

**LAND TO THE EAST/ADJACENT TO 279
QUEMERFORD**

DRAINAGE STRATEGY

PREPARED FOR

MR Julian Miller



KESTREL COURT

HARBOUR ROAD

PORTISHEAD

BS20 7AN

OCTOBER 2025

DOCUMENT HISTORY

Project Number: 2179

Project Title: Land to the east/adjacent to 279 Quemerford, Calne

Document Reference: Drainage Strategy

Issue	Date	Prepared by	Checked by	Approved by
D1	28 October 2025	MRM	MRM	MRM
Issue D1	Issue for Comment			

NOTICE

This document and its contents have been prepared and are intended solely for information and use of Mr Julian Miller in relation to an application for a residential development at Land to the east/adjacent to 279 Quemerford.

This document has been prepared for the titled project or named part thereof and should not be relied upon or used for any other project without an independent check being carried out as to its suitability and prior written authority of Condon Drew Associates Ltd being obtained. Condon Drew Associates Ltd accepts no responsibility or liability for the consequence of this document being used for a purpose other than the purposes for which it was commissioned. Any person using or relying on the document for such other purposes agrees and will by such use or reliance be taken to confirm this agreement to indemnify Condon Drew Associates Ltd for all loss or damage resulting there from.

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1. INTRODUCTION

Brief

- 1.1 Condon Drew Associates Ltd. (CDA) have been appointed by JLS Building and Developments Ltd (the Client) to provide drainage design services for a proposed residential development at Land to the east/adjacent to 279 Quemerford, Calne, Wiltshire, SN11 8LA. Planning Permission was granted in February 2025 for application PL/2024/09508.
- 1.2 This Sustainable Drainage (SuDS) Strategy has been prepared to support the discharge of Condition 8 of the above planning permission for two detached dwellings and associated works. The report outlines the proposed method for managing surface water runoff in accordance with:
 - Wiltshire Council SuDS Handbook (v3)
 - Non-Statutory Technical Standards for SuDS (Defra, 2015)
 - CIRIA C753 – The SuDS Manual (2015)
 - Building Regulations Part H
- 1.3 The site lies within Flood Zone 1, indicating low risk of fluvial flooding, and is therefore suitable for residential development in flood-risk terms.

Proposed Development

- 1.4 The site currently comprises vacant open land.
- 1.5 Full development proposals are shown in the architect's submission pack and detail the erection of two proposed dwellings and associated works.

Requirement for Drainage Design

- 1.6 Following planning permission, Wiltshire Council, acting as the Lead Local Flood Authority (LLFA) included several planning conditions as part of the approval. Condition 8 relates to surface water drainage, with the full response included as **Appendix A**, with the relevant condition below for convenience of the reader.

No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use/first

occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that the development can be adequately drained.

- 1.7 In addition to the condition, a response was received from the Wiltshire Council Drainage Engineer stating, that the following information was required prior to discharge of condition 8:

The developer is to provide a drainage strategy that will demonstrate there is no increase in runoff from the proposed site and how runoff and associated water quality will be appropriately managed. The strategy should also include a drainage plan showing overland flood exceedance routes and FFLs

- 1.8 This is also included in **Appendix A**.
- 1.9 This Technical Note has been prepared in response to the condition and details the proposed drainage for the site.

Purpose of the Report

- 1.10 The purpose of this report is to ensure that the Site adheres to the drainage standards and requirements of the LPA / LLFA. The report and appendices provide detailed design of the drainage scheme for the site.

Drainage Summary

- 1.11 All surface water runoff from the site will be discharged to the adjacent watercourse, immediately west of the site at a controlled rate, mimicking Qbar. Attenuation in permeable paving and crates will provide the required volume to allow the required flow rate to be achieved.

