



Cole Easdon

TECHNICAL NOTE – 10667/01 DRAINAGE DESIGN

Proposed Change of Use, Manor Farm, Bath Road,
Froxfield, Wiltshire on Behalf of Ben Paterson

DOCUMENT ISSUE RECORD

Client: **Ben Paterson**

Project: **Proposed Change of Use, Manor Farm, Bath Road, Froxfield, Wiltshire**

Job Number: **10667**

Document Title: **Technical Note – 10667/01 Drainage Design**

Issue No.	1	2		
Date	February 2026	February 2026		
Description / Status	Draft for Comment	Planning Issue		
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1.0 INTRODUCTION

- 1.1 This *Technical Note* has been prepared by Cole Easdon Consultants on behalf of Ben Paterson in respect of a change of use development at Manor Farm, Bath Road, Froxfield, Wiltshire. Refer to enclosed CE Figure 10667/500 Figure 1 [*Site Location Plan*].
- 1.2 The proposals comprise the change of use of agricultural land to provide twenty containers for self storage. An existing concrete access track will be retained.
- 1.3 Refer to Drawing No. 1510 – 01D [*Elevations & Plans*] by AD Draughting enclosed with this *Technical Note*.
- 1.4 The proposals were granted planning approval in October 2025 (Wiltshire Council Planning Reference PL/2025/03149). Refer to the Decision Notice enclosed with this *Technical Note*.

- 1.5 This *Technical Note* provides the information required to address drainage planning conditions 7 and 8 as below:

3. The development hereby approved shall not be occupied or brought into use until a scheme for the disposal/management of surface water has been implemented in accordance with details that shall first be submitted to and approved in writing by the local planning authority. As a minimum, the written details shall include a site layout of all features, confirmation of the system's design in line with sustainable drainage systems (SuDS) guidelines, measures to limit run-off rates from new impermeable areas to greenfield rates and measures to ensure water quality can be managed for the lifetime of the development.

REASON: To ensure the risk of flooding to adjacent land is not increased and that the adjacent water meadow is not subjected to potential contamination in accordance with the aims of Core Policy 67 of the Wiltshire Core Strategy and the relevant planning policy advice of the National Planning Policy Framework.

- 1.6 The following resources have been used for this study:
- Defra's Multi-Agency Geographic Information for the Countryside (MAGIC) Map (EA, accessed August 2025);
 - Geological Map - British Geological Survey (BGS, accessed November 2025);
 - Revised Climate Change Allowances (EA, May 2022);
 - Topographical Survey (Digital Terrain Surveys, September 2025)
 - Infiltration Test Results (November 2025)
- 1.7 The drainage proposals for the site have been guided by the following documents:
- *Building Regulations 2010 – Approved Document H (Drainage and Waste Disposal)*;
 - *BRE Digest 365 Soakaway Design (2016)*;
 - *C753 The SuDS Manual (CIRIA, November 2015)*;
 - *Flood risk assessments: climate change allowances (May 2022)*;
 - *National Planning Policy Framework (February 2025)*;
 - *Non-Statutory Technical Standards for SuDS (March 2015)*;
 - *Planning Practice Guidance – Flood Risk and Coastal Change (September 2025)*;

- *National Standards for SuDS (June 2025)*

2.0 THE EXISTING SITE

2.1 The site is located on the southern side of Bath Road (A4) approximately 300m east of the village of Froxfield. It covers an area of approximately 0.16Ha, including an existing access road off of Bath Road. Refer to enclosed CE Figure 10667/500 Figure 1 [*Site Location Plan*].

2.2 It currently comprises undeveloped grassland and a concrete access road.

2.3 The site is bounded to the north by an agricultural building and grassland; to the east by a Thames Water sewage treatment works; to the south by farmland; and to the west by the site access track and existing buildings.

Existing Topography

2.4 The local topography in the vicinity of the site falls to the north. Existing ground levels within the main site area vary from approximately 109.50mAOD in the south west to 108.10mAOD in the north east. Refer to enclosed Drawing No. DTS050925 98J [*Site Survey*] by Digital Terrain Surveys. LIDAR digital terrain data has been obtained to provide additional ground levels. Refer to CE Drawing 10667/501 [*Proposed Surface Water Drainage Layout*]

2.5 The existing access road which is routed through the site falls in an easterly direction. To the west of the site, approximately 60m of the access also falls east, into the site. Further west the road falls to the west.

2.6 To the north of the main site area, a small section of the access road falls south into the site. The remaining road area falls to the north.

2.7 The field to the south of the site falls to the north.

Nearby Watercourses/Drainage Features

2.8 The River Dun, a tributary of the River Kennet, drains the local catchment. It flows in an easterly direction approximately 300m south east of the site.

2.9 An unnamed tributary of the River Dun flows east approximately 50m north of the site.

Existing Public Sewers

2.10 A public foul rising main is routed east to west through the land to the north of the site. It discharges into the Thames Water sewage treatment works located to the east of the site. A second foul rising main enters the treatment works from the north east. Refer to the enclosed public sewer records.

Existing Site Drainage

- 2.11 There are no existing drainage systems within the site.
- 2.12 Runoff from the existing access road within the site drains onto the undeveloped ground to the south of the road via a crossfall in the road surface.
- 2.13 Runoff from the existing buildings to the north of the access drains onto the ground and then flows overland to the north, away from the site.

Existing Ground Conditions

- 2.14 British Geological Survey (BGS) mapping indicates that the site is underlain by chalk bedrock (Seaford Chalk). Refer to Figure 2.1 below.
- 2.15 The BGS mapping shows superficial deposits of clay, silt, sand and gravel (Alluvium) beneath the northern part of the site. Superficial deposits are not recorded in the south of the site. Refer to Figure 2.2.
- 2.16 A trial pit was excavated at the site in November 2025. Stoney, chalky soil with increasing stone/chalk content was encountered to a depth of 1.5m below ground level (bgl). Chalk cobbles were found to be present beneath the stoney soil.
- 2.17 Groundwater was not encountered.
- 2.18 BRE 365 compliant infiltration testing was undertaken within the trial pit. An infiltration rate of $1.948 \times 10^{-4} \text{m/s}$ has been calculated based on the test results. Refer to the enclosed calculations.

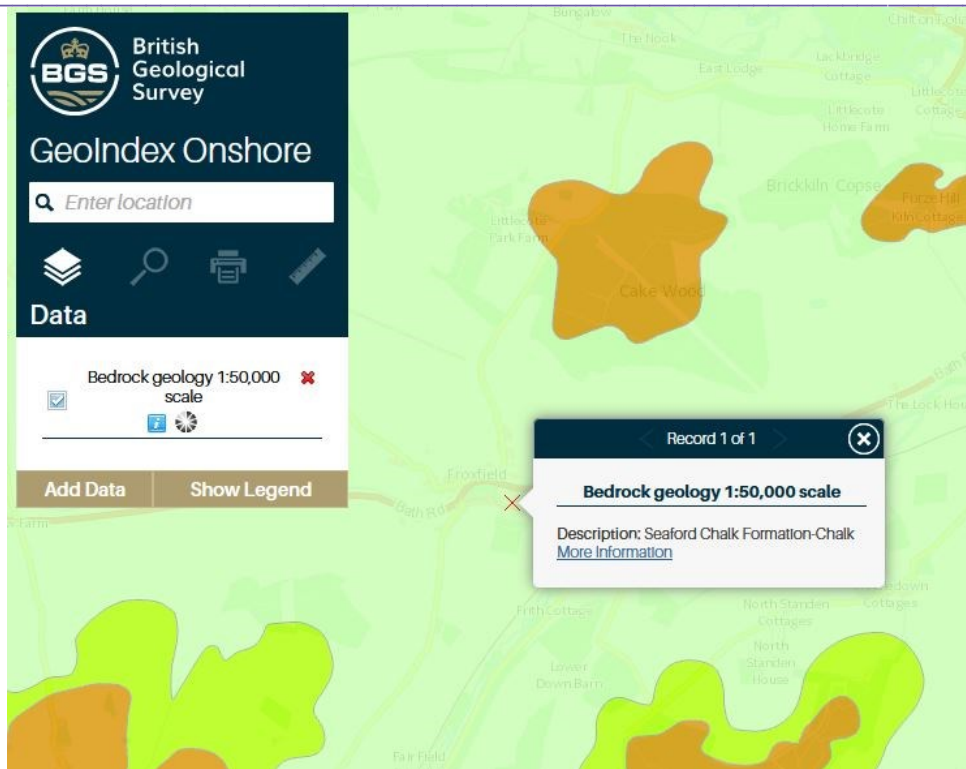


Figure 2.1: Bedrock Geology Map (Extract from British Geological Survey Geoindex)
Source: <https://mapapps.bgs.ac.uk/geologyofbritain/home.html>

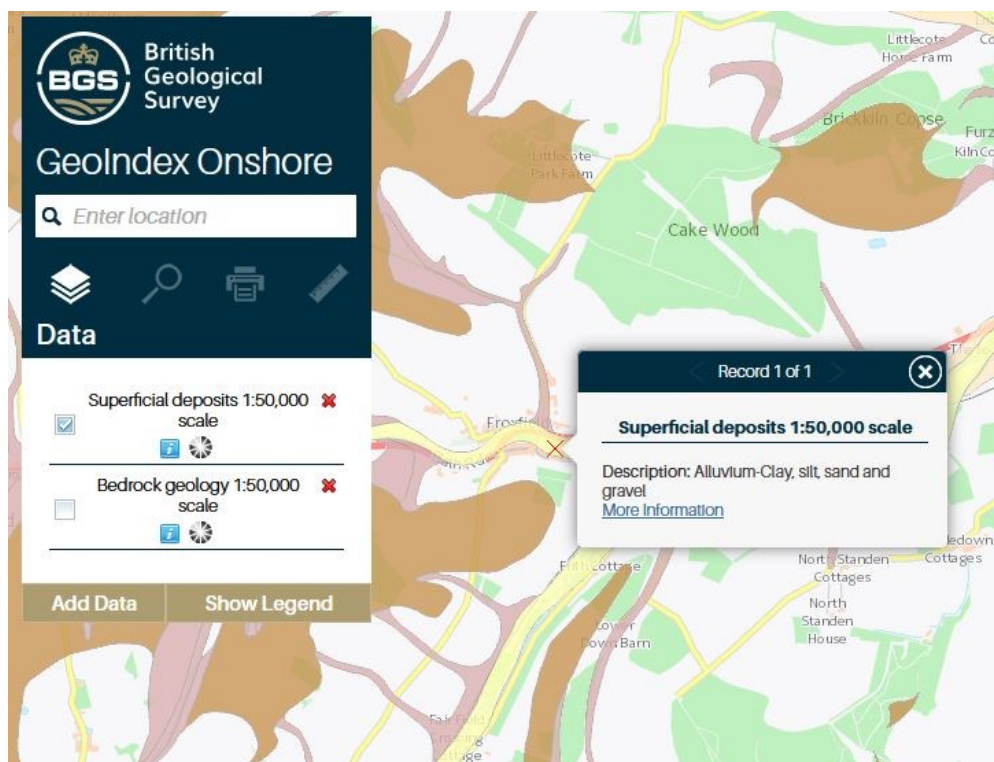


Figure 2.2: Superficial Geology Map (Extract from British Geological Survey Geoindex)
Source: <https://mapapps.bgs.ac.uk/geologyofbritain/home.html>

3.0 PROPOSED SURFACE WATER DRAINAGE DESIGN

Refer to CE Drawing 10667/501 [*Proposed Surface Water Drainage Layout*] and CE Drawing 10667/503 [*Proposed Surface Water Drainage Details*] enclosed with this *Technical Note*.

- 3.1 The proposal includes the addition of impermeable areas in the form of the proposed containers. Without suitable mitigation, runoff from this proposed catchment could increase the rate of surface water runoff from the site, thereby increasing flood risk to the locality.

Drainage Hierarchy

- 3.2 The drainage proposals for the site have been developed in line with Building Regulations guidelines following the drainage hierarchy as discussed below and as summarised in Table 3.1:
- *Rainwater re-use;*
 - *Infiltration to the maximum extent that is practical;*
 - *Discharge to surface waters (watercourses);*
 - *Discharge to a surface water sewer, highway drain or another drainage system; or*
 - *Discharge to combined sewer.*

Rainwater Harvesting

- 3.3 Due to the proposed usage (self storage containers) there is no demand for stored water at the site.

