

FLOOD RISK ASSESSMENT & DRAINAGE STRATEGY

Proposed Factory Extension, 15 Porte Marsh Lane, Calne
on behalf of Qsil Metals UK Ltd

Date: December 2025
Issue No. 2



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1.0 INTRODUCTION

- 1.1 This *Flood Risk Assessment* has been prepared by Cole Easdon Consultants Limited (CE) on behalf of Qsil Metals UK Limited to accompany a planning application proposing to replace part of the factory at 15 Porte Marsh Road, Calne with a new two storey extension. Refer to CE Figure 10729/201 Figure 1 [*Site Location Plan*] in Appendix 1

Development Proposals

- 1.2 The existing building is occupied by Qsil and suffered extensive fire damage earlier this year. The new extension will occupy the footprint of the existing southern half, however will be two storey, with factory accommodation on the ground floor and offices, canteen, conference rooms, and other ancillary accommodation above.

Need for Study

- 1.3 The purpose of this assessment is to demonstrate that the development proposals outlined above can be satisfactorily accommodated without worsening flood risk for the area and without placing the development itself at risk of flooding, as per National guidance provided within the *National Planning Policy Framework* document (NPPF).
- 1.4 Accordingly, this study has been prepared to:
- assess flood risk to the development from fluvial sources;
 - assess flood risk to the development from other potential sources, including ditches, sewers, groundwater, and overland flows;
 - ensure that the proposed development will fully comply with the requirements of the Environment Agency's (EA's) policy on the safeguarding of floodplains;
 - provide a surface water drainage strategy for the proposed development; and
 - provide a foul water drainage strategy for the proposed development.

Scope of Study

- 1.5 In Section 2.0, we describe the characteristics of the proposed development site and surrounding area. In Section 3.0, we assess flood risk issues. Surface water and foul water strategies are outlined in Sections 4.0 & 5.0 respectively. Conclusions are presented in Section 6.0.
- 1.6 The following resources have been used for this study:
- *DEFRA Catchment Data Explorer (EA, accessed October 2025);*
 - *DEFRA Data Services Platform – EA Historic Flood Map (EA, accessed October 2025);*

- *DEFRA Multi-Agency Geographic Information for the Countryside (MAGIC) Map (EA, accessed October 2025);*
- *EA Flood Map for Planning – Environment Agency (EA, accessed October 2025);*
- *EA Flood Map for Surface Water – Environment Agency (EA, accessed October 2025);*
- *Geological Map - British Geological Survey (BGS, accessed October 2025);*
- *Public Sewer Records (Wessex Water, October 2025); and*
- *Revised Climate Change Allowances (EA, May 2022).*

1.7 The following publicly available documents have also been reviewed as part of this assessment:

- *Building Regulations Part H (Drainage and Waste Disposal) (2015);*
- *CIRIA C753 The SuDS Manual (November 2015);*
- *EA Flood risk assessments: climate change allowances (May 2022);*
- *National Planning Policy Framework (December 2024);*
- *National Standards for Sustainable Drainage Systems (DEFRA, June 2025)*
- *Planning Practice Guidance –Flood Risk and Coastal Change (August 2022);*
- *Wiltshire Council Level 1 Strategic Flood Risk Assessment (JBA Consulting, November 2024);*

1.8 The following abbreviations are used in this Report:

- AOD – Above Ordnance Datum;
- BGL – Below Ground Level
- BGS – British Geological Survey;
- EA – Environment Agency;
- FMP – Flood Map for Planning;
- NPPF – National Planning Policy Framework;
- SFRA – Strategic Flood Risk Assessment;
- WC – Wiltshire Council; and
- WW – Wessex Water.

2.0 THE EXISTING SITE

- 2.1 The site currently comprises an area of brownfield with the exiting Qsil factory and associated parking. The site covers an area of approximately 0.32 hectares. Refer to CE Figure 10729/201 [*Site Location Plan*] in Enclosures.
- 2.2 The site is bound to the north and south by industrial units and storage areas; to the east by Porte Marsh Road and to the west by St Edmunds Catholic Primary School.
- 2.3 Land use in the immediate vicinity of the site is industrial and residential.

Existing Topography

- 2.4 Existing ground levels on site are shown on CE Drawing no. 10729-502 Rev A [*Drainage Strategy*] Refer to Appendix 1. The topographical survey indicates that the site falls in a westerly direction with levels varying from 79.80mAOD on the eastern boundary and 79.03mAOD on the western boundary.

Nearby Watercourses/Drainage Features

- 2.5 An unnamed watercourse is located at the northwestern corner of the development. Fisher's Brook is located 850m to the north of the site. It flows in an easterly direction before its confluence with the River Marden 2.1km west of the development site.

Existing Drainage

- 2.6 The existing site contains an existing drainage network which serves the existing factory building and external areas. The foul drainage from the development discharges directly to the foul public sewer. Surface water currently discharges unattenuated into the Wessex Water public sewer.

Existing Public Sewers

- 2.7 Wessex Water (WW) sewer records confirm that there are both foul and surface water sewers within the vicinity of the development site. There is a 150mm diameter foul public sewer located within Porte Marsh Road which flows in a southerly direction.
- 2.8 A 150mm diameter surface water sewer is located to the east of the site within Porte Marsh Road and flows in a southerly direction. In addition to this, there is a 1050mm Strategic surface water sewer which flows within the northern extent of the development site before flowing south along the sites western boundary.

Existing Ground Conditions

- 2.9 British Geological Survey mapping indicates that the site is underlain by bedrock geology consisting of Kimmeridge Clay Formation - mudstone. No superficial deposits have been identified. Refer to Figure 2.1 below.
- 2.10 Defra's Multi-Agency Geographic Information for the Countryside (MAGIC) map indicates that the geology underlying the site is classified as unproductive. The site is not located within a Groundwater Source Protection Zone.



Figure 2.1: BGS Geology Map (Extract from British Geological Survey Geoindex)
Source: Geology of Britain viewer - British Geological Survey (bgs.ac.uk)

3.0 FLOOD RISK ISSUES

- 3.1 This Section presents an assessment of flood risk to the development and includes recommended flood risk mitigation measures appropriate to the level of perceived risk. Flood risk issues and proposed mitigation measures are summarised in Table 3.1 below.

Historic Flooding

- 3.2 The Wiltshire Council (WC) Strategic Flood Risk Assessment (SFRA) (November 2024) was reviewed to determine if any historic instances of flooding had occurred at the site. The SFRA indicates that there were no historic flood incidents within the development site or immediate vicinity. The closest flooding incident was a result of surface water flooding and occurred on Oxford Rd to the south of the development. Refer to the SFRA map extract within Appendix 4.

Assessment of Flood Risk from Fluvial/Tidal Sources

- 3.3 The Flood Map for Planning (FMP) for the locality as produced by the EA is shown in Figure 3.1 below. It indicates that the site area is within Flood Zone 1 (Low Risk).
- 3.4 *NPPF Annex 3: Flood Risk Vulnerability Classification*) classifies the proposed site usage 'buildings used for general industry & Offices' as 'Less Vulnerable' development. In accordance with the *NPPF Practice Guidance Table 2 Flood risk vulnerability and flood zone 'incompatibility'*, More Vulnerable development is appropriate within Flood Zone 1.

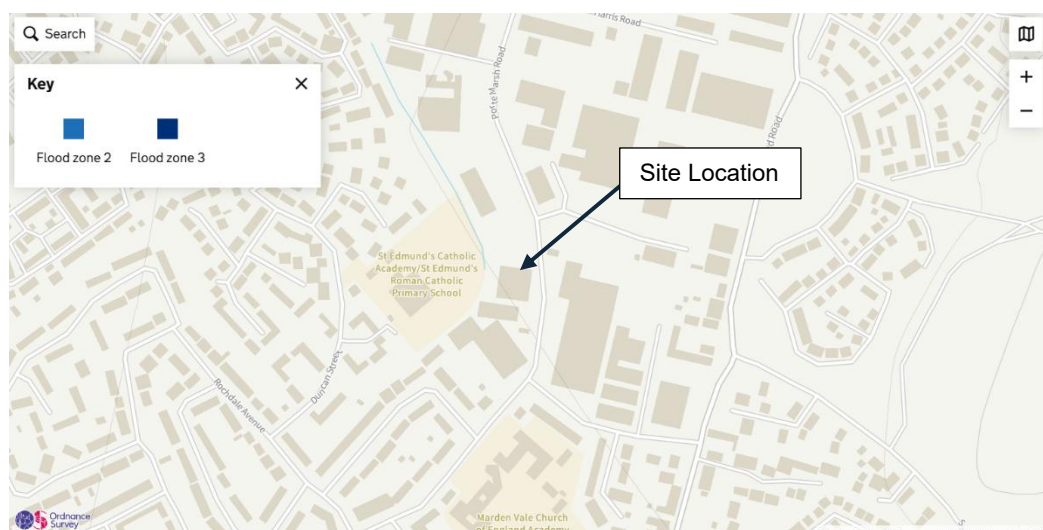


Figure 3.1: EA Flood Map for Planning
Source: <https://flood-map-for-planning.service.gov.uk/>

Fluvial Flood Risk Mitigation Measures

- 3.5 No mitigation is required.

Assessment of Flood Risk from Overland Flow (Pluvial)

- 3.6 The EA Map 'Risk of Flooding from Surface Water' includes pluvial flood mapping for the present day and 2040-2060 epoch. Mapping indicates that during the climate change scenario (2040 – 2060 epoch) the majority of the site is at high risk of surface water flooding occurring. There is a flood flow path located to the north of the site connecting into the ditch on the sites northwestern boundary. There is also a low – high risk of pluvial flooding within the building footprint.



Figure 3.2: EA Yearly chance of surface water flooding between 2040 and 2060 map - Extent

Source: <https://check-long-term-flood-risk.service.gov.uk/map>

- 3.7 The published EA 'Depth of Surface Water Flooding' mapping presents potential flood depths associated with various annual surface water flood risk scenarios. Mapping indicates there is a low risk (less than 0.1% chance each year) that flooding would exceed 20cm. Refer to Figure 3.3 below.
- 3.8 The redevelopment of the factory building will be solely within the existing building footprint. The proposed development will not impede further within the pluvial flood plain nor will the development increase the flood risk to users. As such, the flood risk from this source is considered to be low.

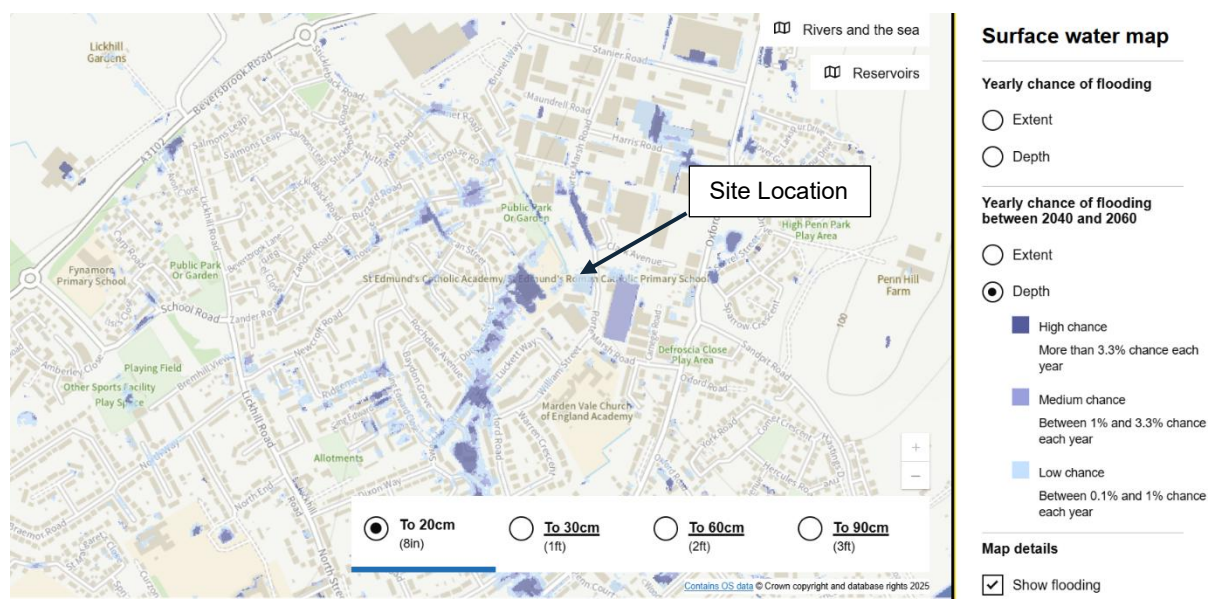


Figure 3.3: EA Yearly chance of surface water flooding between 2040 and 2060 map - Depth

Source: <https://check-long-term-flood-risk.service.gov.uk/map>

Overland Flow Flood Risk Mitigation Measures

- 3.9 All built development will be contained within the existing building footprint. The existing flood flow path through the north of the site will be retained and remain as hard landscaped areas. Existing ditches and their connections will be retained as open channels.

Flood Resilient Construction

- 3.10 Flood resilient construction methods and materials should be included in the proposed building to mitigate impact of any potential flooding. While many of these measures are not applicable as the FFL will be set well above flood level, the following should be reviewed in order to manage residual risk and protect construction below floor level:
- Using construction materials with low permeability below floor level wherever possible;
 - Provide access to any spaces below floor level to permit drying and cleaning;
 - External drainage and vent stacks to be fitted with non-return valves;
 - Electrical wiring: lighting and power rings above floor level
 - Air vents should be located above the expected flood level;
 - Use of impermeable render on external walls up to 0.3m above the design flood level
 - Concrete sealing external wall cavities up to flood level so as to prevent migration of floodwater into the building via cavities; and

- Service entry points to be sealed at interface with external wall and floor construction with gaskets or waterproof packing with mastic pointing.

Source: Department for Communities and Local Government: Improving the Flood Performance of New Buildings – Flood Resilient Construction.

Assessment of Flood Risk from Existing Sewers/Drains

- 3.11 A network of public sewers and highway drains are located within Porte Marsh Road to the east of the site and along the sites northern and western boundaries. Refer to WW sewer records in Appendix 3. Flooding of the existing sewers/highway drains within Porte Marsh Road would be contained within the existing development and would not impact the site. Should flooding occur from the 1050mm diameter strategic surface water sewer, flows would be directed in a westerly direction following the existing topography away from the development site.
- 3.12 Flood risk from public sewers is considered to be moderate - low.

Sewer/Drain Flood Risk Mitigation Measures

- 3.13 Existing Finished floor levels should remain at least 150mm above surrounding ground levels and proposed FFL's should be raised at least 150mm above surround ground levels.
- 3.14 Post development runoff will be managed via a SuDS drainage scheme. As such the rate of runoff entering the ditches from the site will be greatly reduced and there will be a corresponding reduction in flood risk.

Assessment of Flood Risk from Groundwater

- 3.15 BGS records indicate the site is underlain by bedrock geology of Kimmeridge Clay Formation – mudstone with no superficial deposits recorded.
- 3.16 The WC SFRA included modelling of potential groundwater flooding by JBA. The JBA groundwater model simulated groundwater levels for a range of return periods which were then compared to ground surface levels to determine the head difference in metres to identify where groundwater flooding could occur. The Groundwater Map for the site indicates that the zone where the site is located is deemed to have negligible risk from groundwater flooding due to the nature of the local geological deposits. Refer to WC SFRA mapping extracts in Appendix 4.
- 3.17 Flood risk from this source is therefore considered to be low.

Groundwater Flood Risk Mitigation Measures

- 3.18 Existing Finished floor levels should remain at least 150mm above surrounding ground levels and proposed FFL's should be raised at least 150mm above surround ground levels.

Assessment of Flood Risk from Reservoirs

- 3.19 The EA Risk of Flooding from reservoirs map shows the site is not at risk of flooding from reservoirs. Refer to Figure 3.4 below. Flood risk is considered to be very low.



Figure 3.4: EA Risk of Flooding from Reservoirs
Source: <https://flood-map-for-planning.service.gov.uk>

Artificial Sources Flood Risk Mitigation Measures

- 3.20 No mitigation is required.

Table 3.1: Assessment of Flood Risk to the Development Site

Source of Potential Flooding to the Development Site	Flood Risk	Mitigation/Comments
Fluvial	Very Low	- Site is located within Flood Zone 1 (Low Risk) - No mitigation is required
Overland Flow (Pluvial)	Low - Moderate	- There is a flood flow path located running through the north of the site, this flow path is indicated to be between Low chance and High chance of flooding occurring each year - The building footprint is classified as low-high flood risk. The proposed development will not impede further within the pluvial flood plain nor will the development increase the flood risk to users - EA mapping indicates that the majority of flooding on site has a Very low - Low chance of reaching 20cm in depth. - FFLs will be set 150mm above finished ground levels - Proposed development will remain within the existing buildings footprint - Existing pluvial flow path through the north of the site will remain as existing. - Flood resilient construction methods to be used within the proposed building
Public Sewer/Drains	Low – Moderate	- If sewer flooding was to occur within Porte Marsh Road, flows would be contained within the highway corridor and not enter the site. - If the capacity of the strategic sewer was to be exceeded, flows would follow the existing topography of the site and be routed in a generally westerly direction - FFLs will be set 150mm above finished ground levels
Groundwater	Low	- The site is deemed not at risk from groundwater flooding due to the nature of the underlying geological deposits. - FFLs will be set 150mm above finished ground levels.
Artificial Sources	Very Low	- The site is not at risk of flooding from artificial sources - No mitigation is required

4.0 SURFACE WATER DRAINAGE STRATEGY

Refer to CE Plan 10729/502 Rev A [*Proposed Drainage Strategy*] in Appendix 1.

