



**BRANT STORAGE & REMOVALS,
SCOTLAND ROAD, MELKSHAM, SN12
8AJ**

LAND FOR STORAGE CONTAINERS

Flood Risk Assessment & Drainage Strategy

Prepared on Behalf of

Brant Storage & Removals Ltd

D2424/FRA1.0

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CONTENTS

1	INTRODUCTION	6
1.1	Background.....	6
2	SITE LOCATION AND DESCRIPTION	7
3	GROUND CONDITIONS	8
3.2	Groundwater.....	9
4	EXISTING DRAINAGE	11
4.1	Surface Water	11
4.2	Foul Water.....	11
4.3	Highway Drainage.....	11
5	PROBABILITY	12
5.1	Sources of Information	12
5.2	Flood Map Analysis.....	12
5.3	Historic Flooding.....	15
5.4	Summary of Flood Risk.....	16
6	PROPOSED DEVELOPMENT.....	17
6.1	Description of Development	17
7	SEQUENTIAL AND EXCEPTION TESTS.....	18
7.1	Sequential Test	18
7.2	Exception Test	18
8	PROPOSED SURFACE WATER DRAINAGE STRATEGY	19
8.2	Standard 1: Run-off Destinations.....	19
8.3	Standard 2: Management of Everyday Run-off (Interception)	21
8.4	Standard 3: Management of Extreme Rainfall and Flooding	21
8.5	Standard 4: Water Quality	22
8.6	Standard 5: Amenity	22
8.7	Standard 6: Biodiversity	22
8.8	Standard 7: Design of Drainage for Construction, Operation, Maintenance, Decommissioning and Structural Integrity	23
9	PROPOSED FOUL WATER DRAINAGE STRATEGY	25
9.2	Climate Change.....	25
9.3	Urban Creep	26
10	RESIDUAL RISK AND MITIGATION	27
10.1	Residual Risk.....	27

10.2	Mitigation	27
11	FLOOD RISK MANAGEMENT	29
11.1	Safe Access and Egress	29
11.2	Flood Warning	29
12	OFFSITE IMPACTS	30
13	SUMMARY.....	31

DRAWINGS

- PL001** Site Location Plan
- PL002** Topographic Survey with Contours
- PL003** Flood Zones Assessment
- PL004** RoFSW Map Assessment
- PL005** Constraints Plan
- PL006** Constraints Plan Overlay

APPENDICES

- Appendix A** Site Location Plan
- Appendix B** Development Proposal(s)
- Appendix C** Topographic Survey
- Appendix D** BGS Records
- Appendix E** Public Sewer Records
- Appendix F** Greenfield Run-off Calculations

1 INTRODUCTION

1.1 Background

- 1.1.1 BP Civils is instructed by Brant Storage & Removals Ltd to prepare a flood risk assessment and drainage strategy to accompany a planning application for a proposal to use the existing yard for storage containers.
- 1.1.2 This report has been undertaken in accordance with National Planning Policy Framework (NPPF) and The Planning Practice Guidance on the use of SuDS for achieving sustainable development.
- 1.1.3 In preparing this report, BP Civils has referred to the following documents and information:
- British Geological Survey (BGS) Information and Records
 - Environment Agency (EA) Flood Maps for Planning
 - Flood Estimation Handbook (FEH) Catchment Data
 - Long-term Flood Risk Service (Gov.uk)
 - Thames Water Public Sewer Records
 - East Hampshire District Council (EHDC) Strategic Flood Risk Assessment
- 1.1.4 This report has been prepared for the benefit of the named client only.

2 SITE LOCATION AND DESCRIPTION

- 2.1.1 A site location plan is included within this report (**Appendix A**).
- 2.1.2 The National Grid Reference is ST 90516 64551.
- 2.1.3 The site is located on the northern side of Scotland Road at the easternmost terminal end.
- 2.1.4 The site (application boundary) measures 2435m² (0.24Ha) and is currently an unused hard paved yard, formerly known as Cooper Tire & Rubber Company.
- 2.1.5 The site has a permeable surface covering consisting of bitumen macadam (tarmac).
- 2.1.6 A topographic survey has been undertaken at the site by J Brotherton & Partners Ltd Surveyors, dated January 2026. The survey identifies levels in the range of 35.36m AOD and 35.68m AOD.
- 2.1.7 Drawing **PL002** (Topographic Survey with Contours) has been prepared to illustrate the topography of the site.
- 2.1.8 Levels are demonstrated as being relatively flat falling to a communal low point in the middle. The eastern edge, just beyond the site boundary fence falls easterly forming the bank of the River Avon (Main River).

3 GROUND CONDITIONS

- 3.1.1 Intrusive site investigation has not been undertaken at the site. In the absence of such information, reference has been made to the BGS Geology of Britain Viewer.
- 3.1.2 The BGS Geology of Britain Viewer indicates a 'Oxford Clay Formation - Clay' bedrock geology.

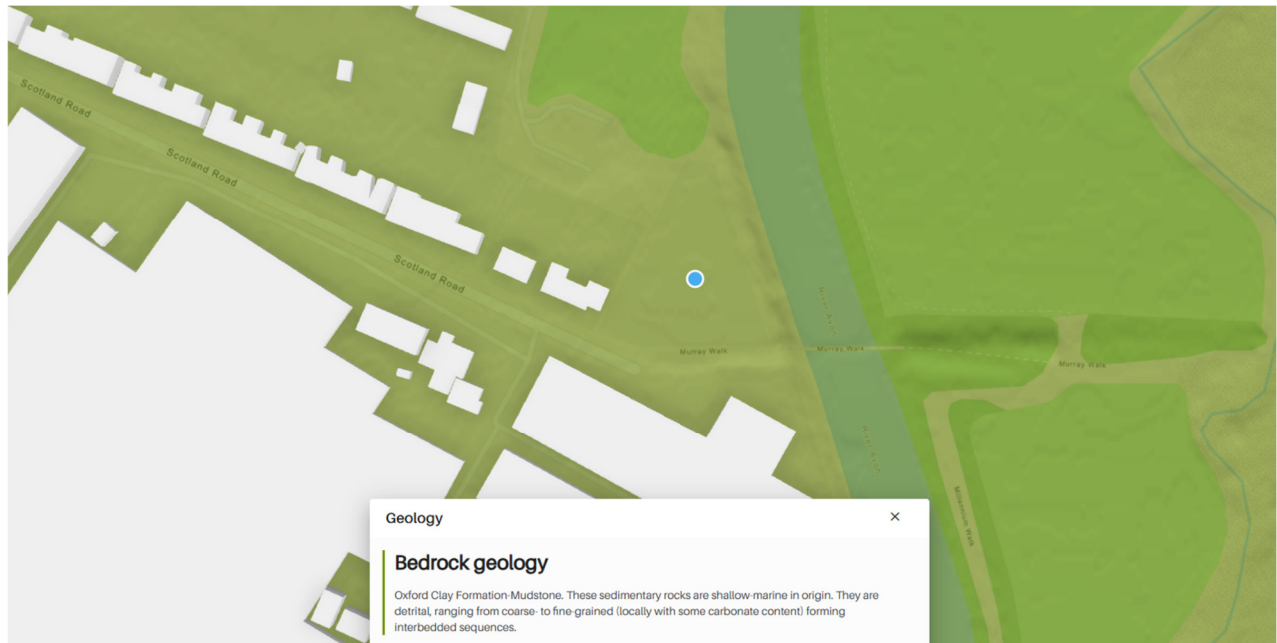


Figure 1. Geology of Britain Viewer – Bedrock Geology (BGS)

- 3.1.3 Superficial deposits are recorded as 'Alluvium, Clay, silt, sand and gravel.'

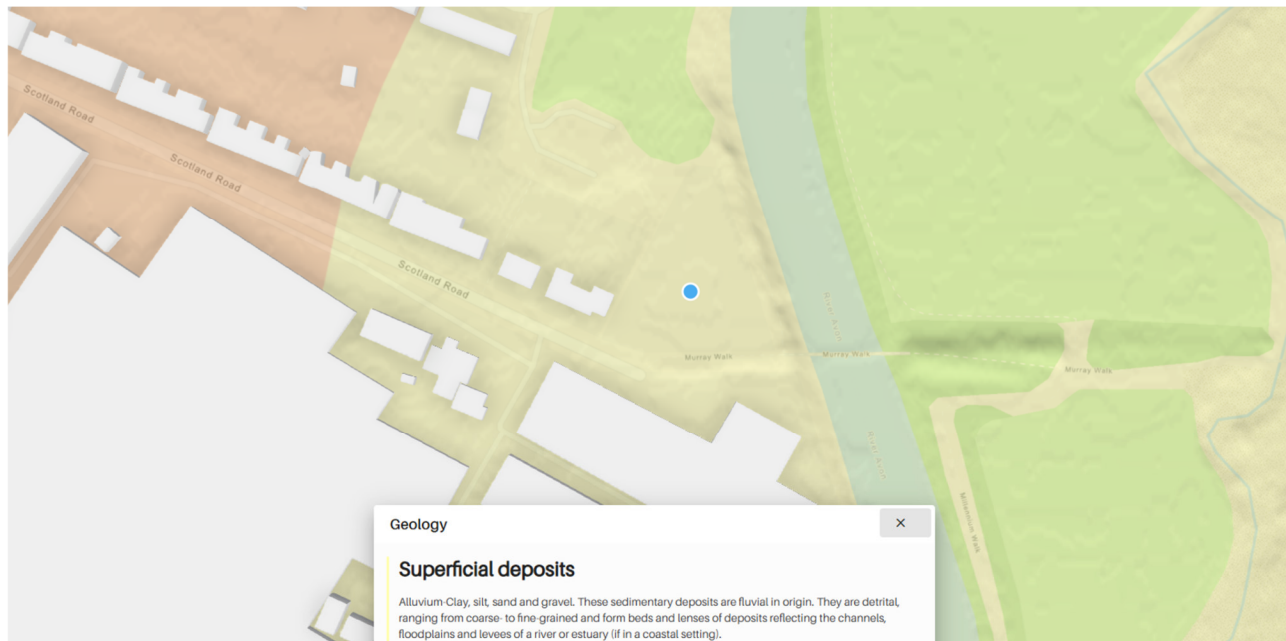


Figure 2. Geology of Britain Viewer – Superficial Deposits (BGS)

3.1.4 The BGS records reviewed can be found within **Appendix D**.

3.2 Groundwater

3.2.1 Groundwater investigation and monitoring has not been undertaken on-site.

3.2.2 Mapping managed by MAGIC (magic.defra.gov.uk) provides geographic information concerning the natural environment from across government. This mapping tool has been referred to in order to confirm whether the site is located within either any groundwater source protection zones or groundwater vulnerability zones.

3.2.3 The site is shown to be located within an area identified as being a 'Secondary A' bedrock aquifer, in addition to an 'Unproductive' superficial drift aquifer.

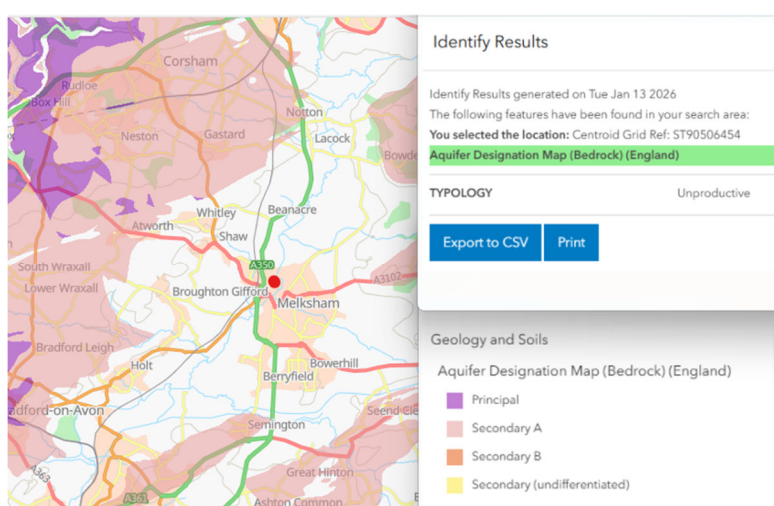


Figure 4. Aquifer Designation Map - Bedrock Aquifer (DEFRA)

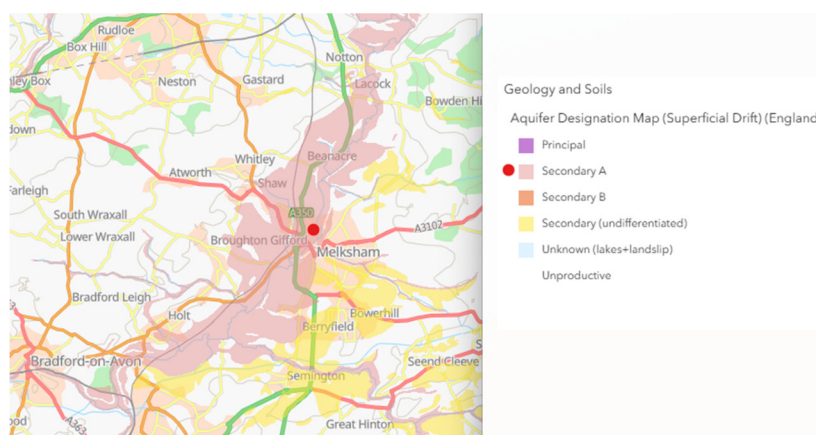


Figure 5. Aquifer Designation Map – Superficial Drift (DEFRA)

3.2.4 The site is located within a 'Medium - Low groundwater vulnerability zone'.



Figure 6. Groundwater Vulnerability Map (DEFRA)

3.2.5 The site does not fall within any drinking water protected areas (surface water), drinking water safeguard zones (surface water or groundwater) or source protection zones.

