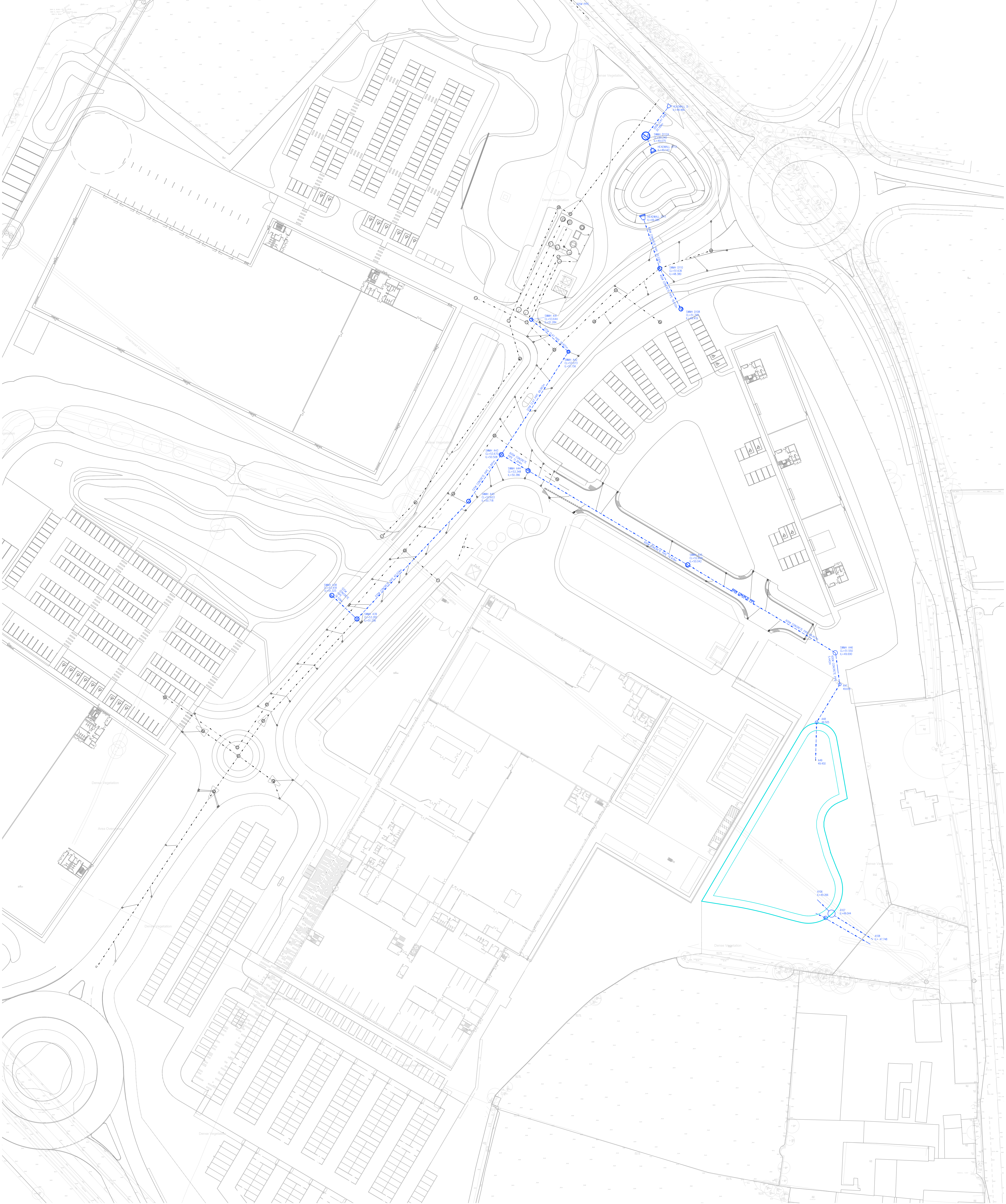


APPENDIX E – AS BUILT DRAINAGE



APPENDIX F – HR WALLINGFORD GREENFIELD CALCULATIONS

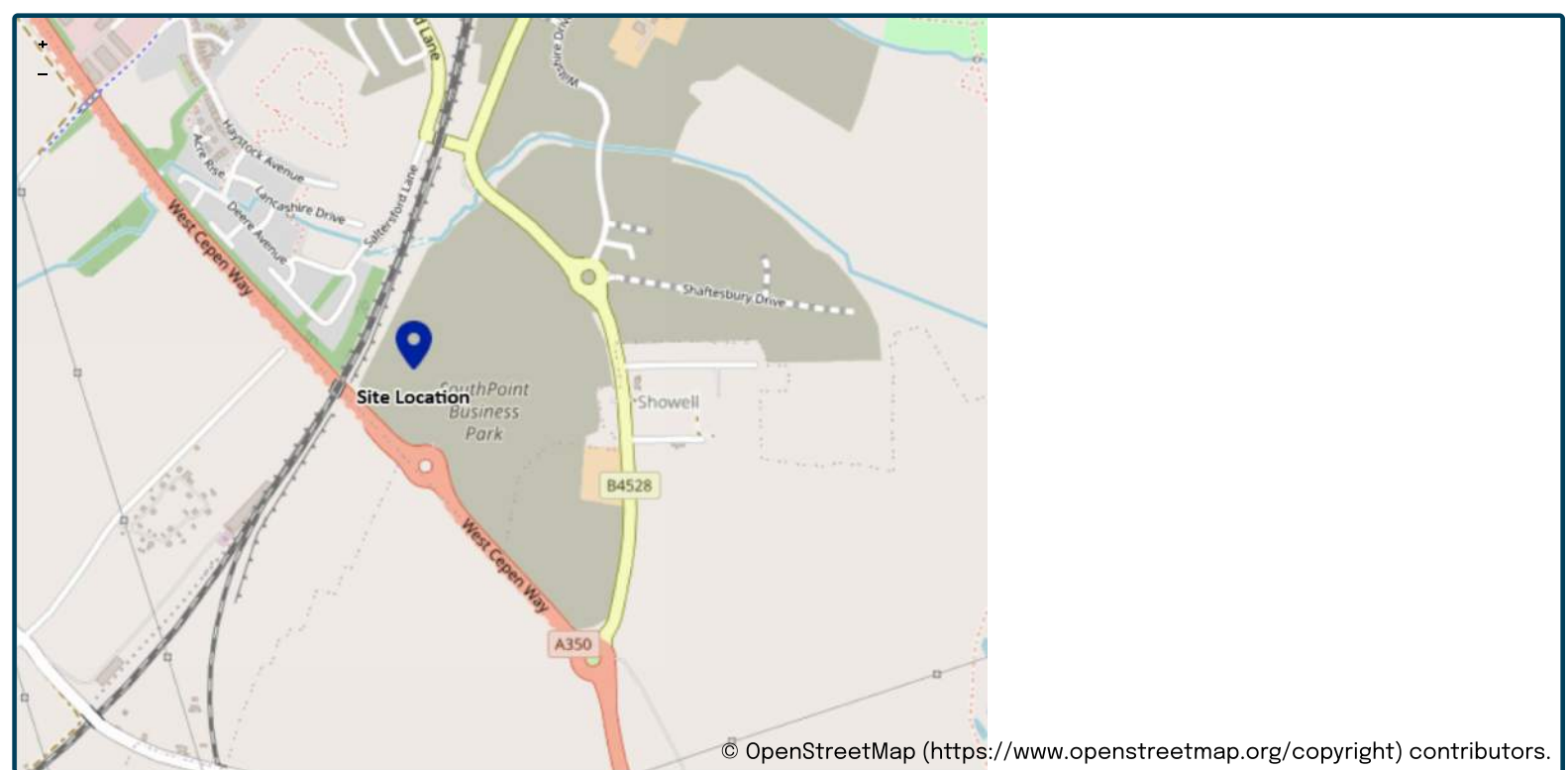
This is an estimation of the greenfield runoff rates that are used to meet normal best practice criteria in line with Environment Agency guidance “Rainfall runoff management for developments”, SC030219 (2013), the SuDS Manual C753 (CIRIA, 2015) and the non-statutory standards for SuDS (Defra, 2015). 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	11/02/2026
Calculated by	JW
Reference	
Model version	2.2.2

Location

Site name	DL Chippenham
Site location	Chippenham



Site easting (British National Grid)	390553
Site northing (British National Grid)	171132

Site details

Total site area (ha)	3.33	ha
----------------------	-----------------------------------	----

Greenfield runoff

Method

Method	FEH statistical (2025)
--------	------------------------

FEH statistical (2025)

	<u>My value</u>	<u>Map value</u>
SAAR9120 (mm)	824	mm
BFIHOST19scaled	0.654	
QMed-QBar conversion	1.075	1.075
QMed (l/s)	7.1	l/s
QBar (FEH statistical 2025) (l/s)	7.7	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)	6.0	l/s
Flow rate 2 year (l/s)	7.1	l/s
Flow rate 10 years (l/s)	11.4	l/s
Flow rate 30 years (l/s)	15.0	l/s
Flow rate 100 years (l/s)	18.6	l/s
Flow rate 200 years (l/s)	21.3	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/>). 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>). 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.

APPENDIX G – PROPOSED SITE PLAN



NOTES

0m 10 20
1:500

Application Boundary
3.33 hectares / 8.23 acres

Cable easement

Car Parking
277 Total inc.
10 Disabled bays
5 Parent & child bays
30 Covered cycle parking

28 EV Charger bays
28 Future EV Charger bays

REVISION: P01 BY: HP CHECKED: MPB DATE: 12/02/2026
Planning Issue.

