

To: Owen Francis

From: Nick Bosanko

Company: Turley

SLR Consulting Limited

cc:

Date: 11 March 2026

Project No. 416.066253.00002

**RE: Avonside Enterprise Park
Surface Water Drainage Statement**

Introduction

SLR Consulting Ltd (SLR) has been instructed by Moonraker (Melksham) Ltd to provide a Surface Water Drainage Statement in relation to a proposed landscaping and external alterations at Avonside Enterprise Park, New Broughton Road, Melksham, SN12 8AD.

It is understood that this is required to validate the planning application. This Surface Water Drainage Statement has been prepared to support the Surface Water Drainage Strategy Technical Checklist, as requested by Wiltshire Council.

An Illustrative Masterplan showing the proposed landscaping and external alterations is enclosed in Appendix A. The site is currently entirely impermeable (i.e. through roof or paved surfaces). The proposals result in the introduction of soft landscaping across the site including areas of planting and a riverside garden.

It is the purpose of this note to summarise the impact of the development proposals on the existing surface water drainage regime.

Site Location and Description

Avonside Enterprise Park is located adjacent to Melksham Town Centre, on the north bank of River Avon. New Broughton Road is located to the north, and Bath Road to the east, which crosses River Avon. A site location plan is enclosed in Appendix A.

Existing Conditions

The existing site is entirely impermeable (i.e. through roof or paved surfaces). Rainfall landing on roof surfaces is drained to a below ground pipe network which is understood to outfall directly into the River Avon. Gullies etc are present across the site which also drain into the below ground pipe network. Given the age of the site, there is believed to be no attenuation of surface water runoff before it enters the River Avon.

Proposed Conditions

The proposals result in the introduction of soft landscaping across the site including areas of planting and a riverside garden. This totals an area of 780 m², which accounts for 7% of the site. Rainfall that would have previously been drained directly into the River Avon will be able to soak into the ground. The impermeable area is directly related to surface water runoff rate; a 7% reduction in impermeable area would help to reduce the runoff rate by a similar factor. This direct positive impact will help to reduce the contribution of the site to the local flood risk mechanisms.

Given the reduction in impermeable surfaces, no calculations or surface water drainage designs are required. The existing surface water drainage arrangement will be retained, but

the catchment areas draining to these will be reconfigured due to the reduction in impermeable areas.

The existing drainage arrangements (i.e. the network of pipes and gullies etc) will remain in private ownership and will be subject to ongoing maintenance requirements. However, several new trees will be included within the permeable areas. Details of the tree pits have been prepared by Greenhalgh and are enclosed in Appendix B. The Ciria SuDS Manual provides information on the maintenance of tree pits, which is presented in Figure 1. However, specific details must be obtained from the tree pit manufacturer and integrated into the wider landscape maintenance regime.

Figure 1: Tree Pit Maintenance Requirements

TABLE 19.3 Operation and maintenance requirements for trees (after CRWA, 2009)		
Maintenance schedule	Required action	Typical frequency
Regular maintenance	Remove litter and debris	Monthly (or as required)
	Manage other vegetation and remove nuisance plants	Monthly (at start, then as required)
	Inspect inlets and outlets	Inspect monthly
Occasional maintenance	Check tree health and manage tree appropriately	Annually
	Remove silt build-up from inlets and surface and replace mulch as necessary	Annually, or as required
	Water	As required (in periods of drought)
Monitoring	Inspect silt accumulation rates and establish appropriate removal frequencies	Half yearly

Conclusion

The proposed landscaping and external alterations at Avonside Enterprise Park are anticipated to result in a significant reduction in the rate of runoff generated by the site through the introduction of areas of planting and a riverside garden.

The Surface Water Drainage Strategy Technical Checklist has been prepared alongside this note, but given the reduction in impermeable surfaces, no calculations or surface water drainage designs are required.



