

TECHNICAL NOTE – 10225/01
SURFACE WATER DRAINAGE DESIGN

Proposed Commercial Redevelopment, Fairwood House
Farm, Dilton Marsh, Westbury, Wiltshire BA13 4EF on
Behalf of Mr John Hammond

DOCUMENT ISSUE RECORD

Client: **Mr John Hammond**

Project: **Proposed Commercial Redevelopment, Fairwood House Farm, Dilton Marsh, Westbury, Wiltshire BA13 4EF**

Job Number: **10225**

Document Title: **Technical Note – 10225/01 Surface Water Drainage Design**

Issue No.	1			
Date	May 2025			
Description / Status	Formal Issue			
Prepared	S. Starr BSc (Hons)			
Technical Check	J. Pockett MEng (Hons)			
Authorised	J. Pockett MEng (Hons)			
Document Check	C. Spanner BA (Hons)			

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1.0 INTRODUCTION

- 1.1 This *Technical Note* has been prepared by Cole Easdon Consultants on behalf of Mr John Hammond in respect of a proposed commercial redevelopment at Fairwood House Farm, Dilton Marsh, Westbury, Wiltshire BA13 4EF. Refer to enclosed CE Figure 10225/500 Figure 1 [*Site Location Plan*].
- 1.2 The proposals comprise the following:
- alteration and extension of an existing commercial building to provide storage space and five commercial units
 - demolition of a structure formerly used as bull pens
 - a widened access track
 - provision of access, parking and landscaping.
- 1.3 Refer to Drawings 4618 – 05 [*Proposed Site Plan (Indicating Parking & Visibility Splays)*], 4168 – 03 F [*Proposed Site & Ground Floor Plans*] and 4618 – 04 B [*Proposed Elevations*] by Dolman Building Surveyors enclosed with this *Technical Note*.
- 1.4 The proposals were granted planning approval in October 2024 (Planning Reference PL/2024/04868). Refer to the Decision Notice enclosed with this *Technical Note*.
- 1.5 This *Technical Note* provides the information required to address surface water drainage planning condition 11 as below:

11. No development hereby approved shall commence above ground floor slab level until a detailed scheme for the discharge of surface water from the site (including surface water from the access / driveway), incorporating sustainable drainage details together with permeability test results to BRE365 and including all necessary permits, consents and permissions, has been submitted to and approved in writing by the Local Planning Authority.

Thereafter, the development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

2.0 THE EXISTING SITE

- 2.1 The site is a commercial premises comprising a former agricultural building now used for storage, with an addition previously used as bull pens at its northern end. An existing hardstanding parking area is situated immediately to the east of the building. Refer to enclosed Drawing No. 4168 – 01 C [*Location Plan, Existing Site & Ground Floor Plans*] by Dolman Building Surveyors.
- 2.2 A second former agricultural building is located to the west of main building.

- 2.3 An existing tarmac access track provides access to the site from Fairwood Road, to the north east.
- 2.4 The site is bounded to the north by Fairwood Road; to the east by an existing dwelling known as White Horse Cottage and by undeveloped land; and to the south and west by undeveloped land/farm land.

Existing Topography

- 2.5 Existing ground levels within the site generally fall to the south east. Existing ground levels vary from approximately 55.50mAOD in the east to 54.50mAOD in the west. Existing ground level at the junction of the existing access track and Fairwood Road is approximately 54.00mAOD. Refer to enclosed Drawing Topo_001 A [*Topographic Survey*] (by Matthew Read Land & Building Surveys).

Nearby Watercourses/Drainage Features

- 2.6 An unnamed tributary of the Biss Brook flows in an easterly direction approximately 50m south of the site. It turns to flow north and passes under Fairwood Road approximately 100m east of the site.
- 2.7 A ditch flows in a south easterly direction along the site's eastern boundary. It connects with the unnamed tributary.

Existing Public Sewers

- 2.8 There are no public sewers in the vicinity of the site.

Existing Site Drainage

- 2.9 It is understood that surface water runoff from the existing building roofs and from hard paved areas is currently discharged into the existing ditch at the site's eastern boundary. Details of the system are unconfirmed.

Existing Ground Conditions

- 2.10 British Geological Survey (BGS) mapping indicates that the site is underlain by mudstone bedrock (Oxford Clay Formation) beneath gravel and sand (River Terrace Deposits). Refer to Figure 2.1 below.

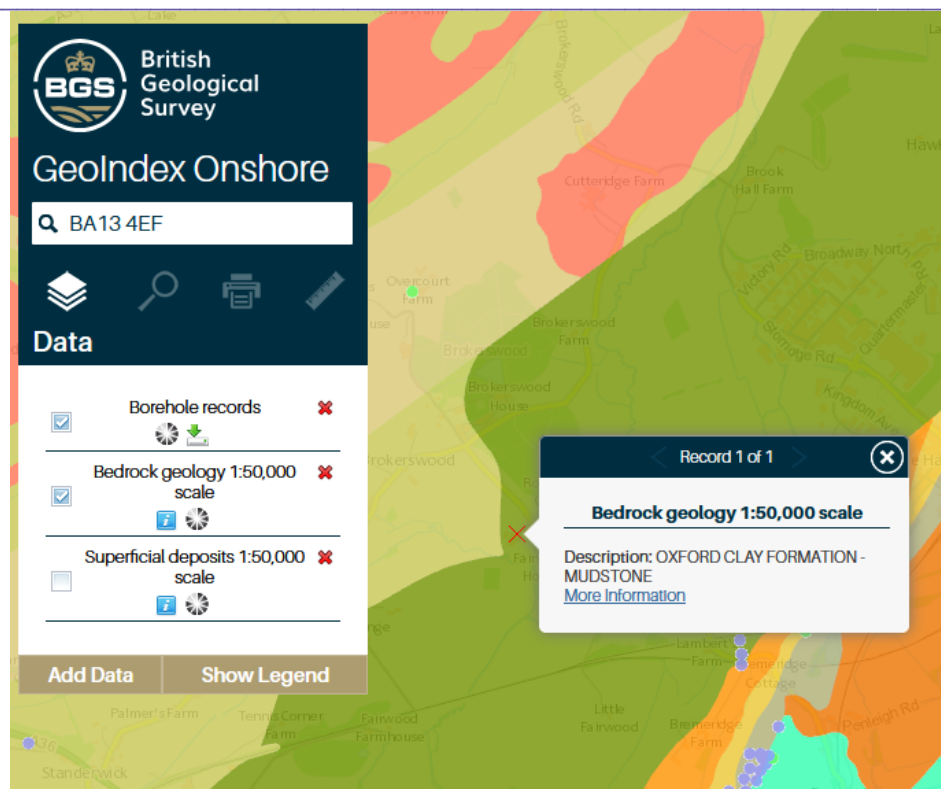


Figure 2.1: Bedrock Geology Map (Extract from British Geological Survey Geoindex)

Source: <https://mapapps.bgs.ac.uk/geologyofbritain/home.html>

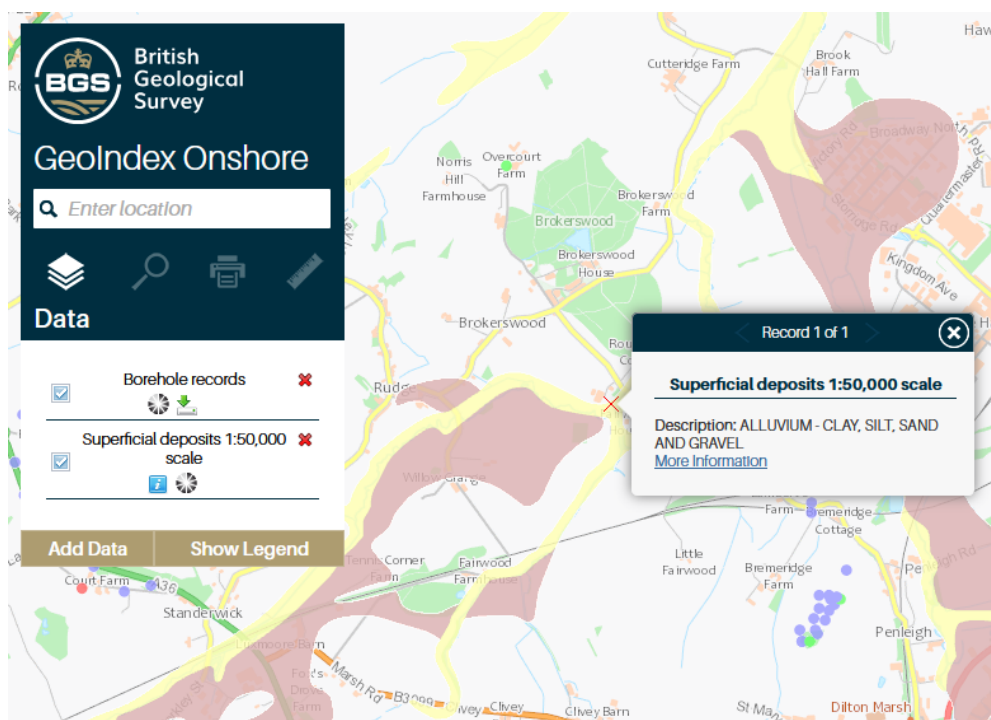


Figure 2.2: Superficial Geology Map (Extract from British Geological Survey Geoindex)

Source: <https://mapapps.bgs.ac.uk/geologyofbritain/home.html>

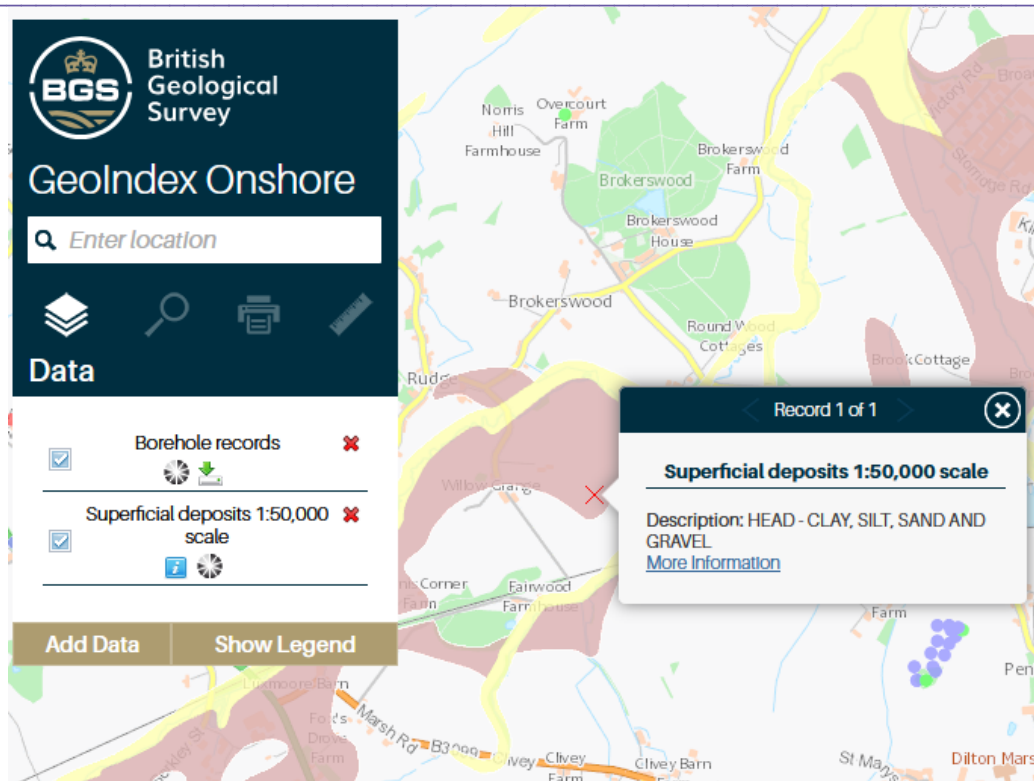


Figure 2.3: Superficial Geology Map (Extract from British Geological Survey Geoindex)

Source: <https://mapapps.bgs.ac.uk/geologyofbritain/home.html>

- 2.11 Superficial deposits of Alluvium composed of clay, silt, sand and gravel are recorded to the south and east of the site, and are associated with the existing unnamed tributary. Refer to Figure 2.2. Superficial deposits of Head, also composed of clay, silt, sand and gravel are recorded to the west of the site. Refer to Figure 2.3.
- 2.12 On site excavations confirm that the site is underlain by heavy clays. Refer to the photographs below.



Photograph 1: Showing clay strata beneath topsoil and accumulated water



Photograph 2: Showing clay arisings in foreground, within excavation and in trailer.

3.0 PROPOSED SURFACE WATER DRAINAGE DESIGN

Refer to CE Drawing 10225/501 [*Proposed Surface Water Drainage Layout*] and CE Drawing 10225/502 [*Surface Water Drainage Construction Details*] enclosed with this *Technical Note*.

- 3.1 The proposal includes the addition of impermeable areas. Without suitable mitigation, runoff from this proposed catchment could increase the rate of surface water runoff from the site, thereby increasing flood risk to the locality.
- 3.2 The drainage proposals for the site have been guided by the following national and local guidance:
- *Building Regulations 2010 – Approved Document H (Drainage and Waste Disposal)*;
 - *BRE Digest 365 Soakaway Design (2016)*;
 - *C753 The SuDS Manual (CIRIA, November 2015)*;
 - *Flood risk assessments: climate change allowances (May 2022)*;
 - *National Planning Policy Framework (September 2023)*;
 - *Non-Statutory Technical Standards for SuDS (March 2015)*;
 - *Planning Practice Guidance – Flood Risk and Coastal Change (February 2025)*;
 - *Wiltshire Council Level 1 Strategic Flood Risk Assessment (JBA May 2019)*
 - *Wiltshire Local Flood Risk Management Strategy (Wiltshire Council April 2015)*

Drainage Hierarchy

- 3.3 The drainage proposals for the site have been developed in line with Building Regulations guidelines following the drainage hierarchy as discussed below and as summarised in Table 3.1:
- *Rainwater re-use*;
 - *Infiltration to the maximum extent that is practical*;
 - *Discharge to surface waters (watercourses)*;
 - *Discharge to a surface water sewer, highway drain or another drainage system; or*
 - *Discharge to combined sewer.*

Infiltration Potential

- 3.4 The site is underlain by heavy clay strata. Clays are impermeable and are therefore unsuitable for infiltration-based drainage systems. In accordance with the Drainage Hierarchy, surface water runoff will therefore be disposed of to watercourse. Although the watercourse is outside the red line boundary it is within the applicant's property boundary.

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

SuDS Techniques	Proposed	Not proposed	Reason
Store rainwater for re-use	X		Water butts could be incorporated in the development
Use infiltration techniques		X	Impermeable clay strata present
Attenuate rainwater in ponds or open water features		X	Not suitable due to limited space and sloping topography
Attenuate rainwater in sealed tanks	X		Tanked permeable sub base SuDS proposed

SuDS Techniques	Proposed	Not proposed	Reason
Discharge direct to a watercourse	X		Discharge to ditch proposed
Discharge to a surface water drain		X	Discharge to ditch proposed
Discharge to a combined sewer		X	Discharge to ditch proposed

Proposed Discharge Rate

- 3.5 The equivalent greenfield QBAR runoff rate for the proposed impermeable catchment is 2l/s. Post development discharge from the proposed extension and yard/access will be restricted to this rate for all storms up to and including the 1 in 100 year + 45% climate change event.

Proposed Sustainable Drainage Systems (SuDS)

- 3.6 Tanked permeable sub base surfaced with gravel will be installed in the proposed parking and access areas. Runoff from the extension roof will be piped into the sub base.
- 3.7 The system has been divided into two areas in order to minimise excavation and construction depths. Restricted flows from tanked permeable sub base Area 1 will be piped into tanked permeable sub base Area 2, which will in turn discharge at a restricted rate into the ditch.
- 3.8 The InfoDrainage network design calculations enclosed with this *Technical Note* demonstrate that the proposed SuDS and pipework have the capacity required to accommodate the 1 in 100 year + 45% climate change design storm without flooding, in accordance with the latest EA guidance for the Avon Bristol and North Somerset Streams Management Catchment. For details and dimensions of the proposed SuDS and pipe network refer to CE Plans 10225/501 [*Proposed Surface Water Drainage Layout*] & 10225/502 [*Proposed Surface Water Drainage Construction Details*] enclosed with this *Technical Note*.