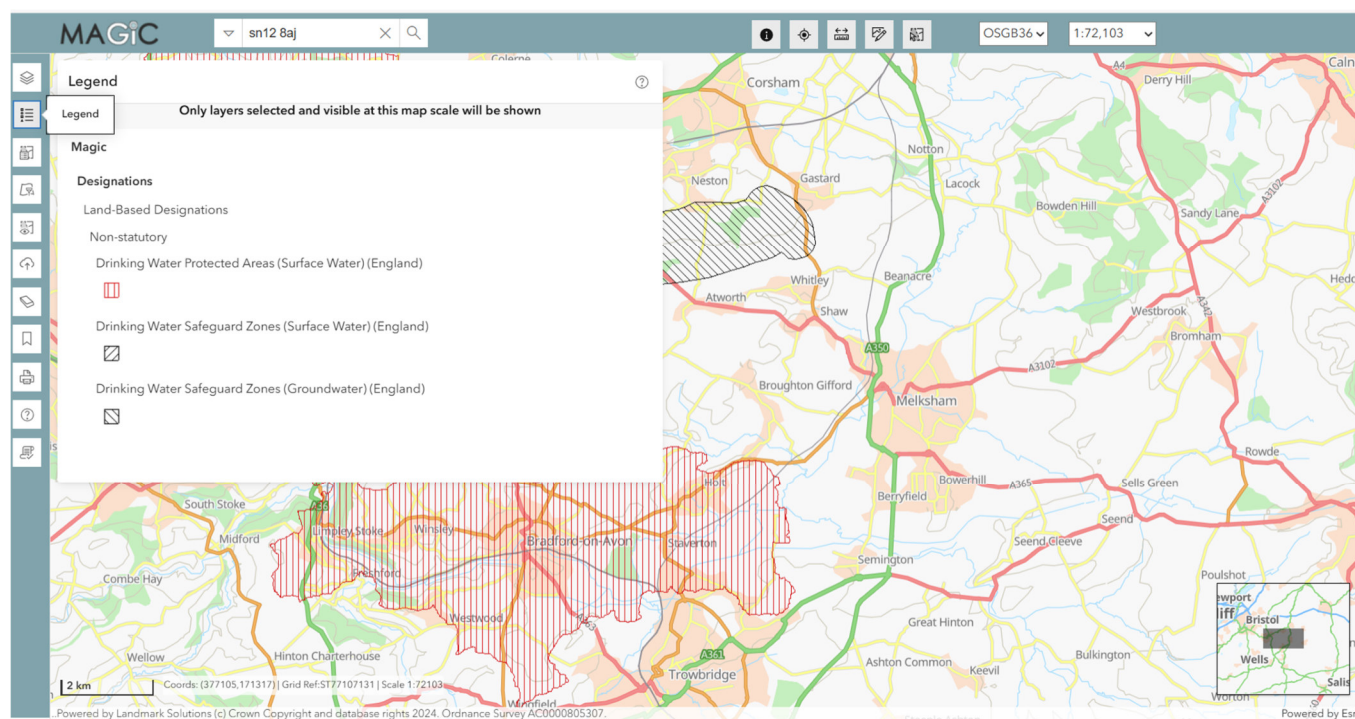


Figure 7. Drinking Water Protected Areas (Surface Water), Drinking Water Safeguard Zones (Surface Water and Groundwater and Source Protection Zone Map (DEFRA)

4 EXISTING DRAINAGE

4.1 Surface Water

- 4.1.1 The local sewerage authority is Wessex Water. Public sewer records have been obtained from Wessex Water, as contained within this report in **Appendix C**.
- 4.1.2 There are no public surface water sewers on site, or within the wider vicinity of the site.
- 4.1.3 The site is currently served by positive drainage infrastructure via an existing road gully which is assumed to drain to the Main River to the east boundary. The existing below ground drainage infrastructure however, has not been verified.
- 4.1.4 River Avon (Main River) is located immediately beyond the eastern boundary of the site.
- 4.1.5 A greenfield run-off rates have been established in relation to the site area (2435m²) using HR Wallingford's 'Greenfield run-off rate estimation' tool. The calculated rates are as follows:

	Site Area (2435m ²)
QBAR	0.3 l/s
1 in 1 Year	0.2 l/s
1 in 2 Year	0.3 l/s
1 in 10 Year	0.5 l/s
1 in 30 Year	0.6 l/s
1 in 100 Year	0.8 l/s
1 in 200 Year	0.9 l/s

- 4.1.6 The site is currently fully impermeable. Brownfield run-off rates will be greater than the greenfield run-off rates as established above.
- 4.1.7 Based on a flat rainfall rate methodology with a rainfall intensity of 50mm an hour, the impermeable area of 4,135m² will generate a rate of brownfield run-off totalling 33.82 l/s.

4.2 Foul Water

- 4.2.1 The local sewerage authority is Wessex Water. Public sewer records have been obtained from Wessex Water, as contained within this report in **Appendix C**.
- 4.2.2 There are no public foul water sewers on site, or within the wider vicinity of the site.
- 4.2.3 The nearest public foul sewer is located within Scotland Road approximately 50m west of the site boundary. MH 4501 appears to be a head of run for a 150mm dia. public foul water sewer shown to be flowing in a westerly direction.

4.3 Highway Drainage

- 4.3.1 The Wessex Water records confirm Scotland Road is drained by road gullies both sides, which drain to a highway drain shown to be flowing in an easterly direction and discharging to the Main River.

5 PROBABILITY

5.1 Sources of Information

- 5.1.1 The National Planning Policy Framework (NPPF) requires that all sources of flooding are considered being tidal, fluvial, pluvial, groundwater, sewers and man made canals/reservoirs.
- 5.1.2 The likelihood of the site flooding has been established by reviewing the following information:
- Environment Agency Flood Maps for Planning
 - Long-Term Flood Risk Service (Gov.uk)
 - EHDC Strategic Flood Risk Assessment
 - Thames Water Historic Sewer Flooding Report

5.2 Flood Map Analysis

- 5.2.1 The site is located in Flood Zone 2 in both the present day, and in respect of climate change (Flood Maps for Planning).

Flood Zone	Definition
Zone 1 Low Probability	Land having a less than 0.1% annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map for Planning – all land outside Zones 2, 3a and 3b).
Zone 2 Medium Probability	Land having between a 1% and 0.1% annual probability of river flooding; or land having between a 0.5% and 0.1% annual probability of sea flooding. (Land shown in light blue on the Flood Map).
Zone 3a High Probability	Land having a 1% or greater annual probability of river flooding; or land having a 0.5% or greater annual probability of sea. (Land shown in dark blue on the Flood Map).
Zone 3b The Functional Floodplain	This zone comprises land where water from rivers or the sea has to flow or be stored in times of flood. The identification of function floodplain should take account of local circumstances and not be defined solely on rigid probability parameters. Functional floodplain will normally comprise: • Land having a 3.3% or greater annual probability of flooding, with any existing flood management infrastructure operating effectively; or • Land that is designed to flood (such as a flood attenuation scheme), even if it would only

flood in more extreme events (such as 0.1% annual probability flooding).

Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map).

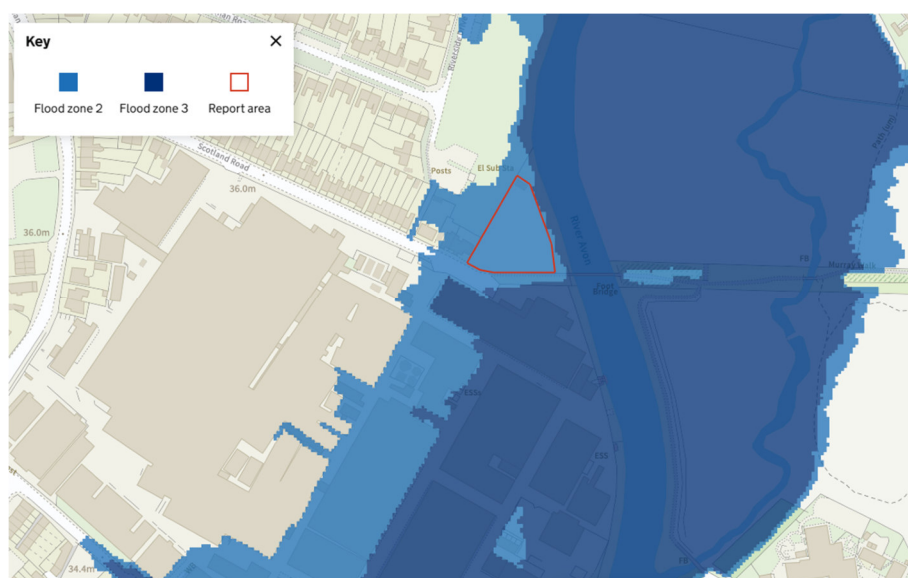


Figure 8. Flood Maps for Planning – Present Day (Gov.uk)

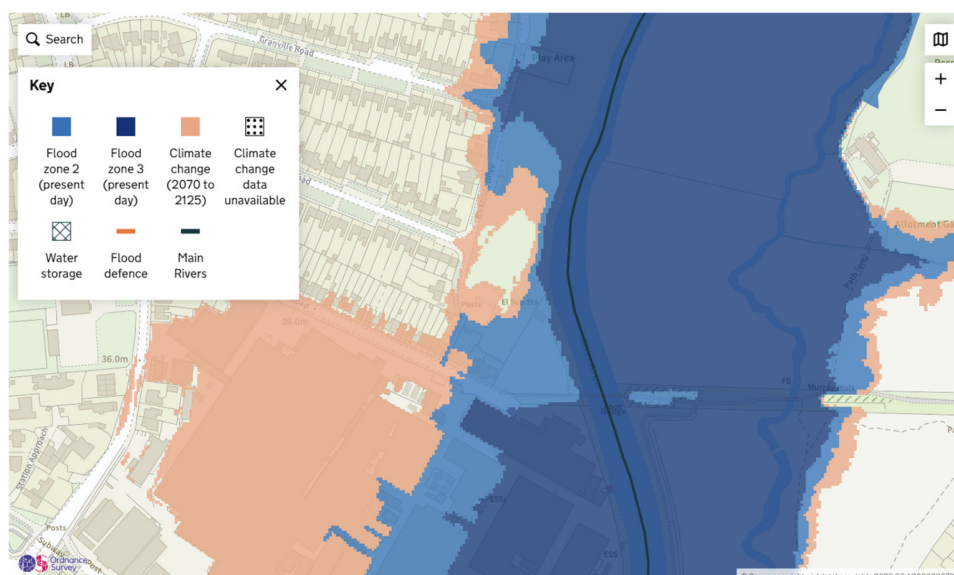


Figure 9. Flood Maps for Planning – Climate Change 2070 – 2125 (Gov.uk)

5.2.2 The location of the site is identified as being at 'Very Low' risk of surface water flooding. Extents of the yards (drained low point) are identified as being at increased risk of surface water flooding, ranging from 'Low' (1 in 1000) to 'High' (1 in 30). These extents correspond with a low point within the existing yard area.



Figure 10. Flood Maps for Planning – Surface Water 1 in 30 (Gov.uk)



Figure 11. Flood Maps for Planning – Surface Water 1 in 100 (Gov.uk)

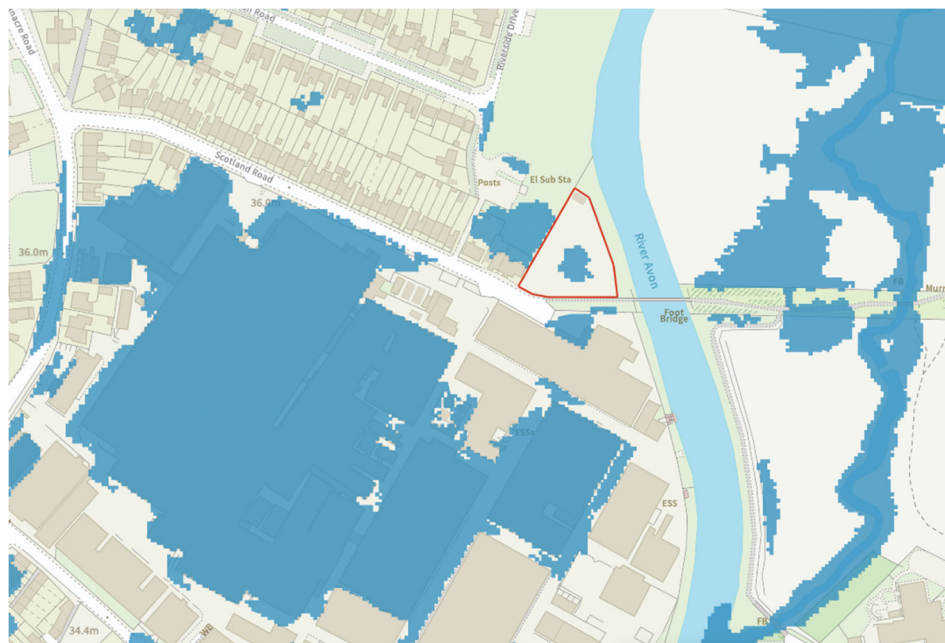


Figure 12. Flood Maps for Planning – Surface Water 1 in 1000 (Gov.uk)

- 5.2.3 The Long-term Flood Risk Service indicates that the site is outside of groundwater flood alert areas and that flooding from reservoirs is 'unlikely' in this area.
- 5.2.4 BP Civils has obtained Flood Risk Assessment Data (formerly 'Product 4') from the Environment Agency and data is contained within **Appendix E**.
- 5.2.5 JFLOW mapping supplied by the Environment Agency highlights the site is located in an area where flooding up to 0-0.5m depth could occur for the 1:100yr event and 0.5-1.0m for the 1:1000yr event.

