



TRANSPORT PLANNING

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PROPOSED RESIDENTIAL DEVELOPMENT AT
BATH ROAD, WARMINSTER
Reserved Matters Drainage Statement

December 2025

IMA-20-058



REVISIONS

Report No	Description	Date	Approved
DS 1-1	First Issue - For Planning	22.10.2021	SW
DS 1-2	Site plans updated	29.04.2024	DS
DS 1-3	Drainage strategy updated to suit latest layout	24.10.2024	DS
DS 1-4	Drainage Statement updated to reserved matters	01.12.2025	DS



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APPENDICES

Appendix A	Site Location Plan; Topographical Survey;
Appendix B	Development Proposals; Drainage Strategy Layout; Catchment Plan; Flow Exceedance routing
Appendix C	EA Flood Map for Planning
Appendix D	Greenfield Runoff Calculations; Attenuation Volume Estimate
Appendix E	Wessex Water Asset Mapping; Wessex Water Correspondence
Appendix F	Infiltration Testing
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1 Introduction

1.1 Background

1.1.1 IMA Transport Planning Ltd has been appointed to provide advice on the drainage implications associated with the proposal for a residential dwelling on land adjacent Bath Road, Warminster, in support of a reserved matters planning application.

1.1.2 This Drainage Statement relates solely to the proposal for residential development, comprising of 9 dwellings and associated access roads and infrastructure. A copy of the reserved matters site proposal can be found in Appendix B.

1.2 Scope of Drainage Statement

1.2.1 This assessment is undertaken in accordance with guidance as set out in the National Planning Policy Framework (NPPF).

1.2.2 Reference has also been made to Environment Agency (EA) and Wessex Water advice and flood/asset mapping.

1.2.3 The site is identified in relation to its topographical and geographical location, identifying any drainage outfalls and watercourses within the vicinity of the development site.

1.2.4 The existing surface water drainage mechanisms will be assessed. A proposal for a surface water drainage system serving the development site will be assessed in the context of identifying any site constraints. Sustainable Drainage Systems (SuDS) will be recommended and employed to reduce or remove any flood risks, as required and where possible.

1.2.5 In order to provide a comprehensive strategy, the foul drainage will also be assessed, together with recommendations on new connections and /or any diversions that may be required as a result of the proposals.



2 Existing Site & Development Proposals

2.1 Description

- 2.1.1 The development site is located adjacent to the B3414, Bath Road to the northwest of Warminster. Warminster is located within Wiltshire, approximately 25km southeast of Bath. A site location plan can be seen in Appendix A.
- 2.1.2 The site is allocated as a greenfield site, currently comprising arable / agricultural field, with an approximate area of 0.79Ha, within which 0.56Ha is allocated for development. The site is centred about OS grid reference 386380E, 146150N.
- 2.1.3 The B3414 Bath Road forms the western site boundary, from which the vehicular access will be taken. To the north of the site is an agricultural field. A narrow form of greenfield dell, with mature trees, is adjacent the eastern site boundary, beyond which is Conquest Business Park, comprising multiple commercial units and estate roads. An existing access track forms the southern boundary, adjacent to which is an existing residential development.
- 2.1.4 With regard to existing site levels, these can be seen on the topographical plan in Appendix A of this report. The site and surrounding topography generally falls from north (128.m AOD) to south (120.0m AOD) across the site.

2.2 Site Geology

- 2.2.1 BGS Mapping for the site confirms that the bedrock geology for the site is: West Melbury Marly Chalk Formation - Chalk. Sedimentary Bedrock formed approximately 94 to 101 million years ago in the Cretaceous Period. There are no superficial deposits recorded.
- 2.2.2 Reference to the Soils mapping suggests that the soils are *lime rich loamy soils that are 'freely draining'*, and *'drains towards chalk or limestone groundwater'*.
- 2.2.3 Reference to the EA Mapping confirms that the West Melbury Formation is allocated as a primary aquifer, below the site.
- 2.2.4 Infiltration testing was undertaken on 12th and 13th June 2023 and confirms the ground conditions to be chalk as noted above. However, BRE 365 infiltration testing failed to drain within the required time period. Percolation testing also failed to drain. No groundwater was identified during the testing. Refer to Appendix F for details.

2.3 Main Rivers / Watercourses

- 2.3.1 'The Were' is the closest main river to the site, approximately 700m south east of the site and flowing in a southerly direction towards its convergence with the River Wylye, which flows in a south / westerly direction approximately 2.5km south-east of the site.

2.4 Flood Risk

- 2.4.1 With reference to the EA Flood Map for Planning, the site is located wholly within Flood Zone 1 with a low probability of flooding (an annual probability of exceedance [AEP] greater than 0.1%). The nearest flood zone is associated with the River Yeo, approximately 500m north of the site. A copy of the flood map can be found in Appendix C.
- 2.4.2 Within the proposals, the dwelling attracts the highest vulnerability classification, as defined in the National Planning Policy Framework Technical Guidance document.
- 2.4.3 By its nature, the site complies with the requirements of the sequential approach to development, by placing the land uses most sensitive to flood risk in areas that are at least risk of flooding, with the site being wholly located in Flood Zone 1.



