

FOUL & SURFACE WATER DRAINAGE STRATEGY

Proposed Residential Redevelopment, Tisbury Motors,
High Street, Tisbury, Wiltshire, on Behalf of Historic
Building Advisory Service Ltd

Date: January 2023
Issue No. 2



DOCUMENT ISSUE RECORD

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Project: Proposed Residential Redevelopment, Tisbury Motors, High Street, Tisbury, Wiltshire,

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1.0 INTRODUCTION

- 1.1 This *Foul & Surface Water Drainage Strategy* has been prepared by Cole Easdon Consultants Limited (CE) on behalf of the Historic Building Advisory Service Ltd in support of a planning application for a residential redevelopment at Tisbury Motors, High Street, Tisbury, Wiltshire SP3 6HF. Refer to CE Figure 8497/500 Figure 1 [*Site Location Plan*] in Appendix 1.

Development Proposals

- 1.2 The development proposals comprise a four storey building containing ten residential units and a covered lower ground floor car park. The existing filing station/garage building at the site will be demolished. The existing car park to the rear of the building will be retained in its current condition. This study is based on Drawings provided by Historic Building Advisory Service. Refer to Appendix 5.

Need for Study

- 1.3 This Study discusses how surface water runoff and foul water discharge from the development can be managed in a sustainable manner in line with the *National Planning Policy Framework (NPPF)* and its associated *Planning Practice Guidance (PPG)*.

Scope of Study

- 1.4 In Section 2.0, we describe the characteristics of the proposed development site and surrounding area. In Section 3.0, we discuss a proposed surface water drainage strategy for the development. In Section 4.0 a foul drainage strategy is outlined. Finally, conclusions are presented in Section 5.0.
- 1.5 The following resources have been used for this study:
- Geological Map - British Geological Survey (BGS);
 - DEFRA Multi-Agency Geographic Information for the Countryside (MAGIC, accessed February 2022);
 - Revised Climate Change Allowances (EA. Accessed August 2022), (<https://environment.data.gov.uk/hydrology/climate-change-allowances>);
 - Wessex Water Public Sewer records (August 2022).
 - Environment Agency LIDAR digital terrain data. (EA. May 2022)
- 1.6 The following publicly available documents have also been reviewed as part of this assessment:
- National Planning Policy Framework (NPPF) (July 2021);
 - Planning Practice Guidance (August 2022);

- Building Regulations 2015 – Approved Document H (Drainage and Waste Disposal);
- C753 The SuDS Manual (CIRIA, November 2015);
- Non-Statutory Technical Standards for Sustainable Drainage Systems (Defra, March 2015);
- Rainfall Runoff Management for Developments (R&D Technical Report W5-074/A/TR/1 Revision E, Defra, June 2012); and
- Sewerage Sector Guidance (SSG), Version 2.2 (Water UK, June 2022).

1.7 The following abbreviations are used in this Report:

- AOD – Above Ordnance Datum;
- BGS – British Geological Survey;
- CE – Cole Easdon Consultants Limited;
- EA – Environment Agency;
- MAGIC – Multi-Agency Geographic Information for the Countryside;
- NPPF – National Planning Policy Framework; and
- SuDS – Sustainable Drainage Systems.

2.0 THE EXISTING SITE

- 2.1 The site comprises an existing two storey garage/filling station building and car park. Site address: Tisbury Motors, High Street, Tisbury, Wiltshire SP3 6HF. The site is located near the centre of the village of Tisbury. Refer to CE Figure 8497/500 Figure 1 [*Site Location Plan*] in Appendix 1.
- 2.2 Land use in the vicinity of the site is commercial and residential. The site is bounded to the north by an existing access lane; to the east by High Street; to the south by a church; and to the west by housing.
- 2.3 A narrow (4m wide) forecourt area is situated between the existing building and the High Street. The car park is situated on the higher ground to the rear of the building. Vehicular access to the garage is taken directly from the High Street, and from the unnamed access lane to the north of the building.

Existing Topography

- 2.4 LIDAR digital terrain data has been obtained from the EA and processed to form a contoured ground model. The ground model indicates that the site falls steeply from west to east. Existing ground levels within the site vary from approximately 120.00mAOD in the rear car park, to 112.00mAOD on High Street at the site frontage. Refer to CE Plan 8497/501 [*Proposed Drainage Strategy*] in Appendix 1.

Nearby Watercourses/Drainage Features

- 2.5 There are no watercourses in the vicinity of the site. The River Nadder flows in an easterly direction through the southern edge of Tisbury, approximately 200m south of the site.

Existing Sewers / Drains

- 2.6 Sewer records obtained from Wessex Water indicate that a 225mm diameter public foul sewer flows in a southerly direction beneath High Street. A 100mm diameter public foul sewer flows south west under Park Road, and joins the 225mm diameter foul sewer in High Street. Refer to public sewer records in Appendix 2. There are no public surface water sewers or combined sewers in the vicinity of the site.

Existing Site Drainage

- 2.7 On-site inspection confirms that runoff from the existing building enters a private on site combined system, which discharges into the 225mm diameter public foul sewer in High Street.

Runoff from part of the existing building roof and canopy drains into a private combined chamber located outside the adjacent church. Runoff from the rear of the building drains into a combined gully located against the northern wall of the building. Refer to the Photographs in Appendix 3.

- 2.8 The existing car park is surfaced with unbound stone and has no formal drainage system. As this area is to remain in its current form under the proposals, it has not been included in the drainage strategy.
- 2.9 The existing building forms an impermeable catchment of 470m². As there is no attenuation storage or flow control within the site, runoff is currently discharged at an uncontrolled rate. Existing brownfield runoff rates have been calculated using the Modified rational Method. Refer to Table 2.1 below and Appendix 4 for Modified Rational Calculations.

Table 2.1: Summary of Brownfield Runoff Rates

Hard Area (m ²)	Calculated Brownfield Runoff Rate (l/s)		
	1:1yr	1:30 yr	1:100 yr
470	2.6	6.5	8.5

Existing Ground Conditions

- 2.10 Records from the British Geological Survey (BGS) indicate that the site is underlain by Limestone and Sandstone bedrock. Refer to CE Figure 2.1 below. Superficial deposits are unconfirmed. As the site is brownfield made ground is expected to be present across the site, however it is understood that surface deposits are very shallow or absent, and the building stands upon, or in very close proximity to, the existing bedrock.

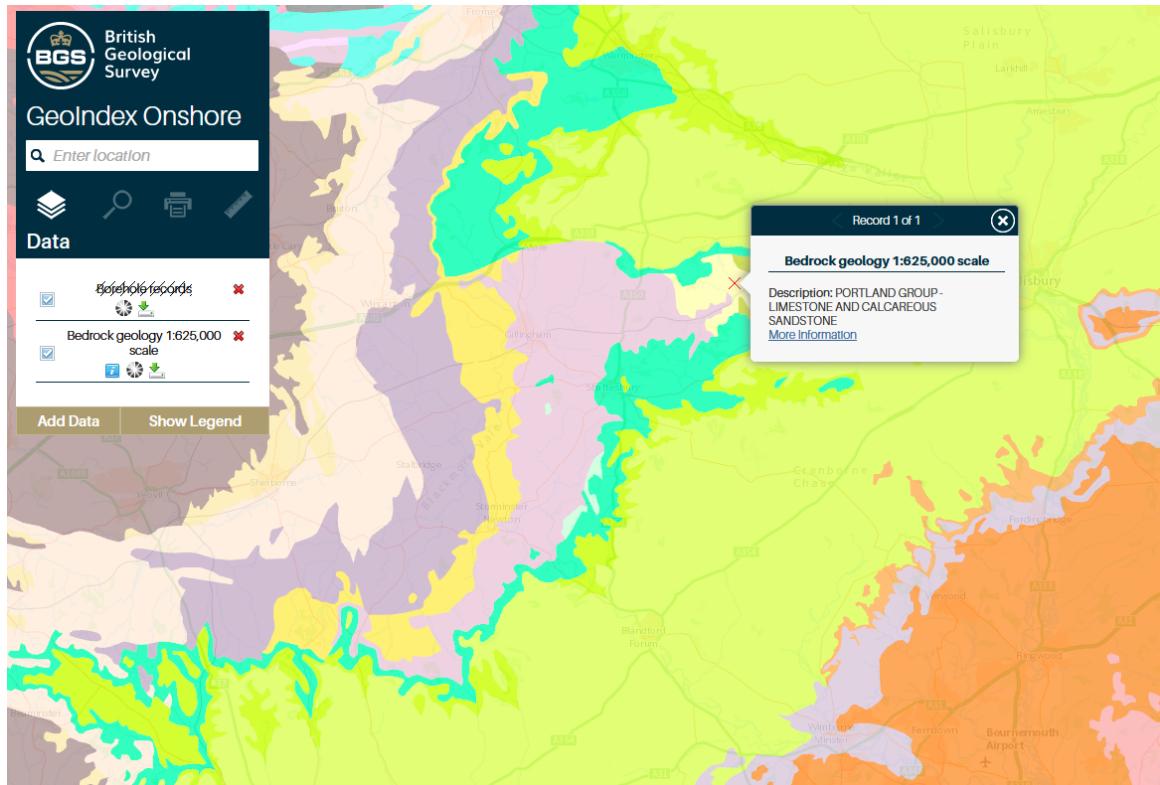


Figure 2.1 BGS Bedrock Geology Map
Source: <https://geologyviewer.bgs.ac.uk>

- 2.11 Defra's MAGIC map shows that the site is not located within a Groundwater Source Protection Zone. The MAGIC map also shows that the bedrock beneath the site is a Principal Aquifer with a high vulnerability to pollution.
- 2.12 The MAGIC map indicates that a soluble rock risk is associated with the local geology. Refer to Figure 2.2 below.