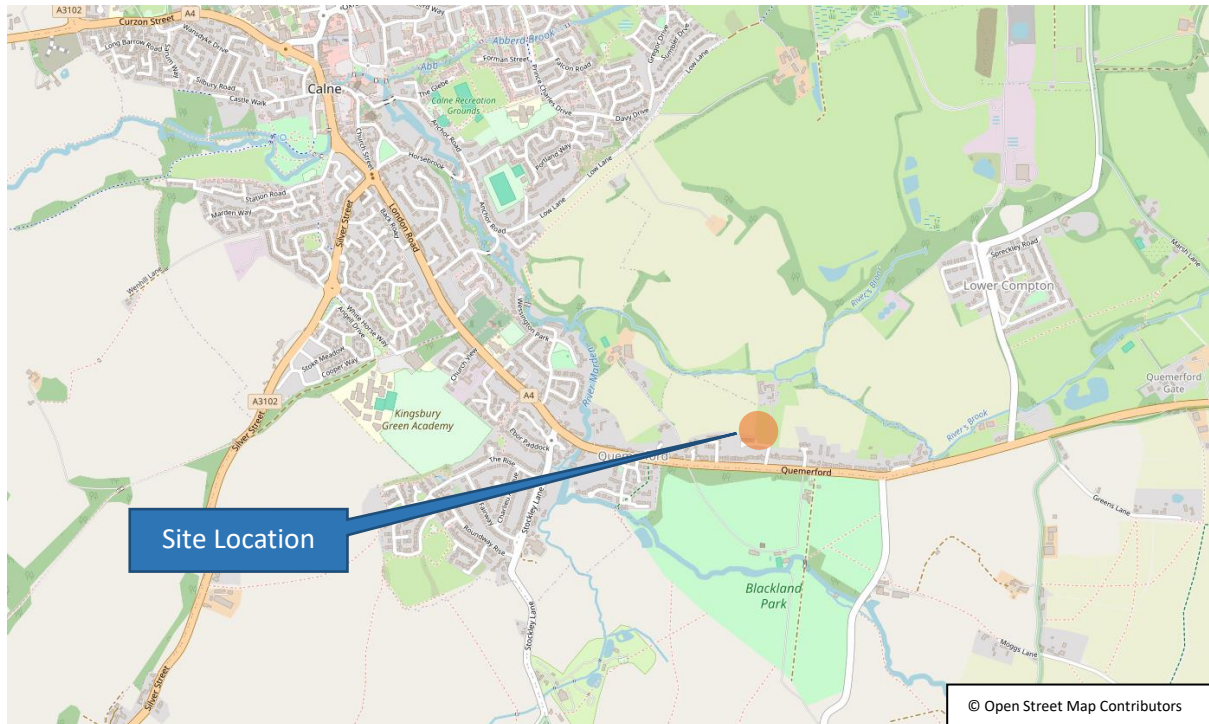
2. SITE DESCRIPTION

Site Location

- 2.3 The Site is located behind Quemerford (the A4) off the access between 275 and 281. The site is to the east three dwellings constructed following applications 13/04855/OUT and 15/09469/REM.

- 2.4 The Site is located approximately 1.9km southeast of the centre of Calne, as shown in **Figure 2.1**, overleaf:

Figure 2.1: Site Location



- 2.5 The site is situated in a localised residential area, with dwellings immediately surrounding the site on three sides, with open green space to the north.
- 2.6 The developable area of the site measures approximately 0.118 hectares (ha) and currently comprises open land.

Topography

- 2.7 A topographical survey of the Site has not been undertaken, however LiDAR data for the site is downloaded and is included in **Appendix B**.
- 2.8 Based on a review of the LiDAR, the Site falls in a north westerly direction, with a high point in the south east corner of the site of approximately 85.49mAOD to the low point at the north west corner, with an elevation of approximately 84.39mAOD. There is an average fall from south east to north west of 1:67

Hydrogeology

- 2.9 According to the *British Geological Survey* (BGS), the bedrock geology for the Site is Lower Greensand

Group - Sandstone. There are no superficial deposits recorded.

- 2.10 Soils defines the Soil as having impeded drainage. This, coupled with works previously undertaken on the adjacent site indicate that infiltration is not a suitable mode of surface water discharge.
- 2.11 Based on the above, infiltration has been ruled out, with discharge to a watercourse the next step in the surface water drainage hierarchy.

3. PROPOSED DEVELOPMENT

- 3.1 Proposals for the site comprise the erection of two residential dwellings with associated works.
- 3.2 The proposed layout for the Site is included in **Appendix C**.
- 3.3 The site introduces impermeable surfaces in the form of roofs, parking and access. The total new roof area measures as 176m² (two roofs), while the access and parking covers 350m². This is a total addition of 526m². Unmitigated, this addition of impermeable area would increase flood risk downstream of the site. A surface water drainage strategy is therefore required to ensure there is no increase of flood risk as a result of the development.

4. SURFACE WATER DRAINAGE DESIGN

- 4.1 In line with the LLFA comments, it is proposed to utilise sustainable drainage (SuDS).
- 4.2 Based on the ground conditions, it is proposed to attenuate storm water on site, prior to controlled flow into the adjacent watercourse at the site's western boundary. Attenuation is available in permeable paving and a crated system.
- 4.3 Greenfield Calculations have been carried out for the site, and are included in **Appendix D**, and summarised in **Table 5.1**, overleaf.
- 4.4 As mentioned above, it is proposed to attenuate within SuDS features and control discharge from the site to match existing Q_{bar} rates (0.6 l/s). In this way, there will be a reduction in runoff rates from the site in all storm return periods.
- 4.5 A hydraulic model has been prepared for the site and is included in **Appendix D**. The greenfield runoff rates are also shown in the model output.

- 4.6 Runoff from the proposed dwellings, parking and footway areas will run off to permeable paving at the front of each property. Attenuation Crates located below the pavement will provide the additional storage required. A void ratio of 30% within the sub-base is required, while the crates will have a 95% void ratio.
- 4.7 The hydraulic model shows that there is no flooding on site in the 1 in 100-year event with an allowance for climate change. An allowance of 45% has been used as the site is within the Avon Bristol and North Somerset Streams Management Catchment.

Table 5.1: Runoff Rates

Return Period	Greenfield Runoff (ls^{-1})	Post Development Runoff (ls^{-1})
Q2	0.6	0.4
Qbar	0.6	-
Q30	1.3	0.5
Q100	1.6	0.5
Q100+45%	-	0.6

- 4.8 The full model is included in **Appendix D**.
- 4.9 Within the model, Cv values of 0.75 and 1.0 have been used for summer and winter storms respectively. 1.0 has been used for winter storms to provide a conservative approach to the model and attenuation requirements. In this way, there is likely to be more loss from the system to green areas than the model shows. As the full areas are included in the model there is likely to be considerably more runoff to the surrounding land within and adjacent to the site.
- 4.10 FEH rainfall data has been used.
- 4.11 The Drainage Strategy Layout is included as **Appendix E**.
- 4.12 During Exceedance events, excess surface water runoff will form overland flows to the northwest towards the existing watercourse that the site currently, and will keep discharging to. This will therefore mimic the existing situation and result in overland flows to the watercourse. Exceedance flow routes are included on the drainage layout in **Appendix E**.

5. FOUL WATER DRAINAGE DESIGN

- 5.1 While this note has been prepared to outline the surface water drainage of the site, foul drainage

has also been considered for completeness. Wessex Water have commented on the application that “Subject to application Wessex Water will accept the foul flows only from the proposed 2 dwellings via a connection to the 150mm public foul sewer located in the road abutting the eastern boundary of the proposed site.”

- 5.2 It is therefore proposed that foul drainage is connected into the existing sewers following a Section 104 or 102 application.

