be viable and an attenuated discharge will be needed, with suitable non-return measures to prevent backflow and surcharging. Discharge rates should be constrained to as close as Greenfield runoff rate (QBAR) as practical.

In compliance with the requirements of the National Planning Policy Framework, and subject to the mitigation measures proposed, the development could proceed without being subject to significant flood risk. Additionally the development will not increase flood risk to the wider catchment area owing to suitable management of surface water runoff discharging from the site.

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1. Introduction

1.1. This report has been prepared for Tadman Planning to support a planning application for the demolition of an existing dwelling and the construction of 5 proposed dwellings with shared drive and associated infrastructure. This Flood Risk Assessment (FRA) is compliant with the requirements of the National Planning Policy Framework (NPPF) and associated Planning Practice Guidance along with other regional and national guidance.

Sources of Information

1.2. This report has been based on the following sources of information (this list is not exhaustive and comprises the major sources of background documentation):

Table 1.1 – Sources of Information	
Client Supplied Information	➤ Site Location Plan. ➤ Site Layout Plan. ➤ Topographical Survey Information.
GIS Mapping Data	➤ SCALGO Live GIS Modelling.
Local Authority Flood Information	➤ Local Authority Flood Mapping. ➤ Wiltshire Council Local Flood Risk Management Strategy. ➤ Wiltshire Council Strategic Flood Risk Assessment. ➤ Wiltshire Council Preliminary Flood Risk Assessment. ➤ The Local Flood Risk Management Plan (FRMP).
Regional Flood Information	➤ South West England Sustainable Drainage Developer Guide.
Central Government Information	➤ Environment Agency Surface Water Flood Maps. ➤ Environment Agency Fluvial and Thalassic Flood Maps. ➤ Environment Agency Reservoir Flood Maps.
River/Coastal Management Information	➤ The Biss Bk Water Body Catchment Flood Management Plan (CFMP).
Catchment Data	➤ FEH Catchment Boundary Information.
Soil Data	➤ British Geological Survey (BGS) Drift & Geology Maps.

1.3. The existing site currently houses a single residential dwelling with associated gardens and detached garage and shed. Topographical analysis shows that runoff flows to the north west of the development site and stays locally within an existing ground depression located approximately 1km to the north. Access is present from the east off Red Pit.

Table 1.2 – Site Specific Information

Category	Site Specific Information
Site Name	19 Red Pit
Site Location	Red Pit, Dilton Marsh, BA13 4BJ
Local Authority	
Overall Site Area	0.270 Hectares
Existing NPPF Vulnerability	More Vulnerable
Proposed NPPF Vulnerability	More Vulnerable
Design Return Period	100 years for on-site flooding
Climate Change Allowance	45% - Rainfall intensity 26% - Peak river flow
Flood Zone (Rivers and Sea)	Flood Zone 1 (FZ1)
Risk of Surface Water Flooding	Low Risk
Risk of Reservoir Flooding	Very low risk
Risk of Groundwater Flooding	Medium risk
Risk of Sewer Flooding	Very low risk
Critical Drainage Status	Not believed to be within a Critical Drainage Area
High risk	Medium risk
Low risk	Very low risk

2. Background Information

Site Location

- 2.1. The site is located to the west of Frome and on the western side of Westbury. The application site is located 17.4 kilometres southeast of Bath City centre and approximately 33.7 kilometres southeast of Bristol City centre. The exact location can be found in **Figure 2.1**:

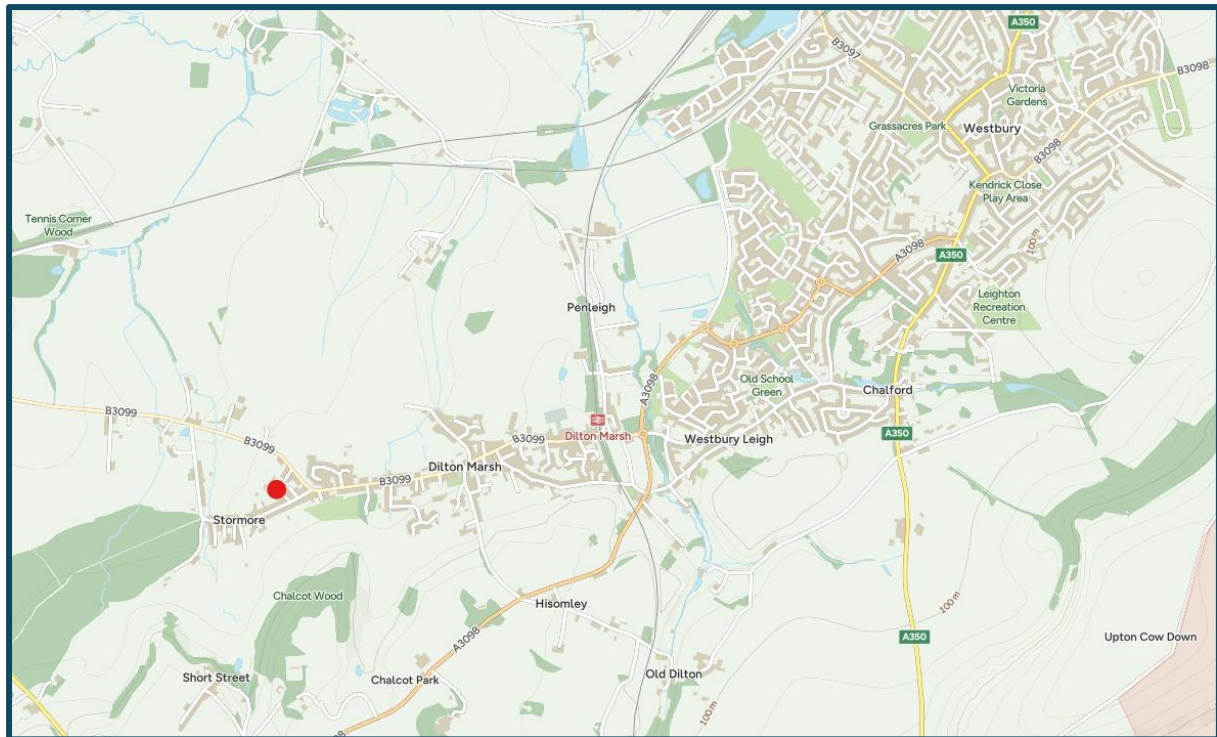


Figure 2.1 – Site Location

Outline Site Hydrology

- 2.2. Interrogation of local topographical information around the development parcel identifies that there are no watercourse runs within, or close proximity to, the development site.
- 2.3. Statutory Undertaker mapping (**Appendix 1**) also indicates that there is a Foul sewer located to the immediate east of the development site, located in the front garden of 11 Red Pit.



Figure 2.2 – SCALGO Topographic Data – Site Hydrology

Site Description

- 2.4. The area to be developed currently constitutes an existing dwelling comprising a single house with associated large garden and detached garage and shed. The site is approximately 0.270 hectares in size when considering the areas in the site plan (see [Appendix 2](#)). The site parcel is bordered by agricultural land to the west and north, and existing residential dwellings to the east and south. Red Pit Road runs adjacent to the site in the south east corner, which is where the site is accessed.



Figure 2.3 – Aerial Reconnaissance Photography

Geotechnical/Geological

- 2.5. BGS Mapping¹ indicates that the development is largely underlain by Sandstone of the Hazelbury Bryan Formation described typically as coarsening upwards cycles typically from 8m to 10m thick, and up to 20m thick, of grey to brown sandy mudstone, muddy sandstone and yellow, brown and grey very fine- to medium-grained quartzose sand, with thin sandy siltstone beds in parts, and Mudstone of the Gault Formation described typically as pale to dark grey or blue-grey or mudstone, glauconitic in part, with a sandy base. Details of the bedrock are found in **Figure 2.4** and **Figure 2.5**. Local BGS Borehole Records² confirm the maps findings.