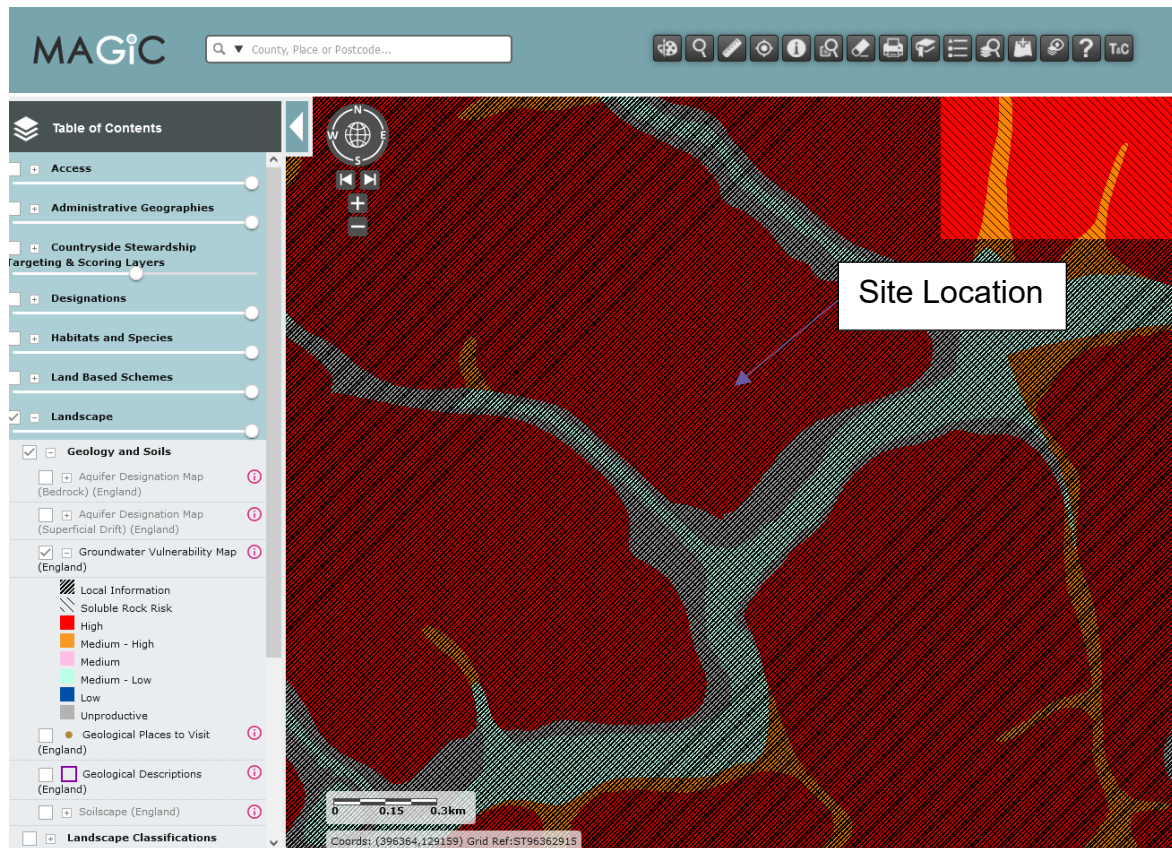


Figure 2.2: Groundwater Vulnerability Map (Extract from Defra's MAGIC map)
Source: Magic Map Application (defra.gov.uk)

3.0 SURFACE WATER DRAINAGE STRATEGY

Refer to CE Plan 8497/501 [*Proposed Drainage Strategy*] in Appendix 1.

- 3.1 In order to mitigate flood risk posed by post development runoff, adequate control measures will be provided within the site. This will ensure that surface water runoff is dealt with at source and flood risk is not increased elsewhere.

Drainage Hierarchy

- 3.2 The drainage strategy for the site has been prepared according to the drainage discharge hierarchy set out in *CIRIA C753 The SuDS Manual*, as follows:
1. Store rainwater for re-use;
 2. Infiltration to the maximum extent that is practical;
 3. Discharge to surface waters;
 4. Discharge to surface water sewer;
 5. Discharge to combined sewer; and
 6. Discharge to foul sewer

Rainwater Re Use

- 3.3 The proposed development does not include gardens where rainwater could be reused for irrigation, however grey water systems will be provided for toilet flushing in accordance with Wessex Water's requirements. Refer to Appendix 2 for Wessex Water correspondence.

Infiltration Potential

- 3.4 The only accessible space available for Sustainable Drainage Systems (SuDS) is the existing forecourt area at the site frontage. It is not possible to locate a soakaway here, as the 5m buffer required between a building or public highway and proposed soakaway cannot be accommodated.
- 3.5 BGS mapping indicates that the site is underlain by Limestone and Sandstone bedrock. Although these strata suggest that sub soils may be free draining, it is understood that surface deposits are very shallow or absent, and the building stands upon the existing bedrock. In addition, Defra's MAGIC map indicates that there is a soluble rock risk associated with the bedrock beneath the site. The existing bedrock is not considered to be a suitable receptor for runoff due to the low permeability of solid rock, and the risk of subsidence resulting from rock dissolution.

- 3.6 Although open space is available in the existing car park to the rear of the building, this area is 7m to 9m higher than the proposed building frontage. Draining surface water from the proposed building to a soakaway in this area would require pumping, which is not a preferred solution due to the risk of flooding caused by pump failure.
- 3.7 Due to the significant constraints outlined above and summarised in Table 3.1 below, and considering that surface water is currently disposed of to public foul sewer at an unrestricted rate, surface water runoff from the site will be discharged to the 225mm diameter public foul sewer in High Street.
- 3.8 Following extensive liaison, Wessex Water has approved connection to the foul sewer. Refer to Appendix 2 for Wessex Water correspondence.

Table 3.1: Review of SuDS Components in accordance with the Drainage Hierarchy

SuDS Technique	Proposed	Not proposed	Reason
Store rainwater for later use	x		Greywater recycling to be considered for toilet flushing
Use infiltration techniques		X	- A 5m buffer between the proposed building and a soakaway/infiltration system is not feasible - Shallow bedrock at the site would prevent the operation of infiltration-based SuDS - Discharge of surface water to a soakaway situated in the rear car park is not feasible as it is at a significantly higher level than the proposed building
Attenuate rainwater in ponds or open water features		x	There is no open space at a suitable level within the site boundary
Attenuate rainwater in sealed tanks	x		It is proposed to discharge runoff to an attenuation tank at the site frontage
Discharge direct to a watercourse		x	There is no watercourse in the vicinity of the site
Discharge to a surface water drain		x	No public surface water sewers are present in the vicinity of the site.
Discharge to a combined sewer		x	No combined sewers are present in the vicinity of the site.
Discharge to a foul sewer	x		Discharge to foul sewer proposed as there is no alternative. Discharge will be reduced in order to provide betterment over the existing situation and reduce the risk of sewer flooding.

Proposed Discharge Rate

- 3.9 Post development surface water discharge will be restricted to 0.3l/s, the equivalent QBAR greenfield runoff rate for the proposed impermeable area. This represents significant betterment over the current unattenuated discharge rates from the site, which would reach

8.5l/s during the 1 in 100 year event, and will therefore will lower the risk of foul sewer flooding. Existing and proposed discharge rates are summarised in Table 3.2 below.

Table 3.2: Summary of Existing and Proposed Surface Water Discharge Rates

Area (ha)		Discharge Point	Calculation Method	Discharge Rate (l/s)				Volume required (m ³)
				1:1yr	1:30 yr	1:100yr	1:100yr +40%	
Existing	0.047	Foul Sewer	Modified Rational Method	2.6	6.5	8.5		-
Proposed	0.053	Foul Sewer	Micro Drainage	0.3	0.3	0.3	0.3	38

Proposed SuDS

- 3.10 Runoff from the proposed site will be drained into a concrete attenuation tank located beneath the former forecourt area.
- 3.11 Discharge into the foul sewer will be restricted by a Hydrobrake or orifice flow control installed in an inspection chamber upstream of the proposed outfall. A high level overflow will be included within the chamber in order to prevent flooding should blockage of the flow control occur.
- 3.12 The proposed SuDS have been designed to accommodate and dispose of runoff from all storms up to and including the 1:100-year storm with a 40% allowance for future climate change, without flooding. Preliminary MicroDrainage calculations indicate that a storage volume of 38m³ will be required to accommodate the design storm. This can be provided within a tank measuring 40m² x 1m deep as shown on CE Plan 8497/501 [*Proposed Drainage Strategy*] in Appendix 1.
- 3.13 All preliminary surface water drainage calculations have been undertaken using Micro Drainage software. Refer to Appendix 4.

Water Quality

- 3.14 Post development surface water discharge will comprise roof water only. Contamination loadings in roof runoff are negligible, therefore complex treatment processes are not required. The proposed lower ground floor car park will be covered, therefore runoff from this area will be negligible.
- 3.15 In any case, all runoff from the site will be discharged to foul sewer and will therefore receive treatment in a downstream sewage treatment works before discharge to watercourse.