6. CONCLUSIONS

- 6.1 This Note has been prepared for submission, along with the appended calculations and drawings for a residential development at Land to the east/adjacent to 279 Quemerford, Calne for a Discharge of Conditions application following planning approval PL/2025/04563.
- 6.2 Discharge will be controlled to Q_{bar} , to mimic greenfield runoff rates (0.6 L/s max).
- 6.3 Providing on-site attenuation within permeable paving and storage crates.
- 6.4 Encouraging infiltration and natural filtration of surface water.
- 6.5 Avoiding increased flood risk on or off site.
- 6.6 Surface Water drainage has been designed and sized for the Q100 storm event, with a climate change allowance of 45%.
- 6.7 Foul water will be discharged to existing foul sewers following an application.

Appendix A

Planning Approval and Drainage Comment

Appendix B

LIDAR Data

Appendix C

Site Layout

Appendix D

Hydraulic Model

Appendix E

Drainage Layout

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

Application Reference Number: PL/2024/09508

Decision Date: 20th February 2025

Applicant: Mr Paul Mayo & Mr Julian Miller
Common Farm House, Common Farm, Quemerford, Calne,
Wiltshire, SN11 8UB

Particulars of Development: Proposed erection of two detached dwellings and associated works

At: Land to the east/adjacent to 279 Quemerford, Calne,
Wiltshire, SN11 8LA

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 39 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: (10)

- 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:

Application Form & Certificate Received 21st October 2024

Plans Ref:

Location & Site Plan DWG: 2338.03.01 Rev D Received 21st October 2024

Proposed Site Plan DWG: 2338.03.02. Rev B Received 21st October 2024

Plot 1 - Proposed North & East elevations DWG: 2338.03.07 Rev C Received 21st

October 2024

Plot 1 - Proposed South & West elevations DWG: 2338.03.06 Rev C Received 21st October 2024

Plot 1 Ground Floor Plan DWG: 2338.03.03 Rev B Received 21st October 2024

Plot 1 First Floor Plan DWG: 2338.03.04 Rev B Received 21st October 2024

Plot 2 - Proposed North & East elevations DWG: 2338.03.12 Rev C Received 21st October 2024

Plot 2 - Proposed South & West elevations DWG: 2338.03.11 Rev C Received 21st October 2024

Plot 2 Ground Floor Plan DWG: 2338.03.08 Rev B Received 21st October 2024

Plot 2 First Floor Plan DWG: 2338.03.09 Rev B Received 21st October 2024

Landscape & Visual Appraisal Received 21st October 2024

Highways statement - TN - Issue 2 with Enclosures Received 21st October 2024

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

3

The development will be carried out in strict accordance with the following documents:

- Ecological Appraisal. September 2024. Malford Environmental Consulting;
- Location and Site Plan 2338.03.01 Rev D. January 2023. Concept Drawing and Design Services;
- Small Sites Metric. September 2024. Completed by Ecologist Dr Stephen Dangerfield.

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

4

No development shall commence on site until details of secure covered cycle parking have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall accord with dimensions, access, location, design and security principles laid out in Appendix 4 of Wiltshire's LTP3 Cycling Strategy. These facilities shall thereafter be provided in accordance with the approved details and made available for use prior to the first occupation of the development hereby permitted and shall always be retained for use thereafter.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

5

The materials to be used in the construction of the external surfaces of the

development hereby permitted shall be as stated on the approved plans.

REASON: In the interests of visual amenity and the character and appearance of the area.

- 6 No new external artificial lighting shall be installed at the site unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of conserving biodiversity.

- 7 No development shall commence within the area indicated by application PL/2024/09508 until:

a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and

b) The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To enable the recording of any matters of archaeological interest.

- 8 No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use/first occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that the development can be adequately drained.

- 9 No development shall commence on site until details of secure covered cycle parking have been submitted to and approved in writing by the Local Planning Authority. The

submitted details shall accord with dimensions, access, location, design and security principles laid out in Appendix 4 of Wiltshire's LTP3 Cycling Strategy. These facilities shall thereafter be provided in accordance with the approved details and made available for use prior to the first occupation of the development hereby permitted and shall always be retained for use thereafter.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

10

A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and approved in writing by, the Local Planning Authority before the commencement of the development. The content of the LEMP shall include, but not necessarily be limited to, the following information:

- a) Description and evaluation of features to be managed;
- b) Landscape and ecological trends and constraints on site that might influence management;
- c) Aims and objectives of management;
- d) Appropriate management options for achieving aims and objectives;
- e) Prescriptions for management actions;
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over an (X) year period;
- g) Details of the body or organisation responsible for implementation of the plan;
- h) Ongoing monitoring and remedial measures;
- i) Details of how the aims and objectives of the LEMP will be communicated to future occupiers of the development.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body/ies responsible for its delivery.

The plan shall also set out (where the results from monitoring show that the conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented.

The LEMP shall be implemented in full in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure adequate protection, mitigation and compensation for the enhancement of biodiversity.

Informatives: (7)

- 11 Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.
- 12 The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.
- 13 The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

- 14 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. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to

the Council's Website <https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy>.

- 15 Any proposals should be designed in accordance with the Non-statutory Technical Standards for Sustainable Drainage Systems and the latest SuDS Manual (C753).

All new drainage will need to comply with Building Regulations Part H.

The applicant is required to demonstrate that soakaways (if proposed) have been sited the appropriate distance from any building, road or structure foundations in line with CIRIA C574 and Wiltshire Guidance.

- 16 The adults, young, eggs and nests of all species of birds are protected by the Wildlife and Countryside Act 1981 (as amended) while they are breeding. Please be advised that works should not take place that will harm nesting birds from March to August inclusive. All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.

- 17 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. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

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 are considered to apply.

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.