¹ BGS Surface Geology – Geology of Britain Viewer

² BGS – GeoIndex Onshore

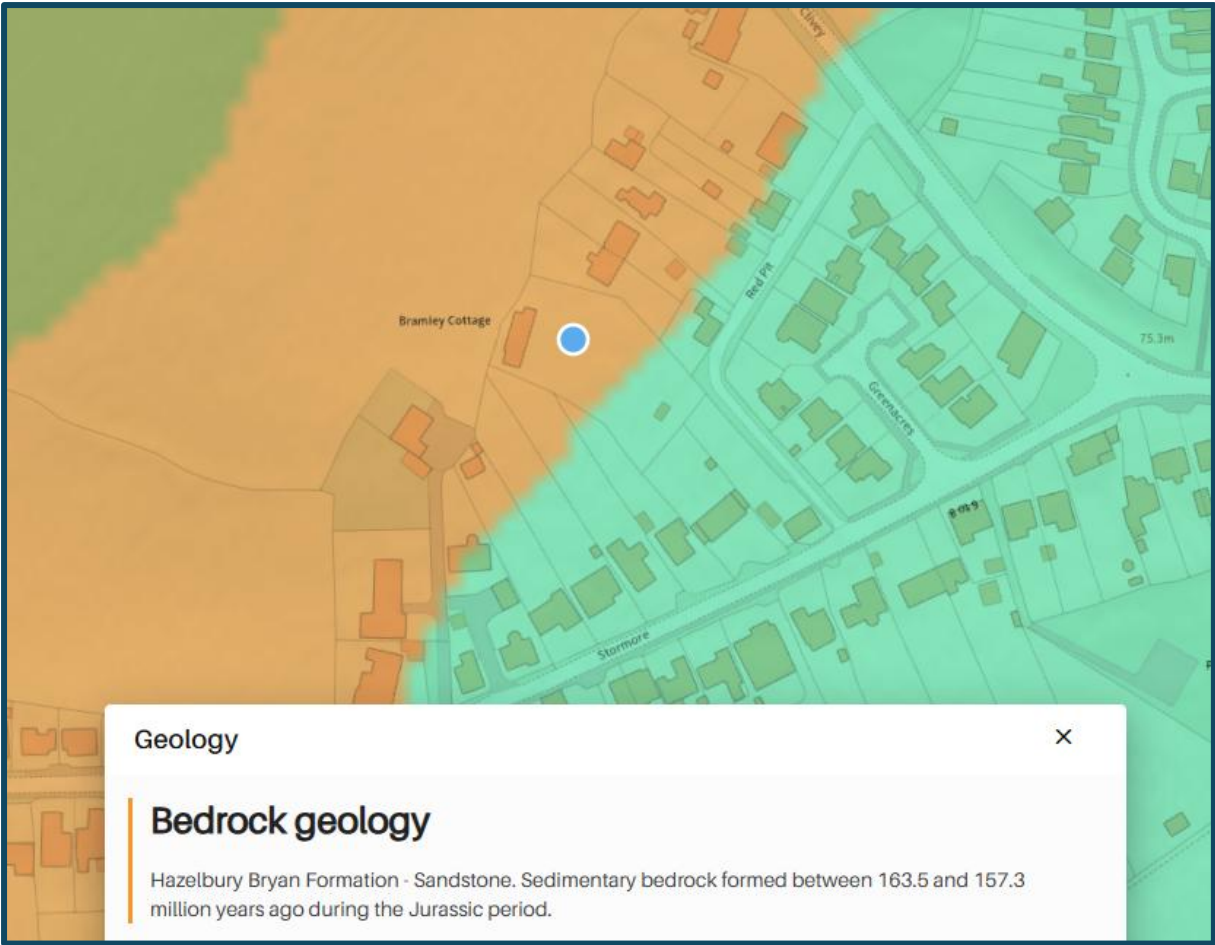


Figure 2.4 – BGS Geological Mapping

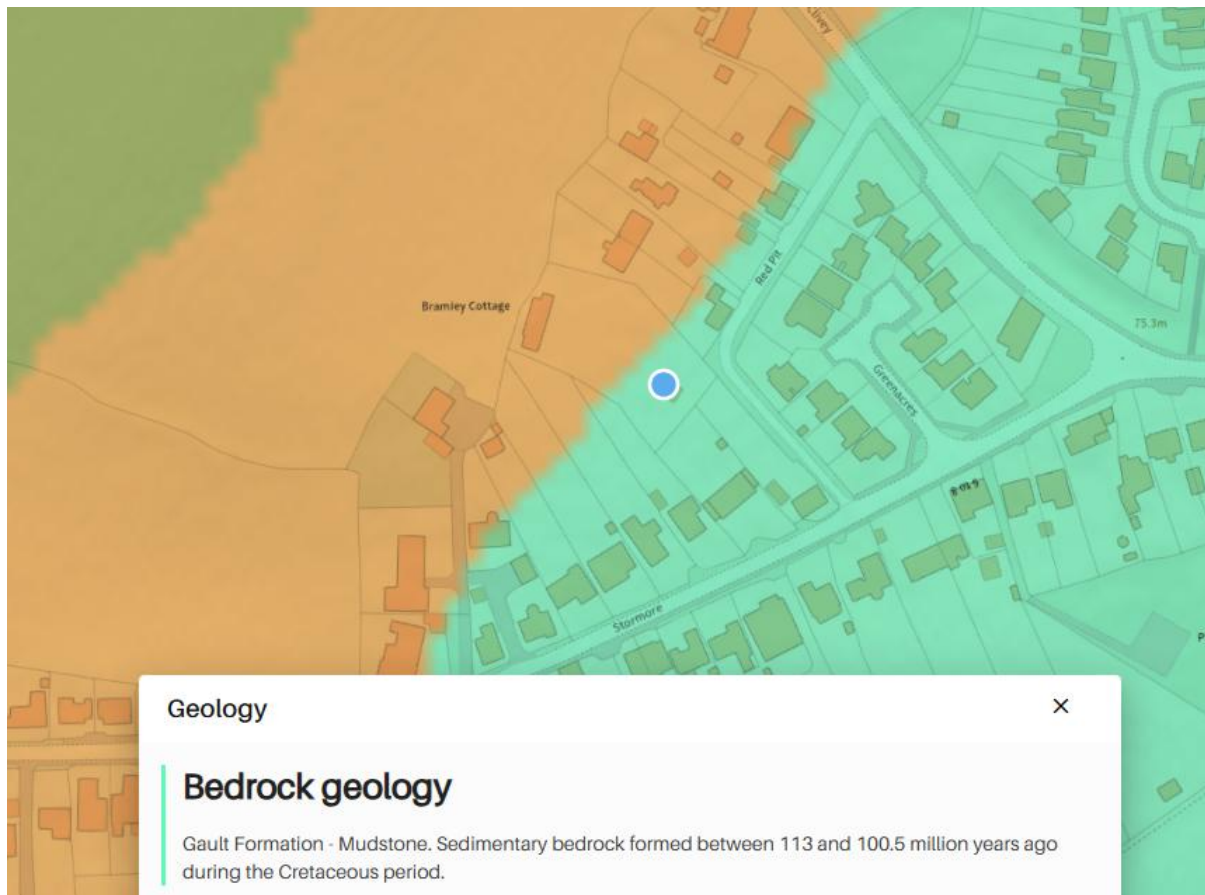


Figure 2.5 – BGS Geological Mapping

- 2.6. Soilscape mapping³ generally ratifies the BGS classification describing the underlying strata as:

“Slowly permeable seasonally wet slightly acid
but base-rich loamy and clayey soils”

- 2.7. The Soilscape mapping also confirms that the underlying soil likely has slightly impeded drainage characteristics.

³ Cranfield Soil and Agrifood Institute – Soilscales Map.

