

NOVEMBER 2025

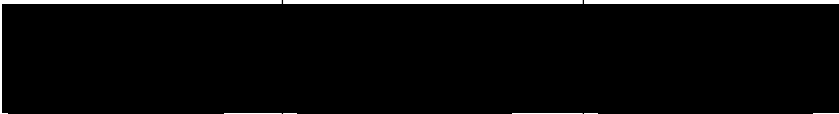
Fives Court, Mere

Sustainable Drainage Strategy and Flood Risk Statement

Client: Wiltshire Council

Project No: SKEL_0374



	P01	P02	P03
Date	29/08/2025	23/09/2025	24/11/2025
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1 Introduction

1.1 Proposed Development

The Fives Court project involves the proposed re-development and extension of a building previously used as a purpose-built care home to provide new sheltered residential accommodation.

Architectural plans are included in Appendix A showing the development proposals.

1.2 Information Reviewed

This report is based on review of the information/guidance listed below:

- Landscape Plan 324_GLA_00_00_DR_L_1001_P2 by Greenhalgh Landscape Architecture
- Topographical Survey 21285-L by Geosight Land & Hydrographic Surveys
- Wessex Water Asset Mapping obtained 08/06/2023
- CCTV Plan and Report by Oneline dated May and June 2024
- Ground Investigation Report PO-22-039/GIR by TerraFirma dated November 2022
- UK Government Flood Risk Mapping
- LandIS 'Soilscapes Viewer'
- British Geological Survey (BGS) 'Geology Viewer'
- Wiltshire Council 'Drainage and Betterment Strategy' dated June 2024
- CIRIA C753 'The SuDS Manual'
- DEFRA 'Magic Map'

2 Existing Site Assessment

2.1 Existing Site Location and Use

Site Address	Angel Lane, Mere, Warminster BA12 6DH	
OS Coordinates	E 381290	N 132290

The development is located within the market town of Mere, Wiltshire. It is located south of 'The Square' with access provided from Angel Lane to the west and via a small pedestrian access to the east.



Figure 1 - Site Location Plan

The site is currently a disused purpose-built care home, featuring a mix of single- and two-storey buildings and landscaped external areas.

2.2 Topography

A topographical survey is included in Appendix B.

The site is mostly flat owing to the fact that a significant portion of the site is covered by existing buildings with consistent finished floor levels (FFLs). Existing levels generally range from 104.68mAOD in the north-east, to 104.95mAOD at the western vehicular entrance with localised higher areas at the site boundaries.

An existing retaining structure along the southern boundary and earthwork bank in the south-east accommodates a level difference with the land to the south which is situated at approximately 106mAOD.

2.3 Existing Drainage

A CCTV drainage plan is included in Appendix C.

2.3.1 Foul Water

Foul water drainage for the current site is served by a gravity drainage system which flows to the Wessex Water public sewer system at chamber reference 2201, then flowing north along Angel Lane and east within Church Street.

Wessex Water mapping is included in Appendix C.

Private foul drainage consists of several chambers which receive connections from internal foul drainage points. Two below-slab main runs are present, with one chamber (ref MH7) located internally which is not proposed to be retained. It is understood that the existing private foul network conveys only domestic waste (not trade effluent).

2.3.2 Surface Water

Several suspected surface water soakaways have been surveyed as shown in Appendix C. The construction of these soakaways varies, with one consisting of modern construction (plastic crates) and others appearing to consist of pipework terminating in an area of rubble, or even directly into the soil with no provision for attenuation storage or distribution of flows.

Although recent infiltration testing (refer to Section 2.5) indicates that soil permeability is variable, the existing soakaways appear to function adequately with no anecdotal reports of site flooding.

From review of the CCTV drainage plan, topographical survey and site photos, it is understood that the existing soakaways predominantly serve roof areas rather than hard landscaping. A gully connection into SK4 is shown to serve part of the access road, however other larger areas of hardstanding such as the car parking area to the north do not appear to be drained by gullies or channels. It is understood that the smaller areas of hard landscaping (such as on the eastern and southern elevations), and larger areas of hard landscaping without drainage features, currently drain informally to nearby soft landscaping.

Also present within the site is a soakaway (ref SK8) which drains Angel Lane to the west and is understood to be owned/managed by Wiltshire Highways. It is proposed that this soakaway is kept in its current condition and position.

2.4 Geology and Hydrology

According to LandIS' online 'Soilscapes Viewer', the site is underlain by 'freely draining lime-rich loamy soils'. Close by to the south, the classification changes to 'slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils' with impeded drainage. It is possible that the geology is variable across the site.

According to the British Geological Survey (BGS) online 'Geology Viewer', the bedrock geology is West Melbury Marly Chalk Formation with no superficial geology noted.

During the Ground Investigation carried out by Terra Firma, no perched or deep groundwater was encountered within any of the exploratory hole locations, the deepest of these being at a depth of 2.1m below ground level.

2.5 Infiltration Potential

In the initial Ground Investigation by Terra Firma (November 2022), permeability tests to BRE Digest 365 were undertaken in three trial pits, TP01, TP02 and TP03. All three tests failed to drain to 75% of their original volume within the test periods (approximately 300 minutes) and were therefore abandoned with no infiltration rate recorded. The depths of these tests ranged from 1.2m to 2.1m below ground level.

Further infiltration testing to BRE Digest 365 was carried out in June 2025 by Terra Firma. Two trial pits were tested (SK4 and SA01), SK4 being undertaken within the existing crate soakaway, and SA01 undertaken adjacent to the existing rubble-filled SK1.

SK4 yielded an infiltration rate of 1.57×10^{-5} m/s (lowest of its 3 runs). SA01 failed to drain to 75% of its original water level after 160 minutes of monitoring, and therefore the test run was abandoned. The test logs are included in Appendix C.

Although most of the test runs did not yield an infiltration rate in accordance with BRE Digest 365 methodology, a drop in water level was observed in each case, demonstrating that the sub-grade is permeable to some degree.



Figure 2 - Exploratory Hole Location Plan

3 Flood Risk

3.1 UK Government Flood Risk Mapping

According to the UK Government's 'Flood Map for Planning' tool (accessed August 2025), the site is located wholly within Flood Zone 1. The nearest area of Flood Zone 2 lies approximately 250m east of the site, following the main river (Shreen Water) which passes through Mere.

Flood Zone 1 denotes land assessed as having a less than 1:1000 annual probability of river or sea flooding.

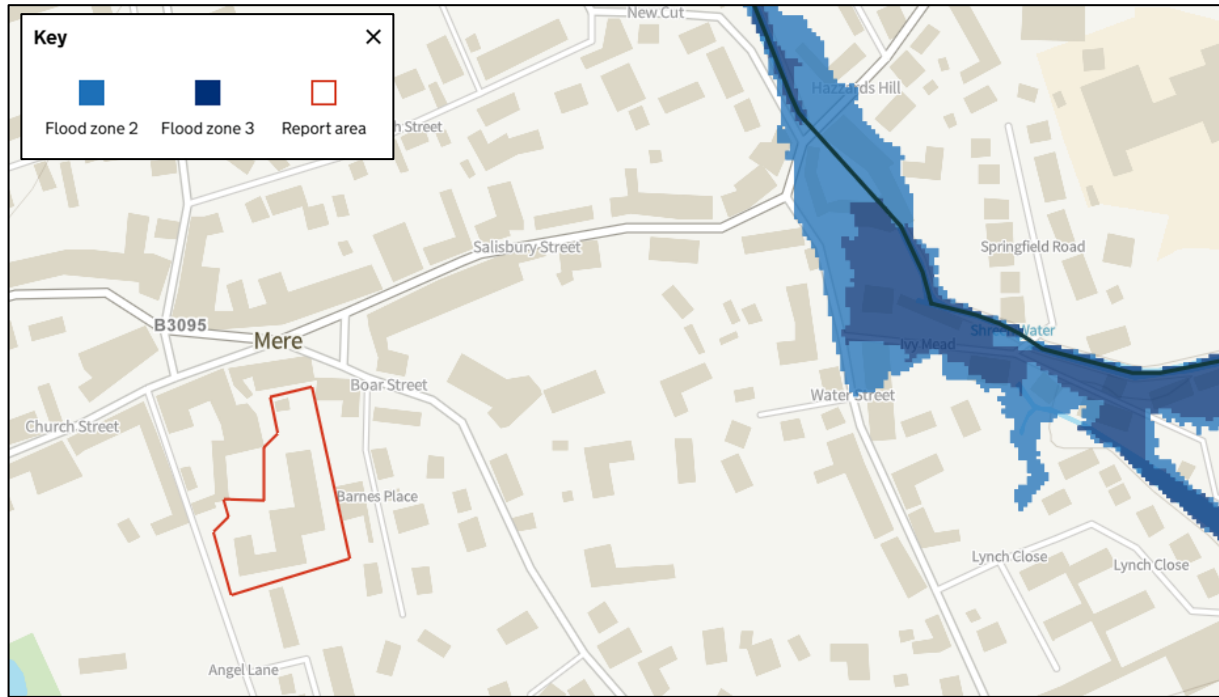


Figure 3 – Flood Map for Planning

The site is not located within a Critical Drainage Area (CDA); according to information provided on the data.gov.uk website. It is also not located within land identified in a Strategic Flood Risk Assessment (SFRA) as being at increased flood risk in the future, or land that may be subject to other sources of flooding where its development would introduce a more vulnerable use.

Given the above, and as the site area is less than 1 hectare, a full site-specific Flood Risk Assessment (FRA) is not required to accompany a planning submission in line with the National Planning Policy Framework (NPPF).

3.2 Sources of Flood Risk

3.2.1 Surface Water

According to the UK Government's 'Check Your Long Term Flood Risk' online tool, the site is at low risk of flooding in the current scenario. When considering the period of 2040 to 2060, the extents of surface water flood risk and probability increase slightly to medium chance.

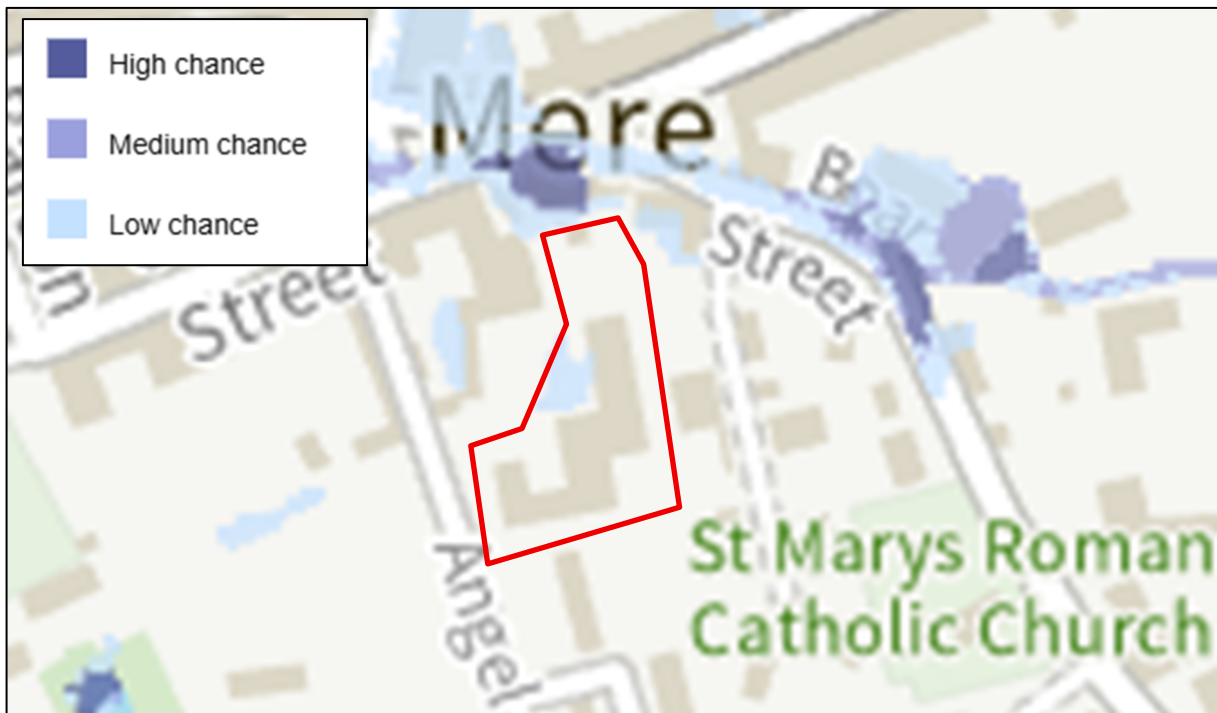


Figure 4 - Surface Water Flood Risk - Present Day

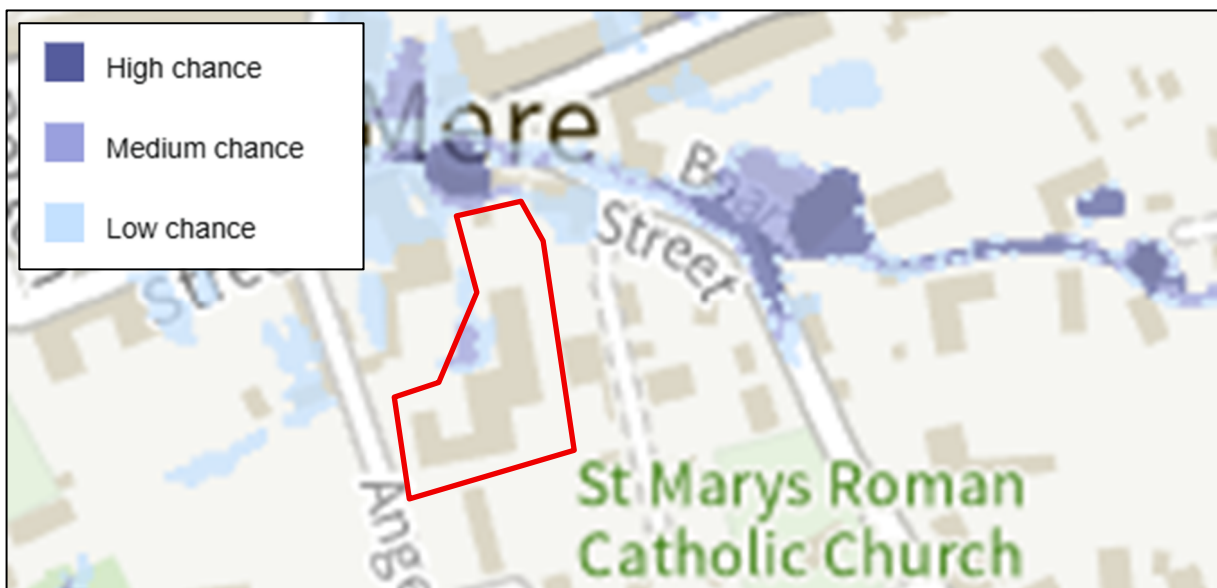


Figure 5 - Surface Water Flood Risk - 2040 to 2060

High chance = More than 3.3% chance of a flood each year

Medium chance = Between 1% and 3.3% chance of a flood each year

Low chance = Between 0.1% and 1% chance of a flood each year

Very low chance = Less than 0.1% chance of a flood each year

Due to limitations in the online mapping tool, only a low-resolution view of surface water flood risk is available. However the risk appears to be isolated and likely due to a localised depression in site topography. No notable surface water pathways or overland flows are present within the site.