Design Exceedance

- 3.16 The proposed system has been sized to accommodate runoff from the extreme 1:100 year event including an additional 40% allowance for climate change, therefore design exceedance is unlikely. The proposed flow control chamber will include a high-level overflow to ensure that flooding does not occur in the event of control blockage. Catchpits are also proposed to prevent debris from entering the system and causing blockages.
- 3.17 In the event of design exceedance, flows would be contained within the High Street highway corridor, where they would be intercepted by the existing highway drainage system, without impacting upon the proposed development or adjacent sites. Exceedance flow routes are shown on CE Plan 8497/501 [*Proposed Drainage Strategy*] in Appendix 1.

Adoption and Maintenance

- 3.18 All surface water drainage systems will remain private, and will be maintained by the site operator or by a management company acting on its behalf. A draft Maintenance Schedule is discussed below and summarised in Table 3.3 below.

Attenuation Tank

- 3.19 The tank will not require a rigorous maintenance regime so long as silt is removed from upstream catch pits and inspection chambers on a regular basis. Notwithstanding this, a suitable maintenance regime will comprise of routine inspection and silt removal (as necessary). Inspection should be undertaken using CCTV via the inspection chambers and inlet pipework located at each end of the tank.
- 3.20 Silt removal can be achieved by jetting. Jetting should be undertaken in accordance with current jetting guidelines, in particular the Code of Practice for Sewer Jetting published by The Water Research Centre. Jetting at 150bar at 300l/min should be more than adequate in removing any build-up of material.
- 3.21 A standard jet head with rear facing nozzles should be used. The head should be fed to the far end of the tank via the nearest inspection chamber, activated and retracted. As the nozzle is removed, debris will be swept back into the inspection chamber where it can then be removed with the use of a standard gully sucker. This method will ensure the effective removal of gross solids (carrier bags, cans, leaf litter etc.) from the system. Whilst 100% removal cannot be guaranteed, it has been shown that this jetting method will also remove an element of finer material which would otherwise be 'lost' within the system.

Pipework and Catchpits

- 3.22 Silt should be removed from upstream catch pits on a regular basis. The system should be inspected every six months and silt removed as necessary.

Flow Control

- 3.23 Flow controls should be inspected regularly for blockages and silt/ debris removed as necessary.

Table 3.3: Draft Maintenance Schedule for Elements of the Drainage Infrastructure

Drainage Element	Schedule	Maintenance Requirement	Frequency
Attenuation Tank	Regular	- Inspect and identify any areas that are not operating correctly - Remove debris from the catchment surface - Remove sediment from pre-treatment structures and internal forebays	- Monthly for 3 months, then annually - Monthly - Annually, or as required
	Remedial	Repair and rehabilitate inlets, outlets, overflows and vents	As required
	Monitoring	- Inspect inlets, outlets, overflows and vents to ensure they are operating as designed - Survey inside of tank for sediment build-up and remove as necessary	- Annually - Every 5 years, or as required
Pipework, Flow Control, & Catchpits	Regular	- Inspect for accumulation of silt - Inspect inlets, outlets and overflows for blockages - Inspect for debris and litter	Every six months
	Occasional	- Remove debris and litter - Remove silt	As required

4.0 FOUL WATER DRAINAGE STRATEGY

Refer to CE Plan 8497/501 [*Proposed Drainage Strategy*] in Appendix 1.

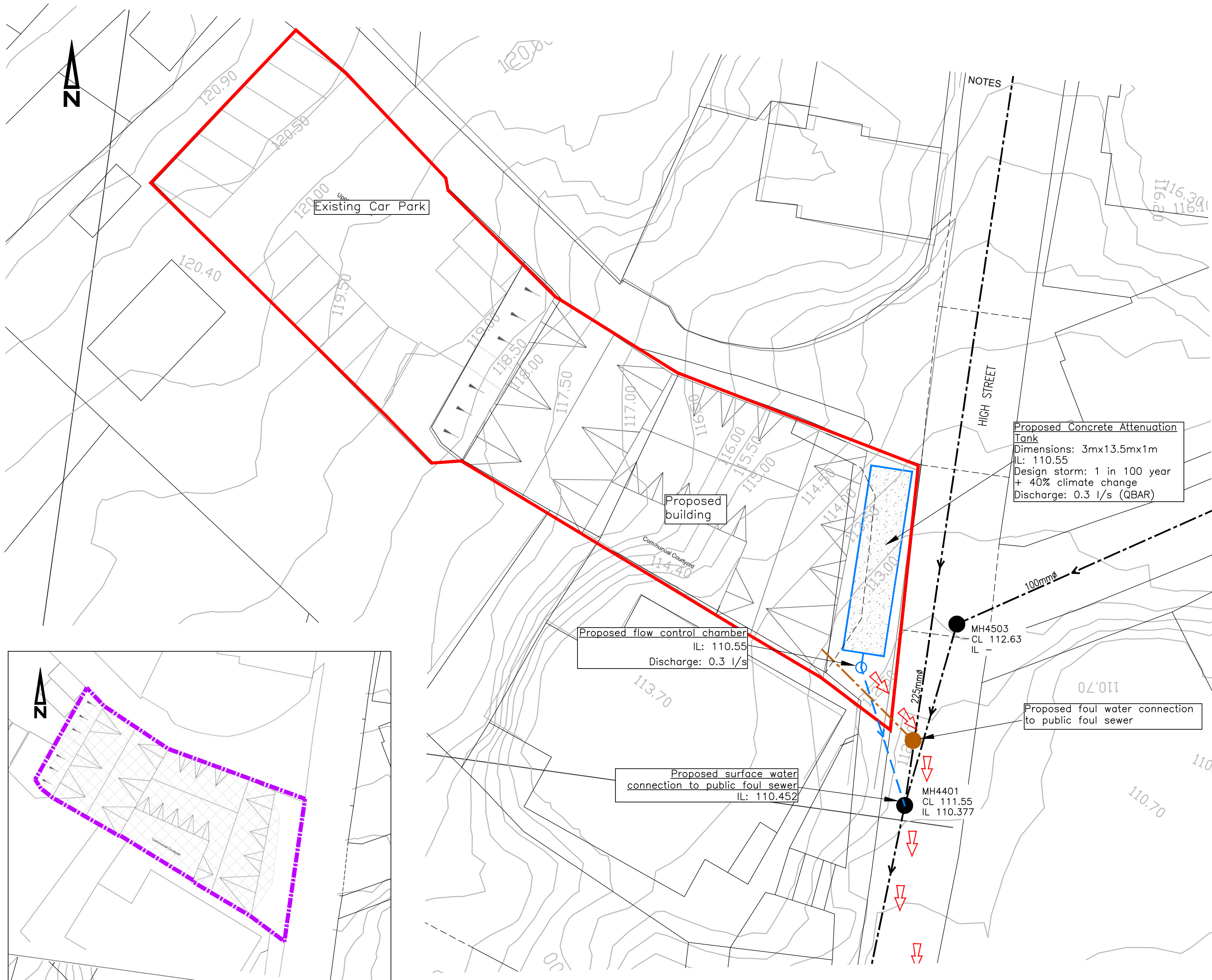
- 4.1 Post development foul flows will be discharged into the 225mm diameter public foul sewer in High Street.
- 4.2 Wessex Water advise that sufficient capacity exists for development foul flows within the existing foul sewer network. Refer to Appendix 2 for Wessex Water correspondence.
- 4.3 The proposed foul drainage system will be maintained privately.

5.0 SUMMARY & CONCLUSIONS

- 5.1 The surface water drainage strategy for the site has been prepared according to the drainage discharge hierarchy set out in CIRIA C753 The SuDS Manual.
- 5.2 There are significant constraints upon the use of infiltration-based drainage systems at the site. The only space available for Sustainable Drainage Systems (SuDS) is the narrow forecourt area at the site frontage, where a 5m buffer between a soakaway and the proposed building is not feasible. In addition, the existing bedrock at the site is not considered to be a suitable receptor for runoff due to the low permeability of solid rock, and the risk of subsidence resulting from rock dissolution.
- 5.3 There is no watercourse, surface water sewer or combined sewer in the vicinity of the site, therefore post development runoff will be discharged into the existing public foul sewer in High Street, as per the existing arrangement. Post development flows will be restricted to 0.3 l/s for all events up to and including the 1 in 100 year + 40% climate change storm. This will provide substantial betterment in flows and reduce the risk of foul sewer flooding.
- 5.4 Sustainable Drainage System (SuDS) will be provided in the form of an attenuation tank.
- 5.5 Water quality treatment is not required as post development flows will comprise roof water only, and all runoff will receive treatment at a sewage treatment works.
- 5.6 Exceedance flows would be retained within the adjacent highway corridor, and would drain into the existing highway drainage system.
- 5.7 All on site drainage systems will remain private, and will be the responsibility of the owners or a management company.
- 5.8 This study has been undertaken in accordance with the principles set out in NPPF. We can conclude that providing the development adheres to the conditions advised in this Report, the proposals can be accommodated without increasing flood risk within the locality in accordance with objectives set by Central Government and the EA.