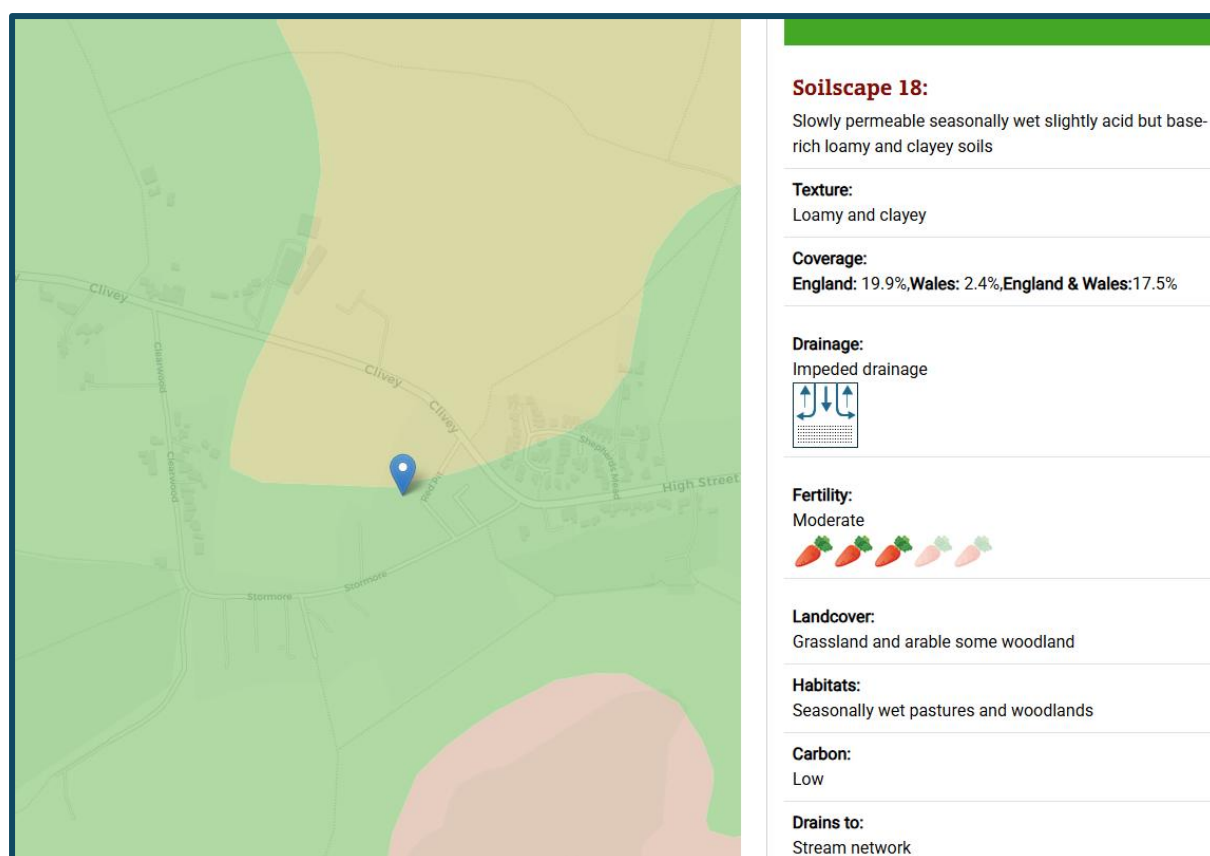


Figure 2.6 – Soilscape Mapping

Table 2.1 – Geological Stratum	
Underlying Geology	Description
Made Ground/Topsoil	Superficial made ground/topsoil to an anticipated depth of circa 0.3-0.5m.
Hazelbury Bryan Formation	Coarsening upwards cycles typically from 8m to 10m thick, and up to 20m thick, of grey to brown sandy mudstone, muddy sandstone and yellow, brown and grey very fine- to medium-grained quartzose sand, with thin sandy siltstone beds in parts
Gault Formation	Pale to dark grey or blue-grey or mudstone, glauconitic in part, with a sandy base

3.Sources of Flood Risk

- 3.1. An inspection of EA and Local Authority mapping as well as SCALGO GIS mapping⁴ demonstrates that the development site is at medium risk of flooding from groundwater flooding. The implications of these on development proposals is discussed in more detail in latter stages of this report. This chapter examines the following sources of flooding:
- Thalassic flooding.
 - Fluvial flooding.
 - Pluvial flooding
 - Groundwater flooding.
 - Sewer flooding.
 - Reservoir flooding and flooding from artificial sources.
- 3.2. A review of the flood risk compatibility information contained within government guidance has been presented in **Table 3.1** which demonstrates that the vulnerability classification of the development is compatible with the identified flood risk zone.

Table 3.1 – Flood Zone Compatibility					
Flood Zones	Flood Risk Vulnerability Classification				
	Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible
Flood Zone 1	✓	✓	✓	✓	✓
Flood Zone 2	✓	Exception Test required	✓	✓	✓
Flood Zone 3a†	Exception Test required†	✖	Exception Test required	✓	✓
Flood Zone 3b*	Exception Test required*	✖	✖	✖	✓*
Key:					
✓	Development is appropriate.		✖	Development should not be permitted.	
Notes:					
†	In Flood Zone 3a essential infrastructure should be designed and constructed to remain operational and safe in times of flood.				
*	In Flood Zone 3b (functional floodplain) essential infrastructure that has passed the Exception Test, and water-compatible uses, should be designed and constructed to: • remain operational and safe for users in times of flood; • result in no net loss of floodplain storage; • not impede water flows and not increase flood risk elsewhere.				

⁴ SCALGO Live – Interactive GIS Mapping

Fluvial and Thalassic Flood Risk

- 3.3. The LPA/Environment Agency mapping⁵ identifies areas that are potentially at risk from fluvial or thalassic flooding without taking account the presence of flood defence structures, climate change, minor watercourses or structures such as weirs, sluices and culverts. Inspection of the Government Flood Maps for Planning mapping reveals that the development area sits entirely within Flood Zone 1 and therefore at very low risk from this source.
- 3.4. As discussed in the Strategic Flood Risk Assessment; for minor watercourses a good indication of the extents of risk of flooding can be gauged from surface water flood maps as well as Fluvial/Thalassic maps which is discussed in further detail in the Pluvial flood risk section. LPA/Environment Agency flood mapping can be found in **Figure 3.1** and demonstrates that fluvial/thalassic flooding does/does not affect the development.

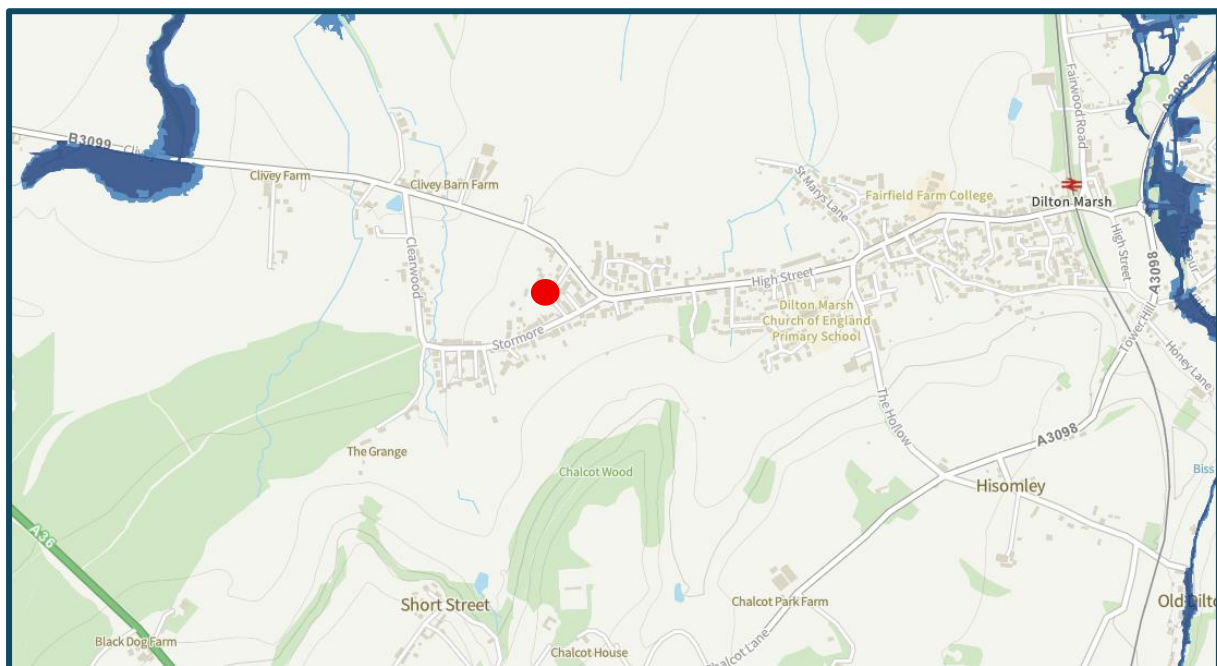


Figure 3.1 – River and Sea flood risk extents

Pluvial Flood Risk and Detailed Site Hydrology

- 3.5. An inspection of LPA/EA pluvial flood risk mapping reveals that the site is in an area of between Low risk (between 0.1% and 1% chance of flooding annually) to High risk (greater than 3.3% chance of flooding annually) from pluvial flooding. The pluvial flood risk effects principally the southern and central portion of the site (see **Figure 3.2**).