Rejuvenation of the existing surface water drainage system shall reduce surface water flood risk through development.

3.2.2 Reservoir

According to the UK Government's 'Check Your Long Term Flood Risk' online tool, flooding from reservoirs is unlikely in this location, both when river levels are normal and when there is also flooding from rivers.



Figure 6 - Reservoir Flood Risk

3.2.3 Groundwater

According to the JBA Groundwater Flood Map appended to the Wiltshire Level 1 SFRA, the site may be at risk from groundwater flooding. The map is low resolution, however assuming the site is located within the red area, it is described as below:

"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."

Furthermore, the site located within a Source Protection Zone (SPZ) Zone II (outer protection zone).

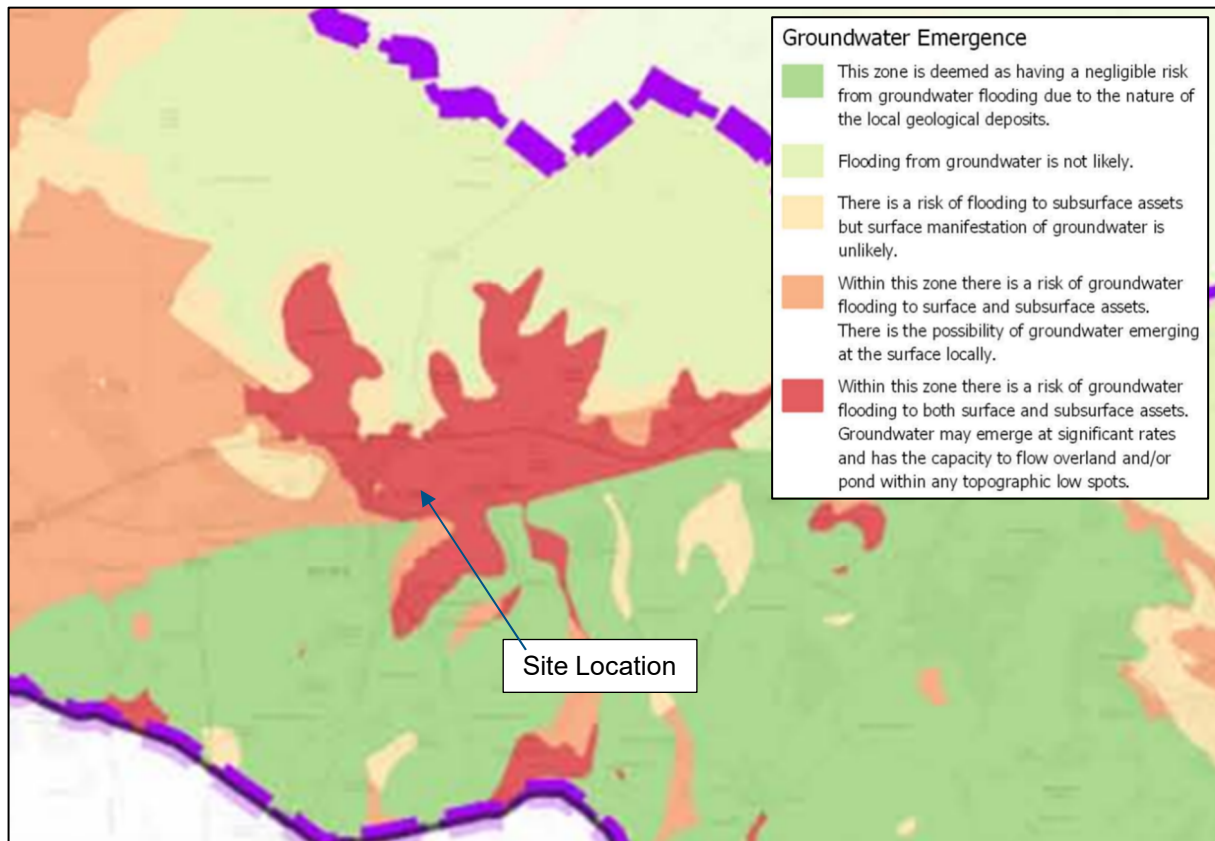


Figure 7 - JBA 'Groundwater Emergence Map'

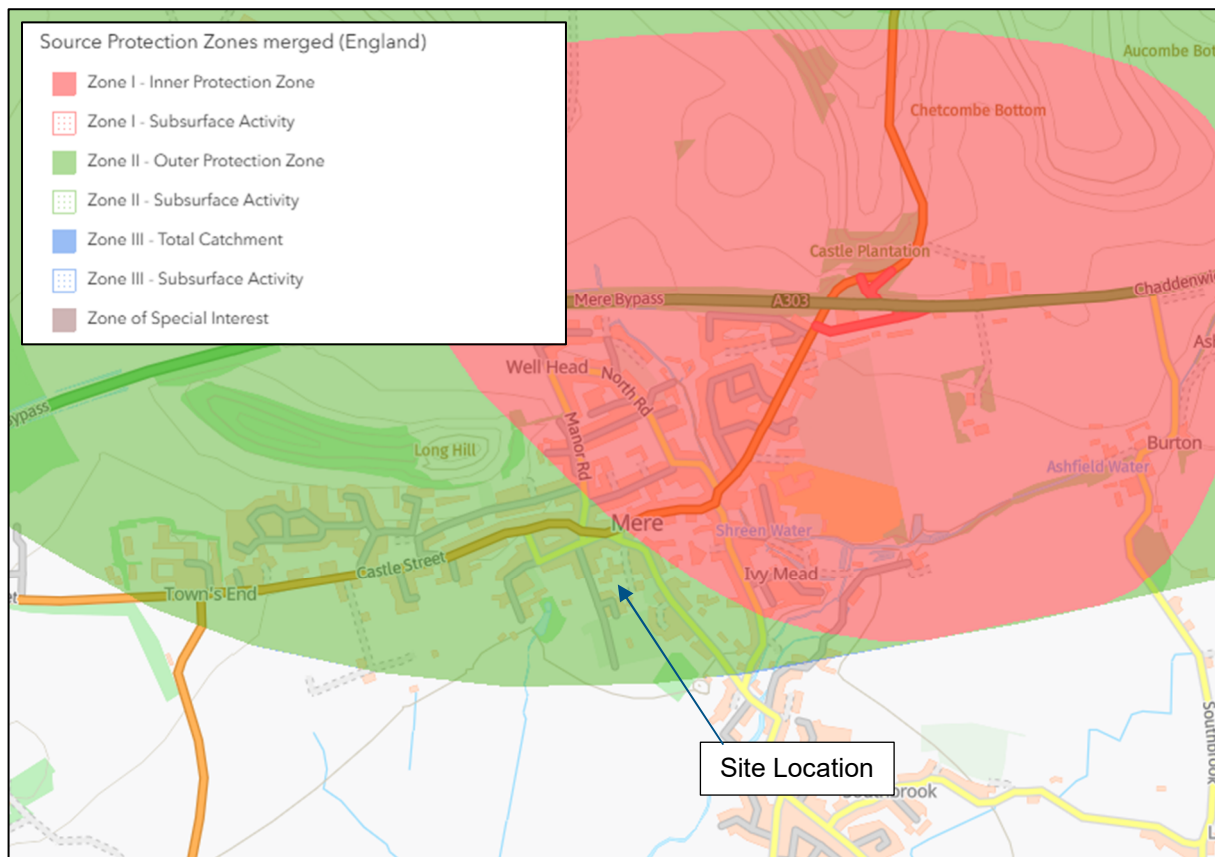


Figure 8 - Source Protection Zones from DEFRA Magic Map

Groundwater flooding to the development itself is considered to be low risk due to the following factors:

- No basements or below-ground habitable structures are proposed as part of the development.
- A site-specific Ground Investigation did not encounter perched or deep groundwater.
- There is no recorded history of groundwater flooding to the existing site.

4 Drainage Strategy

4.1 Surface Water

4.1.1 Runoff Destination

The hierarchy for destination of surface water discharge is outlined below, along with the viability of each option.

Table 1 - Surface Water Discharge Hierarchy

Surface Water Destination and Priority	Viability
Priority 1 - Runoff Collected for Re-use	Technically viable at small scale, but large-scale rainwater harvesting understood not to be practical for client and development use case. Rainwater butts may be installed by individual residents if there is an anticipated use for these (such as plant watering via watering cans, and other non-pressurised water requirements).
Priority 2 - Runoff Infiltrated to Ground	The site currently discharges to several soakaways (with varying degrees of condition/construction). Geology mapping indicates the underlying ground to be variable. Infiltration testing to BRE Digest 365 yielded favourable rates in one location, and stalled testing at other locations. This runoff destination shall be taken forward for design with upgrades made to existing soakaways and surfacing to improve infiltration performance and reduce the overall impermeable area at the development site.
Priority 3 - Runoff Discharged to a Surface Water Body	There is no surface water body practically accessible from the development site.
Priority 4 – Runoff Discharged to a Surface Water Sewer, Highway Drain, or Other Drainage System	There is no surface water sewer in the vicinity of the development. Nearby highway drainage appears to also be served by a soakaway located within the development site.
Priority 5 – Runoff discharged to a combined sewer	There is no accessible combined sewer and a higher-level discharge destination is being sought. Wessex Water have previously been contacted, and have rejected the possibility of discharging surface water to the foul sewer.

4.1.2 Surface Water Drainage Strategy

Given infiltration is the only practical solution for discharge of surface water, the proposed development shall be designed with permeable surfacing wherever possible. Where this is not possible, for example where surfacing is being retained around tree root protection zones, finished ground levels should fall to drain to nearby areas of permeable paving, or existing surface drainage features retained.

Permeable paving shall be lined with geotextiles between the foundation and sub-grade. Edges of permeable paving areas against the site buildings and site boundary shall be constructed with an impermeable membrane extending 300mm along the base to prevent side infiltration and provide a suitable offset, in line with Wiltshire Council guidance.

Rainwater downpipes are proposed to discharge into the permeable paving via an appropriate diffuser solution, such as the 'Raintaina' unit by SEL Environmental. Flows shall be distributed across the base of the stone layer providing distributed 'blanket' infiltration rather than a point discharge. Where this is not feasible, downpipes shall discharge above-ground via a stone-pitched splash block (or similar solution) and allowed to flow overland to the nearest area of soft landscaping or permeable paving. Below-ground pipework shall be minimised in the design as much possible.

Soakaway SK8 shall be retained in its current location and condition, as it serves the public highway (Angel Lane) to the west, unless Wiltshire Highways express a desire for any amendments to this soakaway as part of the development.

SK4 (plastic crate soakaway) shall be abandoned and replaced with a small crate soakaway within the access road as shown in the drainage strategy plan. The new location ensures the soakaway is at least 2.5m away from the site boundary and 5m away from buildings, as required for point soakaways in Part H of the Building Regulations. This new soakaway shall sit directly below the permeable paving, ensuring silt is not able to enter the crate system. The depth of this soakaway shall exceed the depth of the existing SK4.

SK2, which is currently a crushed stormwater pipe discharging into soil below soft landscaping, shall be replaced with a small crate soakaway.

A Drainage Strategy plan is included in Appendix D.

4.1.3 Discharge Volume

The site currently discharges surface water via infiltration, either formally via surface water soakaways, or informally with hard landscaping draining to areas of soft landscaping. Therefore the volume of off-site surface water discharge is currently negligible to zero on the basis of the existing drainage features functioning suitably.

The proposed drainage system shall follow the same strategy with all surface water discharging via infiltration. Surface water discharge volume would therefore not increase as a result of the development. Furthermore, the proposed development increases the area of permeable surfacing, which provides additional capacity for surface water infiltration compared to the current scenario. The proposed development would also decrease the total impermeable area by 23% as indicated in Table 2.

Table 2 - Existing and Proposed Impermeable Catchment Areas

Scenario	Total impermeable area (impermeable hardstanding and roof area) (m ²)
Existing site	2092
Proposed development	1615 (23% decrease)

Existing and proposed impermeable catchment areas are shown in Appendix D.

4.1.4 Discharge Rate

As the site is proposed to drain via infiltration, the discharge rate is not a practical consideration for the purposes of the planning application.

The overall discharge rate from infiltration features through the soil is a function of wetted area and soil permeability, which is likely to vary across the site. All permeable paving shall be designed to account for the soil permeability rate with a suitable design safety factor and storage provided within the stone reservoir layer.

Infiltration testing (Appendix C) yielded an infiltration rate of minimum 1.57×10^{-5} m/s within the existing crate soakaway SK4, at a depth of approximately 1.5m below ground level. Other test locations yielded low infiltration rates, although water levels were observed to drop which implies a level of permeability of the sub-grade.

4.1.5 Runoff Quality

Runoff quality, sources of pollution, and mitigation measures have been assessed using CIRIA C753 'The SuDS Manual'. The 'Simple Index Approach' described in Section 26.7 of the document provides the methodology for this. In essence, land uses are allocated 'pollution hazard indices' against three categories (total suspended solids, metals, and hydrocarbons). SuDS features are then given 'mitigation indices' which, in total and for each land use, must match or exceed the pollution hazard indices.

If any SuDS features are designed in series (such as a swale before a wetland), the mitigation of the second/third/fourth etc SuDS features is factored by 0.5 to account for reduced inflow concentrations.