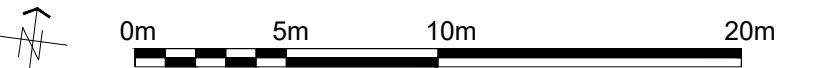
Appendix A – Site Plans





KEY:

Rev	Note	Date
P5	For planning	27/02/26
P4	Minor co-ordination revisions	01/07/25
P3	Threshold access to Block 3 rev'	25/06/25
P2	Amended to client comments	23/06/25
P1	First issue	28/05/25



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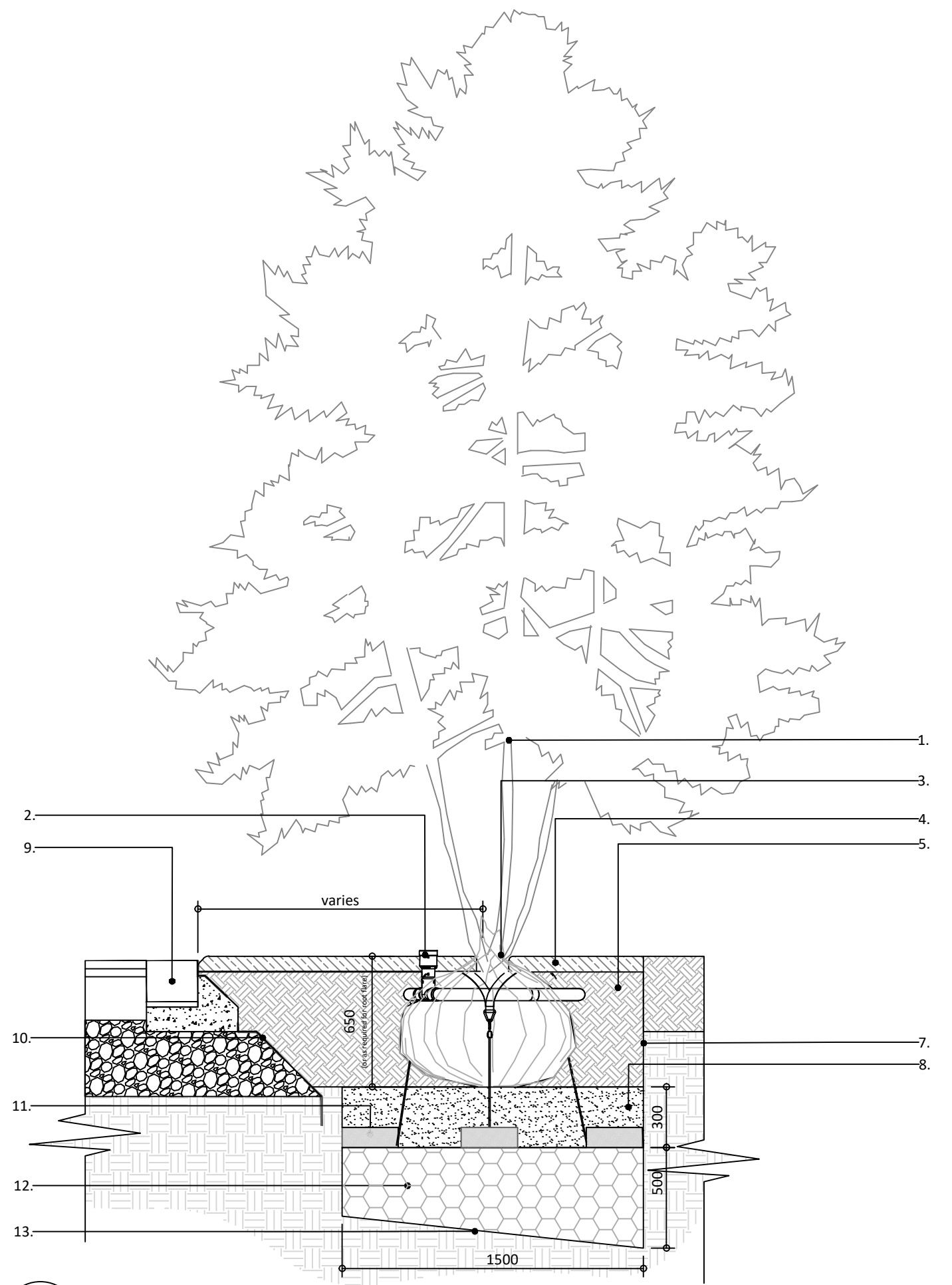
Landscape Architecture