⁵ Reference source

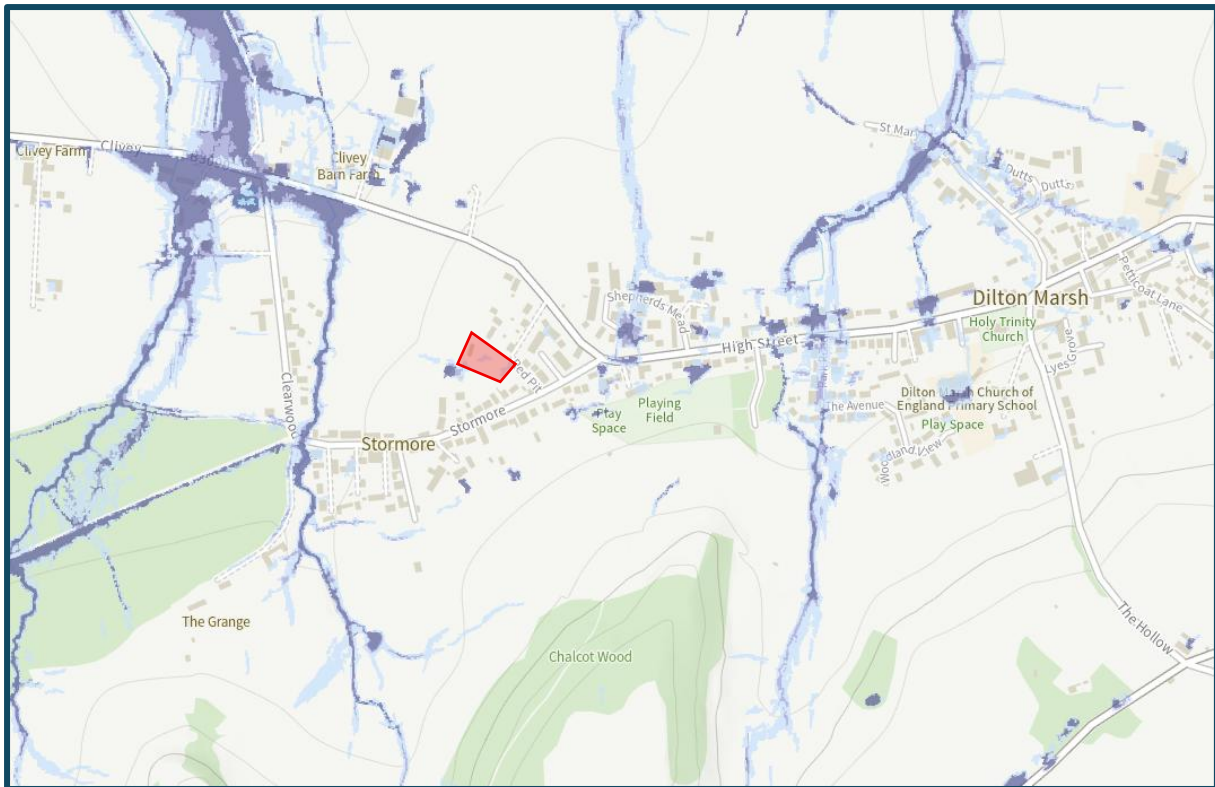


Figure 3.2 – Government Pluvial flood risk extents

- 3.6. To determine mitigation solutions it is important to understand and quantify the extent of flooding. The extents shown on the Environment Agency mapping have been generated through Light Detection and Ranging (LiDAR) datasets as well as British Geological Society (BGS) classifications⁶. The LiDAR survey would have identified the site as on a minor flow path contributing flows to one of the tributaries of an unnamed waterbody to the north; however, as per the Environment Agency methodology the simulation does not take account of ordinary watercourses and drainage channels and ignores the conveyance effect these features may have:

*"Although the maps appear to show flooding from ordinary watercourses, they should not be taken as definitive mapping of flood risk from these as **the conveyance effect of ordinary watercourses or drainage channels is not explicitly modelled.**"*

- 3.7. Inspection of **Figure 3.3** indicates that runoff from the surrounding area is channelled along the development's western boundary, before to proceeding north as per the natural flow regime.

⁶ Environment Agency - What is the Risk of Flooding from Surface Water map? August 2019

Catchment Analysis

- 3.8. SCALGO Catchment Data⁷ shows the extent of land contributing to the catchment of a specific area. This data has been read in conjunction with LPA Strategic Flood Risk Assessment mapping and EA LiDAR data.
- 3.9. This analysis indicates that the contributing area to the development is approximately 0.5451 hectares (5.451km²) (see **Figure 3.3**).

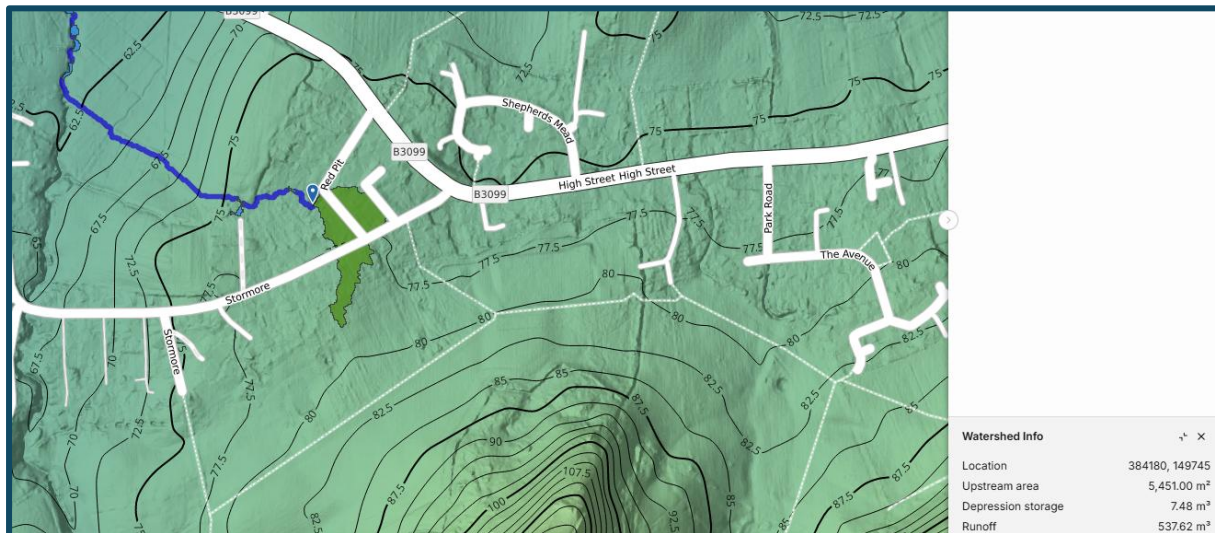


Figure 3.3 – Flow Pathway Catchments

- 3.10. Greenfield runoff calculations have been undertaken to determine the runoff rate from each catchment using Causeway Flow⁸ and FEH-22 Rainfall data.
- 3.11. The greenfield runoff calculations indicate that the total contributing area shall generate a discharge rate of **1.3l/s** (refer to **Appendix 3**) for the 100 year return period event for the catchment (as per the design life of new residential development with respect to flood risk).
- 3.12. A suitable allowance for climate change should be made in these calculations, this can be applied by either considering the central allowance for peak river flow or the upper end allowance for peak rainfall intensity, as the peak rainfall intensity allowance is greater (45% vs 26%) this has been applied to the peak flow, leading to a peak discharge for the 1:100 year event + Climate Change of **1.88l/s**.