- 4.1 This Section details how surface water flows arising from the development site will be managed in line with related national and local guidance.

Surface Water Runoff Control

- 4.2 The proposed redevelopment will include 0.110ha of impermeable surfaces in the form of the access road, parking areas and roof areas.

Drainage Hierarchy

- 4.3 The proposed drainage strategy for the site has been prepared according to the surface water drainage hierarchy set out in *National Standards for Sustainable Drainage Systems* (DEFRA, June 2025), as follows.
1. Collected for non-potable uses;
 2. Infiltration to ground;
 3. Discharged to an above ground surface water body;
 4. Discharged to a surface water sewer, or another piped surface water drainage system
 5. Discharged to a combined sewer.

Table 4.1: Review of SuDS Components in accordance with the Drainage Hierarchy

SuDS Techniques	Proposed	Not proposed	Reason
Store rainwater for re-use		X	Rainwater re-use not to be included
Use infiltration techniques		X	Infiltration is not a viable on site
Attenuate rainwater in ponds or open water features		X	Attenuation basins and swales not proposed
Attenuate rainwater in sealed tanks	X		Below ground tanks are proposed
Discharge direct to a watercourse	X		Discharge to a watercourse is proposed
Discharge to a surface water sewer			Discharge to existing sewer is not proposed
Discharge to a combined sewer		X	Connection not sought

Infiltration Potential

- 4.4 *British Geological Survey (BGS)* mapping indicates the site to be underlain with Kimmeridge Clay Formation - mudstone. Due to the underlying mudstone geology and limited space on site

to construct infiltration systems 5.0m away from buildings, infiltration is not considered a feasible surface water discharge option.

4.5 As such, an attenuation-based strategy is proposed to discharge surface water from the development into the existing watercourse located to the northwest of the site.

4.6 Runoff from the proposed site has been restricted to the equivalent greenfield rate of 1.46l/s. Refer to the greenfield runoff calculations located in Appendix 5.

Cellular storage

4.7 Surface water runoff from the site will discharge to the watercourse to the northwestern boundary of the site via a cellular attenuation tank. Calculations indicate the required storage volume is 72.420m³ which can be accommodated within a cellular attenuation tank with dimensions of 14.0m x 4.5m x 1.2m for all events up to and including the 1:100 year + 45% climate change event without flooding. All SuDS features will be located at least 3.0m away from the foul and storm public sewers on the eastern boundary of the site and 6.0m from the strategic sewer on the western boundary of the site. Runoff will be restricted via a Hydrobrake flow control discharging at 1.5l/s in line with the greenfield QBar rate. Refer to the calculations in Appendix 5.

4.8 Prior to detailed drainage design, the invert levels of the Wessex Water strategic sewer and levels of the existing watercourse receiving the surface water connection are to be confirmed on site.

Residual Flood Risk

4.9 Floodwaters, in the event of design exceedance or drainage failure, will be contained within the site and directed north following the existing topography as indicated within CE Plan 10729-502 Rev A [*Drainage Strategy*] in Appendix 1.

Water Quality

4.10 The CIRIA SuDS manual determines that the pollution hazard level from industrial roofs is low. All runoff will also enter a catchpit before entering the attenuation tank to ensure the removal of coarse sediments. To ensure that contaminants are not mobilised, the attenuation crates will be lined to ensure surface waters are intercepted and discharged from the site uncontaminated.

4.11 It is proposed that the building footprint and surrounding areas will remain as existing with the exception of area to the east of the building which will be developed for parking and access to the site.

4.12 Consequently, the development will not increase surface water runoff or associated flood risk in the locality and will not adversely affect the water quality of the already receiving sewer

Adoption & Maintenance

4.13 All drainage and SuDS components will be managed by the site owner or a private management company on behalf of the site owners.

4.14 The regular maintenance of the proposed SuDS devices should be carried out in line with the *CIRIA C753 The SuDS Manual* or as per the manufacturer's specification, as discussed below.

Pipework and Catchpits

4.15 It is not envisaged that silt build up within the pipework systems will require a rigorous maintenance regime so long as silt is removed from upstream catch pits on a regular basis. Notwithstanding this, a suitable maintenance regime for the systems will comprise of routine inspection (every six months) and silt removal (as necessary).

Cellular Attenuation Storage

4.16 It is proposed that the cellular storage facility will be maintained by the property owner or a private management company acting on behalf of the site owner.

4.17 It is not envisaged that silt build up within the cellular crate systems will require a rigorous maintenance regime so long as silt is removed from upstream catch pits and inspection chambers on a regular basis. Notwithstanding this, a suitable maintenance regime for the systems will comprise of routine inspection and silt removal (as necessary). Inspection should be undertaken using CCTV equipment offered up the inspection tunnels located within the crate system. Camera access can be gained via inspection chambers and inlet pipework located at each end of the tunnels.

4.18 Silt removal can be achieved by jetting the inspection tunnels. Jetting should be undertaken in accordance with current jetting guidelines, in particular the Code of Practice for Sewer Jetting published by The Water Research Centre. Jetting at 150bar at 300l/min should be more than adequate in removing any build-up of material within the tunnel. The crate system will take higher pressures. However, unlike regular jetting which relies heavily on high pressure to

remove hardened deposits on the inner bore of pipes, effective cleansing of a crate system relies more on the delivery flow rate to flush solids back through the system.

- 4.19 A standard jet head with rear facing nozzles should be used. The head should be fed to the far end of the crate tunnel via the nearest inspection chamber, activated and retracted. As the nozzle is removed, debris will be swept back into the inspection chamber where it can then be removed with the use of a standard gully sucker. This method will ensure the effective removal of gross solids (carrier bags, cans, leaf litter etc.) from the system. Whilst 100% removal cannot be guaranteed, it has been shown that this jetting method will also remove an element of finer material which would otherwise be 'lost' within the system.

Table 4.2: Drainage Maintenance Requirements

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

5.0 FOUL DRAINAGE STRATEGY

Refer to CE Plan 10729/502 Rev A [*Proposed Drainage Strategy*] in Appendix 1.

- 5.1 Wessex Water sewer records show that there are public foul sewers within the road to the east of the site. Refer to Sewer Records in Appendix 3.
- 5.2 It is proposed to discharge foul water from the development through the existing on site foul water connections to the Public foul water sewer within Porte Marsh Road.
- 5.3 A capacity enquiry has been sent to Wessex Water who have confirmed there is capacity for the foul flows into the public sewer. Refer to the Wessex Water correspondence in Appendix 6.

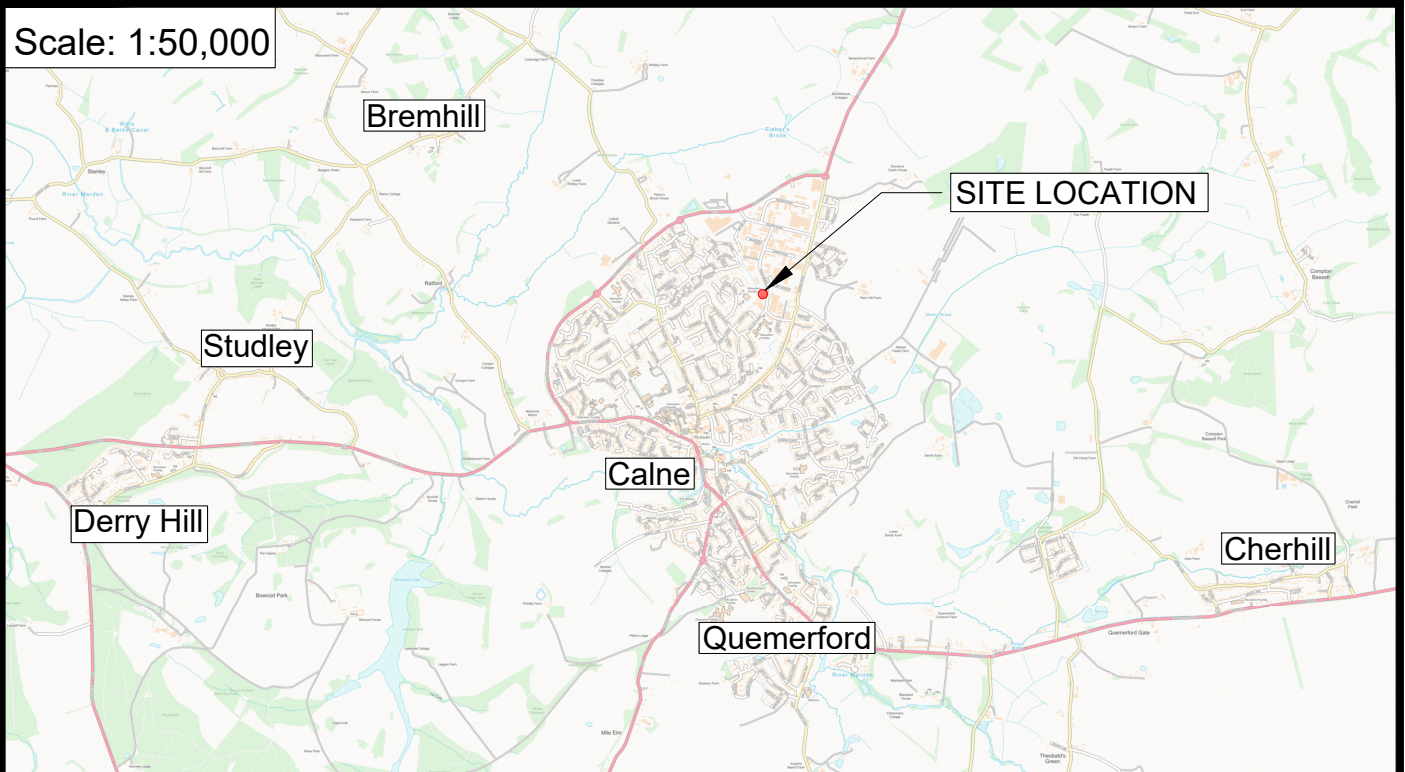
6.0 DISCUSSION AND CONCLUSIONS

- 6.1 Flood risk to the proposed development from various sources, such as fluvial, sewers, groundwater, reservoirs and overland flow has been considered as part of this appraisal. Flood risk from overland flow and public sewers/drains is considered to be low – moderate. Flood risk from all other sources is considered to be low or very low.
- 6.2 All built development will be located outside of the pluvial flood zone extent. Post development runoff rates to the Wessex Water sewer will be reduced via the introduction of a SuDS scheme thereby reducing existing flood risk.
- 6.3 The surface water drainage strategy for the site has been prepared according to the drainage discharge hierarchy set out in *National Standards for Sustainable Drainage Systems*. Underlying geology and limited space for infiltrating features concluded that the underlying strata could not support infiltration SuDS and therefore an attenuation strategy is proposed.
- 6.4 Runoff from the redeveloped building will be discharge to the existing watercourse to the northwestern boundary of the site via cellular attenuation tanks.
- 6.5 The proposed SuDS will be designed to accommodate runoff from the 1 in 100 year + 45% storm events, therefore design exceedance is unlikely. If design exceedance was to occur, flows would follow the existing topography and remain within the site.
- 6.6 Proposed SuDS features will be the site owner maintained by a management company acting on the owner's behalf. A draft Maintenance Schedule is outlined within this Report.
- 6.7 Post development foul water discharge will be conveyed to the existing public foul sewer system via a gravity connection which ultimately discharges to the Wessex Water public sewer at manhole ref. 1004.
- 6.8 This study has been undertaken in accordance with the principles of the *NPPF* document. We conclude that providing the development adheres to the conditions advised within this Report, the proposals can be accommodated without increasing flood risk within the locality in accordance with objectives set by Central Government and the EA/LLFA.

Cole Easdon Consultants Limited
December 2025

Appendix 1

Scale: 1:50,000



Scale 1:50,000

0 1000m 2500m 5000m

Scale: 1:10,000



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Scale 1:10,000

0 100m 250m 500m 1000m



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Job Title:
15 Porte Marsh Road
Calne
Wiltshire

Drawing Title:
Site Location Plan

Client:
Qsil Metals UK Limited

Drawn By
CH

Checked By

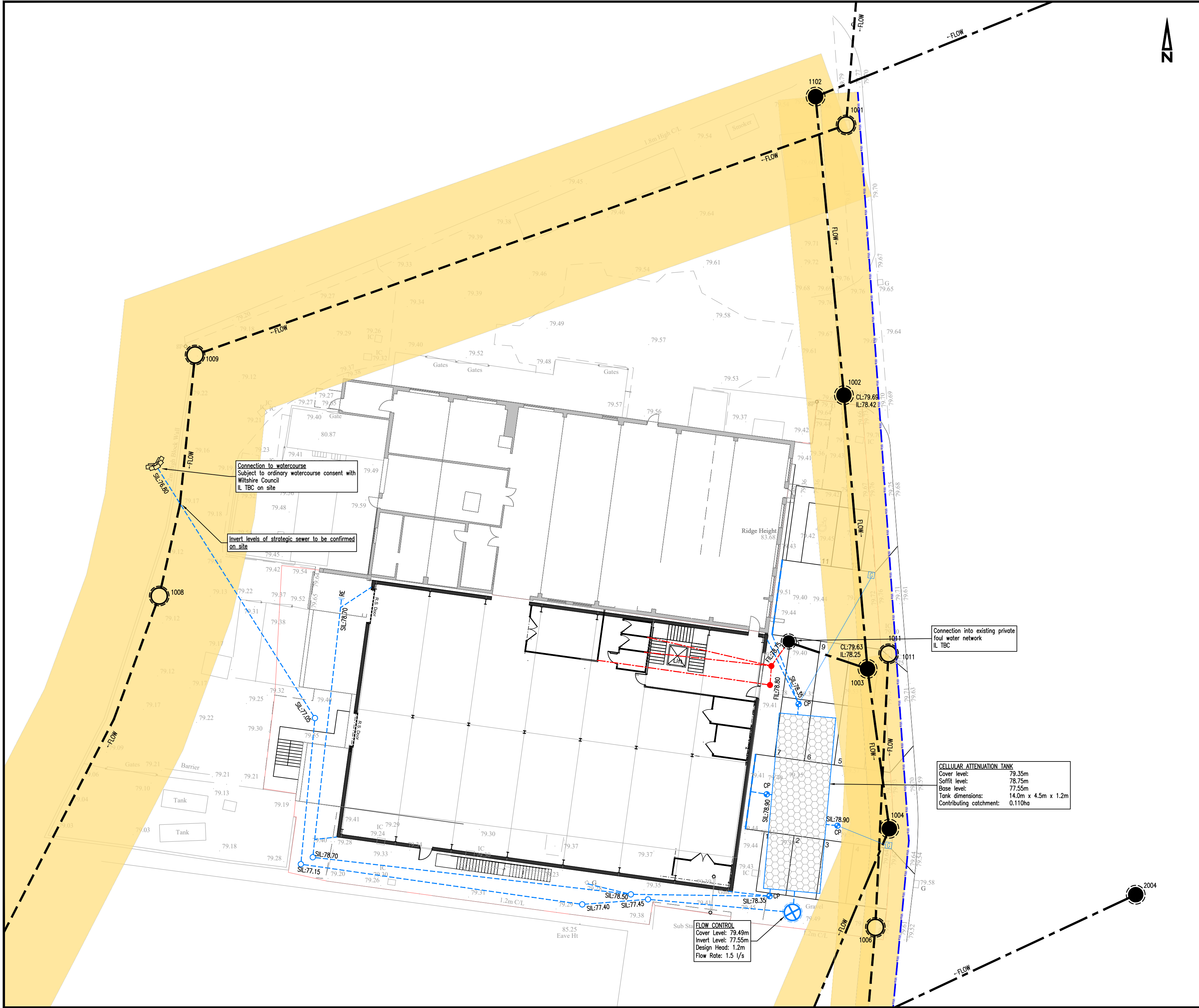
Date Drawn
October 2025

Drawing No.
10729/201

Drawing Status:	
FOR COMMENT	
FOR PLANNING	
FOR TENDER	
FOR APPROVAL	
FOR CONSTRUCTION	
AS BUILT	

Scale
As Shown (A4)

Revision
-



KEY:

- EXISTING SURFACE WATER SEWER AND MANHOLE
- EXISTING FOUL WATER SEWER & MANHOLE
- EASEMENT TO PUBLIC WESSEX WATER ASSETS
- SURFACE WATER DRAIN & INSPECTION CHAMBER
- FLOW CONTROL CHAMBER
- CELLULAR ATTENUATION TANK
- SURFACE WATER CATCHPIT
- SURFACE WATER RODDING EYE
- SURFACE WATER CHANNEL DRAIN
- FOUL WATER DRAIN & INSPECTION CHAMBER
- EXISTING WATER MAIN
- CONCRETE BAG HEADWALL

Notes:

- All levels are meters above ordnance datum
- Do not scale from this drawing
- All drainage connections are subject to approval with Wessex Water.
- This strategy is indicative and subject to detailed design.