STATUS
S4a | FOR PLANNING

CLIENT
David Lloyd
CLUBS

PROJECT
CHIPPENHAM
SOUTHPPOINT BUSINESS PARK

TITLE
PROPOSED
SITE PLAN

Hadfield Cawkwell Davidson
Broomgrove Lodge, 13 Broomgrove Rd, Sheffield, S10 2LZ T 0114 266 8181 www.hcd.co.uk

HCD PROJECT NO. 24245	SCALE 1:500 @ A1	REV P01
PROJECT NO. 24245	ORGANISATION HCD	VOLUME ZZ
LEVEL 00	TYPE DR	ROLE - NUMBER A-PL-003

S:\Architecture\24245\Drawings\DR - Plotsheets\Planning\A-PL-003 - Proposed Site Plan.dwg | © HCD

APPENDIX H – FLOOD MAPS

Flood map for planning

Your reference
Unspecified

Location (easting/northing)
390556/171148

Created
9 February 2026 14:41

Your selected location is in flood zone 3, an area with a high probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>)

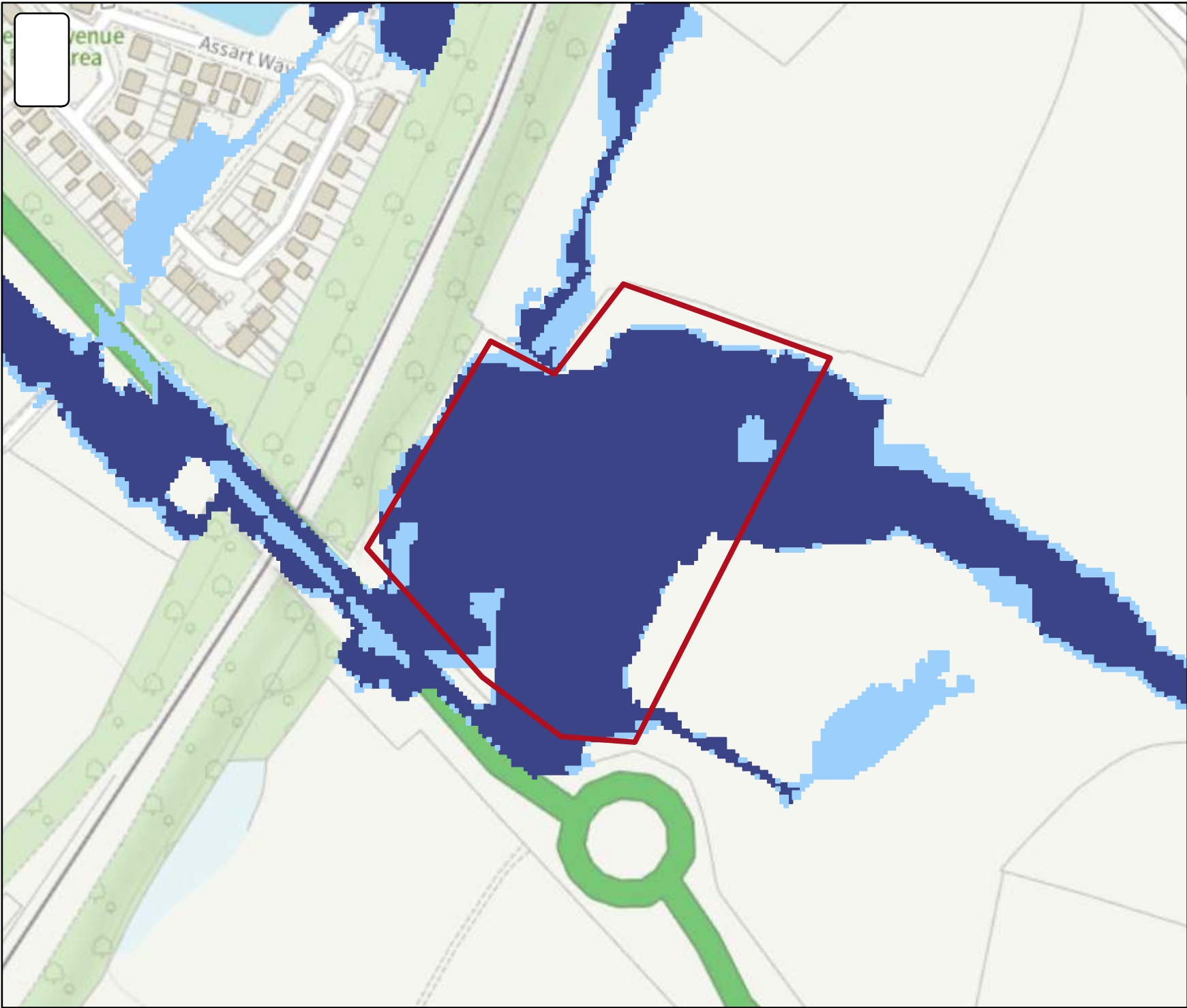
Notes

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

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

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

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2026 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