⁷ SCALGO Live GIS Interactive Mapping

⁸ Causeway Flow Hydraulic Modelling Software

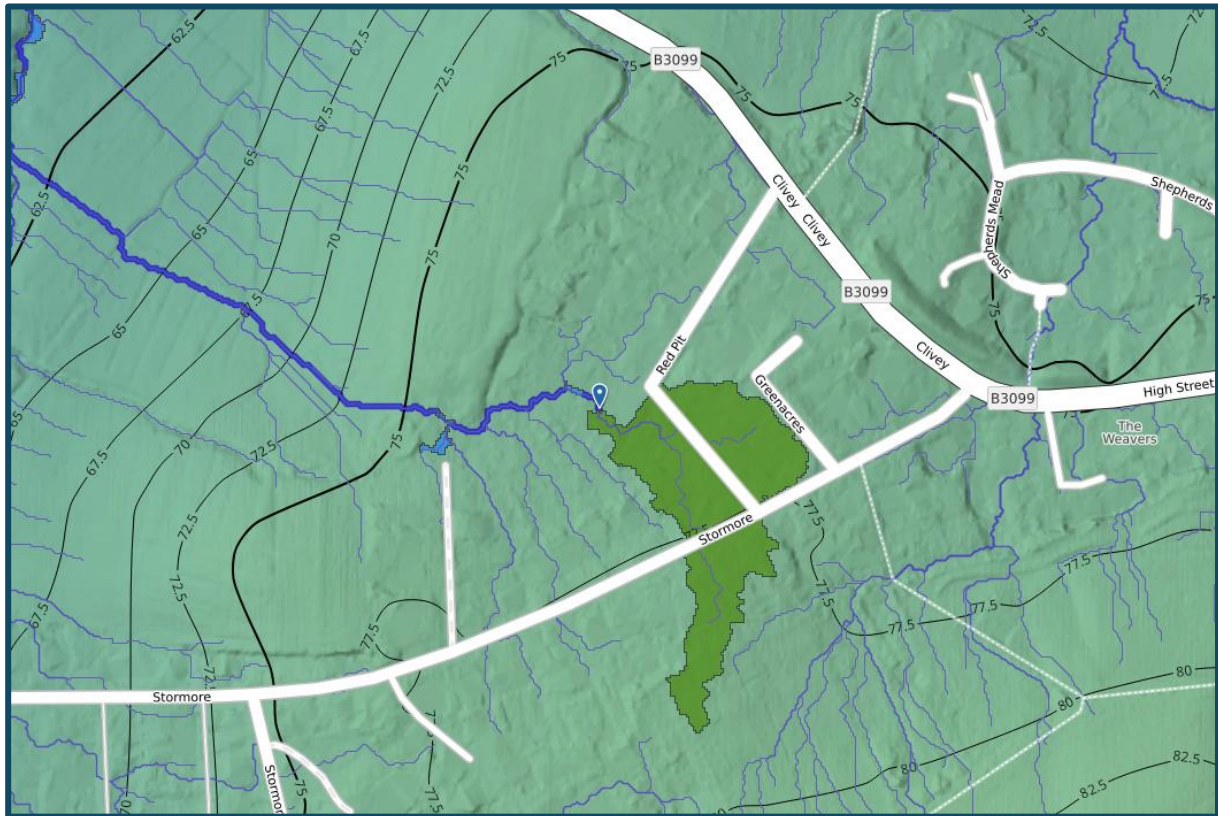


Figure 3.4 – SCALGO GIS Mapping Wider Topographical Extents and Flow Pathways

Groundwater Flood Risk

- 3.13. Wiltshire County Council has produced a series of flood maps in conjunction with their Wiltshire Level 1 Strategic Flood Risk Assessment⁹. The map confirms that Dilton Marsh is at medium risk of being susceptible to groundwater flooding. Owing to the identified flood risk it is recommended that the slab levels of the proposed dwellings are raised at least 150mm above existing ground level, in accordance with Approved Document C¹⁰, to ensure that water does not ingress into the proposed properties it is also recommended that all below ground drainage infrastructure is wrapped and sealed to prevent groundwater ingress (see **Figure 3.5**).

⁹ Wiltshire – Strategic Flood Risk Assessment mapping – Groundwater susceptibility to flooding

¹⁰ The Building Regulations 2010 – Approved Document C – Site preparation and resistance to contaminants and moisture

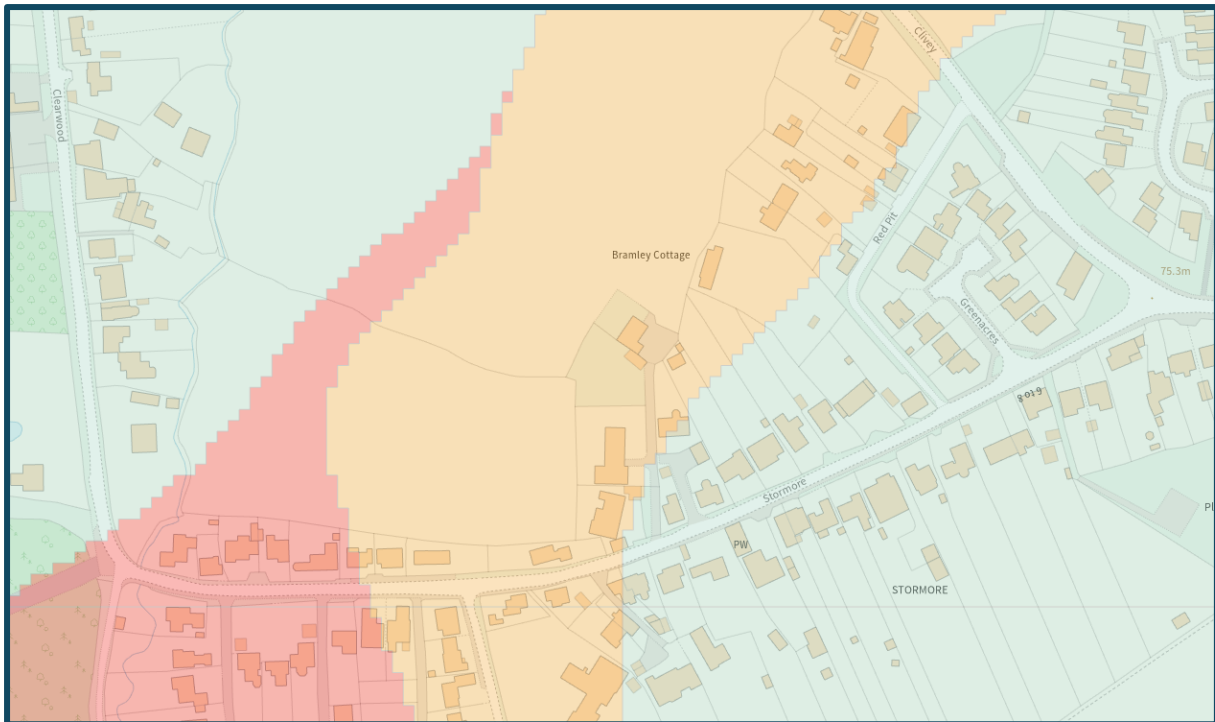


Figure 3.5 – Groundwater flood risk extents

Sewer Flood Risk

- 3.14. As identified in Wiltshire Council Online Flood mapping¹¹ historic flooding has not occurred in the extents of the development site, so in the wider Dilton Marsh catchment (see **Figure 3.6**). There are only foul waster main sewers within proximity to the site (see **Appendix 1**) and therefore although it cannot be conclusively stated that there is no risk from local sewers/water mains owing to the potential for blockages/utility failure, there is potential for this with any development and with consideration to the mapping in **Figure 3.7** it can be reasonably demonstrated that flooding from sewers presents no risk to the development and therefore need not be considered further.

¹¹ Wiltshire Explorer – Strategic Flood Risk Assessment mapping – Historic Flooding – Flood Records Heatmap