Infiltration Potential

- 3.4 The site is underlain by chalky soils. An infiltration rate of 1.984×10^{-4} m/s has been calculated based on BRE365 infiltration testing. Refer to the enclosed test results. This confirms that the sub soils at the site are permeable and would support the use of infiltration based Sustainable Drainage Systems (SuDS). In accordance with the Drainage Hierarchy, surface water runoff will therefore be disposed of at source by infiltration.

Table 3.1: Review of SuDS Components in accordance with the Drainage Hierarchy

SuDS Techniques	Proposed	Not proposed	Reason
Store rainwater for re-use		X	No use for stored water at the site
Use infiltration techniques	X		Testing confirms good soil permeability
Discharge to surface waters (watercourses)		X	Infiltration based drainage (permeable sub base) proposed
Discharge to a surface water sewer or highway drain		X	Infiltration based drainage (permeable sub base) proposed
Discharge to a combined sewer		X	Infiltration based drainage (permeable sub base) proposed

Proposed Sustainable Drainage Systems (SuDS)

Permeable Sub Base

- 3.5 Permeable sub base surfaced with gravel will be installed in the vicinity of the proposed containers. It will be located beneath the containers, and will abut the existing concrete access road.

- 3.6 Surface water from the proposed containers will run onto the proposed sub base and infiltrate into the chalk soils beneath. The proposed containers will be set upon concrete blocks so that runoff can spread across the whole surface area beneath the containers.
- 3.7 Surface water runoff from the existing concrete track will continue to flow across the track in a southerly direction, and will also enter the proposed sub base.
- 3.8 As discussed in Section 2 of this Report, part of the existing access road to the north and west of the site drains into the site. This catchment has therefore been included in the enclosed permeable sub base design calculations, along with the proposed containers and the sub base surface itself.
- 3.9 The field to the south of the site falls in a northerly direction, towards the site. This catchment is not included in the proposed sub base design for the following reasons:
- The catchment area covers approximately 7,000m². Runoff from such an extensive catchment area cannot be accommodated within the small area available within the development site
 - Infiltration testing demonstrates that the existing sub soils in this area are highly permeable. Surface water runoff from this catchment would therefore drain into the chalky soil strata without generating surface water flow which could enter the site
 - The catchment is wholly greenfield with no impermeable surfacing or roofs
 - The proposals will not impact existing overland flow routes, where flows enter the unnamed tributary to the north
 - Including this large catchment area in the drainage design would be disproportionate for such a small scale development
- 3.10 The InfoDrainage design calculations enclosed with this *Technical Note* demonstrate that the proposed SuDS have the capacity required to accommodate the 1 in 100 year + 40% climate change design storm without flooding, in accordance with the latest EA guidance for the Kennet and Tributaries Management Catchment. For details and dimensions of the proposed SuDS refer to CE Plans 10667/502 [*Proposed Surface Water Drainage Layout*] & 10667/503 [*Proposed Surface Water Drainage Details*] enclosed with this *Technical Note*.

Interception

- 3.11 In accordance with National Standards for SuDS guidance, the proposed infiltration systems will provide interception without the need for additional drainage systems.

Design Exceedance

- 3.12 The proposed drainage systems have been designed to accommodate runoff from the 1 in 100 year storm including a 40% allowance for climate change. Design exceedance is therefore unlikely. In the event of blockage or an exceedance storm event, overflow would flow onto the extensive grassed area to the north of the existing

access track where it would be absorbed, or enter the unnamed tributary without impacting upon the proposed development or adjacent sites.

- 3.13 Exceedance flows could accumulate on the proposed sub base at the rear of the proposed containers to a shallow depth of 50mm before flowing off site to the north. The proposed containers will be set upon concrete blocks a minimum of 100mm above ground level and would therefore not be subject to flooding from exceedance flows. Exceedance flow could only accumulate at the rear of the containers and would not affect access to the containers from the existing access road. Refer to CE Plan 10667/501 [*Proposed Surface Water Drainage Layout*], enclosed with this *Technical Note* for exceedance flow routes.

Water Quality

- 3.14 Water quality has been assessed in line with the Simple Index approach from Chapter 26 of CIRIA C753 *The SuDS Manual*:
- 1) *Step 1 – Allocate suitable pollution hazard indices for the proposed land use.*
 - 2) *Step 2 – Select SuDS with a total pollution mitigation index that equals or exceeds the pollution hazard index.*
- 3.15 The pollution hazard indices for the proposed land use are low. Refer to Table 3.2 below.

Table 3.2: Pollution Hazard Indices for different land uses (based on Table 26.2 of CIRIA C753 *The SuDS Manual*)

Land use	Pollution hazard level	Total suspended solids (TSS)	Metals	Hydrocarbons
Non residential parking/access with infrequent change	Low	0.5	0.4	0.4

- 3.16 The Pollution Mitigation Indices for permeable sub base are greater than the Pollution Hazard Indices for non-residential parking/access with infrequent change. Refer to Table 3.3 below. Therefore, the proposed SuDS will provide sufficient water quality treatment for runoff from the existing access road prior to discharge to ground.

Table 3.3: Pollution Mitigation Indices for Discharge to Surface Water from the Proposed Site (from Table 26.3 of CIRIA C753 *The SuDS Manual*)

SuDS Feature	Total suspended solids (TSS)	Metals	Hydrocarbons
Permeable sub base	0.7	0.6	0.7

Adoption and Maintenance

- 3.17 All on site surface water drainage systems will remain private, and will be the responsibility of the site owner or a private management company acting on behalf of the owner. A draft Maintenance Schedule is outlined below and summarised in Table 3.4.

Permeable Sub Base

- 3.18 Permeable surfaces need to be regularly cleaned of silt and other sediments to preserve their infiltration capability. The cleaning regime should be as follows:

- End of winter (April) – to collect winter debris;
- Mid-summer (July/August) – to collect dust, flower and grass-type deposits; and
- After autumn leaf fall (November).

3.19 If reconstruction is necessary, the following procedure should be followed:

1. Lift surface layer and laying course;
2. Remove any geotextile filter layer;
3. Inspect sub-base and remove, wash and replace if required;
4. Renew any geotextile layer; and
5. Renew laying course, jointing material and concrete.

3.20 The proposed containers would prevent accumulation of debris and weed growth across the majority of the sub base surface. However, the containers are portable and can therefore be temporarily removed to allow maintenance access, should it be required.

3.21 Materials removed from the voids or the layers below the surface of the paving may contain hazardous substances such as heavy metals and hydrocarbons which may need to be disposed of as controlled waste.

Table 3.4: Draft Maintenance Schedule for Proposed Permeable Sub Base

Drainage Element	Schedule	Maintenance Requirement	Frequency
Permeable Sub Base	Regular	▪ Cleaning over whole surface	Once a year, after autumn leaf fall
	Occasional	▪ Removal of weeds	As required
	Remedial	▪ Remedial work to any depressions or damage considered a hazard to end users or detrimental to performance ▪ Rehabilitation of surface and upper sub-structure by remedial sweeping	▪ As required ▪ Every 10 – 15 years, or as required
	Monitoring	▪ Initial inspection ▪ Inspect for evidence of weed growth or poor operation ▪ Inspect silt accumulation rates ▪ Monitor inspection chambers	▪ Monthly for 3 months after installation ▪ Three monthly, 48 hours after large storms in first six months ▪ Annually ▪ Annually

Note: In addition to the above maintenance requirements, it is recommended that all drainage elements are inspected:

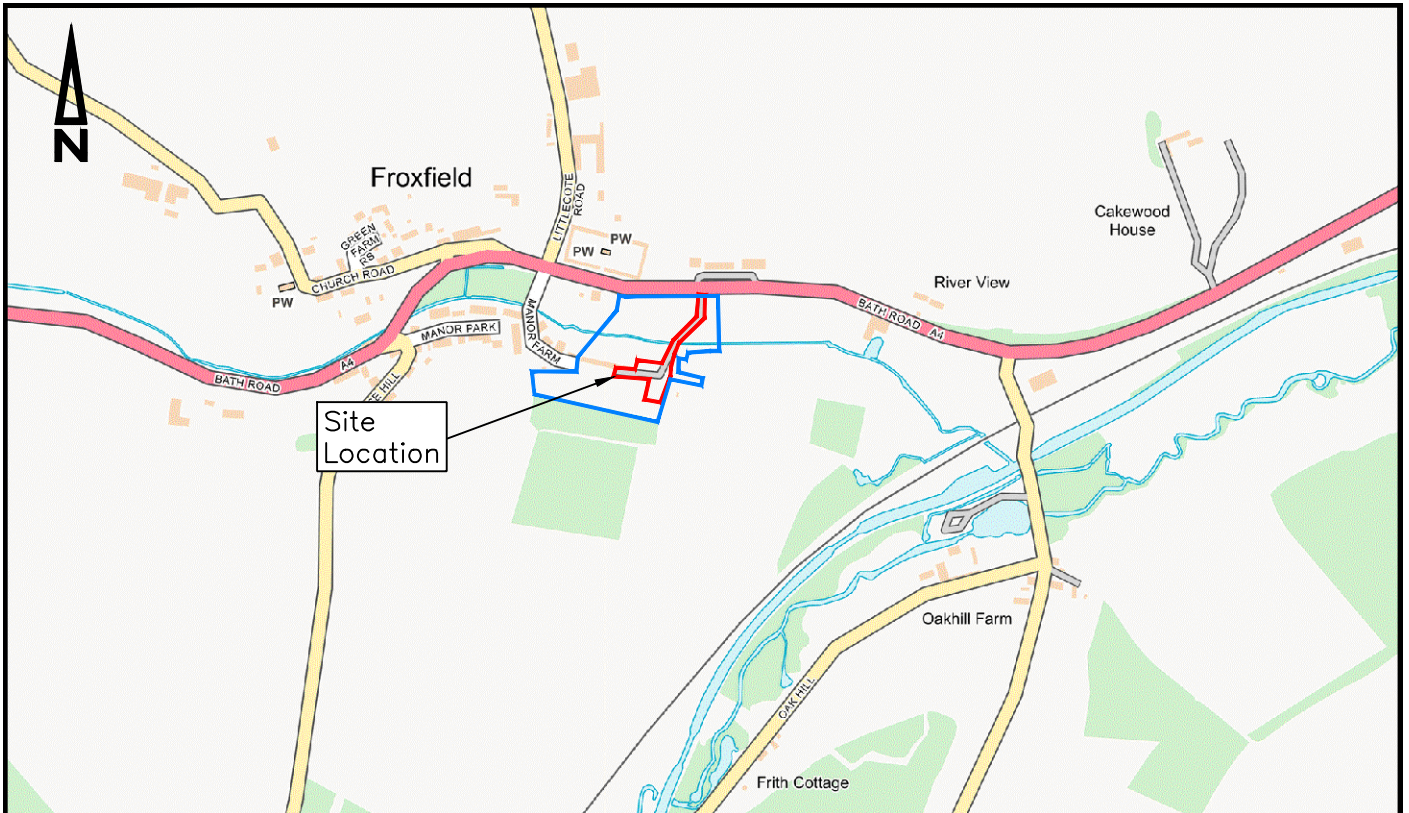
- Following the first storm event
- Monthly for the first 3 months following commissioning