Cole Easdon Consultants Limited
January 2023

Appendix 1



Key:

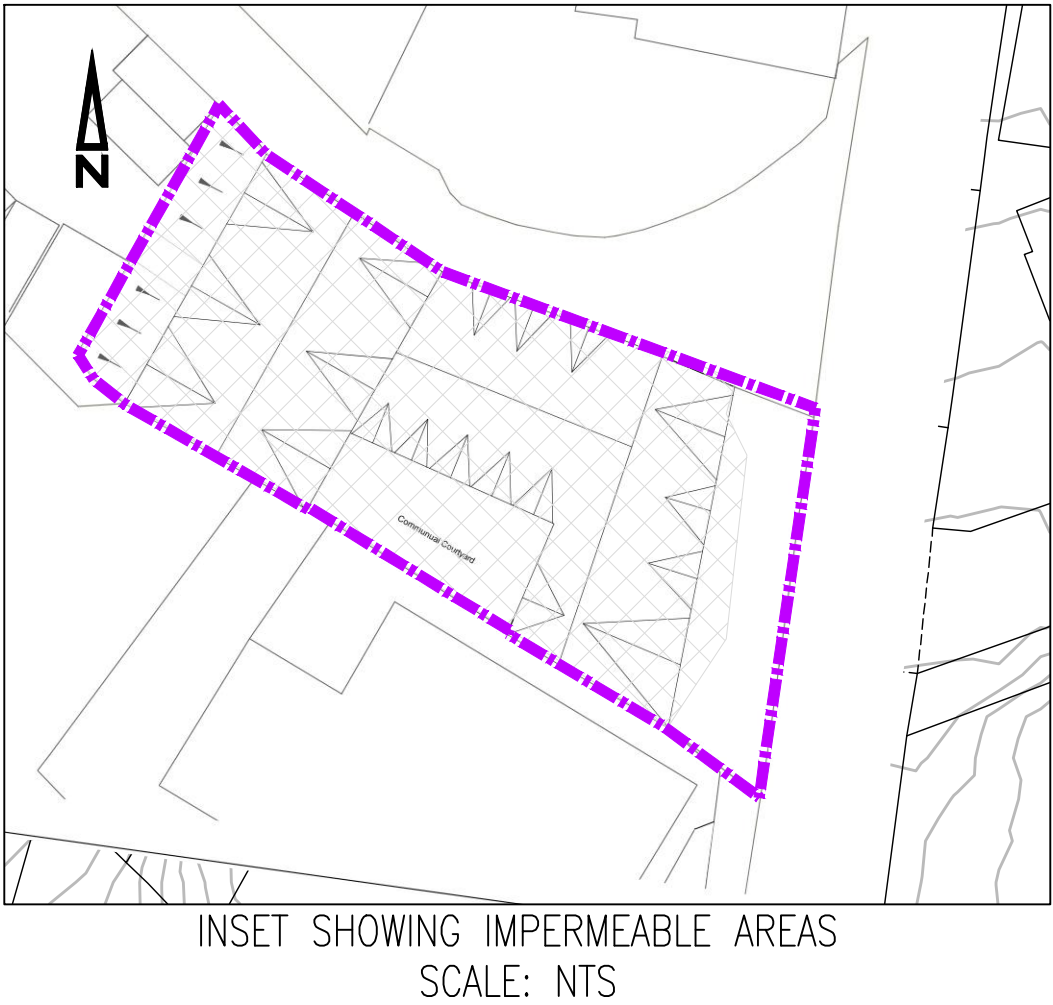
- Site boundary
- Area draining to proposed SuDS: 530m²
- Existing impermeable area draining to public foul sewer (470m²)
- Proposed surface water drain and inspection chamber
- Proposed concrete attenuation tank
- Design exceedance route
- Proposed foul drain and inspection chamber
- Existing ground level and contour
- Existing public foul sewer and inspection chamber

NOTES

- All levels are in metres above Ordnance datum
- Proposed layout drawing provided by The Historic Building Advisory Service in March 2022
- Public sewer records obtained from Wessex Water in May 2022
- Existing ground levels based on LIDAR topographical data obtained in June 2022
- This drainage strategy is indicative only and is subject to detailed design

REFERENCE DRAWINGS:				
Drawing No.	Drawing Title	Revision	Date	Company
184223 - 012	Proposed Site Plan		June 2020	Historic Building Advisory Service

No.	By	Date	Revision Details
Copyright			
			
01793 619 965 cec@ColeEasdon.com www.ColeEasdon.com			
Client			
The Historic Buildings Advisory Service Ltd			
Job Title			
Tisbury Motors High Street Tisbury Wiltshire			
Drawing Title			
Proposed Drainage Strategy			
Drawing Status:			
FOR COMMENT	FOR PLANNING	FOR TENDER	FOR APPROVAL
FOR CONSTRUCTION	AS BUILT		
CONSTRUCTION AT CLIENT / CONTRACTOR RISK			
Designed by:		Checked by:	
SS		NP	
Date		Scale	
August 2022		1: 200 @ A2	
Dwg. No.			Rev.
8497/501			



Appendix 2

Stuart Starr

From: Planning Liaison
Sent: 04 November 2022 15:53
To: Stuart Starr
Subject: RE: WW DEV Resp SA/NC/ 4773 - Tisbury Motors, High Street, Tisbury, Wiltshire (8497)
Attachments: image001.jpg; image002.png; image003.png; image004.png

Hi Stuart,

We have reviewed this within the business.

Subject to application we can accept surface water restricted to 0.3l/s maximum. We will expect you to consider further rainwater harvesting in order to reduce overall volumes of flow entering the foul sewer network.

The receiving Water Recycling Centre and the overflow are just upstream of the River Avon SSSI and we are obliged to do everything we can do resist any deterioration caused by increased flow in the Tisbury combined sewer catchment. It is understood that the site will not be able to benefit from garden watering but you should consider re use for toilet flushing. This would significantly reduce the frequency and volume of surface water discharge to the foul sewer.

We have accepted on the basis that the proposed arrangement will be better than the existing drainage systems on site however attenuation alone isn't a sustainable approach, further detail of this will be expect upon S106 sewer connection application.

Kind regards

Georgia Turner
Planning Liaison Technician
Wessex Water

Claverton Down Bath BA2 7WW
wessexwater.co.uk

These comments are based upon known circumstances prevailing at the time of writing. A review of the contents of this email is required where 18 months or more have elapsed since issue. Please email review requests to planning.liaison@wessexwater.co.uk

From: Stuart Starr <SStarr@ColeEasdon.com>
Sent: 26 October 2022 12:11
To: Planning Liaison <planning.liaison@wessexwater.co.uk>
Subject: RE: WW DEV Resp SA/NC/ 4773 - Tisbury Motors, High Street, Tisbury, Wiltshire (8497)

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognise the sender and know the content is safe.

Hi Georgia

Thanks for the document.

Ive done some more research into the local geology. Although the local soils do appear to be highly permeable, the DEFRA Magic Map indicates that the site is within an area of 'soluble rock risk'. Presumably this relates to the

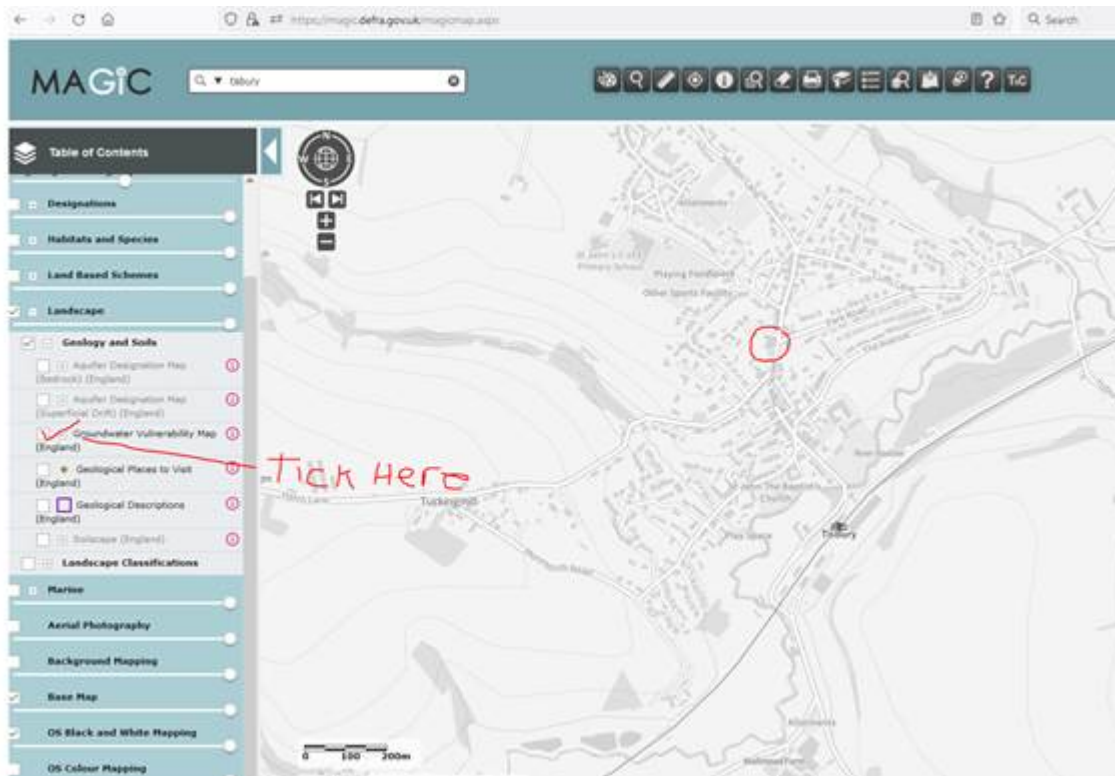
limestone beneath the site. I know that in areas where there is a risk of chalk dissolution, a buffer of 10m can be required. I think on this basis it is unlikely that the 5m buffer requirement would be relaxed in this instance, even if a permeable paving solution is proposed.

Link to the mapping below.