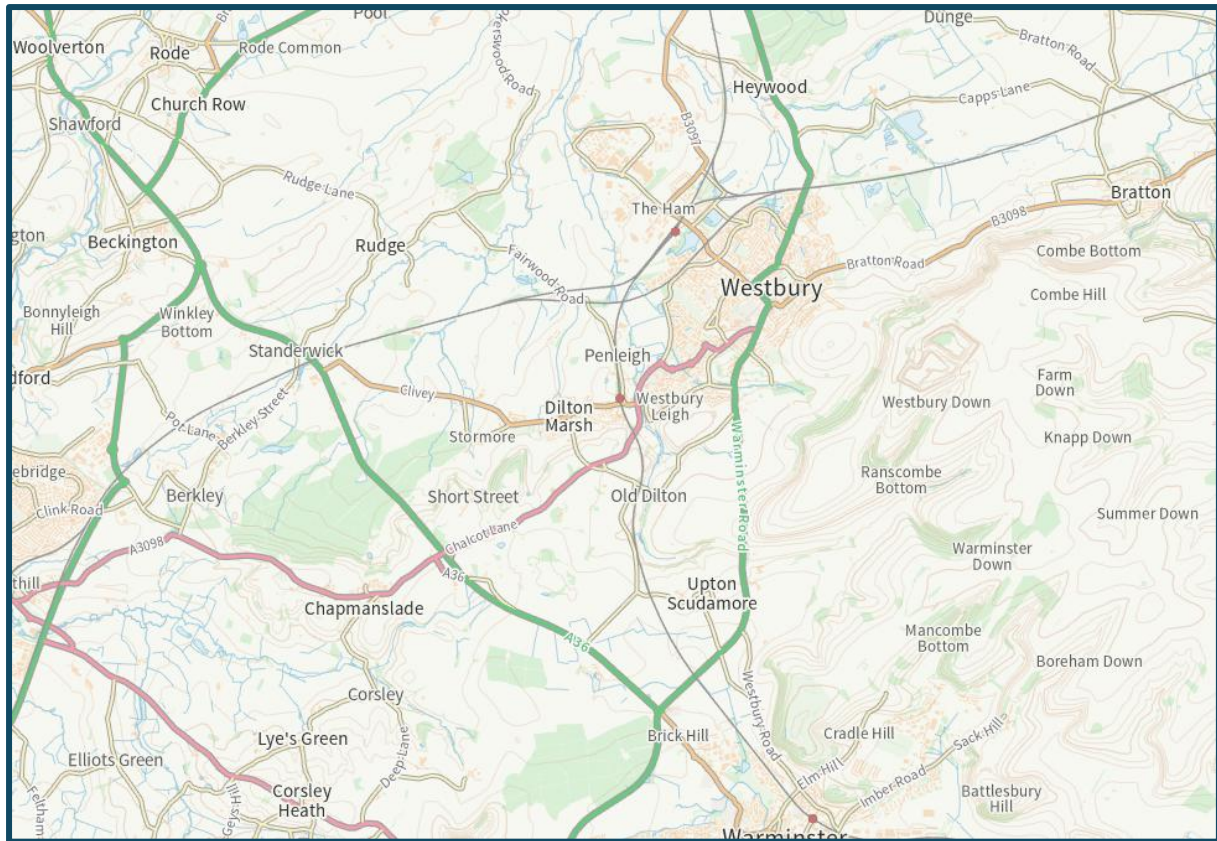


Figure 3.6 – Historic Flooding Outlines

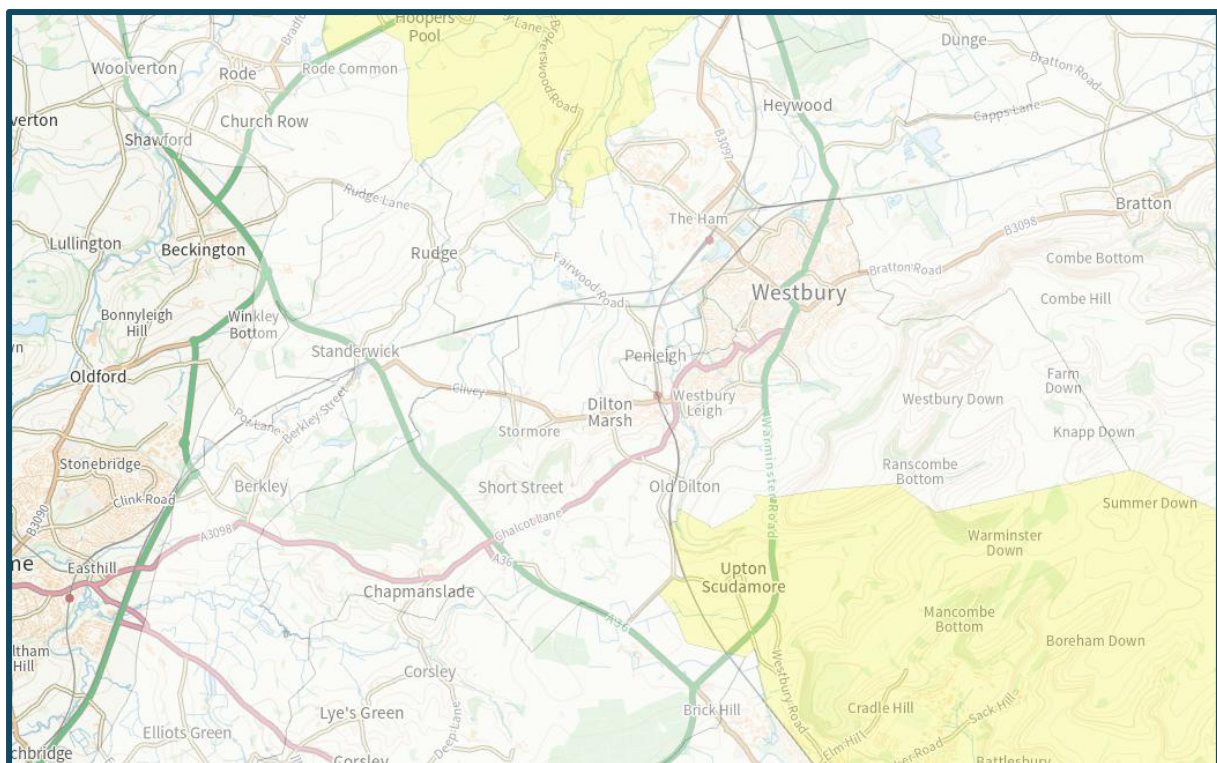


Figure 3.7 – Historic Sewer Flooding Incidents.

Reservoir Flood Risk & Flood Risk from Artificial Bodies

- 3.15. An inspection of Government reservoir flood risk mapping reveals that the site is not in an area at risk of flooding from reservoirs or artificial water bodies, during either dry conditions or during fluvial flooding. On this basis reservoir flooding need not be considered further.

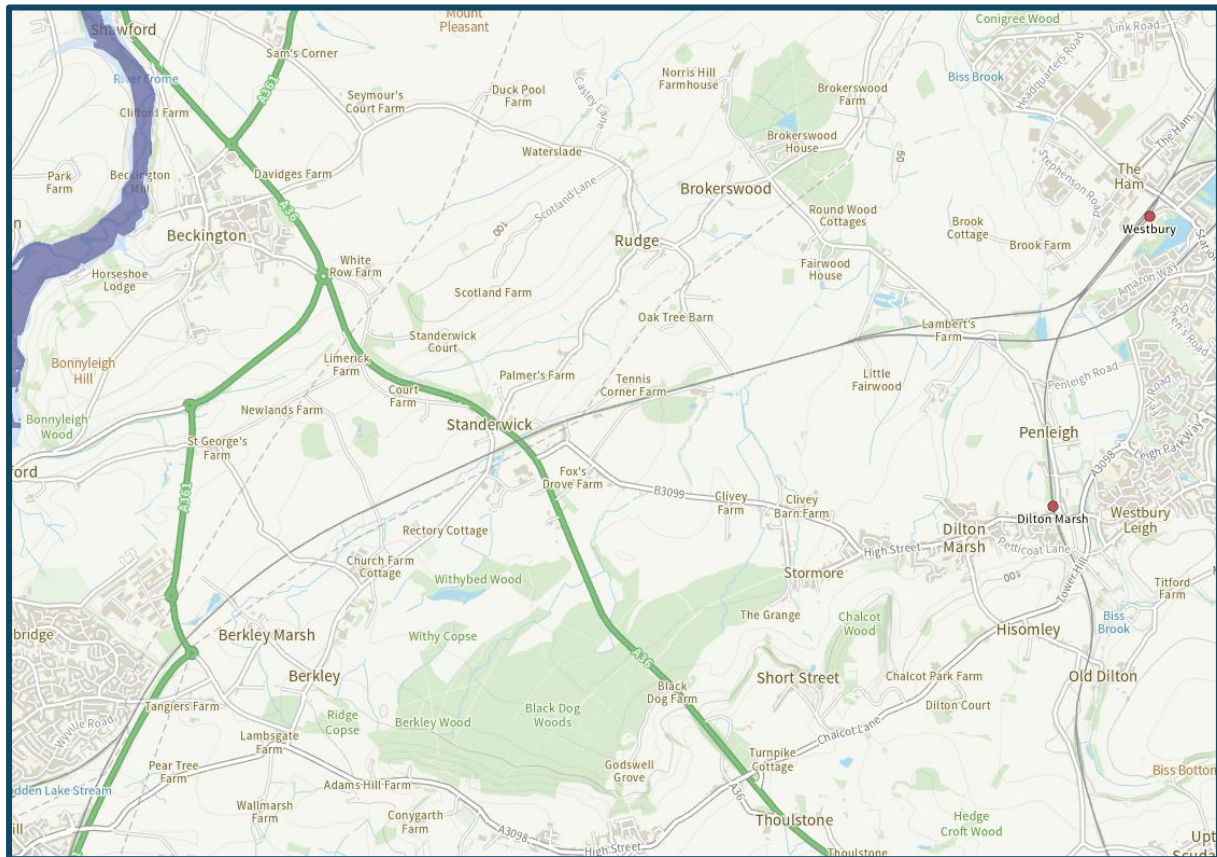


Figure 3.8 – Canal/Artificial Waterbody flood risk extents

Effect of development on the wider catchment

- 3.16. In accordance with the Strategic Flood Risk Assessment for greenfield developments, surface water arisings should be discharged to ground as far as reasonably practical; however, where this is not possible, discharge rates should be constrained as close to greenfield runoff rate as possible. This can be achieved either through flow control devices or through the inclusion of SuDS features, particularly those that discharge surface water to ground. As the site is predominantly greenfield, SuDS component shall be utilised, coupled with active rainwater harvesting systems.

Table 3.2 – Pre Mitigation Flood Risk

Flood Source	Potential Risk				Description
	High	Medium	Low	Very Low	
Fluvial				✓	The development sits within in Flood Zone 1.
Thalassic				✓	The site is a significant distance from the sea.
Canals				✓	There are no canals in close proximity to the site.
Reservoirs/ Waterbodies				✓	Reservoir flooding does not encroach into the site parcel.
Sewers				✓	Sewer flooding has been shown to not affect the development site.
Pluvial			✓		Pluvial flood risk mapping demonstrates there are natural overland flow pathways in proximity to the development and remedial measures will be required to mitigate this.
Groundwater		✓			The development is susceptible to groundwater flooding and it is recommended that additional measures are implemented to ensure the development is robustly protected.
Effect of development on the wider catchment			✓		The development shall result in an increase in impermeable areas; however, suitable mitigation measures should be implemented to reduce downstream flood risk, for example attenuation and reduced discharge rates.
High Risk Medium Risk Low Risk Very Low Risk					

4. Proposed Mitigation Measures

- 4.1. To ensure that the development provides betterment from a flood risk perspective beyond the proposed development baseline and to ensure that future occupants are appropriately protected from flooding it is recommended that mitigation measures are incorporated to deal with the identified flood risk.