)ORRG PDS IRU S
<RXU UHIHUFH
8QVSHFLILHG
/RFDWLRQ HDVWL
6FDOH
&UHDWHG
)HE

- 6HOHFWHG DUH
-)ORRG JRQH
-)ORRG JRQH
-)ORRG JRQH
-)ORRG GHIHQF
- 0DLQ ULYHU
- :DWHU VWRUDJ



3DJH RI

Get a boundary report

[Edit](#)

[Delete](#)

Datasets

☒ Flood zones 2 and 3

☐ Surface water

☐ None

Climate change

☒ Present day

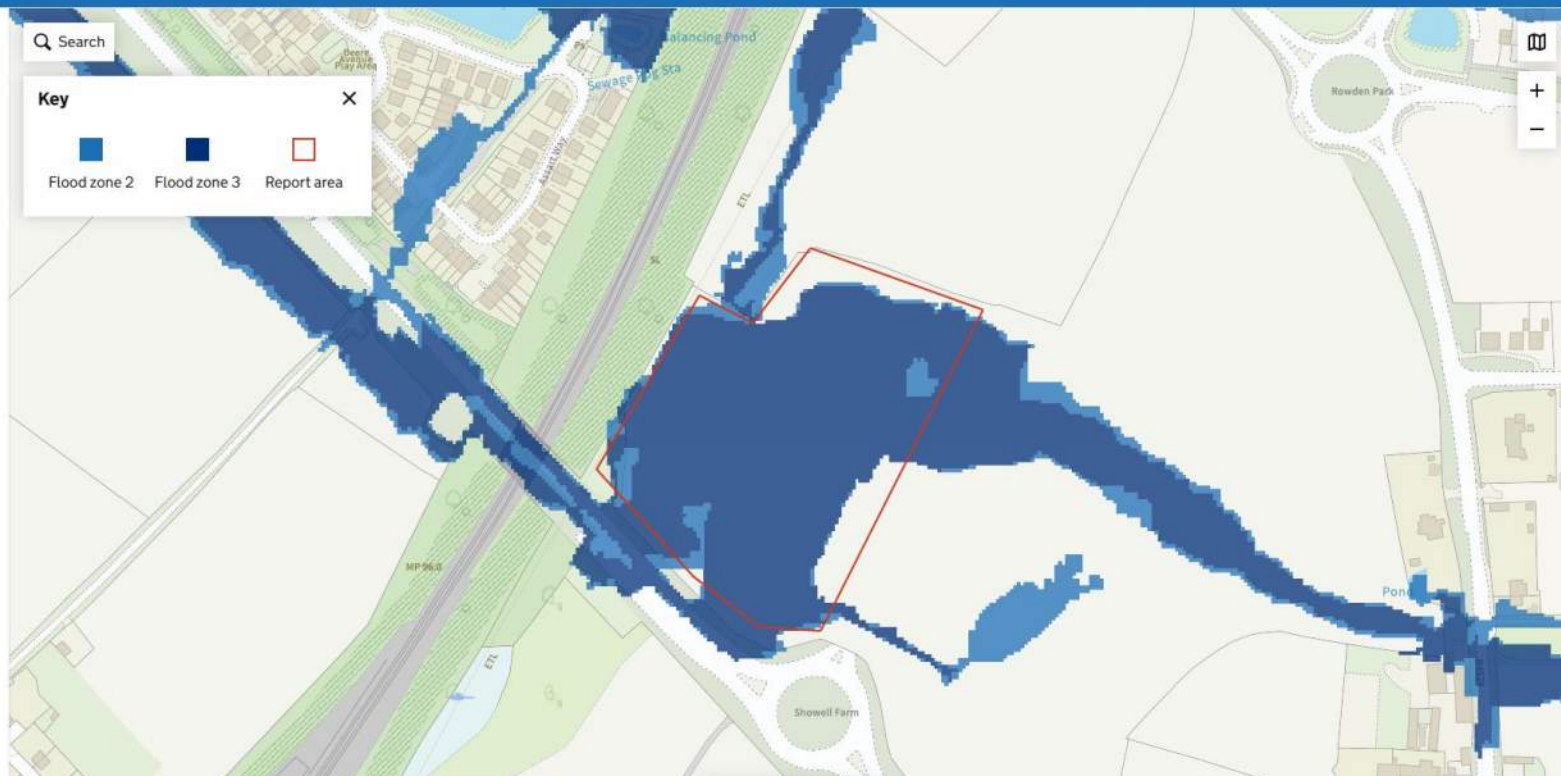
☐ 2070 to 2125

Map features

☐ Water storage

☐ Flood defence

☐ Main Rivers





Rivers and sea map

Yearly chance of flooding

☐ Flood area (extent)