A	TF	03.12.25	Outfall updated to watercourse.Existing Wessex water main shown
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No.	By	Date	Revision Details
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Client
Qsil Ltd

Job Title
Porte Marsh Road
Calne
Wiltshire

Drawing Title
Drainage Strategy

Drawing Status:				
FOR COMMENT	FOR PLANNING	FOR TENDER	FOR APPROVAL	FOR CONSTRUCTION
AS BUILT				
CONSTRUCTION AT CLIENT / CONTRACTOR RISK				

Designed by: TF	Drawn by: TF	Checked by: ZW
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Date November 2025	Scale 1:200 @ A2
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Orig. No. 10729 - 502	Rev. A
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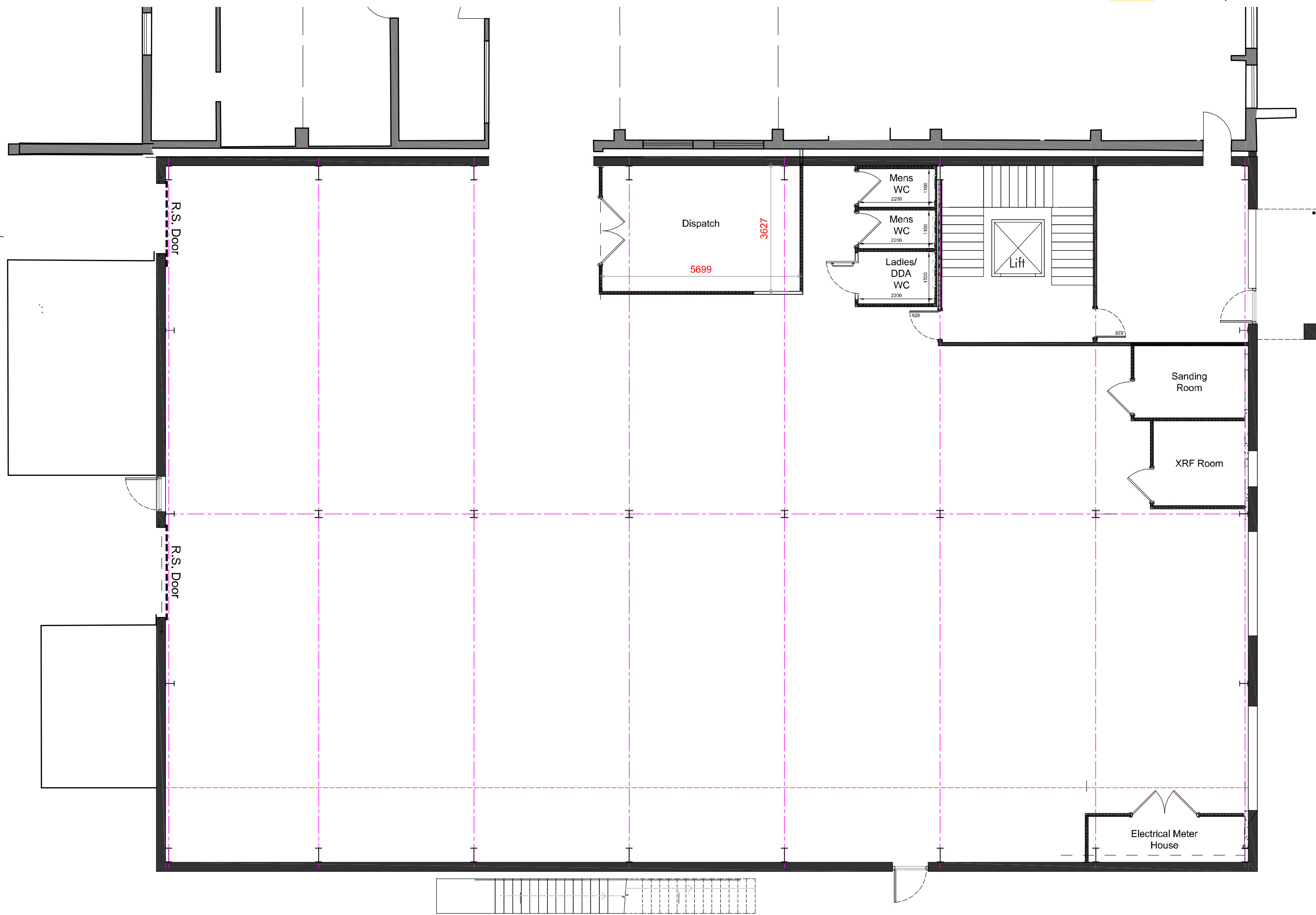
Appendix 2



SITE PLAN @ 1:200



FIRST FLOOR PLAN



GROUND FLOOR PLAN

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Date	No.	Revision Notes
21-10-2025	A	Updated following meeting with client
23-10-2025	B	Updated following comments from client
25-10-2025	C	window positions updated

PKA
ARCHITECTS

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tel: 01380 725688 | email: tom@pka-architects.com | www.pka-architects.com

RIBA Chartered Practice

Project Title:
Extension

Address:
Qsil, Porte Marsh Industrial Estate, Calne

Client:
Qsil

Sheet Title
**Sketch floor plans and site plan
OPTION 2**

Scale:
1:100 @A1

Drawn By:
mc

Date:
26-09-2025

Project ID:
2147 - SK 003 - C

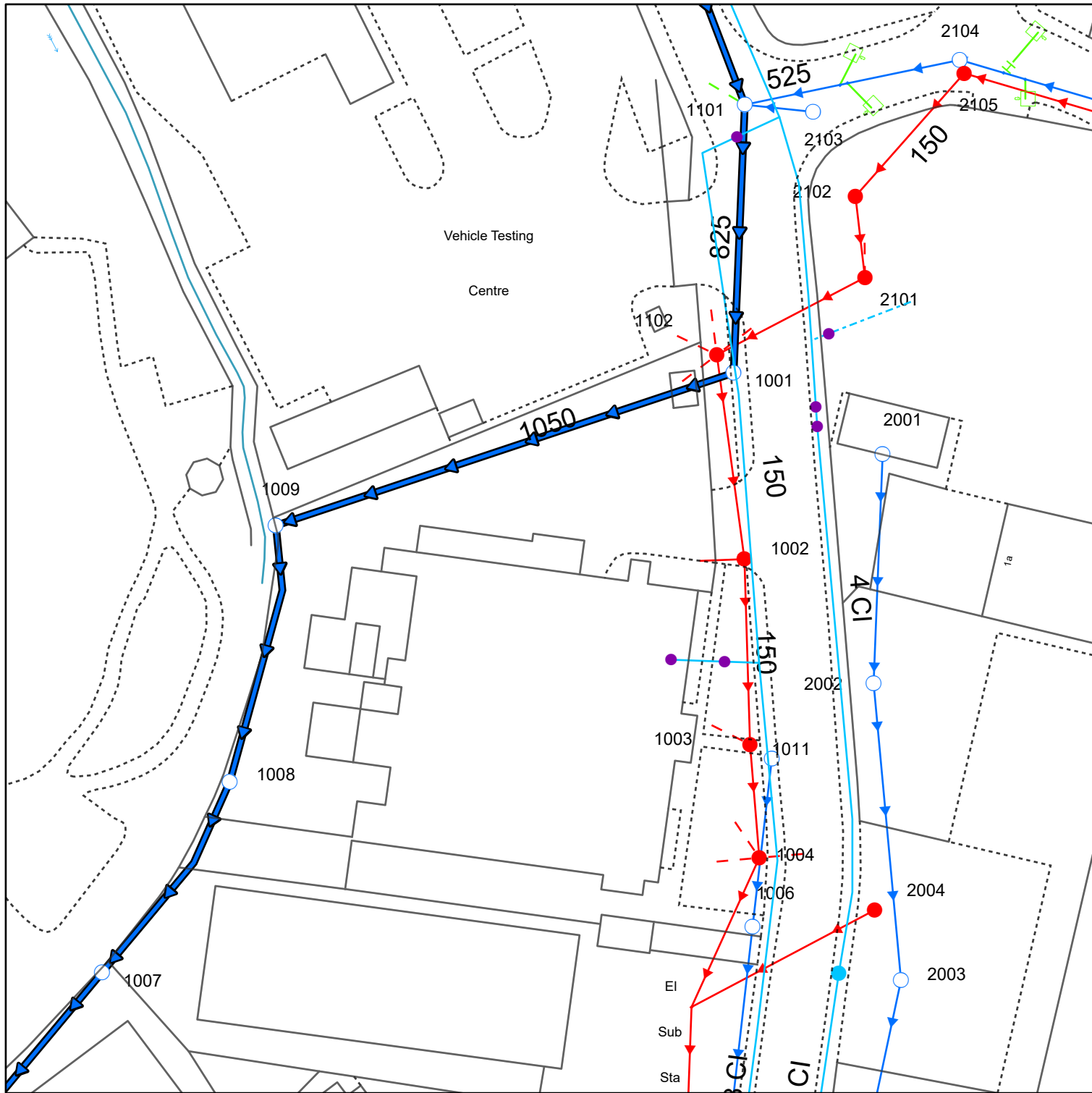
Status:
**PRELIMINARY
For discussion only**

Stage Key:
EX - Existing
SF - Sketch
PI - Planning
WD - Working Drawings
BR - Building Regulations
TR - Tender
CN - Construction
AB - As Built

File Name:
2147-Prelim Site.dwg

Appendix 3

Wessex Water Network Map



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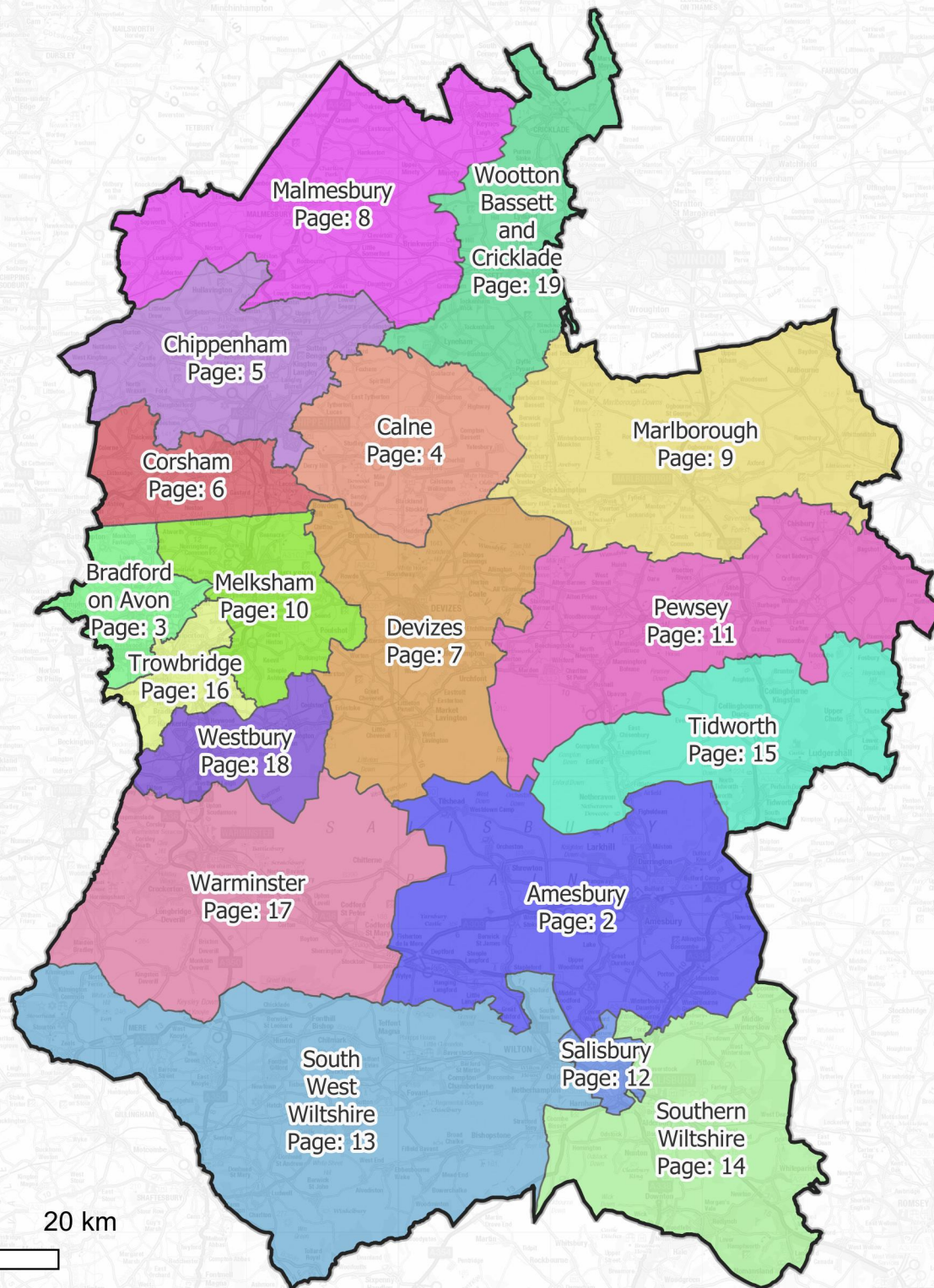
WATER MAINS		SEWERS		STRATEGIC		PUBLIC		PRIVATE		SECTION 104		OTHER WESSEX PIPES		NON-WESSEX / UNKNOWN	
	Distribution		Foul		Surface								Rising Mains		Private Rising Mains
	Washout		Combined										Standby Rising Mains		Culverted Watercourse
	Raw Water		Abandoned										Effluent Disposal		Highway Drain
	Abandoned	Colours generally indicate the use of the sewer/drain (i.e Red - Foul, Dark Blue - Surface, Magenta - Combined/Dual Use, Light Green - Highway Drain, Mid Green - Overflow).													
	Private	Some styles of line and symbol are shown on the key in sample/typical colours.													
FITTINGS		STRUCTURES													
	Hydrant		Manhole - Foul		Pumping Station - Surface										
	Other		Manhole - Surface		Pumping Stn - Foul/Combined										
			Manhole - Combined		Gully										
			Inlet		Vent Column										
			Outfall		Rodding Eye										
			Lamphole		Catchpit										
			Bifurcation - Foul		Flushing Chamber										
			Bifurcation - Surface		Soakaway										
			Bifurcation - Combined		Non Return Valve										
			Combined Sewage Overflow		Air Valve										
					Hatch Box		Washout								
						OTHER STRUCTURES									
							Attenuation Tank		Tunnel						
							Storage Tank		Interceptor						

Information in this map is provided for identification purposes only. No warranty as to accuracy is given or implied. The precise route of pipe work may not exactly match that shown. Wessex Water does not accept liability for inaccuracies. Sewers and lateral drains adopted by Wessex Water under the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011 are to be plotted over time and may not yet be shown. In carrying out any works, you accept liability for the cost of any repairs to Wessex Water apparatus damaged as a result of your works. You are advised to commence excavations using hand tools only. Mechanical digging equipment should not be used until pipe work has been precisely located. If you are considering any form of building works and pipe work is shown within the boundary of your property or a property to be purchased (or very close by) a surveyor should plot its exact position prior to commencing works or purchase. If you are proposing to build over or near Wessex Water's apparatus you should contact the Developer Services Team, tel: 01225 526633 or e-mail: developer.enquiries@wessexwater.co.uk to discuss your proposals. Details of assets within Wessex Water's land ownership are unavailable through this service.