Freeboard Calculation

- 4.2. When designing flood risk mitigation measures it is essential to accommodate Freeboard. Freeboard is typically defined as an allowance that seeks to assure the present day performance of the chosen means of managing flood risk by accounting for uncertainties that have not been explicitly addressed elsewhere in the planning, appraisal, design, or implementation process; whether qualitatively or quantitatively.
- 4.3. With due consideration to the Environment Agency/DEFRA report "Accounting for residual uncertainty: updating the freeboard guide" (Report – SC120014), the freeboard allowance for the development can be determined. The report discusses how to consider freeboard allowances and the type and certainty of information required to determine the appropriate freeboard depth. Given the design flood depth is based on detailed hydrological modelling information supplied by the Environment Agency and given that accommodations have been made for any future reasonable increase in peak river flow and rainfall intensity, it is recommended that a 5 star confidence rating is adopted.
- 4.4. A review of the associated criteria for risk scoring has been undertaken as outlined in SC120014, which is presented in **Table 4.1**.

Table 4.1 – Flood Risk Scoring			
Consideration	Applicability	Score	Reasons
How appropriate is the flood risk analysis?	Yes	1	Uses the most up to date EA flood modelling data with appropriate climate change allowances.
How well is the flood plain modelled?	No	1	Not Applicable.
How well has the potential for defence failure been modelled?	No	1	EA modelling includes a simulation of the overtopping of flood defences, however, as the site lies entirely within Flood Zone 1, flood defence review is not applicable.
What is the confidence in the hydrology?	Yes	1	EA Flood model data used.

How good is the coastal/estuarine/ tidal boundary	No	1	The site is not near the coast or tidal boundaries, therefore, not applicable.
How have fluvial threats been represented?	Yes	1	The EA model considers both fluvial and thalassic flooding.
How have coastal threats been represented?	No	1	The EA model considers both fluvial and thalassic flooding.
How has surface water runoff been represented?	Yes	1	Information has been based on the detailed EA Risk of Flooding from Surface Water (RoFSW) map.
How have groundwater hazards been represented?	Yes	1	Groundwater flood risk extents are well documented within the Wiltshire Level 2 Strategic Flood Risk Assessment.
What is the strength of evidence?	Yes	1	Based on comprehensive EA modelling of potential flood sources.

Table 4.2 – Flood Risk Scoring						
		Worst topic 1 score				
		10	5	3	2	1
Worst topic 2 score	10	1 star			2 star	3 star
	5	1 star		2 star	3 star	4 star
	3	1 star	2 star	3 star	4 star	
	2	2 star	3 star	4 star		5 star
	1	3 star	4 star		5 star	

- 4.5. The conclusion that a 5 star rating can be adopted has been determined based on the appendices to Report SC120014, specifically the methodology outlined in the case studies as well as the Pro forma – Assessment template. On this basis, as per Table 3.4 of the Report SC120014, the minimum freeboard allowance should be either 5% of the design flood depth or 300mm, whichever is the greater. The design flood depth is a maximum of 0.000m against the side of the building, therefore, 5% of this depth would be 0.000m (0.000mm), given this a freeboard allowance of 300mm has been adopted.

Table 4.3 – Flood Risk Scoring			
Confidence rating	Confidence description	Proportion of design flood depth	Minimum depth (mm)
1 star	Very unlikely to be locally reliable	40%	900
2 star	Unlikely to be locally reliable	30%	750
3 star	Likely to be locally reliable	20%	600
4 star	Very likely to be locally reliable	10%	450
5 star	Highly likely to be locally reliable	5%	300

5. Conclusion

- 5.1. This report is compliant with the NPPF and the associated Planning Practice Guidance as well as the Wiltshire Council Level 1 Strategic Flood Risk Assessment. This report demonstrates that the proposals shall not be at unacceptable risk of flooding, providing the identified mitigation measures are implemented, such as raising ground floor levels a minimum of 150mm above surrounding site levels.
- 5.2. Providing the flood mitigation strategies outlined in this document are implemented flood risk should not prevent approval being granted to this development. The mitigated flood risk has been summarised in **Table 5.1**.

Table 5.1 – Post Mitigation Flood Risk					
Flood Source	Potential Risk				Description
	High	Medium	Low	Very Low	
Fluvial				✓	Very Low Risk – No Mitigation measures required.
Thalassic				✓	Very Low Risk – No Mitigation measures required.
Canals				✓	Very Low Risk – No Mitigation measures required.
Reservoirs/ Waterbodies				✓	Very Low Risk – No Mitigation measures required.
Sewers				✓	Very Low Risk – No Mitigation measures required.
Pluvial				✓	Very Low Risk – Site levels to direct pluvial flows away from dwellings.
Groundwater			✓		Low Risk – Floor levels to be set a minimum of 150mm above ground levels.
Effect of development on the wider catchment				✓	Very low Risk – Attenuation and reduced discharge rates to be incorporated into drainage design.
High Risk		Medium Risk		Low Risk	
				Very Low Risk	

Appendix 1

Wessex Water Mapping

For convenience – press “Alt + Left Arrow” to return to the section of the report



Wessex Water Network Map



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WATER MAINS		SEWERS		STRATEGIC		PUBLIC		PRIVATE		SECTION 104		OTHER WESSEX PIPES		NON-WESSEX / UNKNOWN	
	Distribution		Foul										Rising Mains		Private Rising Mains
	Washout		Surface										Standby Rising Mains		Culverted Watercourse
	Raw Water		Combined										EDM Effluent Disposal		Highway Drain
	Abandoned		Abandoned										Overflow		Use Unknown
	Private												Syphon		Status Unknown
Colours generally indicate the use of the sewer/drain (i.e Red - Foul, Dark Blue - Surface, Magenta - Combined/Dual Use, Light Green - Highway Drain, Mid Green - Overflow). Some styles of line and symbol are shown on the key in sample/typical colours.															
FITTINGS		STRUCTURES										OTHER STRUCTURES			
	Hydrant		Manhole - Foul		Pumping Station - Surface		Gully		Attenuation Tank		Chamber		Tunnel		Interceptor
	Other		Manhole - Surface		Pumping Stn - Foul/Combined		Vent Column		Storage Tank						
			Manhole - Combined		Rodding Eye		Catchpit								
			Inlet		Outfall		Flushing Chamber								
			Lamphole		Soakaway		Non Return Valve								
			Bifurcation - Foul		Air Valve		Hatch Box								
			Bifurcation - Surface		Washout										
			Bifurcation - Combined												
			Combined Sewage Overflow												
Information in this map is provided for identification purposes only. No warranty as to accuracy is given or implied. The precise route of pipe work may not exactly match that shown. Wessex Water does not accept liability for inaccuracies. Sewers and lateral drains adopted by Wessex Water under the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011 are to be plotted over time and may not yet be shown. In carrying out any works, you accept liability for the cost of any repairs to Wessex Water apparatus damaged as a result of your works. You are advised to commence excavations using hand tools only. Mechanical digging equipment should not be used until pipe work has been precisely located. If you are considering any form of building works and pipe work is shown within the boundary of your property or a property to be purchased (or very close by) a surveyor should plot its exact position prior to commencing works or purchase. If you are proposing to build over or near Wessex Water's apparatus you should contact the Developer Services Team, tel: 01225 526333 or e-mail: developer.enquiries@wessexwater.co.uk to discuss your proposals. Details of assets within Wessex Water's land ownership are unavailable through this service.															
												Wessex Water YTL GROUP			
												Date: 26/09/2025 Centre: 384152E, 149771N Scale: 1:625 (when printed at A4 size)			

Appendix 2

Proposed Site Plan

For convenience – press “Alt + Left Arrow” to return to the section of the report



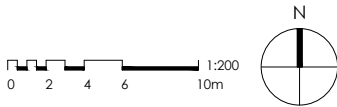
NOTES: -

All dimensions to be verified on site by Main Contractor before the start of any shop drawings or work whatsoever either on their own behalf or that of sub-contractors.

Report any discrepancies to the Contract Administrator at once.

This drawing is to be read with all relevant Architect's and Engineer's drawings and other relevant information.

© Funlab Ltd



NOTE: This plan is indicative only to demonstrate the principle of development and is therefore not for material consideration. The final site layout and tree felling is to be resolved under Reserved Matters



Existing Site Plan
Scale 1:200

For full information on topographic plan refer to Sova
Surveys drawing SOVA241202 Topo

A	Amended to suit coordination comments	LH	01/08/25
Rev	Description	By	Date

STAGE: -

PLANNING

Fun:lab.
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a: 17 Foundry Barton, Frome, Somerset, BA11 3HX
e: hi@funlabdesign.co.uk
i: www.funlabdesign.co.uk

CLIENT: -

Mr R Norwood

SITE: -

19 Red Pit Lane, Dilton Marsh
Wiltshire

DRAWING: -

Existing Site Plan

SCALE: -	DATE: -	BY: -	CHECKED: -
1:200 at A1	Jul '25	xx	xx
PROJECT REF: -	DRAWING No.: -	REVISION: -	
25-1067	110	A	

NOTE: This plan is indicative only to demonstrate the principle of development and is therefore not for material consideration. The final site layout is to be resolved under Reserved Matters

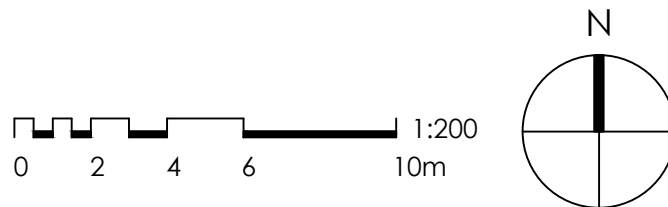
NOTES:

All dimensions to be verified on site by Main Contractor before the start of any shop drawings or work whatsoever either on their own behalf or that of sub-contractors.

