

Title	Drainage Statement
Job Name	Truant House, Froxfield
Job Number	25-264-80
Date	03/11/2025

1 DRAINAGE STATEMENT

1.1 Site Proposals

- 1.1.1 The proposals consist of the construction of a singular dwelling, garage, parking area and associated landscaping on a site to the south of Church Lane, Froxfield, Wiltshire
- 1.1.2 Access to the site will be available from the north via Church Lane.
- 1.1.3 The site proposals are enclosed with this note.

1.2 Topography and Geology

- 1.2.1 The site topography demonstrated in Figure 1-2, shows the that the site and surrounding areas slopes to the south, before levelling out. Levels are approximately 113.4mAOD in the northeast corner of the site, falling to approximately 109.5mAOD in the southwest corner.
- 1.2.2 Church Road is slightly elevated above the site, at approximately 113.7mAOD at the site entrance. Land to the north beyond the site and Church Road continues to rise northwards, albeit at a slightly steeper gradient than the site itself.

Figure 1-1 Topography



- 1.2.3 According to BGS geological mapping, the entire site and surrounding areas are underlain by 'Seaford Chalk Formation'.
- 1.2.4 BGS mapping, reproduced in Figure 1-3, shows the land immediately south of the site to be underlain 'Alluvium – Clay, Silt, Sand and Gravel' superficial deposits.

Figure 1-2 BGS Superficial Deposits



1.2.5 The Soilscales website shows the entire site is underlain by '*Freely draining slightly acid but base rich soils*'.

1.2.6 The site is not located within a Source Protection Zone.

2 PROPOSED DRAINAGE STRATEGY.

2.1.1 The existing site is understood to allow water to percolate into the ground due to its greenfield nature and the freely draining characteristics of the soils at the site.

2.1.2 The proposed hardstanding at the site will comprise of a singular dwelling and associated garage.

2.1.3 In order to ensure the proposals mimic existing conditions as closely as possible it is proposed to discharge the building downpipes to raised beds sustainable drainage (SuDS) planters. These are simple, prefabricated planters that accommodate flows from downpipes, slowing the flow of water before discharging to the ground via shallow gravel sumps. They are planted to provide additional biodiversity and amenity benefits and provide water cleansing.

2.1.4 The planters are proposed to drain water into nearby gravel sumps which will allow water to percolate into the ground, mimicking existing site drainage characteristics.

- 2.1.5 According to the CIRIA SuDS Manual, typically the surface area of bioretention areas such as SuDS planters should be 2 – 4% of the roof area it is draining. The total roof area for the proposed dwelling is approximately 177m². Due to the pitch of the proposed roof, it has been proposed to drain the northern and southern parts of the dwelling to separate planters.
- 2.1.6 The northern part of the proposed dwelling would have a roof area of approximately 73m². It is proposed to drain the northern roof area to two separate planters, with each planter draining approximately 36.5m². The planters are proposed to measure 1.45m² (2% of the contribution area) and 1m² (3% of the contribution area) respectively due to space constraints.
- 2.1.7 The porch area on the northern side of the proposed dwelling measures approximately 30.9m² and it is proposed to drain runoff generated from this area to a planter with a surface area of 1.25m² (approximately 4% of the porch roof area).
- 2.1.8 The southern part of the proposed dwelling would have a combined roof area of 73m². It is proposed to drain the southern roof area into two separate planters located either side of the proposed decking areas, therefore each planter has been sized to drain approximately 36.5m² of roof area. In order to achieve this, each planter should have a surface area of at least 1.45m² (approximately 4% of 36.5m²).
- 2.1.9 The proposed garage has a total area of approximately 61.7m². Similar to the proposed dwelling, it is proposed to drain the runoff from the northern and southern pitches of the garage roof to separate planters. Therefore, the planters for the garage have been sized to drain approximately 30.8m² and have a surface area of approximately 0.63m² (approximately 2% of 30.8m²).
- 2.1.10 If space allows, water butts could be installed to provide further betterment, promoting the reuse of water collected from rainstorms in order to maintain garden areas. However, the capacity provided in water butts cannot be relied upon to provide attenuation storage as they may be at capacity when storms occur.
- 2.1.11 The proposed planter discharge (to gravel sumps and then the ground) would mimic the existing conditions of the greenfield site and provide wider benefits. Therefore strongly align with the core aims of the NPPF.
- 2.1.12 The distribution and locations of the proposed planters are subject to detailed design and setting out. At this stage, they have been selected and located so as to not impede access across the site i.e. building access and external paths.
- 2.1.13 The proposed drainage strategy is enclosed with this note.

Design for Exceedance

- 2.1.14 The proposed planters would mimic the existing conditions at the site. In the unlikely event the capacity of the SuDS planters and associated gravel sumps were

exceeded, water would gradually flow onto surrounding landscaped areas where it would percolate to the ground, as per the existing site and antecedent conditions.

Water Quality

- 2.1.15 The SuDS Manual (CIRIA C753) states that the design of surface water drainage should consider minimising contaminants in surface water runoff discharged from the site. The level of treatment required depends on the proposed land use, according to the pollution hazard indices. To provide adequate treatment, the SuDS mitigation indices for the development must be equal to, or exceed, the pollution hazard indices.
- 2.1.16 Surface water runoff from '*residential roofs*' are considered by Table 26.3 of the SuDS Manual to present a Very Low hazard to water quality (see Table 2-1).
- 2.1.17 Table 26.4 of the SuDS Manual provides SuDS mitigation indices for various SuDS methods discharging to the ground, as summarised in Table 2-1. This shows that the bioretention system (SuDS planters) will provide sufficient mitigation of the likely pollutants expected alone.

Table 2-1 Water Quality Indices (as per C753 The SuDS Manual)

		Pollution Hazard Level	Total suspended solids	Metals	Hydro-carbons
Land Use	Residential roofs	Very Low	0.2	0.2	0.05
SuDS Mitigation Indices	Bioretention system	-	0.8	0.8	0.8

Discharges to Ground Water

- 2.1.18 Table 26.4 of the SuDS Manual provides SuDS mitigation indices for various SuDS methods, as summarised in Table 2-2. This shows that the permeable pavement, planters provide sufficient mitigation of the likely pollutants expected. To represent the proposed soakaways, the mitigation indices for '*A soil with good contaminant attenuation potential of at least 300mm in depth*' has been used.

Table 2-2 Water Quality Indices (as per C753 the SuDS Manual)

		Pollution Hazard Level	Total suspended solids	Metals	Hydro-carbons
Land Use	Residential roofs	Very Low	0.2	0.2	0.05
	Low traffic roads	Low	0.5	0.4	0.4
	Permeable Pavement	-	0.7	0.6	0.7

SuDS Mitigation Indices	A soil with good contaminant attenuation potential of at least 300mm in depth	-	0.4	0.3	0.3
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Maintenance

- 2.1.19 Maintenance of the proposed drainage infrastructure is essential for their operation. The maintenance responsibility will lie with the site owner. The proposed maintenance activities outlined below in Table 2-3 has been sourced from the CIRIA SuDS Manual.