Date: 29/10/2025
Centre: 400172E, 172078N
Scale: 1:625
(when printed at A4 size)



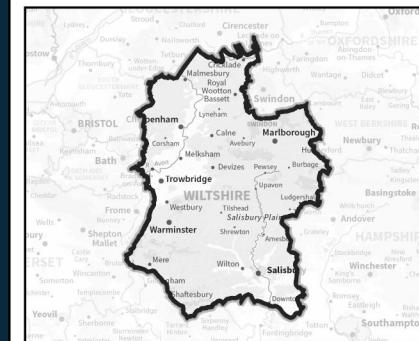
Appendix 4



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Community Partnership Areas

Legend

-  Wiltshire boundary
-  Community Partnership Area

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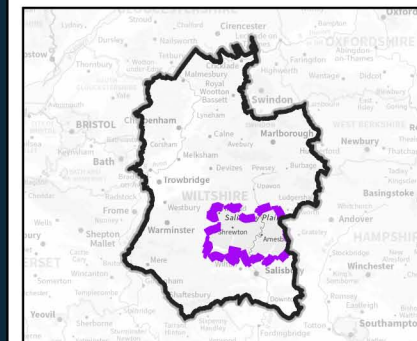
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Groundwater Emergence: Amesbury

Legend

- Wiltshire boundary
- Community Partnership Area

Groundwater Emergence

- This zone is deemed as having a negligible risk from groundwater flooding due to the nature of the local geological deposits.
- Flooding from groundwater is not likely.
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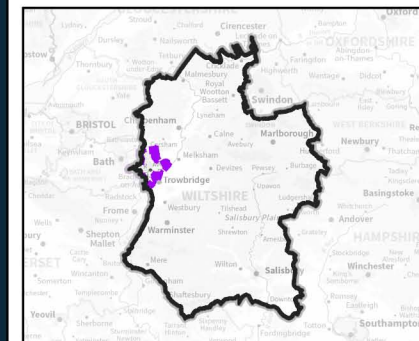




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Groundwater Emergence: Bradford on Avon

Legend

-  Wiltshire boundary
-  Community Partnership Area

Groundwater Emergence

-  This zone is deemed as having a negligible risk from groundwater flooding due to the nature of the local geological deposits.
-  Flooding from groundwater is not likely.
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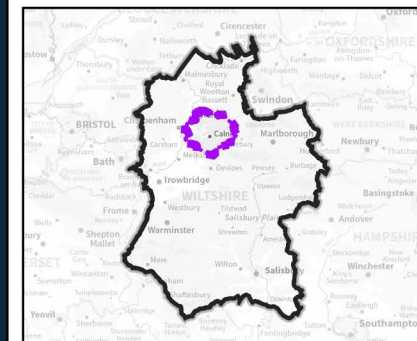




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Groundwater Emergence: Calne

Legend

- Wiltshire boundary
- Community Partnership Area

Groundwater Emergence

- This zone is deemed as having a negligible risk from groundwater flooding due to the nature of the local geological deposits.
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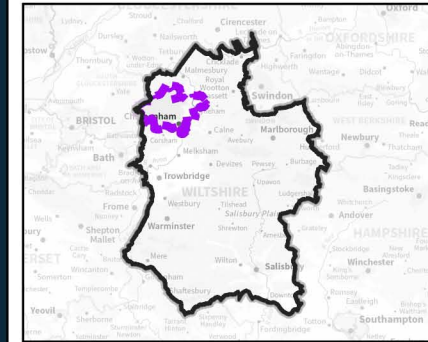
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Groundwater Emergence: Chippenham

Legend

- Wiltshire boundary
- Community Partnership Area

Groundwater Emergence

- This zone is deemed as having a negligible risk from groundwater flooding due to the nature of the local geological deposits.
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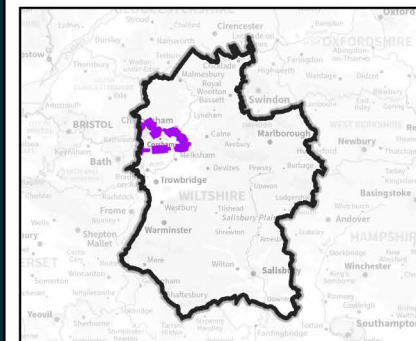
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Groundwater Emergence: Corsham

Legend

-  Wiltshire boundary
-  Community Partnership Area

Groundwater Emergence

-  This zone is deemed as having a negligible risk from groundwater flooding due to the nature of the local geological deposits.
-  Flooding from groundwater is not likely.
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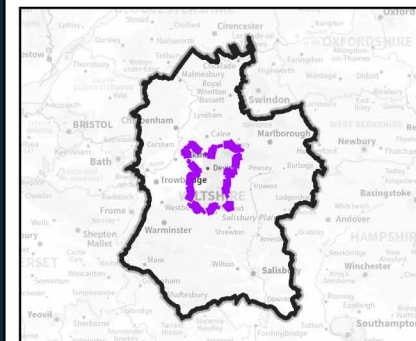




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Groundwater Emergence: Devizes

Legend

-  Wiltshire boundary
-  Community Partnership Area

Groundwater Emergence

-  This zone is deemed as having a negligible risk from groundwater flooding due to the nature of the local geological deposits.
-  Flooding from groundwater is not likely.
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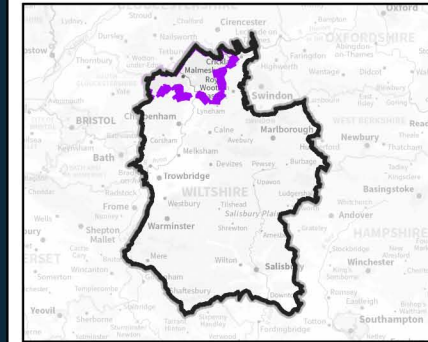




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Groundwater Emergence: Malmesbury

Legend

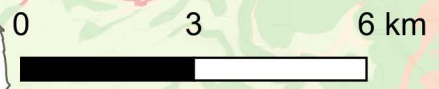
-  Wiltshire boundary
-  Community Partnership Area

Groundwater Emergence

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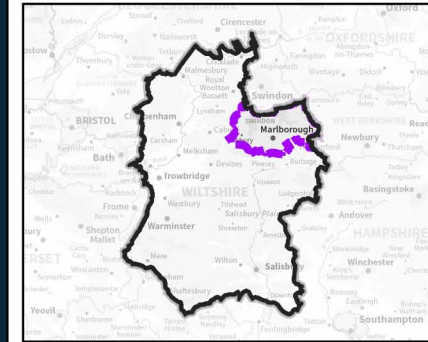




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Groundwater Emergence: Marlborough

Legend

- Wiltshire boundary
- Community Partnership Area

Groundwater Emergence

- This zone is deemed as having a negligible risk from groundwater flooding due to the nature of the local geological deposits.
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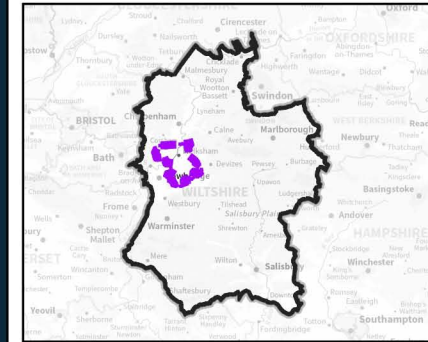




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Groundwater Emergence: Melksham

Legend

- Wiltshire boundary
- Community Partnership Area

Groundwater Emergence

- This zone is deemed as having a negligible risk from groundwater flooding due to the nature of the local geological deposits.
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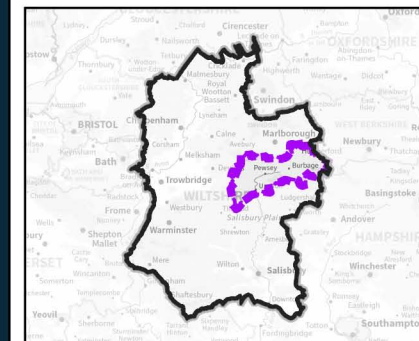




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Groundwater Emergence: Pewsey

Legend

-  Wiltshire boundary
-  Community Partnership Area

Groundwater Emergence

-  This zone is deemed as having a negligible risk from groundwater flooding due to the nature of the local geological deposits.
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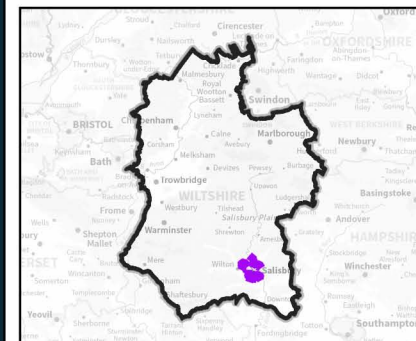




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Groundwater Emergence: Salisbury

Legend

- Wiltshire boundary
- Community Partnership Area

Groundwater Emergence

- This zone is deemed as having a negligible risk from groundwater flooding due to the nature of the local geological deposits.
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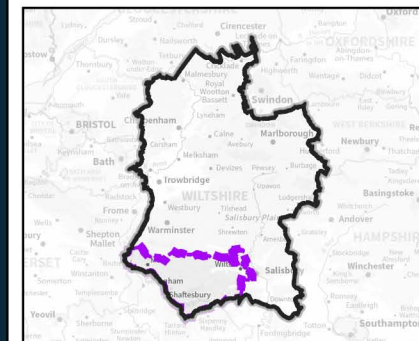




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Groundwater Emergence: South West Wiltshire

Legend

- Wiltshire boundary
- Community Partnership Area

Groundwater Emergence

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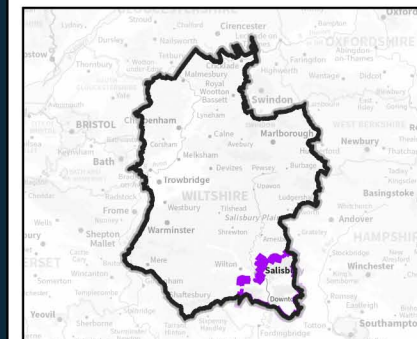
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Groundwater Emergence: Southern Wiltshire

Legend

- Wiltshire boundary
- Community Partnership Area

Groundwater Emergence

- This zone is deemed as having a negligible risk from groundwater flooding due to the nature of the local geological deposits.
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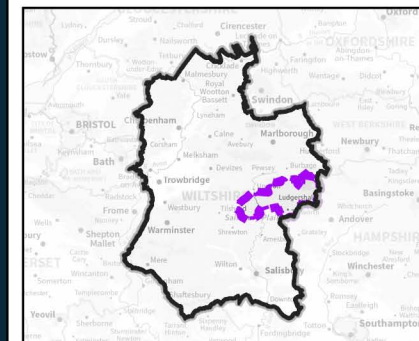
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Groundwater Emergence: Tidworth

Legend

- Wiltshire boundary
- Community Partnership Area

Groundwater Emergence

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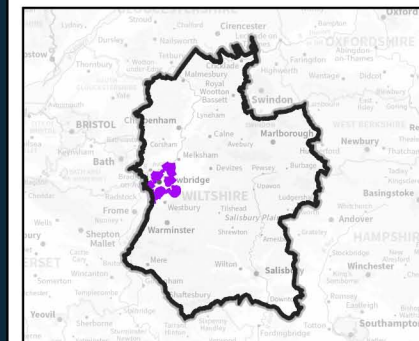




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Groundwater Emergence: Trowbridge

Legend

-  Wiltshire boundary
-  Community Partnership Area

Groundwater Emergence

-  This zone is deemed as having a negligible risk from groundwater flooding due to the nature of the local geological deposits.
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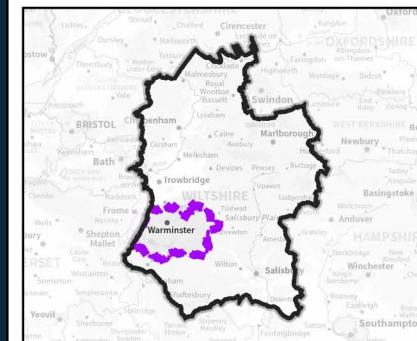




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Groundwater Emergence: Warminster

Legend

- Wiltshire boundary
- Community Partnership Area

Groundwater Emergence

- This zone is deemed as having a negligible risk from groundwater flooding due to the nature of the local geological deposits.
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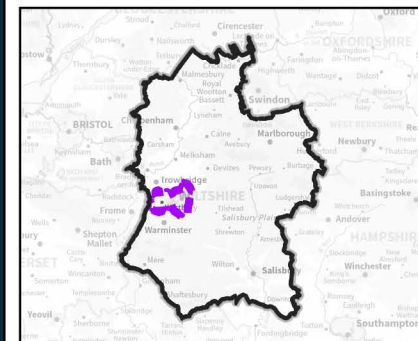




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Groundwater Emergence: Westbury

Legend

-  Wiltshire boundary
-  Community Partnership Area

Groundwater Emergence

-  This zone is deemed as having a negligible risk from groundwater flooding due to the nature of the local geological deposits.
-  Flooding from groundwater is not likely.
-  There is a risk of flooding to subsurface assets but surface manifestation of groundwater is unlikely.
-  Within this zone there is a risk of groundwater flooding to surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally.
-  Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.

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0 1 2 km

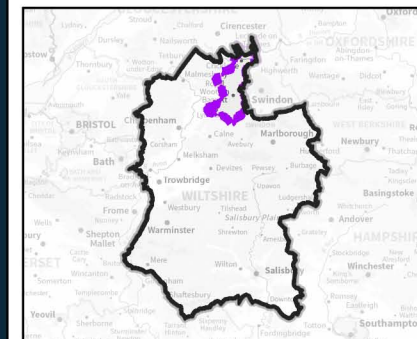




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Groundwater Emergence: Wootton Bassett and Cricklade

Legend

-  Wiltshire boundary
-  Community Partnership Area

Groundwater Emergence

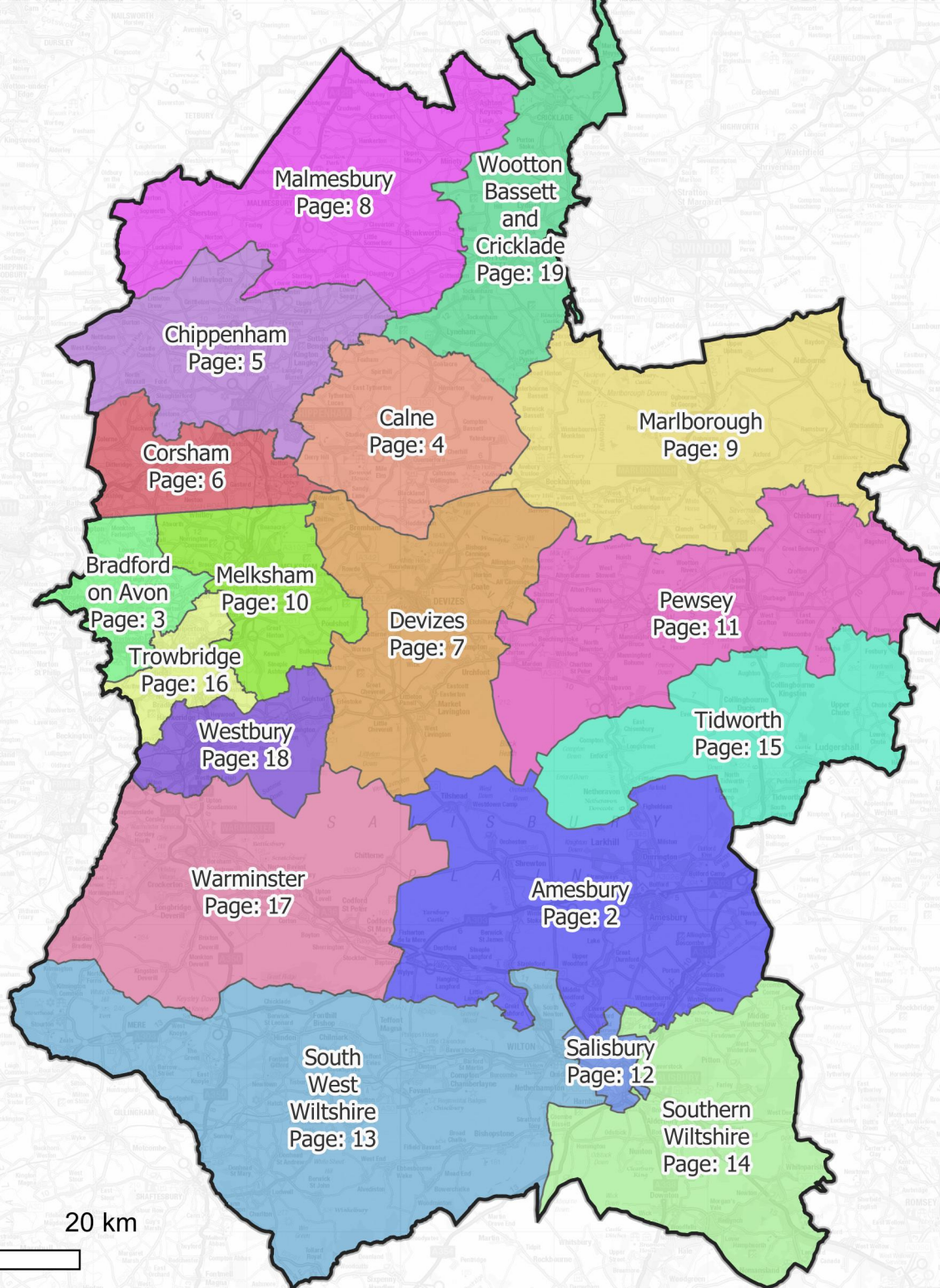
-  This zone is deemed as having a negligible risk from groundwater flooding due to the nature of the local geological deposits.
-  Flooding from groundwater is not likely.
-  There is a risk of flooding to subsurface assets but surface manifestation of groundwater is unlikely.
-  Within this zone there is a risk of groundwater flooding to surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally.
-  Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.