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 [Community Infrastructure Levy \(CIL\) - Wiltshire Council](#)

Wiltshire Council Planning Consultation Response

18 July 2025

Wiltshire Council Drainage Engineer
Technical Services Drainage Engineer
Wiltshire Council

Officer's Name: David Millinship
Direct Line: 0300 456 0114

Application No: PL/2025/04563
Approval of details reserved by a condition
Discharge of conditions 4 (cycle parking), 8 (surface water) and 9 (cycle parking) of
PL/2024/09508
Land to the east/adjacent to 279 Quemerford, Calne, Wiltshire, SN11 8LA

Please note the particulars in connection with the above planning application are available to view on the planning website <http://www.wiltshire.gov.uk/planninganddevelopment.htm>

Matters Considered:

Documents Reviewed:

- Drawing No.2338.08.02.Rev.D Proposed Site Plan

In February 2025, the LLFA had the following conditions for which information was required before these could be discharged

8. No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use/first occupied until surface water drainage has been constructed in accordance with the approved scheme.

In February 2024, on the previous planning submission the LLFA requested:

The developer is to provide a drainage strategy that will demonstrate there is no increase in runoff from the proposed site and how runoff and associated water quality will be appropriately managed. The strategy should also include a drainage plan showing overland flood exceedance routes and FFLs

Condition 8 cannot be discharged until the information highlighted in blue is submitted and accepted by the LLFA. Furthermore, it is noted that the drawing states: "Existing surface water drainage for existing dwellings that connect to surface water drainage ditch."

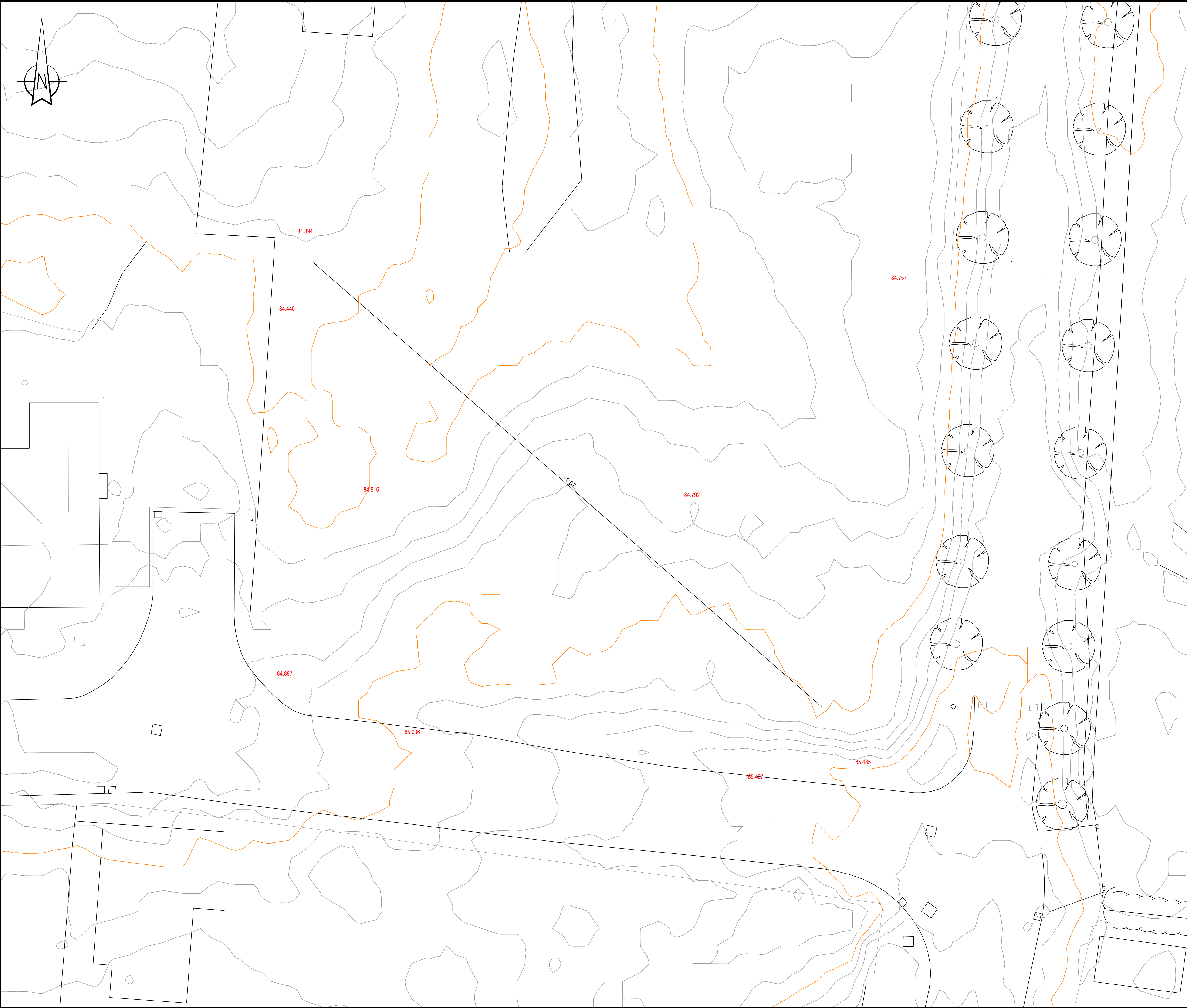
The applicant is also to confirm if the drainage ditch has capacity and that consent has been obtained for the SW discharge.

INFORMATIVE

- WC issues land drainage consents for discharges to ordinary watercourses and for any works within 8m

--

James Playfair (AtkinsRéalis), working on behalf of Wiltshire Council Drainage.