2.5 Existing Sewers

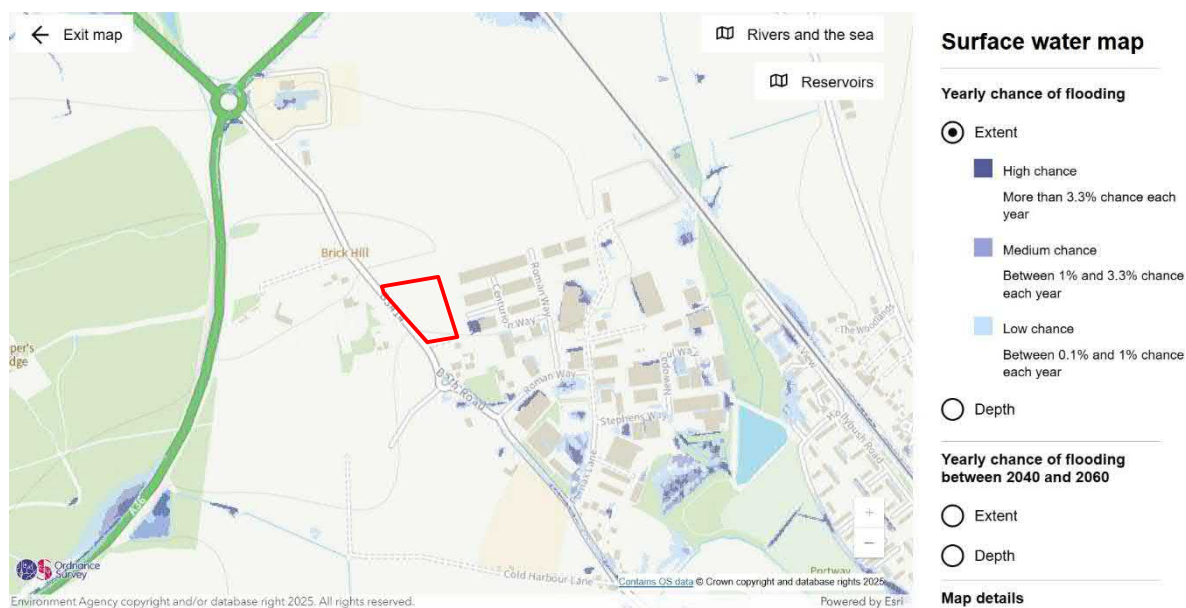
- 2.5.1 We have obtained a copy of Wessex Water asset mapping, which confirms that there are public foul water sewers to the east of the site in Centurion Way and to the southeast in Roman Way.
- 2.5.2 Public surface water sewers are located within Roman Way.
- 2.5.3 A copy of the Wessex Water mapping can be seen in Appendix E.
- 2.5.4 Highway sewers are located to the west of the site within Bath Road. From correspondence with Wessex Water and a site visit we understand that the highway drainage discharges to the south and then west at the new roundabout towards the new residential development. Wessex Water have confirmed that the new housing development drainage will be adopted by a NAV provider - Leep Networks. Leep Networks have been contacted for asset maps but have not yet responded.
- 2.5.5 A site visit was undertaken to obtain connectivity and depths, and these have been plotted on the drainage Strategy Drawing. The exact location and depth should be confirmed by a CCTV Drainage survey.
- 2.5.6 Private foul drainage exists to the south of the site for plots 46-48 which is within the client's ownership. We have obtained a CCTV drainage survey for the private foul drainage which is shown on the drainage strategy drawings. The private foul drainage discharges by gravity to the south where it is then pumped by a private pumping station to a public foul manhole within Roman Way. The client has confirmed the Pumping Station has been sized to suit the existing and new development site. Wessex Water have confirmed acceptance of foul flows from the development site. Refer to Appendix E for Wessex Water Correspondence.
- 2.5.7 The nearest surface water connection is therefore a Highway drainage manhole located to the southwest of the site on the existing roundabout subject to Highway consent and Section 102 application. The closest foul connection is into the private foul drainage network to the south. Refer to the Drainage Strategy Drawing within Appendix B.

2.6 Groundwater

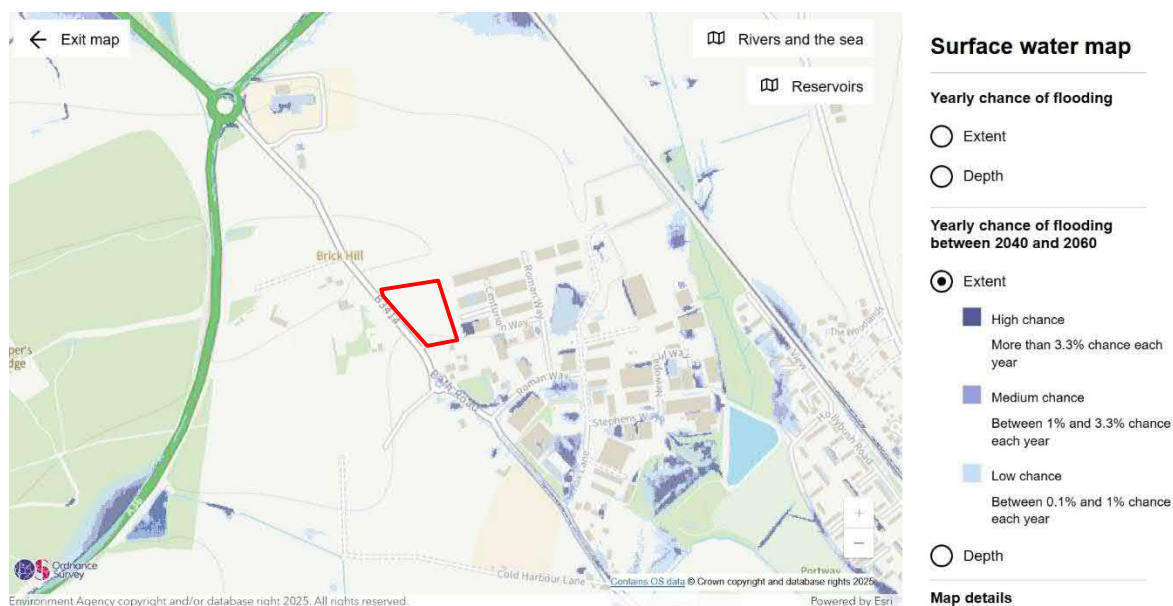
- 2.6.1 With reference to section 2.2.4 infiltration testing and Appendix F it has been noted that the soils have "limited capacity to permit the infiltration of water". During the testing a pit was extended to a depth of 2.7m and no groundwater was found. Flood risk from groundwater is therefore considered to be low.