Design Exceedance

- 3.9 The proposed drainage systems have been designed to accommodate runoff from the 1 in 100 year storm including a 45% allowance for climate change. Design exceedance is therefore unlikely. In the event of blockage or an exceedance storm event, overflow would flow onto the adjacent extensive undeveloped areas without impacting upon the proposed development or adjacent sites. Refer to CE Plan 10225/501 [*Proposed Surface Water Drainage Layout*], enclosed with this *Technical Note* for exceedance flow routes.

Water Quality

- 3.10 Water quality has been assessed in line with the Simple Index approach from Chapter 26 of CIRIA C753 *The SuDS Manual*:
- 1) *Step 1 – Allocate suitable pollution hazard indices for the proposed land use.*
 - 2) *Step 2 – Select SuDS with a total pollution mitigation index that equals or exceeds the pollution hazard index.*

- 3.11 The pollution hazard indices for the proposed land use are low. Refer to Table 3.2 below.

Table 3.2: Pollution Hazard Indices for different land uses (based on Table 26.2 of CIRIA C753 The SuDS Manual)

Land use	Pollution hazard level	Total suspended solids (TSS)	Metals	Hydrocarbons
Non residential parking/access with infrequent change	Low	0.5	0.4	0.4

- 3.12 The Pollution Mitigation Indices for permeable sub base are greater than the Pollution Hazard Indices for non-residential parking/access with infrequent change Refer to Table 3.3 below. Therefore, the proposed SuDS will provide sufficient water quality treatment prior to discharge to watercourse.

Table 3.3: Pollution Mitigation Indices for Discharge to Surface Water from the Proposed Site (from Table 26.3 of CIRIA C753 The SuDS Manual)

SuDS Feature	Total suspended solids (TSS)	Metals	Hydrocarbons
Permeable sub base	0.7	0.6	0.7

Adoption and Maintenance

- 3.13 All on site surface water drainage systems will remain private, and will be the responsibility of the site owner or a private management company acting on behalf of the owner. A draft Maintenance Schedule is outlined below and summarised in Tables 3.4 and 3.5.

Permeable Sub Base

- 3.14 Permeable surfaces need to be regularly cleaned of silt and other sediments to preserve their infiltration capability. The cleaning regime should be as follows:
- End of winter (April) – to collect winter debris;
 - Mid-summer (July/August) – to collect dust, flower and grass-type deposits; and
 - After autumn leaf fall (November).
- 3.15 If reconstruction is necessary, the following procedure should be followed:
1. Lift surface layer and laying course;
 2. Remove any geotextile filter layer;
 3. Inspect sub-base and remove, wash and replace if required;
 4. Renew any geotextile layer; and
 5. Renew laying course, jointing material and concrete.
- 3.16 Materials removed from the voids or the layers below the surface of the paving may contain hazardous substances such as heavy metals and hydrocarbons which may need to be disposed of as controlled waste.

Pipework Catchpits & Flow Controls

- 3.17 The systems should be inspected every six months and silt removed as necessary.

Table 3.4: Draft Maintenance Schedule for Proposed Permeable Sub Base

Drainage Element	Schedule	Maintenance Requirement	Frequency
Permeable Sub Base	Regular	Cleaning over whole surface	Once a year, after autumn leaf fall
	Occasional	Removal of weeds	As required
	Remedial	- Remedial work to any depressions or damage considered a hazard to end users or detrimental to performance - Rehabilitation of surface and upper sub-structure by remedial sweeping	- As required - Every 10 – 15 years, or as required
	Monitoring	- Initial inspection - Inspect for evidence of weed growth or poor operation - Inspect silt accumulation rates - Monitor inspection chambers	- Monthly for 3 months after installation - Three monthly, 48 hours after large storms in first six months - Annually - Annually

Table 3.5: Draft Maintenance Schedule for Pipework, Catchpits and Flow Controls

Drainage Element	Schedule	Maintenance Requirement	Frequency
Pipework catchpits & flow control	Regular	- Inspect for accumulation of silt - Inspect for debris and litter - Inspect inlets and outlets for blockages	Every six months
	Occasional	- Remove debris and litter - Remove silt	As required

Note: In addition to the above maintenance requirements, it is recommended that all drainage elements are inspected:

- Following the first storm event
- Monthly for the first 3 months following commissioning

Cole Easdon Consultants Limited

May 2025

Enclosures

CE Drawing 10225/500/Figure 1

Site Location Plan

Drawings by Dolman Building Surveyors

Decision notice

Topographical Survey

Greenfield runoff calculations

SuDS design calculations

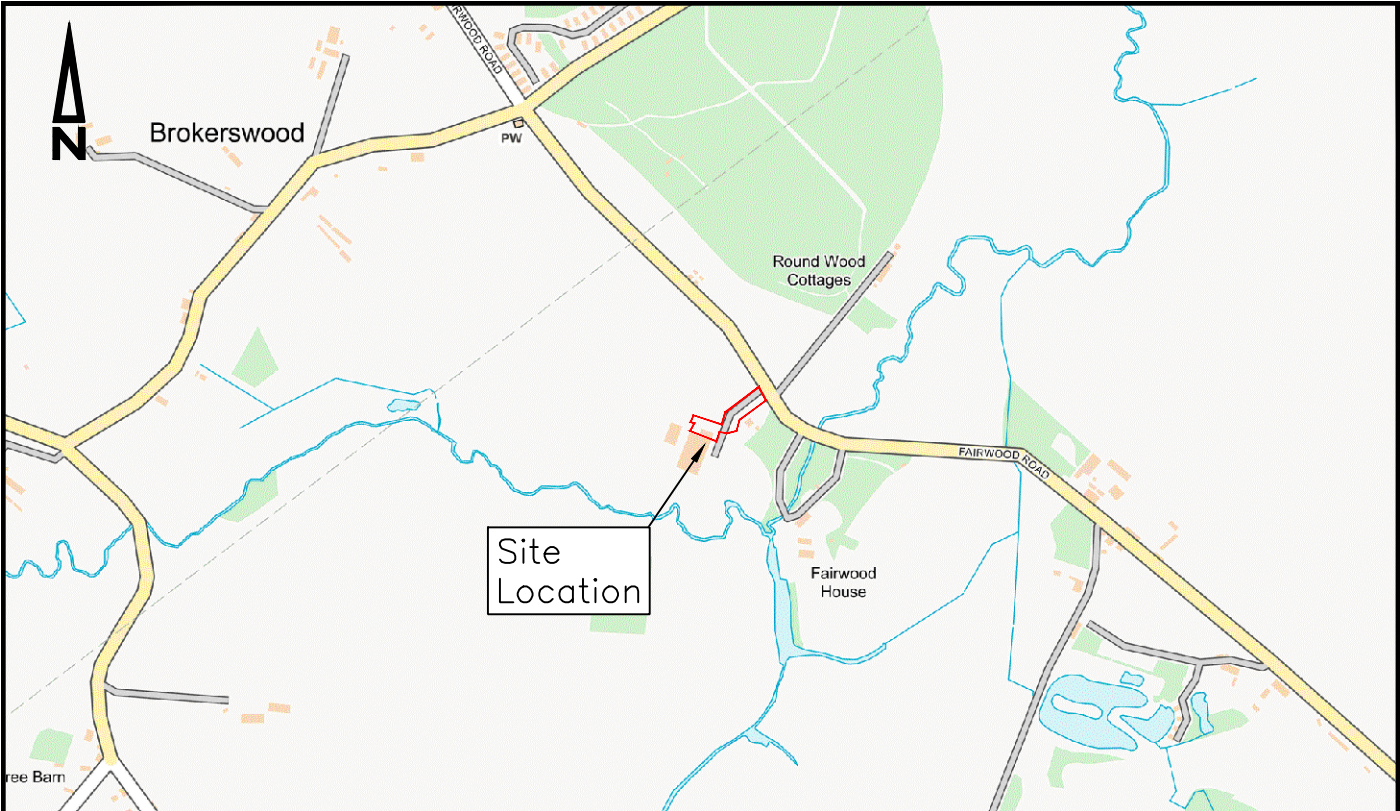
CE Drawing 10225/501

Proposed Surface Water Drainage Layout

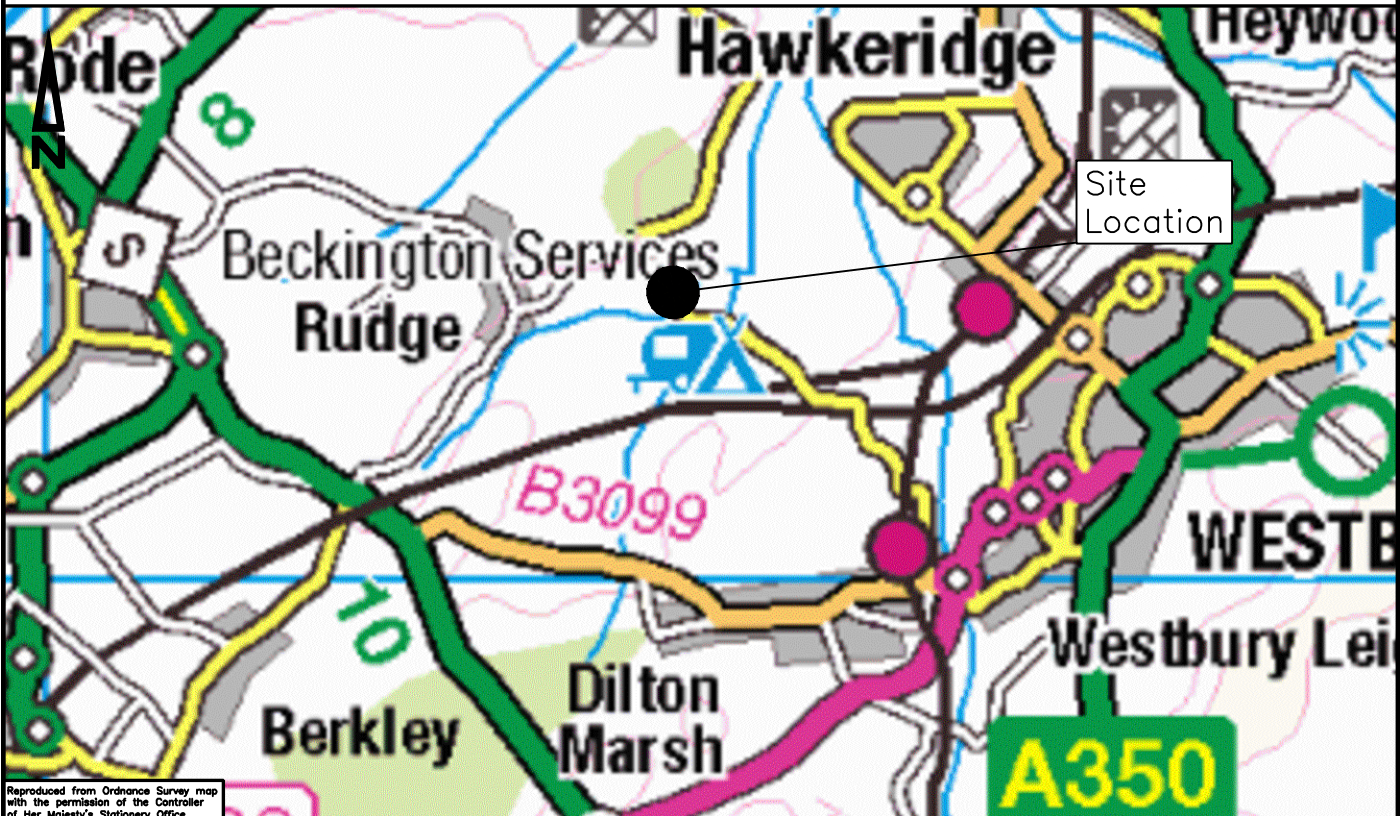
CE Drawing 10225/502

Proposed Surface Water Drainage Construction Details

Enclosures



Scale: 1:10,000



Scale: 1:50,000

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Job Title:

Proposed Commercial Redevelopment
Fairwood House Farm
Dilton Marsh
Westbury BA13 4EF

Drawing Title:

Site Location Plan

Client:

Mr John Hammond

Drawn By

BT

Checked By

SS

Date Drawn

April 2025

Drawing No.

10225/500 Figure 1

Drawing Status:

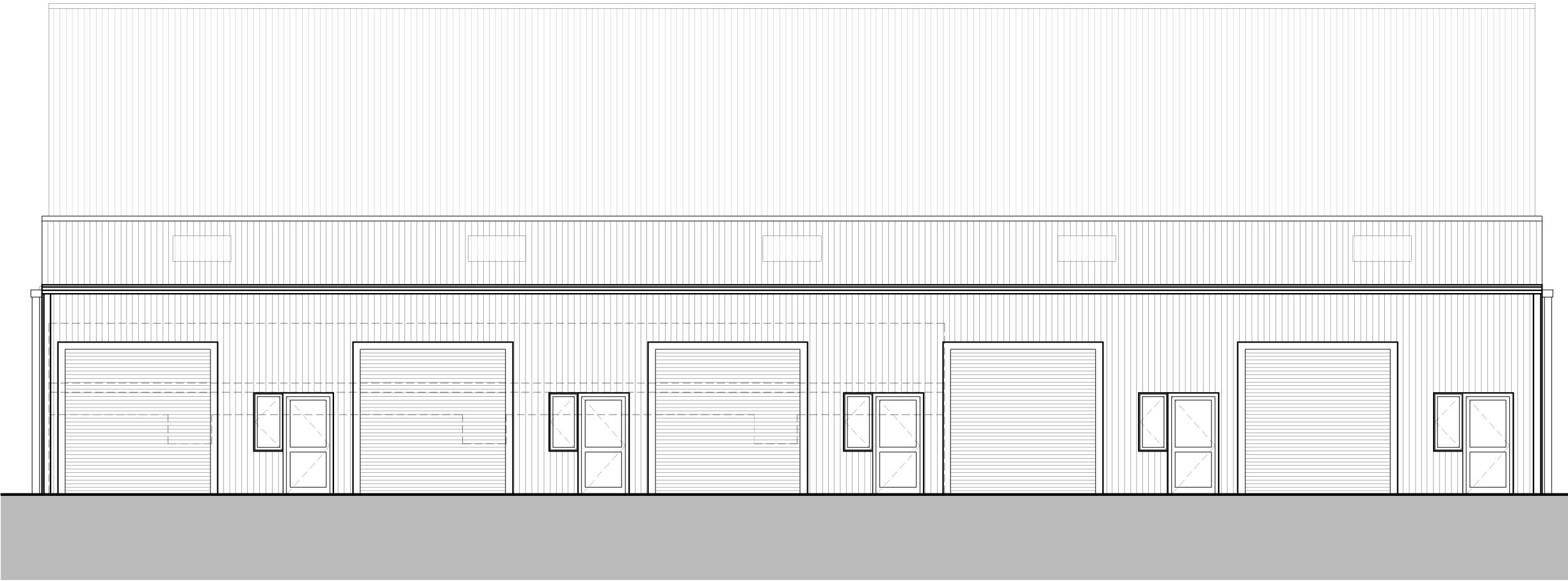
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	FOR PLANNING	☒
	FOR TENDER	
	FOR APPROVAL	
	FOR CONSTRUCTION AS BUILT	