Table 3 - Simple Index Approach - Land Uses

Land Use	Pollution Hazard Level	Total Suspended Solids (TSS)	Metals	Hydrocarbons
Residential Roofs	Very low	0.2	0.2	0.05
Other roofs (typically commercial/industrial roofs)	Low	0.3	0.2 (up to 0.8 where there is potential for metals to leach from the roof)	0.05
Individual property driveways, residential car parks, low traffic roads (e.g. cul de sacs, homezones and general access roads) and non-residential car parking with infrequent change (e.g. schools, offices) i.e. <300 traffic movements/day	Low	0.5	0.4	0.4
Commercial yard and delivery areas, non-residential car parking with frequent change (e.g. hospitals, retail), all roads except low traffic roads and trunk roads/motorways	Medium	0.7	0.6	0.7
Sites with heavy pollution (e.g. haulage yards, lorry parks, highly frequented lorry approaches to industrial estates, waste sites), sites where chemicals and fuels (other than domestic fuel oil) are to be delivered, handled, stored, used, or manufactured; industrial sites; trunk roads and motorways	High	0.8	0.8	0.9

The two land uses applicable to the proposed development are highlighted in green.

It is proposed that the entire development is drained via extensive permeable paving, which carries the SuDS mitigation indices noted below (obtained from Table 26.4 of The SuDS Manual).

Table 4 - Simple Index Approach - Mitigation Indices

Characteristics of the material overlying the proposed infiltration surface, through which the runoff percolates	Total Suspended Solids (TSS)	Metals	Hydrocarbons
Constructed permeable pavement (where a suitable filtration layer is included that provides treatment, and including a geotextile at the base separating the foundation from the subgrade) underlain by a soil with good contaminant attenuation potential of at least 300mm in depth	0.7	0.6	0.7

The SuDS mitigation indices exceed the hazard indices for either land use, and therefore permeable paving provides suitable water treatment for discharge to groundwater. Where crate soakaways are proposed, these are in addition to permeable pavement and would only be utilised in extreme storm events if surface water is not able to percolate through the subgrade below areas of permeable paving. In such extreme storm events, pollutant concentrations are lower due to the larger volume of rainwater.

A minimum of 1m shall be maintained between any infiltration feature and the maximum groundwater level. Geotechnical Investigation did not encounter perched or deep groundwater.

4.2 Foul Water

If possible, new sanitary drainage shall re-use existing above-ground pipework, stacks (stub stacks and SVPs), and below-slab drainage runs subject to confirmation of condition, to reduce the works required to the existing building structure. The responsibility of such above-ground coordination would lie with the Architect and M&E consultant.

Alterations to existing below-ground pipework may be required to suit new foul drainage below-slab connections. This is likely to involve reconstruction of existing chambers and relaying of pipework if existing drainage is found to not be of adequate condition to last the lifetime of the development.

The CCTV drainage survey indicates several structural and service/operational defects within the existing foul drainage system. Of the operational defects, many of these relate to displaced joints and root ingress. Rather than undertake extensive repair to the existing foul drainage system, it is likely to be more cost-effective to abandon the existing external network in its majority and allow for construction of a new private foul drainage system. This would also have the advantage of being able to be designed to optimise routing, reduce risk of future damage/blockage, and reduce the number of required access chambers whilst maintaining suitable access for inspection.

The proposed foul drainage layout shall be coordinated as the design develops, with consideration to retaining the existing private connection to the public foul sewer.

The existing floor construction and foundation layout shall be reviewed in detail to ensure new foul pipework minimises works to the existing building structure. Reinstatement details shall be designed where required.

All foul drainage shall be sized and designed in accordance with Part H of the Building Regulations, as well as the 'discharge unit' method described in BS EN 12056-2:2000. It is proposed that all external foul pipework has an internal diameter of 150mm to provide additional capacity, and allow shallower gradients where enough WCs are connected, in accordance with Table 6 of Approved Document H.

5 Designing for Local Drainage System Failure

In accordance with general principles discussed in CIRIA Report C635, Designing for Exceedance in Urban Drainage, the proposed surface water drainage, where practical, should be designed to ensure no increased risk of flooding to buildings on the site or elsewhere as a result of extreme rainfall, lack of maintenance, blockages or other causes.

5.1 Blockage

The risk of system blockage is low, as the drainage system does not propose any kind of flow control or flow restriction, and permeable paving shall be sized adequately to store the critical design storm events, and convey exceedance flows to safe locations.

If a blockage were to occur, the surface water would back up within the permeable paving, filling the upstream network and eventually flooding out of the surface of the permeable paving at its lowest location

To mitigate this risk, the systems should be adequately and frequently maintained. Maintenance requirements are discussed in Section 6 below.

The foul drainage system shall be designed with adequately sized pipework based on the design flow rates of the appliances being serviced. Foul pipework shall be specified at suitable gradients in accordance with Part H of the Building Regulations.

In both the surface water and foul drainage networks, suitable access shall be provided where required via rodding eyes, access boxes, inspection chambers or manholes. No sharp bends or connections against the main flow direction will be permissible. Saddle connections may be utilised within the design but are only used where suitable i.e. rodding access is available at the head of the saddle connection and in either direction of the main drainage where the connection is made, or if the flow is deemed to be infrequent and have a low risk of blockage.

5.2 Exceedance

The proposed development offers a significant improvement on the current regime, through the reduction of impermeable catchment area, the introduction of significant areas of permeable construction, consideration of exceedance routes, and the provision of crate soakaways to manage extreme storm events.

Exceedance flows will be retained on site within the surface water drainage system as far as practical however for extreme rainfall events off-site discharge may occur.

Exceedance flow routes and commentary can be found on the proposed drainage layout.

5.3 Building Layout and Detail

The design of external levels shall be coordinated with the Landscape Architect to ensure that surfacing falls away from the buildings in all locations, and stored water within the permeable paving is not able to back up into the building. Any temporary surface water storage within the permeable paving would be able to flow below the surface to the site's natural low point in the northern car park.

6 Maintenance

6.1 Pipes and Manholes

Pipes are proprietary products and the materials can vary across the site and where used the manufacturer's recommendations should be followed.

Pipes are intended to be the main conveyance for foul drainage across the development. Access for maintenance has been provided through access chambers and rodding points.

Regular inspection and maintenance is important to identify areas which may have been obstructed/clogged and may not be draining correctly thus exposing the development to a greater risk of flooding. An inspection and maintenance schedule is included in Table 5. Maintenance responsibility for the pipes should be placed with Landowner or Management Company.

Sediment/ material removal should be undertaken in consultation with the environmental regulator to confirm appropriate protocols for legal disposal.

Table 5 - Maintenance Schedule for Pipes and Manholes

Maintenance Schedule	Required Action	Frequency
Monitoring (to be undertaken more regularly within the first year of operation and adjusted as required)	Initial inspection should be provided as post construction CCTV survey.	N/A
	Inspect for evidence of poor operation via water level in chambers. If required take remedial action.	3-monthly, 48 hours after large storms.
Occasional maintenance	Check and remove large vegetation growth near pipe runs.	6 monthly
Remedial actions	Rod through poorly performing runs as initial remediation.	As required.
	If continued poor performance jet and CCTV survey poorly performing runs.	As required.
	Seek advice as to remediation techniques suitable for the type of performance issue and location.	As required if above does not improve performance.

6.2 Permeable Paving

Table 6 - Maintenance Schedule for Permeable Paving

Maintenance Schedule	Required Action	Frequency
Regular Maintenance	Brushing and vacuuming (standard cosmetic sweep over whole surface)	Once a year, after autumn leaf fall, or reduced frequency as required, based on site-specific observations of clogging or manufacturer's recommendations – pay particular attention to areas where water runs onto pervious surface from adjacent impermeable areas as this area is most likely to collect the most sediment
Occasional Maintenance	Stabilise and mow contributing and adjacent areas	As required
	Removal of weeds or management using glyphosate applied directly into the weeds by an applicator rather than spraying	As required – once per year on less frequently used pavement
Remedial Actions	Remediate any landscaping which, through vegetation maintenance or soil slip, has been raised to within 50mm of the level of the paving	As required
	Remedial work to any depressions, rutting, and cracked or broken blocks considered detrimental to the structural performance or a hazard to users, and replace lost jointing material	As required
	Rehabilitation of surface and upper substructure by remedial sweeping	Every 10 to 15 years or as required (if infiltration performance is reduced due to significant clogging)
Monitoring	Initial inspection	Monthly for three months after installation
	Inspect for evidence of poor operation and/or weed growth – if required, take remedial action	Three-monthly, 48h after large storms in first six months
	Inspect silt accumulation rates and establish appropriate brushing frequencies	Annually

6.3 Crate Soakaways

The proposed crate soakaways shall be buried and fully wrapped in a permeable geotextile preventing silt entry. No ongoing maintenance is required within the crate system itself.

Maintenance of the permeable paving (as described in Section 6.2) would improve the performance of the crate soakaways by ensuring surface water is able to filter through into the crate units.

7 Conclusion

- The site is located in Flood Zone 1 and at negligible risk of flooding from all assessed sources.
- The proposed foul drainage strategy includes re-use of the existing gravity connection to the foul sewer.
- The proposed development would result in a 23% reduction in impermeable area, significantly reducing the risk of surface water flooding compared to the current site.
- The proposals include a significant increase in permeable hardstanding to distribute surface water over a large area, increase the interface area with the sub-grade, and improve the site's ability to discharge surface water to ground.
- Several crate soakaways are proposed, which shall support the permeable paving and provide additional storage volume at greater depths in extreme storm events.
- The proposed development would provide a significant betterment on the existing drainage regime, making use of the only viable method of surface water discharge by maximising the area of permeable construction and distributing surface water across this area.

Appendix A – Proposed Site Plan



KEY

- Tarmac - Existing / New
- Shared Surface - Herringbone Pavers (Grey)
- Paving - Blocks / Slabs
- Decked Terrace
- Gravel
- Grass / Ornamental Planting
- Hedgerow
- Proposed Tree
- Existing Tree
- Existing tree removed
- EV charging point

Parking:

- 15 x Unallocated / visitor spaces
- 2 x Accessible spaces
- A - Ambulance / Minibus bay
- Total parking spaces 15
- 4 x Cycle parking spaces

General Notes:

Refer to Landscape Architects drawing: 324-GLA-00-00-DR-L-1001 Landscape Plan for planting, surface materials and boundary treatments details.

Refer to Civil Engineer's drawings and documents for site levels, surface permeability and site drainage strategy.

NOT FOR CONSTRUCTION

Date	No.	Revision Notes
07/11/2025	P05	Barnes Place access path, gate and boundary updated. Paving and drainage for south and west facing properties amended.
14/11/2025	P06	Key updated ground floor plan added.
19/11/2025	P07	Updated and issued for planning information.

Design Firm



Project Title
Fives Court
Angel Lane, Mere, Warminster BA12 6DH

Sheet Title
Site Plan Proposed

Sheet Scale 1:500@A3	Drawn By MLS
Total Sheets 0	Reviewed By MSS

File Name
2116 - Masterfile.vwxp

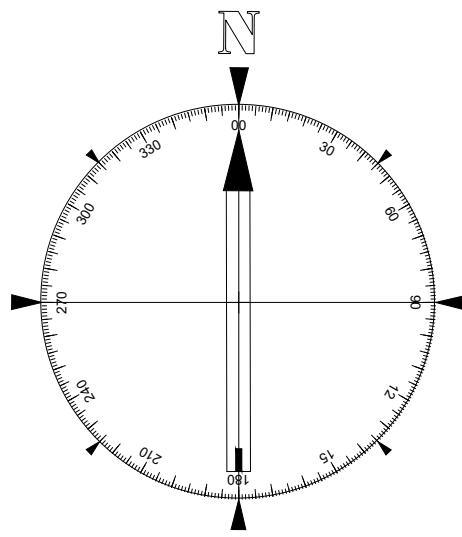
Sheet No.
Project ID - Originator - Volume - Level - Type - Role - Number
WCMRFC-Q50 -00 -00 -DR-A-0003