5.3 Historic Flooding

- 5.3.1 No instances of historic flooding have been identified at the site, upon review of the information available at the time of undertaking this flood risk assessment.

5.4 Summary of Flood Risk

5.4.1 The potential sources of flooding are:

Source of Flooding	Level of Risk
Rivers and Coastal	Medium The site is located in Flood Zone 2 in both the present day and in respect of current climate change mapping.
Surface Water	Low Flood Maps for Planning identifies the site as being at 'Very Low' risk of surface water flooding in relation to the area where the storage is located. Area of the site are identified as being at increased risk of surface water flooding ('Low' to 'High' risk), corresponding with a low point within the existing yard which is positively drained so is not considered high risk where this will drain down.
Groundwater	Low Groundwater investigation and/or monitoring has not been undertaken at the site. Groundwater levels specific to the site itself have not been confirmed, but of the information reviewed, the site is assessed as being at 'Low' risk of groundwater flooding. Should groundwater emerge on site, flooding is unlikely; run-off would follow the natural topography of the site and wider area.
Sewers	Very Low No evidence of historic sewer flooding has been identified. The local Public Highway is also positively drained.
Artificial Sources	None The site is not identified as being at risk of flooding from such sources.

5.4.2 The site has been assessed as being at 'Low' or 'Medium' risk of flooding from all of the potential sources of flooding as identified in the above table.

6 PROPOSED DEVELOPMENT

6.1 Description of Development

- 6.1.1 The planning application for which this Flood Risk Assessment has been prepared proposal to use the existing yard for storage containers. Drawings demonstrating the site arrangement are contained in **Appendix B**.
- 6.1.2 The type of development falls within the "Less Vulnerable" (storage & distribution/car park) flood risk vulnerability classification (Annex 3: Flood risk vulnerability classification, NPPF) and is appropriate in Flood Zone 2 (Flood Risk and Coastal Change Table 2).

Flood Zones	Flood Risk Vulnerability Classification				
	Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible
Flood Zone 1	✓	✓	✓	✓	✓
Flood Zone 2	✓	Exception Test Required	✓	✓	✓
Flood Zone 3a†	Exception Test Required †	✗	Exception Test Required	✓	✓
Flood Zone 3b*	Exceptions Test Required *	✗	✗	✗	✓*

✓ = Development is appropriate
 ✗ = Development should not be permitted

- 6.1.3 The site is currently fully impermeable (2435m²) and will remain as such post development.
- 6.1.4 The existing yard hard paved area is positively drained via any existing road gully. It is proposed that the site will continue to drain by its existing means. No changes are proposed to the current surface water drainage arrangement.

7 SEQUENTIAL AND EXCEPTION TESTS

7.1 Sequential Test

- 7.1.1 Paragraph 024 of Flood Risk and Coastal Change confirms that *'The Sequential Test ensures that a sequential, risk-based approach is followed to steer new development to areas with the lowest risk of flooding, taking all sources of flood risk and climate change into account. Where it is not possible to locate development in low-risk areas, the Sequential Test should go on to compare reasonably available sites; within medium risk areas; and then, only where there are no reasonably available sites in low and medium risk areas, within high-risk areas.'*
- 7.1.2 Paragraph 175 of the National Planning Policy Framework (NPPF) states that *'The sequential test should be used in areas known to be at risk now or in the future from any form of flooding, except in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk).'*
- 7.1.3 The site is located within Flood Zone 2, present day and Flood Zone 2 with consideration of climate change.
- 7.1.4 The proposed re-use of the existing yard hard paved area is located fully within Flood Zone 2.
- 7.1.5 The site is identified as being at risk of flooding in respect of surface water in the 1 in 30, 1 in 100 or the 1 in 1000 annual exceedance probability events, however the site is positively drained by an existing road gully.
- 7.1.6 Access and escape routes are available, as existing, to the south/west via Scotland Road towards Flood Zone 1.
- 7.1.7 In view of the above factors, the Sequential Test is passed.

7.2 Exception Test

- 7.2.1 Paragraph 031 of Flood Risk and Coastal Change states *'The Exception Test requires two additional elements to be satisfied (as set out in paragraph 164 of the National Planning Policy Framework) before allowing development to be located or permitted in situations where suitable sites at lower risk of flooding are not available following application of the sequential test. It should be demonstrated that; development that has to be in a flood risk area will provide wider sustainability benefits to the community that outweigh flood risk; and the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.'*
- 7.2.2 As detailed in 6.1.2, "Less Vulnerable" development is appropriate in Flood Zones 2, and application of the exception test is not required.

8 PROPOSED SURFACE WATER DRAINAGE STRATEGY

8.1.1 The National Standards for Sustainable Drainage Systems (June 2025) detail principles and standards for the management of surface water run-off for new infrastructure and development.

8.1.2 There are two types of standards:

- i. The hierarchy standard (Standard 1) gives criteria for prioritising the choice of final run-off destination
- ii. Fixed standards (Standards 2 to 7) state the minimum design criteria that all surface water drainage systems should satisfy and how they should be built, maintained and operated.

Both types of standards have accompanying requirements which provide details on how to interpret, deliver and evaluate each standard.

8.1.3 The seven standards are complementary, and the delivery of each standard should support delivery of the other standards. A surface water drainage system design that delivers multiple benefits will include a range of features and each of these should contribute to the delivery of several, if not all, of the standards.

8.1.4 There may be specific circumstances or constraints, such as the type or size of a development that mean it is not possible to deliver one or more of the standards. In these circumstances the opportunity to meet the standard shall be maximised and justification be developed in consultation with the approving body, who may agree to a departure unless regulatory controls prohibit such a departure.

8.1.5 The National Standards for Sustainable Drainage Systems can be viewed at <https://www.gov.uk/government/publications/national-standards-for-sustainable-drainage-systems/national-standards-for-sustainable-drainage-systems-suds>

8.2 Standard 1: Run-off Destinations

A 'SuDS approach' shall be adopted to address the management of surface water by the development and where it should be discharged. Runoff shall be treated as a resource and managed in a way that avoids negative impacts of the development on flood risk, the morphology and water quality of receiving waters and the associated ecology.

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
- Infiltrated to ground
- Discharged to an above ground surface water body
- Discharged to a surface water sewer, or another piped surface water drainage system
- Discharged to a combined sewer
- 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.

Note 1: priority 1 is the highest priority and priority 5 is the lowest.

Note 2: for the purposes of this standard, a combined sewer is a sewer intended to receive both foul sewage and surface runoff and does not include a sewer intended to receive only foul sewage, even if it has the capacity to accommodate additional flows or has an element of surface water in it already.

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.

Where more than one final destination is utilised, each final destination's ability to accept runoff shall be maximised in order of priority.

- 8.2.1 Potential run-off destinations have been considered, in accordance with the hierarchy detailed within the National Standards for Sustainable Drainage Systems (June 2025), in respect of the proposed development:

Run-off Destination	Viable?	Justification
Collected for non-potable use	No	Standard 1 states that rainwater harvesting shall be considered where there is a demand for non-potable water, as well as if there is a need for landscape irrigation. Neither are applicable in respect of the proposed development, therefore rainwater re-use is not considered appropriate.
Infiltrated to ground	No	BGS mapping identifies a CLAY bedrock underlying the site. The existing yard is already served by positive drainage.
Discharged to an above ground surface water body	No	The existing yard is already served by positive drainage.
Discharged to a surface water sewer, or another piped surface water drainage system	Yes	The existing yard is already served by positive drainage.
Discharged to a combined sewer	No	No combined sewers exist within the vicinity of the site.

- 8.2.2 It is proposed that the site will continue to drain by its existing means. No changes are proposed to the

current surface water drainage arrangement.

8.3 Standard 2: Management of Everyday Run-off (Interception)

Apply a 'SuDS approach' so that at least the first 5mm of rainfall for the majority of rainfall events does not result in run-off from the site to surface waters or piped drainage systems.

Evidence shall be provided that the approach to managing run-off from 'everyday' rainfall has been developed alongside and in support of the management of run-off quality (Standard 4) and the delivery of amenity and biodiversity benefits (Standards 5 and 6).

8.3.1 It is proposed that the site will continue to drain by its existing means. No changes are proposed to the current surface water drainage arrangement.

8.3.2 In view of the above Standard 2: Management of Everyday run-off (Interception) is not applicable.

8.4 Standard 3: Management of Extreme Rainfall and Flooding

A 'SuDS approach' shall be adopted to address the management of development run-off during extreme rainfall, including allowances for climate change and urban creep to:

- protect people and property on the development from flooding of the surface water drainage system
- mitigate any increased flood risk to people and property adjacent to or downstream of the development
- protect the receiving water body from morphological damage or minimise the impact on sewer capacity

When discharging to an infiltration feature, the system shall be appropriately sized to accommodate the design event based on ground conditions and contributing areas.

When discharging to an above ground surface water body, sewer or other piped drainage system, the surface water run-off (rate and volume) for the 1% annual exceedance probability (AEP) event shall be controlled to ensure the run-off from the development does not increase flood risk elsewhere.

When discharging to an above ground surface water body, sewer or other piped drainage system, the surface water run-off rate for the 50% AEP event shall be controlled to ensure development run-off from an event of this magnitude has no negative impact.

Any flooding from the surface water drainage system for events up to the 1% AEP event shall be managed within the development.

Any flooding from off-site sources for the 1% AEP event should be managed on site or safely routed through the site, ensuring any downstream risks are not increased compared to the pre-development scenario.

The risks (both on and off the development) associated with flooding from the surface water drainage system for exceedance events greater than the 1% AEP event shall be appropriately managed.

8.4.1 It is proposed that the site will continue to drain by its existing means. No changes are proposed to the current surface water drainage arrangement.

8.4.2 In view of the above Standard 3: Management of Extreme rainfall and flooding is not applicable.

8.5 Standard 4: Water Quality

Apply a 'SuDS approach' that protects surface waters, groundwater and coastal waters by managing the quality of the surface water run-off to adequately address water quality risks from development.

The proposed SuDS management train(s) shall be based on robust water quality risk assessment, appropriate to the pollution hazard and sensitivity of receiving waters, reflecting industry recognised guidance or other quantitative assessment as agreed with the approving body and permitting requirements.

8.5.1 It is proposed that the site will continue to drain by its existing means. No changes are proposed to the current surface water drainage arrangement.

8.5.2 In view of the above Standard 4: Water Quality is not applicable.

8.6 Standard 5: Amenity

A 'SuDS approach' shall be adopted that maximises benefits for amenity through the creation of multi-functional places and landscapes.

8.6.1 It is proposed that the site will continue to drain by its existing means. No changes are proposed to the current surface water drainage arrangement.

8.6.2 As a result, there is no scope for the drainage system to provide amenity benefit.

8.6.3 In view of the above Standard 5: Amenity is not applicable.

8.7 Standard 6: Biodiversity

A 'SuDS approach' shall be adopted to ensure the surface water drainage system maximises biodiversity benefits throughout the development lifecycle.

The surface water drainage system shall add biodiversity value by:

- creating diverse, self-sustaining, resilient local ecosystems which contribute to net gains in biodiversity
- supporting and promoting natural local habitat and species, for example, through local nature recovery strategies
- contributing to the delivery of local biodiversity strategies
- contributing to habitat connectivity

- 8.7.1 It is proposed that the site will continue to drain by its existing means. No changes are proposed to the current surface water drainage arrangement.
- 8.7.2 As a result, there is no scope for the drainage system to provide biodiversity benefit.
- 8.7.3 In view of the above Standard 5: Biodiversity is not applicable.

8.8 **Standard 7: Design of Drainage for Construction, Operation, Maintenance, Decommissioning and Structural Integrity**

A 'SuDS approach' shall be adopted to ensure that surface water drainage systems are designed so they can be easily and safely constructed, operated and maintained taking account of the need to minimise negative impacts on natural resources and the environment.

The designer shall provide a management and maintenance plan that supports the design objectives detailed in standards 1 to 6 and ensures the performance of the surface water drainage system with regards to run-off destinations, everyday and extreme rainfall, water quality, amenity and biodiversity is maintained throughout the lifetime of the development.