Scale

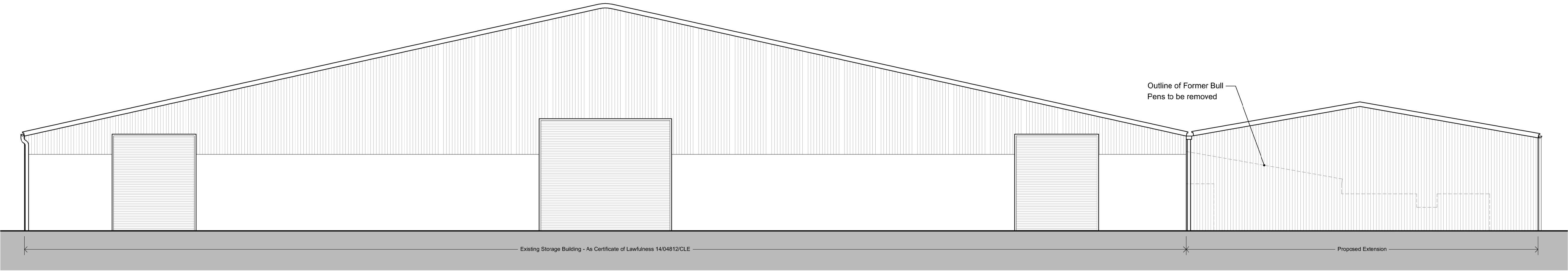
As Shown (A4)

Revision

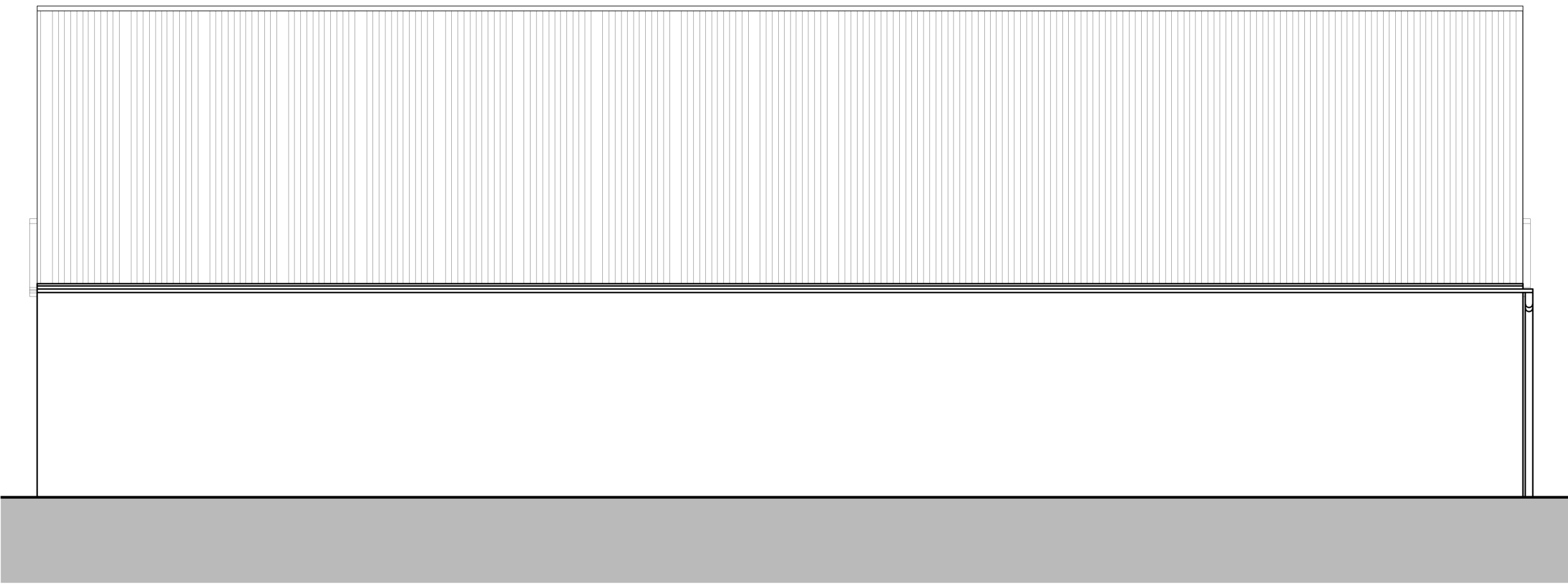
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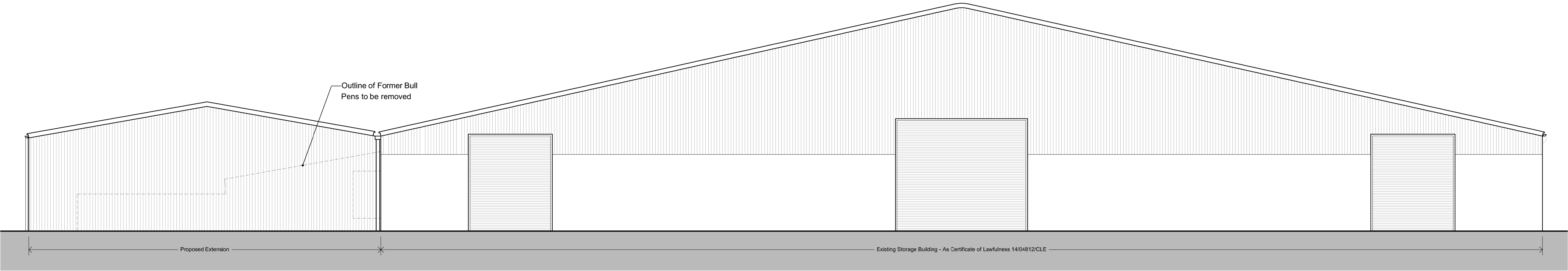
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SCALE 1:100



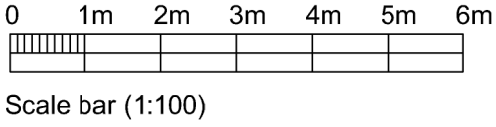
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EAST ELEVATION
SCALE 1:100



PROPOSED
SOUTH ELEVATION
SCALE 1:100

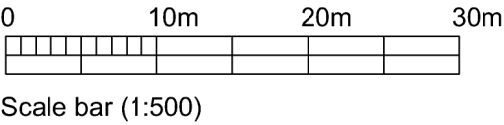
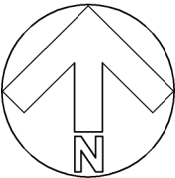
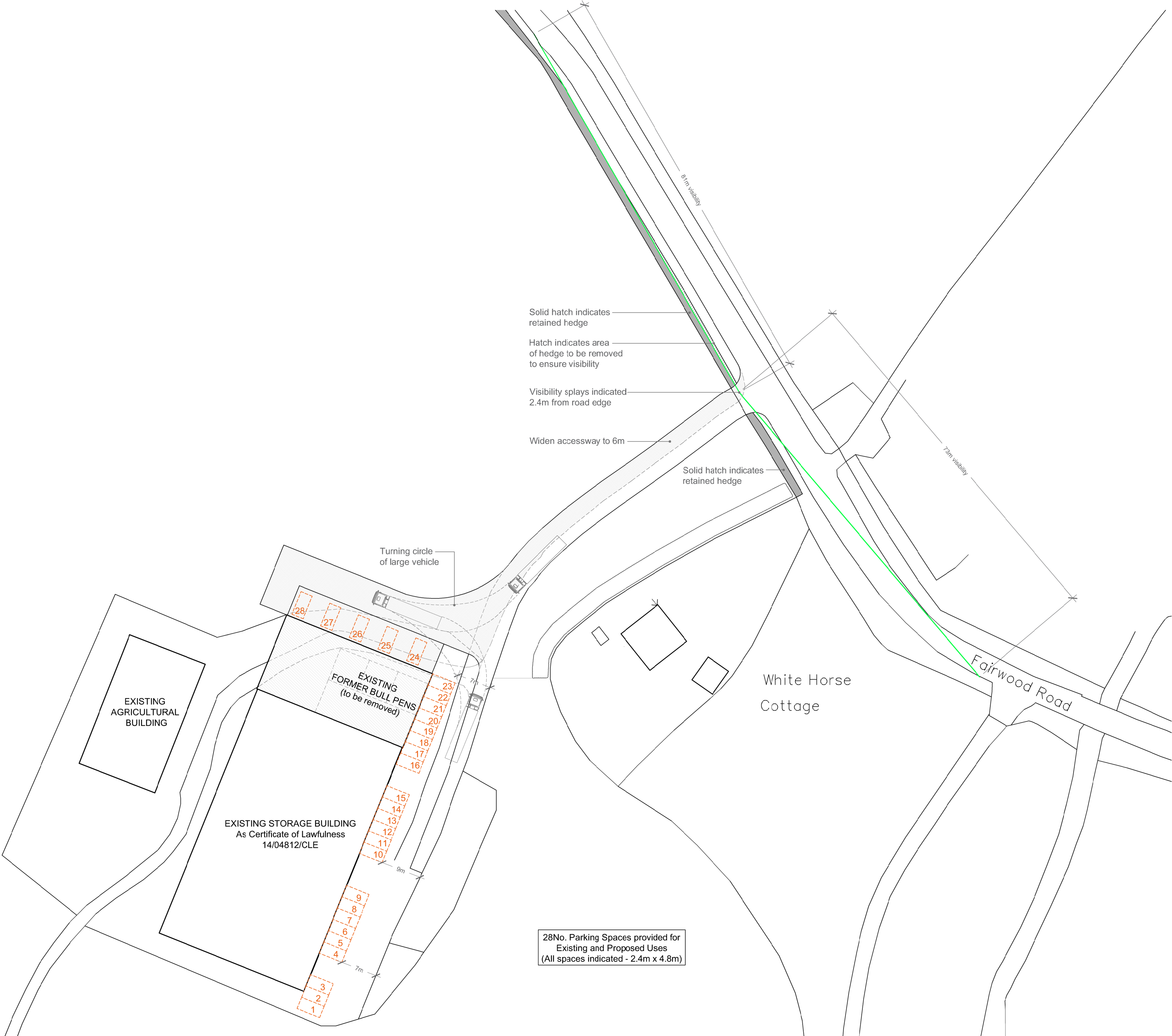


PROPOSED
WEST ELEVATION
SCALE 1:100



B A	07/05/24 24/01/24	Planning Issue Alteration to external cladding and Access Track	ALK ALK
Rev.	Date		Init

CLIENT MR J HAMMOND, FAIRWOOD HOUSE FARM			
PROJECT PROPOSED ALTERATIONS AND EXTENSION TO COMMERCIAL BUILDING			
DRAWING PROPOSED ELEVATIONS			
DRAWN: ALK	Date 15/01/2024	Scale: 1:100 @ A1	Rev. B
DOLMAN ARCHITECTURAL DESIGNERS COST CONSULTANTS Sussex House Bath Road Devizes Wiltshire SN10 2AF			
BUILDING SURVEYORS CDM PRINCIPAL DESIGNERS Tel: 01380 729456 Web: www.dolmansurveyors.co.uk Email: info@dolmansurveyors.co.uk			



Rev.	Date	Init
CLIENT		
MR J HAMMOND, FAIRWOOD HOUSE FARM		
PROJECT		
PROPOSED ALTERATIONS AND EXTENSION TO COMMERCIAL BUILDING		
DRAWING		
PROPOSED SITE PLAN (indicating Parking and Visibility Splays)		
DRAWN: ALK	Date: 08/07/2024	Scale: 1:500 @ A2
Drawing number: 4168-05		Rev.
DOLMAN		
ARCHITECTURAL DESIGNERS COST CONSULTANTS		BUILDING SURVEYORS CDM PRINCIPAL DESIGNERS
Sussex House Bath Road Devizes Wiltshire SN10 2AF		Tel: 01380 729456 Web: www.dolmansurveyors.co.uk Email: info@dolmansurveyors.co.uk



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2024/04868

Decision Date: 01 October 2024

Applicant: South West Storage Solutions
Fairwood House Farm, Fairwood Road, Dilton Marsh,
Wiltshire, United Kingdom, BA13 4EE

Particulars of Development: Alterations and Extension to Commercial Building
At: South West Storage Solutions, Fairwood House Farm,
Fairwood Road, Dilton Marsh, BA13 4EF

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 38 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

Conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Location plan, existing elevations and floor plans scale 1:100, 1:500 and 1:1250 drg no. 4168-01 rev C

Proposed site and ground floor plans scale 1:100 and 1:500 drg no. 4168-03 rev F

Proposed elevations scale 1:100 drg no. 4168-04 rev B

Site plan / visibility splays scale 1:500 drg no. 4168-05

REASON: For the avoidance of doubt and in the interests of proper planning.

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted

Development) (England) Order 2015 (or any Order revoking or reenacting or amending that Order with or without modification), the site shall be used solely for purposes within Class E(g)(iii) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provisions equivalent to that class in any statutory instrument revoking or reenacting that Order with or without modification).

REASON: The proposed use is acceptable, but the Local Planning Authority wish to consider any future proposal for a change of use, other than a use within the same class, having regard to the circumstances of the case.

- 4 No part of the development hereby permitted shall be first brought into use until the access improvements, turning areas and car parking spaces [28 in total] have been completed in accordance with the details shown on approved plan no 4168-05. The areas shall always be maintained for those purposes thereafter.

REASON: In the interests of highway safety.

- 5 No part of the development shall be first brought into use, until the visibility splays shown on the approved plans have been provided with no obstruction to visibility at or above a height of 600mm above the nearside carriageway level. The visibility splays shall always be maintained free of obstruction thereafter.

REASON: In the interests of highway safety.

- 6 The development hereby permitted shall not be first brought into use until the first 10m of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

- 7 Any gates shall be set back 10 metres from the edge of the carriageway, such gates to open inwards only.

REASON: In the interests of highway safety.

- 8 The development will be carried out in strict accordance with the following documents:
- Preliminary Ecological Appraisal. August 2024. Stark Ecology.

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

- 9 Prior to works commencing above ground floor slab level details of the number, design and locations of bird nest boxes, shall be submitted to the local authority for approval. These details should be clearly shown on an enforceable plan (e.g., site plan/technical

elevations drawing). The approved details shall be implemented before occupation of the final works. These features will continue to be available for the target species for the lifetime of the development.

REASON: To provide enhancement for biodiversity.

- 10 No external light fixture or fitting will be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation. The plans will be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 “Bats and artificial lighting at night”, issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: To avoid illumination of habitat used by bats.

- 11 No development hereby approved shall commence above ground floor slab level until a detailed scheme for the discharge of surface water from the site (including surface water from the access / driveway), incorporating sustainable drainage details together with permeability test results to BRE365 and including all necessary permits, consents and permissions, has been submitted to and approved in writing by the Local Planning Authority.

Thereafter, the development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: In order that the development is undertaken in an acceptable manner and to ensure that the development can be adequately drained.

Informatives:

- 1 The application involves an extension to the existing new vehicle access. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire’s Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.
- 2 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain

condition”) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed below are considered to apply.

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition.