Suitability
Code - Description
S0 INITIAL STATUS

Revision
Code - Number
P07

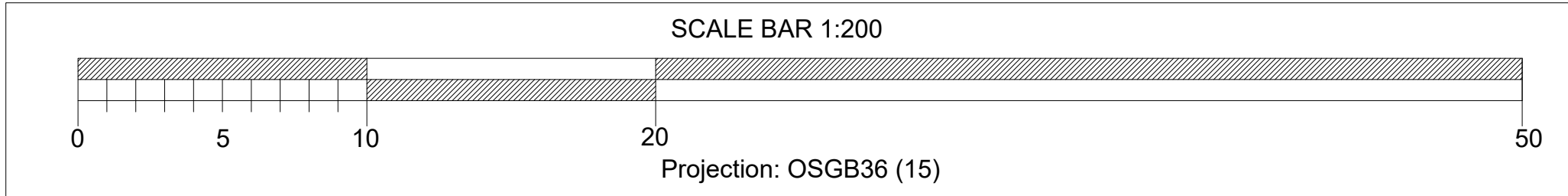


Appendix B – Topographical Survey



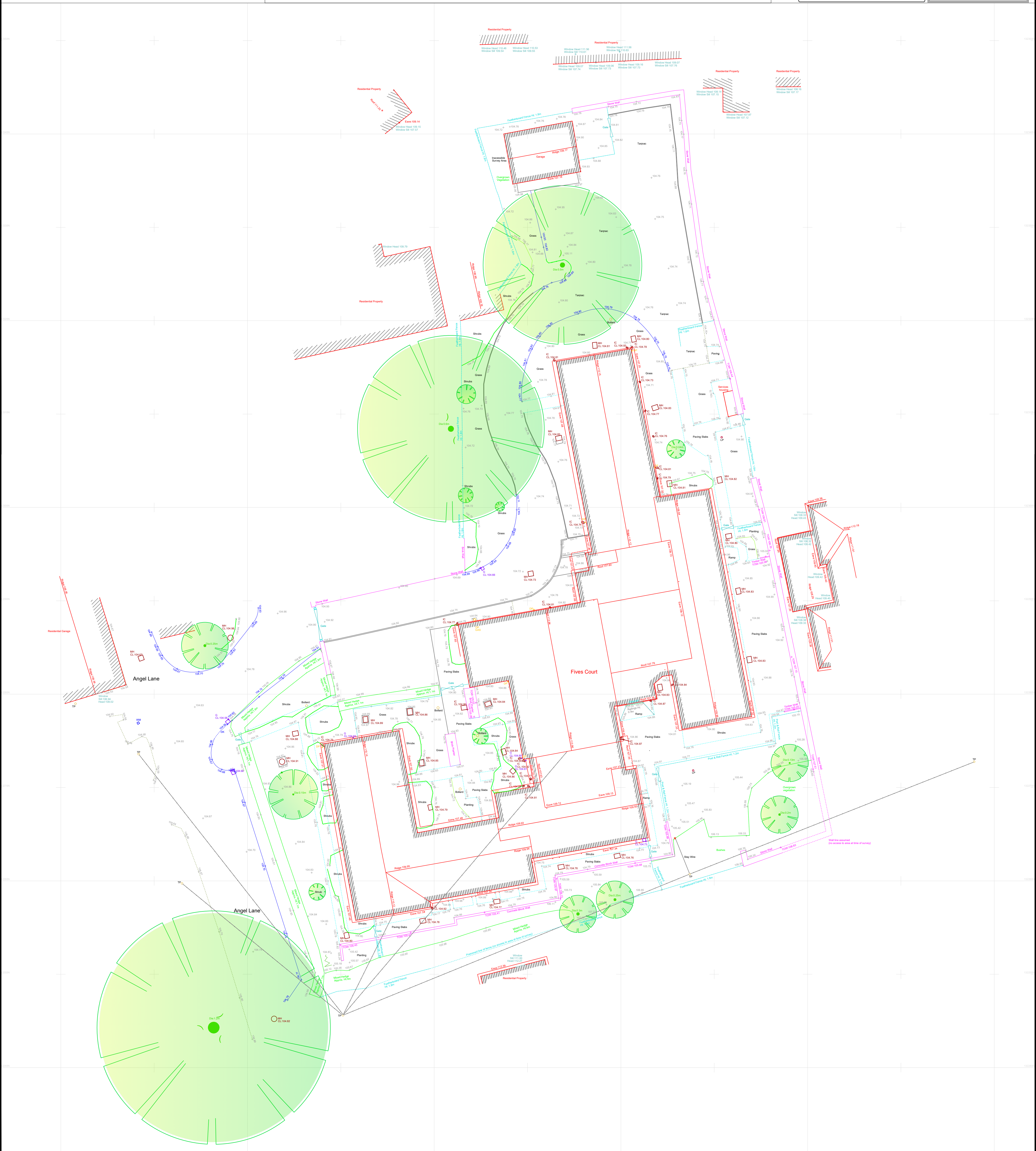
TOPOGRAPHY

Fives Court, Mere



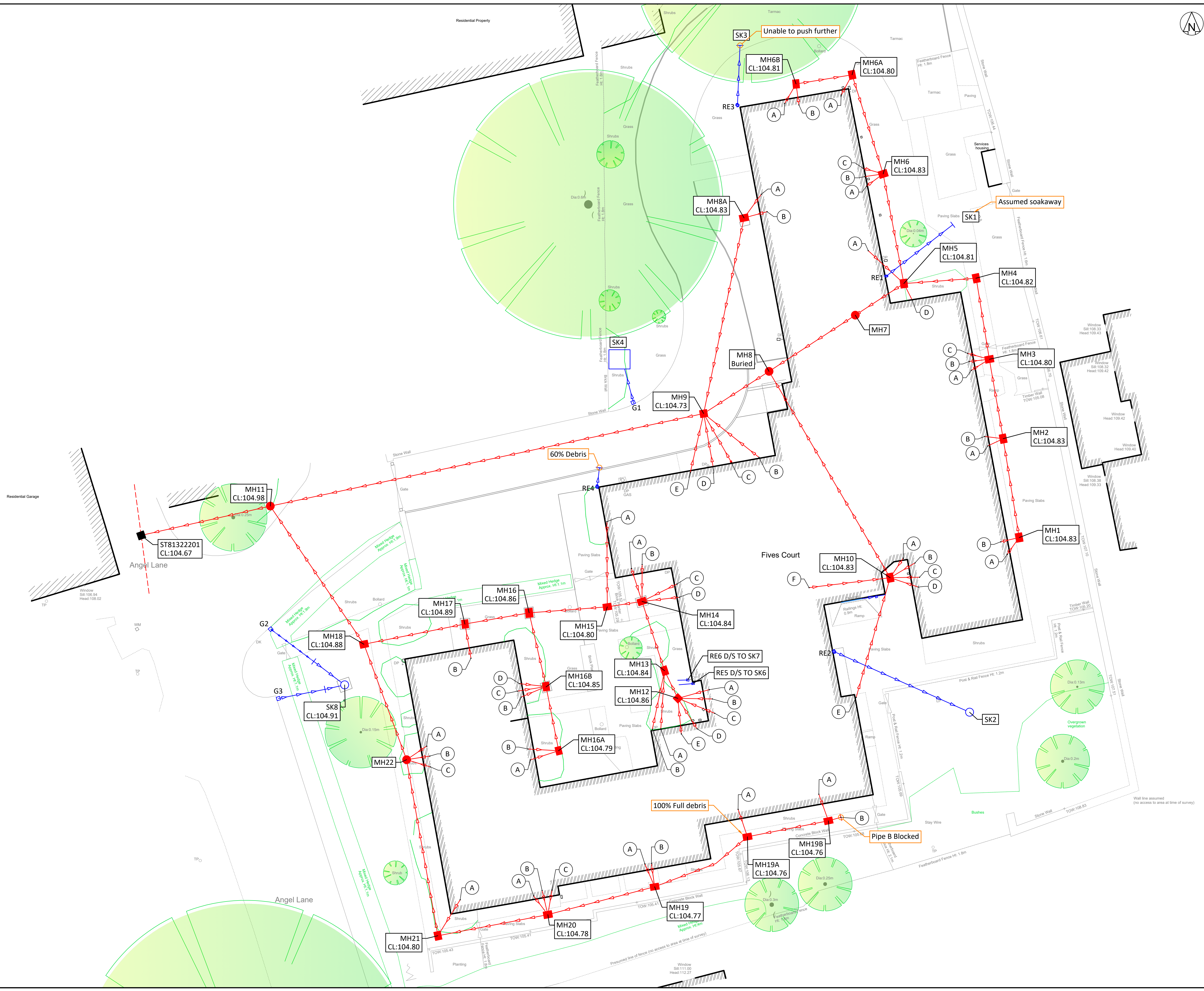
- Notes**
- Levels are related to a OS Newlyn Datum via OSGB36(15).
 - Grid is true OSGB36(15) with a scale factor of 1.00 applied.
 - Existing buildings and topographic features have been surveyed with a total station operating in Local Grid co-ordinates and have a relative accuracy of +/- 10mm.
 - It is important to note that the same accuracies implied by the plotting scale are equally applicable to digital data supplied for CAD.
 - Every effort has been made to identify all visible above ground features, however it should be borne in mind that there may be items obscured at the time of survey.
 - Visible features in the vicinity of the boundaries, as shown on this survey, may not represent the extent of legally conveyed ownership.
 - Tree sizes are approximate only. Trees shown are symbols indicating an approximate canopy ft.
 - Trees shown have not been identified by an Arboriculturalist. It must be noted that only those trees that fall within the site limits and that have a girth greater than 100mm have been identified.

LEGEND	
	Building
	Building Canopy
	Roads
	Channel
	BT Cables
	Electricity Cable
	Kerb
	Drainage Kerk / Edge of Road
	Fence
	Foot Path
	Road Centre Line
	Steps
	Surface Water
	Tarmac
	Concrete
	Top of Bank
	Bottom of Bank
	Edge of Grass
	Bushes
	Hedge
	Tree Canopy
	Wall
	Gate
	Telegraph Pole
	Electricity Pole
	Drain Pipe
	Soil Vent Pipe
	Lamp Post
	Gully (CL - cover level)
	Tree
	Spot Level
	Road Spot Level



Appendix C – Existing Drainage Information

File name: A&A-ONE_FJ27612_Fives Court Angel Lane Mere_01.dwg
Drawing Title: DRAINAGE & CONNECTIVITY
Job Number: FJ_347612
Scale: NTS
Drawn by: AMP
Date: 12/06/2024
Consultant: n/a
Phase: 1
Revision: 1



LEGEND

Private

- Approx. Boundary Line
- Foul MH
- Combined MH
- Surface Water MH
- Interceptor
- Foul Drain
- Combined Drain
- Surface Water Drain
- ACO Drain

Public

- Manhole Foul
- Manhole Surface
- Foul Drain
- Combined Drain
- Surface Water Drain

ABBREVIATIONS

AR	Assumed Route	RG	Road Gully
CP	Catch Pit	S/A	Soakaway
D/C	Drainage Channel	SP	Soil Pipe
DP	Down Pipe	SVP	Soil Vent Pipe
G	Gully	UTL	Unable to Locate
G/R	Gully Run	UTR	Unable to Raise
IC	Inspection Cover	UTS	Unable to Survey
INT	Interceptor	UTT	Unable to Trace
MH	Manhole Cover	VR	Vapour Recovery
NRV	Non Return Valve	VP	Vent Pipe
NPV	No Pipes Visible	WP	Waste Pipe
RWP	Rain Water Pipe	YG	Yard Gully
RE	Rodding Eye	Ø	Pipe Diameter

Project:
FIVES COURT ANGEL LANE MERE

Drawing Title:
DRAINAGE & CONNECTIVITY

Job Number:
FJ_347612

Scale:	Drawn by:	Date:	Consultant:	Phase:	Revision:
NTS	AMP	12/06/2024	n/a	1	1

Online

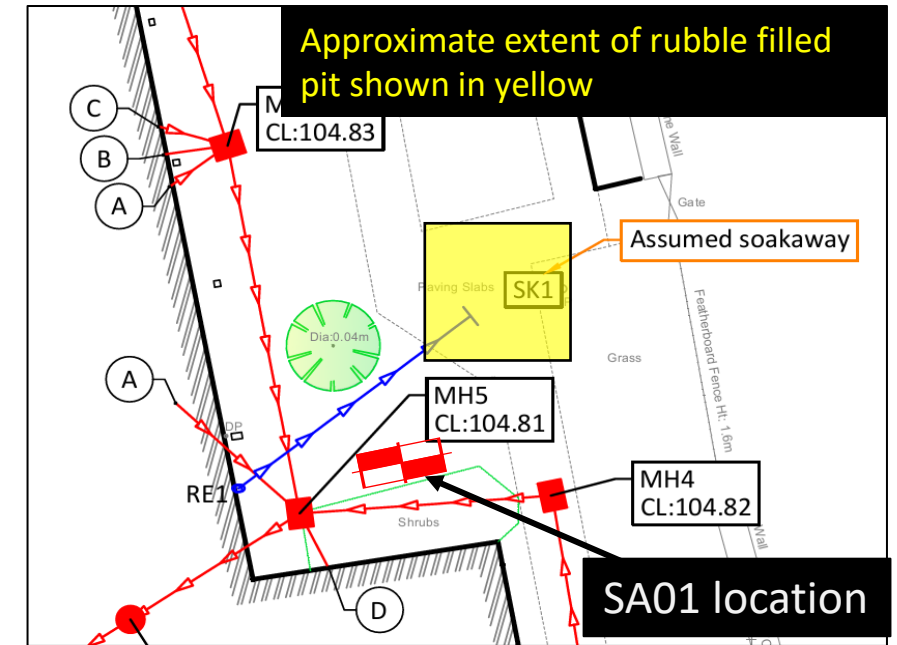
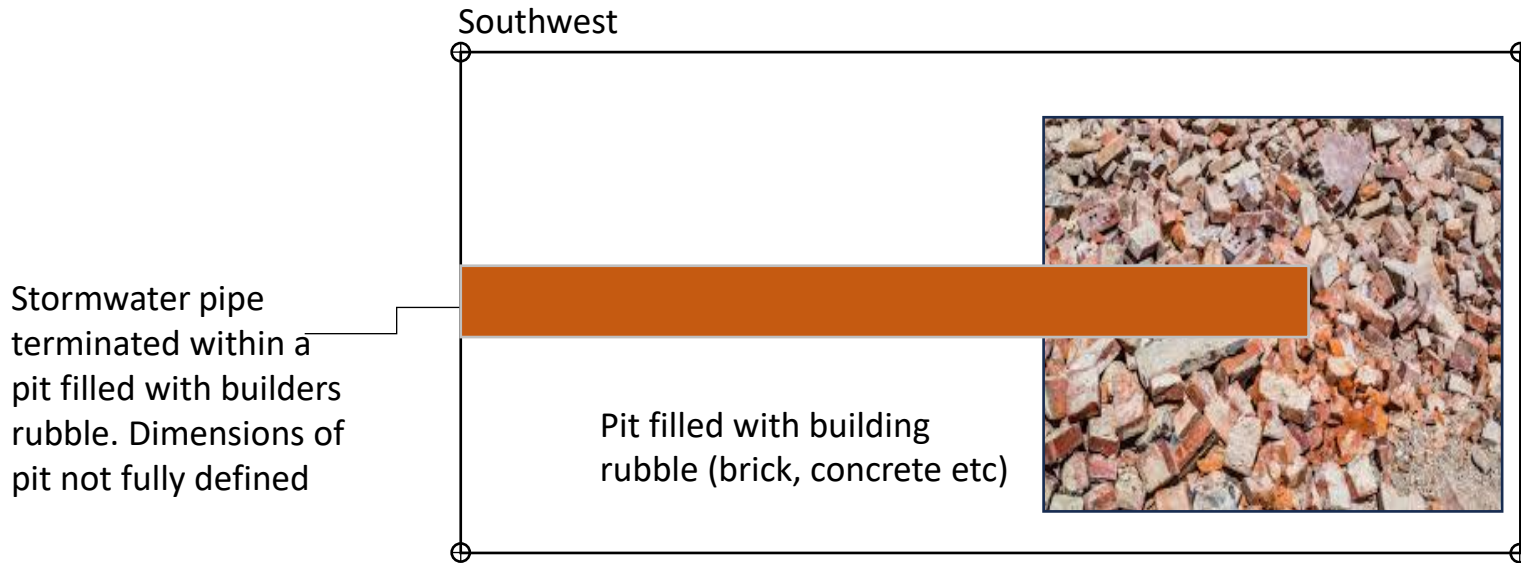
Adler & Allan