Surface water drainage design shall examine for the likelihood and consequences of potential failure scenarios that may occur during the operation phase and safely manage the associated risks.

The surface water drainage system shall be designed to ensure structural integrity of all components under anticipated loading conditions for the design life of the development so that it does not affect the structural integrity of any existing or proposed components within, or adjacent to, the development.

- 8.8.1 Maintenance is required to ensure the long-term operational performance of the proposed surface water drainage system.
- 8.8.2 The drainage system has been designed to minimise maintenance requirements; however a number of key tasks will need to be undertaken so that the system remains in optimal condition. These operations are summarised in the table below, along with the required frequency of works:

Drainage System feature	Proposed maintenance / remedial works	Required frequency of works
Catch pits, gully sumps and drains	Inspection and additional cleansing as required.	Annual
	Desilting	Year 1, Year 3, then every 5 years
Pipework	Jetting to clear blockages	As required

- 8.8.3 The responsibility of maintenance regime will rest with the owner/occupier.
- 8.8.4 It is not envisaged that any materials are to be stored on site once the development has been completed, which could cause major spills and/or potential pollution issues within the drainage system.
- 8.8.5 If this situation alters in the future consultation with a specialist will be required in order to confirm if any upgrades to the existing system are necessary.
- 8.8.6 Any future alterations to the foul and/or surface water drainage systems should confirmed by a specialist.

- 8.8.7 A separate document detailing management and maintenance particulars shall be provided upon completion of the proposed development.

9 PROPOSED FOUL WATER DRAINAGE STRATEGY

9.1.1 There are no public foul water sewers on site, or within the wider vicinity of the site.

9.2 Climate Change

9.2.1 Gov.uk provides guidance for local planning authorities preparing strategic flood risk assessments and developers and their agents preparing flood risk assessments for planning applications, and development consent orders for nationally significant infrastructure projects.

9.2.2 Climate change allowances are predictions of anticipated change for peak river flow, peak rainfall intensity, sea level rise and offshore wind speed and extreme wave height.

9.2.3 Allowance for climate change shall be provided in the undertaking of site-specific flood risk assessments where new development is proposed to minimise vulnerability and provide resilience to flooding and coastal change.

9.2.4 The 'Peak Rainfall Allowances Map' shows anticipated changes in peak rainfall intensity.

9.2.5 Based on the latest allowances, for the 3.3% annual exceedance rainfall event, an increase of 40% should be applied to peak rainfall in relation to the proposed development.

9.2.6 For the 1% annual exceedance rainfall event, an increase of 45% should be applied to peak rainfall in relation to the proposed development.

9.2.7 The planning application for which this Flood Risk Assessment has been prepared to for re-use of an existing yard for storage containers. No material change is proposed and existing drainage methods are to be retained.

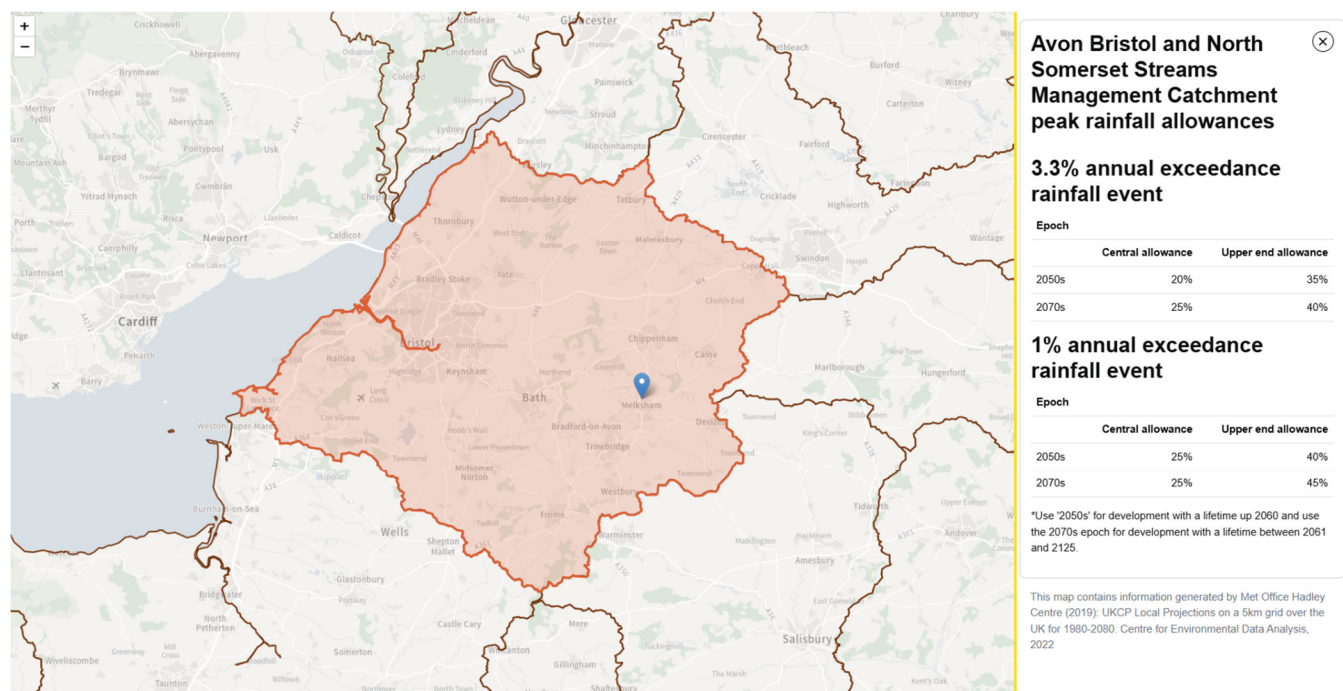


Figure 14. Climate Change Allowances – Peak Rainfall Allowances (Gov.uk)

9.3 Urban Creep

9.3.1 No allowance or consideration is required in respect of urban creep.

10 RESIDUAL RISK AND MITIGATION

10.1 Residual Risk

10.1.1 The following residual risks have been identified in relation to the proposed development:

- i. Increased flow through the adjacent Main River as a result of climate change causing flooding to the site
- ii. Blockage of the adjacent Main River as a result of debris or otherwise, causing flooding to the site
- iii. Extreme rainfall events that exceed the design criteria used for the drainage system causing surface water flooding
- iv. Blockage/failure of the proposed drainage system causing flooding to the site
- v. Surface water flooding of existing yard
- vi. Surcharged outfall scenario, resulting in flooding at the site

10.2 Mitigation

10.2.1 Consideration has been taken to the residual risks stated in Section 10.1, and the following mitigation measures are proposed:

- i. JFLOW mapping supplied by the Environment Agency highlights the site is located in an area where flooding up to 0-0.5m depth could occur for the 1:100yr event and 0.5-1.0m for the 1:1000yr event. The risk of the existing yard being flooded will remain, however the container storage will be elevated on block pads which partially mitigates the risk of damage to storage. The block pad will also allow mitigates water being compounded where surface water and/or flood water can adhere to the existing surface which conveys run-off towards the existing road gully.
- ii. Should any blockage occur, flooding may be experienced. As mentioned above, the proposed container storage is elevated on block pads reducing the overall risks.
- iii. It is proposed that the site will continue to drain by its existing means. No changes are proposed to the current surface water drainage arrangement. However, should a more extreme rainfall event occur, there is the potential for the drainage system to be exceeded. In exceedance events, run-off would follow the natural topography of the site, falling towards the adjacent Main River (as existing).
- iv. As in the event of exceedance, should blockage of the on-site drainage system occur, run-off would follow the existing topography of the site, falling towards the adjacent Main River.

- v. Flood Map for Planning does identify the site as being at risk of surface water flooding in the 1 in 30, 1 in 100 or 1 in 1000 annual exceedance probability events. The existing yard is positively drained via an existing road gully therefore will 'drain down' any run-off at the controlled low point. This offers protection and resilience should surface water flooding occur on site.
- vi. The impacts of a surcharged outfall have been considered. The existing yard is positively drained via an existing road gully, however the outfall location has not been confirmed. Should this outfall to the Main River there may be occurrences where run-off is tide locked resulting in additional volume being stored above the existing yard surface.

11 FLOOD RISK MANAGEMENT

11.1 Safe Access and Egress

- 11.1.1 Access to the site will be via the private access road/approach, off Scotland Road. The site is fully within Flood Zone 2, however lower risk areas (Flood Zone 1) are a short distance away approx 50m due west along Scotland Road.
- 11.1.2 The site topographic survey identifies a low point within the existing yard area which corresponds with the areas identified as being at increased risk of surface water flooding.
- 11.1.3 In view of the above factors, safe access and egress is available.

11.2 Flood Warning

- 11.2.1 The site is located fully within Flood Zone 2 as such, it is recommended that the site operations include a suitable Flood Warning System, Flood Plan or Flood Evacuation Plan.

12 OFFSITE IMPACTS

- 12.1.1 The proposed development will not result in any increase in run-off from the site, and therefore will not cause an increase in flood risk off-site.
- 12.1.2 There is to be no increase in impermeable area at the site, and therefore no change in relation to the contributing run-off catchment areas.
- 12.1.3 It is proposed that the site will continue to drain by its existing means. No changes are proposed to the current surface water drainage arrangement.
- 12.1.4 No changes are proposed in respect of foul drainage at the site.

13 SUMMARY

- 13.1.1 The proposed development will involve proposal to use the existing yard for storage containers. The architectural proposals are contained within **Appendix A**.
- 13.1.2 The site measures 2435m² (0.24Ha) and is currently an unused hard paved yard, formerly known as Cooper Tire & Rubber Company.
- 13.1.3 A topographic survey has been undertaken at the site by J Brotherton & Partners Ltd Surveyors, dated January 2026. The survey identifies levels in the range of 35.36m AOD and 35.68m AOD.
- 13.1.4 The site is located in Flood Zone 2 in both the present day, and in respect of climate change (Flood Maps for Planning).
- 13.1.5 The existing yard hard paved area is positively drained via any existing road gully. It is proposed that the site will continue to drain by its existing means. No changes are proposed to the current surface water drainage arrangement.
- 13.1.6 There are no public foul water sewers on site, or within the wider vicinity of the site.
- 13.1.7 The completion of the development will not increase flood risk on or off the site.
- 13.1.8 In conclusion, this development is suitable with regards to flood risk and surface water drainage.

DRAWINGS

- PL001** Site Location Plan
- PL002** Topographic Survey with Contours
- PL003** Flood Zones Assessment
- PL004** RoFSW Map Assessment
- PL005** Constraints Plan
- PL006** Constraints Plan Overlay



-SITE LOCATION PLAN KEY-

Site Boundary - 2435m² (0.2Ha)



NOTES

A3

1. This drawing is to be read in conjunction with all other BP Civils drawings, and with all relevant Architect's and Engineer's drawings and specification. Any discrepancies found are to be reported immediately to the Engineer.
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4. Any information given regarding existing underground services is given in good faith after consultation with the relevant authority, however accuracy is not certain. The main contractor is responsible for checking all information on site prior to work commencing and taking due care whilst undertaking the works.
5. All dimensions to be checked on site. All details and dimensions relating to sub-contractors work must be checked and agreed between the sub-contractor or supplier and the general contractor.
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-	-	Original Issue
Rev.	Date	Amendments

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www.bpcivils.co.uk enquiries@bpcivils.co.uk