2.7 Flood Risk from Surface Water (Pluvial)

- 2.7.1 Surface flooding is primarily caused by surface water running off the land, often in Urban areas when intense, short duration storms occur and rainfall is unable to enter drainage systems or soak into the ground. Flooding can also occur in rural areas during medium intensity, long duration events where saturated ground conditions prevent infiltration into the subsoil. This flood water would then be conveyed via overland flow routes dictated by the local topography.
- 2.7.2 The Environment Agency mapping for surface water flood risk contains data on flood area (extent) by splitting it into three bands - High chance, Medium chance and Low chance. Areas with no associated zone are considered to have very low chance of flooding. The mapping, updated in early 2025, also provides mapping of flood risk during including an allowance for climate change across the 2040 and 2060 period.
- 2.7.3 Reference to the EA Mapping indicates that the site has no surface water flood risk identified. Refer to figure below:



2.7.4 For the risk of surface water flooding between 2040 and 2060 there is no surface water flood risk identified for the development site. Refer to figure below:



2.7.5 The overall risk of flooding from surface water sources is considered to be low.

2.8 Greenfield Performance

- 2.8.1 As the development site is an undeveloped plot of land, for the purposes of this assessment the site is classified as a greenfield site.
- 2.8.2 To establish baseline conditions for the development site, the greenfield performance of the site contributing to the catchment area can be calculated using the FEH methodology.
- 2.8.3 Using this methodology, the existing site performance has been calculated and the results shown in the table below. The area used in the calculation is representative of the total effective development area within the site, as this represents the area from which surface

runoff will be positively drained. The remaining areas of the site will remain as soft landscaped, representative of the pre-development site, hence are assumed to drain as per the existing site regime. A copy of the design calculation can be found in Appendix D and is summarised below.

Site Catchment Characteristics					
Area (Ha)	0.21	SAAR (mm)	941	BFI Host	0.881
Region	8			Q _{Med}	-
Results					
Return Period			FEH		
Q _{Bar}			0.2 l/s		
Q _{1 year}			0.1 l/s		
Q _{30 year}			0.4 l/s		
Q _{100 year}			0.5 l/s		

2.9 Development Proposals

2.9.1 The development comprises the provision of 9 residential dwellings, estate road(s), private drives and gardens.



3 Surface Water Drainage

3.1 Planning Policy

- 3.1.1 The future development of this site should in no way cause a greater flood risk to the site, or the downstream catchment area than already exists and should where practicable reduce flood risk, both now and in the future.
- 3.1.2 Current policy suggests that all proposed development should be allocated a minimum 100 year design life, therefore any storm water attenuation features should be designed to meet this guidance / requirement. Obviously, if the attenuation design is based around a 1:100 year storm event, then the 1:30 year storm event would also be catered for.
- 3.1.3 The proposed development should be approached with a view to managing the surface water run-off, taking in to account water quantity (flooding), water quality (pollution) and amenity issues, all being collectively referred to as Sustainable Drainage Systems (SuDS).
- 3.1.4 SuDS are generally regarded as a management train, consisting of control structures and strategies that are designed to efficiently and sustainably drain surface water run-off, while minimising pollution and managing the impact on water quality of local water bodies and groundwater aquifers below.
- 3.1.5 Therefore, in the first instance and in keeping with SuDS planning hierarchy, the proposed drainage scheme for the development site should be designed with a view to utilising SuDS drainage techniques, returning as much of the surface water run-off to ground as close to the source as possible, ie utilising infiltration.
- 3.1.6 Where this is not feasible, a discharge to a surface water body, such as an ordinary watercourse or local land drainage feature is the preferred approach to surface water treatment. Connection to surface water sewer should only be utilised where the above options are unfeasible.

3.2 Surface Water Drainage Strategy

- 3.2.1 SuDS hierarchy states water re-use should be considered first method of surface water disposal. Water Butts have therefore been proposed as an option.
- 3.2.2 From section 2.2 above, taking consideration of the ground conditions and infiltration test results, infiltration is not considered feasible for this site.
- 3.2.3 SuDS hierarchy dictates that a discharge to a local land drainage ditch would be the next option for discharge of the surface water flows. Inspection of the site topographical survey confirms that there are no ditches within, or around, the site boundaries.
- 3.2.4 Therefore, in keeping with SuDS hierarchy, the strategy for the development site is to collect runoff from all impermeable areas and discharge these off-site to public sewers (refer section 2.5) utilising an appropriate flow restriction device.
- 3.2.5 The closest surface water discharge point is an existing Highway manhole located to the southwest of the development site on Bath Road, Warminster on the new roundabout. Invert levels and location have been plotted from measurements taken on site however should be confirmed by CCTV drainage survey to confirm the exact position and depth. Connection to the Highway Manhole is subject to Highways approval and a Section 102 application (adoption of existing highway sewers).
- 3.2.6 Where utilising an off-site discharge, flow rates shall be set to mimic the pre-developed greenfield site performance, as per section 2.7 above. Whilst noting the above, it is noted that modern flow restriction devices are now able to restrict flows to as low as 2l/s without introducing additional risk of blockage, therefore, flows for all storm events will be restricted to a maximum 2l/s subject to consent from the Highway authority.