Enclosures

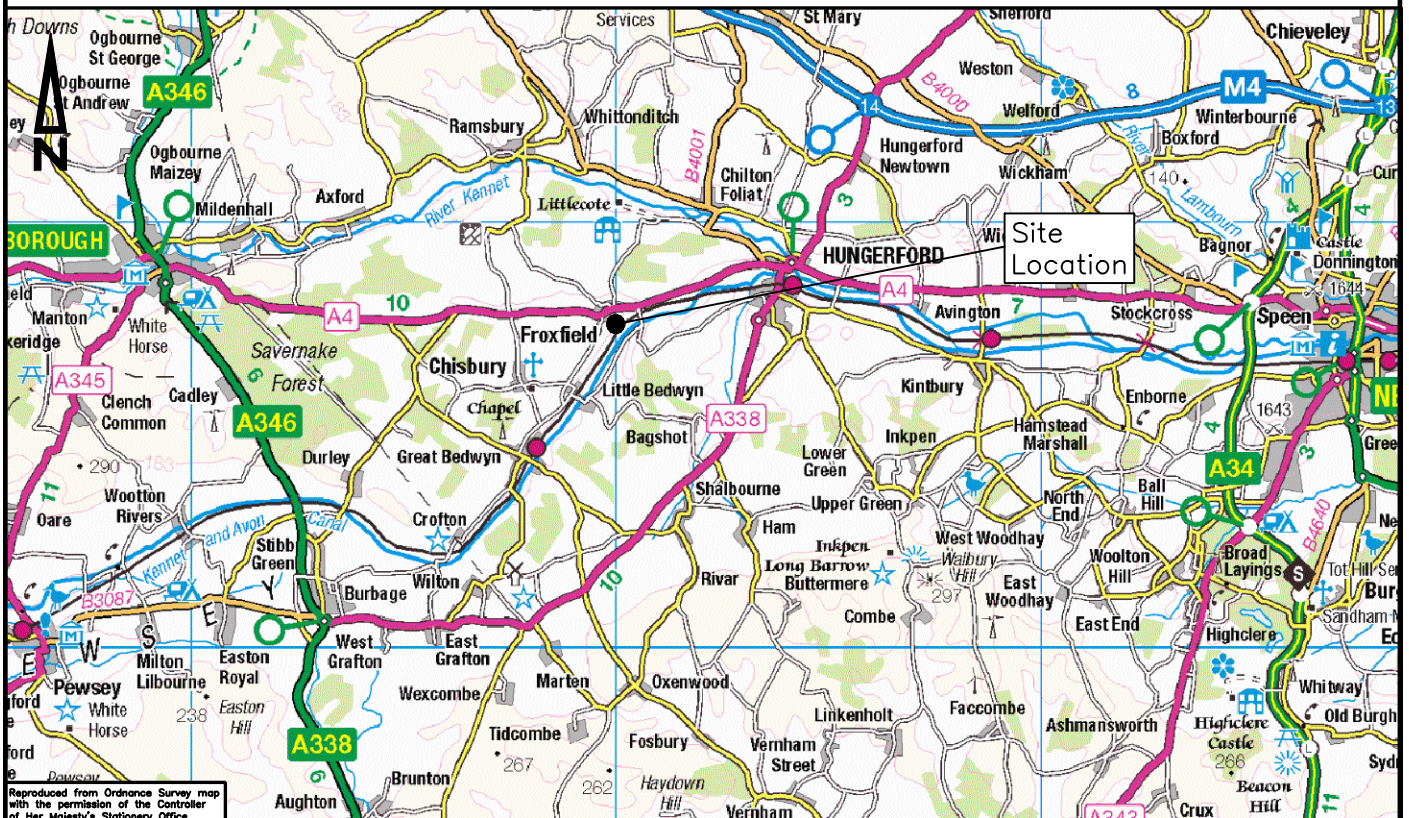
CE Drawing 10667/500/Figure 1 Site Location Plan
Drawing by AD Draughting Architectural Services
Decision notice
Public sewer records
Infiltration test results
Topographical survey
SuDS design calculations
CE Drawing 10667/501 Proposed Surface Water Drainage Layout
CE Drawing 10667/503 Proposed Surface Water Drainage Details

Cole Easdon Consultants Limited
February 2026

Enclosures



Scale: 1:10,000



Scale: 1:200,000

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Job Title:

Manor Farm
Bath Road
Froxfield
Wiltshire

Drawing Title:

Site Location Plan

Client:

Ben Paterson

Drawn By

SS

Checked By

JP

Date Drawn

November 2025

Drawing No.

10667/500 Figure 1

Drawing Status:

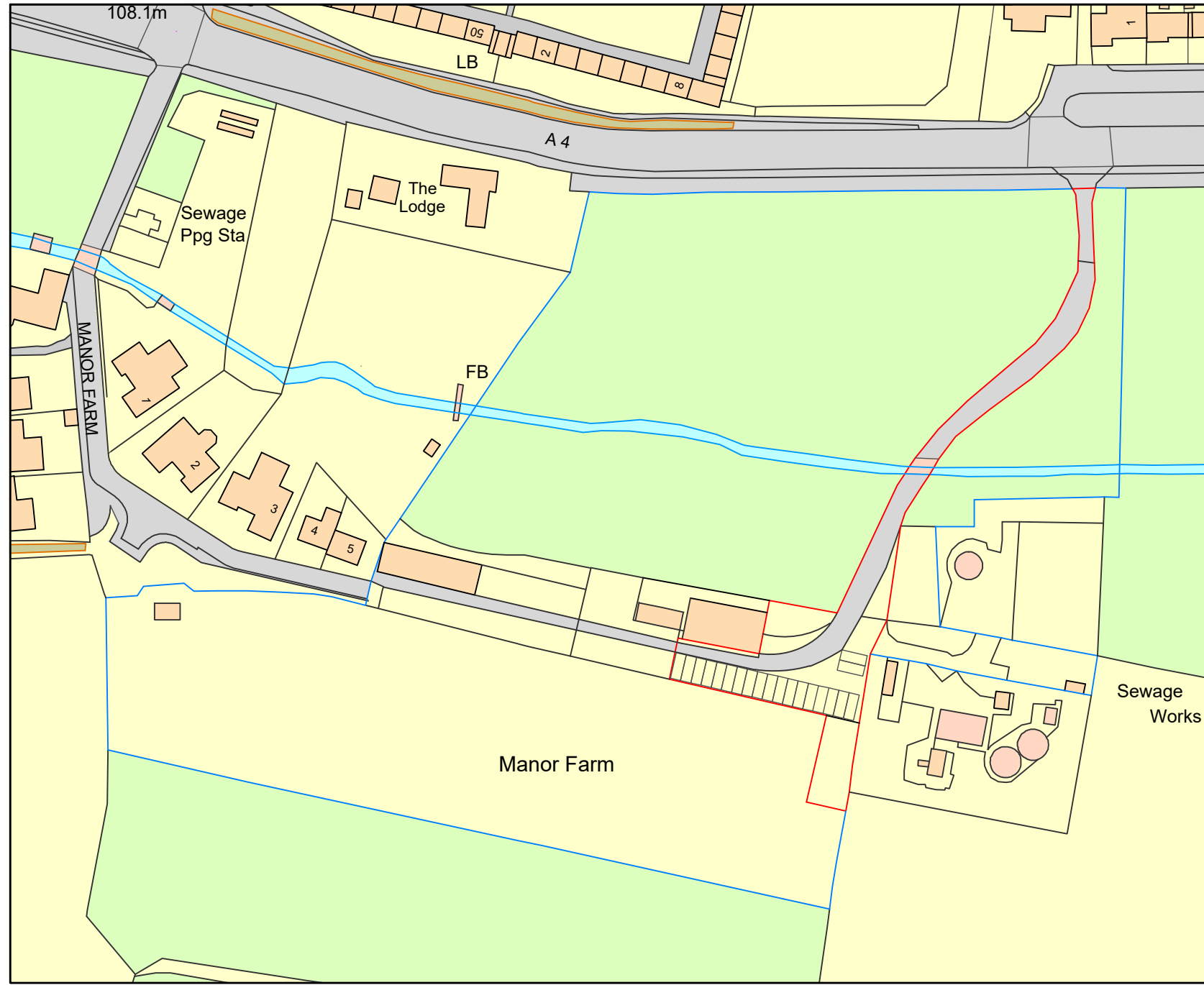
FOR COMMENT	
FOR PLANNING	
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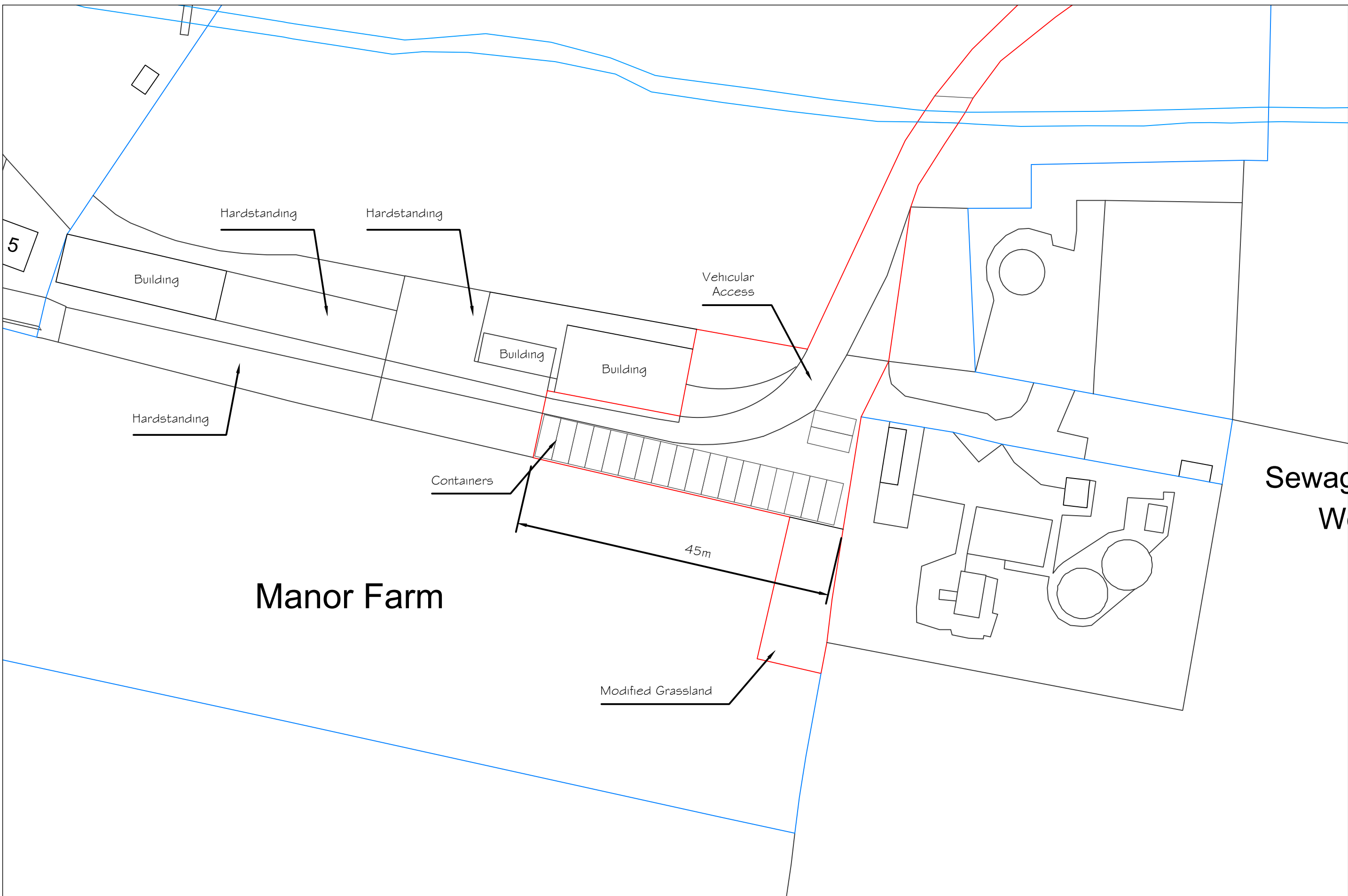
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Revision