ENVIRONMENTAL RISK REDUCTION

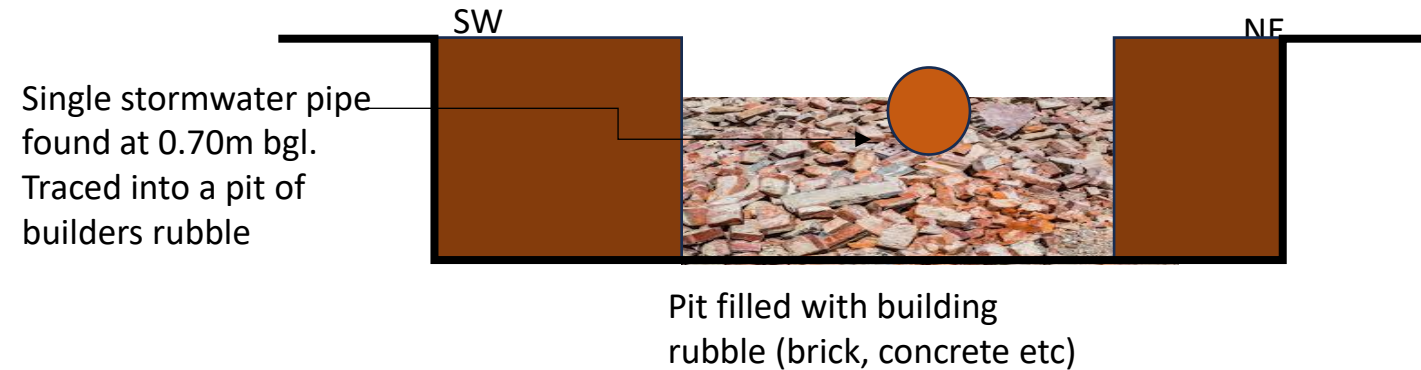
Adler & Allan
16 Victoria Avenue, Harrogate
North Yorkshire HG1 1ED

0800 592 827
www.adlerandallan.co.uk

SK1 - Five Courts, Mere – Plan View



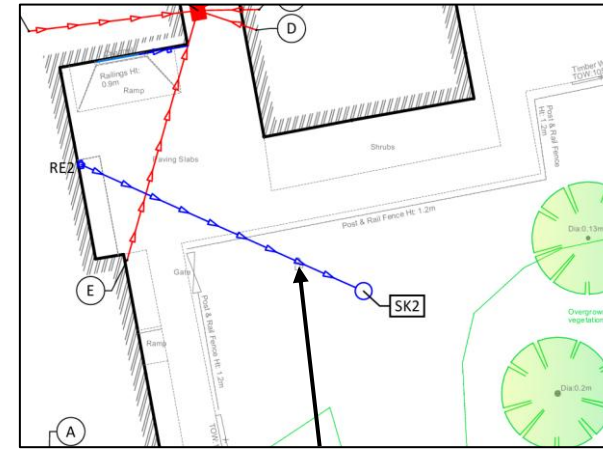
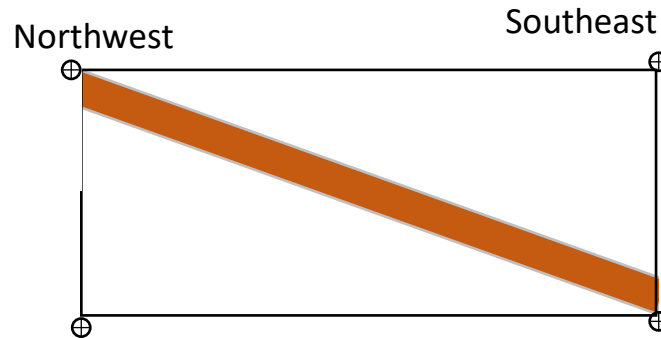
SK1 - Five Courts, Mere – Cross Section



*Drawing not to scale. All service types and ownerships are presumed from the GPR survey undertaken for the works.

SK2 - Five Courts, Mere – Plan View

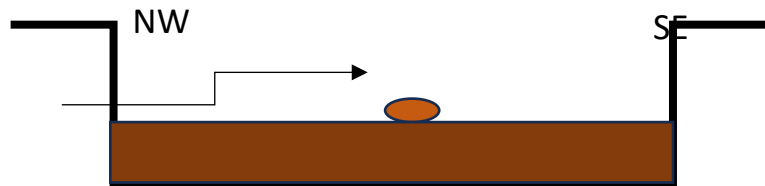
Pipe exposed at 1.10m bgl and found to be cracked and 'crushed' by overlying bricks and rubble. GPR did not find any evidence of the assumed soakaway



End of trace and where pipe was exposed and found broken. Location of SK2 not found with GPR and assumed beyond depth of hand digging tools

SK2 - Five Courts, Mere – Cross Section

Cracked and 'crushed' stormwater pipe running north west to south east at 1.10m bgl. Could not trace further SE due to depth beyond reach of hand digging tools

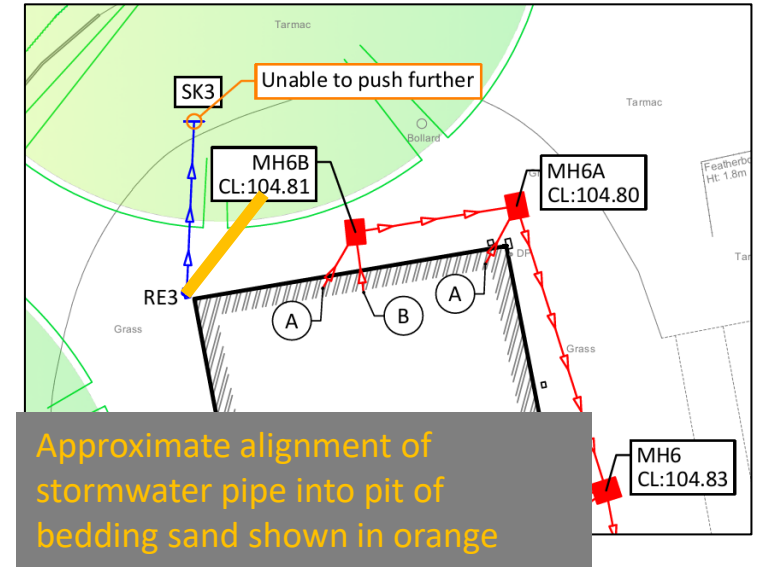
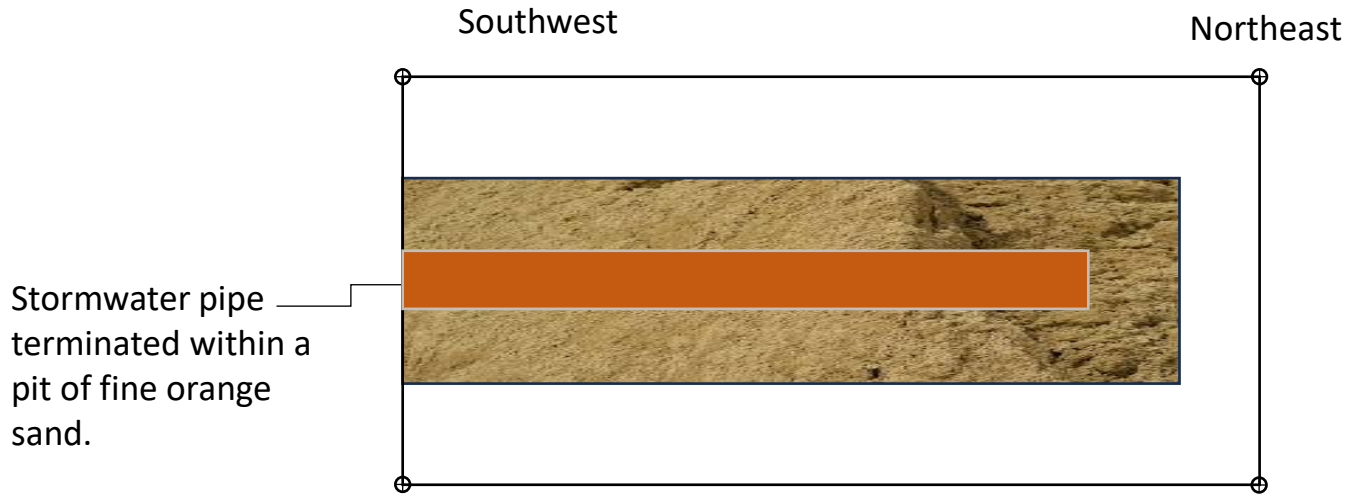


Overlying rubble appears to have cracked/crushed storm pipe

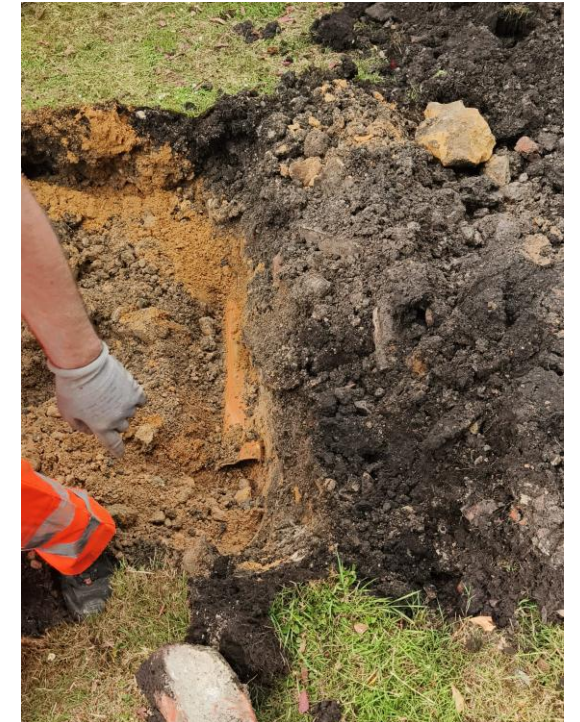
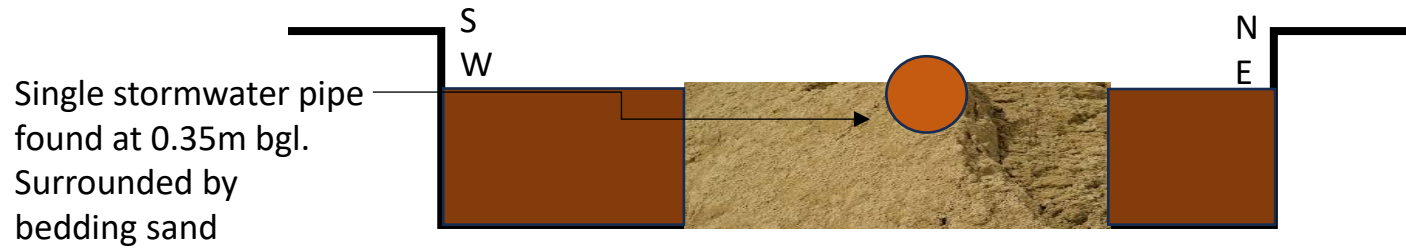


*Drawing not to scale. All service types and ownerships are presumed from the GPR survey undertaken for the works.

SK3 - Five Courts, Mere – Plan View

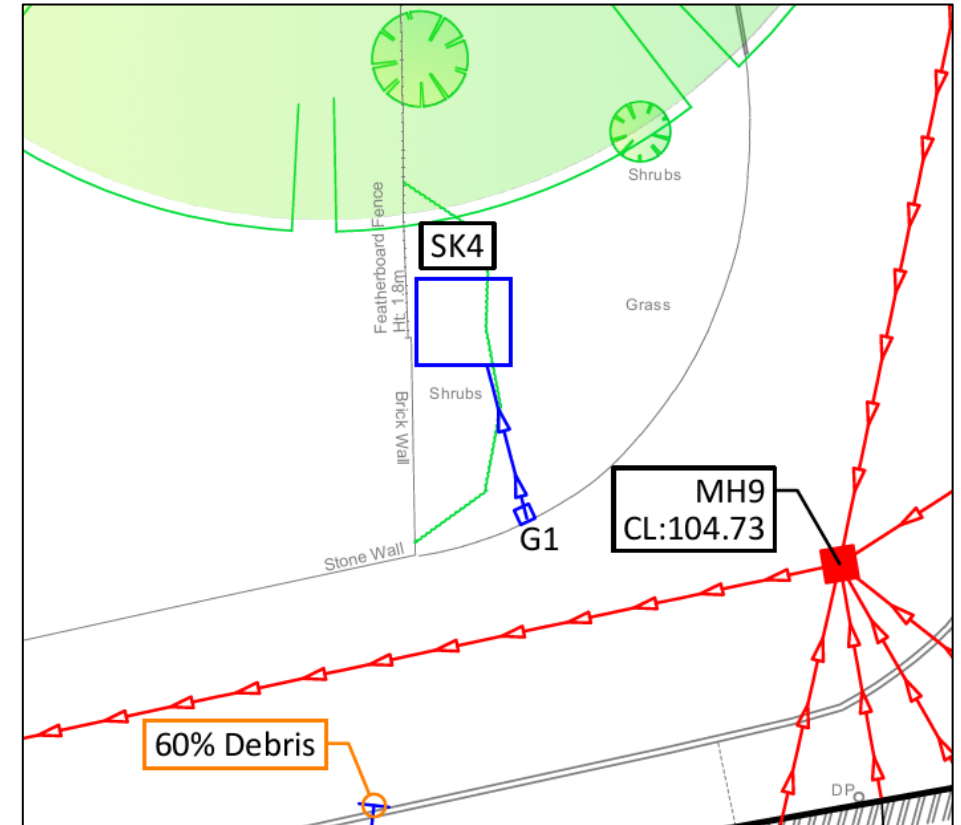
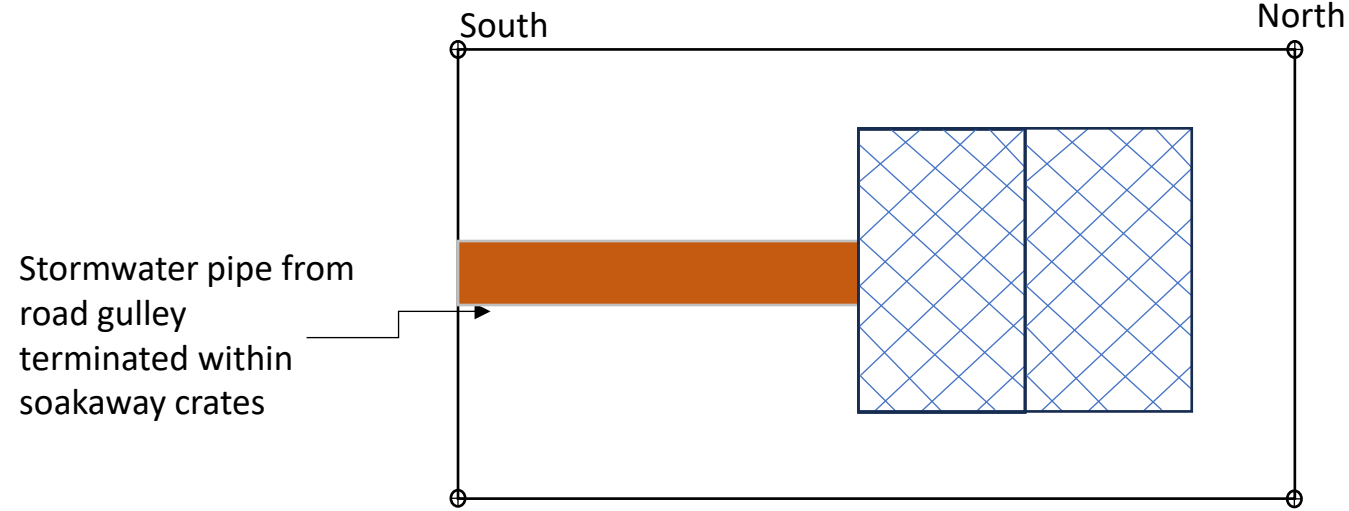


SK3 - Five Courts, Mere – Cross Section



*Drawing not to scale. All service types and ownerships are presumed from the GPR survey undertaken for the works.