- 3.2.7 When utilising flow restriction devices, a level of attenuation storage will be required within the development site. It is proposed that this storage volume will be provided through permeable paving subbase attenuation for driveways, raingardens and an Attenuation Tank to be located to the south of the site.
- 3.2.8 We have undertaken an attenuation calculation to confirm that the required level of attenuation to be accommodated within the site. The calculation has been based upon an impermeable catchment (hardstanding area) of C 825m², Roof area of C 841m² and Tanked Permeable Block Paving Area of C 468m². This gives a total catchment area of 2134m². To allow for urban creep we have allowed an additional 10% which takes the total catchment area to C 2347m². The 10% allowance has been allowed for within the Causeway Flow calculations.
- 3.2.9 Hydraulic Calculations have been undertaken to assess the total volume of attenuation required for the site. This has been modelled using a tank with restricted flows, these are shown within Appendix D and demonstrate that an overall attenuation volume of 153m³ volume of attenuation would be required to accommodate the 1:100 + 45% Climate Change Event. This attenuation volume would be split between the Permeable Paving Subbase Reservoir Attenuation and Raingardens providing 57.4m³ and Attenuation Tank (136m² x 0.75m deep with 0.95 void ratio) providing 96.9m³.
- 3.2.10 Roof water would be collected by guttering and downpipes and discharged into permeable paving driveway subbase reservoirs which would offer water quality benefits and attenuation/sourcecontrol. Discharge would be restricted to utilise attenuation within the permeable subbase. A minimum of 30% voids has been used has been for subbase storage.
- 3.2.11 The access road will remain within private ownership and will drain to trapped highways gullies providing an element of treatment prior to discharging into the attenuation tank.
- 3.2.12 For flow exceedance routing through the site refer to Flow exceedance drawing in Appendix B.
- 3.2.13 To ensure that the development surface water sewers are constructed to an appropriate standard, these should all be designed and constructed in accordance with the Water UK publication Design & Construction Guidance, Building Regulations Specification and any relevant Local Authority specification, where appropriate.
- 3.3 Finished Floor Levels
- 3.3.1 As a minimum, in accordance with Building Regulations, all external levels shall be set a minimum of 150mm below the building level.
- 3.4 Access & Evacuation
- 3.4.1 The National Planning Policy Framework requires that, where important to the overall safety of a proposed development, safe access and escape is available to and from new developments in flood risk areas.
- 3.4.2 The site and surrounding area is located within Flood Zone 1, therefore a dry access and evacuation route is therefore deemed to be achievable for this site.



4 Foul Water Strategy

4.1 Planning Policy

- 4.1.1 Current NPPF guidance suggests that in the first instance, all new development is to be connected directly to the public sewer network, where possible.

4.2 Foul Water Drainage Strategy

- 4.2.1 An assessment has been undertaken in order to confirm / establish a suitable connection point to the public sewer network.
- 4.2.2 An extract of the Wessex Water Asset Mapping, identifying the public sewers within the vicinity of the development site can be found in Appendix E. These records confirm that there is existing public foul water sewer located within Roman Way, to the southeast of the development.
- 4.2.3 As noted within Section 2.5 above, an existing private foul network exists just to the south of the development site which serves the properties to the south (for house numbers 46-48 Bath Road). The foul network has been CCTV surveyed and confirms a route that drains towards the south where it is then pumped into a public manhole located in Roman Way. With reference to Wessex Water correspondence dated 29th October 2024 and subsequent correspondence they have confirmed they will accept foul flows into Roman Way subject to application.
- 4.2.4 The proposals are to connect into the head of the run of the existing private foul network. Records confirm that the existing pumping station has been sized to accommodate the existing and proposed development flows and the drainage is within the clients ownership.
- 4.2.5 To ensure that the development foul water sewers are constructed to an appropriate standard, these should all be designed and constructed in accordance with the Water UK publication 'Design & Construction Guidance for Sewers', Building Regulations Specification and any relevant Local Authority specification, where appropriate.



5 Future Maintenance

- 5.1.1 It is envisaged that the new surface water and foul drainage network serving the development will remain within private ownership.
- 5.1.2 It is envisaged that part of the surface water system (external to the site) serving the development will be adopted by Wessex Water/relevant NAV, under a Section 104/S102 Agreement with the onsite drainage remaining private.
- 5.1.3 All surface and foul water drainage serving individual dwellings shall remain under private ownership in perpetuity, therefore it is proposed that a maintenance schedule be provided within the O&M manual for the home owner upon completion of purchase.
- 5.1.4 The road and attenuation tank will remain within private ownership and would be maintained by a management company.
- 5.1.5 We would propose that the following information is included as a minimum:
- i. Clear details of ownership and responsibilities of drainage systems, including responsibilities as a riparian landowner.
 - ii. Copy of the installed as built drainage drawings.
 - iii. Copies of standard product specifications used for relevant drainage elements including (*but not limited to*):
 - a. Inspection chambers/ manholes
 - b. Pipework
 - c. Access covers
 - d. Permeable Paving
 - iv. Information relating to the SuDS features provided:
 - a. Manufacturers' details and specifications including design life.
 - b. Recommendation for inspections and maintenance.
 - c. Details of intended proper operation.
 - d. Potential safety issues.
 - v. Notes on warranties offered by the contractor as may be appropriate – for call out service.
 - vi. Contact details for Maintenance Company in event of blockage and emergency.
 - vii. Contact details for local pipe jetting / cleaning companies in event of blockage.



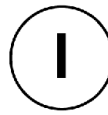
Conclusion and Recommendations

5.2 Recommendations

Further discussions are to be had with the Highway Authority to confirm a connection and discharge rate. Discussions should also be had with Leep Network to ascertain asset maps and Section 102 application.

5.3 Conclusion

- 5.3.1 The site is located within Flood Zone 1 and therefore is at very low risk of fluvial flooding.
- 5.3.2 Groundwater, surface water, and sewer flood risk have been reviewed and the overall risk associated with each source is considered to be low.
- 5.3.3 There is no risk identified of flooding from reservoirs.
- 5.3.4 Overall the site is considered to be at low risk of flooding.
- 5.3.5 In accordance with the SuDS Hierarchy surface water runoff from the site will discharge to the existing Highway Manhole in Bath road subject to Highways consent/S102 application.
- 5.3.6 The proposed discharge is at 2.0l/s discharge rate for all events up to and including the 1:100 + 45% climate change event. Attenuation, water quality treatment, amenity value and biodiversity opportunities would be provided by a 153m³ raingardens, permeable paving subbase attenuation and an attenuation tank located towards the south of the site. Water re-use will be provided by Water butts however the drainage design may be supplemented at detailed design stage.
- 5.3.7 In line with NPPF requirements, Sustainable Drainage Systems (SuDS) shall be implemented within the development proposals to manage surface water runoff from the development, provide water quality management, amenity value and diversity opportunities.
- 5.3.8 A dry access and evacuation route is wholly achievable within the site boundary and beyond via Bath Road to the south.
- 5.3.9 Foul drainage will discharge into the existing private foul gravity drainage network to the south of the site where it will be pumped to the public foul network in Roman Way.
- 5.3.10 In summary, this Sustainable Urban Drainage Strategy confirms that the proposed development is achievable in a sustainable manner, without increasing flood risk on the development site or within the greater catchment area and would be in accordance with both the NPPF and local policies.