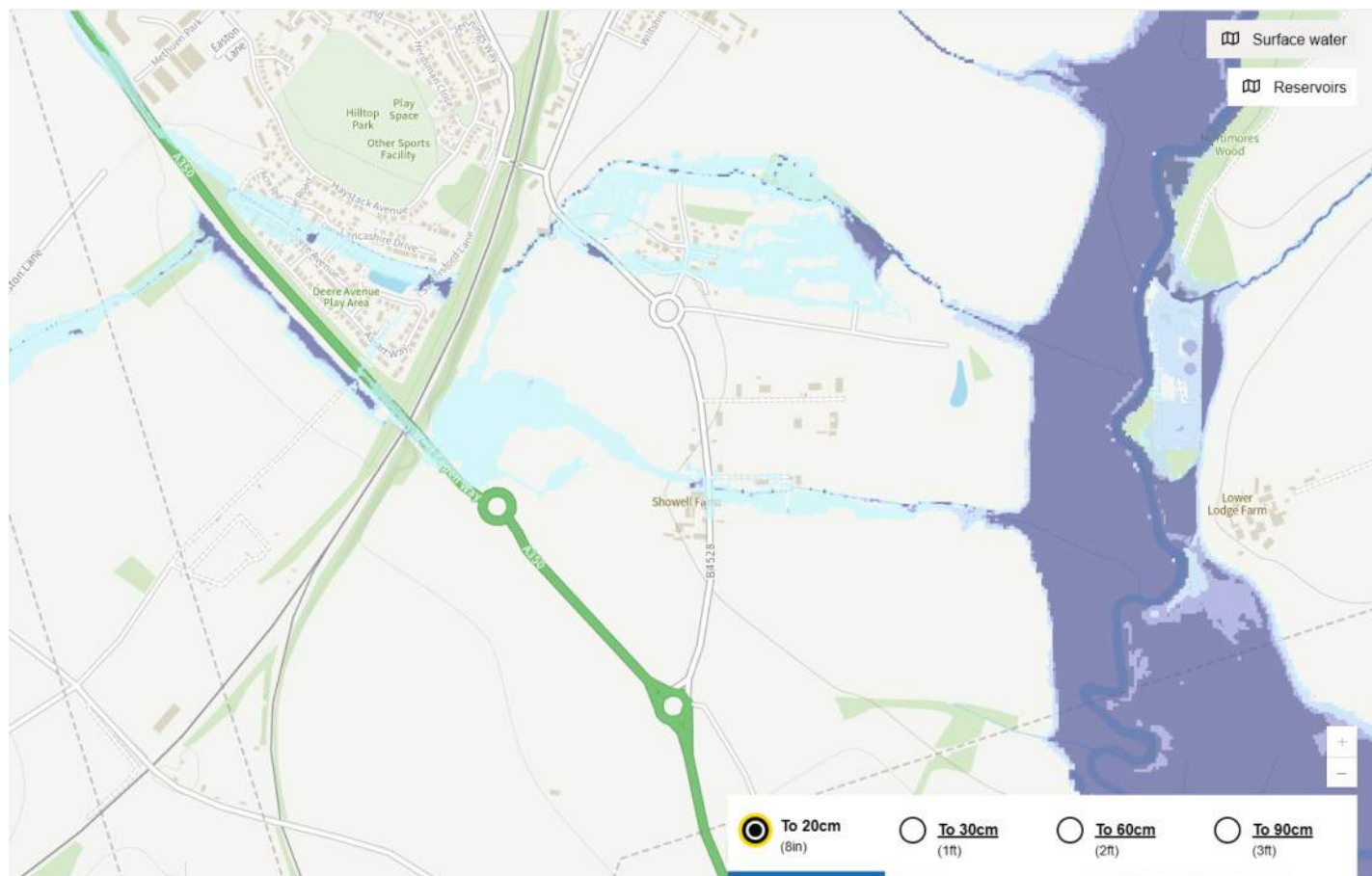
Yearly chance of flooding between 2036 and 2069

☒ Flood area (extent)

- ☒ High chance
- ☐ Medium chance
- ☐ Low chance
- ☐ Very low chance
- ☐ No data available