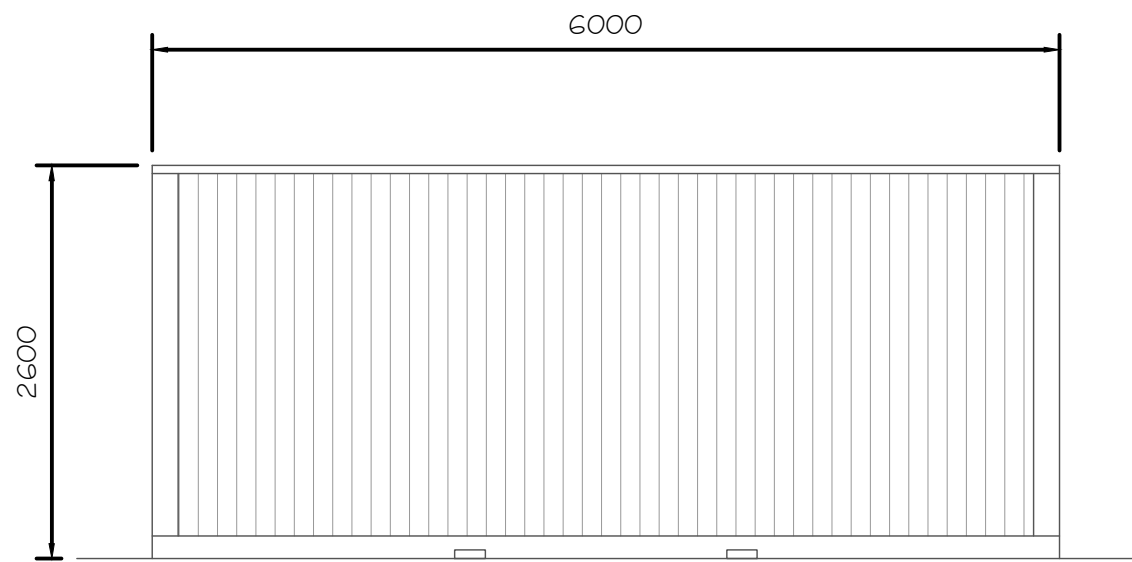
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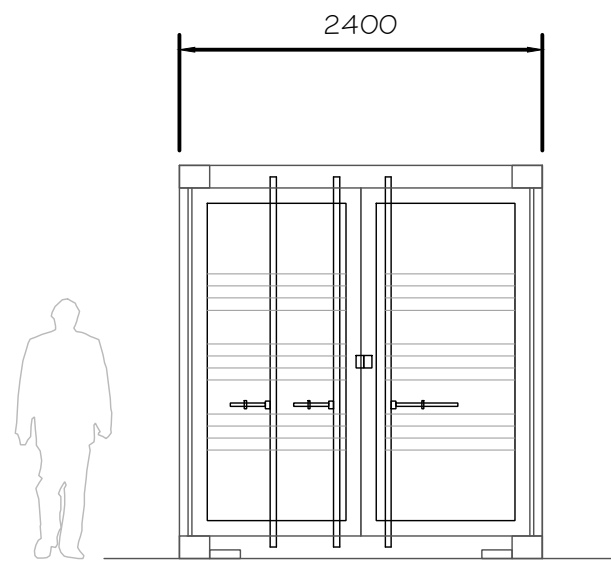
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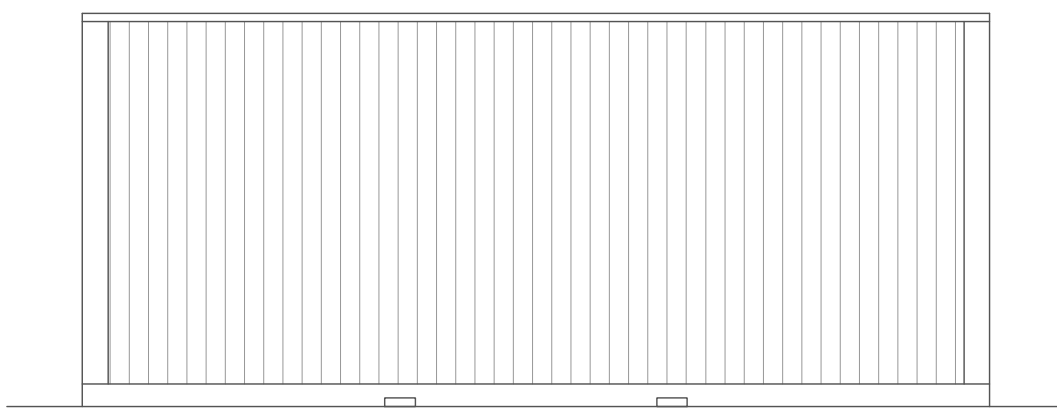
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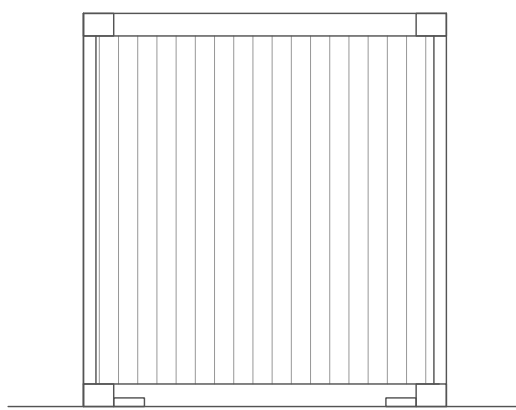
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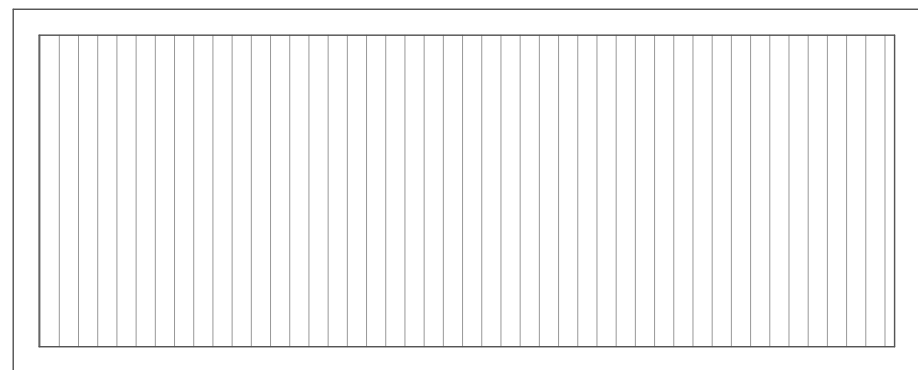
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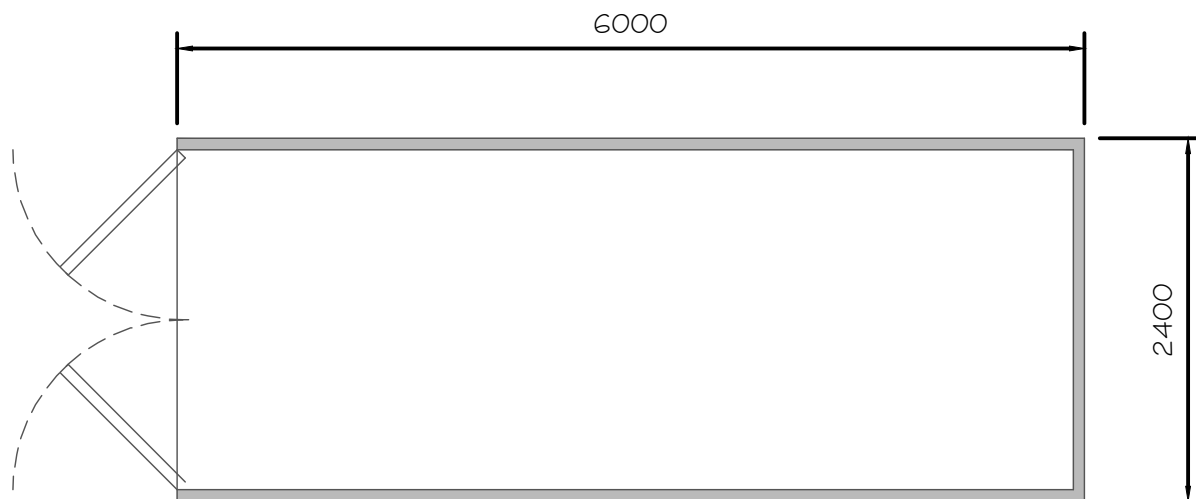
SIDE ELEVATION
Scale 1:50



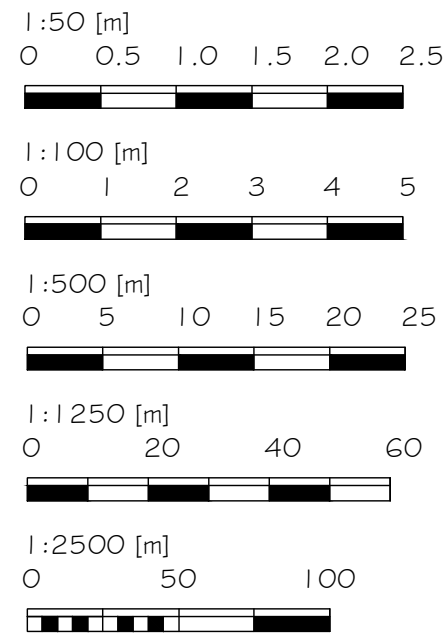
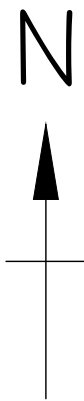
REAR ELEVATION
Scale 1:50



ROOF PLAN
Scale 1:50



FLOOR PLAN
Scale 1:50



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Drawing Title

ELEVATIONS AND PLANS

Scale

A5 SHOWN

Date

14/03/2025

Drawn

AD

Drawing No.

1510-01

Rev

D



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2025/03149
Decision Date: 09/10/2025

Applicant:	Mr Ben Paterson C/O Agent , . , . , . , .
Particulars of Development:	Change of use of agricultural land to provide 20 containers for self storage purposes
At:	Manor Farm, Bath Road, Froxfield

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 39 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby approved shall be implemented in accordance with the details of approved plan numbers and documents:
 - Drawing No. 1510-01 Rev.D – Elevations and Plans;
 - Biodiversity Net Gain Assessment (Author: Pro Vision, Dated: March 2025);
 - Flood Risk Assessment Version 2 (rec'd by the LPA on 30th Sept 2025);
 - Planning Statement (Author: Raw Planning, Dated: March 2025);
 - Topographical Survey – DTS050925-98J.

Reason: In the interests of proper planning and to define the planning permission.

- 3** The development hereby approved shall not be occupied or brought into use until a scheme for the disposal/management of surface water has been implemented in accordance with details that shall first be submitted to and approved in writing by the local planning authority. As a minimum, the written details shall include a site layout of all features, confirmation of the system's design in line with sustainable drainage systems (SuDS) guidelines, measures to limit run-off rates from new impermeable areas to greenfield rates and measures to ensure water quality can be managed for the lifetime of the development.

REASON: To ensure the risk of flooding to adjacent land is not increased and that the adjacent water meadow is not subjected to potential contamination in accordance with the aims of Core Policy 67 of the Wiltshire Core Strategy and the relevant planning policy advice of the National Planning Policy Framework.

- 4** No external lighting shall be installed within the site or attached to any buildings or containers unless full details of the locations and lighting design/specifications have been submitted to and approved in writing by the local planning authority. Thereafter, the lighting shall be installed and maintained in accordance with the approved details.

REASON: To ensure that nearby habitat is protected and in the interests of the visual amenities of the area in accordance with the aims of Core Policies 50, 51, 57 and 64 of the Wiltshire Core Strategy and the relevant planning policy advice of the National Planning Policy Framework.

- 5** The development hereby approved shall be operated in accordance with the Flood Resilience measures as detailed within the submitted Flood Risk Assessment Version 2 (rec'd by the LPA on 30th Sept 2025).

REASON: To ensure that future users of the site are not put at unacceptable risk of flooding when accessing the site in accordance with the aims of Core Policy 67 of the Wiltshire Core Strategy and the relevant planning policy advice of the National Planning Policy Framework.

- 6** No more than 20 storage containers shall be installed at the site, and no external storage of materials shall take place. All external areas shall be kept available for the parking and manoeuvring of vehicles for the lifetime of the development and the site shall be vacated and closed to the public between the hours of 8pm and 8am the following day.

REASON: To limit the intensity of the use of the site in the interests of visual and residential amenities, protection of nearby habitat and to ensure sufficient parking and manoeuvring areas are retained in accordance with the aims of Core Policies 50, 51, 57 and 64 of the Wiltshire Core Strategy and the relevant planning policy advice of the National Planning Policy Framework.

Informative

1 Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition”) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission (“the earlier Biodiversity Gain Plan”) there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

In this case, a Biodiversity Gain Plan needs to be submitted and approved prior to the commencement of the development (the construction of the exercise arena). Commencing development which is subject to the biodiversity gain condition without an approved Biodiversity Gain Plan could result in enforcement action for breach of planning control.