Drawing Status

PLANNING
NOT FOR CONSTRUCTION

Client

Brant Storage & Removals Ltd

Project

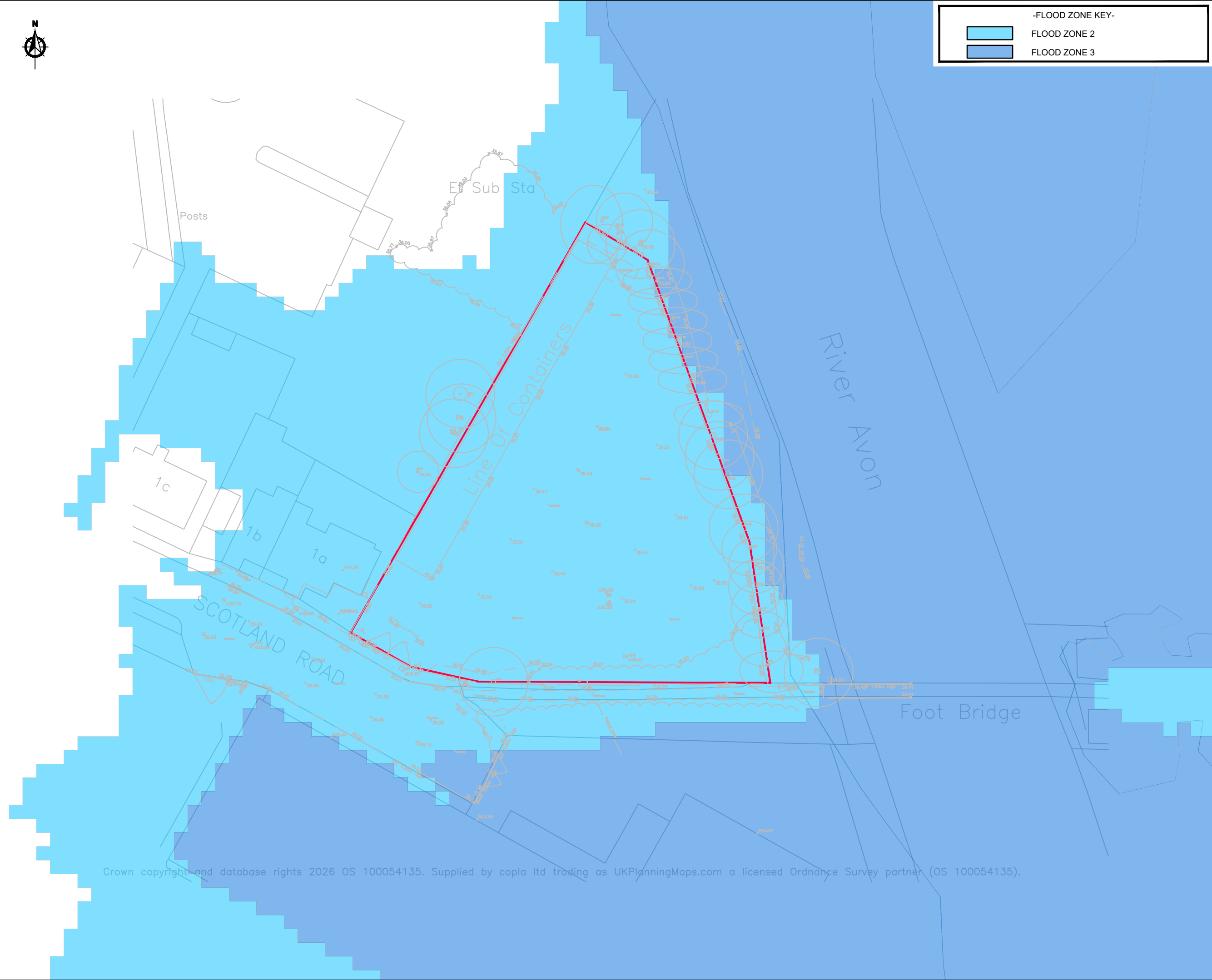
Brant Storage Yard
Scotland Road, Melksham

Drawing Title

Site Location Plan

Scale at A3	Date	Drawn By	Checked By	Project No.
1:500	Feb 26	JHL	MJA	D2424

Drawing Code	Drawing No.	Rev.
000-BPC-WD-ZZ-D-C	PL001	P00



-FLOOD ZONE KEY-

FLOOD ZONE 2

FLOOD ZONE 3

NOTES

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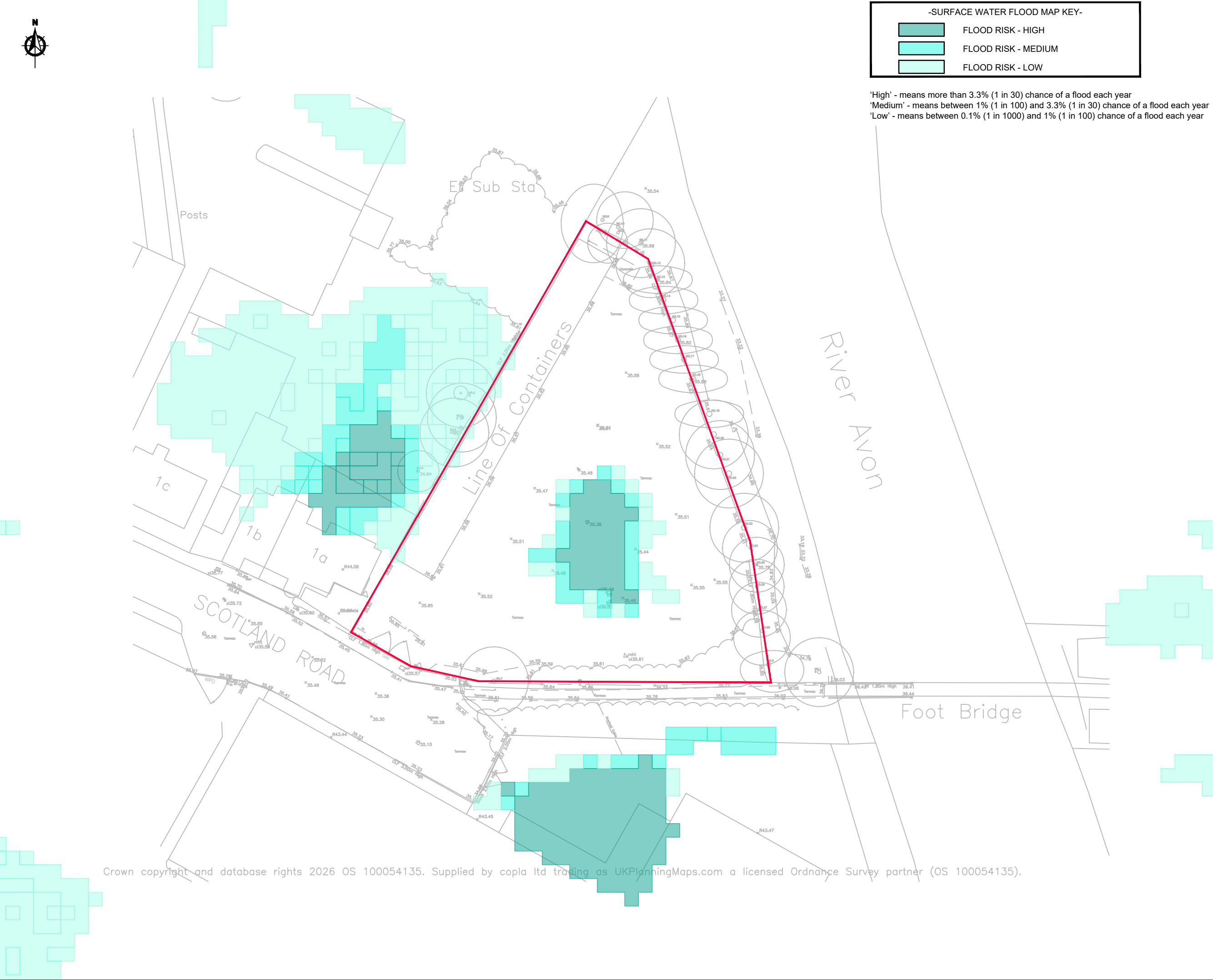
Brant Storage Yard
Scotland Road, Melksham

Drawing Title

Flood Zone Assessment

Scale at A3	Date	Drawn By	Checked By	Project No.
1:500	Feb 26	JHL	MJA	D2424

Drawing Code	Drawing No.	Rev.
000-BPC-WD-ZZ-D-C	PL003	P00



-SURFACE WATER FLOOD MAP KEY-

FLOOD RISK - HIGH

FLOOD RISK - MEDIUM

FLOOD RISK - LOW

'High' - means more than 3.3% (1 in 30) chance of a flood each year
'Medium' - means between 1% (1 in 100) and 3.3% (1 in 30) chance of a flood each year
'Low' - means between 0.1% (1 in 1000) and 1% (1 in 100) chance of a flood each year

NOTES

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Client

Brant Storage & Removals Ltd

Project

Brant Storage Yard

Scotland Road, Melksham

Drawing Title

Risk of Flooding from Surface

Water Map Assessment

Scale at A3

Date

Drawn By

Checked By

Project No.

1:500

Feb 26

JHL

MJA

D2424

Drawing Code

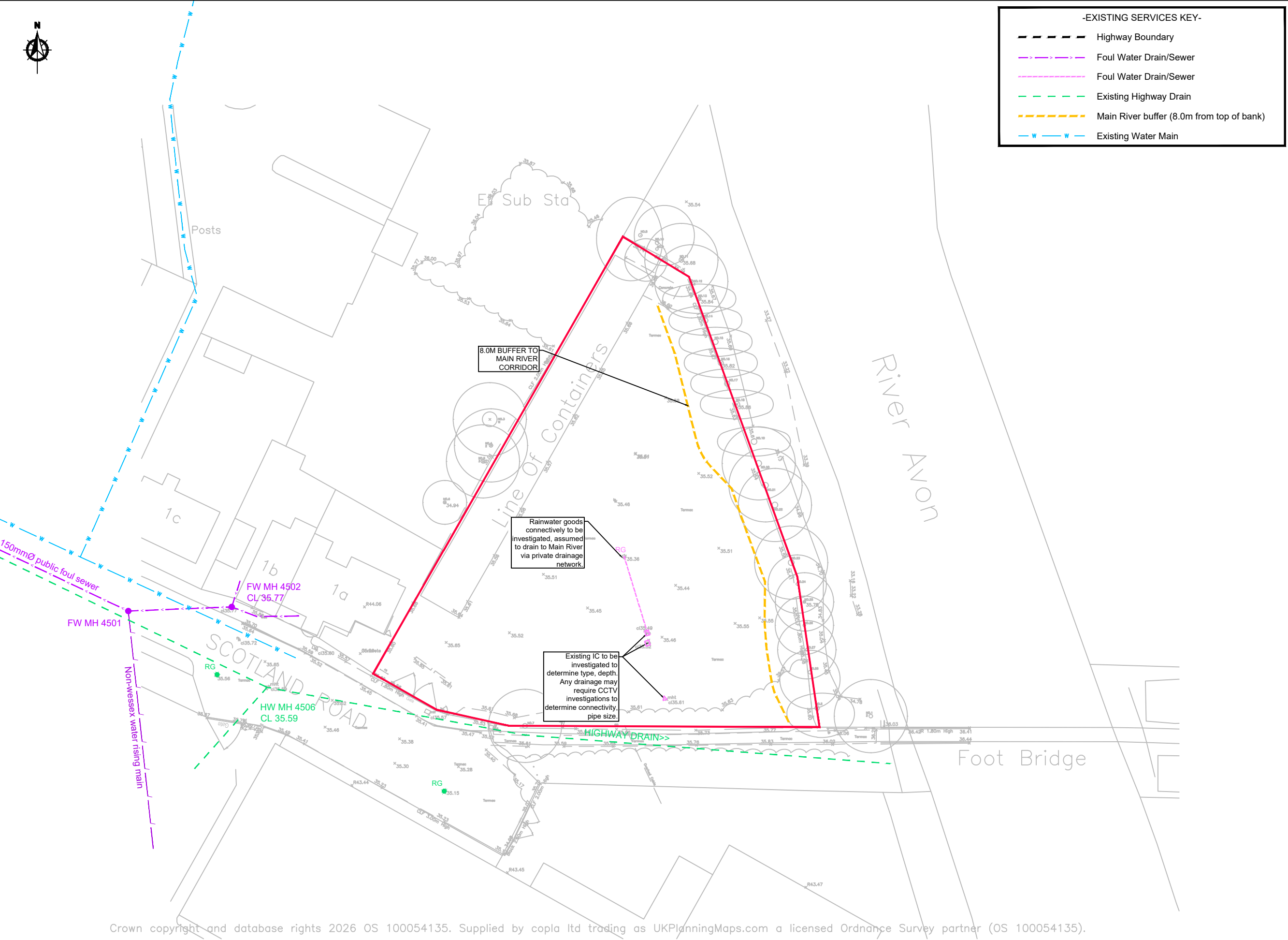
Drawing No.

Rev.

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PL004

P00



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-EXISTING SERVICES KEY-

Highway Boundary

Foul Water Drain/Sewer

Foul Water Drain/Sewer

Existing Highway Drain

Main River buffer (8.0m from top of bank)

Existing Water Main

- NOTES
- A3
1. This drawing is to be read in conjunction with all other BP Civils drawings, and with all relevant Architect's and Engineer's drawings and specification. Any discrepancies found are to be reported immediately to the Engineer.