Map details

- ☒ Show flooding
- ☐ Selected address



Get a boundary report

- Edit
- Delete

Datasets

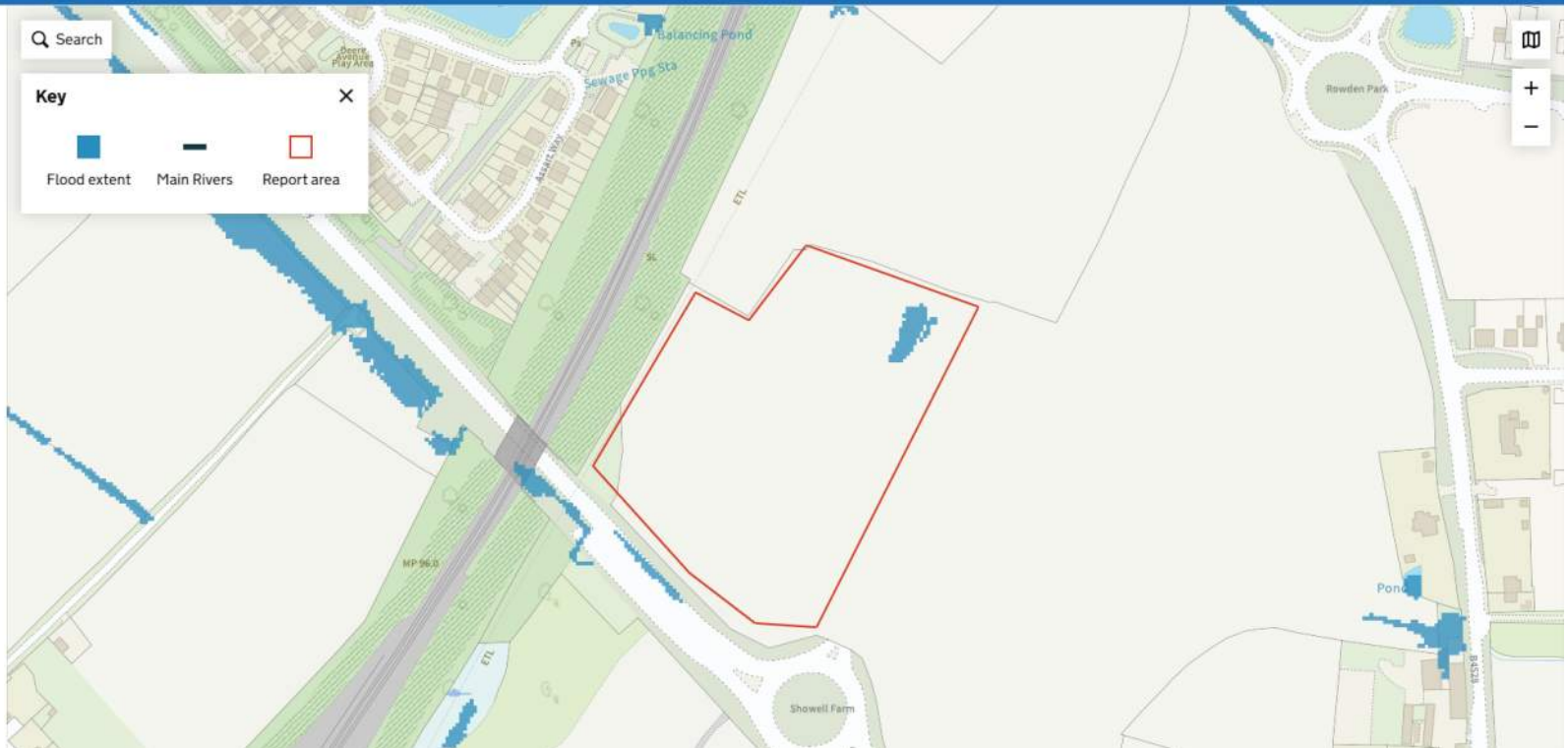
- ☐ Flood zones 2 and 3
- ☒ Surface water
- ☐ None