For further information please refer to:

<https://www.gov.uk/government/collections/biodiversity-net-gain#developer-guidance>

Surface Water guidance

Details submitted to discharge the surface water drainage condition should confirm that the design has been undertaken in accordance with the Department for Environment, Food and Rural Affairs “National standards for sustainable drainage systems (SuDS)” (that was updated on 30th July 2025). With particular attention to the requirements to include water quality improvements.

Artificial Lighting

Artificial light at night can have a substantial adverse effect on biodiversity. Any new lighting should be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, ‘Guidance for the Reduction of Obtrusive Light’ (ILP, 2021), and Guidance note GN08/23 “Bats and artificial lighting at night”, issued by the Bat Conservation Trust and Institution of Lighting Professionals.

Protected Species

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations 2017 (as amended) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England’s website for further information on protected species.

***Nic Thomas* - Director of Planning, Economy and Regeneration**

NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
 - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
 - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk
- 4 **CIL.** The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website [Community Infrastructure Levy \(CIL\) - Wiltshire Council](#)

Catherine Spanner
UNIT 1, YORK HOUSE, HINDLE WAY
SWINDON
SN3 3RB

Search address supplied Manor Farm
Bath Road
Froxfield
Wiltshire
SN8 3LA

Your reference (10667) Manor Farm Froxfield

Our reference ALS/ALS Standard/2025_5255748

Search date 24 November 2025

Keeping you up-to-date

Notification of price changes

We're changing our report prices from 4th June 2025. The price will increase by 3.5% based on Retail Price Index (RPI).

Find our new prices on our website thameswater.co.uk/property-searches

Any Questions? We're happy to talk through the changes with you – give our Property Searches team a call on 0800 009 4540 .



Thames Water Utilities Ltd
Property Searches,
Clearwater Court, Vastern Road, Reading RG1 8DB



property.searches@thameswater.co.uk
thameswater.co.uk/propertysearches



0800 009 4540

Search address supplied: Manor Farm, Bath Road, Froxfield, Wiltshire, SN8 3LA

Dear Sir / Madam

An Asset Location Search is recommended when undertaking a site development. It is essential to obtain information on the size and location of clean water and sewerage assets to safeguard against expensive damage and allow cost-effective service design.

The following records were searched in compiling this report: - the map of public sewers & the map of waterworks. Thames Water Utilities Ltd (TWUL) holds all of these.

This search provides maps showing the position and size of Thames Water assets close to the proposed development and also manhole cover and invert levels, where available.

Please note that none of the charges made for this report relate to the provision of Ordnance Survey mapping information. The replies contained in this letter are given following inspection of the public service records available to this company. No responsibility can be accepted for any error or omission in the replies.

You should be aware that the information contained on these plans is current only on the day that the plans are issued. The plans should only be used for the duration of the work that is being carried out at the present time. Under no circumstances should this data be copied or transmitted to parties other than those for whom the current work is being carried out.

Thames Water do update these service plans on a regular basis and failure to observe the above conditions could lead to damage arising to new or diverted services at a later date.

Contact Us

If you have any further queries regarding this enquiry please feel free to contact a member of the team on 0800 009 4540, or use the contact details below:

Thames Water Utilities Ltd
Property Searches
Clearwater Court
Vastern Road
Reading
RG1 8DB

Email: property.searches@thameswater.co.uk

Web: thameswater.co.uk/propertysearches

Waste Water Services

Please provide a copy extract from the public sewer map.

Enclosed is a map showing the approximate lines of our sewers. Our plans do not show sewer connections from individual properties or any sewers not owned by Thames Water unless specifically annotated otherwise. Records such as "private" pipework are in some cases available from the Building Control Department of the relevant Local Authority. Where the Local Authority does not hold such plans it might be advisable to consult the property deeds for the site or contact neighbouring landowners. The public sewer map relates only to sewerage apparatus of Thames Water Utilities Ltd, it does not disclose details of cables and or communications equipment that may be running through or around such apparatus. The sewer level information contained in this response represents all of the level data available in our existing records. Should you require any further Information, please refer to the relevant section within the 'Further Contacts' page found later in this document.

For your guidance:

- The Company is not generally responsible for rivers, watercourses, ponds, culverts or highway drains. If any of these are shown on the copy extract they are shown for information only.
- Any private sewers or lateral drains which are indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended these details be checked with the developer.

Clean Water Services

Please provide a copy extract from the public water main map.

Enclosed is a map showing the approximate positions of our water mains and associated apparatus. Please note that records are not kept of the positions of individual domestic supplies. For your information, there will be a pressure of at least 10m head at the outside stop valve. If you would like to know the static pressure, please contact our Customer Centre on 0800 316 9800. The Customer Centre can also arrange for a full flow and pressure test to be carried out for a fee.



For your guidance:

- Assets other than vested water mains may be shown on the plan, for information only.
- If an extract of the public water main record is enclosed, this will show known public water mains in the vicinity of the property. It should be possible to estimate the likely length and route of any private water supply pipe connecting the property to the public water network.

Further contacts:

Waste Water queries

Should you require verification of the invert levels of public sewers, by site measurement, you will need to approach the relevant Thames Water Area Network Office for permission to lift the appropriate covers. This permission will usually involve you completing a TWOSA form. You can do this by emailing customer.feedback@thameswater.co.uk with the email subject header 'Enquiry – TWOSA', along with details of the request.

If you have any questions regarding sewer connections, budget estimates, diversions or building over issues please direct them to our service desk which can be contacted by writing to:

Developer Services (Waste Water)
Thames Water
Clearwater Court
Vastern Road
Reading
RG1 8DB

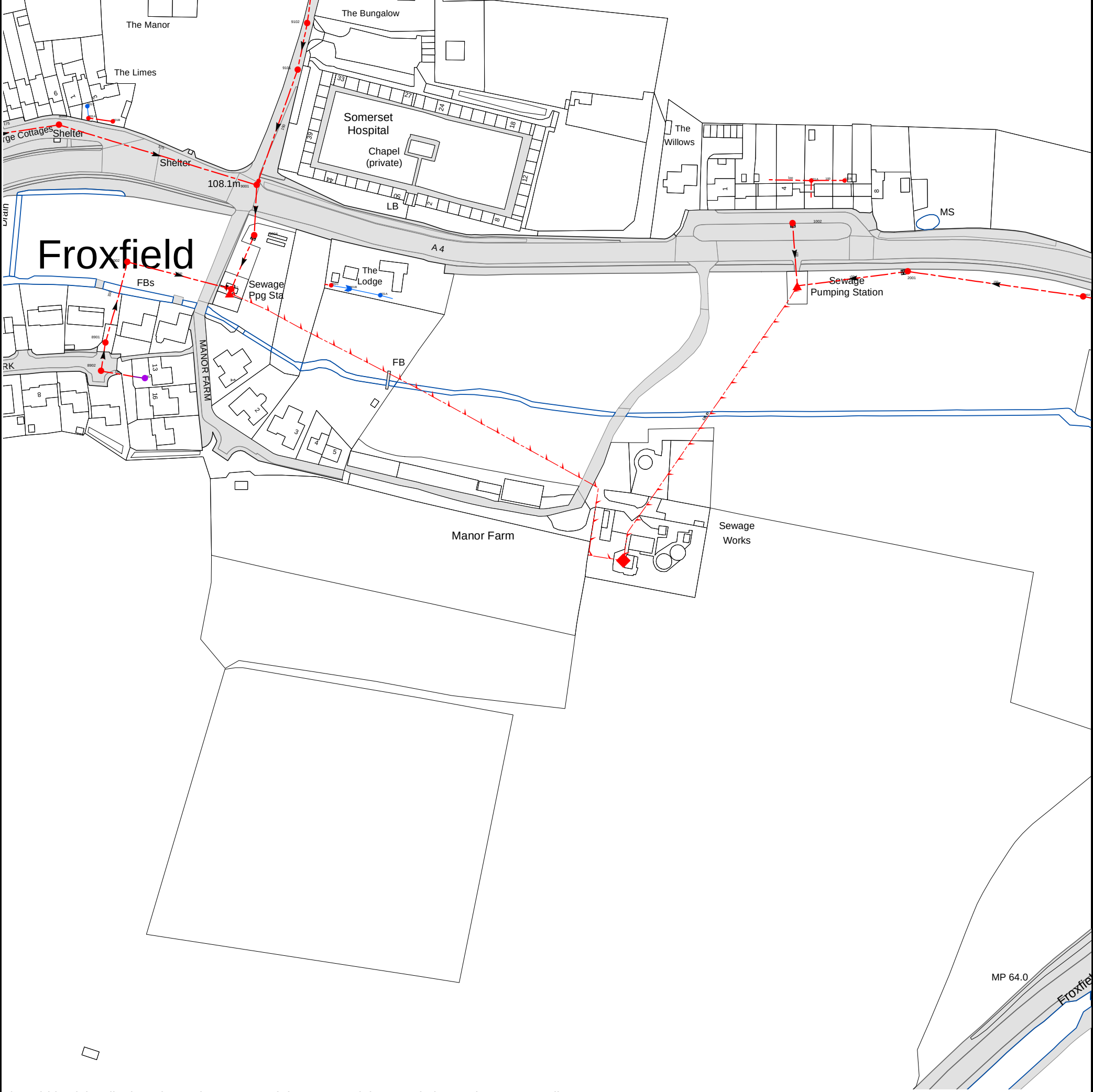
Tel: 0800 009 3921
Email: developer.services@thameswater.co.uk

Clean Water queries

Should you require any advice concerning clean water connections, please contact:

Developer Services (Clean Water)
Thames Water
Clearwater Court
Vastern Road
Reading
RG1 8DB

Tel: 0800 009 3921
Email: developer.services@thameswater.co.uk



The width of the displayed area is 500 m and the centre of the map is located at OS coordinates 430060,167890
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

Based on the Ordnance Survey Map (2024) with the Sanction of the controller of H.M. Stationery Office, License no. AC0000849556 Crown Copyright Reserved.

NB. Levels quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates that no survey information is available

Manhole Reference	Manhole Cover Level	Manhole Invert Level
8901	n/a	n/a
801B	n/a	n/a
8002	108.29	106.56
891A	n/a	n/a
9002	108.03	107.03
9004	108.61	105.06
9001	108.13	105.35
9101	109.66	108.25
9102	n/a	n/a
901C	n/a	n/a
901B	n/a	n/a
901A	n/a	n/a
1002	108.17	106.14
101A	n/a	n/a
101B	n/a	n/a
2001	106.32	104.21
2002	106.14	104.61
8902	108.98	106.95
8001	108.38	106.07
801A	n/a	n/a
801C	n/a	n/a
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.		



Asset Location Search - Sewer Key

Public Sewer Types (Operated and maintained by Thames Water)

	Foul Sewer: A sewer designed to convey waste water from domestic and industrial sources to a treatment works.
	Surface Water Sewer: A sewer designed to convey surface water (e.g. rain water from roofs, yards and car parks) to rivers or watercourses.
	Combined Sewer: A sewer designed to convey both waste water and surface water from domestic and industrial sources to a treatment works.
	Storm Sewer
	Sludge Sewer
	Foul Trunk Sewer
	Surface Trunk Sewer
	Combined Trunk Sewer
	Foul Rising Main
	Surface Water Rising Main
	Combined Rising Main
	Vacuum
	Thames Water Proposed
	Vent Pipe
	Gallery

Other Sewer Types (Not operated and maintained by Thames Water)

	Sewer		Culverted Watercourse
	Proposed		Decommissioned Sewer
	Content of this drainage network is currently unknown		Ownership of this drainage network is currently unknown

Notes:

- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plan are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate the direction of flow.
- 4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.

Sewer Fittings

A feature in a sewer that does not affect the flow in the pipe. Example: a vent is a fitting as the function of a vent is to release excess gas.

	Air Valve		Meter
	Dam Chase		Vent
	Fitting		

Operational Controls

A feature in a sewer that changes or diverts the flow in the sewer. Example: A hydrobrake limits the flow passing downstream.

	Ancillary		Drop Pipe
	Control Valve		Weir

End Items

End symbols appear at the start or end of a sewer pipe. Examples: an Undefined End at the start of a sewer indicates that Thames Water has no knowledge of the position of the sewer upstream of that symbol. Outfall on a surface water sewer indicates that the pipe discharges into a stream or river.