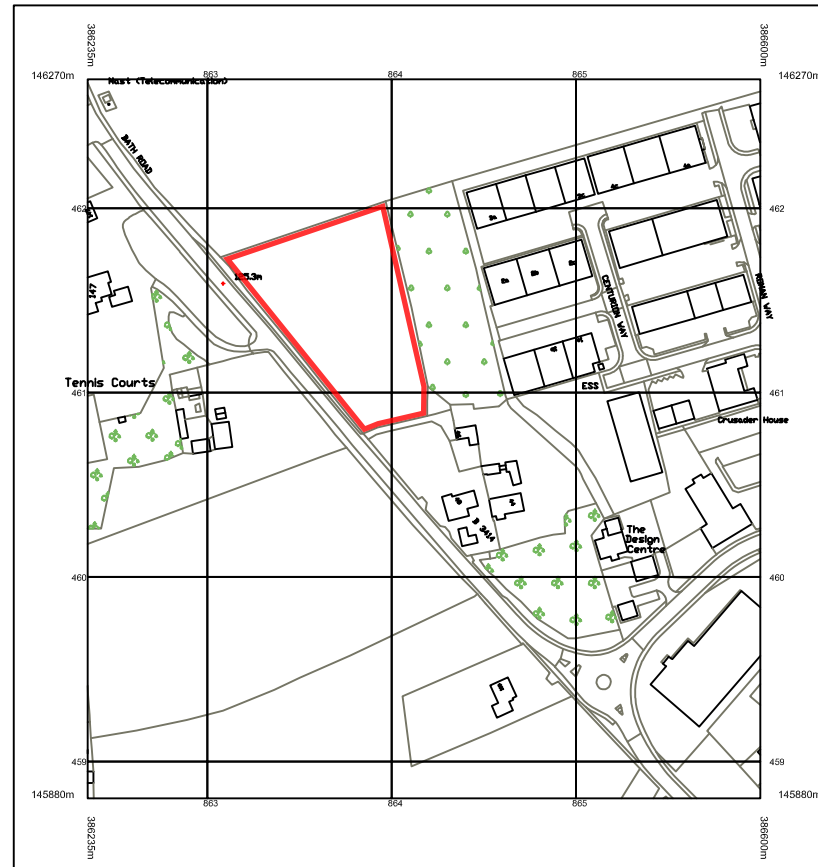


Appendix A

Site Location Plan

Topographical Survey

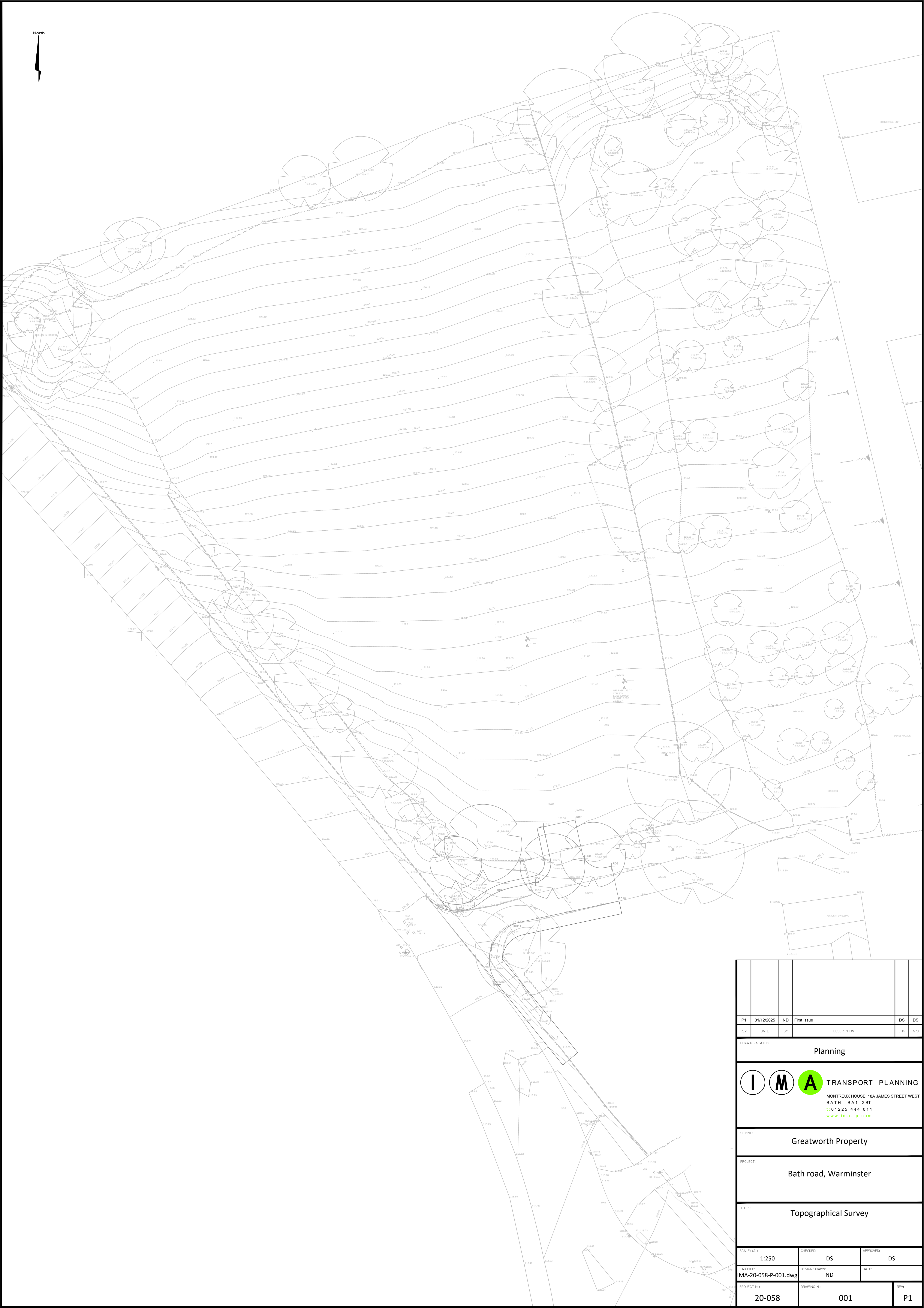
Stanfords VectorMap



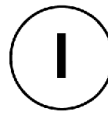
20 0 20 40 60 80 100
Metres

Site Location Plan

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P1	01/12/2025	ND	First Issue	DS	DS
REV	DATE	BY	DESCRIPTION	CHK	APD
DRAWING STATUS: Planning					
I M A TRANSPORT PLANNING MONTREUX HOUSE, 18A JAMES STREET WEST BATH BA1 2BT T: 01225 444 011 www.ima-tp.com					
CLIENT: Greatworth Property					
PROJECT: Bath road, Warminster					
TITLE: Topographical Survey					
SCALE: (A0)		CHECKED:		APPROVED:	
1:250		DS		DS	
CAD FILE:		DESIGN/DRAWN:		DATE:	
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PROJECT No:		DRAWING No:			REV:
20-058		001			P1



Appendix B

Development Proposals

Conceptual Drainage Layout

Catchment Plan

Legend

-  Site boundary
-  Proposed new building
-  Existing tree/hedge planting
-  Proposed tree/ native mix hedge planting
-  Grass surface
-  5m ecological buffer
-  Rainwater garden/mini swale
-  Tarmac access road
-  Private drive surface (grey colour permeable block paving)
-  Bin storage area
-  EV charge point
-  Patio area (sandstone or similar)
-  1.8m high brick screen wall
-  1.8m high render screen wall
-  1.8m high timber close boarded fence
-  1.2m high timber post & rail fence
-  Timber gate (height to match adjoining boundary wall/fence)
-  Proposed slab level

Scale Assist Bar (1:500)



Note:

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**BIG
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DESIGN**