1. The application for planning permission was made before 12 February 2024.
2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.
3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and
 - (i) the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or
 - (ii) the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.
4. The permission which has been granted is for development which is exempt being:
 - 4.1 Development which is not ‘major development’ (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:
 - (i) the application for planning permission was made before 2 April 2024;
 - (ii) planning permission is granted which has effect before 2 April 2024; or
 - (iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).
 - 4.2. Development below the de minimis threshold, meaning development which:
 - (i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
 - (ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A “householder application” means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

4.5 Self and Custom Build Development, meaning development which:

(i) consists of no more than 9 dwellings;

(ii) is carried out on a site which has an area no larger than 0.5 hectares; and

(iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

4.6 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

The effect of section 73D of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission (“the earlier Biodiversity Gain Plan”) there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the

purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

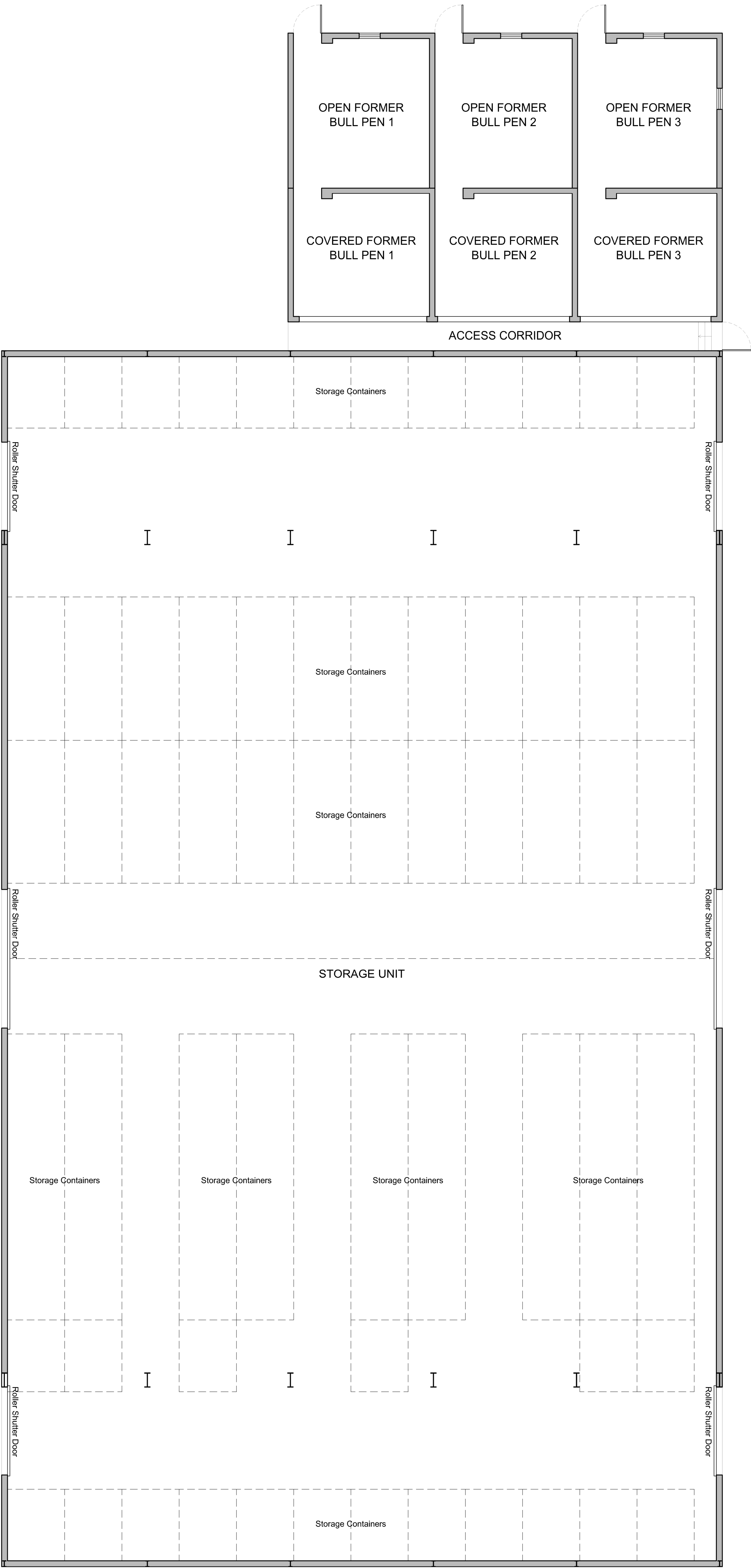
Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

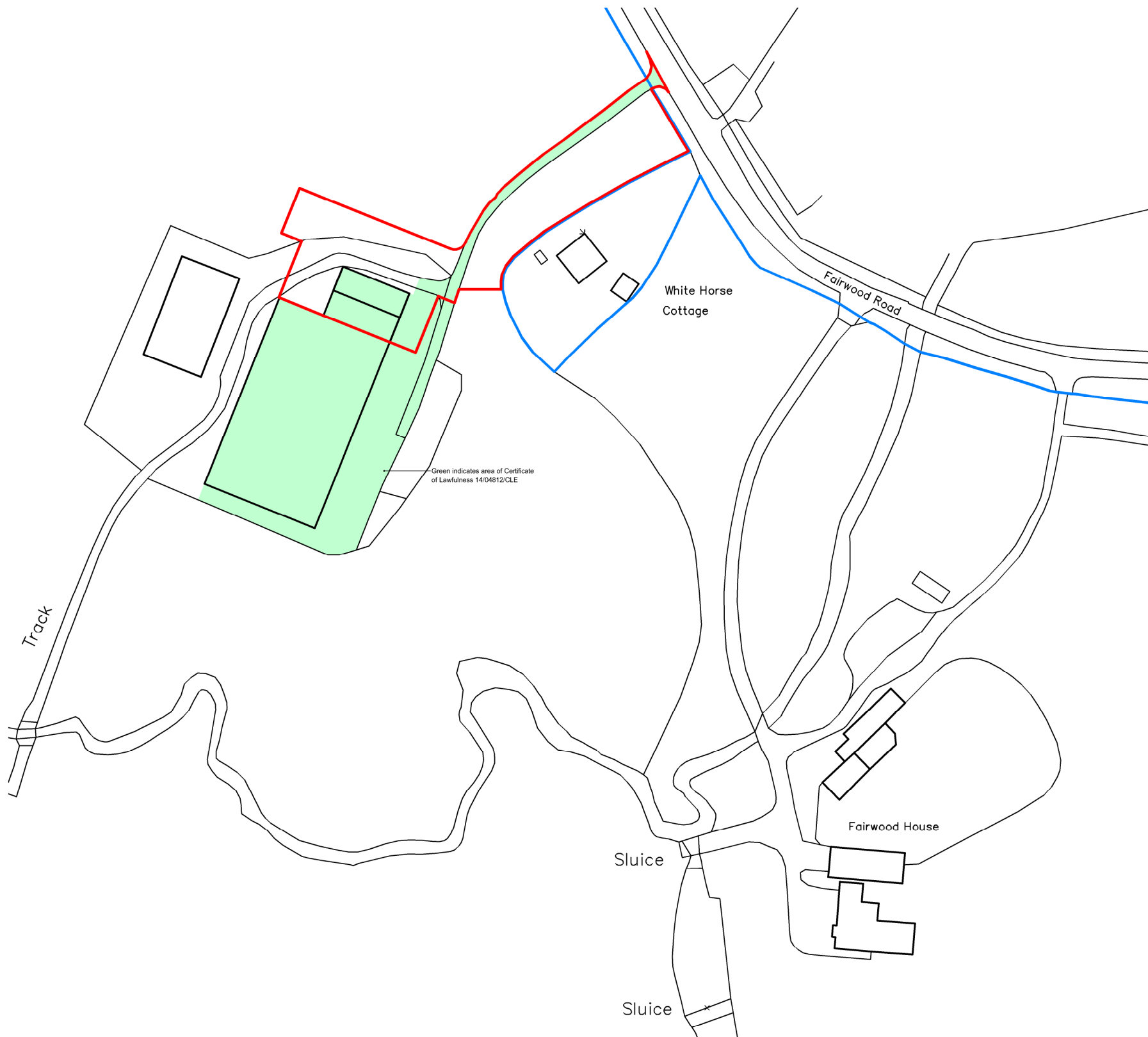
Parvis Khansari - Corporate Director, Place

NOTES

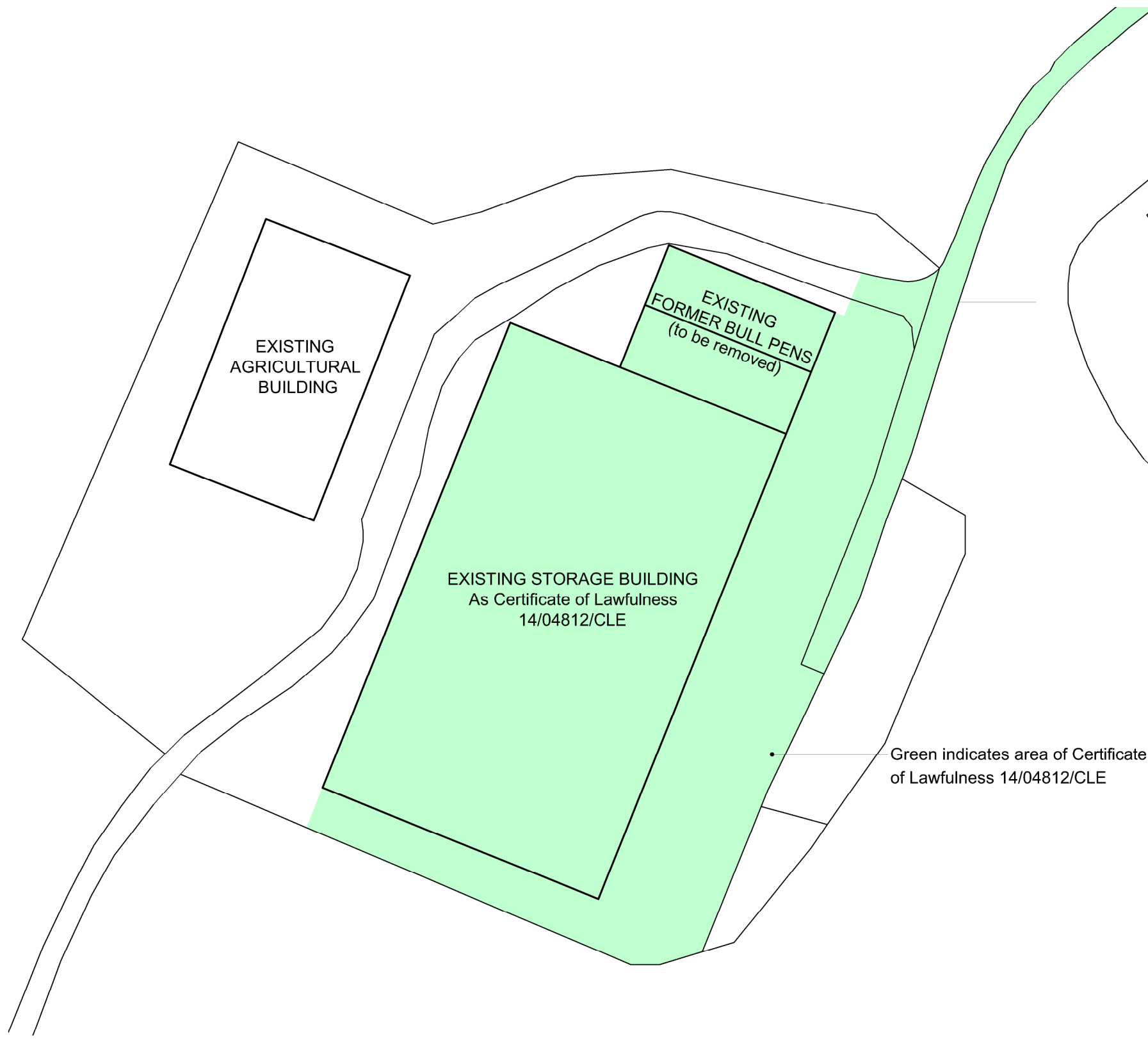
- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
 - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
 - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk
- 4 **CIL.** The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website www.wiltshire.gov.uk/planninganddevelopment/planningpolicy



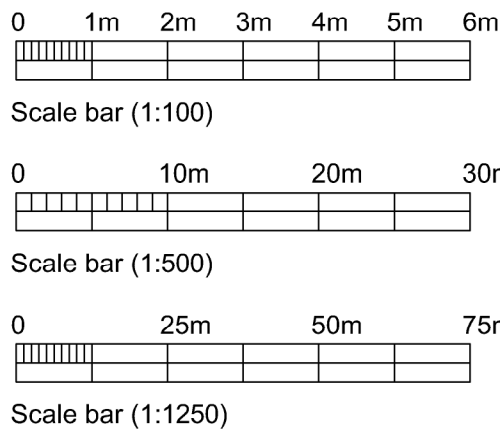
EXISTING
GROUND FLOOR PLAN
SCALE 1:100



LOCATION PLAN
SCALE 1:1250

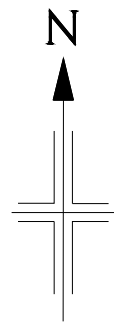
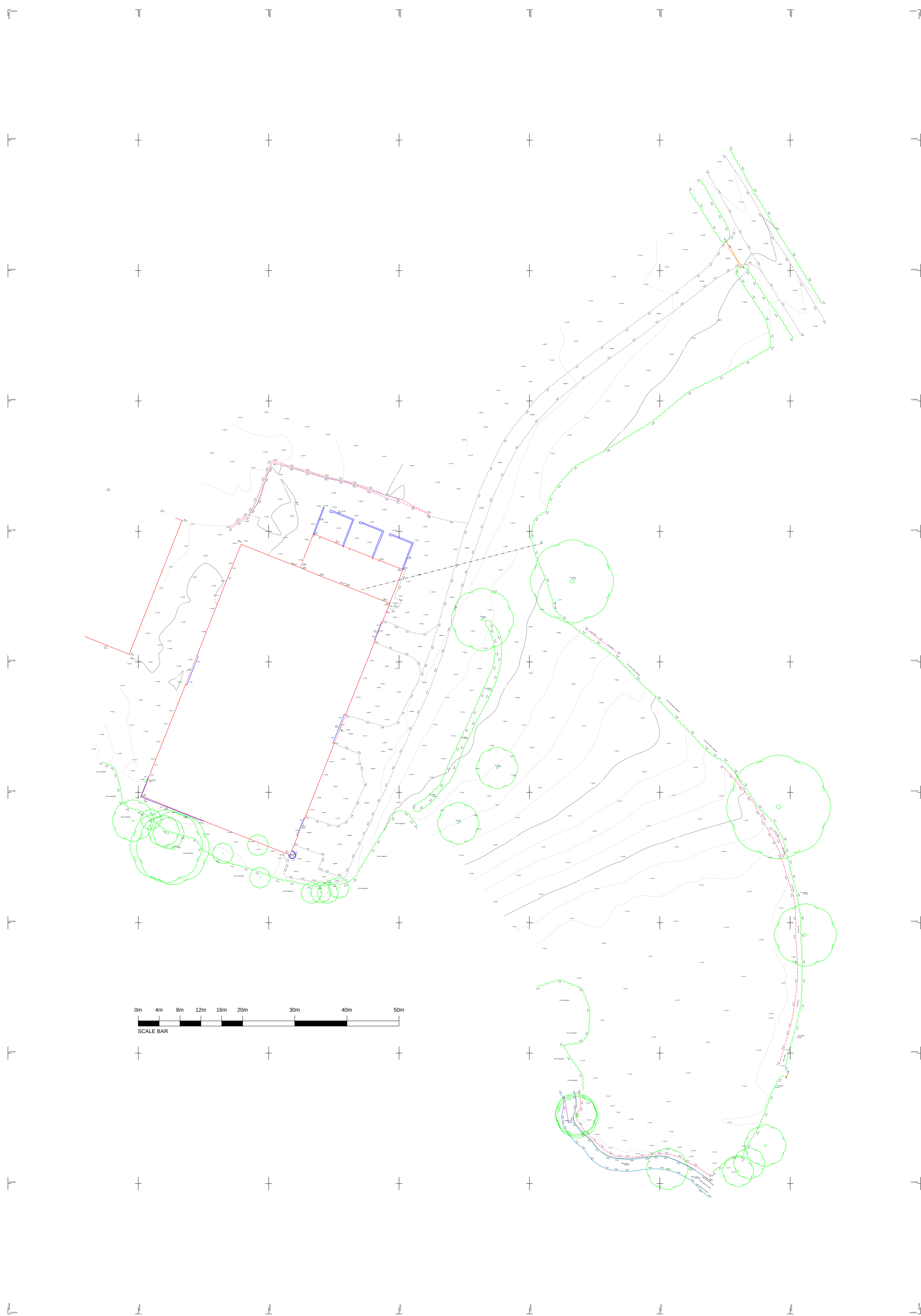


EXISTING
SITE PLAN
SCALE 1:500



Rev.	Date		Init
C	24/05/24	Planning Issue	ALK
B	13/05/24	Alteration to red line (for hedge)	ALK
A	07/05/24	Planning Issue	ALK