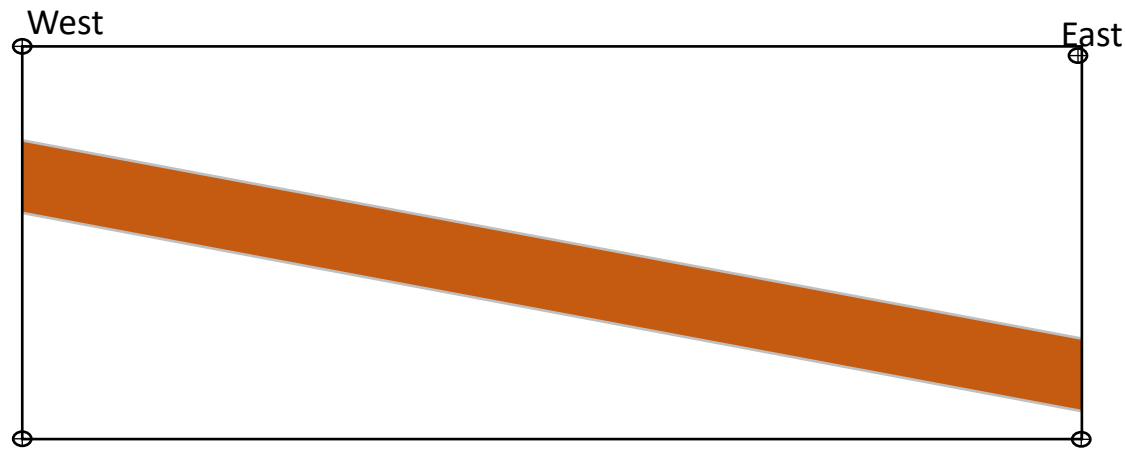
SK4 - Five Courts, Mere – Plan View



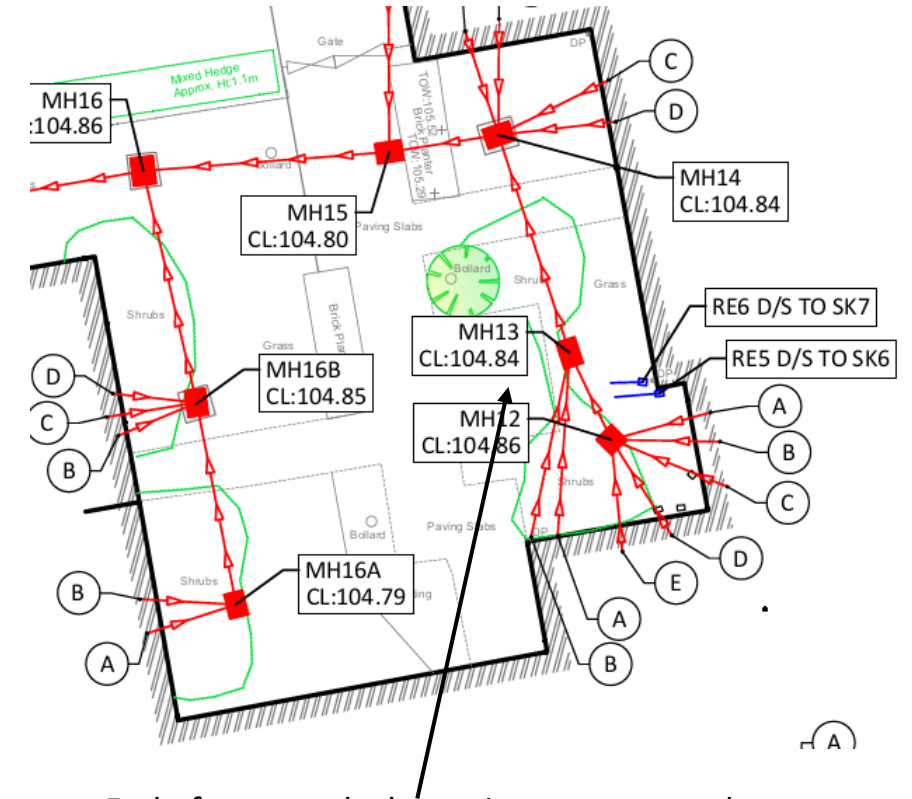
Accurate location of soakaway. Soakaway comprised blue crates measuring 1.00m long, 0.80m wide and 1.00m deep.

*Drawing not to scale. All service types and ownerships are presumed from the GPR survey undertaken for the works.

SK6 - Five Courts, Mere – Plan View



Pipe traced and exposed at 0.65m bgl. GPR did not find any evidence of soakaway pit location nearby



End of trace and where pipe was exposed. Assumed blocked. GPR did not find any evidence of soakaway location in the nearby vicinity.

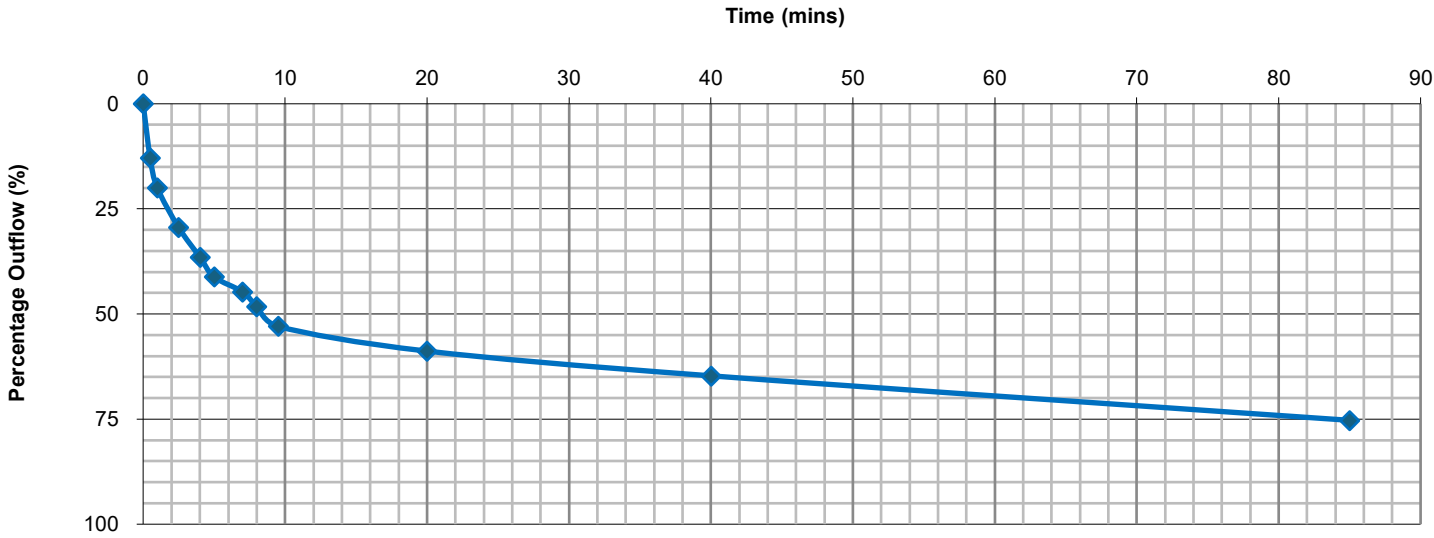
*Drawing not to scale. All service types and ownerships are presumed from the GPR survey undertaken for the works.



Site Name:	Five Courts, Mere	Job No.:	PO-22-039	Date Undertaken:	17/06/2025
Trial Pit No.:	SK4	Engineer:	MB		

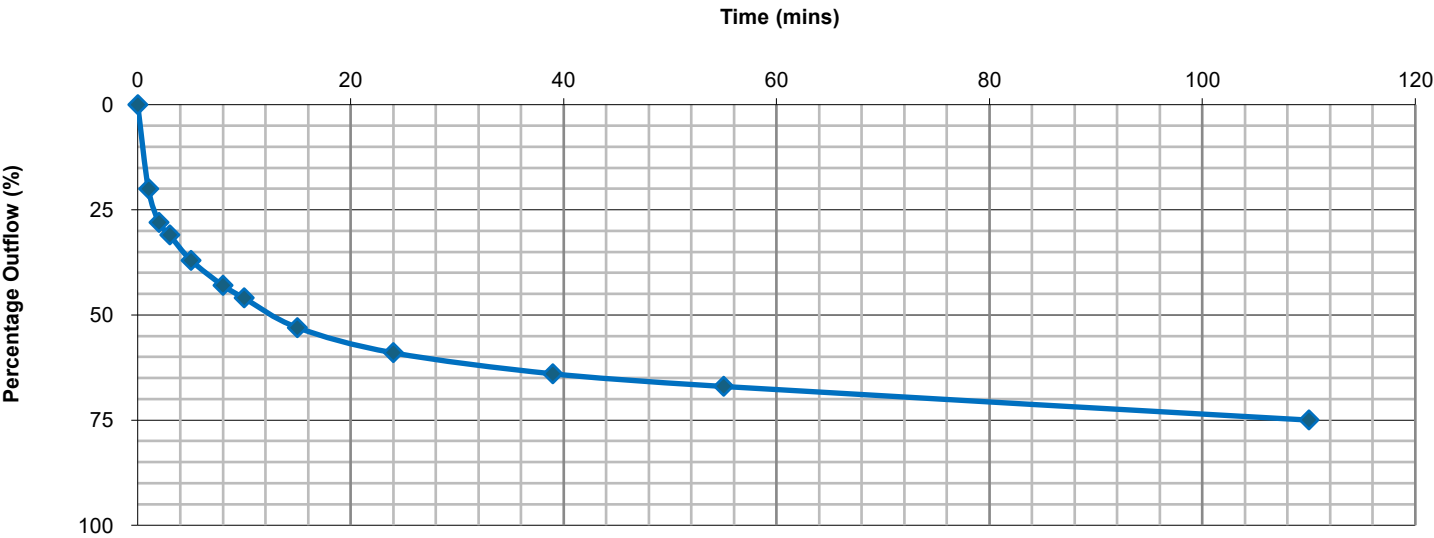
TEST NUMBER:	1.00
Length of Trial Pit (m)	0.80
Width of Trial Pit (m)	1.00
Depth of Trial Pit (m)	1.00
Top of Water	0.15
Porosity of Infill (0.3 for Gravel)	1.00
VP25 (mBGL) :	0.3625
VP75 (mBGL)	0.7875
VP25 (Mins)	1.80
VP75 (Mins)	83.75

INFILTRATION RATE (m/s): 2.97x10^-5
Drainage Field VP: -



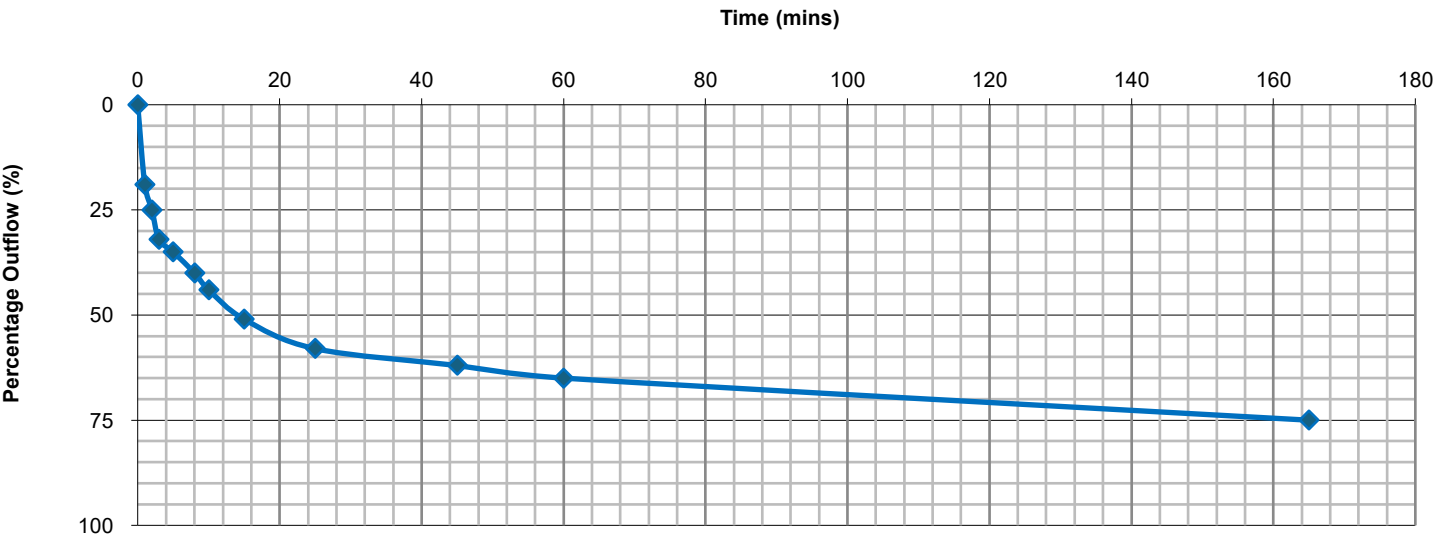
TEST NUMBER:	Test 2
Length of Trial Pit (m)	0.80
Width of Trial Pit (m)	1.00
Depth of Trial Pit (m)	1.00
Top of Water	0.00
Porosity of Infill (0.3 for Gravel)	1.00
VP25 (mBGL) :	0.2500
VP75 (mBGL)	0.7500
VP25 (Mins)	1.63
VP75 (Mins)	110.00