Report any discrepancies to the Contract Administrator at once.

This drawing is to be read with all relevant Architect's and Engineer's drawings and other relevant information.

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Ecology Note:
Five integrated bat boxes and six swift bricks will be included in the proposed buildings. Two tree mounted bat boxes will be installed in a retained tree and three brush piles will be created from the vegetations clearance arisings. The exact locations and specifications of these features will be confirmed by a suitably qualified ecologist and detailed at Reserved Matters.

- Any additional external artificial light will adhere to the following specifications:
- Located in areas for safe access only;
 - Avoid light spill onto the amenity areas and wider landscape;
 - Only include downlighting;
 - Have the lowest viable low lux value; and
 - Have a K value of less than 2700K

Hedgehog Highways will be installed in the boundary features across the site were appropriate

DRAWING LEGEND

Dwelling

Garage

Private Amenity

Shared Access

Main Access

Replacement Water Feature +10% larger than existing

Private Parking

Shared Amenity

Indicative Boundary Line

Vista From Dwelling

Site Area = 2515m2 | 0.25Ha

Indicative Accommodation Schedule

- PLOT 1:** 3 Bed-5 Person
PLOT 2: 3 Bed-5 Person
PLOT 3: 5 Bed-7 Person
PLOT 4: 5 Bed-7 Person
PLOT 5: 4 Bed-6 Person

Indicative Proposed Site Plan
Scale 1:200



A	Site plan revised and updated following Design Team coordination	LH	01/08/25
Rev	Description	By	Date

STAGE:

PLANNING



a: 17 Foundry Barton, Frome, Somerset, BA11 3HX
e: hi@funlabdesign.co.uk
i: www.funlabdesign.co.uk

CLIENT:

Mr R Norwood

SITE:

19 Red Pit Lane, Dilton Marsh
Wiltshire

DRAWING:

Indicative Proposed Site Plan

SCALE:	DATE:	BY:	CHECKED:
1:200 at A1	Jun '25	LH	xx
PROJECT REF:	DRAWING No.:	REVISION:	
25-1067	120	A	

Appendix 3 Greenfield Runoff Calculations for Catchment

For convenience – press “Alt + Left Arrow” to return to the section of the report



Simulation Settings

Rainfall Methodology	FEH-22	Skip Steady State	x	2 year (l/s)	1.3
Summer CV	0.750	Drain Down Time (mins)	240	30 year (l/s)	2.9
Winter CV	0.840	Additional Storage (m ³ /ha)	20.0	100 year (l/s)	3.5
Analysis Speed	Normal	Check Discharge Rate(s)	✓	Check Discharge Volume	x

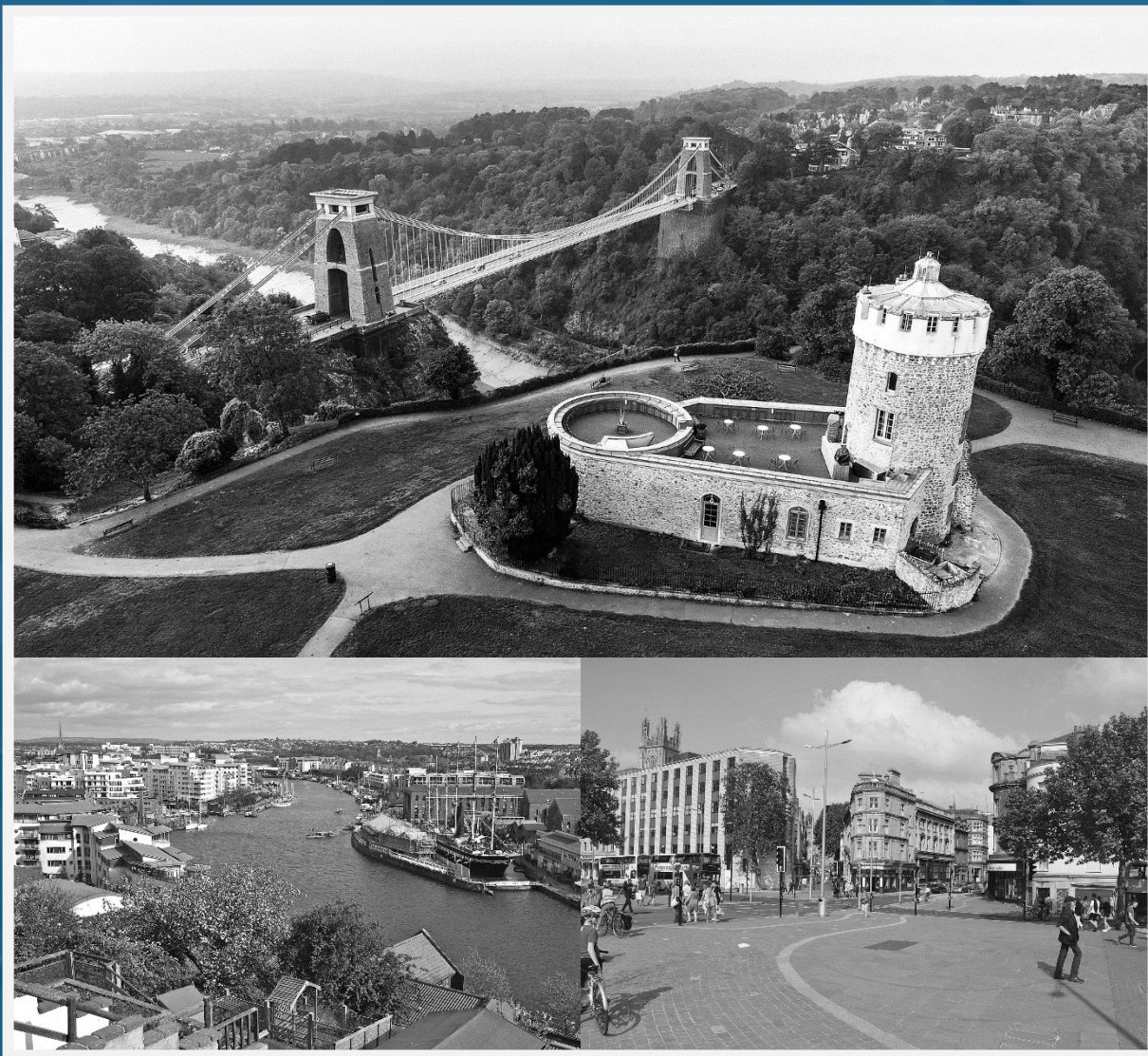
Storm Durations

15 | 30 | 60 | 120 | 180 | 240 | 360 | 480 | 600 | 720 | 960 | 1440

Return Period (years)	Climate Change (CC %)	Additional Area (A %)	Additional Flow (Q %)
2	0	10	0
30	0	10	0
100	45	10	0

Pre-development Discharge Rate

Site Makeup	Greenfield	Growth Factor 30 year	1.98
Greenfield Method	FEH	Growth Factor 100 year	2.42
Positively Drained Area (ha)	0.362	Betterment (%)	0
SAAR (mm)	791	QMed	1.4
Host	18	QBar	1.5
BFIHost	0.520	Q 2 year (l/s)	1.3
Region	8	Q 30 year (l/s)	2.9
QBar/QMed conversion factor	1.075	Q 100 year (l/s)	3.5
Growth Factor 2 year	0.88		



Enviren

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ISO 19650 Filing Notation

Project	
0XXX	Project Number
Originator	
ENV	Enviren
Functional Breakdown	
S1	Planning submission
S2	Technical submission
S3	Construction Information
S4	As built details
Spatial Breakdown	
SW	Southwest
EE	East of England
SE	South East
WM	West Midlands
EM	East Midlands
YO	Yorkshire
NW	North West
NE	North East
LO	London
OT	Other
Form	
DR	Drawing
GR	Diagram
TR	Textual Report
Discipline (relevant)	
C	Civil Engineering
E	Environmental Engineering
G	Ground Engineering
O	Other Discipline
T	Town and Country Planning and Building Control
W	Water Engineering
Z	Multiple Discipline
Number	
000X	Report number