	Inlet		Outfall
	Undefined End		

Other Symbols

Symbols used on maps which do not fall under other general categories.

	Change of Characteristic Indicator		Public / Private Pumping Station
	Invert Level		Summit

Areas

Lines denoting areas of underground surveys, etc.

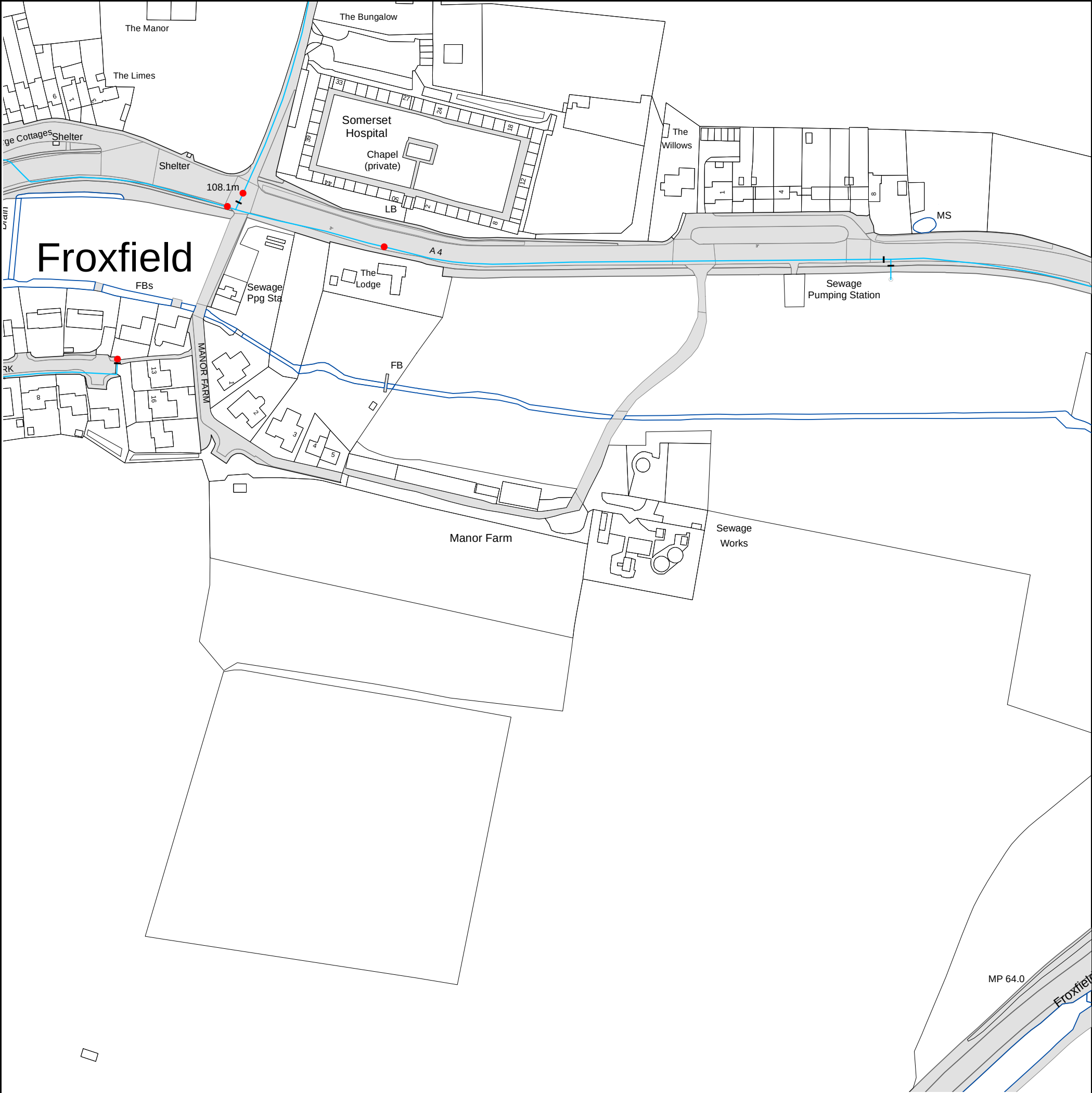
	Agreement
	Chamber
	Operational Site

Ducts or Crossings

	Casement	Ducts may contain high voltage cables. Please check with Thames Water.
	Conduit Bridge	
	Subway	
	Tunnel	

5) 'na' or '0' on a manhole indicates that data is unavailable.

6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimeters. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement. If you are unsure about any text or symbology, please contact Property Searches on 0800 009 4540.



The width of the displayed area is 500 m and the centre of the map is located at OS coordinates 430060, 167890.

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

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Asset Location Search - Water Key

Water Pipes (Operated & Maintained by Thames Water)

- 4"** **Distribution Main:** The most common pipe shown on water maps. With few exceptions, domestic connections are only made to distribution mains.
- 16"** **Trunk Main:** A main carrying water from a source of supply to a treatment plant or reservoir, or from one treatment plant or reservoir to another. Also a main transferring water in bulk to smaller water mains used for supplying individual customers.
- 3" SUPPLY** **Supply Main:** A supply main indicates that the water main is used as a supply for a single property or group of properties.
- 3" FIRE** **Fire Main:** Where a pipe is used as a fire supply, the word FIRE will be displayed along the pipe.
- 3" METERED** **Metered Pipe:** A metered main indicates that the pipe in question supplies water for a single property or group of properties and that quantity of water passing through the pipe is metered even though there may be no meter symbol shown.
- Transmission Tunnel:** A very large diameter water pipe. Most tunnels are buried very deep underground. These pipes are not expected to affect the structural integrity of buildings shown on the map provided.
- Proposed Main:** A main that is still in the planning stages or in the process of being laid. More details of the proposed main and its reference number are generally included near the main.

PIPE DIAMETER	DEPTH BELOW GROUND
Up to 300mm (12")	900mm (3')
300mm - 600mm (12" - 24")	1100mm (3' 8")
600mm and bigger (24" plus)	1200mm (4')

Valves

- General Purpose Valve
- Air Valve
- Pressure Control Valve
- Customer Valve

Hydrants

- Single Hydrant

Meters

- Meter

End Items

Symbol indicating what happens at the end of a water main.

- Blank Flange
- Capped End
- Emptying Pit
- Undefined End
- Manifold
- Customer Supply
- Fire Supply

Operational Sites

- Booster Station
- Other
- Other (Proposed)
- Pumping Station
- Service Reservoir
- Shaft Inspection
- Treatment Works
- Unknown
- Water Tower

Other Symbols

- Data Logger
- Casement:** Ducts may contain high voltage cables. Please check with Thames Water.

Other Water Pipes (Not Operated or Maintained by Thames Water)

- Other Water Company Main:** Occasionally other water company water pipes may overlap the border of our clean water coverage area. These mains are denoted in purple and in most cases have the owner of the pipe displayed along them.
- Private Main:** Indicates that the water main in question is not owned by Thames Water. These mains normally have text associated with them indicating the diameter and owner of the pipe.



SOIL INFILTRATION RATE IN ACCORDANCE WITH BRE DIGEST 365

Soil infiltration rate (f) = $V_{p75-25}/a_{p50} \times t_{p75-25}$

where

V_{p75-25} = the effective storage volume of water in the trial pit between 75% and 25% effective depth

a_{p50} = the internal surface area of the trial pit up to 50% effective depth and including base area

t_{p75-25} = the time for the water level to fall from 75% to 25% effective depth

Soakaway Pit Dimensions

Length	1.8 m
Width	0.6 m
Depth	1.5 m

Depth to Water Level

Start of test	0.9
End of test	1.4

Depth to Water Level

75% full	1.05 m
50% full	1.2 m
25% full	1.35 m

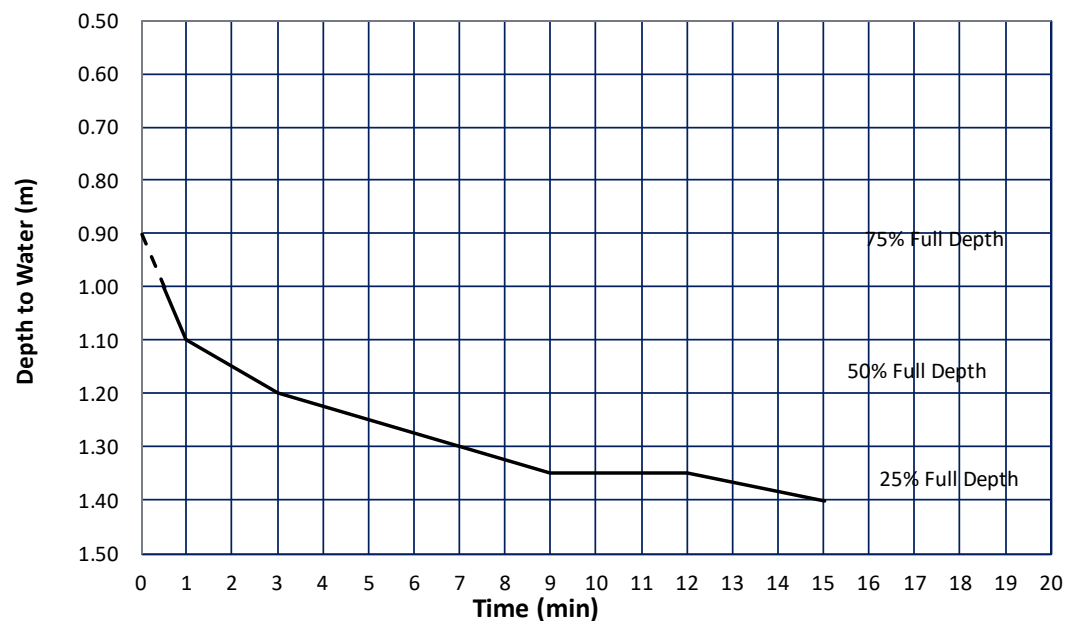
Time to empty (from graph)

t_{p25}	1 min
t_{p50}	3 min
t_{p75}	9 min

Effective Storage Volume and Area

V_{p75-25}	0.324
a_{p50}	2.52

Soil Infiltration Rate	2.679E-04 m/s 0.964 m/hr
------------------------	-----------------------------



Site: Froxfield



SOIL INFILTRATION RATE IN ACCORDANCE WITH BRE DIGEST 365

Soil infiltration rate (f) = $V_{p75-25}/a_{p50} \times t_{p75-25}$

where

V_{p75-25} = the effective storage volume of water in the trial pit between 75% and 25% effective depth

a_{p50} = the internal surface area of the trial pit up to 50% effective depth and including base area

t_{p75-25} = the time for the water level to fall from 75% to 25% effective depth

Soakaway Pit Dimensions

Length	1.8 m
Width	0.6 m
Depth	1.5 m

Depth to Water Level

Start of test	0.9
End of test	1.4

Depth to Water Level

75% full	1.05 m
50% full	1.2 m
25% full	1.35 m

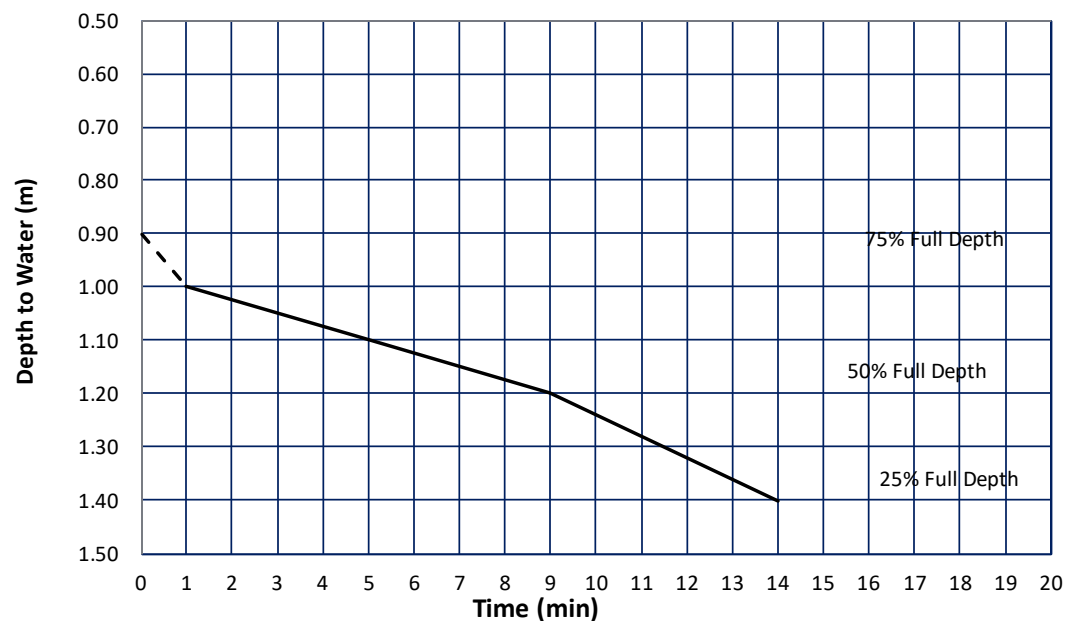
Time to empty (from graph)

t_{p25}	3.5 min
t_{p50}	9 min
t_{p75}	13 min

Effective Storage Volume and Area

V_{p75-25}	0.324
a_{p50}	2.52

Soil Infiltration Rate	2.256E-04 m/s 0.812 m/hr
------------------------	-----------------------------