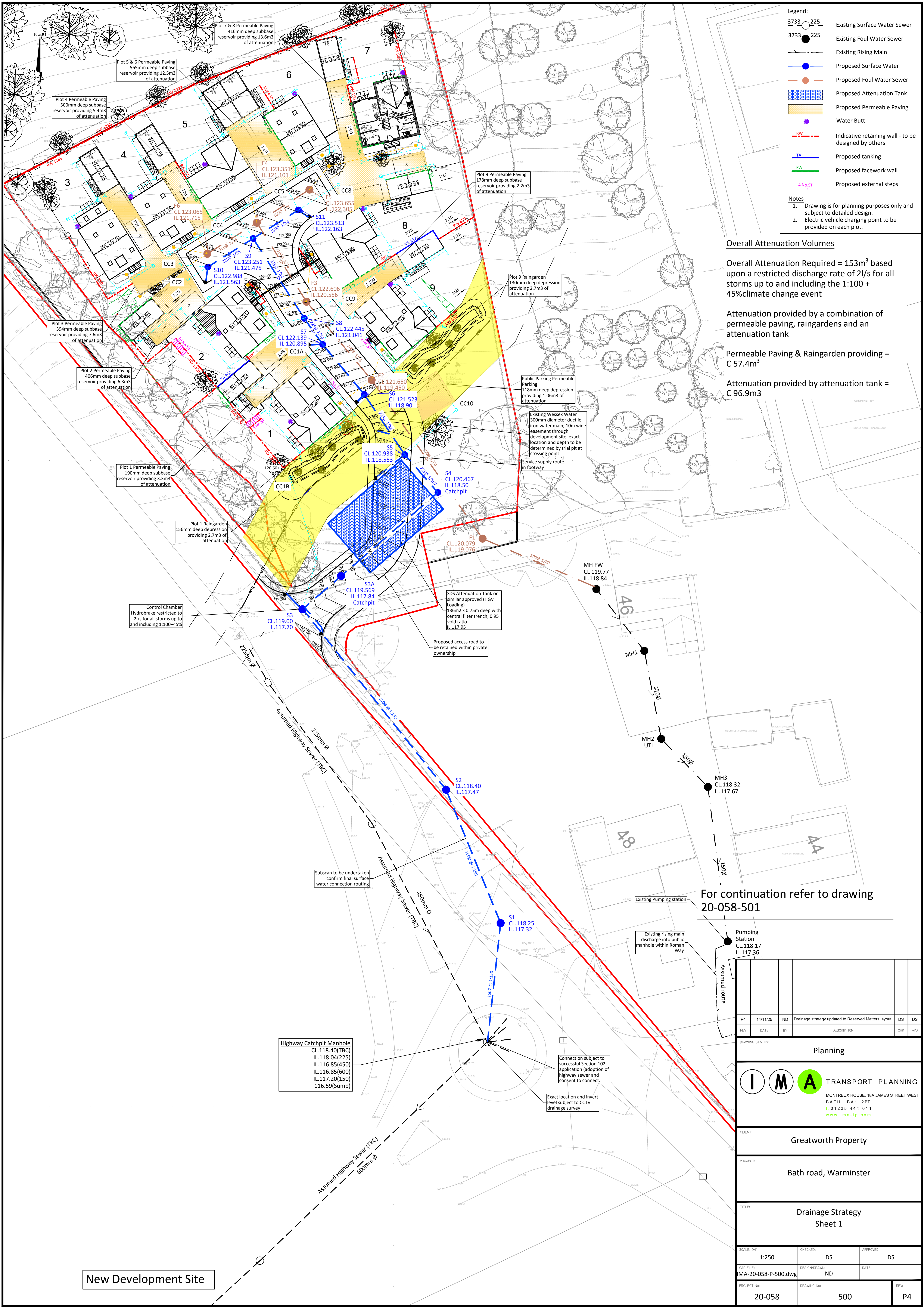
CLIENT:
Greatworth

PROJECT:
Land North of Brick Hill Farm, Warminster
Wiltshire

DRAWING TITLE:
Proposed Site Plan

SCALE: 1:500@A3 **DATE:** 23/09/2024 **DRAWN:** JNM

DRAWING NUMBER: 13270/002 **REVISION:**



Legend:

- 3733 225 Existing Surface Water Sewer
- 3733 225 Existing Foul Water Sewer
- Existing Rising Main
- Proposed Surface Water
- Proposed Foul Water Sewer
- Proposed Attenuation Tank
- Proposed Permeable Paving
- Water Butt
- Indicative retaining wall - to be designed by others
- Proposed tanking
- Proposed facework wall
- Proposed external steps

Notes

- Drawing is for planning purposes only and subject to detailed design.
- Electric vehicle charging point to be provided on each plot.

Overall Attenuation Volumes

Overall Attenuation Required = 153m³ based upon a restricted discharge rate of 2l/s for all storms up to and including the 1:100 + 45% climate change event