CLIENT MR J HAMMOND, FAIRWOOD HOUSE FARM			
PROJECT PROPOSED ALTERATIONS AND EXTENSION TO COMMERCIAL BUILDING			
DRAWING LOCATION PLAN, EXISTING SITE AND GROUND FLOOR PLANS			
DRAWN: ALK	Date: 15/01/2024	Scale: as stated @ A1	Rev. C
Drawing number: 4168-01			
DOLMAN ARCHITECTURAL DESIGNERS BUILDING SURVEYORS COST CONSULTANTS CDM PRINCIPAL DESIGNERS Sussex House Bath Road Devizes Wiltshire SN10 2AF Tel: 01380 729456 Web: www.dolmansurveyors.co.uk Email: info@dolmansurveyors.co.uk			



ANNOTATIONS

BS	Bus Stop Sign
BTIC	Telecom Cover
CTIC	Cable Television Cover
DK	Drop Kerb
EB	Electrical Box
EP	Electricity Transmission Pole
ER	Earthing Rod
FP	Footpath
FWP	Foul Water Pipe
GY	Gully
G(K)	Gully with Kerb Outlet
GSV	Gas Stop Valve
H	Hedge
IC	Inspection Cover
K	Kerb
LP	Lamp Post
MH	Manhole
Md	Marker Post
NB	Notice Board
RS	Road Sign
RWP	Rain Water Pipe
TP	Telegraph Pole
WM	Water Meter
WSV	Water Stop Valve

LEVEL POSITIONS

CL	Cover Level
DPC	Level of damp proof course
EH	Eave Height - Lower Tile Edge
FL	Floor Level
IL	Invert Level
P Inv	Pipe Invert Level
RH	Ridge Height
SP	Spring Point
TF	Top of Fence
TW	Top of Wall
US	Underside
USB	Underside Beam
WHL	Window Head
WSL	Window Sill

Do Not Scale. No Accuracy can be Guaranteed
Due to Printing and Copy Variations.
All Critical Dimensions to be Site Checked Prior
To Design or Fabrication
Site Measurements should be taken for Confirmation.
The Survey Grid and Level Datum are related to Ordnance
Survey National Grid Coordinates.
Survey Control Station Coordinates are derived by GPS/GNSS
Observations.
The Survey Scale Factor is 1.000

Survey Scale is 1:200

Matthew Read
Land & Building Surveys
matthewread@live.co.uk

ARCHITECT
Dolman Building Surveyors
Sussex House, Bath Road
Devizes, SN10 2AF

LOCATION
Fairwood House Farm
Fairwood Road, Dilton Marsh
Westbury
BA13 4EF

DRAWING TITLE
TOPOGRAPHIC SURVEY

DRAWING NO.		Fairwood_House_Farm_Topo_001.dwg	
SHEET SIZE		A1-Paperspace	
SCALE		1:500 @ A1	
DATE		March 2025	
DRAWN		March 2025	
CHECKED			

A1-Paperspace		Rev A	
SCALE		1:500 @ A1	
DATE		March 2025	
DRAWN		March 2025	
CHECKED			

FEH Statistical Method: Catchment Descriptor Equation (InfoDrainage)

Area (m2)	1460	Area(Km2)	0.00146
SAAR	797	1000/SAAR	1.254705
FARL	0.985		
BFIHOST19	0.365	BFIHOST2	0.133225
Region	8		

QMED	x 1.07 =	QBAR
m3/s	l/s	l/s
0.001926	1.926019	2.060841

1yr	1.61
2yr	1.92
QBAR	2.06
10yr	3.07
30yr	4.02
100yr	5.01
200yr	5.73

Job: 10225 - Fairwood House Farm

10225 : Fairwood House Farm, Dilton Marsh Westbury, Wiltshire Attenuation Calculations	Date: 21/05/2025			
Report Details: Type: Inflows Storm Phase: Phase	Designed by: BT	Checked by: SS	Approved By: DF	
Company Address:				



Roof Area 1

Type : Catchment Area

Area (ha)	0.012
-----------	-------

Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff	1.000
Winter Volumetric Runoff	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100



Roof Area 2

Type : Catchment Area

Area (ha)	0.012
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff	1.000
Winter Volumetric Runoff	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100



Roof Area 3

Type : Catchment Area

Area (ha)	0.013
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff	1.000
Winter Volumetric Runoff	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100

10225 : Fairwood House Farm, Dilton Marsh Westbury, Wiltshire Attenuation Calculations	Date: 21/05/2025			
Report Details: Type: Inflows Storm Phase: Phase	Designed by: BT	Checked by: SS	Approved By: DF	
Company Address:				



Roof Area 4

Type : Catchment Area

Area (ha)	0.012
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff	1.000
Winter Volumetric Runoff	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100



Hardstanding Area 1

Type : Catchment Area

Area (ha)	0.076
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff	1.000
Winter Volumetric Runoff	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100



Hardstanding Area 2

Type : Catchment Area

Area (ha)	0.021
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff	1.000
Winter Volumetric Runoff	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100

10225 : Fairwood House Farm, Dilton Marsh Westbury, Wiltshire Attenuation Calculations		Date: 21/05/2025		 Cole Easdon	
Report Details: Type: Junctions Storm Phase: Phase		Designed by: BT	Checked by: SS		Approved By: DF
		Company Address:			

Name	Junction Type	Easting (m)	Northing (m)	Cover Level (m)	Depth (m)	Invert Level (m)	Chamber Shape	Diameter (m)
S8	Manhole	384004.967	151755.520	53.900	0.850	53.050	Circular	0.600
S7	Manhole	383995.340	151775.066	54.400	1.132	53.268	Circular	0.600
S6	Manhole	384015.168	151803.437	54.250	0.636	53.614	Circular	0.600
S5	Manhole	384010.004	151807.253	54.500	0.715	53.785	Circular	0.600
S4	Manhole	383980.871	151775.962	54.900	0.800	54.100	Circular	0.600
S3	Manhole	383975.144	151761.282	54.900	0.600	54.300	Circular	0.600
S1	Manhole	383944.284	151773.228	54.900	0.600	54.300	Circular	0.600
S2	Manhole	383950.011	151787.904	54.900	0.800	54.100	Circular	0.600
Simple Junction	Simple Junction	384010.312	151756.904					

Name	Lock
S8	None
S7	None
S6	None
S5	None
S4	None
S3	None
S1	None
S2	None
Simple Junction	

Outlets

Junction	Outlet Name	Outgoing Connection	Outlet Type
S8	Outlet	1.007	Free Discharge
S7	Outlet	1.006	Free Discharge
S6	Outlet	1.005	Orifice
	Diameter (m)	0.044	
	Coefficient of Discharge	0.600	
	Invert Level (m)	53.614	
S5	Outlet	1.003	Orifice
	Diameter (m)	0.037	
	Coefficient of Discharge	0.600	
	Invert Level (m)	53.785	
S4	Outlet	2.001	Free Discharge
S3	Outlet	2.000	Free Discharge
S1	Outlet	1.000	Free Discharge
S2	Outlet	1.001	Free Discharge

10225 : Fairwood House Farm, Dilton Marsh Westbury, Wiltshire Attenuation Calculations	Date: 21/05/2025		
	Designed by: BT	Checked by: SS	Approved By: DF
Report Details: Type: Stormwater Controls Storm Phase: Phase	Company Address:		





Tanked Permeable Sub Base Area 1

Type : Porous Paving

Dimensions	
Exceedance Level (m)	54.500
Depth (m)	0.600
Base Level (m)	53.900
Paving Layer Depth (mm)	50
Membrane Percolation (m/hr)	2.5
Porosity (%)	30
Length (m)	68.301
Long. Slope (1:X)	1000.00
Width (m)	11.132
Total Volume (m³)	125.458

Outlets	
Outlet	
Outgoing Connection	1.002
Outlet Type	Free Discharge

Advanced	
Conductivity (m/hr)	400.0



Tanked Permeable Sub Base Area 2

Type : Porous Paving

Dimensions	
Exceedance Level (m)	54.100
Depth (m)	0.350
Base Level (m)	53.750
Paving Layer Depth (mm)	50
Membrane Percolation (m/hr)	2.5
Porosity (%)	30
Length (m)	10.600
Long. Slope (1:X)	1000.00
Width (m)	20.000
Total Volume (m³)	19.080

Outlets	
Outlet	
Outgoing Connection	1.004
Outlet Type	Free Discharge

Advanced	
Conductivity (m/hr)	400.0

10225 : Fairwood House Farm, Dilton Marsh Westbury, Wiltshire Attenuation Calculations		Date: 21/05/2025		 Cole Easdon	
Report Details: Type: Connections Storm Phase: Phase		Designed by: BT	Checked by: SS		Approved By: DF
		Company Address:			

Name	Length (m)	Connection Type	Slope (1:X)	Manning's n	Colebrook-White Roughness (mm)	Diameter / Base Width (mm)	Upstream Cover Level (m)	Upstream Invert Level (m)
1.000	15.755	Pipe	78.773		0.6	100	54.900	54.300
2.000	15.758	Pipe	78.789		0.6	100	54.900	54.300
2.001	5.723	Pipe	57.230		0.6	100	54.900	54.100
1.001	2.749	Pipe	27.491		0.6	100	54.900	54.100
1.002	1.471	Pipe	12.825		0.6	150	54.568	53.900
1.003	1.004	Pipe	33.455		0.6	150	54.500	53.785
1.004	3.758	Pipe	27.693		0.6	150	54.111	53.750
1.005	34.614	Pipe	100.000		0.6	150	54.250	53.614
1.006	21.788	Pipe	100.000		0.6	150	54.400	53.268
1.007	5.521	Pipe	92.022		0.6	150	53.900	53.050

Name	Downstream Cover Level (m)	Downstream Invert Level (m)	Part Family	Lock	Flow Restriction (L/s)
1.000	54.900	54.100		None	
2.000	54.900	54.100		None	
2.001	54.568	54.000		All	
1.001	54.568	54.000		All	
1.002	54.500	53.785		All	
1.003	54.111	53.755		All	2.4
1.004	54.250	53.614		All	
1.005	54.400	53.268		None	3.2
1.006	53.900	53.050		None	
1.007	53.000	52.990		All	

10225 : Fairwood House Farm, Dilton Marsh Westbury, Wiltshire Attenuation Calculations		Date: 21/05/2025		 Cole Easdon	
Report Details: Type: Inflow Summary Storm Phase: Phase		Designed by: BT	Checked by: SS		Approved By: DF
		Company Address:			

Inflow Label	Connected To	Flow (L/s)	Runoff Method	Area (ha)	Percentage Impervious (%)	Urban Creep (%)	Adjusted Percentage Impervious (%)	Area Analysed (ha)
Hardstanding Area 1	Tanked Permeable Sub Base Area 1		Time of Concentration	0.076	100	0	100	0.076
Hardstanding Area 2	Tanked Permeable Sub Base Area 2		Time of Concentration	0.021	100	0	100	0.021
Roof Area 1	S1		Time of Concentration	0.012	100	0	100	0.012
Roof Area 2	S2		Time of Concentration	0.012	100	0	100	0.012
Roof Area 3	S3		Time of Concentration	0.013	100	0	100	0.013
Roof Area 4	S4		Time of Concentration	0.012	100	0	100	0.012
TOTAL		0.0		0.146				0.146

10225 : Fairwood House Farm, Dilton Marsh Westbury, Wiltshire Attenuation Calculations	Date: 21/05/2025 Designed by: BT Checked by: SS Approved By: DF	 Cole Easdon
Report Title: Rainfall Analysis Criteria	Company Address:	

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

Rainfall		
FEH		Type: FEH
Site Location	GB 384200 151800 ST 84200 51800	
Rainfall Version	2022	
Summer	☒	
Winter	☒	

Return Period

Return Period (years)	Increase Rainfall (%)
100.0	45.000

Storm Durations

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

10225 : Fairwood House Farm, Dilton Marsh Westbury, Wiltshire Attenuation Calculations		Date: 21/05/2025			
Report Details: Type: Junctions Summary Storm Phase: Phase		Designed by: BT	Checked by: SS		Approved By: DF
		Company Address:			



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

Junction	Storm Event	Cover Level (m)	Invert Level (m)	Max. Level (m)	Max. Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Status
S8	FEH: 100 years: +45 %: 360 mins: Summer	53.90 0	53.05 0	53.085	0.035	2.0	0.010	0.000	2.0	60.649	OK
S7	FEH: 100 years: +45 %: 360 mins: Summer	54.40 0	53.26 8	53.303	0.035	2.0	0.010	0.000	2.0	60.686	OK
S6	FEH: 100 years: +45 %: 240 mins: Summer	54.25 0	53.61 4	53.900	0.286	2.0	0.081	0.000	2.0	43.127	Surcharged
S5	FEH: 100 years: +45 %: 720 mins: Summer	54.50 0	53.78 5	54.209	0.424	1.4	0.120	0.000	1.4	85.846	Flood Risk
S4	FEH: 100 years: +45 %: 1440 mins: Summer	54.90 0	54.10 0	54.492	0.392	1.5	0.111	0.000	1.4	32.559	Surcharged
S3	FEH: 100 years: +45 %: 15 mins: Summer	54.90 0	54.30 0	54.695	0.395	10.2	0.112	0.000	6.9	4.405	Flood Risk
S1	FEH: 100 years: +45 %: 15 mins: Summer	54.90 0	54.30 0	54.581	0.281	9.6	0.079	0.000	7.0	4.167	Surcharged
S2	FEH: 100 years: +45 %: 1440 mins: Summer	54.90 0	54.10 0	54.492	0.392	1.4	0.111	0.000	1.4	31.674	Surcharged
Simple Junction	FEH: 100 years: +45 %: 15 mins: Summer		52.99 0	53.020	0.030	1.7			1.7	2.024	OK

10225 : Fairwood House Farm, Dilton Marsh Westbury, Wiltshire Attenuation Calculations		Date: 21/05/2025			
		Designed by: BT	Checked by: SS	Approved By: DF	
Report Details: Type: Stormwater Controls Summary Storm Phase: Phase		Company Address:			



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

Stormwater Control	Storm Event	Max. US Level (m)	Max. DS Level (m)	Max. US Depth (m)	Max. DS Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Total Lost Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Half Drain Down Time (mins)	Percentage Available (%)
Tanked Permeable Sub Base Area 1	FEH: 100 years: +45 %: 960 mins: Summer	54.488	54.209	0.520	0.309	10.1	102.799	0.000	0.000	1.4	104.835	737	18.061
Tanked Permeable Sub Base Area 2	FEH: 100 years: +45 %: 240 mins: Summer	53.988	53.901	0.228	0.151	5.5	12.401	0.000	0.000	2.0	43.304	62	35.007

10225 : Fairwood House Farm, Dilton Marsh Westbury, Wiltshire Attenuation Calculations	Date: 21/05/2025		
	Designed by: BT	Checked by: SS	Approved By: DF
	Report Details: Type: Stormwater Controls Summary Storm Phase: Phase		
Company Address:			 Cole Easdon