Table 2-3 Planter Maintenance

Maintenance Schedule	Required Action	Typical Frequency
Regular maintenance	Inspect surface for silting or ponding, assess outflow and overflow for evidence of blockage	Quarterly
	Assess plants for disease infection, poor growth, invasive species etc. and replace as needed	Quarterly
Occasional Maintenance	Remove litter, surface debris and weeds	Quarterly/as required
	Replace plants to maintain density	Quarterly/as required
Remedial actions	Seek advice as to remediation techniques suitable for the type of performance issue and location.	As required if above does not improve performance
	Replace damaged or clogged media or geotextiles	As required
	Repair or improve erosion controls if required	As required
Monitoring	Initial inspection should be provided as post construction survey.	Immediately after construction
	Inspect for evidence of poor operation via water level and if required, take remedial action	3 monthly, 48 hours after large storms in first 6 months

	Inspect silt/debris accumulation rates and establish appropriate sediment/debris removal frequencies	Annually
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2.2 Foul Sewage

- 2.2.1 It is proposed to pump foul sewage to a nearby public foul sewer under Church lane to the north of the site. As the invert of the sewer under Church Lane is likely to be elevated in comparison to the site, a pump station chamber has been proposed to facilitate the flow of foul drainage to the existing sewer, the foul water will be pumped to a new chamber within the redline boundary, from which a gravity connection will be made to the public sewer identified on Church Lane. Exact details of the invert level of the public sewer under Church Lane is to be confirmed. The specifications of the foul drainage system is subject to detailed design.

3 CONCLUSION

- 3.1.1 A singular dwelling and associated garage, parking area and landscaping is proposed on land to the south of Church Lane, Froxfield.
- 3.1.2 Due to the limited hardstanding areas proposed at the site, it has been proposed to drain the impermeable areas to SuDS planters. These would discharge at restricted rates to subterranean gravel sumps and then to the ground, mimicking existing conditions.
- 3.1.3 The proposed planters have been sized in accordance with guidance set out in the CIRIA SuDS Manual and account for constraints on the site such as access ways. Their surface area would be at 2% of their drainage contribution area.
- 3.1.4 The planters would achieve multiple benefits and therefore align with SuDS principles and the NPPF.

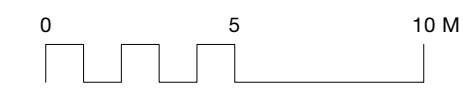
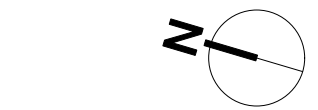
Enclosures

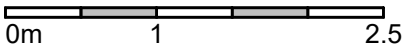
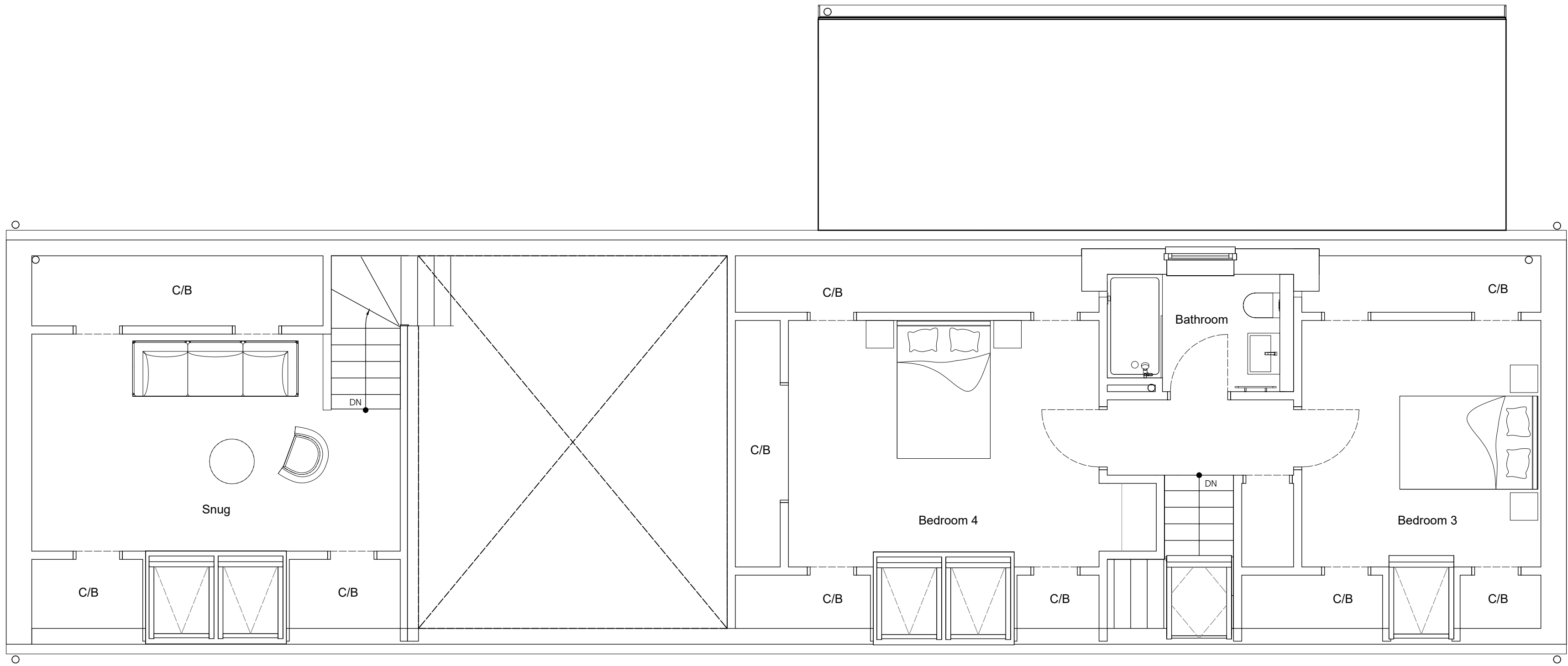
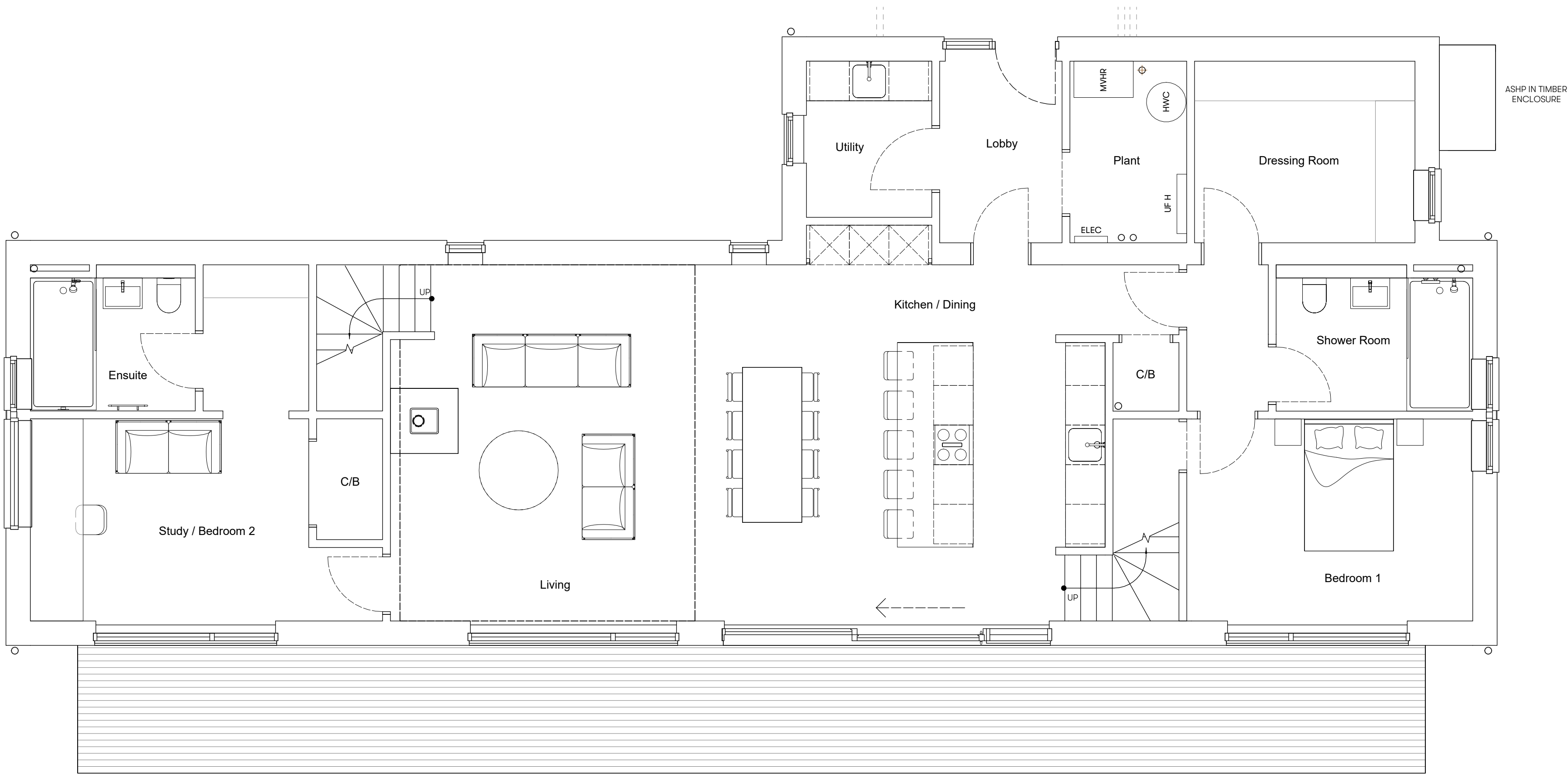
Site Proposals