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0 3 6 km

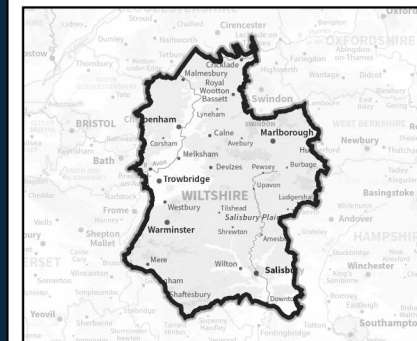




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Community Partnership Areas

Legend

-  Wiltshire boundary
-  Community Partnership Area

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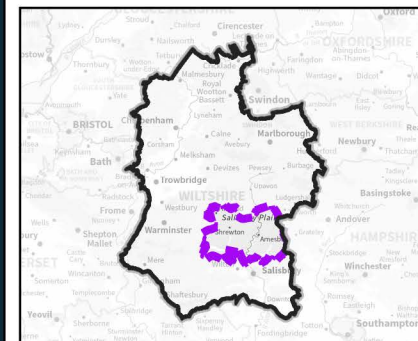
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Recorded Flood History: Amesbury

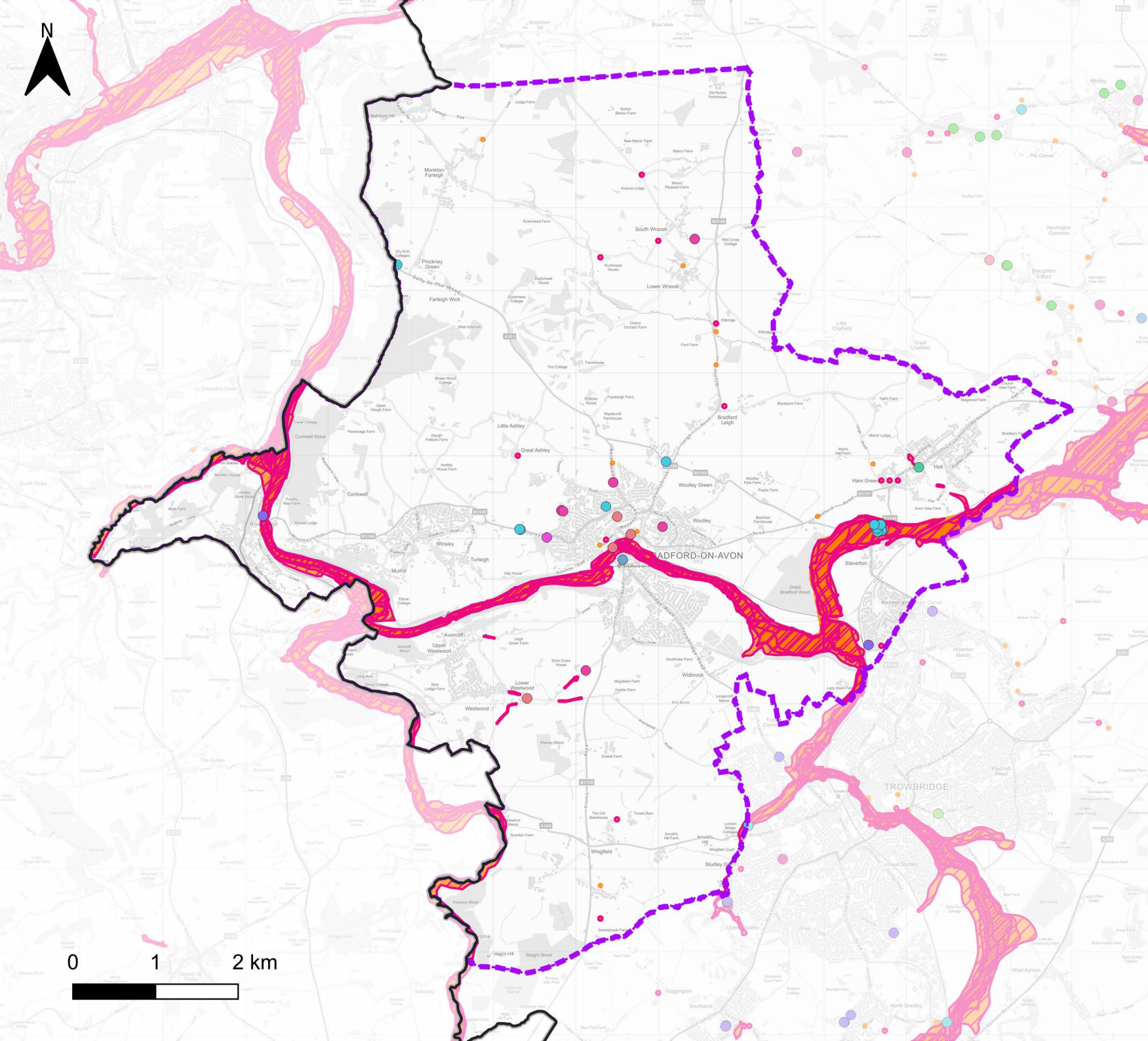
Legend

- Wiltshire boundary
- Community Partnership Area
- Groundwater Recorded Flood Outlines
- Surface Water Recorded Flood Outlines
- Recorded Flood Outlines
- LLFA Recorded Flood Incidents**
 - Blocked Gully
 - Blocked Drains
 - Road Flooding
 - Siphon
 - Sewer
 - Surface Water

0 3 6 km

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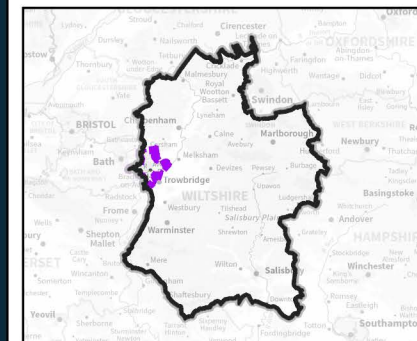
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Recorded Flood History: Bradford on Avon

Legend

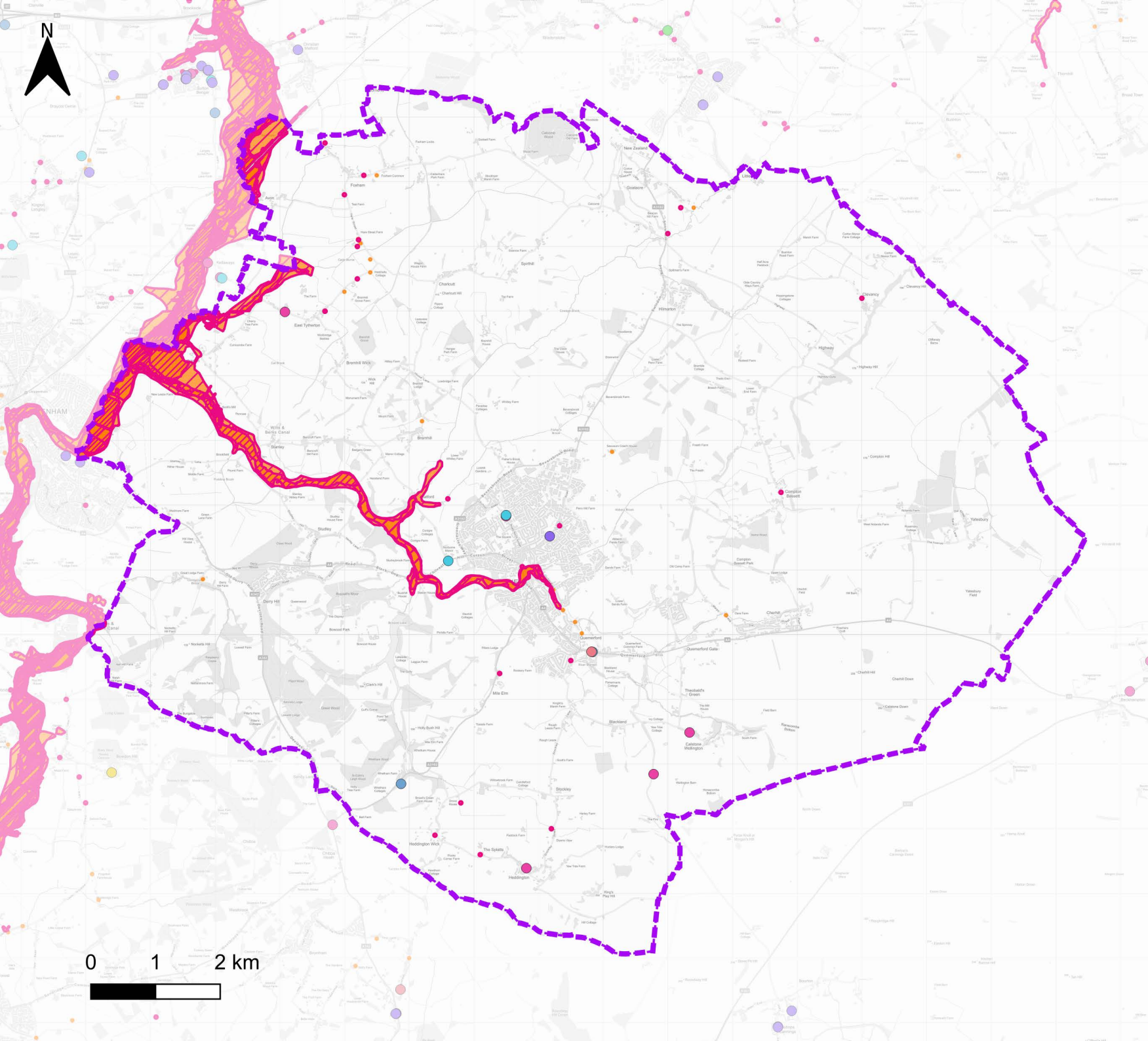
- Wiltshire boundary
- Community Partnership Area
- Surface Water Recorded Flood Outlines
- Recorded Flood Outlines

LLFA Recorded Flood Incidents

- Blocked Gully
- Blocked Drains
- Manhole
- Road Flooding
- Fluvial
- Sewer
- Surface Water

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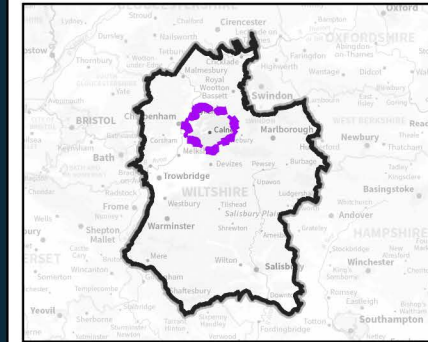
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Recorded Flood History: Calne

Legend

- Wiltshire boundary
- Community Partnership Area
- Surface Water Recorded Flood Outlines
- Recorded Flood Outlines

LLFA Recorded Flood Incidents

- Blocked Gully
- Blocked Drains
- Road Flooding
- Sewer
- Surface Water

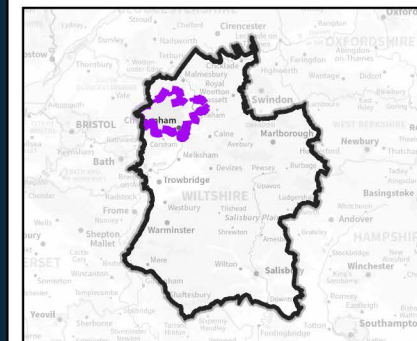
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Recorded Flood History: Chippenham

Legend

- Wiltshire boundary
- Community Partnership Area
- Surface Water Recorded Flood Outlines
- Recorded Flood Outlines

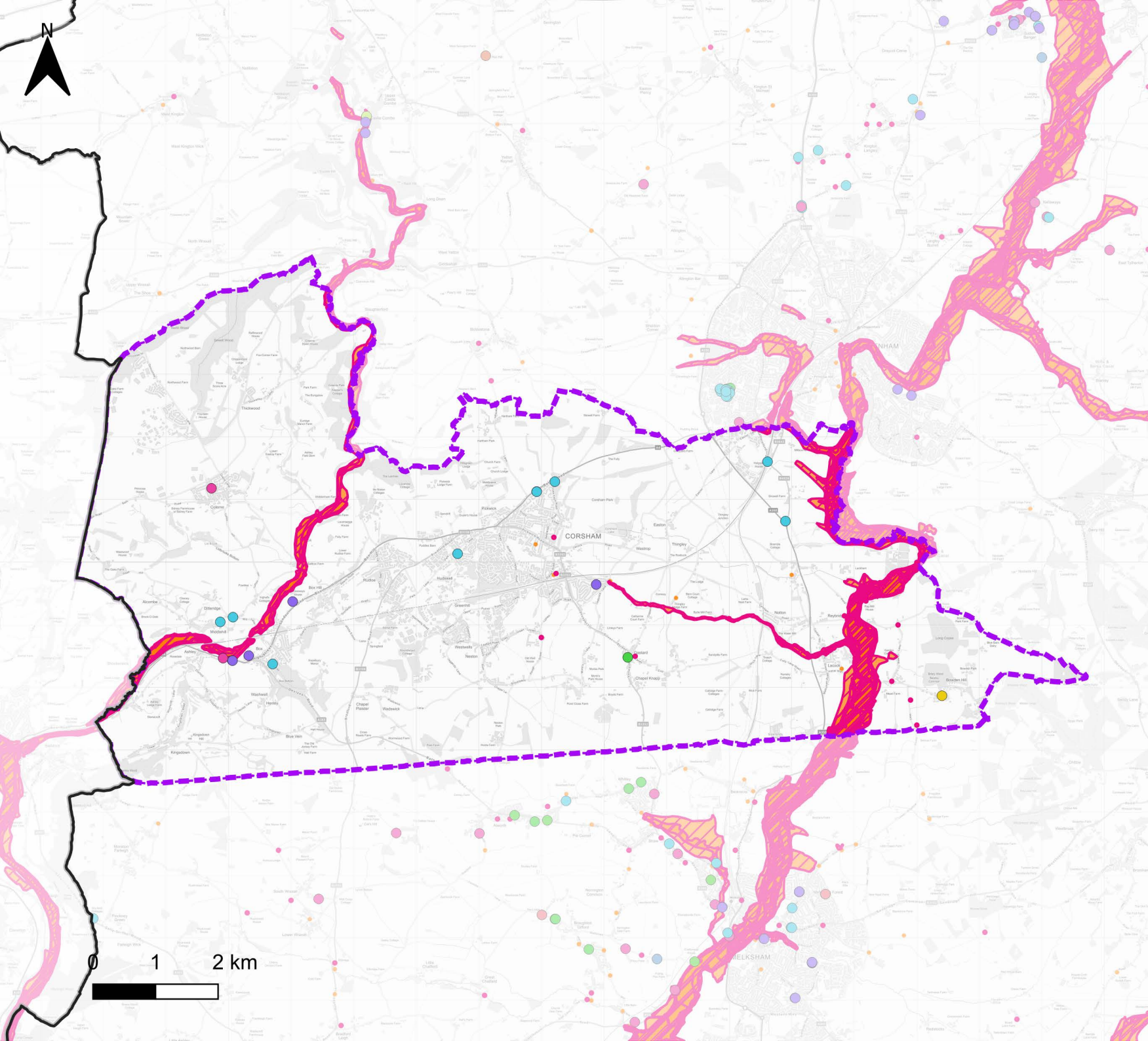
LLFA Recorded Flood Incidents

- Attenuation
- Blocked Gully
- Cracking Bridge
- Property Flooding
- Road Flooding
- Sandbags
- Sewer
- Surface Water

0 2 4 km

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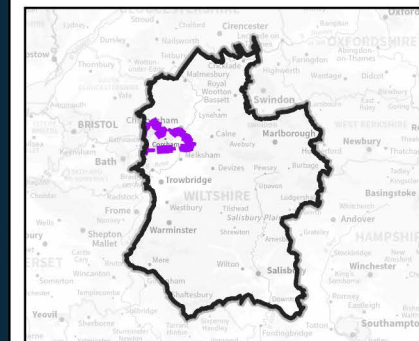
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Recorded Flood History: Corsham