INFILTRATION RATE (m/s): 2.37x10^-5
Drainage Field VP: -



TEST NUMBER:	Test 3
Length of Trial Pit (m)	0.80
Width of Trial Pit (m)	1.00
Depth of Trial Pit (m)	1.00
Top of Water	0.00
Porosity of Infill (0.3 for Gravel)	1.00
VP25 (mBGL) :	0.2500
VP75 (mBGL)	0.7500
VP25 (Mins)	2.00
VP75 (Mins)	165.00

INFILTRATION RATE (m/s): 1.57x10^-5
Drainage Field VP: -



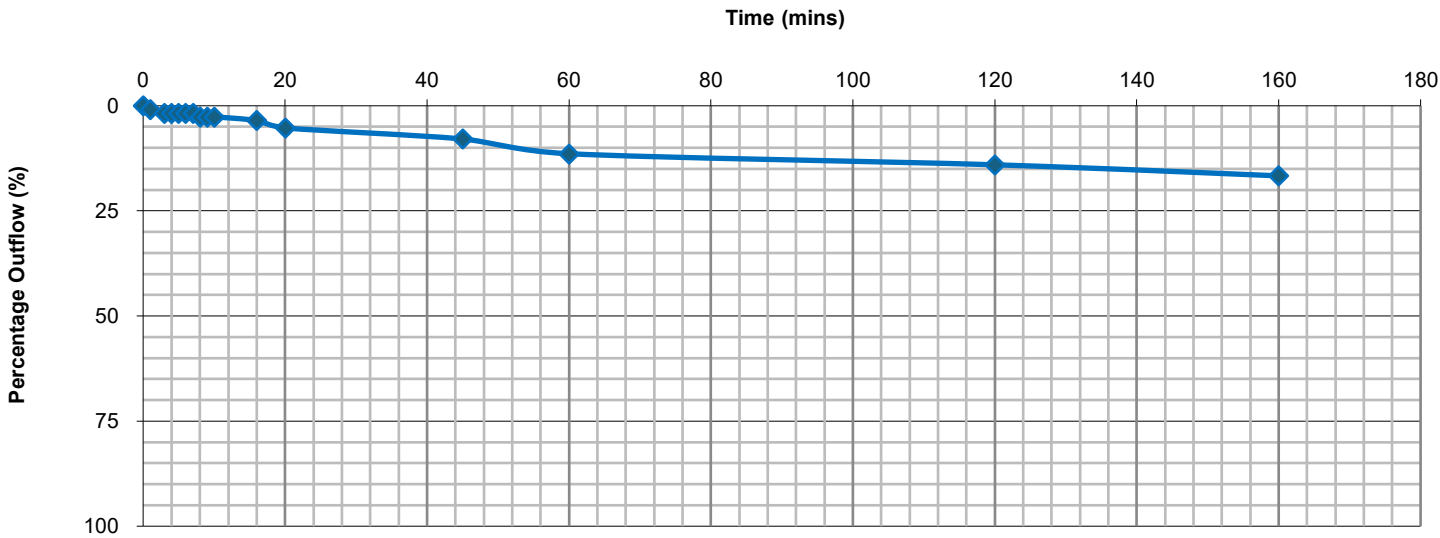
REMARKS: Test carried out in general accordance with BRE Digest 365 (2016) or The Building Regulations 2010, Drainage and waste disposal: Approved Document H.



Site Name:	Five Courts, Mere	Job No.:	PO-22-039	Date Undertaken:	16/06/2025
Trial Pit No.:	SA01 (Adjacent rubble filled pit at SK1)	Engineer:	MB		

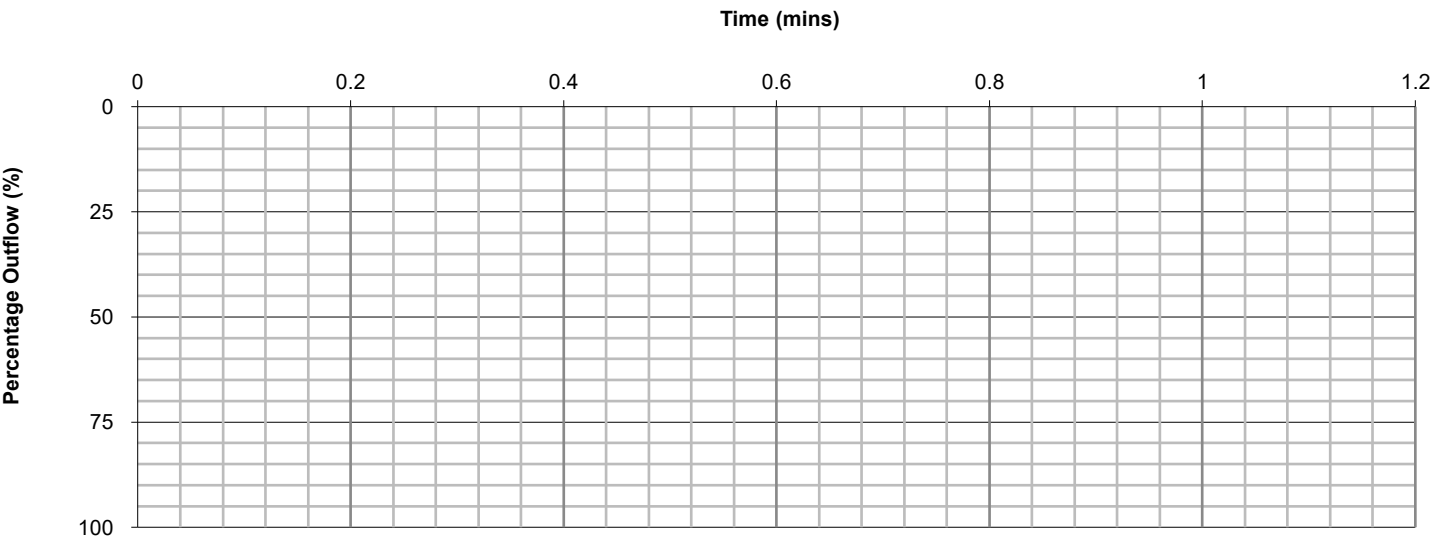
TEST NUMBER:	Test 1
Length of Trial Pit (m)	1.70
Width of Trial Pit (m)	1.00
Depth of Trial Pit (m)	1.60
Top of Water	0.46
Porosity of Infill (0.3 for Gravel)	1.00
VP25 (mBGL) :	0.7450
VP75 (mBGL)	1.3150
VP25 (Mins)	#VALUE!
VP75 (Mins)	#VALUE!

INFILTRATION RATE (m/s):	-
Drainage Field VP:	-



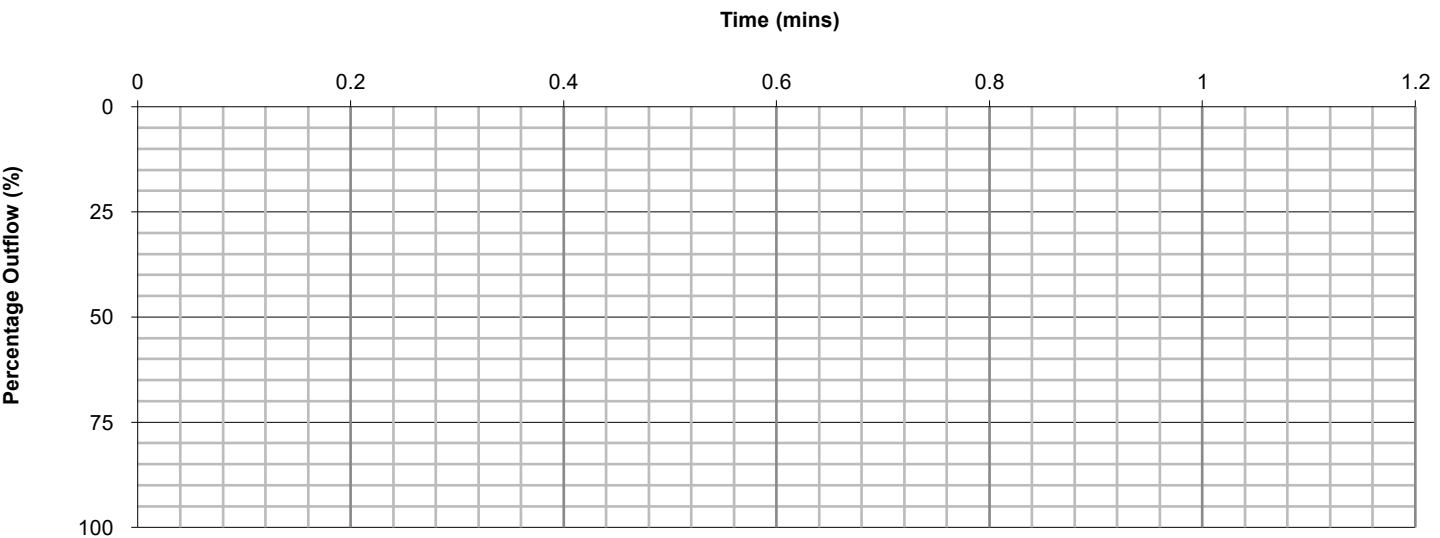
TEST NUMBER:	Test 2
Length of Trial Pit (m)	1.70
Width of Trial Pit (m)	1.00
Depth of Trial Pit (m)	1.60
Top of Water	0.46
Porosity of Infill (0.3 for Gravel)	1.00
VP25 (mBGL) :	0.4000
VP75 (mBGL)	1.2000
VP25 (Mins)	#NUM!
VP75 (Mins)	#NUM!

INFILTRATION RATE (m/s):	-
Drainage Field VP:	-



TEST NUMBER:	Test 3
Length of Trial Pit (m)	1.70
Width of Trial Pit (m)	1.00
Depth of Trial Pit (m)	1.60
Top of Water	0.46
Porosity of Infill (0.3 for Gravel)	1.00
VP25 (mBGL) :	0.4000
VP75 (mBGL)	1.2000
VP25 (Mins)	#NUM!
VP75 (Mins)	#NUM!

INFILTRATION RATE (m/s):	-
Drainage Field VP:	-



REMARKS: Test carried out in general accordance with BRE Digest 365 (2016) or The Building Regulations 2010, Drainage and waste disposal: Approved Document H.

Site Name: Fives Court, Mere
Trial Pit No.: TP01

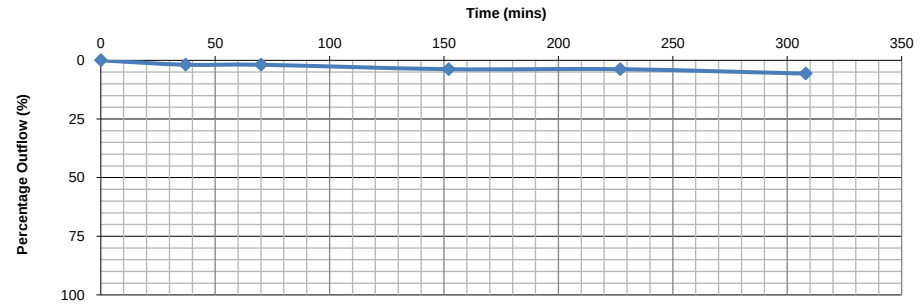
Job No.: PO-22-039
Engineer: AS

Date Undertaken: 15/09/2022

TEST NUMBER: T1
 VP25 (mBGL): 1.7025
 VP75 (mBGL): 1.9675
 VP25 (Mins): #DIV/0!
 VP27 (Mins): #DIV/0!

INFILTRATION RATE (m/s): #DIV/0!

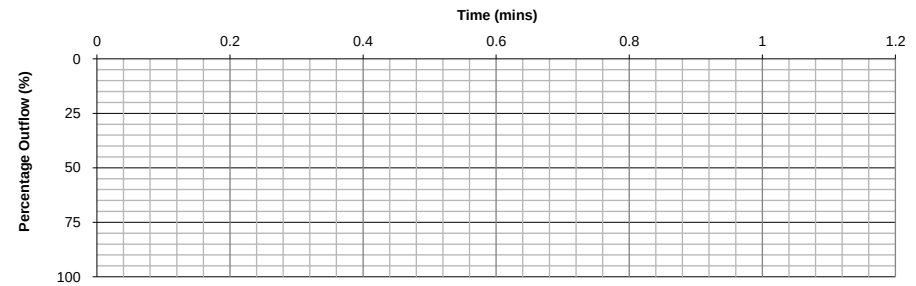
Drainage Field VP: #DIV/0!



TEST NUMBER: T2
 VP25: 0
 VP75: 0
 VP25 (Mins): #NUM!
 VP27 (Mins): #NUM!

INFILTRATION RATE (m/s): #NUM!

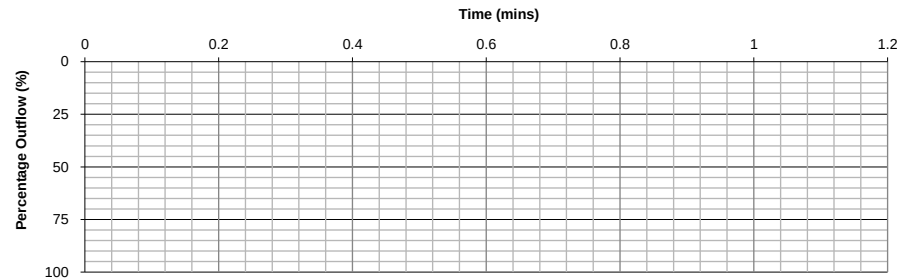
Drainage Field VP: #NUM!



TEST NUMBER: T3
 VP25: 0
 VP75: 0
 VP25 (Mins): #NUM!
 VP27 (Mins): #NUM!

INFILTRATION RATE (m/s): #NUM!

Drainage Field VP: #NUM!



REMARKS: Test carried out in accordance with BRE Digest 365 (2016)

Site Name: Fives Court, Mere
Trial Pit No.: TP02

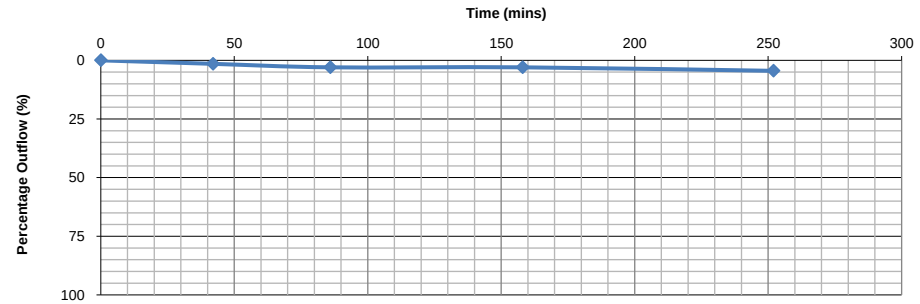
Job No.: PO-22-039
Engineer: AS

Date Undertaken: 15/09/2022

TEST NUMBER: T1
 VP25 (mBGL): 1.2975
 VP75 (mBGL): 1.6325
 VP25 (Mins): #DIV/0!
 VP27 (Mins): #DIV/0!