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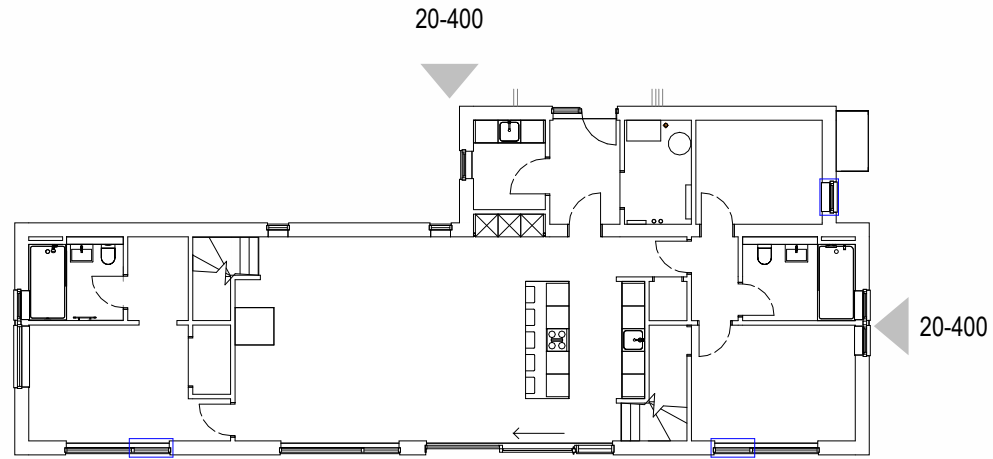
25-264-CAL-DR-90-121-04 – Flow Paths

25-264-CAL-DR-90-123-03 – Drainage Strategy

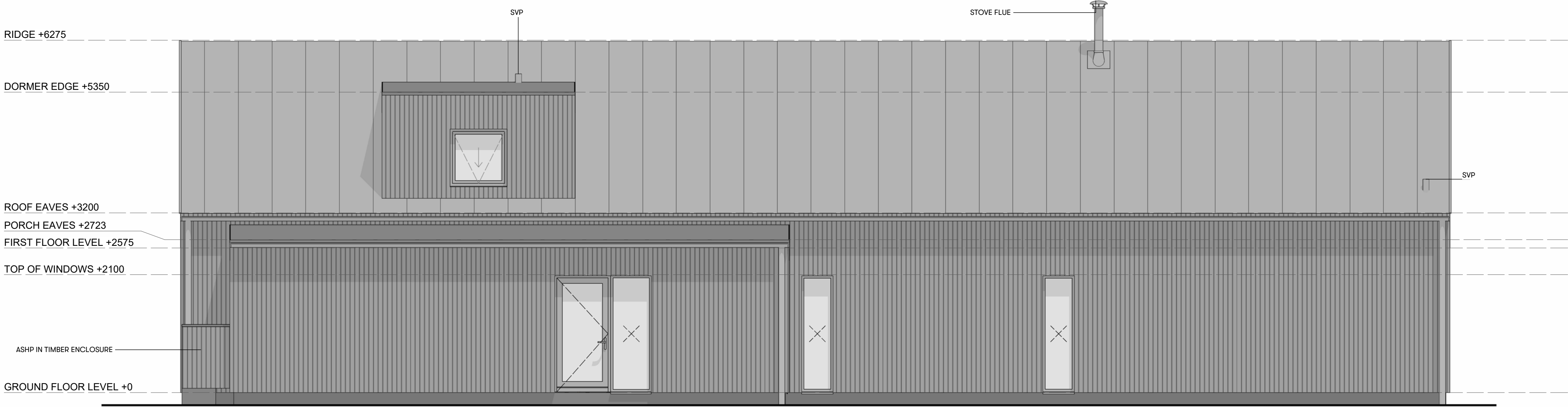




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	DRAWING TITLE GA PLANS		DATE: 24-04-25					
	DRAWN BY AC	CHECKED: AA / JH / BC	SCALE 1 : 50 @ A1					
	PURPOSE FOR ISSUE: For Stage Approval	HOUSE TYPE: LH302PD.2	STATUS: S4					
	PLANNING APPLICATION							



KEY PLAN



1 PLANNING_FRONT ELEVATION

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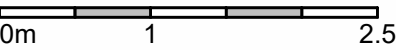


3 PLANNING_SIDE ELEVATION 1

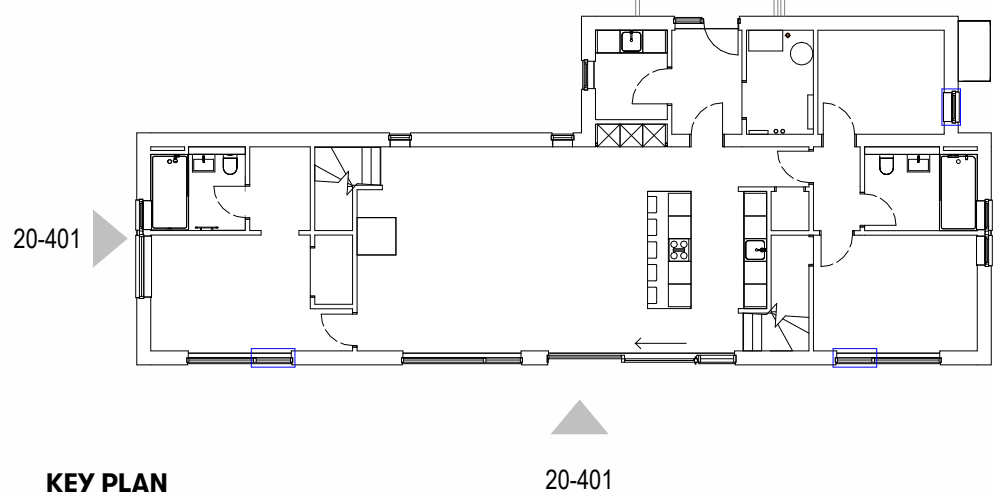
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Proposed External Finishes