Legend

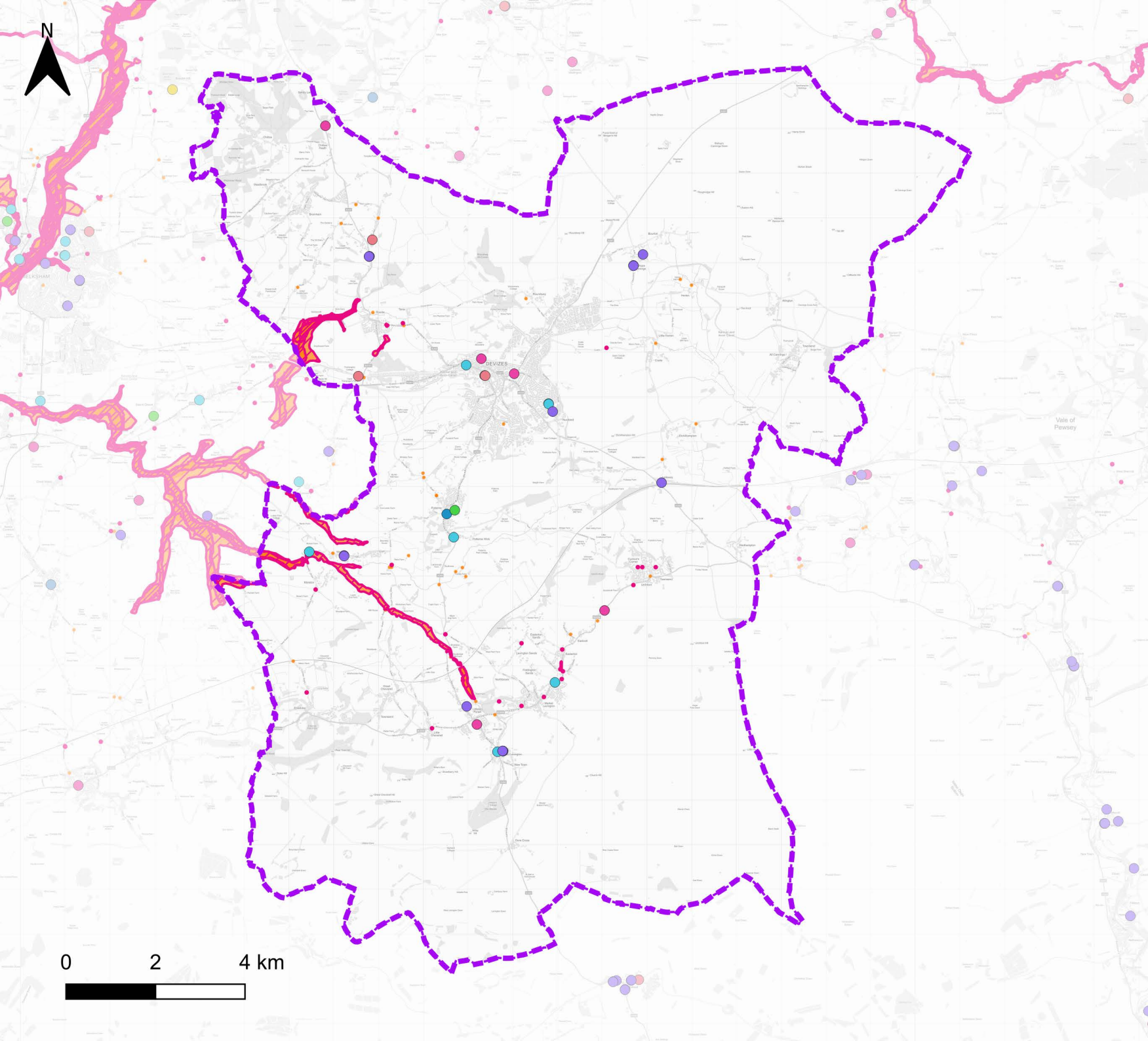
- Wiltshire boundary
- Community Partnership Area
- Surface Water Recorded Flood Outlines
- Recorded Flood Outlines

LLFA Recorded Flood Incidents

- Bridge Flooded
- Blocked Drains
- Property Flooding
- Road Flooding
- Sewer
- Surface Water

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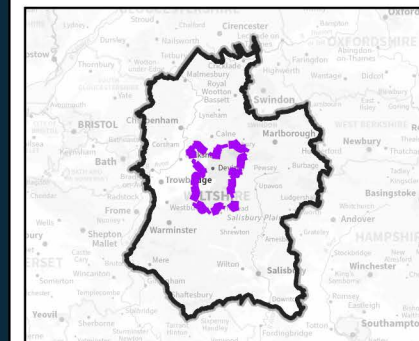
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Recorded Flood History: Devizes

Legend

- Wiltshire boundary
- Community Partnership Area
- Surface Water Recorded Flood Outlines
- Recorded Flood Outlines

LLFA Recorded Flood Incidents

- Blocked Gully
- Blocked Drains
- Property Flooding
- Road Flooding
- Sewer
- Surface Water
- Weak Cover/Grid

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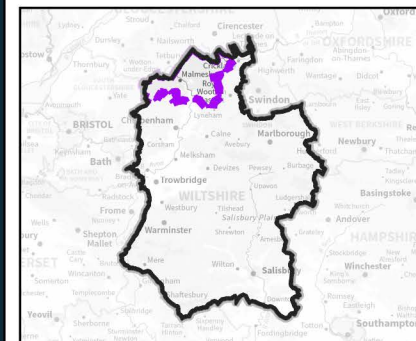
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Recorded Flood History: Malmesbury

Legend

- Wiltshire boundary
- Community Partnership Area
- Surface Water Recorded Flood Outlines
- Recorded Flood Outlines

LLFA Recorded Flood Incidents

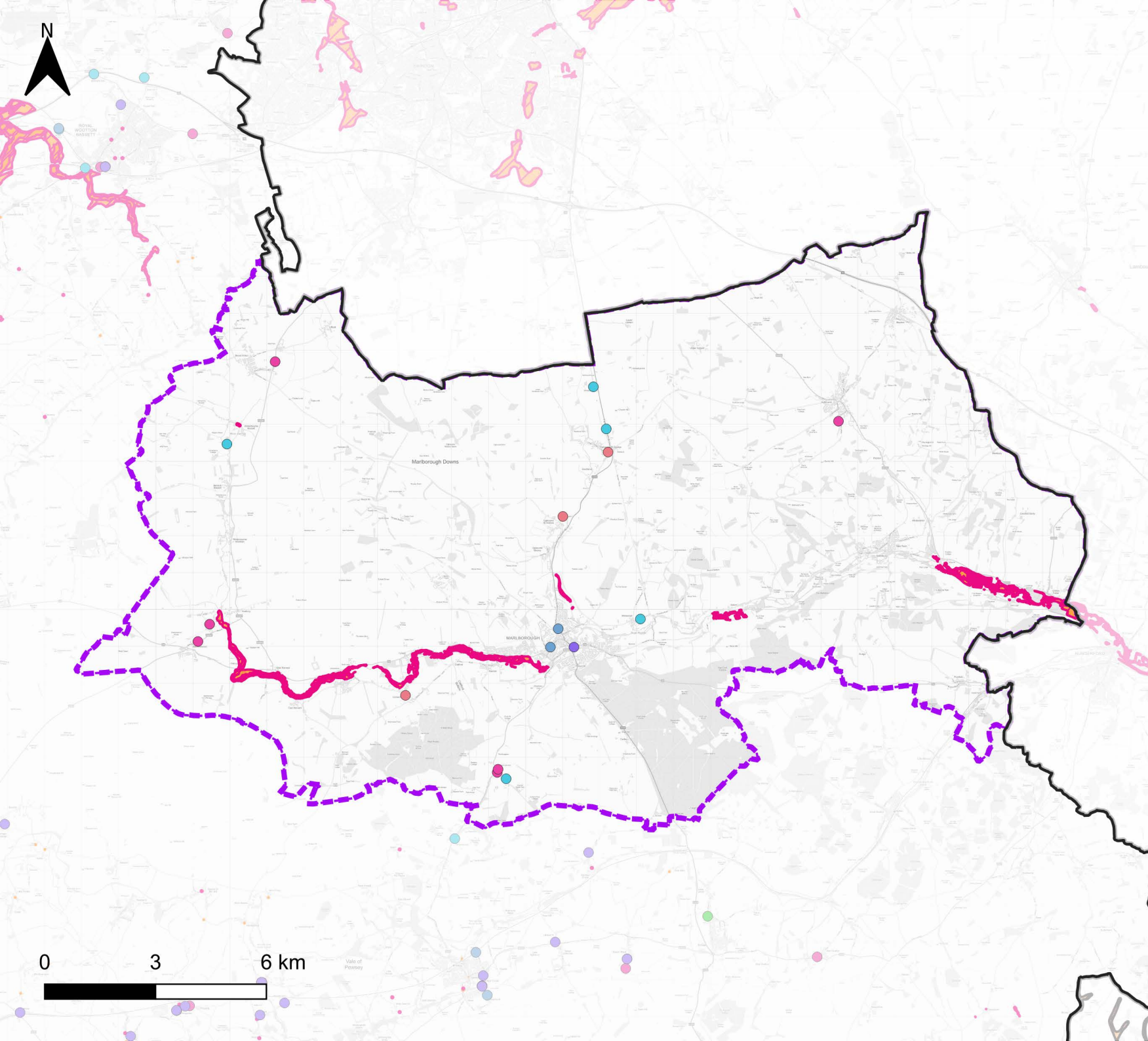
- Blocked Gully
- Blocked Drains
- Property Flooding
- Road Flooding
- Sewer
- Surface Water

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0 3 6 km

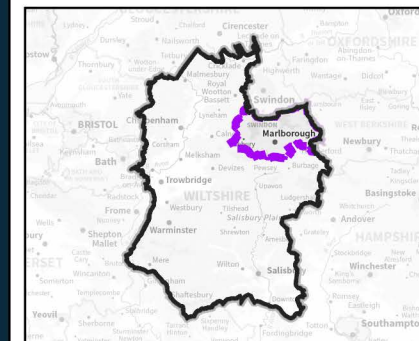




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Recorded Flood History: Marlborough

Legend

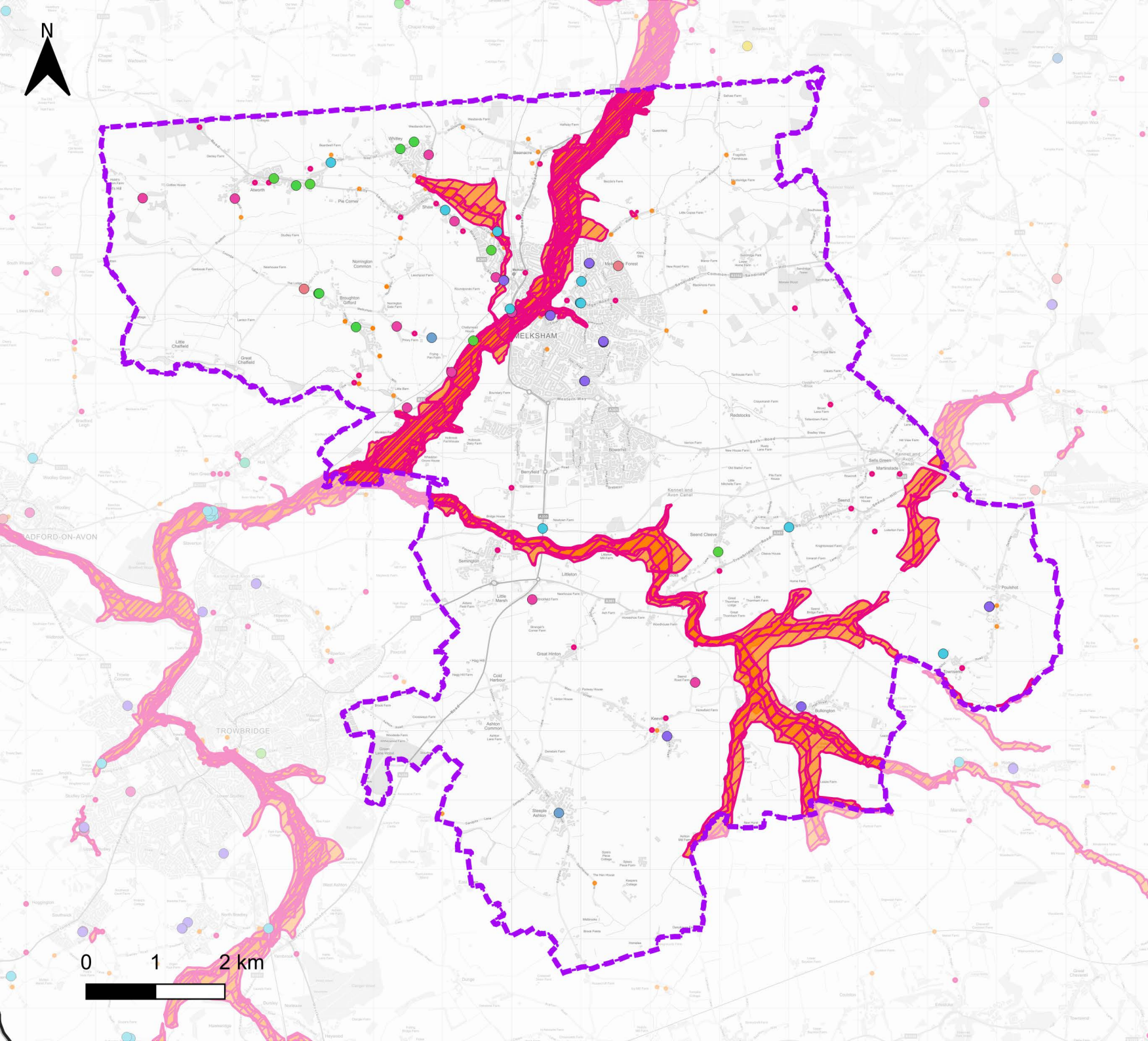
- Wiltshire boundary
- Community Partnership Area
- Surface Water Recorded Flood Outlines
- Recorded Flood Outlines

LLFA Recorded Flood Incidents

- Blocked Gully
- Blocked Drains
- Road Flooding
- Sewer
- Surface Water

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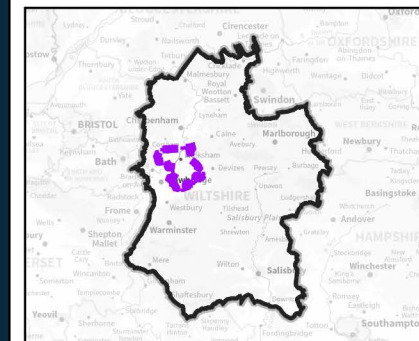
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Recorded Flood History: Melksham

Legend

- Wiltshire boundary
- Community Partnership Area
- Surface Water Recorded Flood Outlines
- Recorded Flood Outlines

LLFA Recorded Flood Incidents

- Blocked Gully
- Culvert
- Blocked Drains
- Property Flooding
- Road Flooding
- Sewer
- Surface Water

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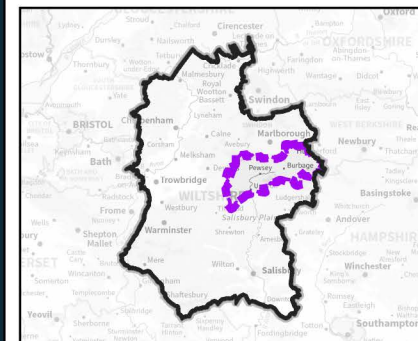
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Recorded Flood History: Pewsey

Legend

- Wiltshire boundary
- Community Partnership Area
- Groundwater Recorded Flood Outlines
- Surface Water Recorded Flood Outlines
- Recorded Flood Outlines

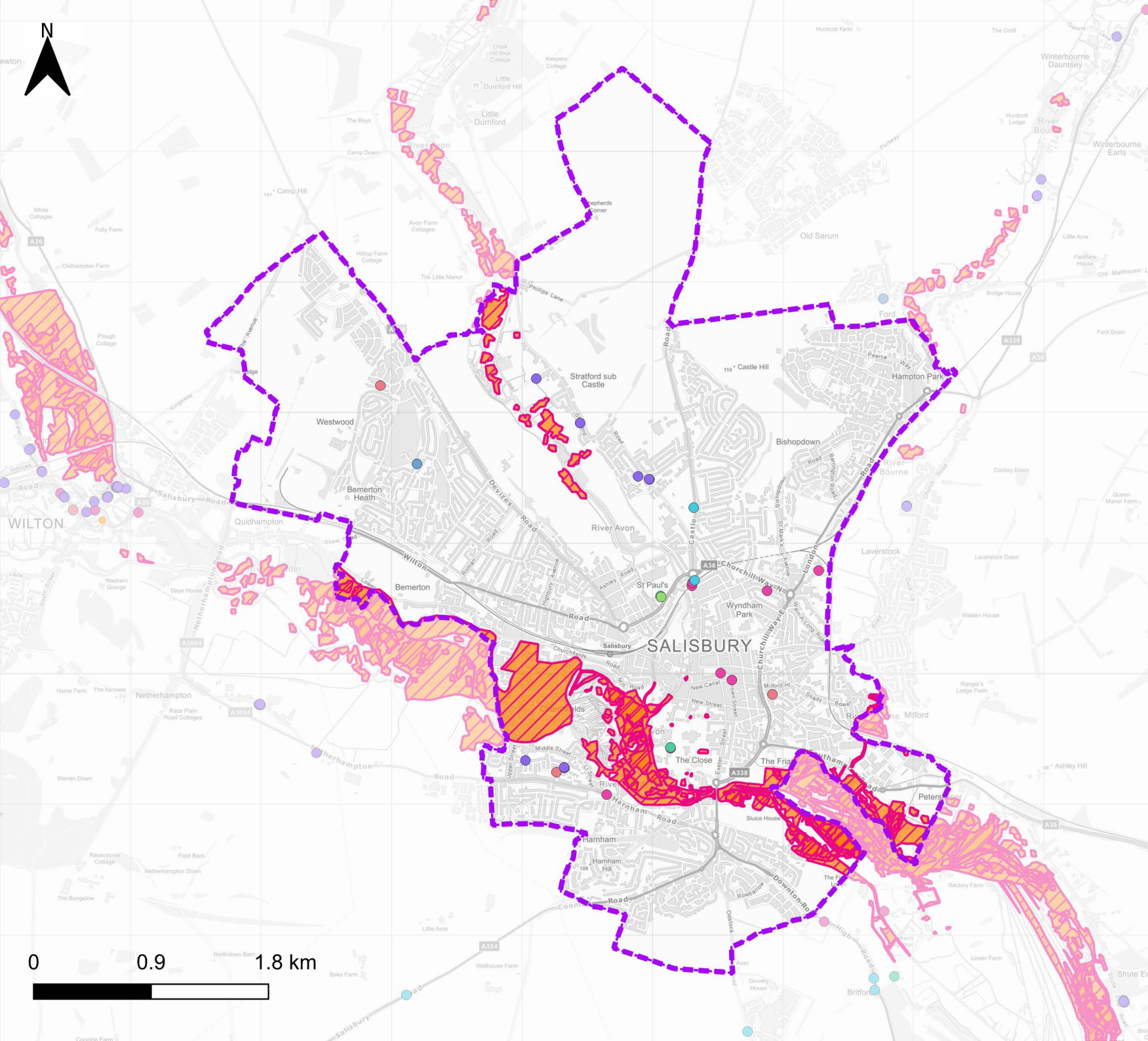
LLFA Recorded Flood Incidents

- Blocked Gully
- Blocked Drains
- Property Flooding
- Road Flooding
- Sewer
- Surface Water