Regards

Stuart

<https://magic.defra.gov.uk/magicmap.aspx>



Stuart Starr
Senior Engineer



e-mail: starr@ColeEasdon.com | web: www.ColeEasdon.com **Take a look at our new website!**

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From: Planning Liaison <planning.liaison@wessexwater.co.uk>

Sent: 21 October 2022 15:25

To: Stuart Starr <SStarr@ColeEasdon.com>

Subject: RE: WW DEV Resp SA/NC/ 4773 - Tisbury Motors, High Street, Tisbury, Wiltshire (8497)

Hi Stuart,

Thank you for your patience.

Have you explored the siting of a soakaway at the front of the property [where the attenuation tank is placed]? Although Building Regulations often seek a 5m easement from buildings, this is only a guide and we have seen many instances where soakaways have been placed much closer to developments.

Susdrain's website explore

this https://www.susdrain.org/files/resources/fact_sheets/09_12_fact_sheet_suds_close_to_buildings.pdf

Thanks
Georgia

Georgia Turner
Planning Liaison Technician
Wessex Water

Claverton Down Bath BA2 7WW
wessexwater.co.uk

These comments are based upon known circumstances prevailing at the time of writing. A review of the contents of this email is required where 18 months or more have elapsed since issue. Please email review requests to planning.liaison@wessexwater.co.uk

From: Stuart Starr <SStarr@ColeEasdon.com>

Sent: 06 October 2022 16:48

To: Planning Liaison <planning.liaison@wessexwater.co.uk>

Subject: RE: WW DEV Resp SA/NC/ 4773 - Tisbury Motors, High Street, Tisbury, Wiltshire (8497)

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Hi Georgia

Sketch attached, showing a proposed attenuation tank sized to accommodate runoff from the proposed building with a restricted discharge rate of 0.3 l/s.

Regards

Stuart

Stuart Starr
Senior Engineer

e-mail: sstarr@ColeEasdon.com | web: www.ColeEasdon.com **Take a look at our new website!**

Swindon Office:

Tel: +44 (0) 1793 619 965

York House, Edison Park, Dorcan Way, Swindon SN3 3RB

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From: Planning Liaison <planning.liaison@wessexwater.co.uk>

Sent: 04 October 2022 11:31

To: Stuart Starr <SStarr@ColeEasdon.com>

Subject: RE: WW DEV Resp SA/NC/ 4773 - Tisbury Motors, High Street, Tisbury, Wiltshire (8497)

Hi Stuart,

Our Defra Liaison Manager is due to review this request. There are a few major projects submitted so we will expect to hear back within a few weeks time.

In the meantime please can you provide a drawing showing your drainage proposals, including details of how the site is expected to achieve surface water flows of 0.3l/s.

Kind regard

Georgia Turner
Planning Liaison Technician
Wessex Water

Claverton Down Bath BA2 7WW
wessexwater.co.uk

These comments are based upon known circumstances prevailing at the time of writing. A review of the contents of this email is required where 18 months or more have elapsed since issue. Please email review requests to planning.liaison@wessexwater.co.uk

From: Stuart Starr <SStarr@ColeEasdon.com>

Sent: 28 September 2022 09:46

To: Planning Liaison <planning.liaison@wessexwater.co.uk>

Subject: RE: WW DEV Resp SA/NC/ 4773 - Tisbury Motors, High Street, Tisbury, Wiltshire (8497)

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognise the sender and know the content is safe.

Hi Georgia

The only clear space within the site where a soakaway could be located is in the highest part of the site. We cant drain surface water from the building 'up hill' to this area without pumping, something the LLFA is sure to object to.

As discussed, there is already a connection, and we propose to reduce flows, so there would be significant betterment and reduction in sewer flood risk.

Regards

Stuart

Stuart Starr
Senior Engineer



e-mail: sstarr@ColeEasdon.com | web: www.ColeEasdon.com **Take a look at our new website!**

Swindon Office:

Tel: +44 (0) 1793 619 965

York House, Edison Park, Dorcan Way, Swindon SN3 3RB

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From: Planning Liaison <planning.liaison@wessexwater.co.uk>

Sent: 16 September 2022 14:48

To: Stuart Starr <SStarr@ColeEasdon.com>

Subject: RE: WW DEV Resp SA/NC/ 4773 - Tisbury Motors, High Street, Tisbury, Wiltshire (8497)

Hi Stuart,

Thank you for your reply.

You will need to provide us with evidence that infiltration will not be feasible here, then we will escalate within the Wessex Water business for consideration.

Surface water disposal should be considered from the beginning of the development process and throughout, influencing the design and layout. SuDS are very flexible and there are a number of ways that they can be applied to provide the best outcome for the environment.

Our desktop records indicate good potential for infiltration here and our billing records show there are properties in the area receiving the surface water discharge rebate (where surface water does not enter the public sewer). Further to this there has been a planning application for Land at Cleveland House, High Street, where infiltration testing found that water drained away very quickly. It is within our surface water drainage policy that Wessex Water will not accept surface water to foul connectivity where the ground is suitable for a soakaway.

I look forward to hearing from you,

Georgia

Georgia Turner
Planning Liaison Technician
Wessex Water

Claverton Down Bath BA2 7WW
wessexwater.co.uk

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From: Stuart Starr <SStarr@ColeEasdon.com>

Sent: 11 September 2022 12:15

To: Planning Liaison <planning.liaison@wessexwater.co.uk>

Subject: RE: WW DEV Resp SA/NC/ 4773 - Tisbury Motors, High Street, Tisbury, Wiltshire (8497)

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Hi Georgia

Surface water runoff from the site is currently discharged into the public foul sewer system.

The first three attached photographs show roof and canopy water from the building is connected into a private combined chamber within the church premises adjacent and to the south of the site. This chamber connects with the foul sewer in the high street.

The fourth photo shows an outlet from the yard to the rear of the building, two additional unknown surface water outlets and an external tap waste discharging into a gully on the north side of the building, which also drains into the public foul sewer.

We therefore wish to maintain a surface water connection to the foul sewer, however we understand that there are local foul sewer capacity issues and propose to significantly reduce surface water discharge, thereby reducing the risk of sewer flooding.

We would be grateful for your response.

Regards

Stuart

Stuart Starr
Senior Engineer



Swindon Office:

Tel: +44 (0) 1793 619 965

York House, Edison Park, Dorcan Way, Swindon SN3 3RB

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From: Planning Liaison <planning.liason@wessexwater.co.uk>

Sent: 02 August 2022 14:02

To: Stuart Starr <SStarr@ColeEasdon.com>

Cc: Nick Jackson <NJackson@ColeEasdon.com>

Subject: WW DEV Resp SA/NC/ 4773 - Tisbury Motors, High Street, Tisbury, Wiltshire (8497)

Dear Stuart,

Thank you for your enquiry.

I have attached our surface water drainage policy.

Foul drainage

We can accept the foul flows only into the public foul sewer to serve your development. The use of an existing sewer connection will require building control approval.

If you need a new connection direct to the public foul sewer, application can be found on our website <https://www.wessexwater.co.uk/services/building-and-developing/building-a-new-house-or-extension/sewerage-and-water-connections-for-a-single-new-dwelling>

Surface water drainage

Surface water must be disposed of via the SuDS Hierarchy which is subject to Building Regulations. Land drainage run-off shall not be permitted to discharge to the public sewerage system. Wessex Water will not accept surface water flows into the foul sewer here, either directly or indirectly.

This area of Tisbury is within high risk of foul sewer inundation during periods of prolonged wet weather leading to sewer flooding. Wessex Water will be seeking higher levels of design and construction in these areas to ensure that the proposed drainage is resilient to the impacts of groundwater infiltration when the water table rises. On site private sewers and sanitary appliances must be designed to be resilient to the impacts of sewer flooding and the development must be constructed so as to provide a sealed system of foul water drainage.

Government steer is for surface water drainage to no longer be combined with foul water due to the nationwide focus on reducing discharges from storm overflows from combined sewers as well as reducing the unnecessary high carbon footprint arising from pumping and treating surface water which could be returned to the environment without needing to pass through a sewage treatment works.

You note there is an existing soakaway on site and our records indicate good potential for infiltration in this area therefore, and in line with our policy, you will need to explore alternative infiltration methods.

Kind regards

Georgia Turner
Planning Liaison Technician

Claverton Down Bath BA2 7WW
wessexwater.co.uk

These comments are based upon known circumstances prevailing at the time of writing. A review of the contents of this email is required where 18 months or more have elapsed since issue. Please email review requests to planning.liaison@wessexwater.co.uk

From: Stuart Starr <SStarr@ColeEasdon.com>
Sent: 29 July 2022 10:45
To: Planning Liaison <planning.liaison@wessexwater.co.uk>
Cc: Nick Jackson <NJackson@ColeEasdon.com>
Subject: SA/NC/4773 - Tisbury Motors, High Street, Tisbury, Wiltshire (8497)

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Dear Sir or Madam

Our client proposes to redevelop the existing filling station at the above address to provide 10 residential units.

Foul Drainage

Post development foul flows would be connected to the adjacent public foul sewer in Tisbury High St. Peak foul flow = 0.46 l/s.

Surface Water Drainage

The proposed building covers almost the entire lower part of the site therefore it is not possible to locate soakaways in this area. It is not possible to make a gravity connection to a soakaway located in the upper part of the site due to its sloping topography.

There is no watercourse or public surface water sewer in the vicinity of the site.

Due to these constraints, in accordance with the Drainage Discharge Hierarchy, it is proposed to discharge post development surface water to the public foul sewer in the vicinity of MH 4401. Discharge would be restricted to greenfield runoff rates (QBAR: 0.3l/s) or as close to this rate as possible.