Walls: Vertical Timber Cladding, Black Finish
Roof: Standing Seam, Black/ Grey Finish
Gutters: Galvanised Steel
Windows: Aluminium Clad in Black

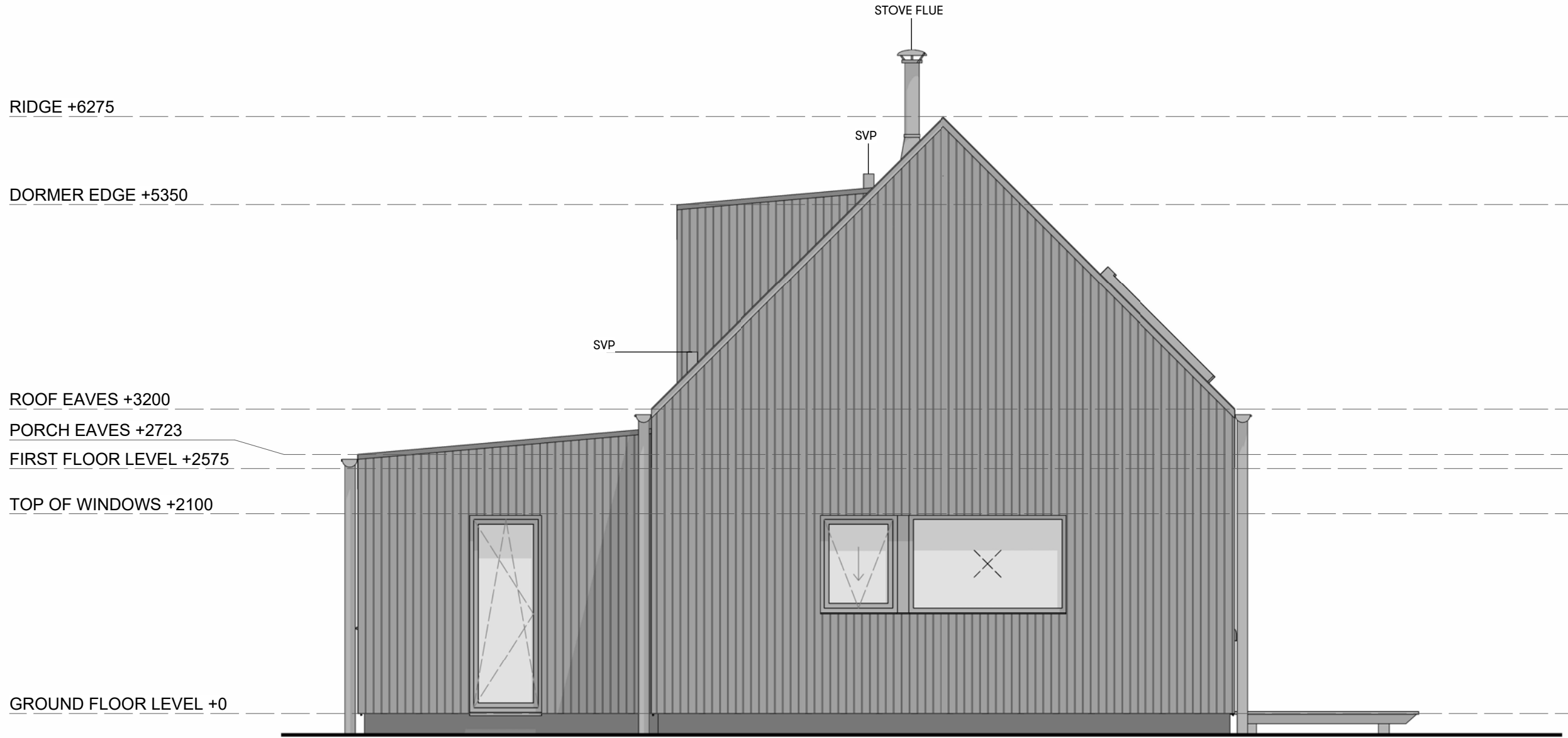


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	PURPOSE FOR ISSUE: For Stage Approval	HOUSE TYPE: LH302PD.2	STATUS: S4						
	PLANNING APPLICATION								



1 PLANNING_REAR ELEVATION

1:50



2 PLANNING_SIDE ELEVATION 2

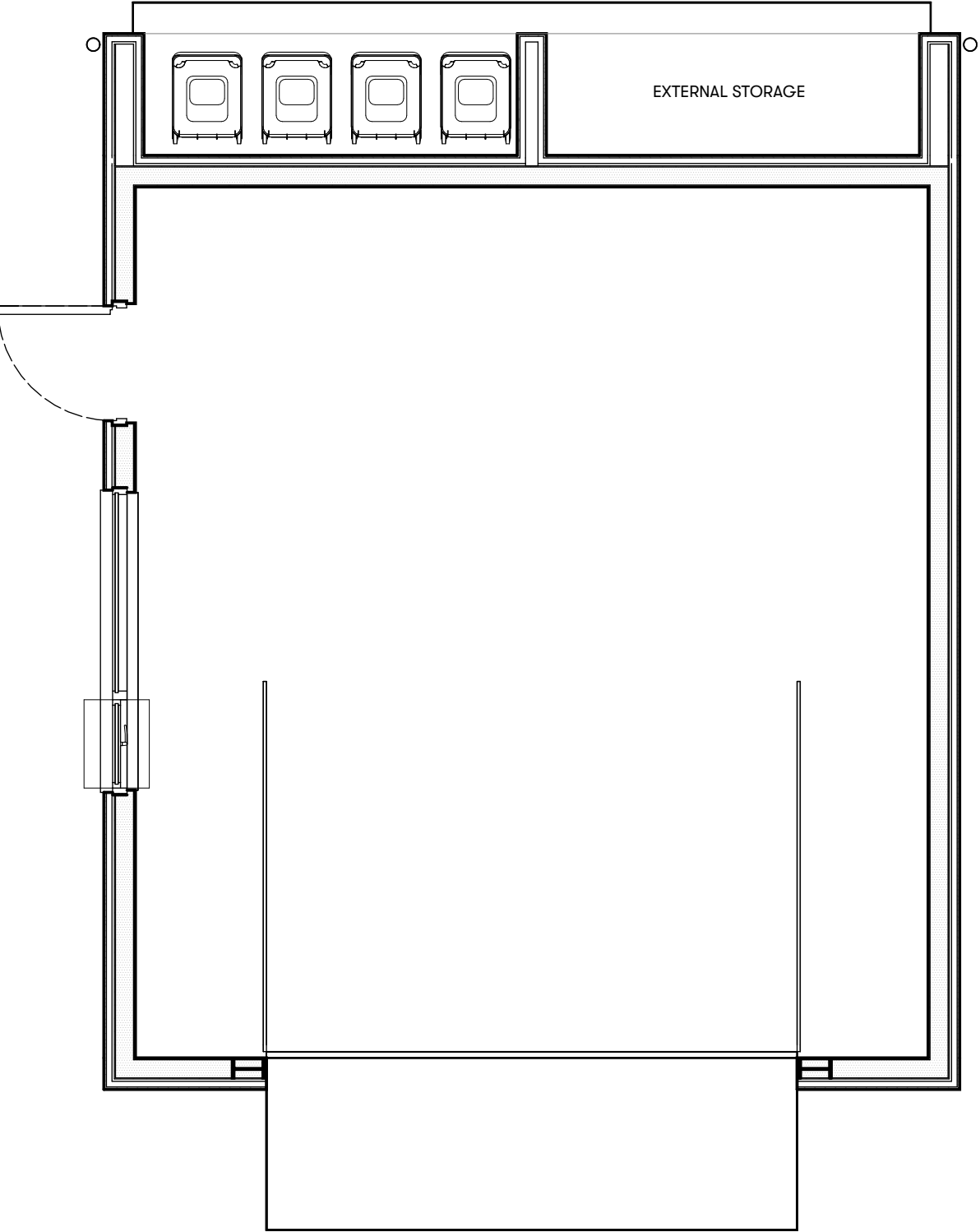
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Proposed External Finishes