REV	DETAILS			DRAWN BY	CHECKED BY	DATE
CLIENT:						
MR JULIAN MILLER						
PROJECT:						
LAND EAST OF QUEMERFORD						
DRAWING TITLE:						
EXISTING LEVELS (LIDAR)						
SCALES:				SHEET SIZE:		
1:100				A1		
DRAWN:		CHECKED:		DATE:		
MRM		MRM		28.10.2025		
 cda Condon Drew Associates						
DRAWING NUMBER:					REVISION:	
2179-502					-	

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Key

- Proposed new dwelling
- Proposed new dwelling grassed area
- Proposed new dwelling drive and path area
- Proposed new communal grassed area
- Proposed new bike store
- Proposed new boundary fencing
- Proposed new tree landscaping
- Proposed dwelling parking bays 2.5 x 5m
- Proposed new hedging
- Location of integrated into cavity swift brick house
- Location of integrated into cavity bat box

Landscaping

Hedging
Native country hedge mix to rear of the plots and along east boundary of plot 4

60% Crataegus monogyna (Hawthorn)
10% Prunus spinosa (Blackthorn, sloe)
5% Acer campestre (Field maple)
5% Cornus sanguinea (Dogwood)
5% Corylus avellana (Hazel)
5% Euonymus europaeus (Spindle tree)
5% Malus sylvestris (Crab Apple)
5% Viburnum lantana (Wayfaring tree)

Double row planting with plants staggered to those in adjacent rows. The rows should be 20cm apart and the plants 40cm apart in each row making a total of 5 plants per metre.

Trees
To be a mix of native species to include some or all of the following:

Sorbus aucuparia (Rowan)
Sorbus aria (Whitebeam)
Acer campestre (Field Maple)
Betula pendula (Silver Birch)
Malus sylvestris (Crab Apple)
Prunus Cerasifera nigra (Cherry Plum)

Dwellings

Plot 1 - Type A
3 bedroom house - Estimated 88sqm (including external walls)

Plot 2 - Type B
3 bedroom house - Estimated 88sqm (including external walls)

Note:
All information shown on this drawing is to be used for planning or building regulation purposes only and not to be used in conjunction with any other information or worklogs including contract, working drawings, construction and as built papers.

No responsibility is taken by Concept Drawing & Design Architects for any measurements taken of this drawing. All dimensions shown on this drawing must be checked on site by the project manager and/or contractor to ensure that they are accurate. Any dimensions that can not be achieved, the client, project manager and architect must be made aware immediately.

Concept Drawing and Design Architects have not surveyed the external landscape, or the boundary line, external ground levels, and protection of adjoining buildings. This information, if shown on the drawings, are just a representation of what might be done. Concept Drawing and Design Architects take no responsibility for the accuracy of the information relating to these topics.

The Party Wall Act may apply if any of the following categories of building work apply:

- Work on an existing wall or structure shared with another property.
- Building a new retaining wall or a wall of a building up to, near or outside the boundary with a neighbouring property.
- Excavating near a neighbouring building.

It is the responsibility of the client/owner to determine whether the act applies and if so notify all adjoining owners in accordance with the act. Further information can be found on the government and local government websites.

A - 14.11.2023
Alteration to boundary
B - 22.11.2023
Alterations as per clients email
C - 29.11.2023
Alteration to notes
D - 01.05.2025
Bike Store and surface water drainage added

PROJECT
2338 - Quemerford Dwellings
Mr Mayo

Quemerford
Wiltshire, SN11 8UB

Proposed Dwellings

DRAWING
Proposed Site Plan
1:200, 1:100@A1
Drp No:2338.03.02 Rev D Rev:
06/05/2025

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Key - Drainage

- Existing surface water drainage
- Proposed surface water drainage
- Proposed downpipe
- Proposed surface water inspection chamber
- Rodding eye
- Aco Drain

Scale
0 1 2 3 4 5 6 7 8 9 10

North Arrow
N

0 Site Plan 1:200

Design Settings

Rainfall Methodology	FEH-22	Minimum Velocity (m/s)	1.00
Return Period (years)	2	Connection Type	Level Soffits
Additional Flow (%)	0	Minimum Backdrop Height (m)	0.200
CV	0.750	Preferred Cover Depth (m)	1.200
Time of Entry (mins)	5.00	Include Intermediate Ground	✓
Maximum Time of Concentration (mins)	30.00	Enforce best practice design rules	✓
Maximum Rainfall (mm/hr)	50.0		

Nodes

Name	Area (ha)	T of E (mins)	Cover Level (m)	Diameter (mm)	Easting (m)	Northing (m)	Depth (m)
PP-1	0.013	5.00	85.500		401256.568	169781.475	0.900
S01	0.004	5.00	85.500	180	401252.182	169783.501	0.960
FCC-1	0.010	5.00	85.400	450	401252.595	169797.503	1.035
PP-2	0.012	5.00	85.250		401237.485	169782.664	0.900
S02	0.004	5.00	85.250	180	401233.116	169783.684	0.956
FCC-2	0.010	5.00	85.150	450	401233.815	169797.769	1.209
FCC-3			85.000	450	401233.875	169798.968	1.071
OUT			84.400		401228.920	169799.381	0.533

Links

Name	US Node	DS Node	Length (m)	ks (mm) / n	US IL (m)	DS IL (m)	Fall (m)	Slope (1:X)	Dia (mm)	T of C (mins)	Rain (mm/hr)
1.000	PP-1	S01	4.831	0.600	84.600	84.540	0.060	80.0	150	5.07	50.0
1.001	S01	FCC-1	14.008	0.600	84.540	84.365	0.175	80.0	150	5.28	50.0
1.002	FCC-1	FCC-3	18.777	0.600	84.365	83.929	0.436	43.1	150	5.48	49.3
2.000	PP-2	S02	4.486	0.600	84.350	84.294	0.056	80.0	150	5.07	50.0
2.001	S02	FCC-2	14.102	0.600	84.294	83.941	0.353	40.0	150	5.21	50.0
2.002	FCC-2	FCC-3	1.201	0.600	83.941	83.929	0.012	100.0	150	5.23	50.0
1.003	FCC-3	OUT	4.972	0.600	83.929	83.867	0.062	80.0	150	5.56	48.9