0 3 6 km

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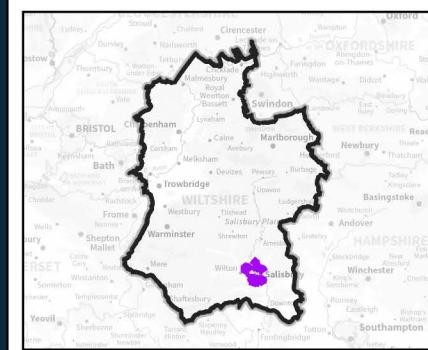
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Recorded Flood History: Salisbury

Legend

- Wiltshire boundary
- Community Partnership Area
- Surface Water Recorded Flood Outlines
- Recorded Flood Outlines

LLFA Recorded Flood Incidents

- Blocked Gully
- Blocked Drains
- Road Flooding
- Fluvial
- Sewer
- Surface Water
- Subway Flooding

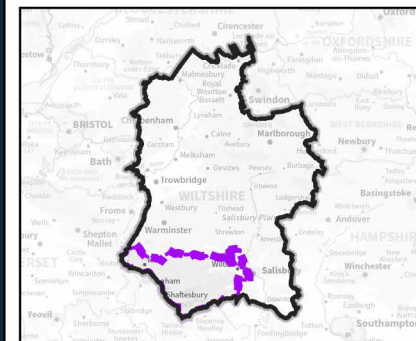
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Recorded Flood History: South West Wiltshire

Legend

- Wiltshire boundary
- Community Partnership Area
- Surface Water Recorded Flood Outlines
- Recorded Flood Outlines

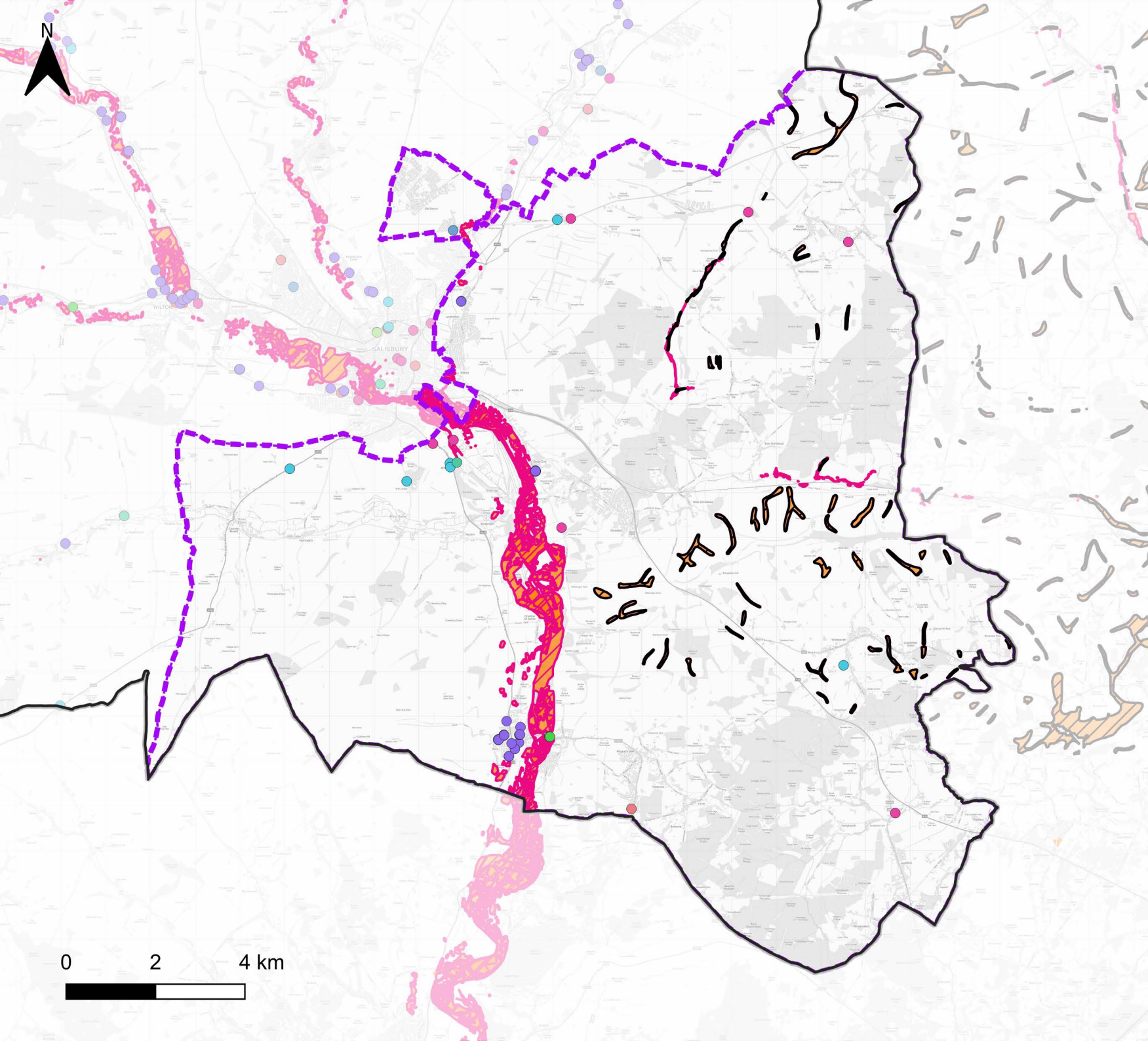
LLFA Recorded Flood Incidents

- Blocked Gully
- Blocked Drains
- Property Flooding
- Road Flooding
- Fluvial
- Sewer
- Surface Water

0 4 8 km

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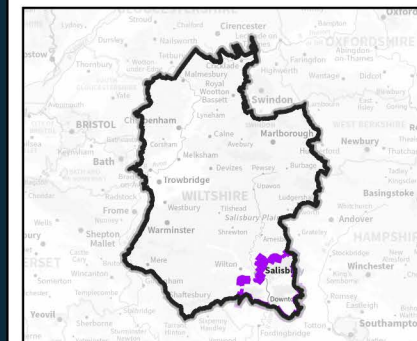
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Recorded Flood History: Southern Wiltshire

Legend

- Wiltshire boundary
- Community Partnership Area
- Groundwater Recorded Flood Outlines
- Surface Water Recorded Flood Outlines
- Recorded Flood Outlines

LLFA Recorded Flood Incidents

- Blocked Gully
- Blocked Drains
- Property Flooding
- Road Flooding
- Fluvial
- Sewer
- Surface Water

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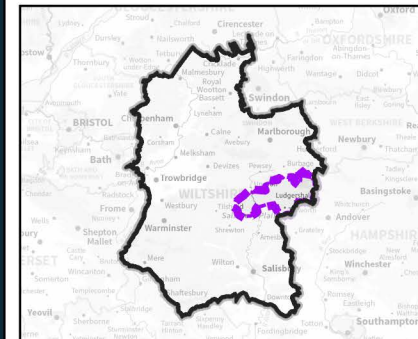
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Recorded Flood History: Tidworth

Legend

- Wiltshire boundary
- Community Partnership Area
- Groundwater Recorded Flood Outlines
- Surface Water Recorded Flood Outlines
- Recorded Flood Outlines

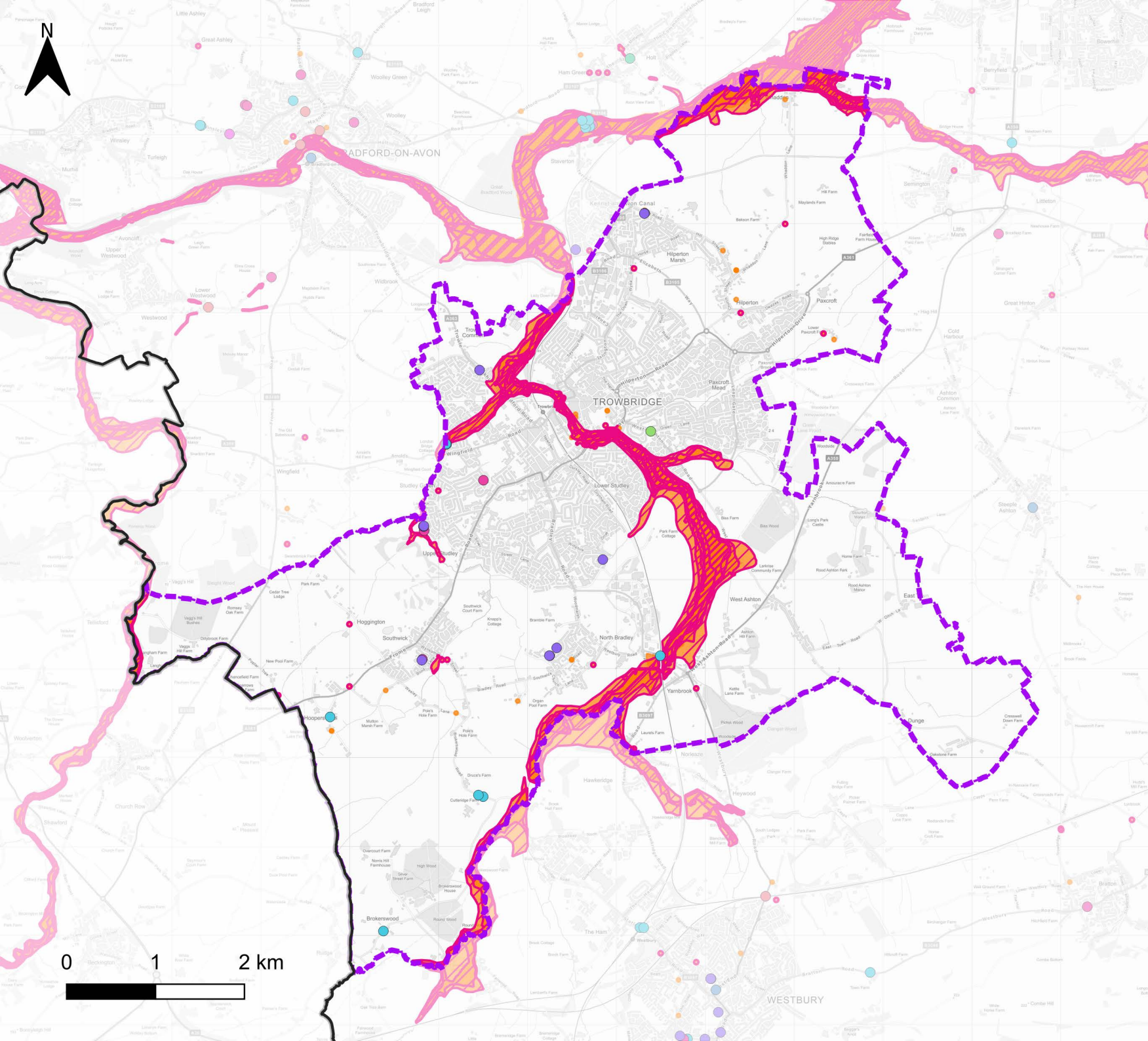
LLFA Recorded Flood Incidents

- Blocked Gully
- Blocked Drains
- Road Flooding
- Sewer
- Surface Water

0 3 6 km

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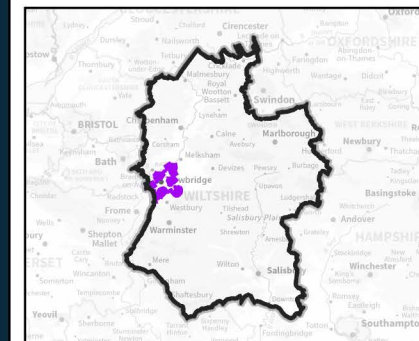
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Recorded Flood History: Trowbridge

Legend

- Wiltshire boundary
- Community Partnership Area
- Surface Water Recorded Flood Outlines
- Recorded Flood Outlines

LLFA Recorded Flood Incidents

- Road Flooding
- Sewer
- Surface Water
- Subway Flooding

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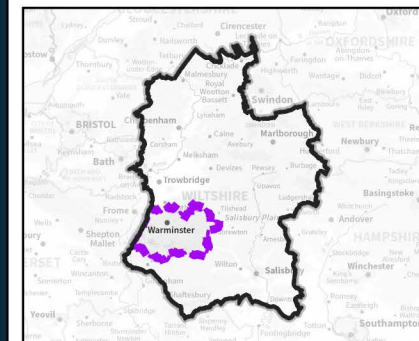
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Recorded Flood History: Warminster

Legend

- Wiltshire boundary
- Community Partnership Area
- Surface Water Recorded Flood Outlines
- Recorded Flood Outlines

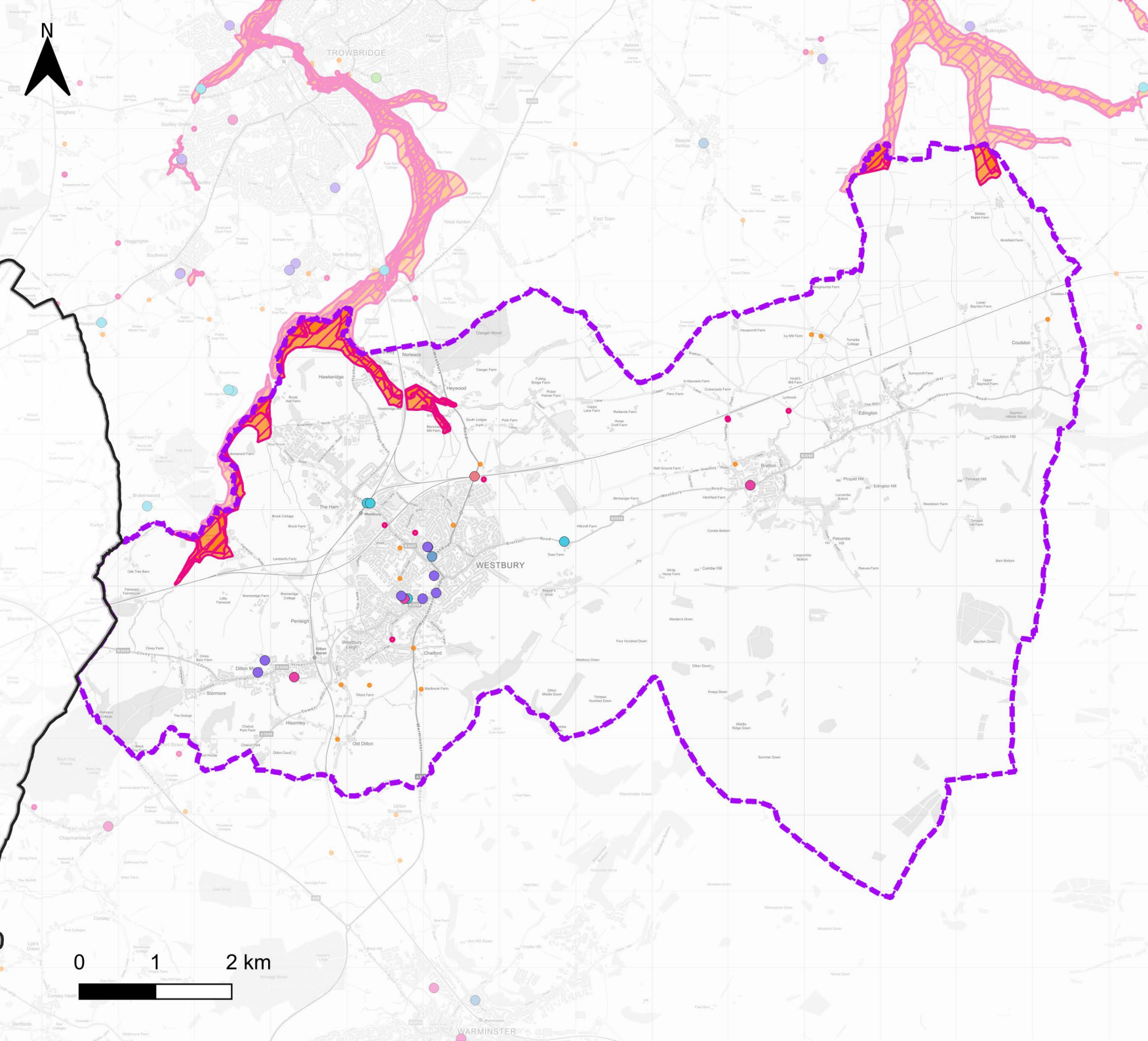
LLFA Recorded Flood Incidents

- Blocked Gully
- Blocked Drains
- Road Flooding
- Fluvial
- Sewer
- Surface Water