Attenuation provided by a combination of permeable paving, raingardens and an attenuation tank

Permeable Paving & Raingarden providing = C 57.4m³

Attenuation provided by attenuation tank = C 96.9m³

For continuation refer to drawing 20-058-501

REV	DATE	BY	DESCRIPTION	CHK	APD
P4	14/11/25	ND	Drainage strategy updated to Reserved Matters layout	DS	DS

DRAWING STATUS: Planning

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TRANSPORT PLANNING

MONTREUX HOUSE, 18A JAMES STREET WEST
BATH BA1 2BT
T: 01225 444 011
www.ima-t-p.com

CLIENT: Greatworth Property

PROJECT: Bath road, Warminster

TITLE: Drainage Strategy Sheet 1

SCALE: (A0)	CHECKED:	APPROVED:
1:250	DS	DS

CAD FILE:	DESIGN/DRAWN:	DATE:
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PROJECT NO:	DRAWING NO:	REV:
20-058	500	P4

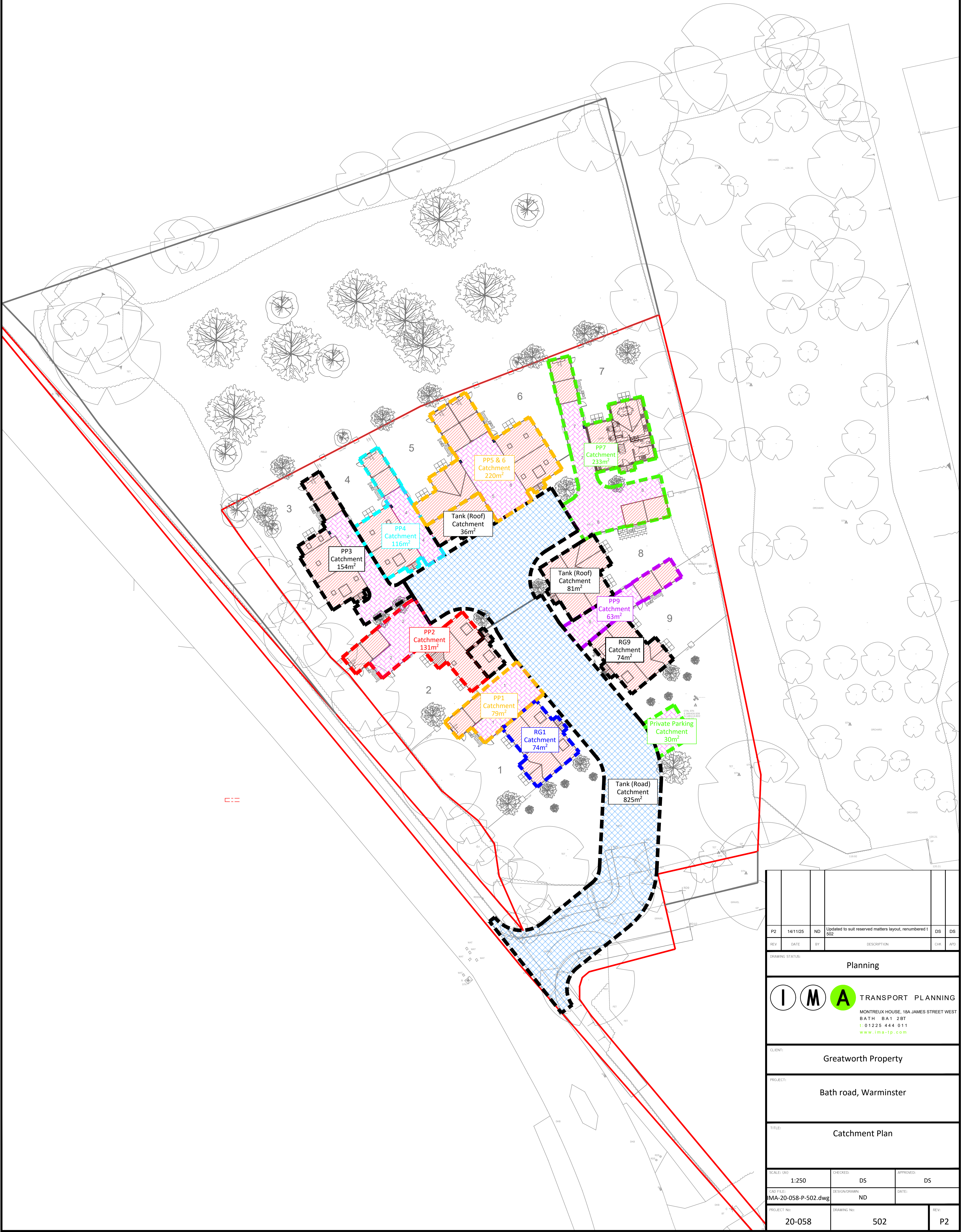


North

KEY:

- Impermeable Road Hardstanding Area - 825m²
- Roof Area - 841m²
- Tanked Permeable Block Paving or other Surfacing - 468m²

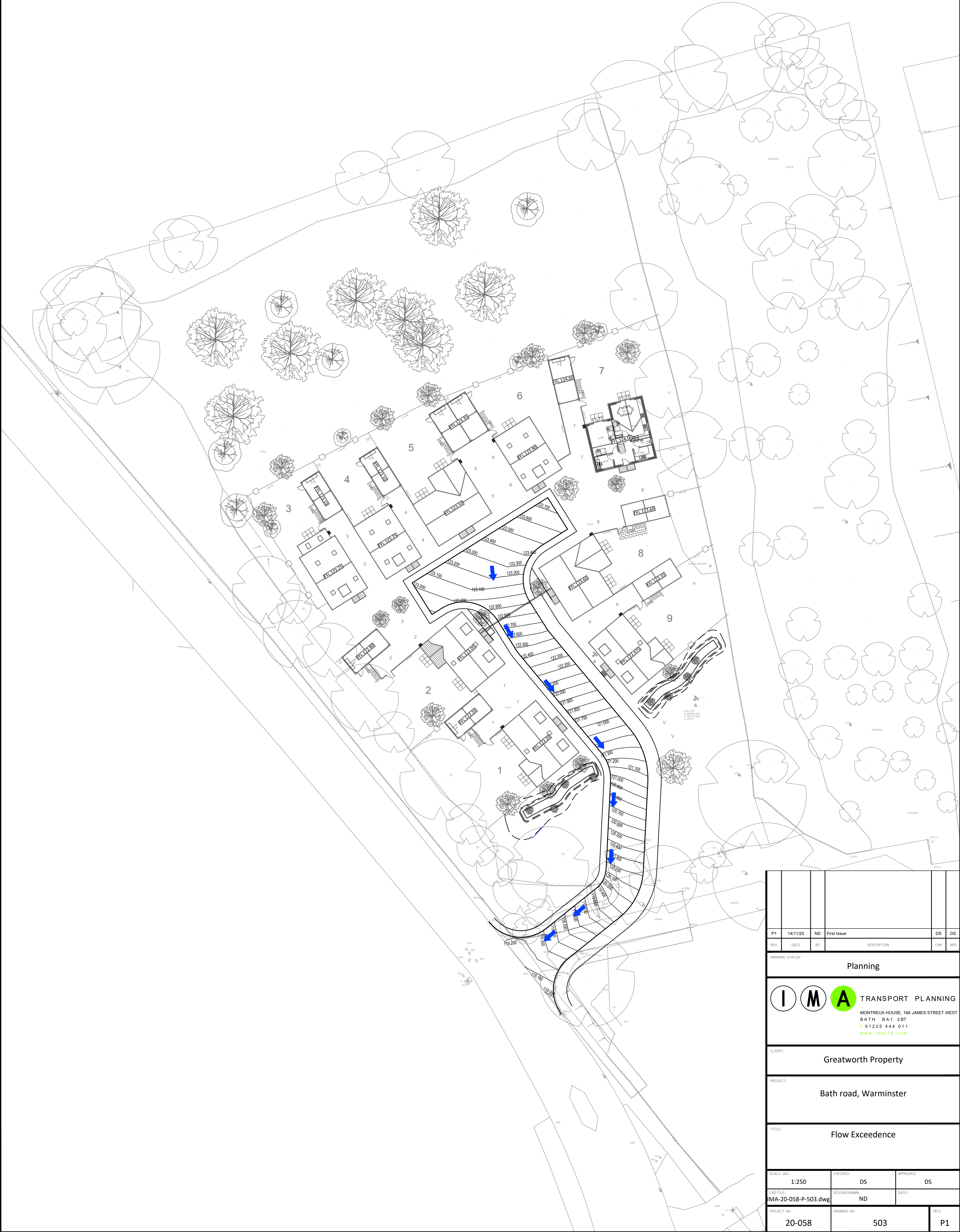
Proposed Catchment Total Area = 2134m² = 0.213Ha
10% Uplift for Urban Creep= 0.234Ha



P2	14/11/25	ND	Updated to suit reserved matters layout, renumbered 1 502	DS	DS
REV	DATE	BY	DESCRIPTION	CHK	APD
DRAWING STATUS:					
Planning					
I M A TRANSPORT PLANNING MONTREUX HOUSE, 18A JAMES STREET WEST BATH BA1 2BT T: 01225 444 011 www.ima-tp.com					
CLIENT:					
Greatworth Property					
PROJECT:					
Bath road, Warminster					
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20-058		502			P2

Legend:

➡ Flow Exceedence Routing



P1	14/11/25	ND	First Issue	DS	DS
REV	DATE	BY	DESCRIPTION	CHK	APD
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Planning					
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CLIENT:					
Greatworth Property					
PROJECT:					
Bath road, Warminster					
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20-058		503			P1



Appendix C

EA Flood Map for Planning

Flood map for planning

Your reference	Location (easting/northing)	Created
Unspecified	386374/146143	28 November 2025 14:25

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

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Flood map for planning

Your reference

Unspecified

Location (easting/northing)

386374/146143

Scale

1:2,500

Created

28 Nov 2025 14:25

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area



0 20 40 60m