We would be grateful for confirmation that capacity is available within the existing public sewer system to accommodate proposed foul and surface water flows.

Many thanks

Stuart

Stuart Starr
Senior Engineer



e-mail: sstarr@ColeEasdon.com | web: www.ColeEasdon.com **Take a look at our new website!**

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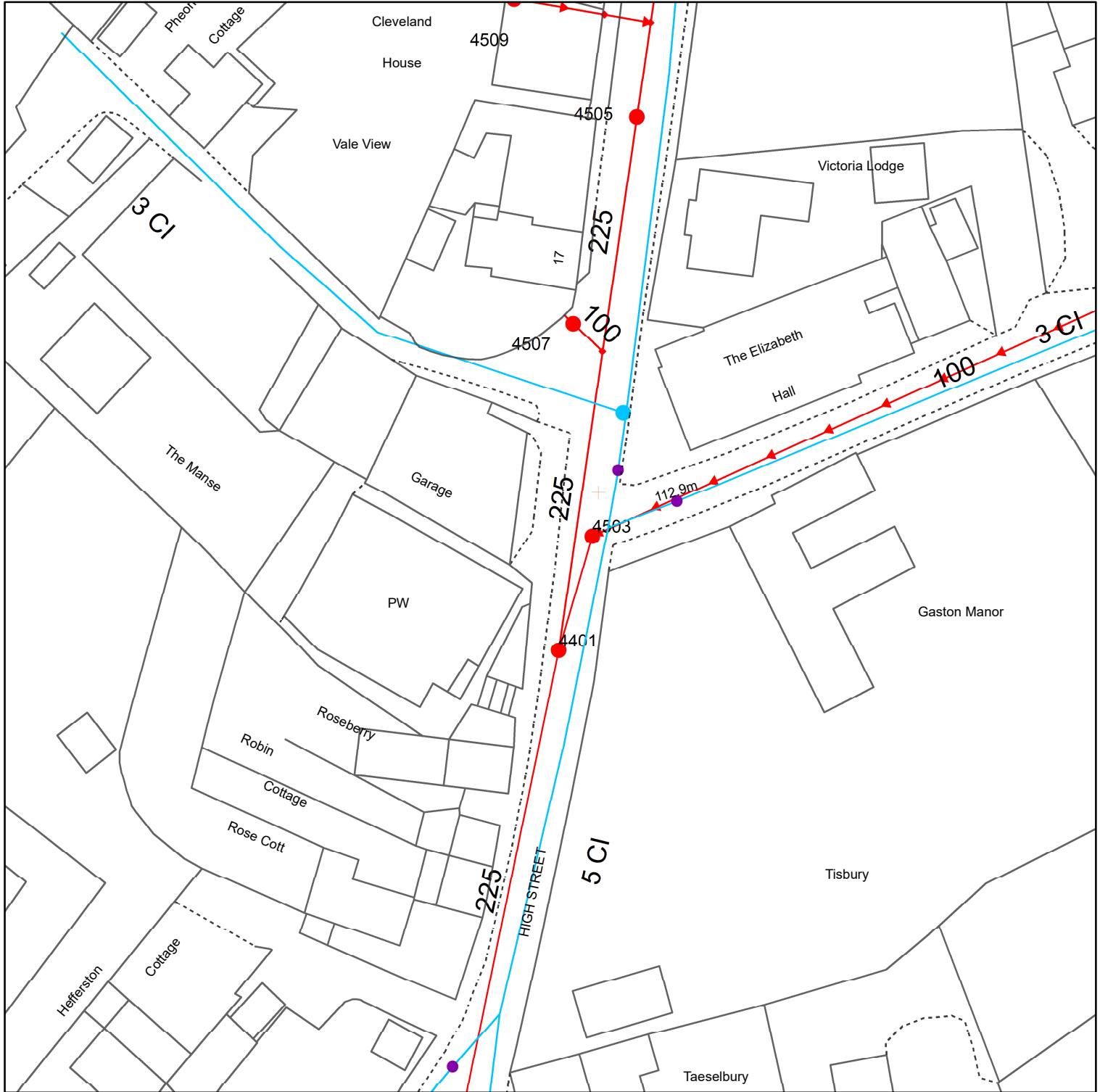
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Wessex Water Network Map

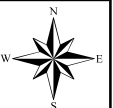


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WATER MAINS	SEWERS	STRATEGIC PUBLIC	PRIVATE	SECTION 104	OTHER WESSEX PIPES	NON-WESSEX / UNKNOWN
- Distribution - Washout - Raw Water - Abandoned - Private	- Foul - Surface - Combined - Abandoned	- Public Sewer - Public Surface - Public Combined - Public Abandoned	- Private Sewer - Private Surface - Private Combined - Private Abandoned	- Section 104 Sewer - Section 104 Surface - Section 104 Combined - Section 104 Abandoned	- Rising Mains - Standby Rising Mains - EDM - Effluent Disposal - Overflow - Syphon	- Private Rising Mains - Culverted Watercourse - Highway Drain - Use Unknown - Status Unknown
FITTINGS - Hydrant - Other	STRUCTURES - Manhole - Foul - Manhole - Surface - Manhole - Combined - Inlet - Outfall - Lamphole - Bifurcation - Foul - Bifurcation - Surface - Bifurcation - Combined - Combined Sewage Overflow	- Pumping Station - Surface - Pumping Stn - Foul/Combined - Gully - Vent Column - Rodding Eye - Catchpit - Flushing Chamber - Soakaway - Non Return Valve - Air Valve - Hatch Box - Washout	- Private Sewer - Private Surface - Private Combined - Private Abandoned	- Section 104 Sewer - Section 104 Surface - Section 104 Combined - Section 104 Abandoned	- Rising Mains - Standby Rising Mains - EDM - Effluent Disposal - Overflow - Syphon	- Private Rising Mains - Culverted Watercourse - Highway Drain - Use Unknown - Status Unknown
					OTHER STRUCTURES - Attenuation Tank - Storage Tank	- Chamber - Tunnel - Interceptor

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.

Date: 10/05/2022
Centre: 394412, 129501
Scale: 1:625
 (when printed at A4 size)



Wessex Water
 YTL GROUP



Appendix 3



Existing Roof Drainage Outlet Through Canopy



Existing Canopy Drainage Outlet and Additional Roof Downpipe on Southern Side of Building



Downpipe From Site Entering an Existing Private Combined Inspection Chamber adjacent to the Neighbouring Church



Combined Gully Adjacent to North Wall

Appendix 4

Cole Easdon Consultants				Page 1	
160 Aztec, Aztec West Almondsbury Bristol, BS32 4TU		Tisbury Motors, Wiltshire Storage Calcs			
Date 16/11/2022 15:56 File 8497 STORAGE SS.SRCX		Designed by SSt Checked by NP			
Innovyze		Source Control 2016.1			
<u>Summary of Results for 100 year Return Period (+40%)</u>					
Storm Event	Max Level (m)	Max Depth (m)	Max Control (l/s)	Max Volume (m³)	Status
15 min Summer	110.850	0.300	0.2	12.2	O K
30 min Summer	110.952	0.402	0.2	16.3	O K
60 min Summer	111.062	0.512	0.2	20.7	O K
120 min Summer	111.173	0.623	0.2	25.2	O K
180 min Summer	111.233	0.683	0.3	27.7	O K
240 min Summer	111.270	0.720	0.3	29.2	O K
360 min Summer	111.316	0.766	0.3	31.0	O K
480 min Summer	111.341	0.791	0.3	32.1	O K
600 min Summer	111.355	0.805	0.3	32.6	O K
720 min Summer	111.361	0.811	0.3	32.9	O K
960 min Summer	111.360	0.810	0.3	32.8	O K
1440 min Summer	111.346	0.796	0.3	32.2	O K
2160 min Summer	111.315	0.765	0.3	31.0	O K
2880 min Summer	111.282	0.732	0.3	29.7	O K
4320 min Summer	111.220	0.670	0.3	27.1	O K
5760 min Summer	111.162	0.612	0.2	24.8	O K
7200 min Summer	111.109	0.559	0.2	22.7	O K
8640 min Summer	111.062	0.512	0.2	20.7	O K
10080 min Summer	111.019	0.469	0.2	19.0	O K
15 min Winter	110.887	0.337	0.2	13.6	O K
30 min Winter	111.001	0.451	0.2	18.3	O K
Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)	
15 min Summer	123.881	0.0	12.0	19	
30 min Summer	83.529	0.0	15.2	34	
60 min Summer	53.779	0.0	21.3	64	
120 min Summer	33.433	0.0	26.4	124	
180 min Summer	24.938	0.0	29.5	182	
240 min Summer	20.107	0.0	31.6	242	
360 min Summer	14.806	0.0	34.4	362	
480 min Summer	11.910	0.0	35.4	482	
600 min Summer	10.051	0.0	35.9	600	
720 min Summer	8.745	0.0	36.2	720	
960 min Summer	7.014	0.0	36.6	896	
1440 min Summer	5.129	0.0	37.0	1138	
2160 min Summer	3.743	0.0	53.5	1516	
2880 min Summer	2.989	0.0	56.9	1936	
4320 min Summer	2.173	0.0	60.9	2768	
5760 min Summer	1.731	0.0	66.0	3576	
7200 min Summer	1.450	0.0	69.1	4392	
8640 min Summer	1.256	0.0	71.9	5184	
10080 min Summer	1.113	0.0	74.2	5952	
15 min Winter	123.881	0.0	13.4	19	
30 min Winter	83.529	0.0	15.7	33	
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160 Aztec, Aztec West Almondsbury Bristol, BS32 4TU		Tisbury Motors, Wiltshire Storage Calcs			
Date 16/11/2022 15:56 File 8497 STORAGE SS.SRCX		Designed by SSt Checked by NP			
Innovyze		Source Control 2016.1			
<u>Summary of Results for 100 year Return Period (+40%)</u>					
Storm Event	Max Level (m)	Max Depth (m)	Max Control (l/s)	Max Volume (m³)	Status
60 min Winter	111.125	0.575	0.2	23.3	O K
120 min Winter	111.251	0.701	0.3	28.4	O K
180 min Winter	111.320	0.770	0.3	31.2	O K
240 min Winter	111.364	0.814	0.3	33.0	O K
360 min Winter	111.419	0.869	0.3	35.2	O K
480 min Winter	111.452	0.902	0.3	36.5	O K
600 min Winter	111.471	0.921	0.3	37.3	O K
720 min Winter	111.483	0.933	0.3	37.8	O K
960 min Winter	111.489	0.939	0.3	38.0	O K
1440 min Winter	111.469	0.919	0.3	37.2	O K
2160 min Winter	111.433	0.883	0.3	35.8	O K
2880 min Winter	111.387	0.837	0.3	33.9	O K
4320 min Winter	111.295	0.745	0.3	30.2	O K
5760 min Winter	111.209	0.659	0.2	26.7	O K
7200 min Winter	111.133	0.583	0.2	23.6	O K
8640 min Winter	111.065	0.515	0.2	20.9	O K
10080 min Winter	111.005	0.455	0.2	18.4	O K
Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)	
60 min Winter	53.779	0.0	23.8	62	
120 min Winter	33.433	0.0	29.6	122	
180 min Winter	24.938	0.0	32.9	180	
240 min Winter	20.107	0.0	34.9	238	
360 min Winter	14.806	0.0	36.4	356	
480 min Winter	11.910	0.0	37.2	470	
600 min Winter	10.051	0.0	37.7	584	
720 min Winter	8.745	0.0	38.2	698	
960 min Winter	7.014	0.0	39.0	914	
1440 min Winter	5.129	0.0	39.4	1184	
2160 min Winter	3.743	0.0	59.9	1624	
2880 min Winter	2.989	0.0	63.7	2100	
4320 min Winter	2.173	0.0	65.2	2984	
5760 min Winter	1.731	0.0	73.9	3864	
7200 min Winter	1.450	0.0	77.4	4688	
8640 min Winter	1.256	0.0	80.5	5528	
10080 min Winter	1.113	0.0	83.2	6352	
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Date 16/11/2022 15:56 File 8497 STORAGE SS.SRCX	Designed by SSt Checked by NP	
Innovyze Source Control 2016.1		