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Client

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Project

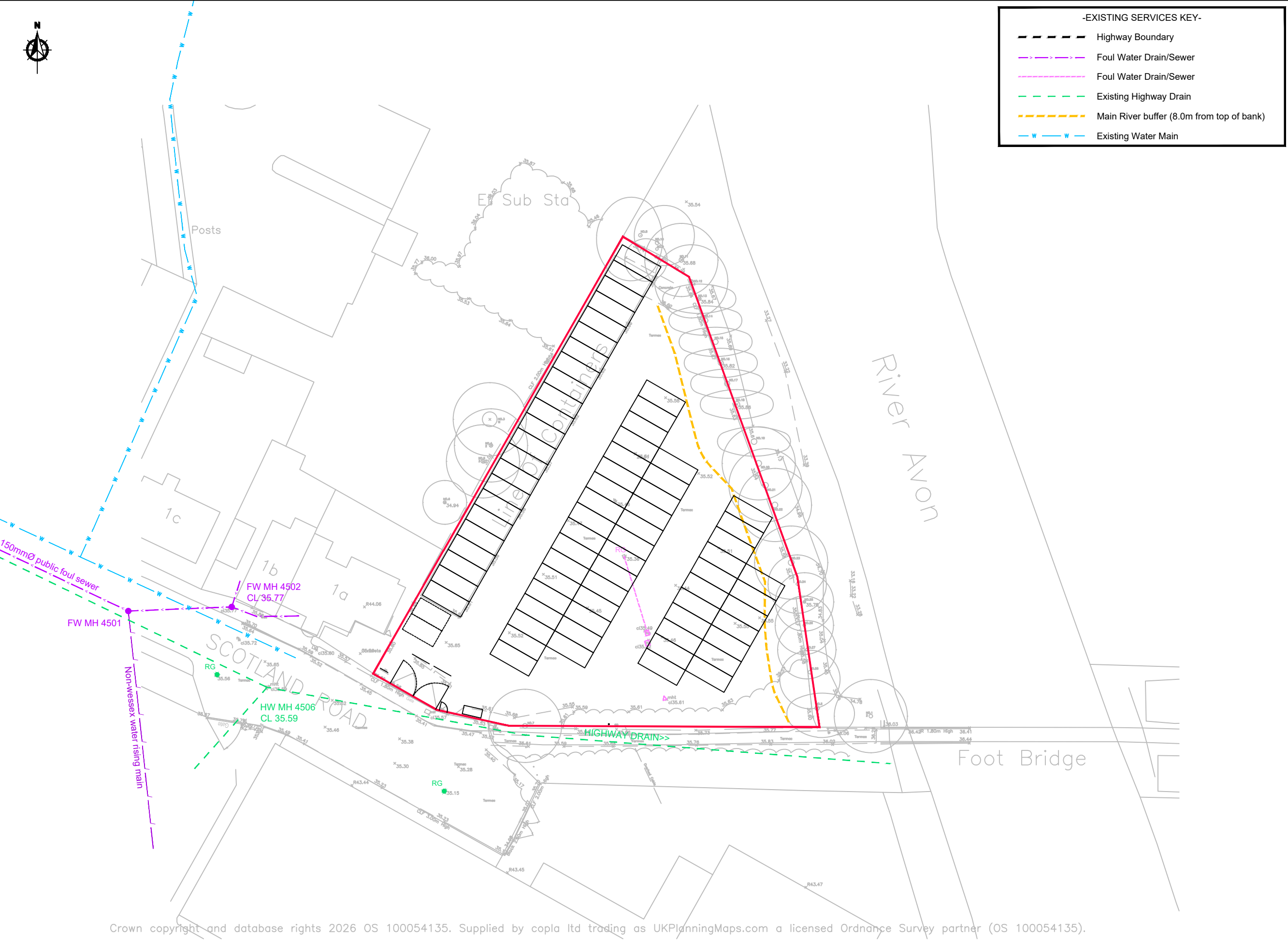
Brant Storage Yard
Scotland Road, Melksham

Drawing Title

Constraints Plan

Scale at A3	Date	Drawn By	Checked By	Project No.
1:500	Feb 26	JHL	MJA	D2424

Drawing Code	Drawing No.	Rev.
000-BPC-WD-ZZ-D-C	PL005	P00



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-EXISTING SERVICES KEY-

Highway Boundary

Foul Water Drain/Sewer

NOTES

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Drawing Status

PLANNING

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Client

Brant Storage & Removals Ltd

Project

Brant Storage Yard

Scotland Road, Melksham

Drawing Title

Constraints Plan

Overlay

Scale at A3

Date

Drawn By

Checked By

Project No.

1:500

Feb 26

JHL

MJA

D2424

Drawing Code

Drawing No.

Rev.

000-BPC-WD-ZZ-D-C

PL006

P00

APPENDICES

Appendix A Site Location Plan



Location Plan



Scale 1:1250 @ A3

- PLANNING -



Appendix B Development Proposal(s)



Proposed Block Plan

0 10 25m

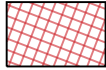
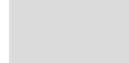
Scale 1:500 @ A3

- PLANNING -

REV 01





-  PROPOSED 72 No. STORAGE CONTAINERS
(CONTAINERS STOOD ON BLOCK PADS)
-  EXISTING FENCE RETAINED (2.5m HIGH MESH
FENCE ON 2.8m CONCRETE POSTS)
-  EXISTING FENCE RETAINED (1.9m HIGH MESH
FENCE ON 2.2m CONCRETE POSTS)
-  EXISTING TARMAC SURFACE RETAINED
-  2 No PARKING BAYS
-  BIN STORAGE AND COLLECTION POINT
-  SECURITY LIGHTING ON PIR (REFER TO DP06)
-  CCTV (REFER TO DP06)
- 1. EXISTING CCTV/LIGHTING POST RETAINED
- 2. EXISTING SPEED BUMPS RETAINED
- 3. EXISTING VEHICULAR AND PEDESTRIAN GATES RETAINED (REFER
TO DP07)
- 4. EXISTING SIGNAGE RETAINED (REFER TO DP07)
- 5. EXISTING TREE RETAINED (NO GROUNDWORKS PROPOSED - ALL
CONTAINERS SIT ON THE EXISTING TARMAC)
- 6. EXISTING SCRUB RETAINED AND ENHANCED
- 7. EXISTING CCTV/LIGHTING POST RETAINED

Proposed Site Plan

0 10 25m

Scale 1:500 @ A3

- PLANNING -

Appendix C Topographic Survey

Posts

El Sub Sta

Line Of Containers

River Avon

Foot Bridge

Tree List							
Number	Species	Trunk Dia	North	East	South	West	Height
NO.1	Sycamore	0.50	5.0	5.0	5.0	5.0	14.0
NO.2	Conifer	0.60	2.0	5.0	4.0	4.0	14.0
NO.3	Unknown	2.00	5.0	5.0	5.0	5.0	12.0
NO.4	Unknown	0.50	5.0	5.0	5.0	5.0	18.0
NO.5	Unknown	0.50	6.0	5.0	5.0	5.0	15.0
NO.6	Unknown	0.40	3.0	3.0	3.0	3.0	6.0
NO.7	Horse Chestnut	0.65	5.0	5.0	5.0	5.0	14.0
NO.8	Conifer	0.50	5.0	5.0	3.0	6.0	14.0
NO.9	Conifer	0.35	1.0	1.0	4.0	4.0	14.0
NO.10	Conifer	0.50	5.0	5.0	3.0	3.0	14.0
NO.11	Conifer	0.60	5.0	5.0	5.0	5.0	14.0
NO.12	Conifer	0.50	5.0	5.0	5.0	5.0	14.0
NO.13	Conifer	0.50	2.0	5.0	2.0	5.0	15.0
NO.14	Conifer	0.70	2.0	5.0	2.0	5.0	15.0
NO.15	Conifer	0.70	2.0	5.0	2.0	5.0	15.0
NO.16	Conifer	0.70	2.0	5.0	2.0	5.0	15.0
NO.17	Conifer	0.70	2.0	5.0	2.0	5.0	15.0
NO.18	Conifer	0.80	2.0	5.0	2.0	5.0	15.0
NO.19	Conifer	0.80	2.0	5.0	2.0	5.0	15.0
NO.20	Conifer	0.80	5.0	5.0	5.0	5.0	15.0
NO.21	Conifer	0.80	5.0	5.0	5.0	5.0	15.0
NO.22	Conifer	0.80	5.0	5.0	5.0	5.0	15.0
NO.23	Conifer	0.80	5.0	5.0	5.0	5.0	15.0
NO.24	Conifer	0.30	4.0	4.0	4.0	4.0	15.0
NO.25	Conifer	0.35	4.0	4.0	4.0	4.0	15.0
NO.26	Conifer	0.35	4.0	4.0	4.0	4.0	15.0
NO.27	Conifer	0.35	4.0	4.0	4.0	4.0	8.0
NO.28	Conifer	0.50	3.0	4.0	5.0	4.0	8.0

Abbreviations

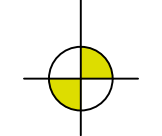
vt	brick wall	rs	rodding eye
bw	board	mp	road name plate
ts	bus stop	mp	road name plate
ts	tee inspection chamber	rs	road sign
cu	cable to cover	▲	5m survey station
cl	clamping channel	mc	stop cock
cl	dropped kerb	at	stop
d	diameter	sv	stop valve
ap	electricity pole	t	traffic light
ar	earth lead	tp	telegraph pole
fb	flower bed	wh	water meter
hy	hydrant	wsc	water stop cock
g	gully	wsv	water stop valve
gv	gas stop cock		
gv	gas stop valve		
th	hydrant		
ic	inspection chamber	bw	barbed wire
jb	junction box	cb	cable barrier
kb	kerb	ci	corrugated iron
lb	letter box	cl	chain link
lp	lamp post	cp	chained parking
me	manhole	pm	post and wire
mer	manhole	pm	post and wire mesh
h	height	ps	post and rail
p	post	cl	close board fence
ph	post hole		
lp	lamp post		

Line types

—	Fences
—	Kerb
—	Walls
—	Stairs
—	Change of Surface
—	Footpath
—	Bank Top
—	Bank Bottom
—	Building
—	Building Overhead
—	Roof heights
—	Flower Bed
—	Overhead Cable
—	Road Edge
—	Hedge Row
—	Canopy
—	Edge of vegetation
—	Multi-directional tree canopy
—	Trunk position at ground level
—	Edge of canopy

Notes

Tree species should be confirmed by a arboricultural consultant if critical
Trunk sizes are measured at 1.5m above ground level
Eaves heights (where shown) are taken at the end of the tile / top of guttering
Ridge heights are taken at the top of the ridge tile.
Service covers indicated where visible at time of survey



Grid North



J. Brotherton & Partners
Land Surveyors & Engineers

Firstfloor: 113 Fosseway Lane
Waterlooville, Hampshire PO8 9RD
Tel: 023 9259 1970
Email: enquiries@jbpe.co.uk
Web: www.jbpe.co.uk

Client: Brant storage and removals ltd

Drawing title: Topographic Land Survey

Location: Scotland Rd, Melksham SN12 8AR

Drawn by: SB
Checked by: JB

Scale: 1:200 @ A1

Date: 23rd January 2020

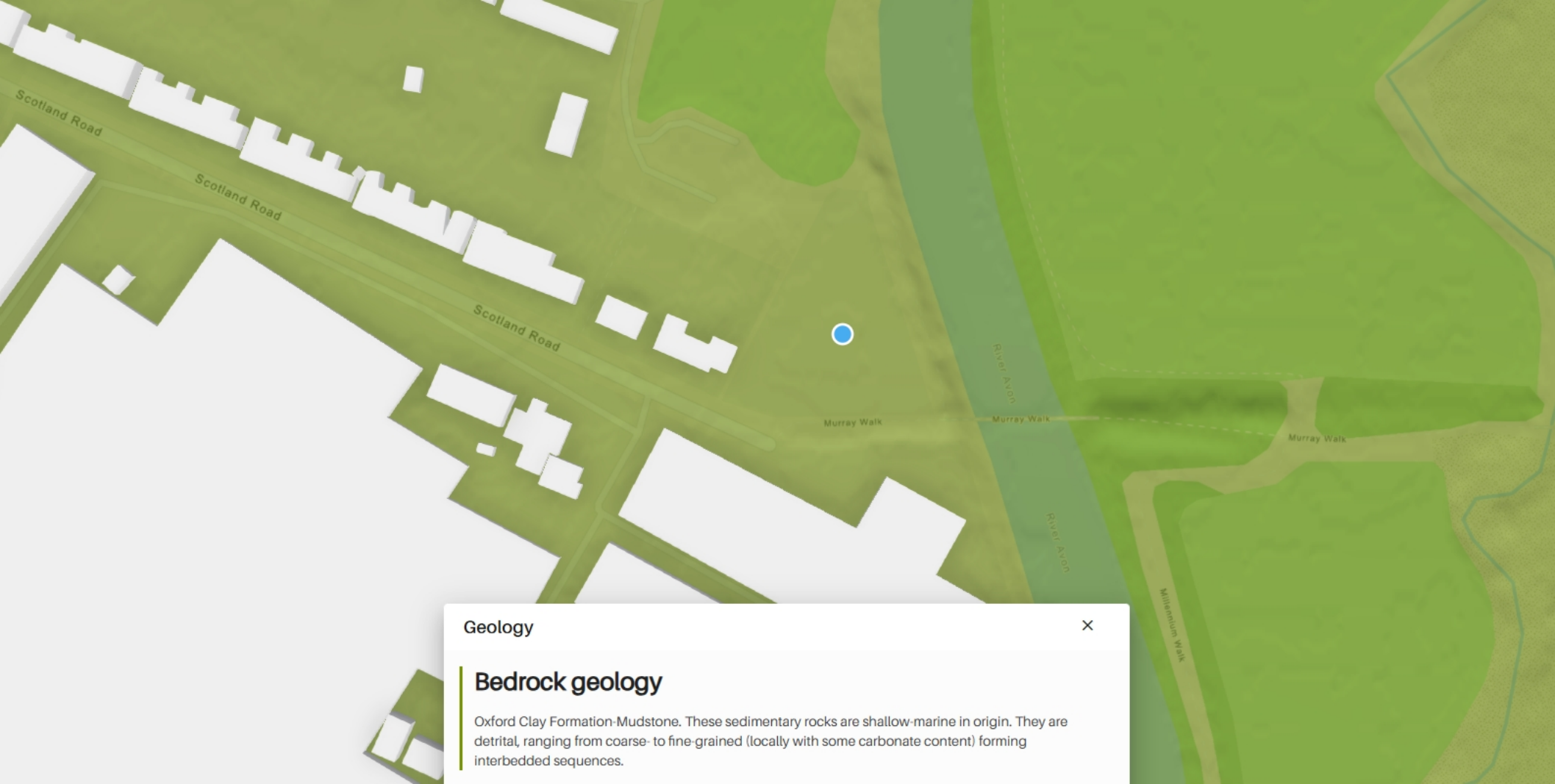
26301

SCALE (when printed)