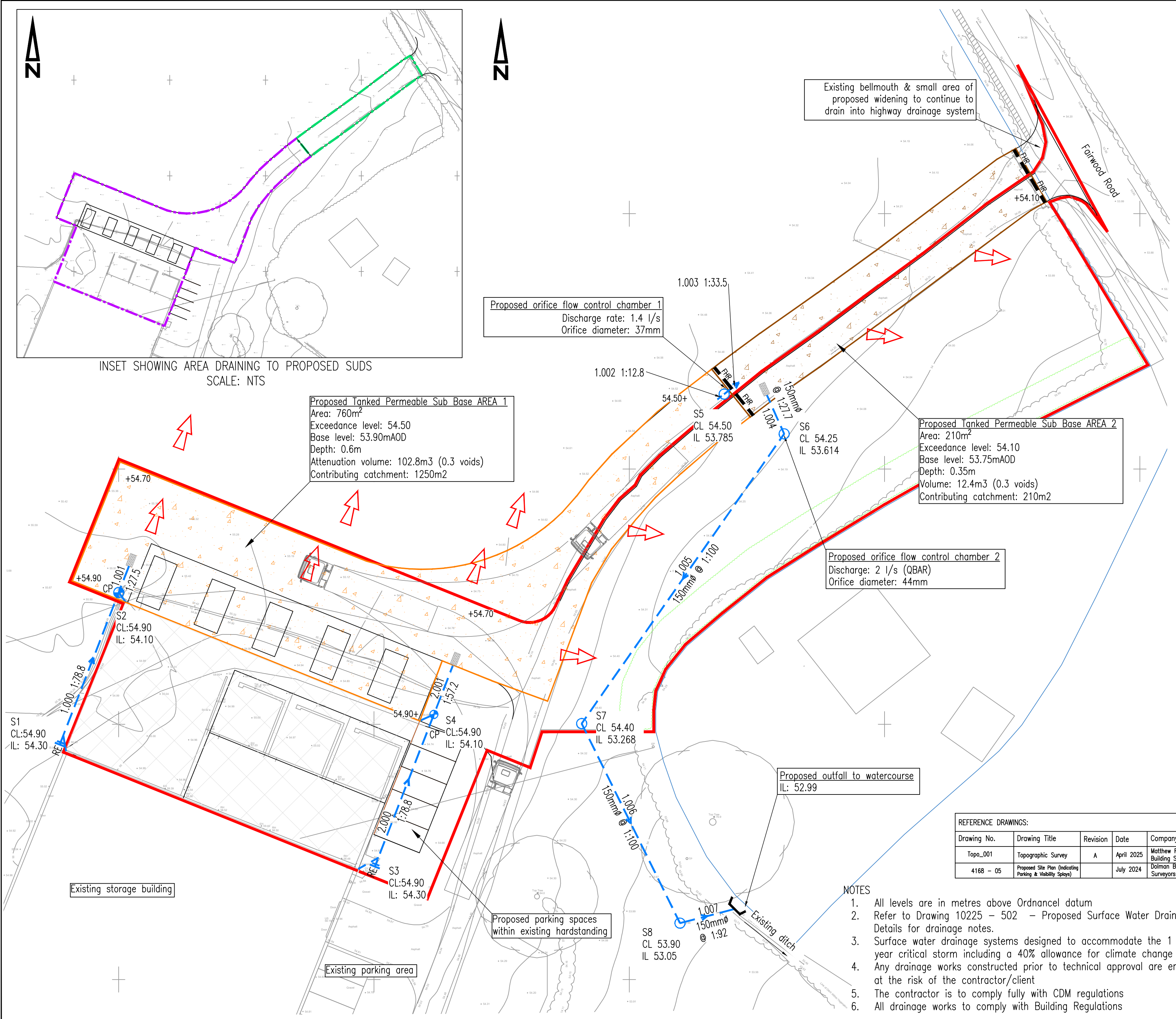
Status
OK
OK

10225 : Fairwood House Farm, Dilton Marsh Westbury, Wiltshire Attenuation Calculations		Date: 21/05/2025		
Report Details: Type: Connections Summary Storm Phase: Phase		Designed by: BT	Checked by: SS	Approved By: DF
		Company Address:		


Cole Easdon

Critical Storm Per Item: Rank By: Max. Flow

Connection	Storm Event	Connection Type	From	To	Upstream Cover Level (m)	Max. US Water Level (m)	Max. Flow Depth (m)	Discharge Volume (m³)	Max. Velocity (m/s)	Flow / Capacity	Max. Flow (L/s)	Status
1.000	FEH: 100 years: +45 %: 15 mins: Summer	Pipe	S1	S2	54.900	54.581	0.100	4.167	0.9	1.03	7.0	Surcharged
2.000	FEH: 100 years: +45 %: 15 mins: Summer	Pipe	S3	S4	54.900	54.695	0.100	4.405	0.9	1.01	6.9	Flood Risk
2.001	FEH: 100 years: +45 %: 15 mins: Summer	Pipe	S4	Tanked Permeable Sub Base Area 1	54.900	54.481	0.100	8.435	1.8	1.77	14.2	Surcharged
1.001	FEH: 100 years: +45 %: 15 mins: Summer	Pipe	S2	Tanked Permeable Sub Base Area 1	54.900	54.352	0.100	8.205	1.9	1.29	14.9	Surcharged
1.002	FEH: 100 years: +45 %: 15 mins: Summer	Pipe	Tanked Permeable Sub Base Area 1	S5	54.568	54.080	0.150	1.988	0.5	0.03	1.5	Surcharged
1.003	FEH: 100 years: +45 %: 960 mins: Summer	Pipe	S5	Tanked Permeable Sub Base Area 2	54.500	54.208	0.150	104.673	0.2	0.05	1.4	Flood Risk
1.004	FEH: 100 years: +45 %: 360 mins: Summer	Pipe	Tanked Permeable Sub Base Area 2	S6	54.111	53.945	0.150	60.929	0.3	0.06	2.0	Surcharged
1.005	FEH: 100 years: +45 %: 360 mins: Summer	Pipe	S6	S7	54.250	53.900	0.035	60.752	0.7	0.11	2.0	Surcharged
1.006	FEH: 100 years: +45 %: 360 mins: Summer	Pipe	S7	S8	54.400	53.303	0.035	60.686	0.6	0.11	2.0	OK
1.007	FEH: 100 years: +45 %: 360 mins: Summer	Pipe	S8	Simple Junction	53.900	53.085	0.034	60.649	0.7	0.11	2.0	OK



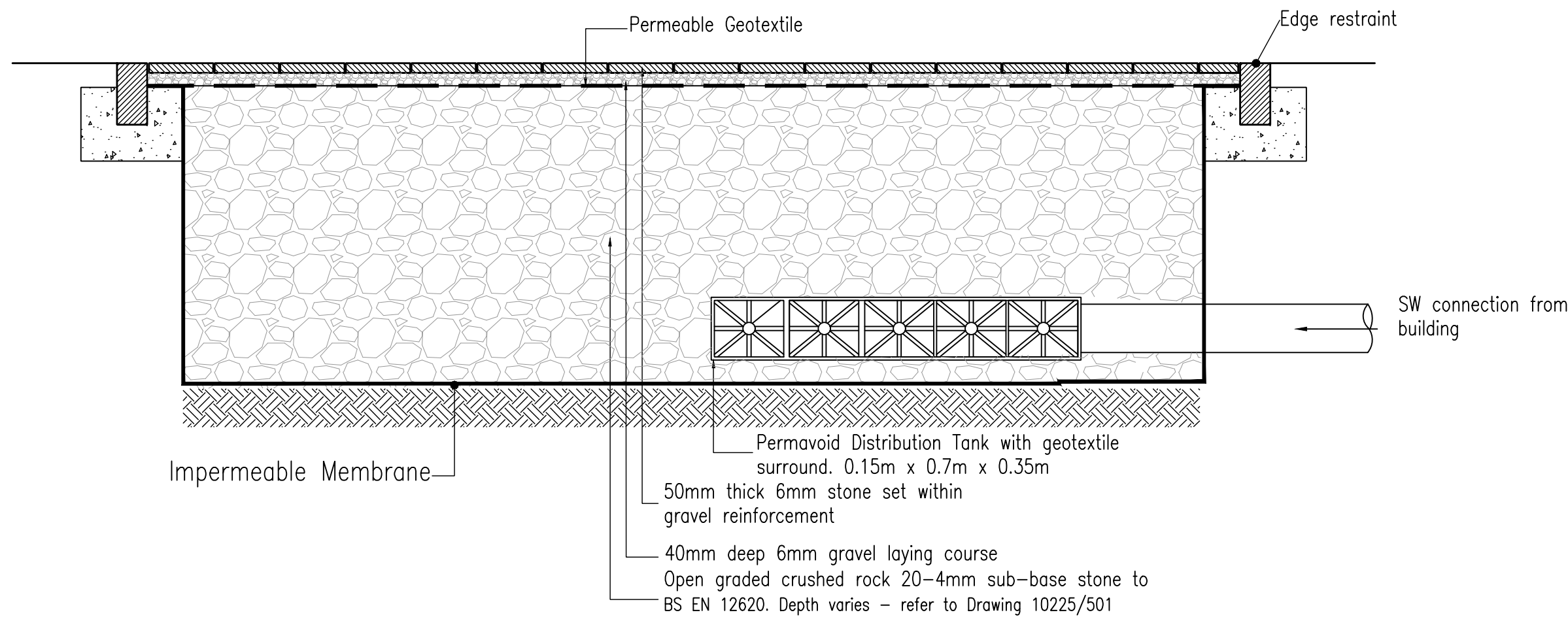
Key:

- Application boundary
- Proposed permeable sub base Area 1
- Proposed permeable sub base Area 2
- Permeable sub base Area 1 catchment: 1250m²
- Permeable sub base Area 2 catchment: 210m³
- Proposed extension
- Proposed surface water drain and inspection chamber. Pipe diameter 100mm unless noted otherwise
- Proposed catchpit
- Proposed permavoid distribution tank
- Proposed rodding eye
- Design exceedance route
- Proposed ground level
- Proposed full height restraint
- Existing ground level

No.	By	Date	Revision	Details
Copyright				
01793 619 965 cec@ColeEasdon.com www.ColeEasdon.com				
Client Mr J Hammond				
Job Title Fairwood House Farm Dilton Marsh Westbury Wiltshire BA13 4EF				
Drawing Title Proposed Surface Water Drainage Layout				
Drawing Status: FOR COMMENT FOR PLANNING FOR TENDER FOR APPROVAL FOR CONSTRUCTION AS BUILT				
CONSTRUCTION AT CLIENT / CONTRACTOR RISK				
Designed by: SS		Drawn by: SS		Checked by: JP
Date March 2025		Scale 1:250@A2		
Drg. No. 10225/501		Rev.		

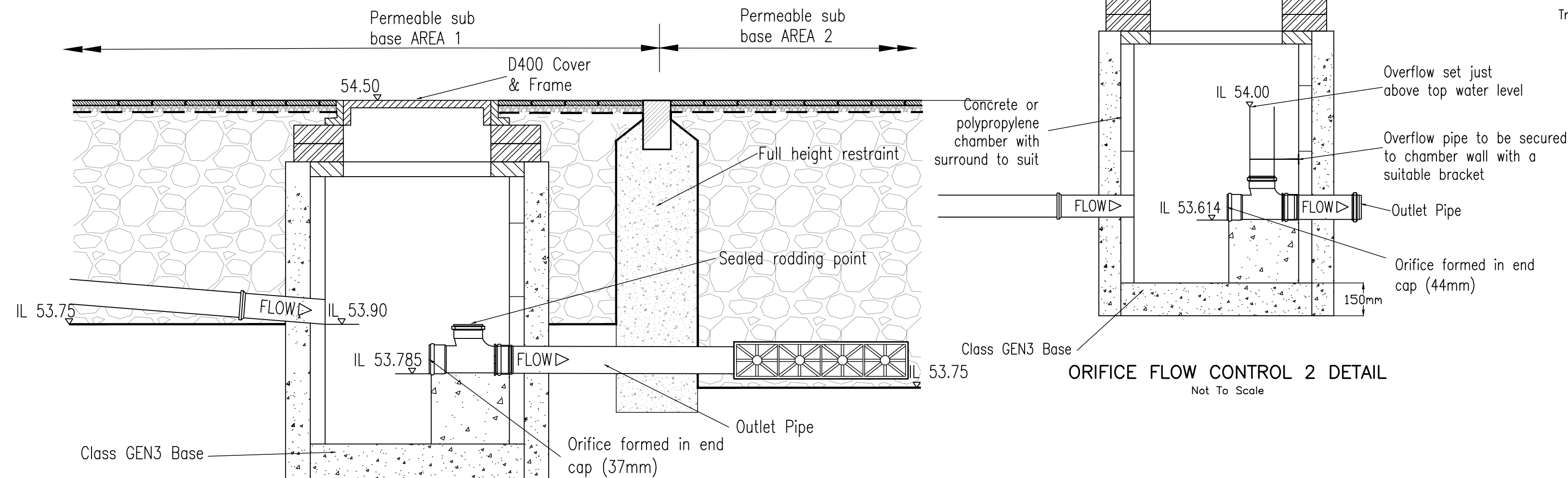
REFERENCE DRAWINGS:				
Drawing No.	Drawing Title	Revision	Date	Company
Topo_001	Topographic Survey	A	April 2025	Matthew Read Land & Building Surveys.
4168 - 05	Proposed Site Plan (Indicating Parking & Viability Splays)		July 2024	Dolman Building Surveyors

- NOTES
- All levels are in metres above Ordnance datum
 - Refer to Drawing 10225 - 502 - Proposed Surface Water Drainage Details for drainage notes.
 - Surface water drainage systems designed to accommodate the 1 in 100 year critical storm including a 40% allowance for climate change
 - Any drainage works constructed prior to technical approval are entirely at the risk of the contractor/client
 - The contractor is to comply fully with CDM regulations
 - All drainage works to comply with Building Regulations