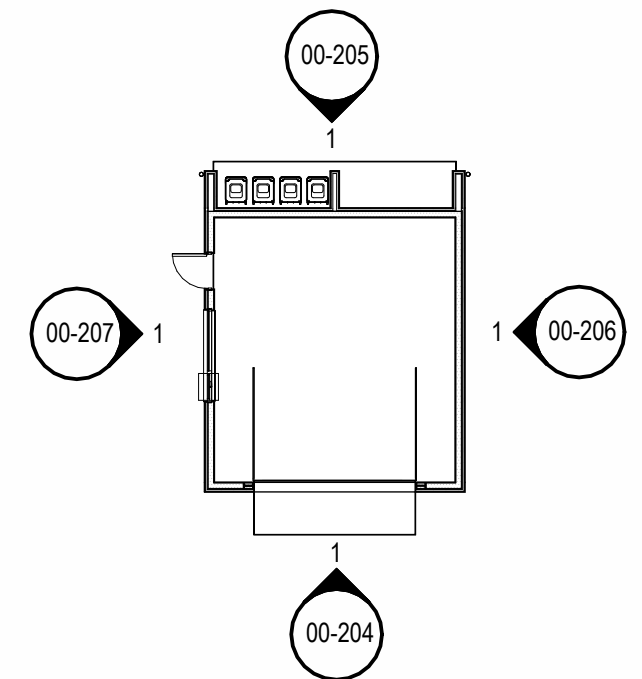
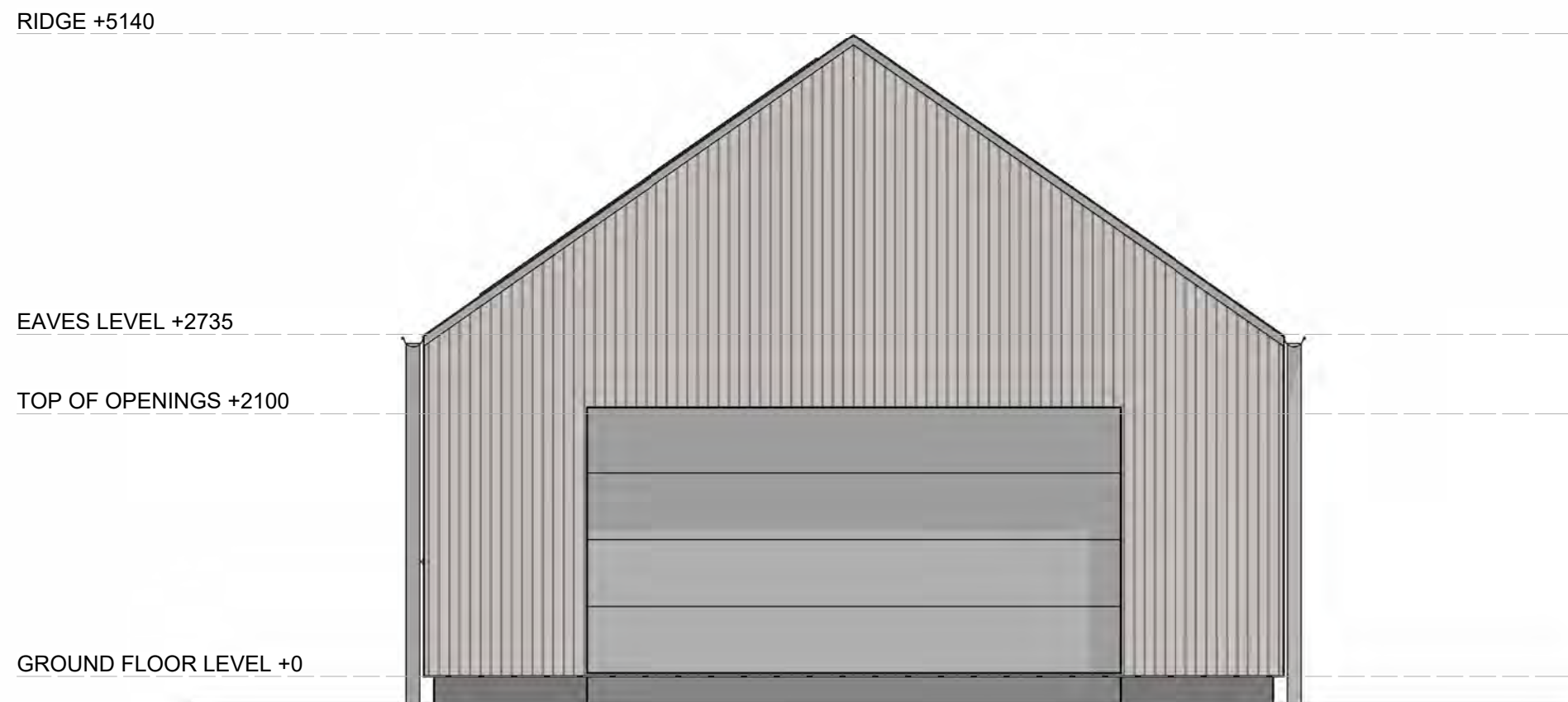
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Roof: Standing Seam, Black/ Grey Finish
Gutters: Galvanised Steel
Windows: Aluminium Clad in Black

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	DRAWING TITLE REAR & SIDE 2 ELEVATIONS		DATE: 24-04-25				AC	AC	28-04-25
	DRAWN BY AC	CHECKED: AA / JH / BC	SCALE 1 : 50 @ A1				AC		29-04-25
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	PLANNING APPLICATION								11-09-25