This drawing has been created for use at a scale of 1:200

All critical dimensions, positions and levels to be checked on site

Appendix D BGS Records

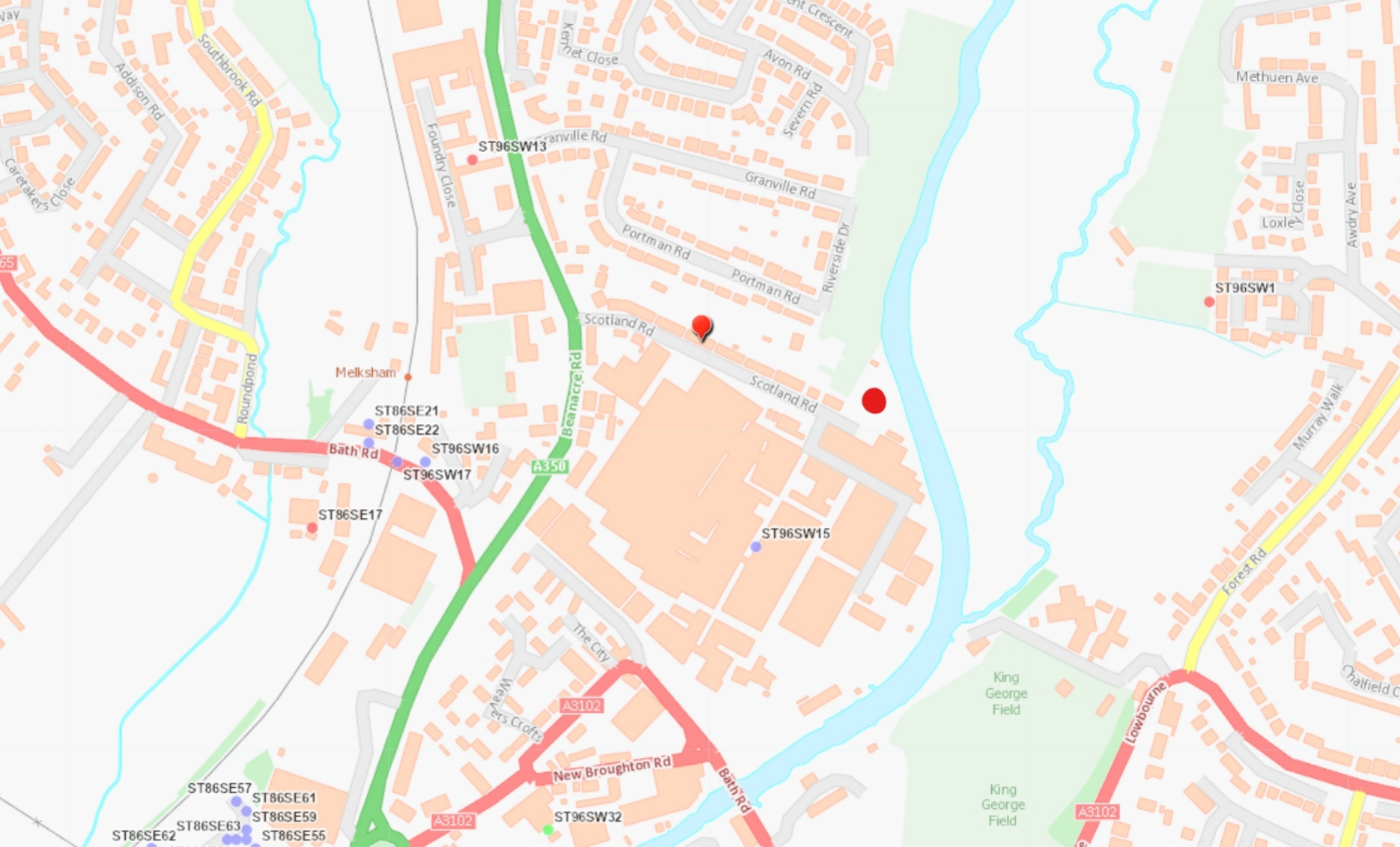


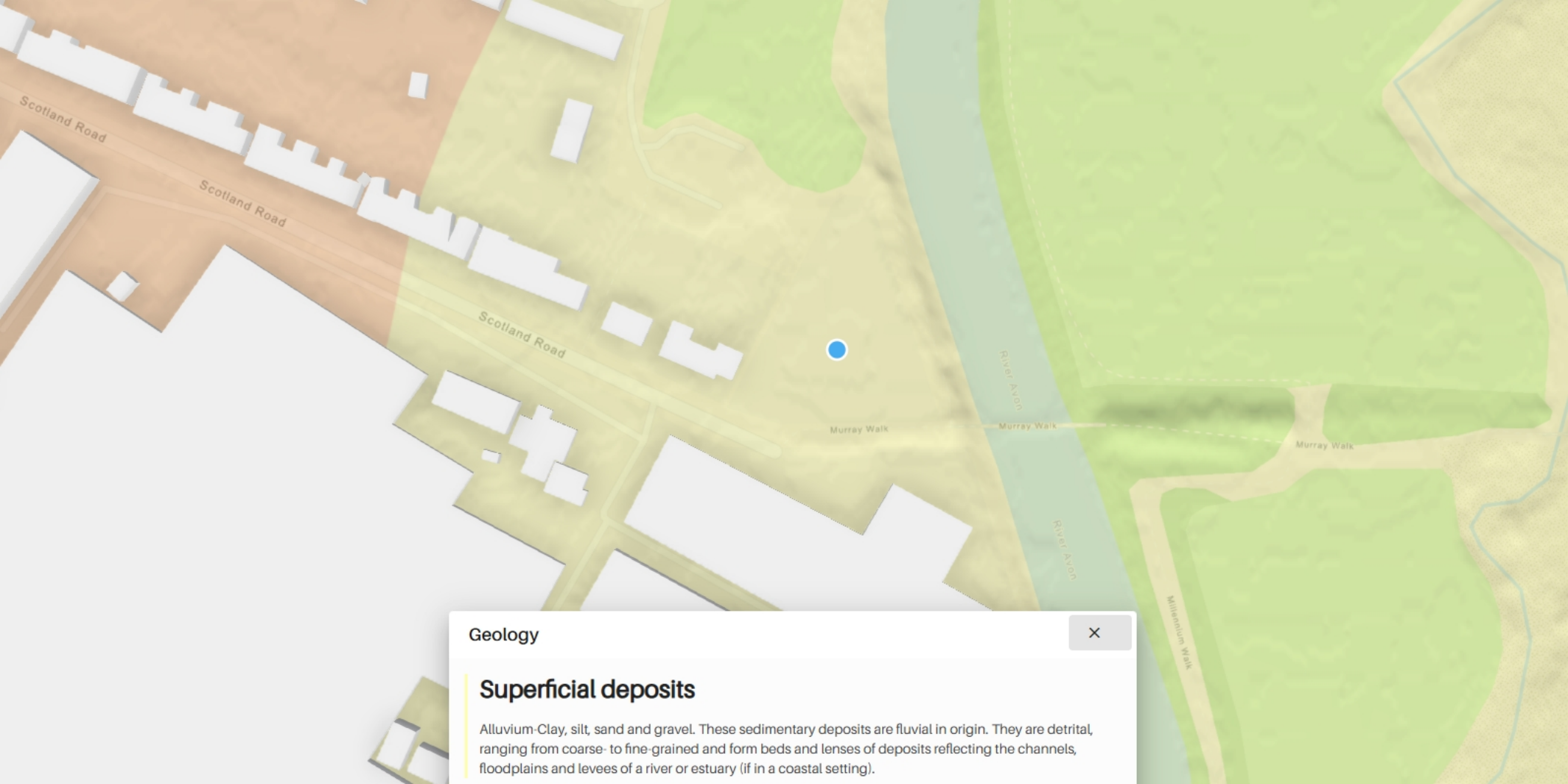
Geology



Bedrock geology

Oxford Clay Formation-Mudstone. These sedimentary rocks are shallow-marine in origin. They are detrital, ranging from coarse- to fine-grained (locally with some carbonate content) forming interbedded sequences.





Geology

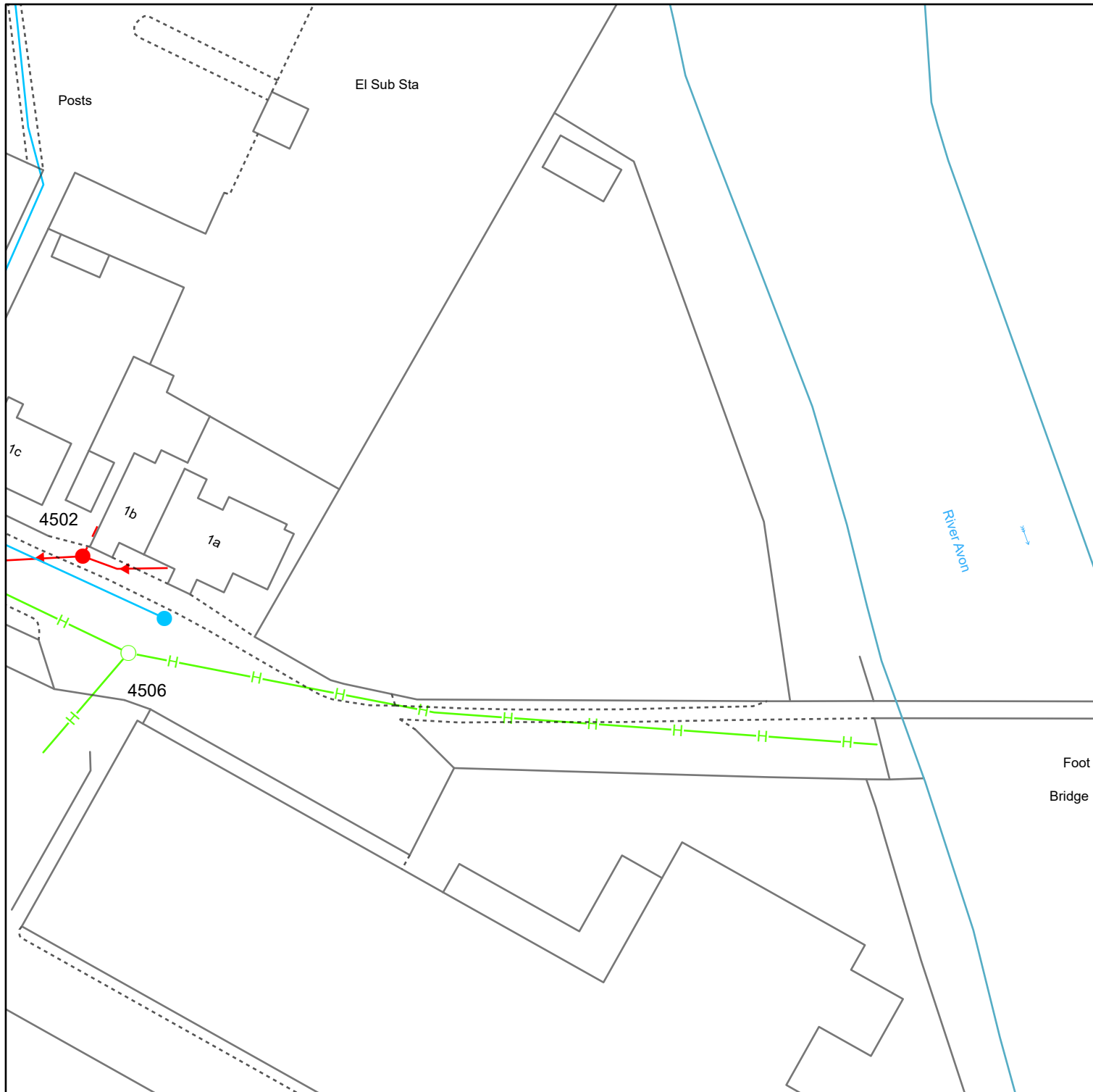


Superficial deposits

Alluvium: Clay, silt, sand and gravel. These sedimentary deposits are fluvial in origin. They are detrital, ranging from coarse- to fine-grained and form beds and lenses of deposits reflecting the channels, floodplains and levees of a river or estuary (if in a coastal setting).