Rainfall Details

Rainfall Model	FSR	Winter Storms	Yes
Return Period (years)	100	Cv (Summer)	0.750
Region	England and Wales	Cv (Winter)	0.840
M5-60 (mm)	19.000	Shortest Storm (mins)	15
Ratio R	0.344	Longest Storm (mins)	10080
Summer Storms	Yes	Climate Change %	+40

Time Area Diagram

Total Area (ha) 0.053

Time (mins)	Area
From:	To: (ha)
0	4 0.053

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160 Aztec, Aztec West Almondsbury Bristol, BS32 4TU	Tisbury Motors, Wiltshire Storage Calcs																																																																																																				
Date 16/11/2022 15:56 File 8497 STORAGE SS.SRCX	Designed by SS <i>t</i> Checked by NP																																																																																																				
Innovyze Source Control 2016.1																																																																																																					
Model Details Storage is Online Cover Level (m) 112.400 Tank or Pond Structure Invert Level (m) 110.550 <table><thead><tr><th>Depth (m)</th><th>Area (m²)</th><th>Depth (m)</th><th>Area (m²)</th><th>Depth (m)</th><th>Area (m²)</th></tr></thead><tbody><tr><td>0.000</td><td>40.5</td><td>1.000</td><td>40.5</td><td>1.100</td><td>0.0</td></tr></tbody></table> Hydro-Brake Optimum® Outflow Control Unit Reference MD-SHE-0024-3000-1000-3000 Design Head (m)1.000 Design Flow (l/s)0.3 Flush-Flo™Calculated ObjectiveMinimise upstream storage ApplicationSurface Sump AvailableYes Diameter (mm)24 Invert Level (m)110.550 Minimum Outlet Pipe Diameter (mm)75 Suggested Manhole Diameter (mm)1200 <table><thead><tr><th>Control Points</th><th>Head (m)</th><th>Flow (l/s)</th></tr></thead><tbody><tr><td>Design Point (Calculated)</td><td>1.000</td><td>0.3</td></tr><tr><td>Flush-Flo™</td><td>0.106</td><td>0.2</td></tr><tr><td>Kick-Flo®</td><td>0.218</td><td>0.2</td></tr><tr><td>Mean Flow over Head Range</td><td>-</td><td>0.2</td></tr></tbody></table> The hydrological calculations have been based on the Head/Discharge relationship for the Hydro-Brake Optimum® as specified. Should another type of control device other than a Hydro-Brake Optimum® be utilised then these storage routing calculations will be invalidated <table><thead><tr><th>Depth (m)</th><th>Flow (l/s)</th><th>Depth (m)</th><th>Flow (l/s)</th><th>Depth (m)</th><th>Flow (l/s)</th><th>Depth (m)</th><th>Flow (l/s)</th></tr></thead><tbody><tr><td>0.100</td><td>0.2</td><td>1.200</td><td>0.3</td><td>3.000</td><td>0.5</td><td>7.000</td><td>0.7</td></tr><tr><td>0.200</td><td>0.2</td><td>1.400</td><td>0.3</td><td>3.500</td><td>0.5</td><td>7.500</td><td>0.7</td></tr><tr><td>0.300</td><td>0.2</td><td>1.600</td><td>0.4</td><td>4.000</td><td>0.5</td><td>8.000</td><td>0.7</td></tr><tr><td>0.400</td><td>0.2</td><td>1.800</td><td>0.4</td><td>4.500</td><td>0.6</td><td>8.500</td><td>0.8</td></tr><tr><td>0.500</td><td>0.2</td><td>2.000</td><td>0.4</td><td>5.000</td><td>0.6</td><td>9.000</td><td>0.8</td></tr><tr><td>0.600</td><td>0.2</td><td>2.200</td><td>0.4</td><td>5.500</td><td>0.6</td><td>9.500</td><td>0.8</td></tr><tr><td>0.800</td><td>0.3</td><td>2.400</td><td>0.4</td><td>6.000</td><td>0.7</td><td></td><td></td></tr><tr><td>1.000</td><td>0.3</td><td>2.600</td><td>0.5</td><td>6.500</td><td>0.7</td><td></td><td></td></tr></tbody></table>			Depth (m)	Area (m ²)	Depth (m)	Area (m ²)	Depth (m)	Area (m ²)	0.000	40.5	1.000	40.5	1.100	0.0	Control Points	Head (m)	Flow (l/s)	Design Point (Calculated)	1.000	0.3	Flush-Flo™	0.106	0.2	Kick-Flo®	0.218	0.2	Mean Flow over Head Range	-	0.2	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	0.100	0.2	1.200	0.3	3.000	0.5	7.000	0.7	0.200	0.2	1.400	0.3	3.500	0.5	7.500	0.7	0.300	0.2	1.600	0.4	4.000	0.5	8.000	0.7	0.400	0.2	1.800	0.4	4.500	0.6	8.500	0.8	0.500	0.2	2.000	0.4	5.000	0.6	9.000	0.8	0.600	0.2	2.200	0.4	5.500	0.6	9.500	0.8	0.800	0.3	2.400	0.4	6.000	0.7			1.000	0.3	2.600	0.5	6.500	0.7		
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The Rational Formula

$$Q_p = CiA/0.36$$

Q_p	2.6l/s	Peak discharge from catchment
A	0.0470ha	Catchment area
i	17.3mm/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	19mm	5 year - 60 minute rainfall depth
r	0.344	Ratio of the 5 year - 60 minute rainfall depth to the 5 year - 2 day rainfall depth
D	30min	Rainfall duration
T	1year	Return period

Determination of M5-D

Z ₁	0.78	
M5-D	14.8mm	rainfall depth of 5 year return period for required duration

Determination of MT-D

Z ₂	0.62	
MT-D	9.18mm	rainfall depth of the required return period

Determination of point rainfall intensities

i	18.4mm/hr
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Application of areal reduction factor

A	0.0005km ²
ARF	0.94
i	17.3mm/hr

The Rational Formula

$$Q_p = CiA/0.36$$

Q_p	6.5l/s	Peak discharge from catchment
A	0.0470ha	Catchment area
i	42.6mm/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	19mm	5 year - 60 minute rainfall depth
r	0.344	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	0.78	
M5-D	14.8mm	rainfall depth of 5 year return period for required duration

Determination of MT-D

Z_2	1.53	
MT-D	22.64mm	rainfall depth of the required return period

Determination of point rainfall intensities

i	45.3mm/hr
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Application of areal reduction factor

A	0.0005km ²
ARF	0.94
i	42.6mm/hr



The Rational Formula

$$Q_p = CiA/0.36$$

Q_p	8.5l/s	Peak discharge from catchment
A	0.0470ha	Catchment area
i	55.4mm/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	19mm	5 year - 60 minute rainfall depth
r	0.344	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	0.78	
M5-D	14.8mm	rainfall depth of 5 year return period for required duration