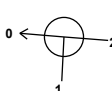
Name	Vel (m/s)	Cap (l/s)	Flow (l/s)	US Depth (m)	DS Depth (m)	Σ Area (ha)	Σ Add Inflow (l/s)	Pro Depth (mm)	Pro Velocity (m/s)
1.000	1.125	19.9	1.7	0.750	0.810	0.013	0.0	30	0.687
1.001	1.125	19.9	2.3	0.810	0.885	0.017	0.0	34	0.750
1.002	1.537	27.2	3.6	0.885	0.921	0.027	0.0	37	1.067
2.000	1.125	19.9	1.6	0.750	0.806	0.012	0.0	28	0.671
2.001	1.596	28.2	2.1	0.806	1.059	0.016	0.0	28	0.942
2.002	1.004	17.7	3.5	1.059	0.921	0.026	0.0	45	0.780
1.003	1.125	19.9	7.0	0.921	0.383	0.053	0.0	61	1.026

Pipeline Schedule

Link	Length (m)	Slope (1:X)	Dia (mm)	Link Type	US CL (m)	US IL (m)	US Depth (m)	DS CL (m)	DS IL (m)	DS Depth (m)
1.000	4.831	80.0	150	Circular	85.500	84.600	0.750	85.500	84.540	0.810
1.001	14.008	80.0	150	Circular	85.500	84.540	0.810	85.400	84.365	0.885
1.002	18.777	43.1	150	Circular	85.400	84.365	0.885	85.000	83.929	0.921
2.000	4.486	80.0	150	Circular	85.250	84.350	0.750	85.250	84.294	0.806
2.001	14.102	40.0	150	Circular	85.250	84.294	0.806	85.150	83.941	1.059
2.002	1.201	100.0	150	Circular	85.150	83.941	1.059	85.000	83.929	0.921
1.003	4.972	80.0	150	Circular	85.000	83.929	0.921	84.400	83.867	0.383

Link	US Node	Dia (mm)	Node Type	MH Type	DS Node	Dia (mm)	Node Type	MH Type
1.000	PP-1		Junction		S01	180	Manhole	Adoptable
1.001	S01	180	Manhole	Adoptable	FCC-1	450	Manhole	Adoptable
1.002	FCC-1	450	Manhole	Adoptable	FCC-3	450	Manhole	Adoptable
2.000	PP-2		Junction		S02	180	Manhole	Adoptable
2.001	S02	180	Manhole	Adoptable	FCC-2	450	Manhole	Adoptable
2.002	FCC-2	450	Manhole	Adoptable	FCC-3	450	Manhole	Adoptable
1.003	FCC-3	450	Manhole	Adoptable	OUT		Junction	

Manhole Schedule

Node	Easting (m)	Northing (m)	CL (m)	Depth (m)	Dia (mm)	Connections	Link	IL (m)	Dia (mm)
PP-1	401256.568	169781.475	85.500	0.900					
						0	1.000	84.600	150
S01	401252.182	169783.501	85.500	0.960	180		1	1.000	84.540
						0	1.001	84.540	150
FCC-1	401252.595	169797.503	85.400	1.035	450		1	1.001	84.365
						0	1.002	84.365	150
PP-2	401237.485	169782.664	85.250	0.900					
						0	2.000	84.350	150
S02	401233.116	169783.684	85.250	0.956	180		1	2.000	84.294
						0	2.001	84.294	150
FCC-2	401233.815	169797.769	85.150	1.209	450		1	2.001	83.941
						0	2.002	83.941	150
FCC-3	401233.875	169798.968	85.000	1.071	450		1	2.002	83.929
						2	1.002	83.929	150
						0	1.003	83.929	150

Manhole Schedule

Node	Easting (m)	Northing (m)	CL (m)	Depth (m)	Dia (mm)	Connections	Link	IL (m)	Dia (mm)
OUT	401228.920	169799.381	84.400	0.533		1	1.003	83.867	150
									

Simulation Settings

Rainfall Methodology	FEH-22	Skip Steady State	x	2 year (l/s)	0.6
Rainfall Events	Singular	Drain Down Time (mins)	1440	10 year (l/s)	1.0
Summer CV	0.750	Additional Storage (m³/ha)	0.0	30 year (l/s)	1.3
Winter CV	1.000	Starting Level (m)		100 year (l/s)	1.6
Analysis Speed	Detailed	Check Discharge Rate(s)	✓	Check Discharge Volume	x

Storm Durations

15	30	60	120	180	240	360	480	600	720	960	1440
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Return Period (years)	Climate Change (CC %)	Additional Area (A %)	Additional Flow (Q %)
2	0	0	0
10	0	0	0
30	0	0	0
100	0	0	0
100	45	0	0

Pre-development Discharge Rate

Site Makeup	Greenfield	Growth Factor 30 year	1.98
Greenfield Method	FEH	Growth Factor 100 year	2.42
Positively Drained Area (ha)	0.118	Betterment (%)	0
SAAR (mm)	714	QMed	0.6
Host	1	QBar	0.6
BFIHost	0.297	Q 2 year (l/s)	0.6
Region	8	Q 10 year (l/s)	1.0
QBar/QMed conversion factor	1.075	Q 30 year (l/s)	1.3
Growth Factor 2 year	0.88	Q 100 year (l/s)	1.6
Growth Factor 10 year	1.49		

Node FCC-1 Online Orifice Control

Flap Valve	x	Design Depth (m)	0.800	Discharge Coefficient	0.600
Replaces Downstream Link	x	Design Flow (l/s)	0.3		
Invert Level (m)	84.365	Diameter (m)	0.015		