Site: Froxfield



SOIL INFILTRATION RATE IN ACCORDANCE WITH BRE DIGEST 365

Soil infiltration rate (f) = $V_{p75-25}/a_{p50} \times t_{p75-25}$

where

V_{p75-25} = the effective storage volume of water in the trial pit between 75% and 25% effective depth

a_{p50} = the internal surface area of the trial pit up to 50% effective depth and including base area

t_{p75-25} = the time for the water level to fall from 75% to 25% effective depth

Soakaway Pit Dimensions

Length	1.8 m
Width	0.6 m
Depth	1.5 m

Depth to Water Level

Start of test	0.9
End of test	1.4

Depth to Water Level

75% full	1.05 m
50% full	1.2 m
25% full	1.35 m

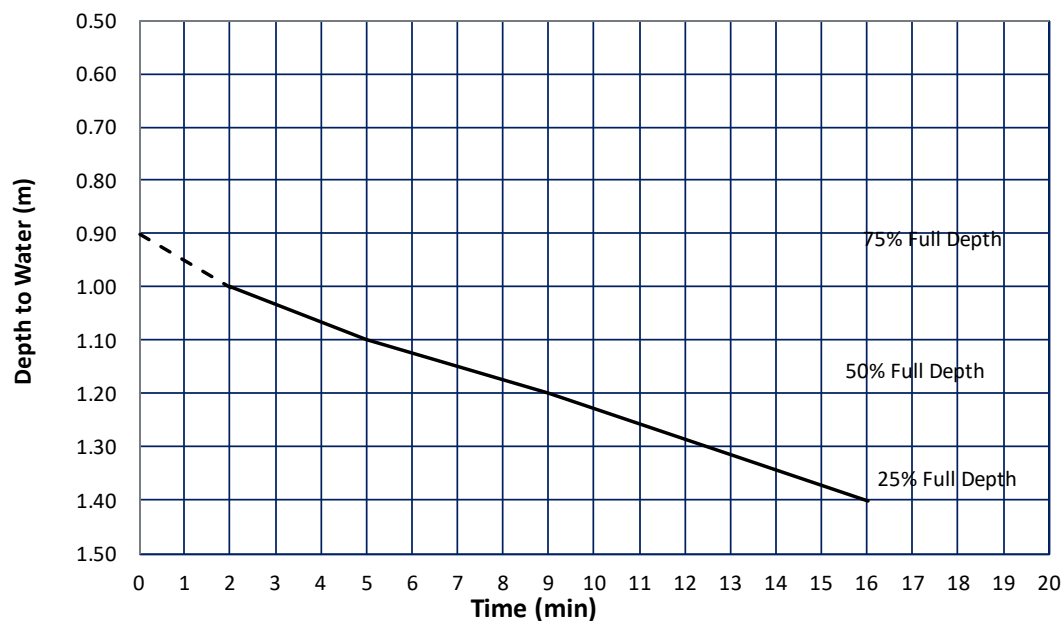
Time to empty (from graph)

t_{p25}	3.5 min
t_{p50}	9 min
t_{p75}	14.5 min

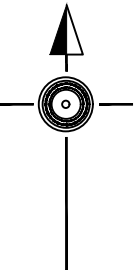
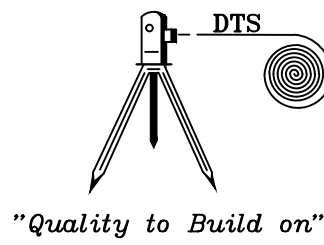
Effective Storage Volume and Area

V_{p75-25}	0.324
a_{p50}	2.52

Soil Infiltration Rate	1.948E-04 m/s 0.701 m/hr
------------------------	-----------------------------



Site: Froxfield



168100mN

168050mN

168000mN

167950mN

167900mN

429850mE

429900mE

429950mE

430000mE

430050mE

430100mE

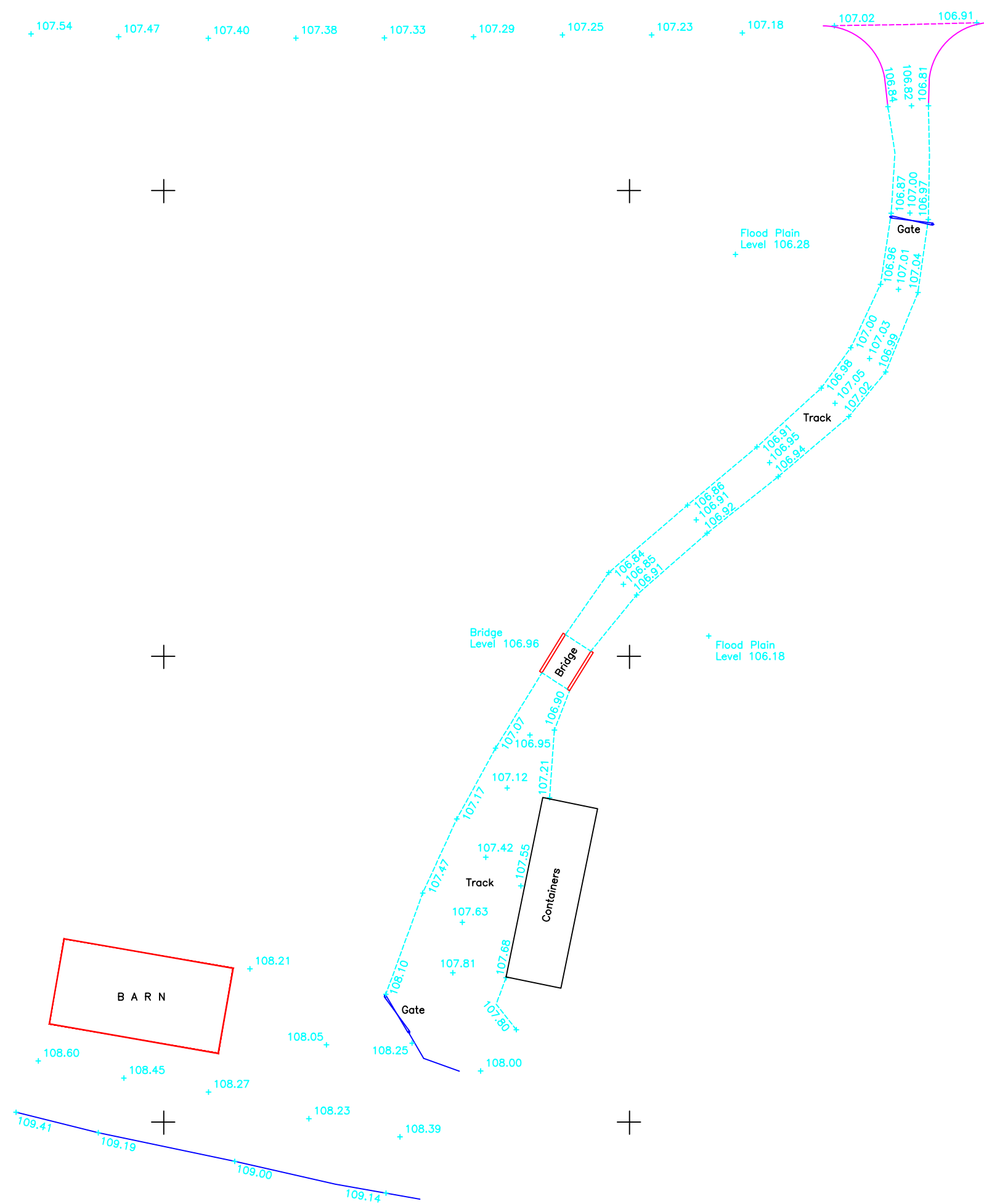
430150mE

LEGEND

ALD - ALDER	BL - BED LEVEL
ASH - ASH	CL - COVER LEVEL
BCH - BEECH	FL - FLOOR LEVEL
CED - CEDAR	IL - INVERT LEVEL
CHY - CHERRY	OL - OUTFALL LEVEL
FIR - FIR	THL - THRESHOLD LEVEL
FRU - FRUIT	FW - FOUL WATER
HAW - HAWTHORNE	SW - SURFACE WATER
HZL - HAZEL	OB - OBSTRUCTED
HLY - HOLLY	UTL - UNABLE TO LIFT
HCH - HORSE CHESTNUT	G - GULLY
HBN - HORSEBEAM	WL - WATER LEVEL
LRL - LAUREL	WLL - WALL LEVEL
LIM - LIME	
LOC - LOCUST	BO - BOLLARD
LUN - LONDON PLANE	BP - BRICK PAVING
MPL - MAPLE	BTIC - TELECOM INSPECTION COVER
OAK - OAK	BS - BUS STOP
PNE - PINE	CATV - CABLE TV INSPECTION COVER
POP - POPULAR	CB - CONCRETE BOX
RDN - RHODODENDRONS	CC - CONCRETE
SB - SILVER BIRCH	DRC - DRAINAGE CHANNEL
SCH - SWEET CHESTNUT	EP - ELECTRICITY POLE
SYC - SYCAMORE	ER - EARTHING ROD
WNT - WALNUT	ELCP - ELECTRICITY CABLE PIT
WLW - WILLOW	FB - FLOWERBED
YEW - YEW	GP - GUIDE POST
SPU - SPECIES UNKNOWN	IC - INSPECTION COVER
	LP - LAMP POST
BWF - BARBED WIRE FENCE	L8 - LETTER BOX
CBF - CLOSE BOARD FENCE	KO - KERB OUTLET
CLF - CHAIN LINK FENCE	NP - NAME PLATE
CPF - CHESTNUT PALING FENCE	NB - NOTICE BOARD
HDL - HANDRAIL	OHC - OVERHEAD CABLE
IR - IRON RAILING FENCE	P - POST
LFP - LARCH FENCE	RWP - RAIN WATER PIPE
Misc - MISCELLANEOUS FENCE	RP - REFLECTOR POST
PKF - PICKET FENCE	RS - ROAD SIGN
PCF - POST & CHAIN FENCE	RE - RODDING EYE
PRF - POST & RAIL FENCE	SMP - SERVICE MARKER POST
PWF - POST & WIRE FENCE	SV - SOIL VENT PIPE
WMF - WIRE MESH FENCE	SC - STOP COCK
TLS - TRELLIS FENCE	SV - STOP VALVE
RSB - RAISED FLOWERBED	SHG - STOP VALVE GAS
RWall - RETAINING WALL	TAC - TACTILE PAVING
	TAR - TARMAC
	TP - TELEGRAPH POLE
	TL - TRAFFIC LIGHTS
	WM - WATER METER

Slope Symbol
Control Station
Tree

DAK 0.3/2T = DAK Species 0.3 Bole Diameter / 2 Boles (MB Multi Bole)
12/ Sp 14 = Tree Height 12m / Canopy Spread 14m



Project:	Date: 06/02/2026			
	Designed by: AWasiljew	Checked by:	Approved By:	
Report Details: Type: Inflows Storm Phase: Phase	Company Address:			



Catchment Area (1)