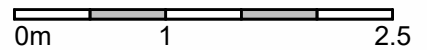


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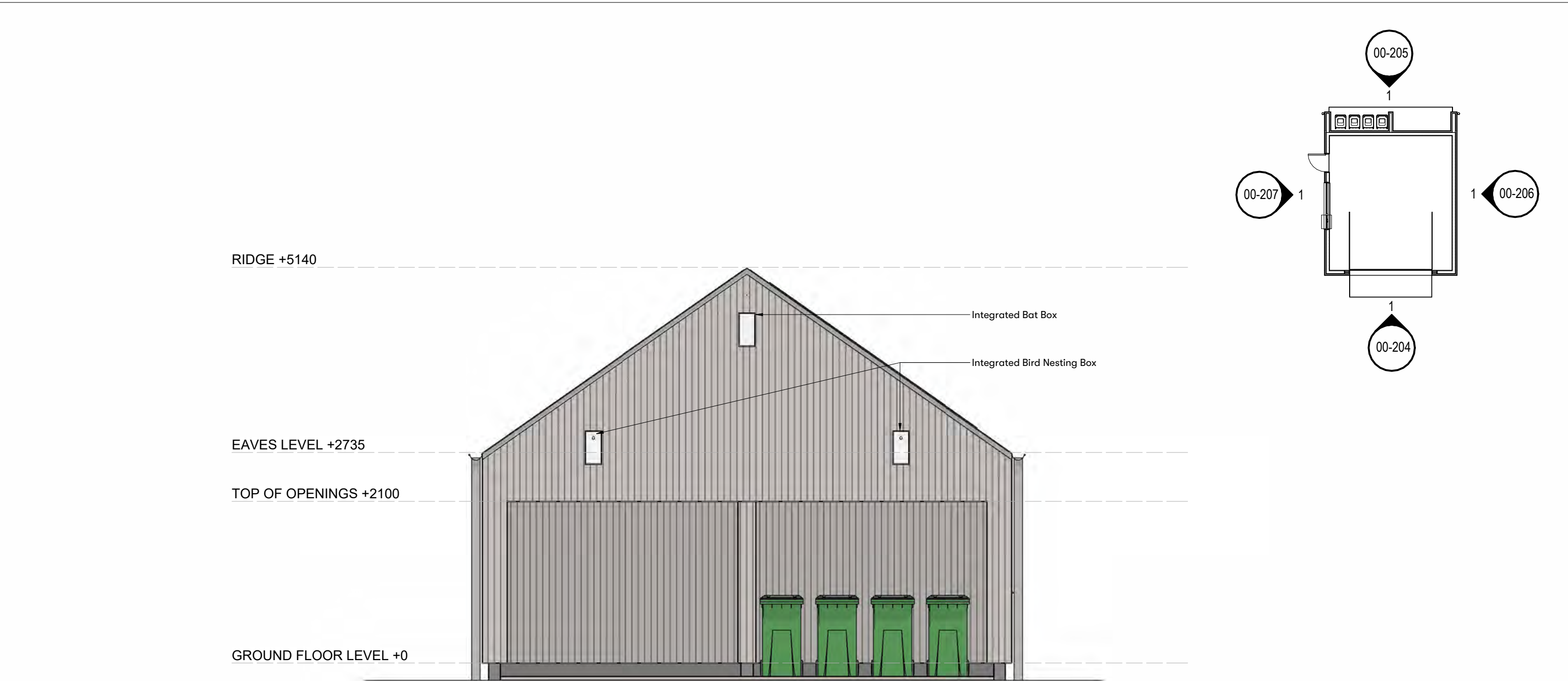


Proposed External Finishes

Walls	Vertical Timber Cladding, Black Finish
Roof	Standing Seam, Black /Grey Finish
Gutters	Galvanised Steel
Windows	Black

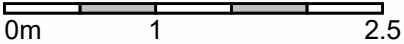


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	PLANNING								

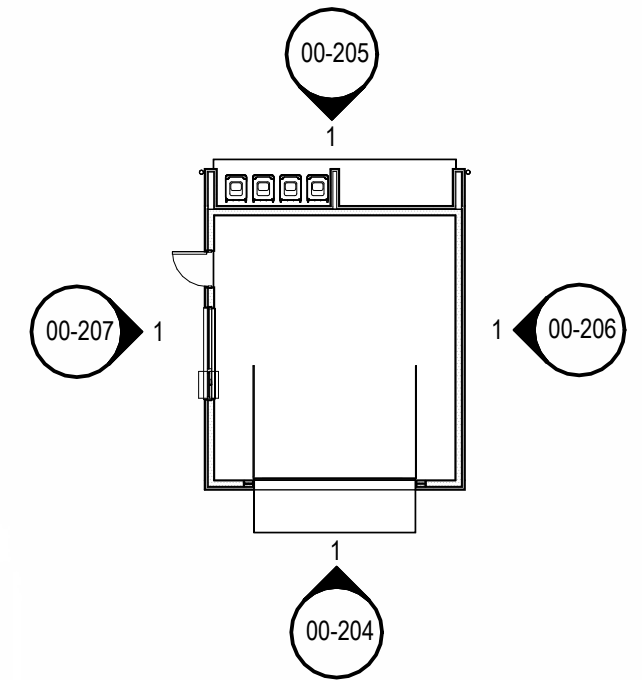


Proposed External Finishes

- Walls** Vertical Timber Cladding, Black Finish
- Roof** Standing Seam, Black /Grey Finish
- Gutters** Galvanised Steel
- Windows** Black

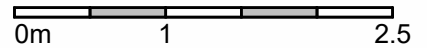


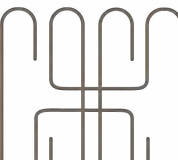
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	PLANNING					



Proposed External Finishes

Walls	Vertical Timber Cladding, Black Finish
Roof	Standing Seam, Black /Grey Finish
Gutters	Galvanised Steel
Windows	Black



CLIENT Nick Dance PROJECT NUMBER: 1092 SITE ADDRESS: 20 Church Lane Froxfield Marlborough SN8 3YD	DRAWING NUMBER: 1092-HEB-XX-XX-DR-A-00-206		REVISION: P3	REVISION P1 P2 P3	DESCRIPTION S4 Issue Roof material updated Gutters updated	DRAWN AC AC AC	CHECKED	DATE 07-05-25 09-05-25 11-09-25	 HebHomes Telephone: 44 (0)141 550 7360 Email: info@hebhomes.com Web: www.hebhomes.com To be read in conjunction with the specification and all relevant drawings. Contractor to check all dimensions on site. Do not scale from this drawing for production or construction. Architect to be advised of any variation between the drawings and site conditions. Construction must comply with all NHBC and industry standards. Copyright © HebHomes Ltd. All rights reserved. Any breach of copyright will be pursued
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	PLANNING								