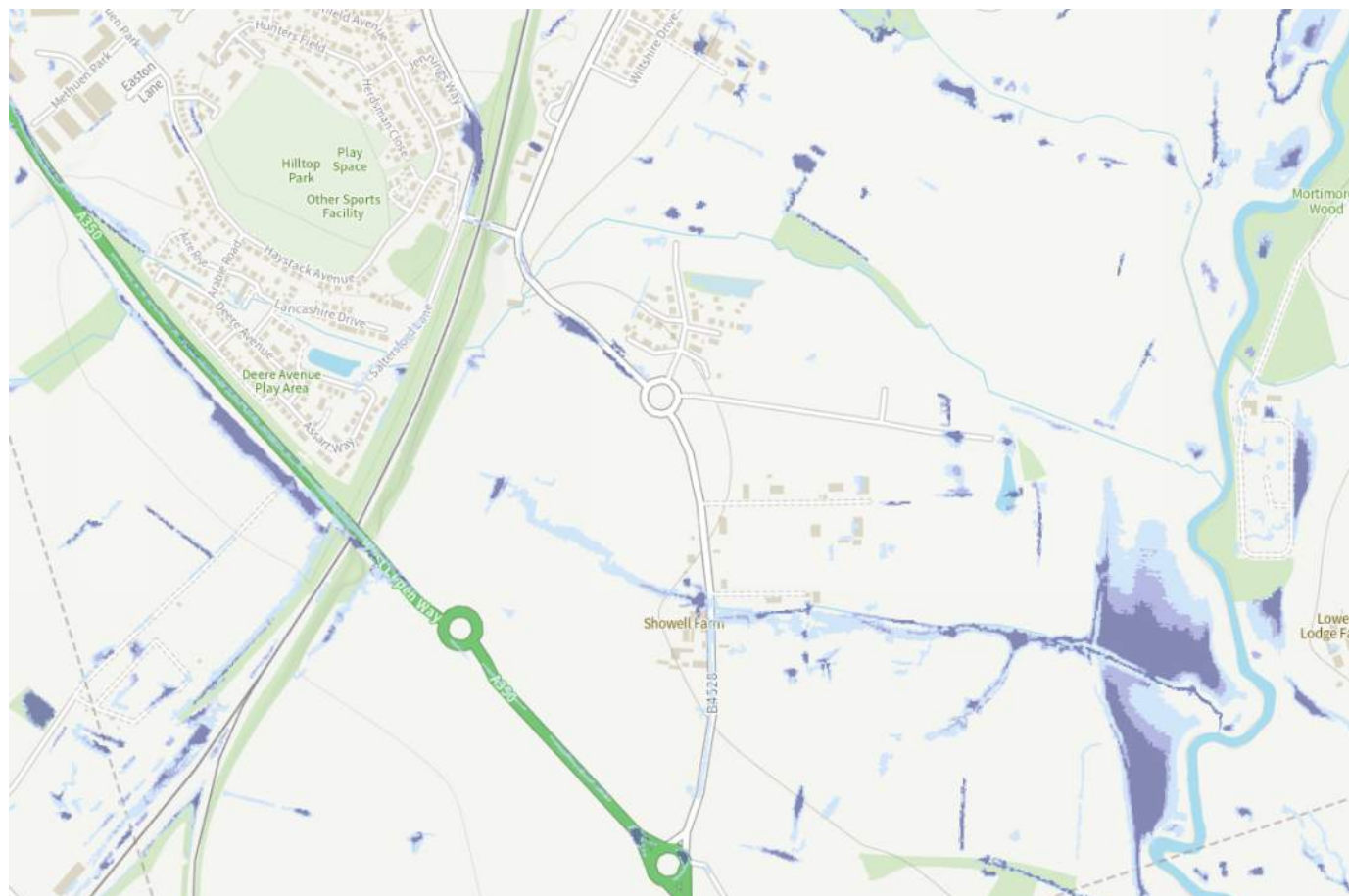
Annual likelihood of flooding

- ☐ 1 in 30
- ☒ 1 in 100
- ☐ 1 in 1000

Map features

- ☐ Water storage
- ☐ Flood defence
- ☒ Main Rivers





Surface water map

Yearly chance of flooding

☐ Flood area (extent)

Yearly chance of flooding between 2040 and 2060

☒ Flood area (extent)