Node FCC-2 Online Orifice Control

Flap Valve	x	Invert Level (m)	83.941	Discharge Coefficient	0.600
Replaces Downstream Link	x	Diameter (m)	0.017		

Node FCC-3 Online Orifice Control

Flap Valve	x	Design Depth (m)	0.800	Discharge Coefficient	0.600
Replaces Downstream Link	x	Design Flow (l/s)	0.6		
Invert Level (m)	83.929	Diameter (m)	0.017		

Node PP-1 Depth/Area Storage Structure

Base Inf Coefficient (m/hr)	0.00000	Safety Factor	2.0	Invert Level (m)	85.000
Side Inf Coefficient (m/hr)	0.00000	Porosity	0.30	Time to half empty (mins)	360

Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)
0.000	71.0	71.0	0.375	71.0	82.2	0.376	0.0	82.2

Node PP-2 Depth/Area Storage Structure

Base Inf Coefficient (m/hr)	0.00000	Safety Factor	2.0	Invert Level (m)	84.600
Side Inf Coefficient (m/hr)	0.00000	Porosity	0.30	Time to half empty (mins)	345

Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)
0.000	60.0	20.0	0.375	60.0	25.9	0.376	0.0	25.9

Node PP-1 Depth/Area Storage Structure

Base Inf Coefficient (m/hr)	0.00000	Safety Factor	2.0	Invert Level (m)	84.750
Side Inf Coefficient (m/hr)	0.00000	Porosity	0.95	Time to half empty (mins)	488

Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)
0.000	27.0	27.0	0.400	27.0	34.4	0.401	0.0	34.4

Node PP-2 Depth/Area Storage Structure

Base Inf Coefficient (m/hr)	0.00000	Safety Factor	2.0	Invert Level (m)	84.350
Side Inf Coefficient (m/hr)	0.00000	Porosity	0.95	Time to half empty (mins)	780

Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)
0.000	30.0	2.0	0.400	30.0	4.0	0.401	0.0	4.0

Results for 2 year Critical Storm Duration. Lowest mass balance: 97.91%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
240 minute winter	PP-1	176	84.813	0.213	0.8	1.6202	0.0000	SURCHARGED
240 minute winter	S01	176	84.813	0.273	0.7	0.0068	0.0000	SURCHARGED
240 minute winter	FCC-1	176	84.813	0.448	0.5	0.0712	0.0000	SURCHARGED
360 minute winter	PP-2	328	84.447	0.097	0.5	2.7697	0.0000	OK
360 minute winter	S02	328	84.447	0.153	0.3	0.0038	0.0000	SURCHARGED
360 minute winter	FCC-2	328	84.447	0.506	0.5	0.0805	0.0000	SURCHARGED
360 minute winter	FCC-3	344	84.405	0.476	0.4	0.0757	0.0000	SURCHARGED
360 minute winter	OUT	344	83.882	0.015	0.4	0.0000	0.0000	OK

Link Event (Upstream Depth)	US Node	Link	DS Node	Outflow (l/s)	Velocity (m/s)	Flow/Cap	Link Vol (m³)	Discharge Vol (m³)
240 minute winter	PP-1	1.000	S01	0.6	0.372	0.030	0.0850	
240 minute winter	S01	1.001	FCC-1	0.3	0.143	0.015	0.2466	
240 minute winter	FCC-1	1.002	FCC-3	0.3	0.210	0.011	0.1917	
360 minute winter	PP-2	2.000	S02	0.2	0.319	0.012	0.0666	
360 minute winter	S02	2.001	FCC-2	0.3	0.042	0.009	0.2483	
360 minute winter	FCC-2	2.002	FCC-3	0.3	0.048	0.016	0.0211	
360 minute winter	FCC-3	1.003	OUT	0.4	0.447	0.021	0.0046	13.1

Results for 10 year Critical Storm Duration. Lowest mass balance: 97.91%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
180 minute winter	PP-1	168	84.930	0.330	1.7	4.6345	0.0000	SURCHARGED
180 minute winter	S01	168	84.930	0.390	0.7	0.0098	0.0000	SURCHARGED
180 minute winter	FCC-1	168	84.930	0.565	0.8	0.0899	0.0000	SURCHARGED
480 minute winter	PP-2	456	84.550	0.200	0.8	5.7047	0.0000	SURCHARGED
480 minute winter	S02	456	84.550	0.256	0.5	0.0064	0.0000	SURCHARGED
480 minute winter	FCC-2	456	84.550	0.609	0.4	0.0969	0.0000	SURCHARGED
480 minute winter	FCC-3	472	84.487	0.558	0.4	0.0888	0.0000	SURCHARGED
480 minute winter	OUT	472	83.883	0.016	0.4	0.0000	0.0000	OK

Link Event (Upstream Depth)	US Node	Link	DS Node	Outflow (l/s)	Velocity (m/s)	Flow/Cap	Link Vol (m³)	Discharge Vol (m³)
180 minute winter	PP-1	1.000	S01	-0.7	0.383	-0.034	0.0850	
180 minute winter	S01	1.001	FCC-1	-0.4	0.088	-0.022	0.2466	
180 minute winter	FCC-1	1.002	FCC-3	0.3	0.247	0.012	0.2937	
480 minute winter	PP-2	2.000	S02	0.5	0.320	0.025	0.0790	
480 minute winter	S02	2.001	FCC-2	0.4	0.048	0.012	0.2483	
480 minute winter	FCC-2	2.002	FCC-3	0.3	0.075	0.016	0.0211	
480 minute winter	FCC-3	1.003	OUT	0.4	0.458	0.022	0.0048	22.6