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LEGEND



TOTAL IMPERMEABLE AREA
238m²

03	AMENDED TO REFLECT NEW REDLINE BOUNDARY	CF	CB	03-11-25
02	AMENDED TO REFLECT CLIENT COMMENTS	CF	CB	17-10-25
01	AMENDED TO REFLECT NEW REDLINE BOUNDARY	CF	CB	14-10-25
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STATUS:	INFORMATION
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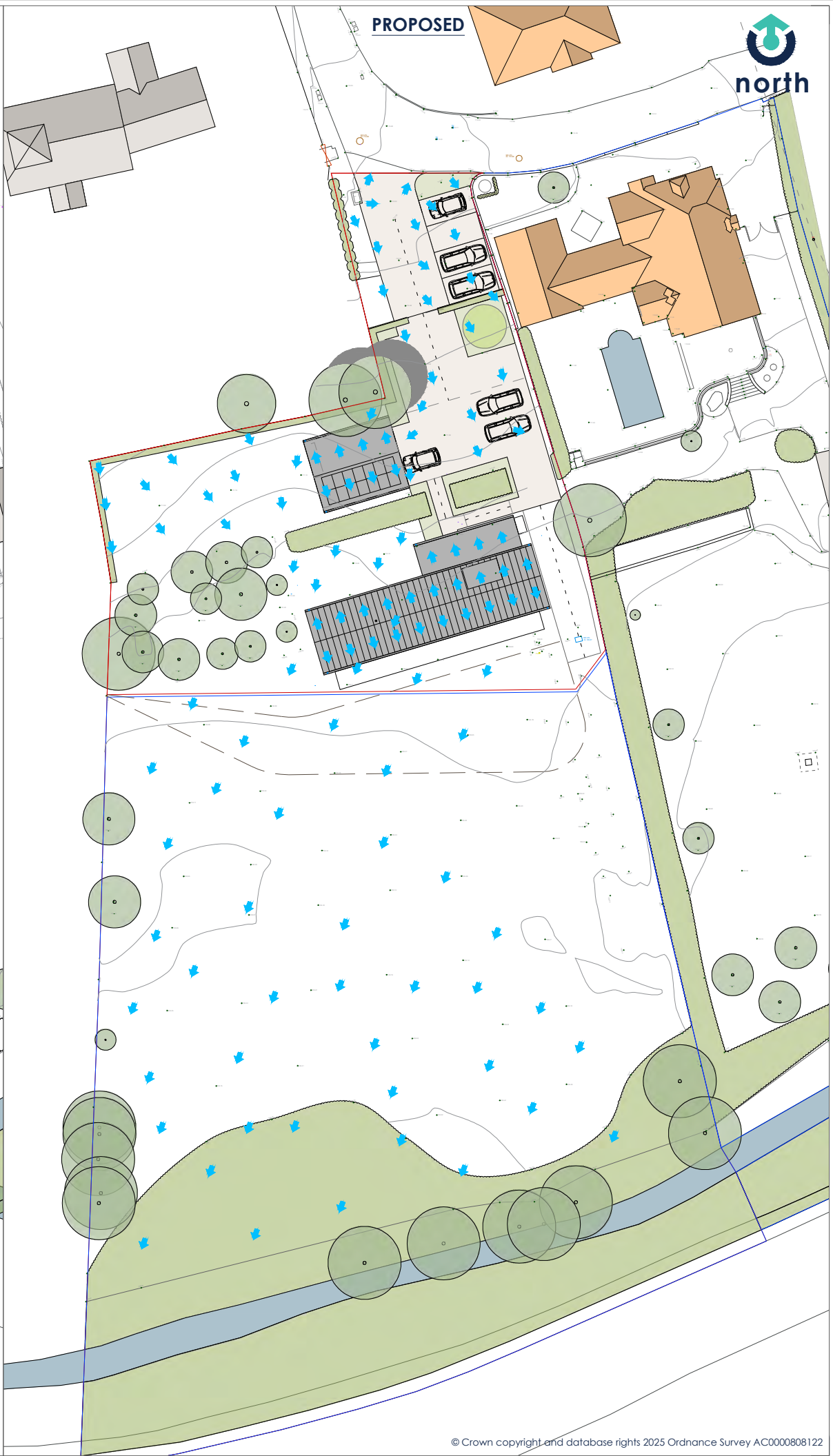
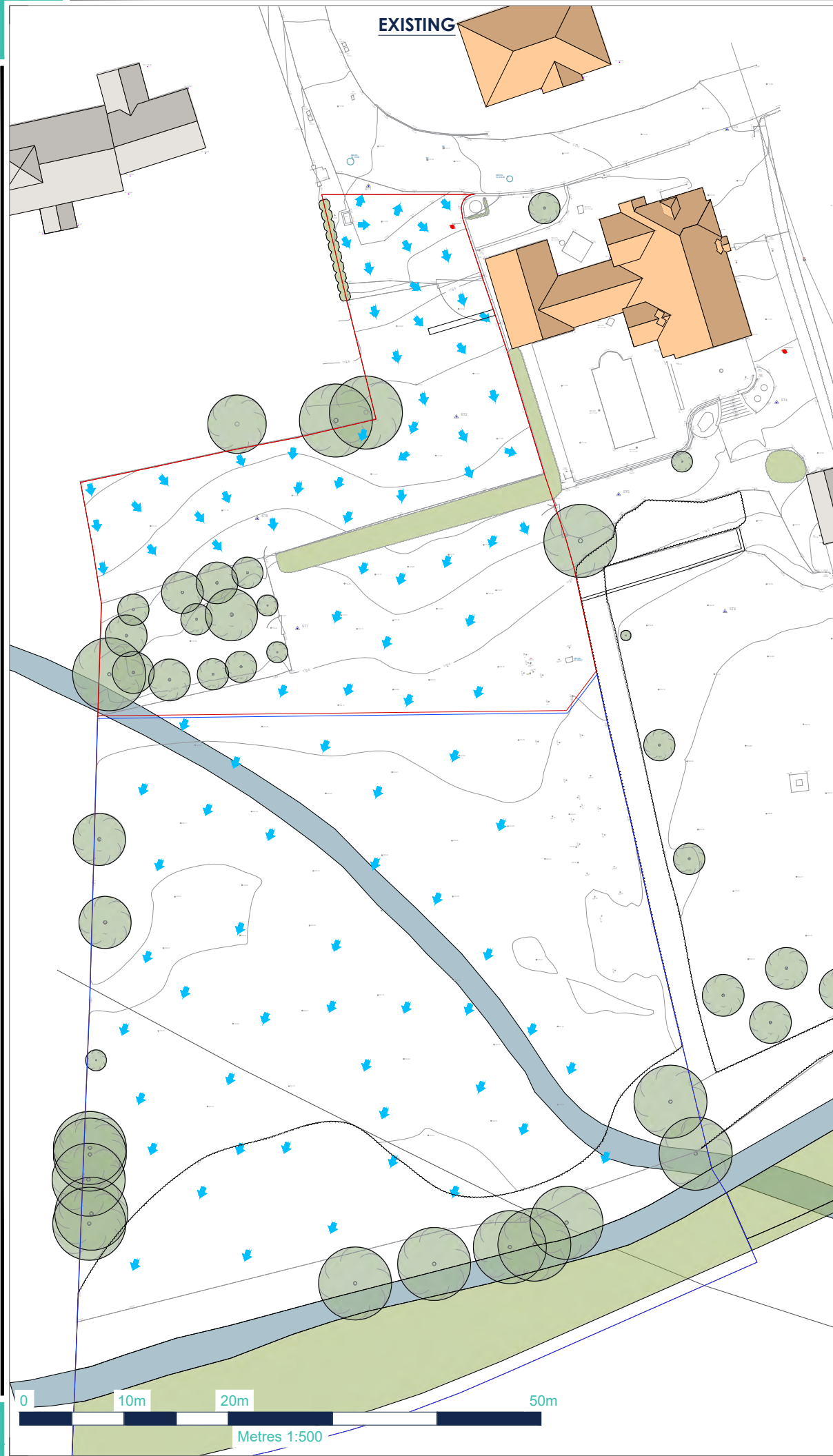
CLIENT:	NICK DANCE
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SITE:	TRUANT HOUSE, FROXFIELD
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TITLE:	IMPERMEABLE AREAS
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PROJECT: 25-264	COMPANY: CAL	TYPE: DR	DRAWING NO: 90-120	SHEET NO: 01	REVISION: 03