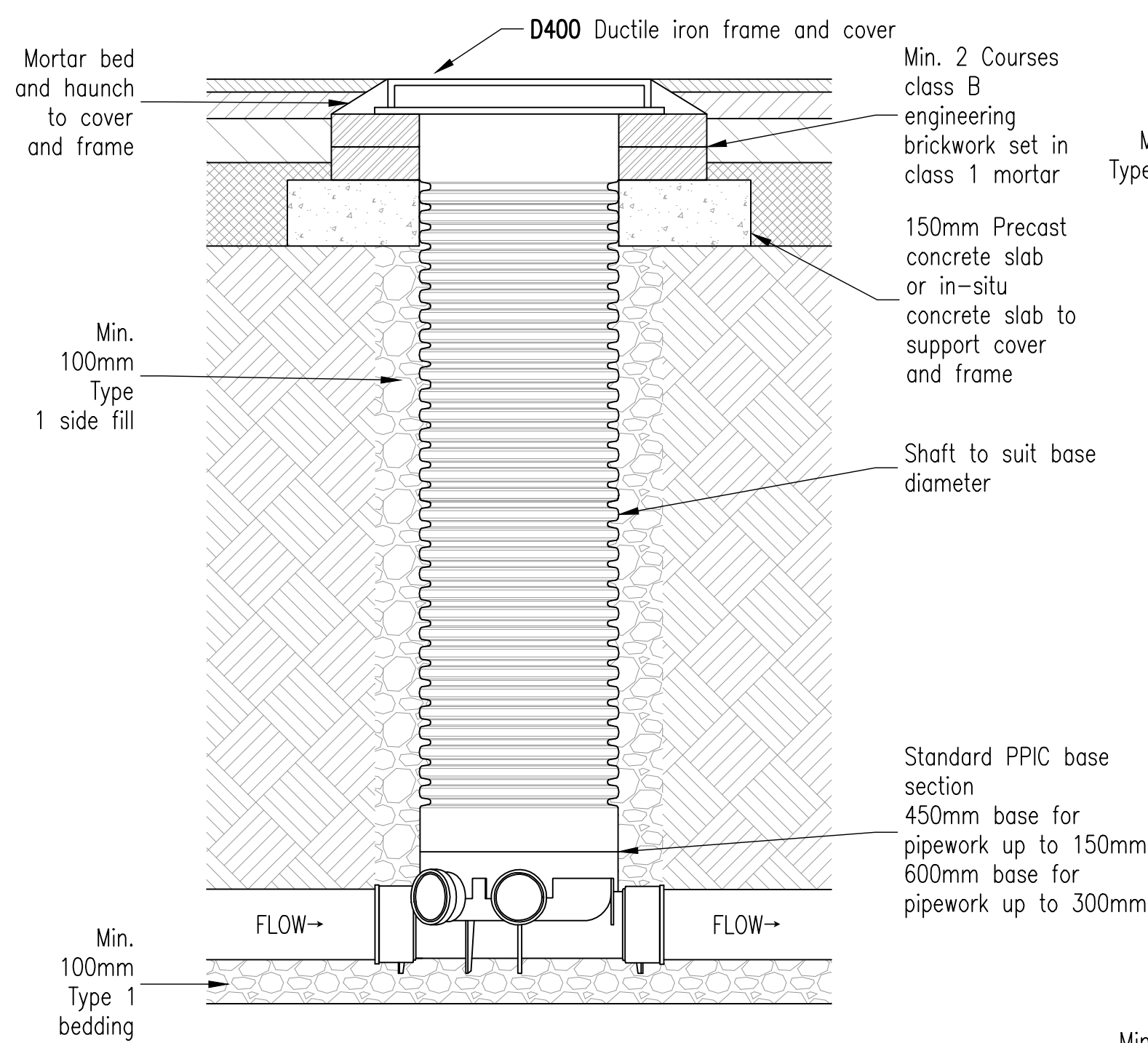
PERMEABLE SUB BASE DETAIL

Not To Scale



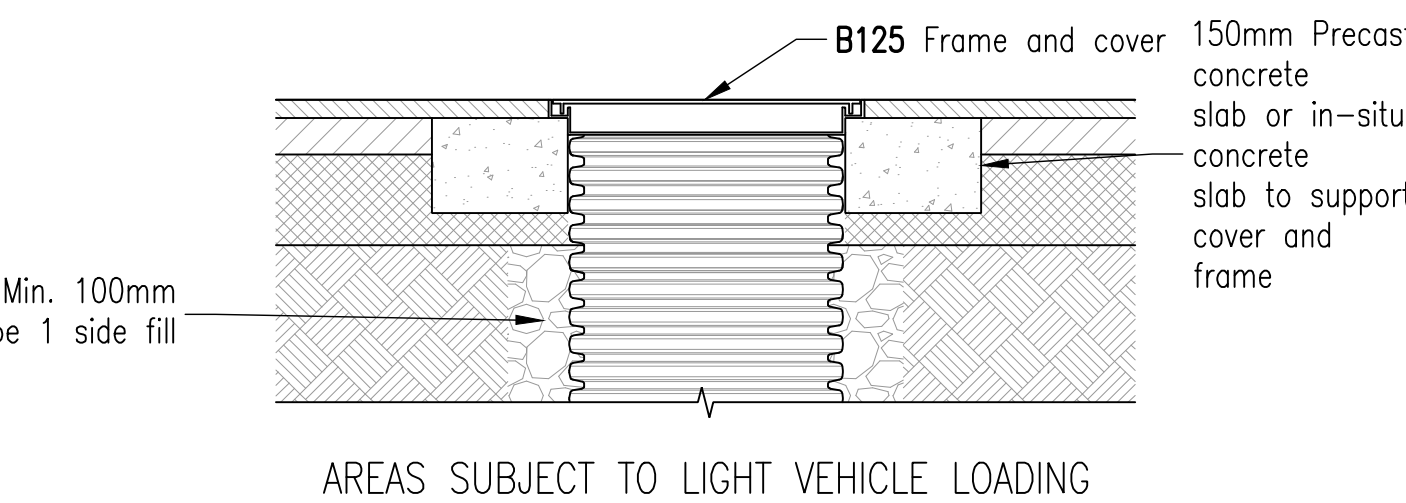
ORIFICE FLOW CONTROL 1 DETAIL

Not To Scale

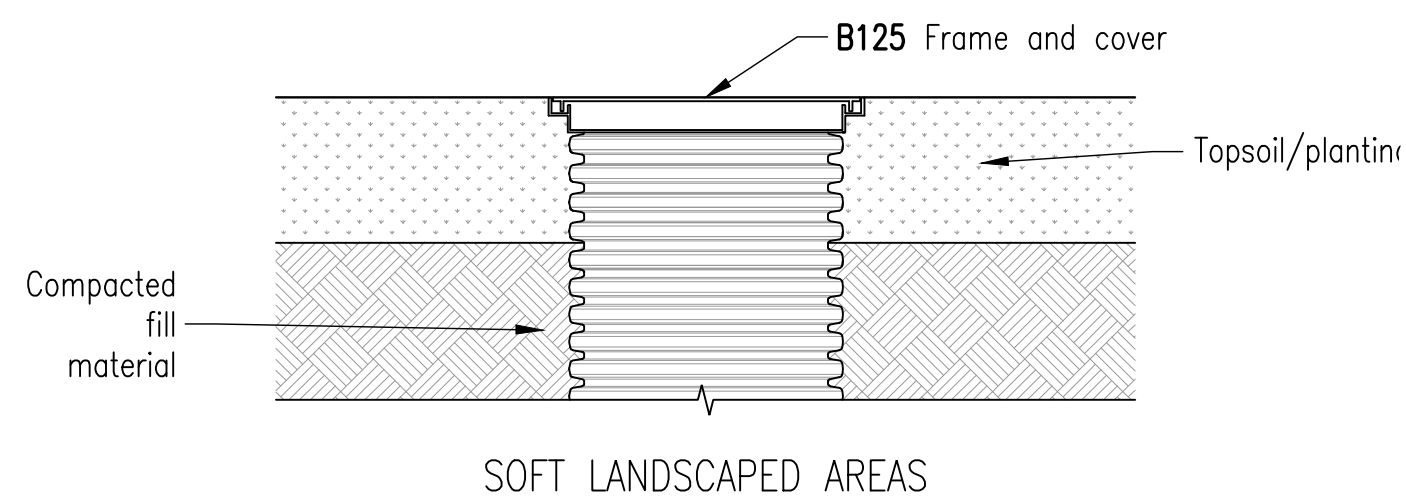


AREAS SUBJECT TO VEHICLE LOADING

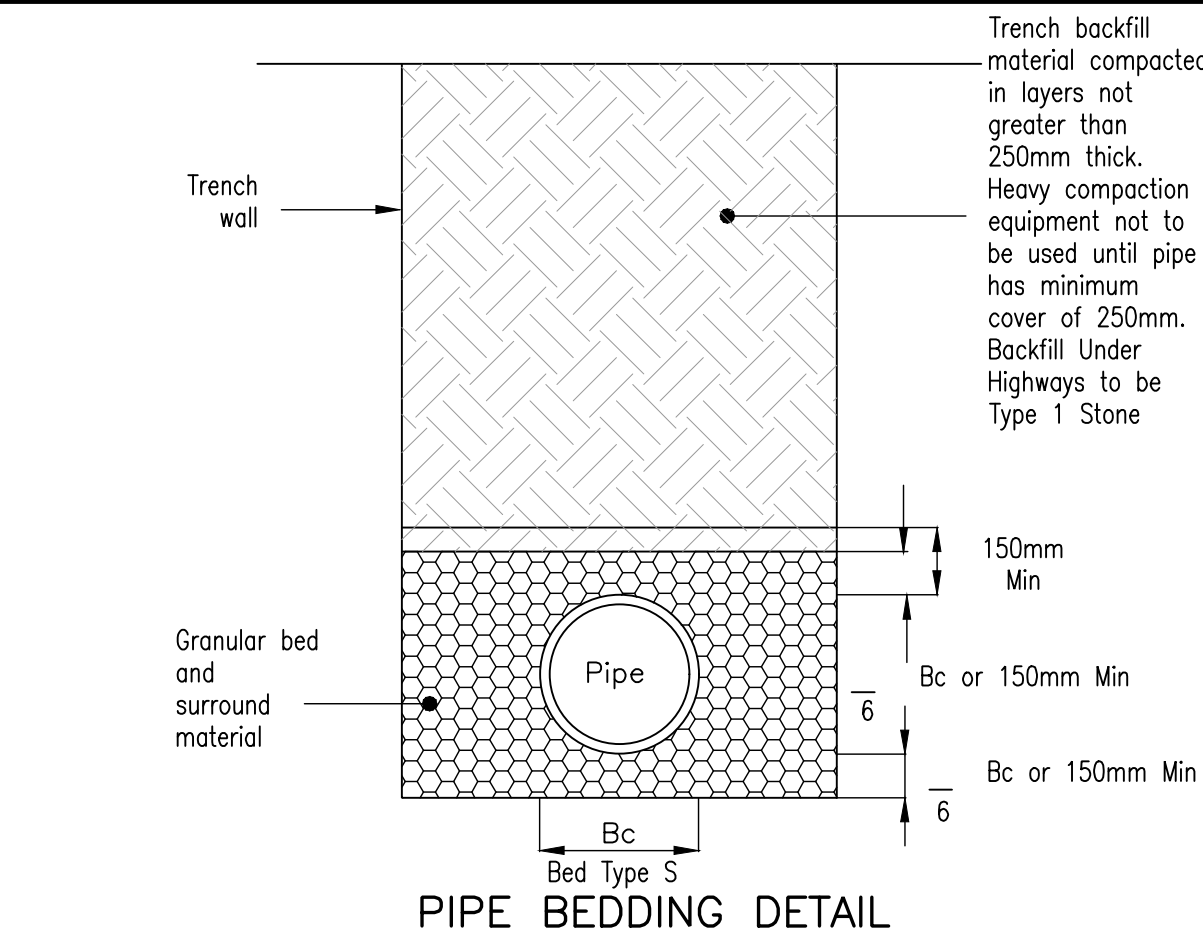
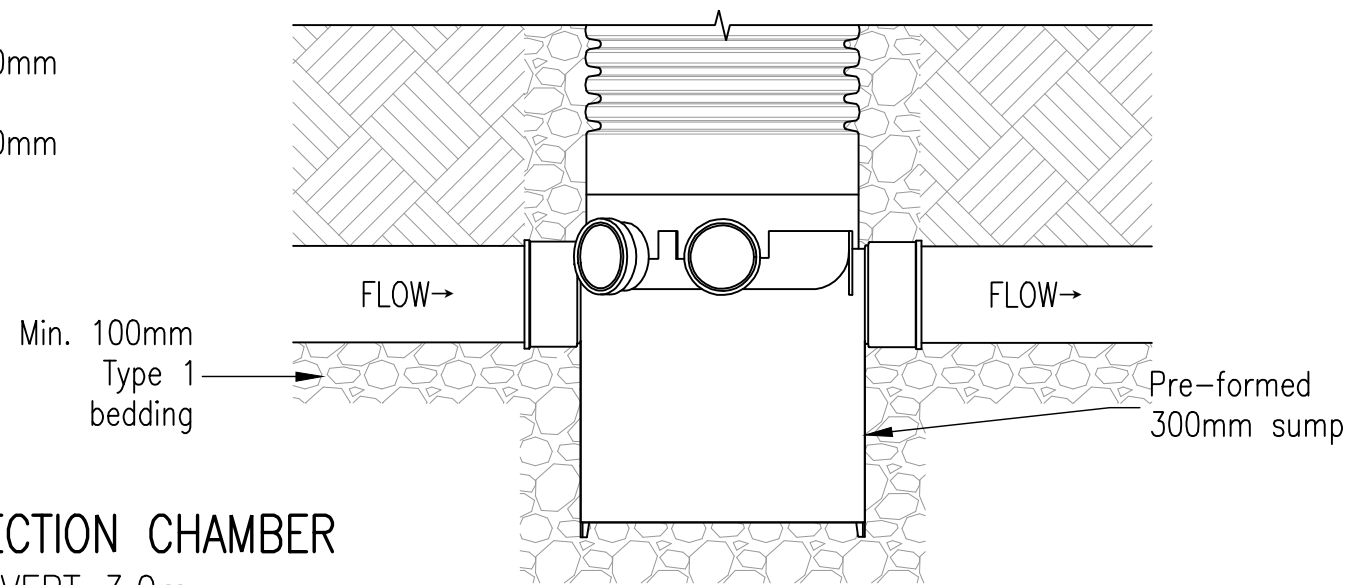
POLYPROPYLENE INSPECTION CHAMBER
MAX. DEPTH TO INVERT 3.0m