Results for 30 year Critical Storm Duration. Lowest mass balance: 97.91%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
240 minute winter	PP-1	228	85.009	0.409	1.7	6.8449	0.0000	SURCHARGED
240 minute winter	S01	228	85.009	0.469	0.7	0.0117	0.0000	SURCHARGED
240 minute winter	FCC-1	228	85.009	0.644	0.8	0.1023	0.0000	SURCHARGED
600 minute winter	PP-2	570	84.621	0.271	0.9	8.1132	0.0000	SURCHARGED
600 minute winter	S02	570	84.621	0.327	0.4	0.0082	0.0000	SURCHARGED
600 minute winter	FCC-2	570	84.621	0.680	0.4	0.1081	0.0000	SURCHARGED
480 minute winter	FCC-3	464	84.545	0.616	0.5	0.0980	0.0000	SURCHARGED
480 minute winter	OUT	464	83.883	0.016	0.5	0.0000	0.0000	OK

Link Event (Upstream Depth)	US Node	Link	DS Node	Outflow (l/s)	Velocity (m/s)	Flow/Cap	Link Vol (m³)	Discharge Vol (m³)
240 minute winter	PP-1	1.000	S01	-0.7	0.372	-0.033	0.0850	
240 minute winter	S01	1.001	FCC-1	-0.4	0.143	-0.021	0.2466	
240 minute winter	FCC-1	1.002	FCC-3	0.3	0.210	0.012	0.3306	
600 minute winter	PP-2	2.000	S02	0.4	0.320	0.021	0.0790	
600 minute winter	S02	2.001	FCC-2	0.3	0.040	0.011	0.2483	
600 minute winter	FCC-2	2.002	FCC-3	0.3	0.050	0.017	0.0211	
480 minute winter	FCC-3	1.003	OUT	0.5	0.465	0.024	0.0050	28.1

Results for 100 year Critical Storm Duration. Lowest mass balance: 97.91%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
240 minute winter	PP-1	232	85.072	0.472	2.2	9.7988	0.0000	SURCHARGED
240 minute winter	S01	232	85.072	0.532	1.0	0.0133	0.0000	SURCHARGED
240 minute winter	FCC-1	232	85.072	0.707	1.0	0.1123	0.0000	SURCHARGED
720 minute winter	PP-2	690	84.696	0.346	0.9	11.6060	0.0000	SURCHARGED
720 minute winter	S02	690	84.696	0.402	0.5	0.0101	0.0000	SURCHARGED
720 minute winter	FCC-2	690	84.696	0.755	0.5	0.1201	0.0000	SURCHARGED
720 minute winter	FCC-3	630	84.606	0.677	0.5	0.1077	0.0000	SURCHARGED
720 minute winter	OUT	630	83.883	0.016	0.5	0.0000	0.0000	OK

Link Event (Upstream Depth)	US Node	Link	DS Node	Outflow (l/s)	Velocity (m/s)	Flow/Cap	Link Vol (m³)	Discharge Vol (m³)
240 minute winter	PP-1	1.000	S01	-0.9	0.383	-0.045	0.0850	
240 minute winter	S01	1.001	FCC-1	-0.6	0.096	-0.029	0.2466	
240 minute winter	FCC-1	1.002	FCC-3	0.3	0.247	0.012	0.3306	
720 minute winter	PP-2	2.000	S02	-0.4	0.320	-0.022	0.0790	
720 minute winter	S02	2.001	FCC-2	0.4	0.030	0.013	0.2483	
720 minute winter	FCC-2	2.002	FCC-3	0.3	0.047	0.017	0.0211	
720 minute winter	FCC-3	1.003	OUT	0.5	0.472	0.025	0.0052	40.8

Results for 100 year +45% CC Critical Storm Duration. Lowest mass balance: 97.91%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
480 minute winter	PP-1	456	85.317	0.717	2.0	17.0379	0.0000	FLOOD RISK
480 minute winter	S01	456	85.317	0.777	0.9	0.0194	0.0000	FLOOD RISK
480 minute winter	FCC-1	456	85.316	0.951	0.9	0.1513	0.0000	FLOOD RISK
600 minute winter	PP-2	555	85.124	0.774	1.6	18.1823	0.0000	FLOOD RISK
600 minute winter	S02	555	85.124	0.830	0.7	0.0208	0.0000	FLOOD RISK
600 minute winter	FCC-2	555	85.124	1.183	0.7	0.1881	0.0000	FLOOD RISK
600 minute winter	FCC-3	585	84.877	0.948	0.6	0.1507	0.0000	FLOOD RISK
600 minute winter	OUT	585	83.885	0.018	0.6	0.0000	0.0000	OK

Link Event (Upstream Depth)	US Node	Link	DS Node	Outflow (l/s)	Velocity (m/s)	Flow/Cap	Link Vol (m³)	Discharge Vol (m³)
480 minute winter	PP-1	1.000	S01	-0.9	0.315	-0.044	0.0850	
480 minute winter	S01	1.001	FCC-1	-0.5	0.104	-0.026	0.2466	
480 minute winter	FCC-1	1.002	FCC-3	0.3	0.102	0.012	0.3306	
600 minute winter	PP-2	2.000	S02	-0.7	0.347	-0.036	0.0790	
600 minute winter	S02	2.001	FCC-2	-0.4	0.032	-0.016	0.2483	
600 minute winter	FCC-2	2.002	FCC-3	0.3	0.109	0.018	0.0211	
600 minute winter	FCC-3	1.003	OUT	0.6	0.496	0.029	0.0058	54.6



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REV	DETAILS		DRAWN BY	CHECKED BY	DATE
CLIENT: MR JULIAN MILLER					
PROJECT: LAND EAST OF QUEMERFORD					
DRAWING TITLE: SUDS LAYOUT					
SCALES: 1:100			SHEET SIZE: A1		
DRAWN: MRM		CHECKED: MRM		DATE: 28.10.2025	
 Cdonon Drew Associates					
DRAWING NUMBER: 2179-501					REVISION: -