LEGEND



DIRECTION OF RAIN WATER

04	AMENDED TO REFLECT NEW REDLINE BOUNDARY	CF	CB	03-11-25
03	AMENDED TO REFLECT CLIENT COMMENTS	CF	CB	24-10-25
02	AMENDED TO REFLECT CLIENT COMMENTS	CF	CB	17-10-25
01	AMENDED TO REFLECT NEW REDLINE BOUNDARY	CF	CB	14-10-25
00	FIRST ISSUE	IF	CB	27-06-25
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STATUS: INFORMATION

CLIENT: NICK DANCE

SITE: TRUANT HOUSE, FROXFIELD

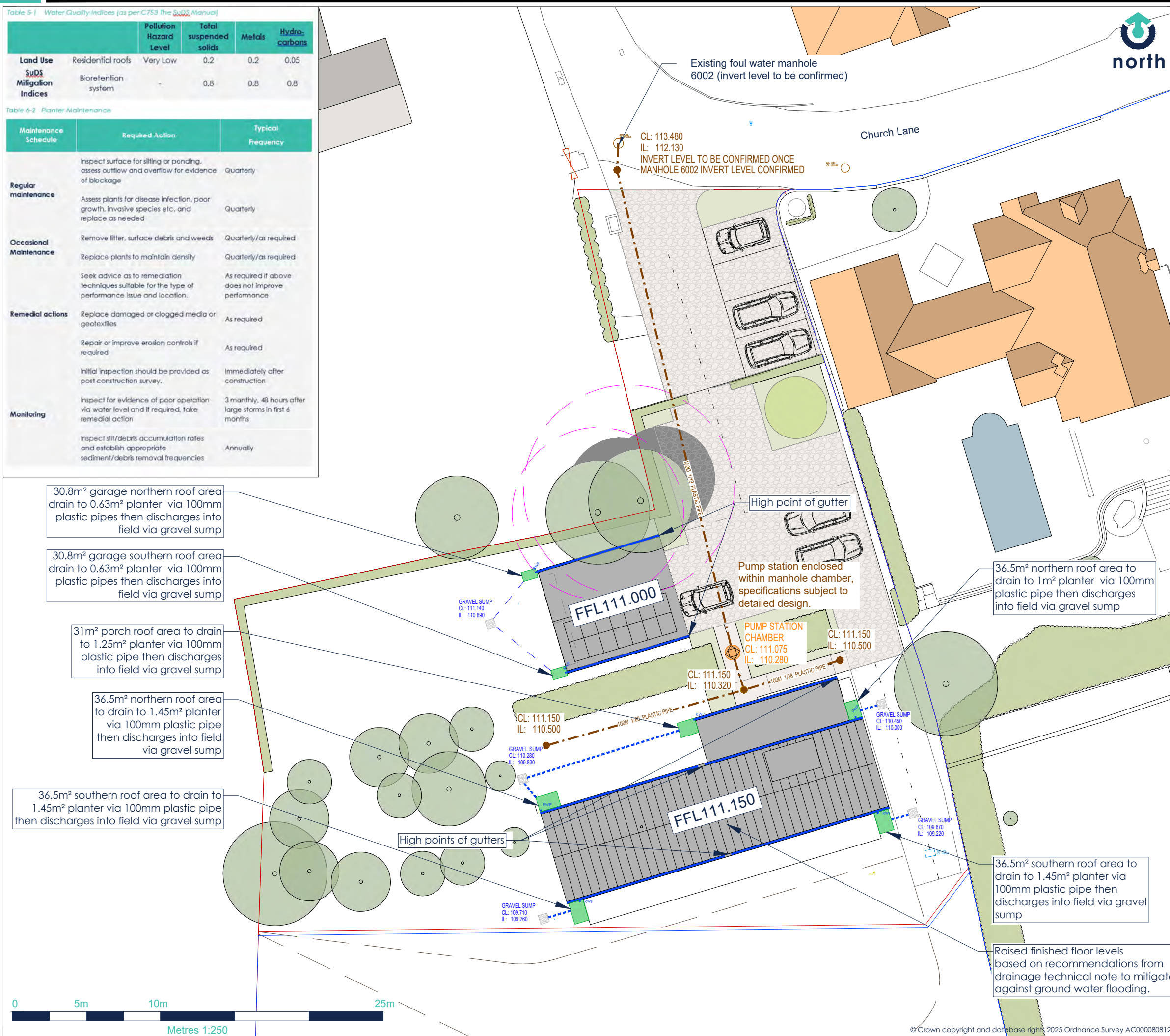
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25-264	CAL	DR	90-121	01	04

		Pollution Hazard Level	Total suspended solids	Metals	Hydro- carbons
Land Use SuDS Mitigation Indices	Residential roofs	Very Low	0.2	0.2	0.05
	Bioretention system	–	0.8	0.8	0.8

Maintenance Schedule	Required Action	Typical Frequency
Regular maintenance	Inspect surface for silting or ponding, assess outflow and overflow for evidence of blockage	Quarterly
	Assess plants for disease infection, poor growth, invasive species etc, and replace as needed	Quarterly
Occasional Maintenance	Remove litter, surface debris and weeds	Quarterly/as required
	Replace plants to maintain density	Quarterly/as required
Remedial actions	Seek advice as to remediation techniques suitable for the type of performance issue and location.	As required if above does not improve performance
	Replace damaged or clogged media or geotextiles	As required
	Repair or improve erosion controls if required	As required
Monitoring	Initial inspection should be provided as post construction survey.	Immediately after construction
	Inspect for evidence of poor operation via water level and if required, take remedial action	3 monthly, 48 hours after large storms in first 6 months
	Inspect silt/debris accumulation rates and establish appropriate sediment/debris removal frequencies	Annually



1. DO NOT SCALE FROM THIS DRAWING.
2. THIS DRAWING IS FOR INFORMATION PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION.
3. THE DRAINAGE STRATEGY SHOULD BE REVISED IF THERE ARE CHANGES TO THE LAYOUT.
4. ALL PRIVATE DRAINAGE SHALL BE IN ACCORDANCE WITH BS EN 12056 AND RELEVANT SECTIONS OF APPROVED DOCUMENT H OF THE BUILDING REGULATIONS.

- SITE BOUNDARY
- SURFACE WATER SEWER
- ROOF GUTTER AND DOWNPIPE
- FOUL SEWER
- PERMEABLE GRAVEL SURFACE
- SUSTAINABLE DRAINAGE PLANTERS
- GRAVEL SUMP
- FOUL PUMP STATION CHAMBER

03	AMENDED TO REFLECT UPDATED REDLINE BOUNDARY	CF	CB	03-11-25
02	AMENDED TO REFLECT CLIENT COMMENTS	CF	CB	17-10-25
01	AMENDED TO REFLECT NEW REDLINE BOUNDARY AND CLIENT COMMENTS	CF	CB	14-10-25
00	FIRST ISSUE	IF	CB	10-07-25
REV:	DESCRIPTION:	BY:	CHK:	DATE:

STATUS:	INFORMATION
CLIENT:	NICK DANCE
SITE:	TRUANT HOUSE, FROXFIELD
TITLE:	DRAINAGE STRATEGY



SCALE: 1:250@ A3		DATE: 10-07-25		DRAWN: IF	CHECKED: CB
PROJECT: 25-264	COMPANY: CAL	TYPE: DR	DRAWING NO: 90-123	SHEET NO: 01	REVISION: 03

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