Determination of MT-D

Z_2	1.99	
MT-D	29.45mm	rainfall depth of the required return period

Determination of point rainfall intensities

i	58.9mm/hr
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Application of areal reduction factor

A	0.0005km ²
ARF	0.94
i	55.4mm/hr

Cole Easdon		Page 1
160 Aztec, Aztec West Almondsbury Bristol, BS32 4TU		
Date 29/07/2022 10:39 File	Designed by sstarr Checked by	
Innovyze Source Control 2016.1		

ICP SUDS Mean Annual Flood

Input

Return Period (years)	1	Soil	0.450
Area (ha)	0.053	Urban	0.000
SAAR (mm)	967	Region Number	Region 7

Results 1/s

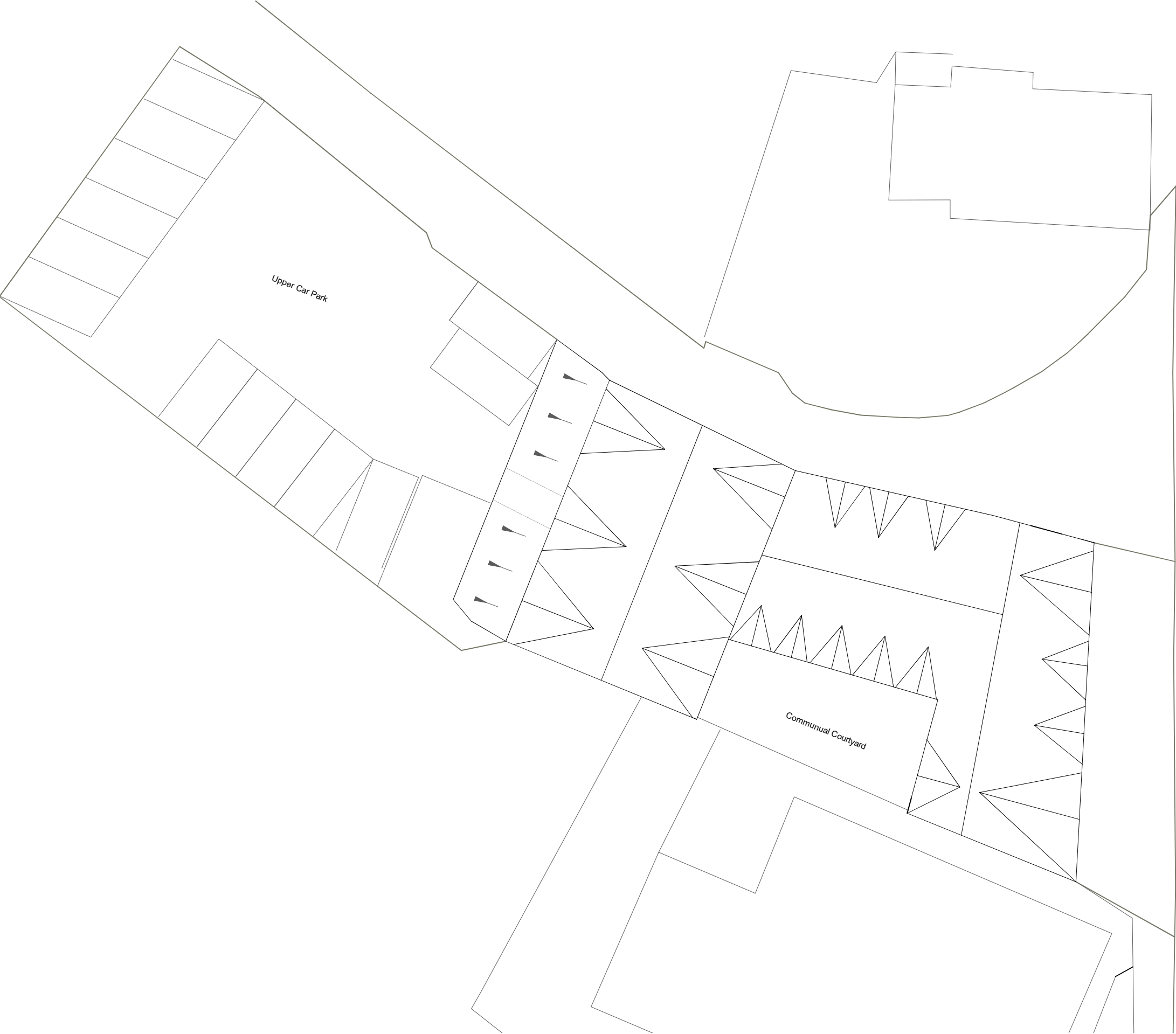
QBAR Rural	0.3
QBAR Urban	0.3
Q1 year	0.3
Q1 year	0.3
Q30 years	0.8
Q100 years	1.1

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Appendix 5



NOTES



Tisbury Motors, High Street,
Tisbury

Proposed Site Plan

Scale: 1:200 @ A3	Drawn by: JMW	Date: Jan 2020
	Drawing Number: 184223 - 012	Revision: -



NOTES

Tisbury Motors, High Street,
Tisbury

Proposed Lower Ground Floor Plan

Scale:
1:200 @ A3

Drawn by:
JMW

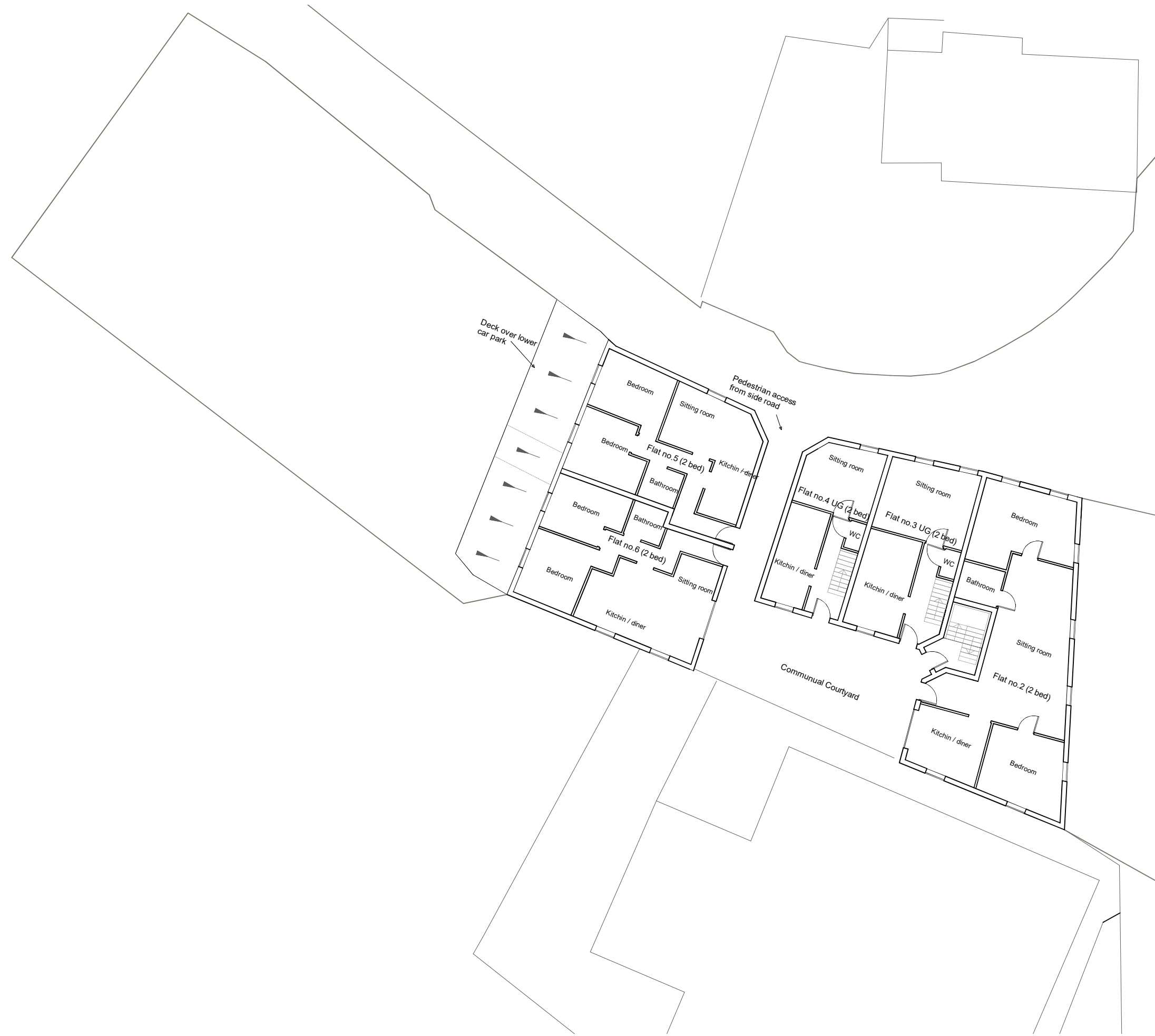
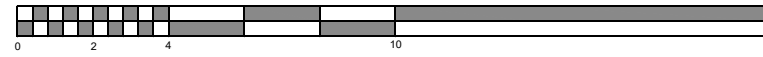
Date:
Jan 2020

Drawing Number:
18423 - 001

Revision:
-



Historic Building
Advisory Service



NOTES

Tisbury Motors, High Street,
Tisbury

Proposed Upper Ground Floor Plan

Scale: 1:200 @ A3	Drawn by: JMW	Date: Jan 2020
	Drawing Number: 18423 - 002	Revision: -