INFILTRATION RATE (m/s): #DIV/0!

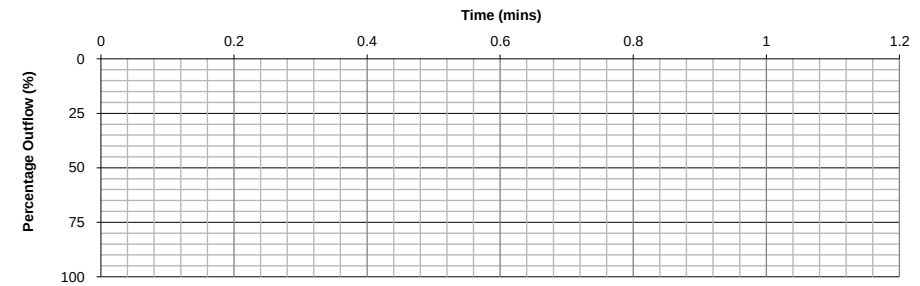
Drainage Field VP: #DIV/0!



TEST NUMBER: T2
 VP25: 0
 VP75: 0
 VP25 (Mins): #NUM!
 VP27 (Mins): #NUM!

INFILTRATION RATE (m/s): #NUM!

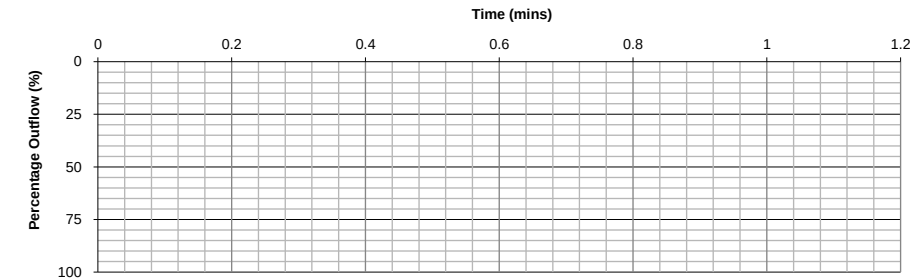
Drainage Field VP: #NUM!



TEST NUMBER: T3
 VP25: 0
 VP75: 0
 VP25 (Mins): #NUM!
 VP27 (Mins): #NUM!

INFILTRATION RATE (m/s): #NUM!

Drainage Field VP: #NUM!



REMARKS: Test carried out in accordance with BRE Digest 365 (2016)

Site Name: Fives court, Mere
Trial Pit No.: TP03

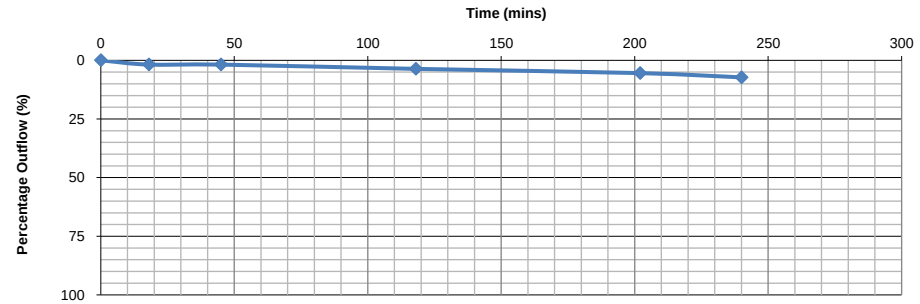
Job No.: PO-22-039
Engineer: AS

Date Undertaken: 15/09/2022

TEST NUMBER: T1
 VP25 (mBGL) : 0.9375
 VP75 (mBGL) 1.2125
 VP25 (Mins) #DIV/0!
 VP27 (Mins) #DIV/0!

INFILTRATION RATE (m/s): #DIV/0!

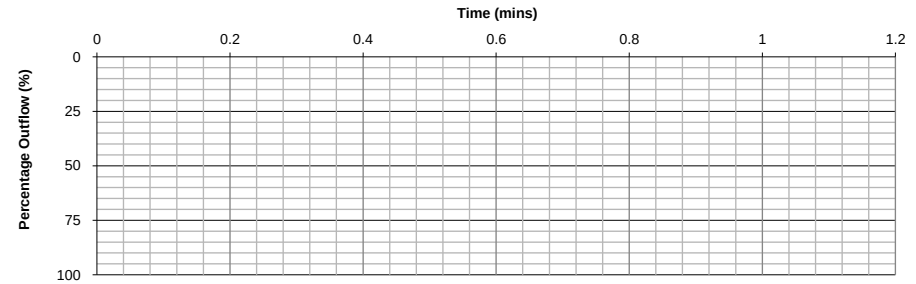
Drainage Field VP: #DIV/0!



TEST NUMBER: T2
 VP25: 0
 VP75: 0
 VP25 (Mins) #NUM!
 VP27 (Mins) #NUM!

INFILTRATION RATE (m/s): #NUM!

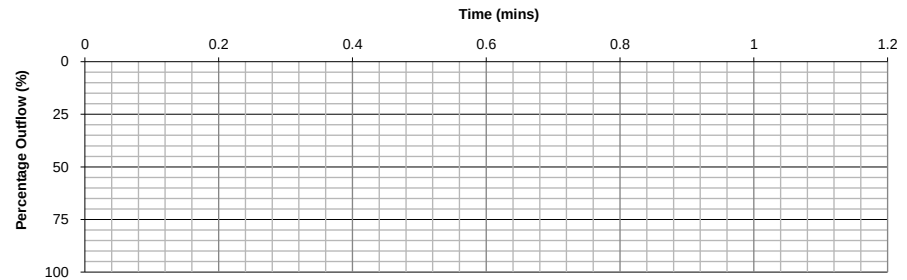
Drainage Field VP: #NUM!



TEST NUMBER: T3
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 VP75: 0
 VP25 (Mins) #NUM!
 VP27 (Mins) #NUM!

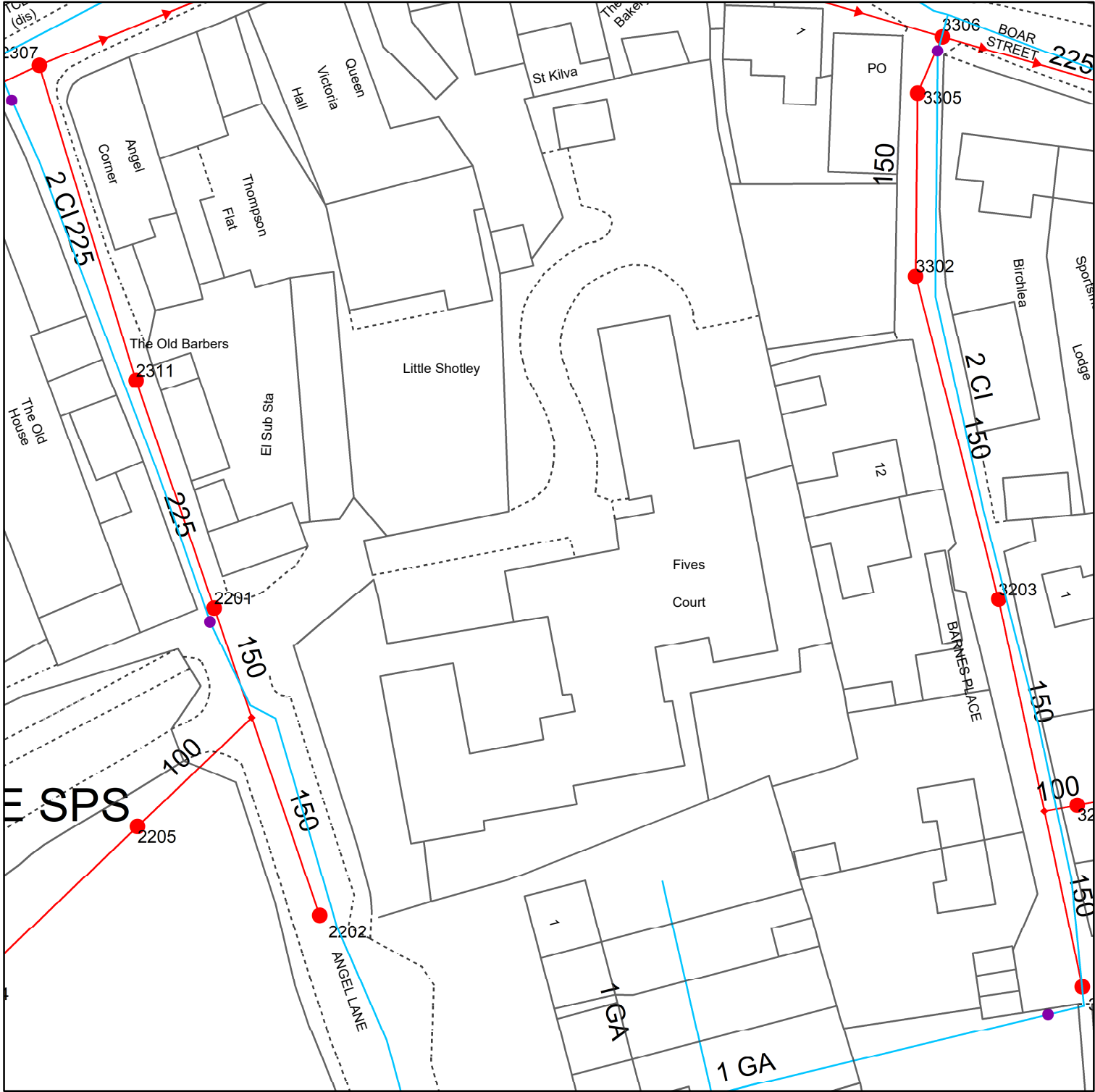
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Drainage Field VP: #NUM!

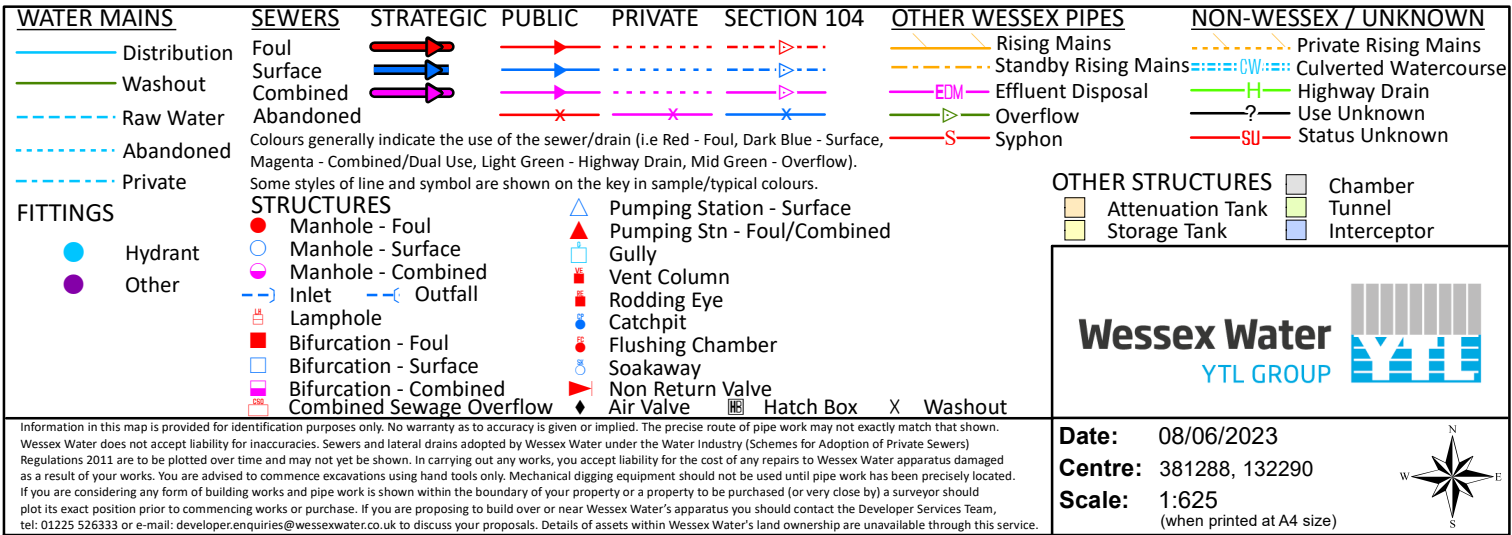


REMARKS: Test carried out in accordance with BRE Digest 365 (2016)

Wessex Water Network Map



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Appendix D – Drainage Strategy and Catchment Plans

File name: C:\Users\DW\OneDrive\SKELETAL CONSULTING\ENGINEERS\SE - DOCUMENTS\PROJECTS\SKEL_0374_FIVES COURT_MERE\0374 CAD BIM\03 AUTO\03\0374 SKEL-XX-XX-C-5926 EXISTING PROPOSED CATCHMENT PLANS.DWG, printed on 24 November 2025 14:53:03 by Drew Roe



NOTES:

- DIMENSIONS ARE NOT TO BE SCALED FROM THIS DRAWING AND ALL CONSTRUCTION INFORMATION SHOULD BE TAKEN FROM FIGURED DIMENSIONS ONLY.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS TOGETHER WITH RELEVANT SPECIFICATIONS.
- ALL DIMENSIONS ARE IN MILLIMETRES U.N.O
- ALL LEVELS ARE IN METRES U.N.O

PRELIMINARY ISSUE

P03	24/11/25	DR	UPDATED TO LATEST SITE LAYOUT	PB	PB
P02	23/09/25	DR	MINOR AMENDMENTS	PB	PB
P01	29/08/25	DR	ISSUED TO SUPPORT PLANNING APP	PB	PB
REV	DATE	BY	DESCRIPTION	CHK	APP

CLIENT: WILTSHIRE COUNCIL

PROJECT NO: SKEL_0374

DRAWN: DR

CHECKED: PB

APPROVED: PB

CONSULTANT: **SKELETAL CONSULTING ENGINEERS**

PROJECT: FIVES COURT, MERE

DRAWING TITLE: EXISTING AND PROPOSED CATCHMENT PLAN

SUITABILITY STATUS: S3 - FOR COMMENT	SCALE @ A1: 1:250
DRAWING NUMBER: 0374-SKEL-XX-XX-C-5926	REV: P03

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