Type : Catchment Area

Area (ha)	0.068
-----------	-------

Preliminary Sizing

Volumetric Runoff Coefficient	0.750
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff	0.900
Winter Volumetric Runoff	0.900
Time of Concentration (mins)	5
Percentage Impervious (%)	100

Project:	Date: 06/02/2026			
	Designed by: AWasiljew	Checked by:	Approved By:	
Report Details:	Company Address:			
Type: Stormwater Controls Storm Phase: Phase				



Porous Paving

Type : Porous Paving

Dimensions

Exceedance Level (m)	108.200
Depth (m)	0.350
Base Level (m)	107.850
Paving Layer Depth (mm)	50
Membrane Percolation (m/hr)	2.5
Porosity (%)	30
Length (m)	40.000
Long. Slope (1:X)	1000.00
Width (m)	10.000
Total Volume (m³)	36.000

Advanced

Base Infiltration Rate (m/hr)	0.7013
Side Infiltration Rate (m/hr)	0.7013
Safety Factor	5.0
Conductivity (m/hr)	400.0

Project:	Date: 06/02/2026		
	Designed by: AWasiljew	Checked by:	Approved By:
Report Details: Type: Inflow Summary Storm Phase: Phase	Company Address:		



Inflow Label	Connected To	Flow (L/s)	Runoff Method	Area (ha)	Percentage Impervious (%)	Urban Creep (%)	Adjusted Percentage Impervious (%)	Area Analysed (ha)
Catchment Area (1)	Porous Paving		Time of Concentration	0.068	100	0	100	0.068
TOTAL		0.0		0.068				0.068

Project:	Date: 06/02/2026			
	Designed by: AWasiljew	Checked by:	Approved By:	
Report Title: Rainfall Analysis Criteria	Company Address:			

Runoff Type	Dynamic
Output Interval (mins)	5
Time Step	Default
Urban Creep	Apply Global Value
Urban Creep Global Value (%)	0
Junction Flood Risk Margin (mm)	300
Perform No Discharge Analysis	☐

Rainfall

FEH	Type: FEH	
Site Location	GB 430450 167850 SU 30450 67850	
Rainfall Version	2022	
Summer	☒	
Winter	☒	

Return Period

Return Period (years)	Increase Rainfall (%)
100.0	40.000

Storm Durations

Duration (mins)	Run Time (mins)
15	30
30	60
60	120
120	240
180	360
240	480
360	720
480	960
600	1200
720	1440
960	1920
1440	2880
2160	4320
2880	5760
4320	8640
5760	11520
7200	14400
8640	17280
10080	20160

Project:	Date: 06/02/2026		
	Designed by: AWasiljew	Checked by:	Approved By:
Report Details: Type: Inflows Summary Storm Phase: Phase	Company Address:		

I
DRN



Critical Storm Per Item: Rank By: Max. Inflow

Inflow	Storm Event	Inflow Area (ha)	Max. Inflow (L/s)	Total Inflow Volume (m³)
Catchment Area (1)	FEH: 100 years: +40 %: 15 mins: Summer	0.07	53.2	23.992

Project:	Date: 06/02/2026		
	Designed by: AWasiljew	Checked by:	Approved By:
Report Details: Type: Stormwater Controls Summary Storm Phase: Phase	Company Address:		



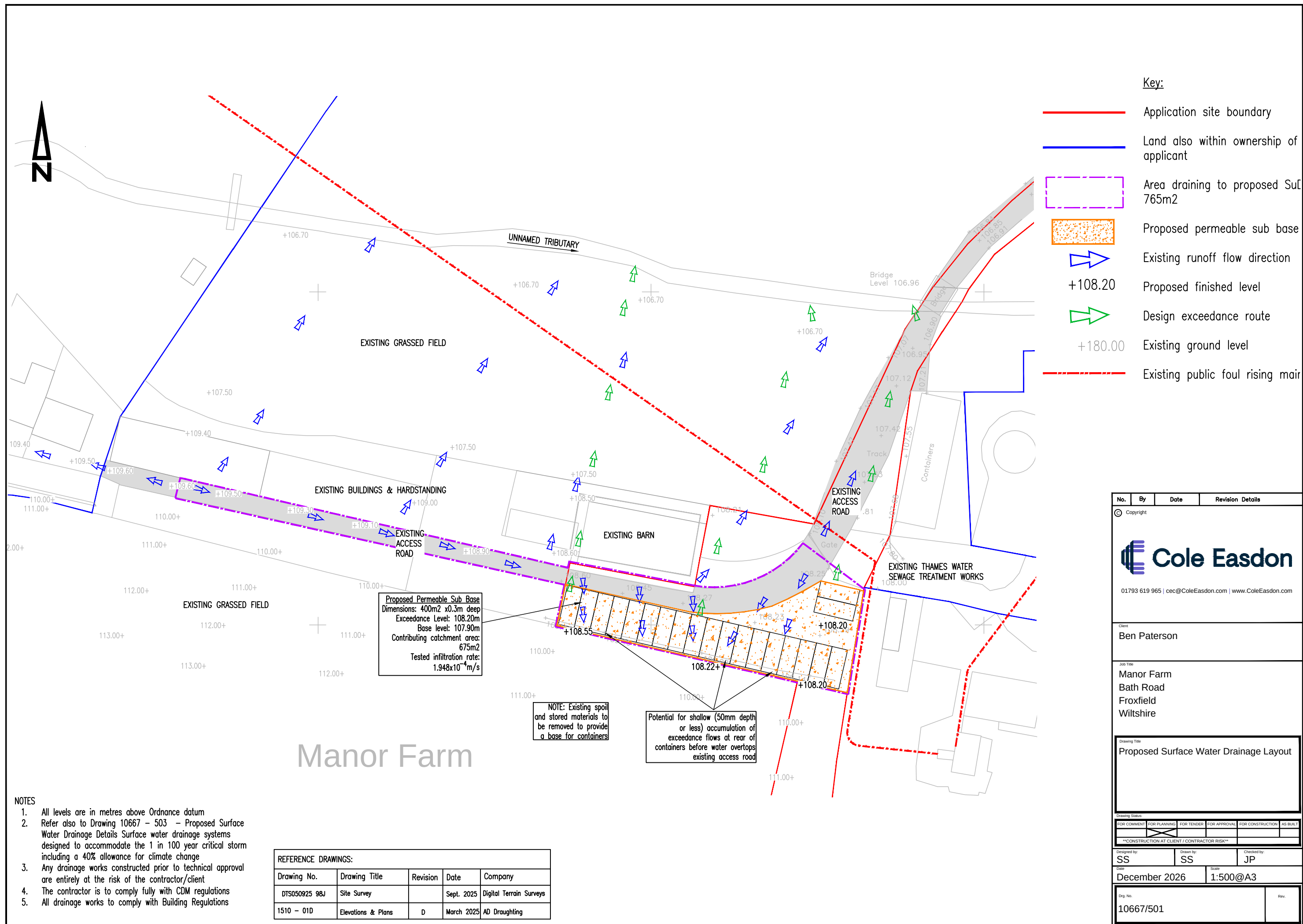


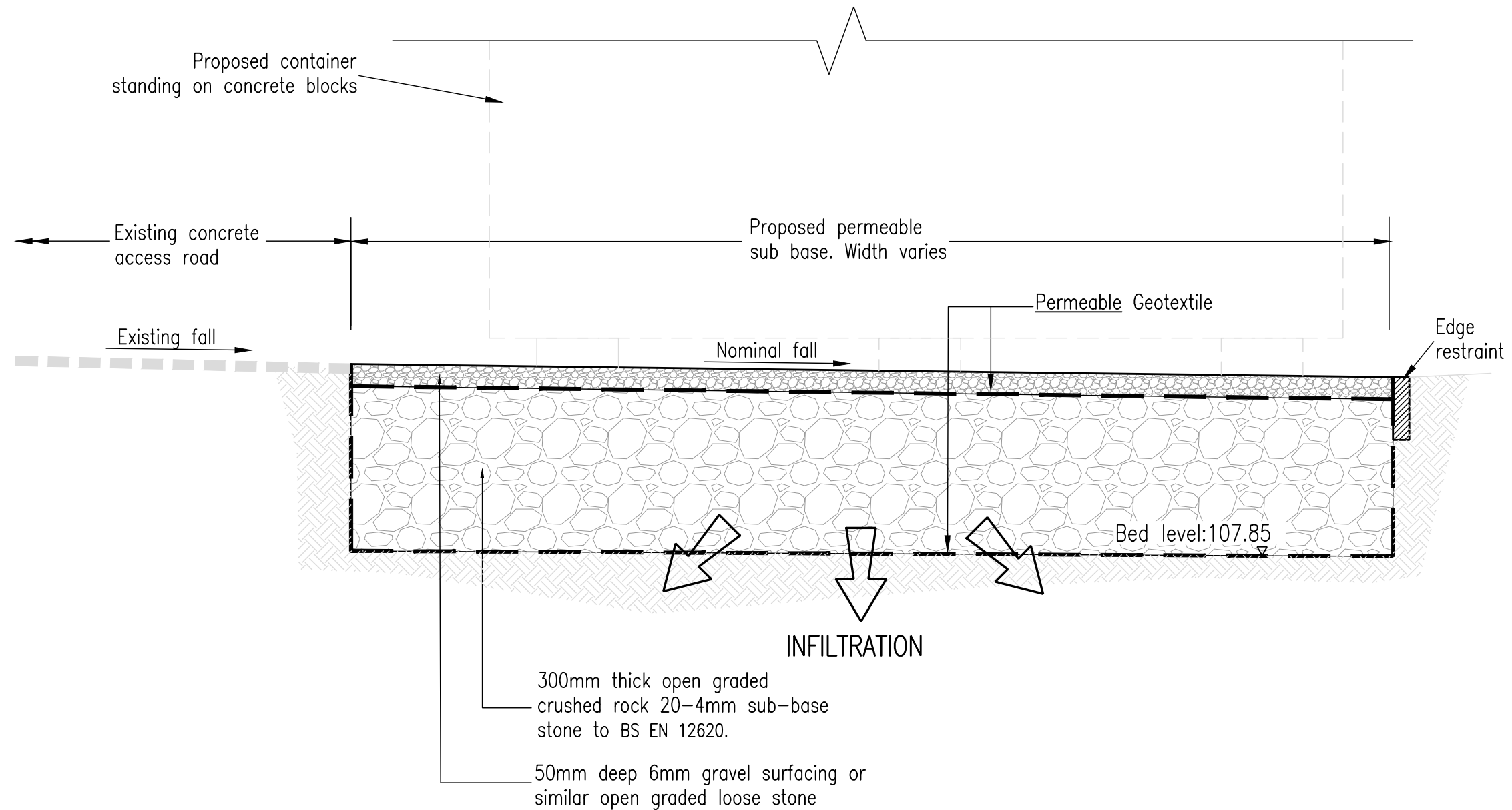
Critical Storm Per Item: Rank By: Max. Resident Volume

Stormwater Control	Storm Event	Max. US Level (m)	Max. DS Level (m)	Max. US Depth (m)	Max. DS Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Total Lost Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Half Drain Down Time (mins)	Percentage Available (%)
Porous Paving	FEH: 100 years: +40 %: 30 mins: Summer	107.983	107.944	0.093	0.094	37.1	11.372	0.000	32.204	0.0	0.000		68.410

Project:	Date: 06/02/2026			
	Designed by: AWasiljew	Checked by:	Approved By:	
	Report Details: Type: Stormwater Controls Summary Storm Phase: Phase			
Company Address:				

Status
OK





PERMEABLE SUB BASE DETAIL
Not To Scale

No.	By	Date	Revision	Details
© Copyright				
				
01793 619 965 cec@ColeEasdon.com www.ColeEasdon.com				
Client Ben Paterson				
Job Title Manor Farm Bath Road Froxfield Wiltshire				
Drawing Title Proposed Surface Water Drainage Details				
Drawing Status				
FOR COMMENT	FOR PLANNING	FOR TENDER	FOR APPROVAL	FOR CONSTRUCTION
				AS BUILT
CONSTRUCTION AT CLIENT / CONTRACTOR RISK				
Designed by: SS		Drawn by: SS		Checked by: JP
Date December 2026		Scale Not To Scale @A3		
Eng. No. 10667/503				Rev.