AREAS SUBJECT TO LIGHT VEHICLE LOADING

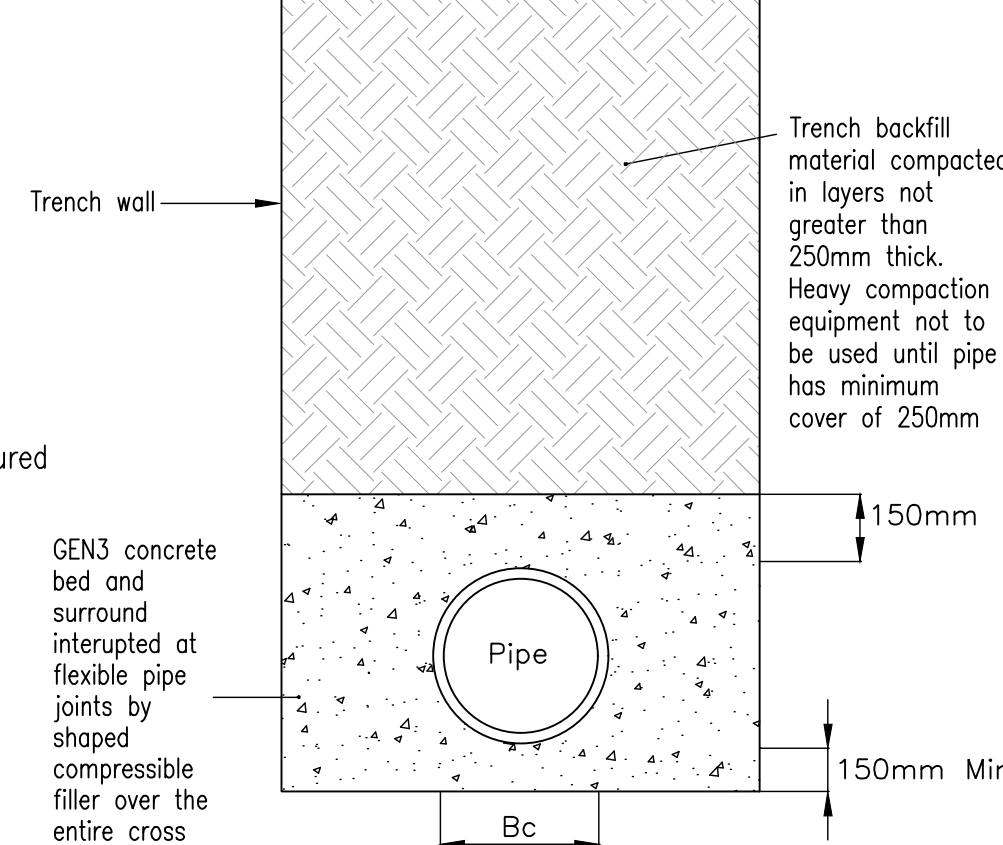


SOFT LANDSCAPED AREAS



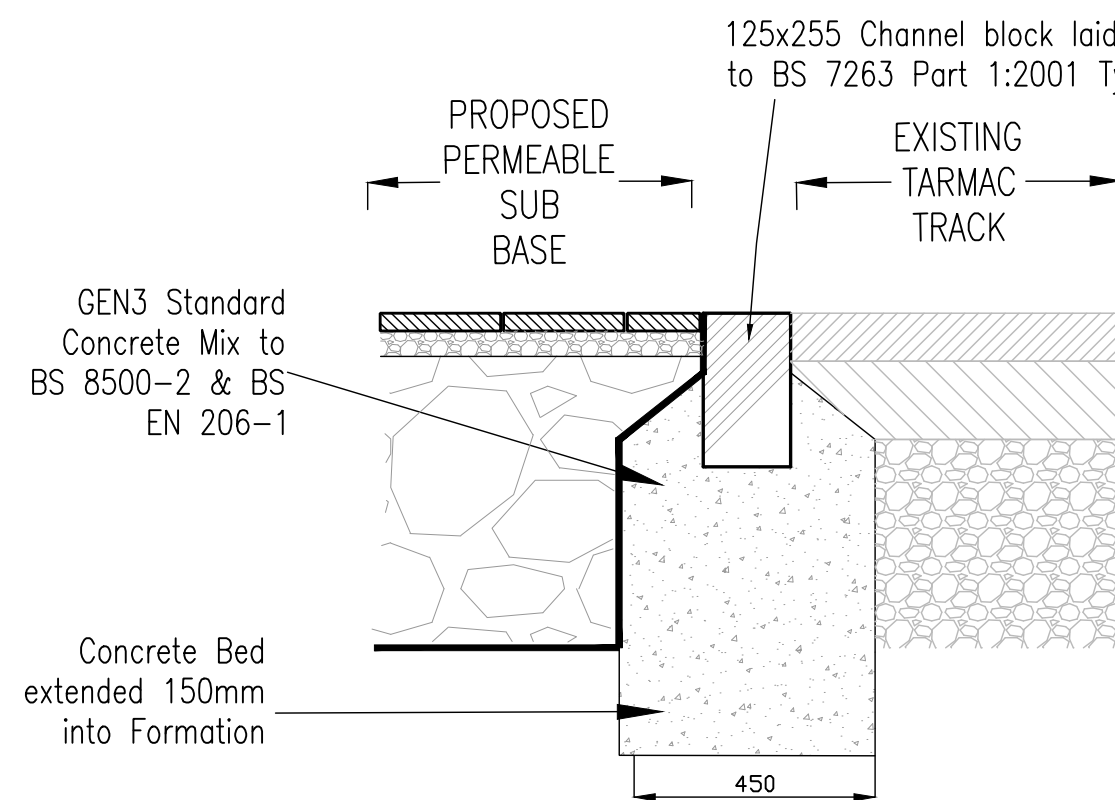
PIPE BEDDING DETAIL

Not To Scale



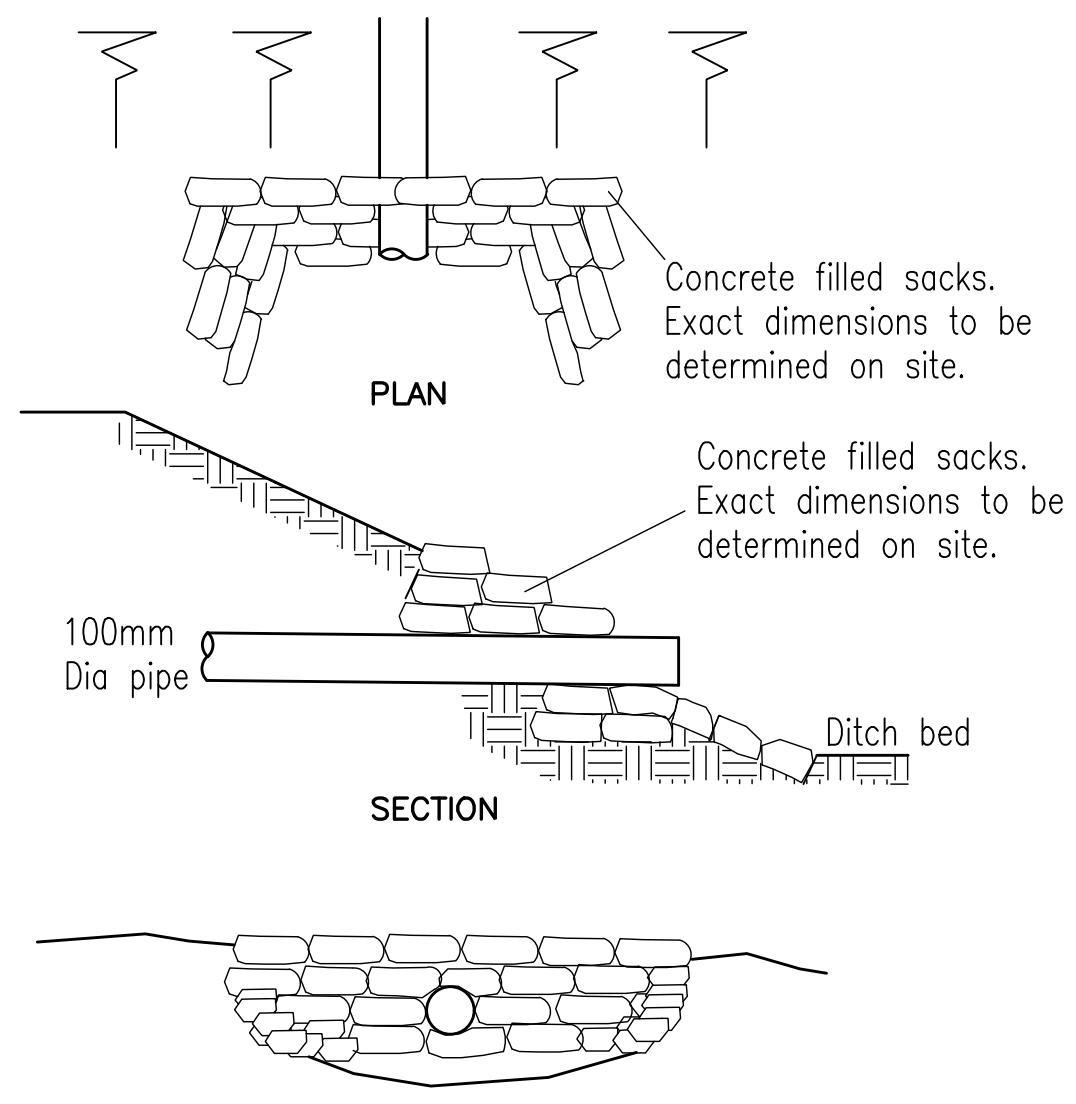
CONCRETE SURROUND

Scale: NTS



FULL HEIGHT RESTRAINT DETAIL

Scale: NTS



Concrete Bag Headwall Detail (N.T.S.)

DOMESTIC DRAINAGE NOTES

All Domestic Drainage to comply with the British Standard BS EN 752:2008 'Drain and Sewer Systems Outside Buildings' and Part H of the Building Regulations 2010.

Underground drainage components shall be one of the following: i) Wavin (Gsmo ii) Heworth clay or iii) Polypipe and installed in accordance with the manufacturers recommendations.

Domestic drainage to be 100mm dia. laid at a minimum gradient of 1 in 80 unless stated otherwise on the drawings. All spur connections to be laid at 1 in 80 unless otherwise stated on the drawings. Minimum cover to be 350mm (600mm for UpVC) unless concrete bed and surround is provided.

Pipe bedding as specified by the drainage manufacturer. All pipes that pass under buildings to have a minimum 100mm granular surround. Where drains pass through external walls the pipe is to be litted over with a minimum 50mm clear space around the pipe. Rigid pipes to be fixed to the wall externally and internally to prevent movement within the granular material.

Types of access to be as follows :-

- 0 to 0.6m deep: - Type A Inspection Chamber
- 0.6m to 1m deep: - Type B Inspection Chamber
- 1m to 1.8m deep:- Type C Inspection Chamber

Where required, Step Irons to be built into the inspection chamber in accordance with the requirements of the aforementioned British Standard and Building Regulations. The top step iron shall be fixed not more than 750mm below the surface and the lowest step to be fixed not more than 300mm above the bedding.

Manhole Covers and Frames to comply with BS EN 124.

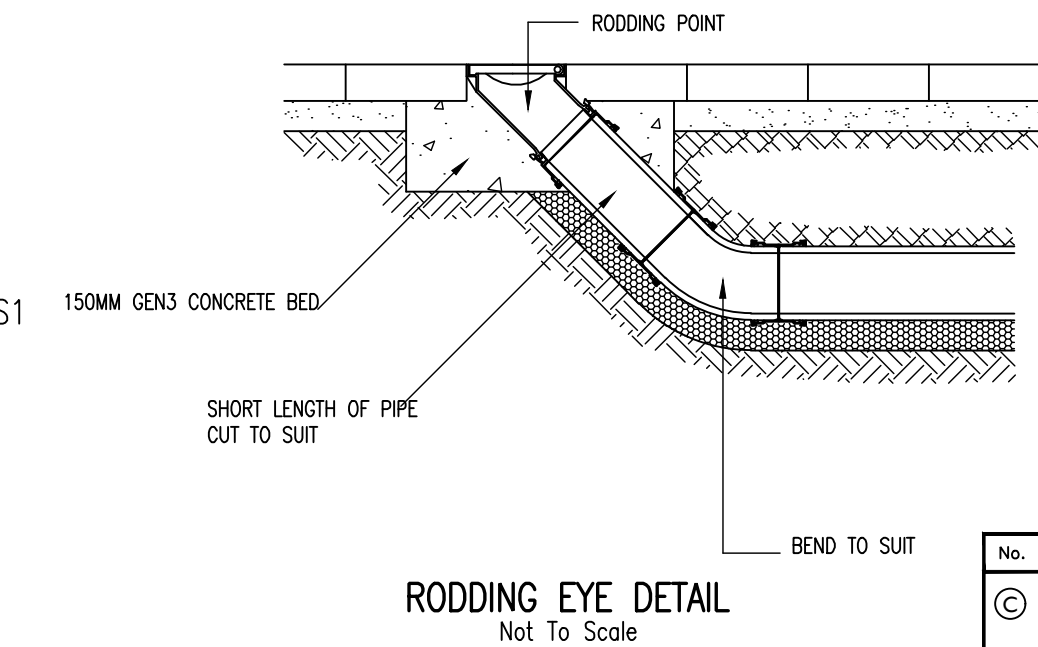
Class D400 for areas with frequent vehicular usage such as roads.
Class C250 for areas with light vehicular usage such as car parks.
Class B125 for pavements and pedestrian areas.
Class A15 for areas inaccessible to motor vehicles.

Pipe nominal size (DN) (See note (a))	Nominal maximum particle size (mm) (See note (a))	Class of bedding (See note (a))	EITHER Maximum CF value for acceptability (See note (a)) OR Maximum CF value for suitability (See note (a))	Suitable Materials (Materials specified in British Standards See note (a))
100	10	S B F N	0.15 0.15 0.30 0.30	10mm nominal single-size
Over 100 to 150	16	S B F N	0.15 0.30 0.30 0.30	10mm or 14mm nominal single-size or 14mm to 5mm graded
Over 150 to 300	20	S B F N	0.15 0.30 0.30 0.30	10, 14 or 20mm nominal single-size or 14mm to 5mm graded or 20 to 5mm graded
Over 300 to 550	20	S B F N	0.15 0.30 0.30 0.30	14mm or 20mm nominal single-size or 14mm to 5mm graded or 20 to 5mm graded
Over 550	40	S B F N	0.15 0.30 0.30 0.30	14, 20 or 40mm nominal single-size or 14mm to 5mm, 20 to 5mm or 40 to 5mm graded

- Notes:
- Processed granular materials to include aggregates to BS EN 12620.
 - Compaction Fraction value (CF), see Appendix B of Vis IG No. 4-08-02.
 - The nominal maximum particle size apply both to processed and as-dug materials (see Section 4 of IG No. 4-08-01 Issue 4 and No.4-08-01 Amendment (Nov 2003)).
 - Bedding classes are defined in BS EN 1295-1:1999 Structural Design of Buried Pipelines under various conditions of loading. Table 1 - Simplified Table of External Loads on Buried Pipelines.
 - The sulphate content of bedding and sidefill materials for use with cementitious pipe should not be greater than 0.3% as sulphur trioxide.

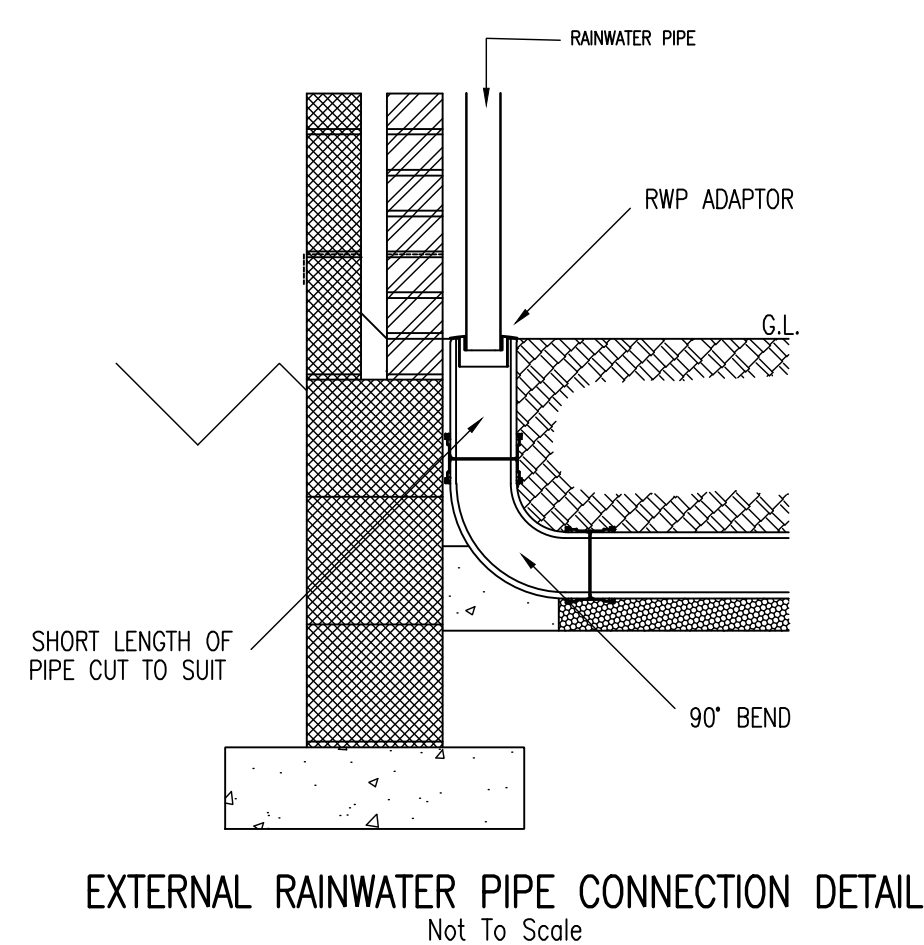
Pipe nominal size (DN) (See note (a))	Nominal maximum particle size (mm) (See note (a))	EITHER Maximum CF value for acceptability (See note (a)) OR Maximum CF value for suitability (See note (a))	Suitable Materials (Materials specified in British Standards See note (a))
100	10	0.15	10mm nominal single-size
Over 100 to 150	16	0.15	10 or 14mm nominal single-size or 14mm to 5mm graded
Over 150 to 300	20	0.15	10, 14 or 20mm nominal single-size or 14mm to 5mm graded or 20mm to 5mm graded
Over 300 to 550	20	0.15	14mm or 20mm nominal single-size or 14mm to 5mm graded or 20 to 5mm graded
Over 550	40	0.15	14, 20 or 40mm single-size or 14mm to 5mm graded or 20mm to 5mm graded or 40 to 5mm graded

- Notes:
- Processed granular materials to include aggregates to BS EN 12620.
 - Compaction Fraction value (CF), see Appendix B of Vis IG No. 4-08-02.
 - For the purpose of this table, PE pipes of 630mm DN can be regarded as having nominal bores of over 550mm, irrespective of wall thickness.
 - Nominal bore is used in preference to DN because of the different nominal size classification for flexible pipes.
 - For PE80 and PE100 polyethylene pipe complying with current relevant Water Industry Specifications, the maximum sidefill particle size may be increased to 10% of the pipe nominal size.
 - For 'C' values for processed granular materials reference should be made to Table A3 of Vis IG No. 4-08-02 where specific site tests have not been performed.
 - For ferrous cementitious pipeline materials, the sulphate content of bedding and sidefill materials should not be greater than 0.3% as sulphur trioxide.



RODDING EYE DETAIL

Not To Scale



EXTERNAL RAINWATER PIPE CONNECTION DETAIL

Not To Scale

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Client				
Mr J Hammond				
Job Title				
Fairwood House Farm Dilton Marsh Westbury BA13 4EF				
Drawing Title				
Proposed Surface Water Drainage Details				
Drawing Status				
FOR COMMENT	FOR PLANNING	FOR TENDER	FOR APPROVAL	FOR CONSTRUCTION
FOR COMMENT	FOR PLANNING	FOR TENDER	FOR APPROVAL	FOR CONSTRUCTION
CONSTRUCTION AT CLIENT / CONTRACTOR RISK				
Designed by:	SS	Drawn by:	SS	Checked by:
Date:	March 2024	Scale:	NTS	
Dwg. No.	10225/502	Rev.		