Appendix E Public Sewer Records

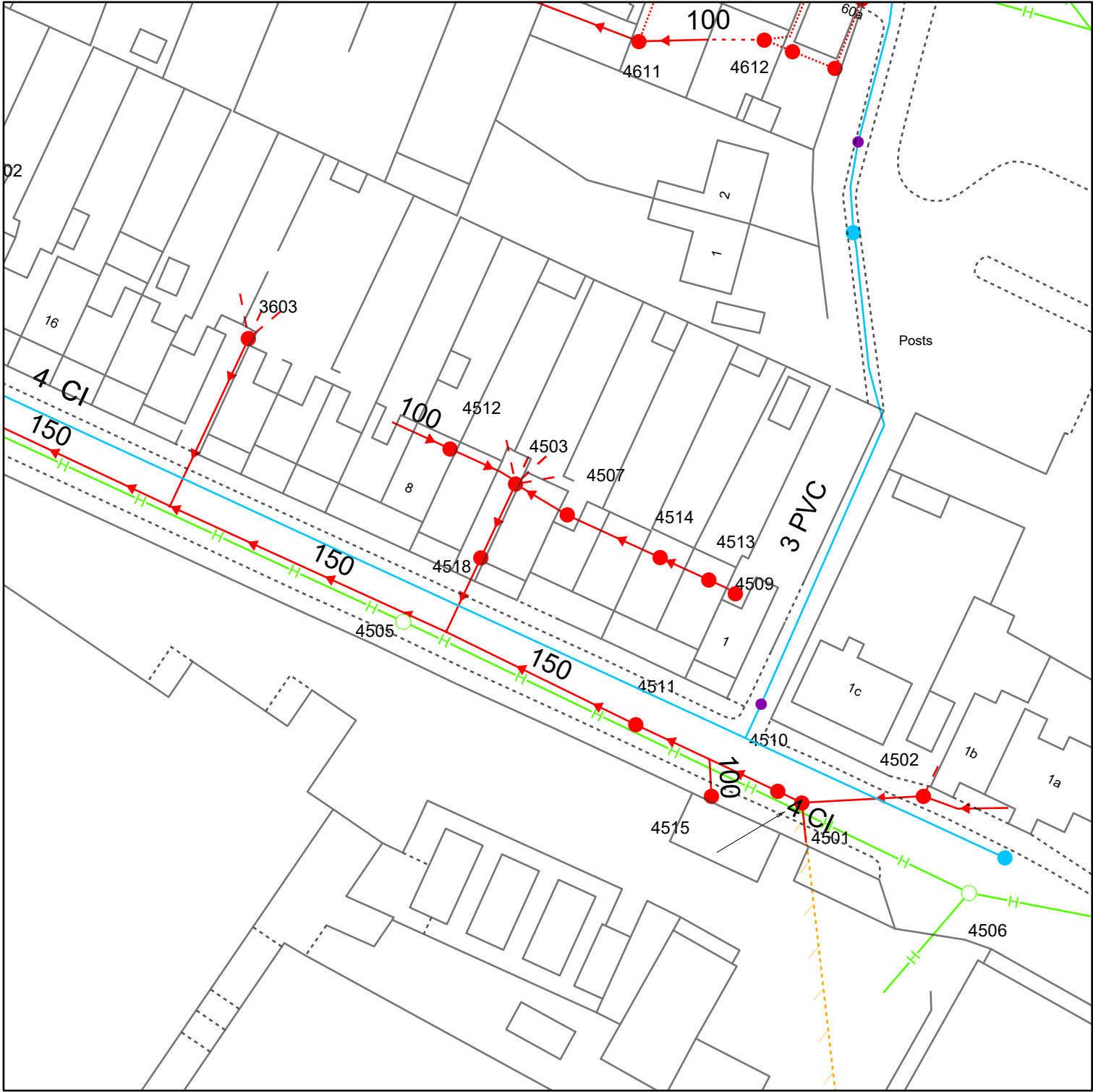
Wessex Water Network Map



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WATER MAINS		SEWERS		STRATEGIC PUBLIC		PRIVATE		SECTION 104		OTHER WESSEX PIPES		NON-WESSEX / UNKNOWN	
	Distribution		Foul								Rising Mains		Private Rising Mains
	Washout		Surface								Standby Rising Mains		Culverted Watercourse
	Raw Water		Combined								EDM Effluent Disposal		Highway Drain
	Abandoned		Abandoned								Overflow		Use Unknown
	Private										Syphon		Status Unknown
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).													
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		Outfall								
			Lamphole		Vent Column								
			Bifurcation - Foul		Rodding Eye								
			Bifurcation - Surface		Catchpit								
			Bifurcation - Combined		Flushing Chamber								
			Combined Sewage Overflow		Soakaway								
					Non Return Valve								
					Air Valve								
					Hatch Box								
					X	Washout							
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 work, 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 526333 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.													
OTHER STRUCTURES											Chamber		
	Attenuation Tank		Tunnel										
	Storage Tank		Interceptor										
 Wessex Water YTL GROUP										 YTL			
Date:		12/02/2026											
Centre:		390521E, 164551N											
Scale:		1:625 (when printed at A4 size)											

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	Combined	Abandoned	Rising Mains	Private Rising Mains
Washout	Surface	Surface	Combined	Abandoned	Standby Rising Mains	Culverted Watercourse
Raw Water	Combined	Surface	Combined	Abandoned	EDM Effluent Disposal	Highway Drain
Abandoned	Abandoned	Surface	Combined	Abandoned	Overflow	Use Unknown
Private	Abandoned	Surface	Combined	Abandoned	Syphon	Status Unknown
FITTINGS	STRUCTURES	STRUCTURES	STRUCTURES	STRUCTURES	OTHER STRUCTURES	OTHER STRUCTURES
Hydrant	Manhole - Foul	Manhole - Surface	Manhole - Combined	Manhole - Combined	Chamber	Tunnel
Other	Inlet	Outfall	Lamphole	Bifurcation - Foul	Storage Tank	Interceptor
	Bifurcation - Surface	Bifurcation - Combined	Combined Sewage Overflow	Pumping Station - Surface		
	Bifurcation - Surface	Bifurcation - Combined	Combined Sewage Overflow	Pumping Stn - Foul/Combined		
	Bifurcation - Combined	Combined Sewage Overflow	Combined Sewage Overflow	Gully		
	Combined Sewage Overflow	Combined Sewage Overflow	Combined Sewage Overflow	Vent Column		
	Combined Sewage Overflow	Combined Sewage Overflow	Combined Sewage Overflow	Rodding Eye		
	Combined Sewage Overflow	Combined Sewage Overflow	Combined Sewage Overflow	Catchpit		
	Combined Sewage Overflow	Combined Sewage Overflow	Combined Sewage Overflow	Flushing Chamber		
	Combined Sewage Overflow	Combined Sewage Overflow	Combined Sewage Overflow	Soakaway		
	Combined Sewage Overflow	Combined Sewage Overflow	Combined Sewage Overflow	Non Return Valve		
	Combined Sewage Overflow	Combined Sewage Overflow	Combined Sewage Overflow	Air Valve		
	Combined Sewage Overflow	Combined Sewage Overflow	Combined Sewage Overflow	Hatch Box		
	Combined Sewage Overflow	Combined Sewage Overflow	Combined Sewage Overflow	Washout		

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Wessex Water
YTL GROUP

Date: 12/02/2026
Centre: 390425E, 164579N
Scale: 1:625
(when printed at A4 size)

Appendix F Greenfield Run-off Calculations

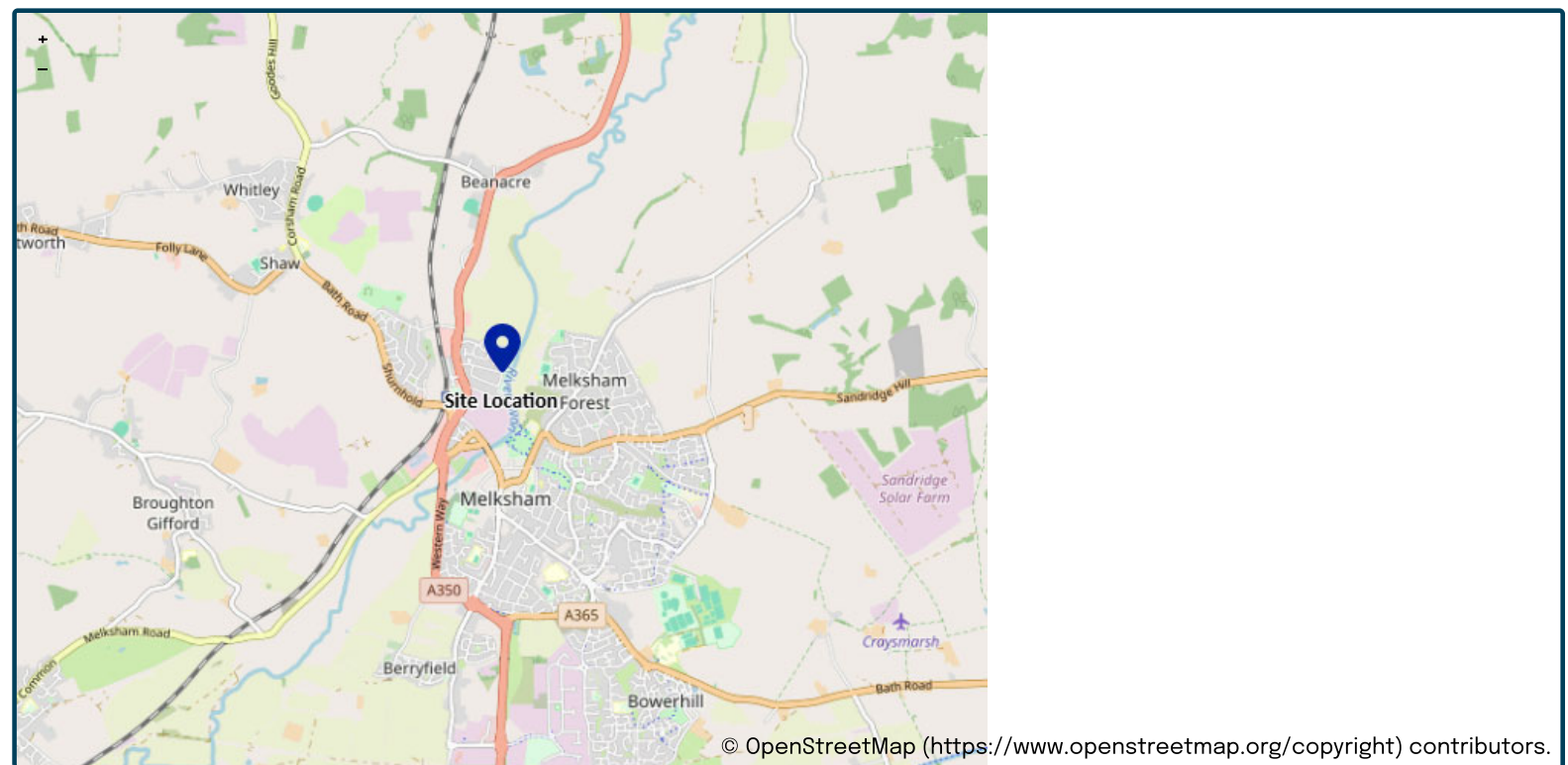
This is an estimation of the greenfield runoff rates that are used to meet normal best practice criteria in line with Environment Agency guidance “Rainfall runoff management for developments”, SC030219 (2013), the SuDS Manual C753 (CIRIA, 2015) and the non-statutory standards for SuDS (Defra, 2015). This information on greenfield runoff rates may be the basis for setting consents for the drainage of surface water runoff from sites.

Project details

Date	12/02/2026
Calculated by	MJA
Reference	D2424
Model version	2.2.2

Location

Site name	Brant Storage
Site location	Melksham



Site easting (British National Grid)	390498
Site northing (British National Grid)	164592

Site details

Total site area (ha)	.2435	ha
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Greenfield runoff

Method

Method	FEH statistical (2025)
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FEH statistical (2025)

	<u>My value</u>	<u>Map value</u>
SAAR9120 (mm)	752 mm	
BFIHOST19scaled	.73	
QMed-QBar conversion	1.075	1.075
QMed (l/s)	0.3 l/s	
QBar (FEH statistical 2025) (l/s)	0.3 l/s	

Growth curve factors

	<u>My value</u>	<u>Map value</u>
Hydrological region	8	8
1 year growth factor	0.78	
2 year growth factor	0.93	
10 year growth factor	1.49	
30 year growth factor	1.95	
100 year growth factor	2.43	
200 year growth factor	2.78	

Results

Method	FEH statistical (2025)	
Flow rate 1 year (l/s)	0.2	l/s
Flow rate 2 year (l/s)	0.3	l/s
Flow rate 10 years (l/s)	0.5	l/s
Flow rate 30 years (l/s)	0.6	l/s
Flow rate 100 years (l/s)	0.8	l/s
Flow rate 200 years (l/s)	0.9	l/s

Please note runoff estimation is subject to significant uncertainty. Results are therefore normally reported to only 1 decimal place. Where 2 decimal places are provided, this does not indicate accuracy to this level, it has been adopted to prevent 'zero' figures from being reported. Outputs less than 0.01 l/s are reported as 0.01 l/s.

Disclaimer

This report was produced using the Greenfield runoff rate estimation tool (2.2.2) developed by HR Wallingford and available at [uksuds.com](https://www.uksuds.com) (<https://www.uksuds.com/>). The use of this tool is subject to the UK SuDS terms and conditions and licence agreement, which can both be found at [uksuds.com/terms-conditions](https://www.uksuds.com/terms-conditions) (<https://www.uksuds.com/terms-conditions>). The outputs from this tool have been used to estimate Greenfield runoff rates. The use of these results is the responsibility of the users of this tool. No liability will be accepted by HR Wallingford, the Environment Agency, Centre for Ecology and Hydrology, Wallingford Hydrosolutions or any other organisation for the use of these data in the design or operational characteristics of any drainage scheme.