High chance

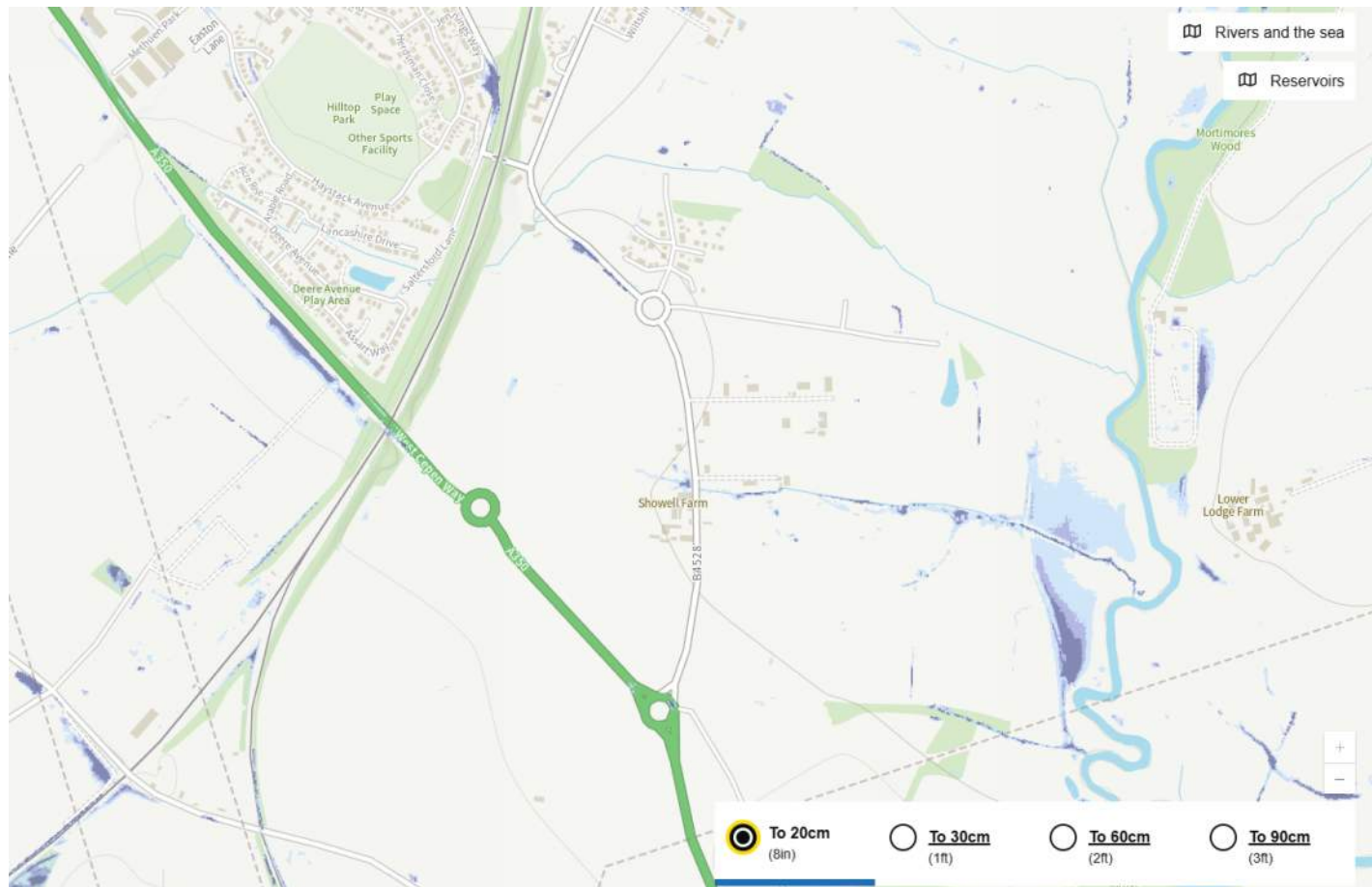
Medium chance

Low chance

Map details

☒ Show flooding

☐ Selected address



Surface water map

Yearly chance of flooding

☒ Extent

☐ Depth

Yearly chance of flooding between 2040 and 2060

☐ Extent

☒ Depth

☒ High chance

More than 3.3% chance each year

☒ Medium chance

Between 1% and 3.3% chance each year

☒ Low chance

Between 0.1% and 1% chance each year

Map details

☒ Show flooding

Legend

Only layers selected and visible at this map scale will be shown

Magic

Landscape

Geology and Soils

Groundwater Vulnerability Map (England)

Local Information

Soluble Rock Risk

High

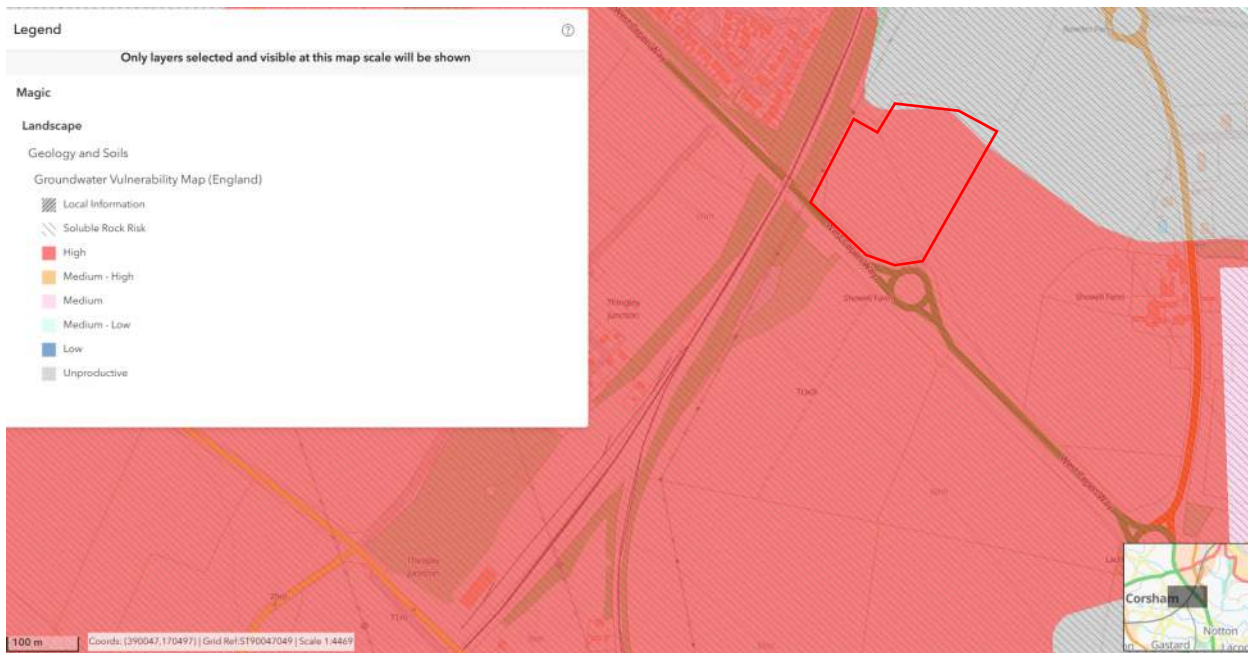
Medium - High

Medium

Medium - Low

Low

Unproductive





Reservoirs map

Extent

- ☐ When river levels are normal
- ☐ When there is also flooding from rivers

Map details

- ☒ Show flooding