0 3 6 km

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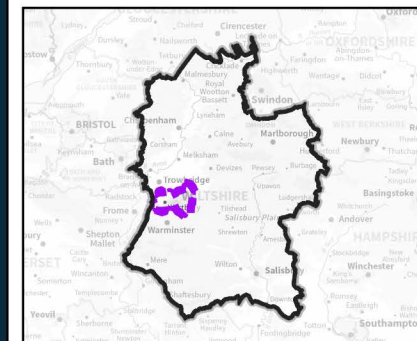
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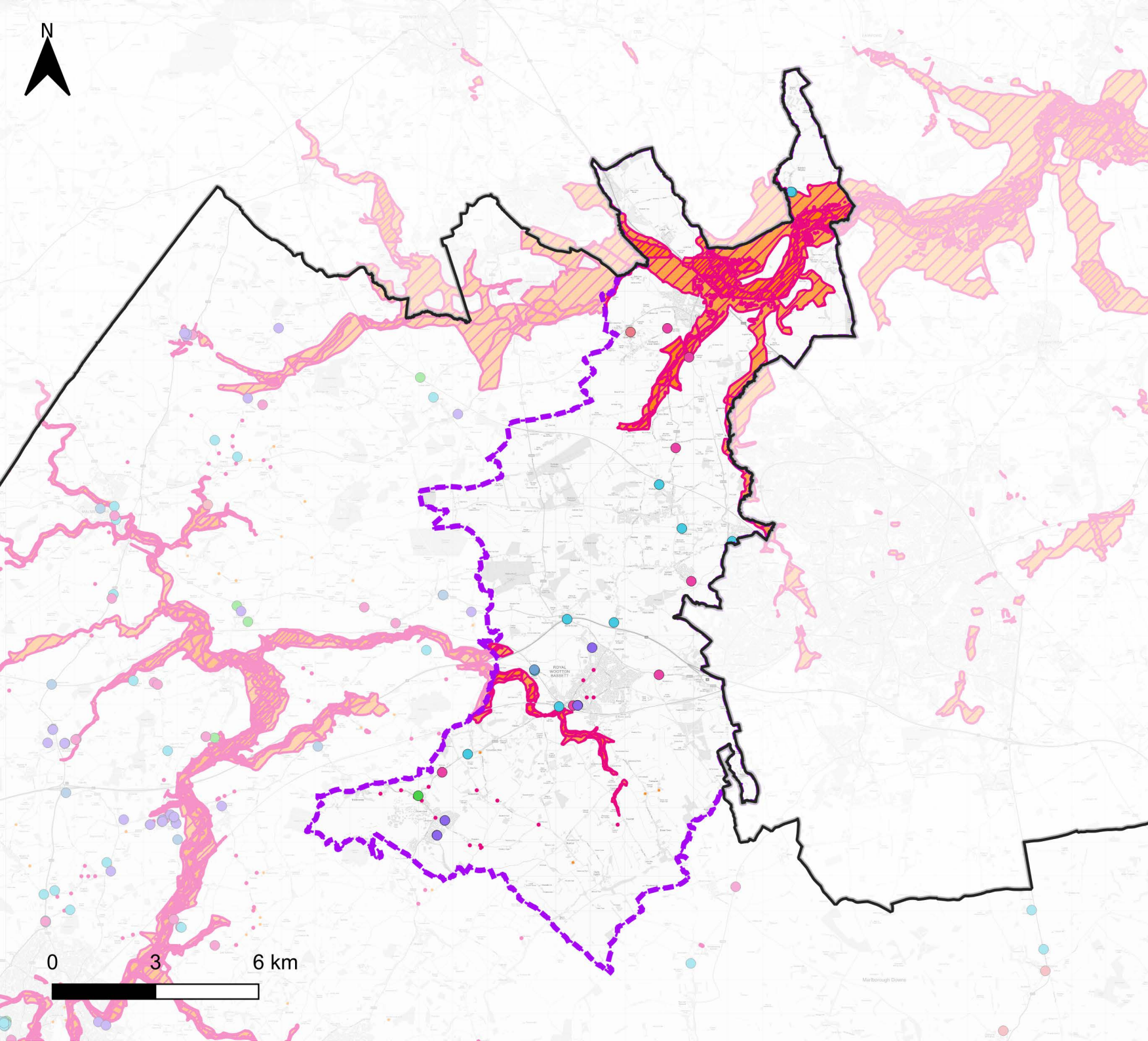
Recorded Flood History: Westbury

Legend

- Wiltshire boundary
- Community Partnership Area
- Surface Water Recorded Flood Outlines
- Recorded Flood Outlines
- LLFA Recorded Flood Incidents
 - Blocked Gully
 - Blocked Drains
 - Road Flooding
 - Sewer
 - Surface Water

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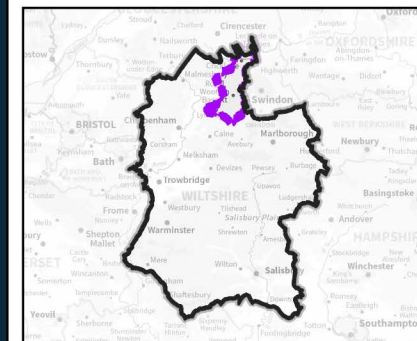
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Recorded Flood History: Wootton Bassett and Cricklade

Legend

- Wiltshire boundary
- Community Partnership Area
- Surface Water Recorded Flood Outlines
- Recorded Flood Outlines

LLFA Recorded Flood Incidents

- Blocked Gully
- Blocked Drains
- Property Flooding
- Road Flooding
- Sewer
- Surface Water

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Appendix 5

FEH Statistical Method: Catchment Descriptor Equation (InfoDrainage)

Area (m2)	1100	Area(Km2)	0.0011
SAAR	710	1000/SAAF	1.408451
FARL	1		
BFIHOST19	0.3	BFIHOST2	0.09
Region	8		

QMED	x 1.07 =	QBAR
m3/s	l/s	l/s
0.001366	1.365677	1.461274



1yr	1.14
2yr	1.36
QBAR	1.46
10yr	2.18
30yr	2.85
100yr	3.55
200yr	4.06

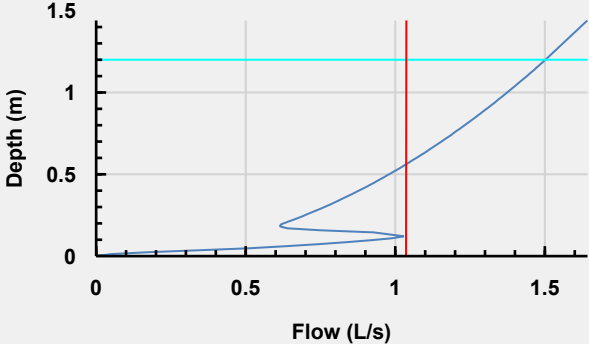
Job: 10729

Project: 15 Porte Marsh Estate Calne Wiltshire		Date: 25/11/2025		 Cole Easdon		
Report Details: Type: Junctions Storm Phase: Phase		Designed by: TF	Checked by: ZW			Approved By: RB
		Company Address: Unit 2 York House Dorcan Way Swindon				

Name	Junction Type	Easting (m)	Northing (m)	Cover Level (m)	Depth (m)	Invert Level (m)	Chamber Shape	Diameter (m)
FC	Manhole	349.973	172.496	79.350	1.800	77.550	Circular	1.200
Existing Sewer	Manhole	356.136	171.498	79.600	2.100	77.500	Circular	1.200

Name	Lock
FC	None
Existing Sewer	None

Outlets

Junction	Outlet Name	Outgoing Connection	Outlet Type
FC	Outlet	Pipe (1)	Hydro-Brake®
	Invert Level (m)	77.550	
	Design Depth (m)	1.200	
	Design Flow (L/s)	1.5	
	Objective	Minimise Upstream Storage Requirements	
	Application	Surface Water Only	
	Sump Available	☐	
	Unit Reference	CHE-0053-1500-1200-1500	
			

Project: 15 Porte Marsh Estate Calne Wiltshire	Date: 25/11/2025	 Cole Easdon		
Report Details: Type: Stormwater Controls Storm Phase: Phase	Designed by: TF		Checked by: ZW	Approved By: RB
Company Address: Unit 2 York House Dorcan Way Swindon				



Cellular Storage

Type : Cellular Storage

Dimensions

Exceedance Level (m)	79.350
Depth (m)	1.200
Base Level (m)	77.550
Number of Crates Long	14
Number of Crates Wide	9
Number of Crates High	3
Porosity (%)	95
Crate Length (m)	1
Crate Width (m)	0.5
Crate Height (m)	0.4
Total Volume (m³)	72.420

Outlets

Outlet	
Outgoing Connection	Pipe
Outlet Type	Free Discharge

Project: 15 Porte Marsh Estate Calne Wiltshire		Date: 25/11/2025		 Cole Easdon	
		Designed by: TF	Checked by: ZW		Approved By: RB
Report Details: Type: Inflow Summary Storm Phase: Phase		Company Address: Unit 2 York House Dorcan Way Swindon			

Inflow Label	Connected To	Flow (L/s)	Runoff Method	Area (ha)	Percentage Impervious (%)	Urban Creep (%)	Adjusted Percentage Impervious (%)	Area Analysed (ha)
Catchment Area	Cellular Storage		Time of Concentration	0.066	100	0	100	0.066
Catchment Area (1)	Cellular Storage		Time of Concentration	0.026	100	0	100	0.026
Catchment Area (2)	Cellular Storage		Time of Concentration	0.009	100	0	100	0.009
Catchment Area (3)	Cellular Storage		Time of Concentration	0.010	100	0	100	0.010
TOTAL		0.0		0.110				0.110

Project: 15 Porte Marsh Estate Calne Wiltshire	Date: 25/11/2025	 Cole Easdon		
	Designed by: TF		Checked by: ZW	Approved By: RB
Report Title: Rainfall Analysis Criteria	Company Address: Unit 2 York House Dorcan Way Swindon			

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 400100 171800 SU 00100 71800
Rainfall Version	1999
C (1km)	-0.024
D1 (1km)	0.368
D2 (1km)	0.325
D3 (1km)	0.276
E (1km)	0.285
F (1km)	2.461
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
240	480
360	720
480	960
960	1920
1440	2880

Project: 15 Porte Marsh Estate Calne Wiltshire		Date: 25/11/2025			 Cole Easdon
		Designed by: TF	Checked by: ZW	Approved By: RB	
Report Details: Type: Stormwater Controls Summary Storm Phase: Phase		Company Address: Unit 2 York House Dorcan Way Swindon			



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

Stormwater Control	Storm Event	Max. US Level (m)	Max. DS Level (m)	Max. Avg. Level (m)	Max. US Depth (m)	Max. DS Depth (m)	Max. Avg. 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)
Cellular Storage	FEH: 100 years: +45 %: 480 mins: Winter	78.727	78.727	78.727	1.177	1.177	1.177	8.8	70.437	0.000	0.000	1.5	65.341	456

Project: 15 Porte Marsh Estate Calne Wiltshire	Date: 25/11/2025			 Cole Easdon
Report Details: Type: Stormwater Controls Summary Storm Phase: Phase	Designed by: TF	Checked by: ZW	Approved By: RB	
	Company Address: Unit 2 York House Dorcan Way Swindon			

Percentage Available (%)	Status
2.738	OK

Appendix 6

Our ref: PL53594

Site address: 15 Porte Marsh Road, Calne, SN11 9BW

Development description: Development of offices

Thank you for your online pre planning enquiry submission. Please find attached a map showing the approximate location of our services near the site.

Wessex Water can advise the following.

Existing assets

- 1050mm strategic surface water sewer along Northern and Western boundary – min 6m stand off either side of the outer edge of the pipe.
- 150mm public foul sewer along the eastern boundary – min 3m stand off either side of the outer edge of the pipe.
- 3 inch public water distribution main along the eastern site boundary – minimum 3m stand off either side of the outer edge of the pipe.

Measurements are given for a pipeline depth of between 0.9 metres and 2 metres. The stand-off distance may increase for a strategic water main due to material, size depth and pressure.
Guidance for stand-off distances for strategic water mains should be sought from the network distribution manager.

Standoff Around Foul & Surface Water Sewers

Wessex Water requires access to undertake our statutory duties as set out in the Water Industry Act 1991 to maintain and repair our assets. Therefore, there must be no buildings within:

- a minimum of 3m either side of the outer edge of the 150mm diameter public foul sewer
- A minimum of 6m either side of the outer edge of the 1050mm diameter strategic surface water sewer

and no tree planting within a minimum of 6m. This includes no surface water attenuation features and associated earthworks in the standoff strip, changes in ground levels resulting in additional loading or excavation can lead to instability in the pipe. The Surface water / foul sewer must not run through enclosed private rear gardens. Wessex Water require unrestricted access to maintain and repair our apparatus.

Standoff Around Water Mains

Wessex Water requires access to undertake our statutory duties as set out in the Water Industry Act 1991 to maintain and repair our assets. Therefore, there must be no buildings within a minimum of 3m either side of the outer edge of the 3inch diameter water supply

main and no tree planting within a minimum of 6m. This includes no surface water attenuation features and associated earthworks in the standoff strip, changes in ground levels resulting in additional loading or excavation can lead to instability in the pressurised pipe which is carrying large volumes of water. The water main must not run through enclosed private rear gardens, it must be within a 6m (3m either side) open access strip or roads. Wessex Water require unrestricted access to maintain and repair our apparatus.

Measurements are given for a pipeline depth of between 900mm and 2000mm. The stand-off distance may increase for a strategic water main due to material, size, depth and pressure. Wessex Water reserves the right to change the requirements for specific sites or strategic mains.

Protection Measures

Developer will need to agree protection arrangements for the existing apparatus which cross the site (standoff details as given above). Any damage to our apparatus by third parties will result in a compensation claim. All existing apparatus must be accurately located on site and marked on deposited drawings. A map showing all known Wessex Water Assets within the area of the proposed site is attached Additional maps can be obtained

Surface water drainage

Surface water must be disposed of via the SuDS Hierarchy which is subject to Building Regulations and NPPF.

No surface water runoff, land drainage or ground water will be accepted into a public sewer that carries sewerage, either directly or indirectly. Our rainwater drainage policy can be found on our [website](#).

The National Planning Policy Framework (NPPF) mandates that Sustainable Drainage Systems (SuDS) must be incorporated into new developments to manage surface water runoff, mitigate flood risks, and provide additional benefits, including enhanced water quality and green spaces.

In line with the drainage hierarchy outlined in Approved Document H of the Building Regulations, Planning Practice Guidance, and the necessity to address water scarcity, all surface water runoff should aim to be discharged as high up the surface water discharge hierarchy as feasible.

Defra have announced new national standards for SuDS. The national surface water hierarchy has been updated and runoff from the development shall be discharged to the following final destinations, to the maximum extent practicable, in accordance with the below hierarchy:

- collected for non-potable use (water re-use)
- infiltrated to ground
- discharged to an above ground surface water body
- discharged to a surface water sewer, or another piped surface water drainage system

Note: To utilise a lesser priority final destination, appropriate evidence shall be provided that demonstrates all higher priority final destinations have been utilised to the maximum extent practicable. Higher cost alone shall not be a reason to utilise lower priority final destinations.

<for 2 or more dwellings> If you are offering the shared drainage for Section 104 adoption please refer to the Sewerage Sector Guidance [Sector guidance on sewerage and water adoption agreements](#)

Review of the mapping indicates the presence of land drainage feature adjacent to West boundary of the site. Surface water should be discharged into the ditch/watercourse as per the discharge hierarchy.

Surface Water Discharge Strategy and watercourse discharge to be agreed with the Lead Local Flood Authority (LLFA)

Foul drainage

Wessex Water will accommodate domestic type foul flows in the public foul sewer with connections made on a size for size basis, Developers fund the cost of connecting to the nearest 'size for size' sewer and Wessex Water will manage the sewer network to accommodate foul flows from granted development. We fund this through our infrastructure charging arrangements.

Review of the proposal indicates foul discharge to manhole 1003 shown on the attached plan, which we support.

The point of connection to the public foul network is by application only.

Separated systems of drainage are required: Wessex Water will not accept surface water or land drainage flows to the public foul sewer and treatment works, either directly or indirectly.

Water supply

Wessex Water will provide a point of connection for new water mains to be laid into the development site, either through a Section 41 agreement or a self-lay arrangement.

There is a 3" Water distribution main located in Porte Marsh Road (Eastern side boundary) from which a suitable point of connection could be made.

Developers may connect to our water network on a size for size basis at their cost and Wessex Water will undertake any network reinforcement that may be required to accommodate granted development, this is funded through our infrastructure charging arrangements.

For more details and guidance for applying to connect to our networks please see our website:

<https://www.wessexwater.co.uk/services/building-and-developing/building-multiple-properties-or-largedevlopments>

For further assistance please contact Planning Liaison via planning.liaison@wessexwater.co.uk

Note: These comments are based upon known circumstances prevailing at the time of writing. A review of the contents of this email is required where 18 months or more have elapsed since issue or

in the light of significant changes likely to impact upon the response (e.g. changes in development numbers or phasing). Please email review requests to planning.liaison@wessexwater.co.uk

Kind regards

Camilla Wharton

Planning Liaison Technician



Wessex Water

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