Project
Avonside,
Melksham

Drawing Name			
Landscape Masterplan			
Drawn By	Checked By	Scale	
BS	IG	1:250 @A1	
Job No.	Status		Rev
328	S4		P5
Drawing No.			
328_GLA_XX_XX_DR_L_1001			

Appendix B – Tree Pit Details

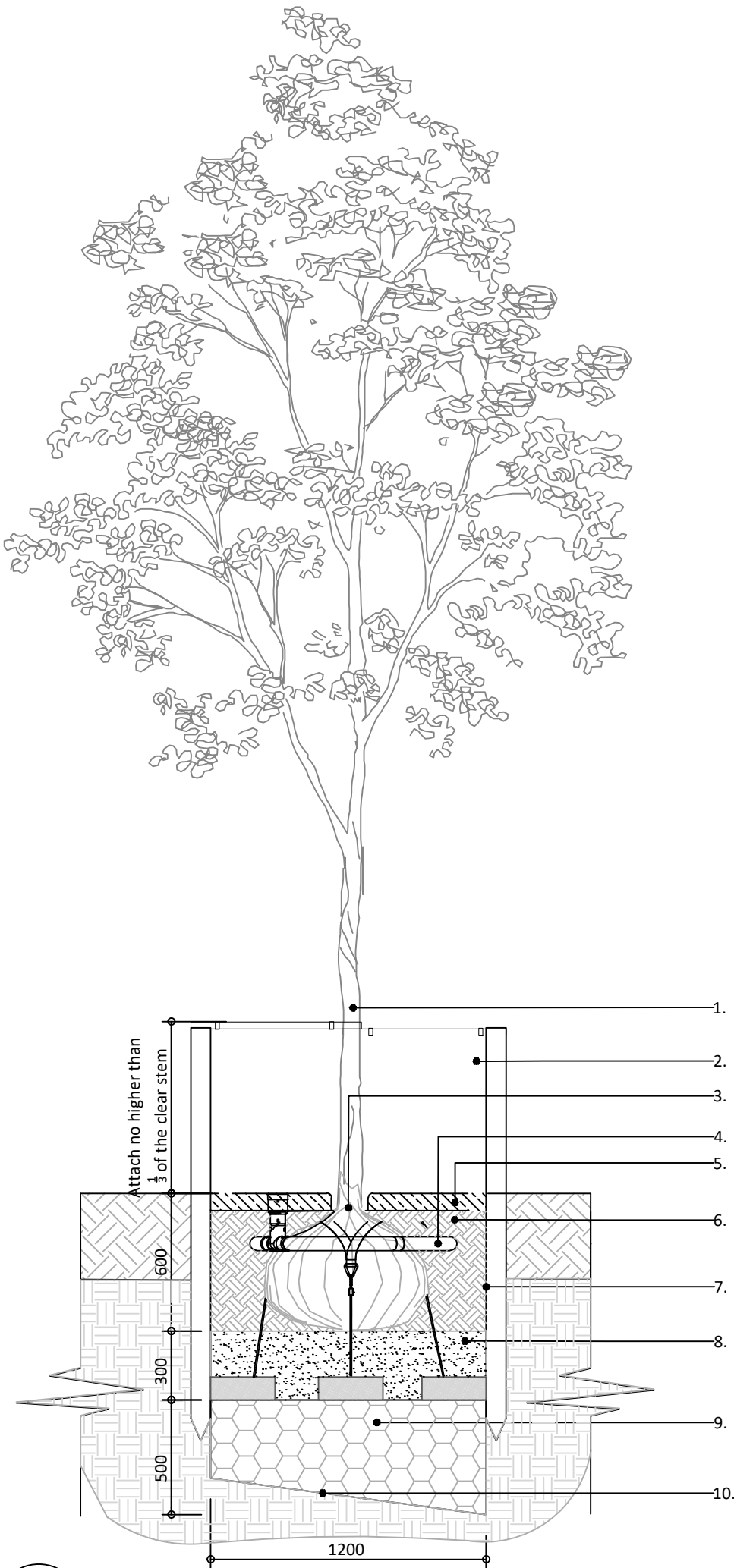




328-5401
D-1
MULTI-STEM TREE IN SOFT LANDSCAPE ADJACENT TO HARD LANDSCAPE
1:25@A1

KEY D-1

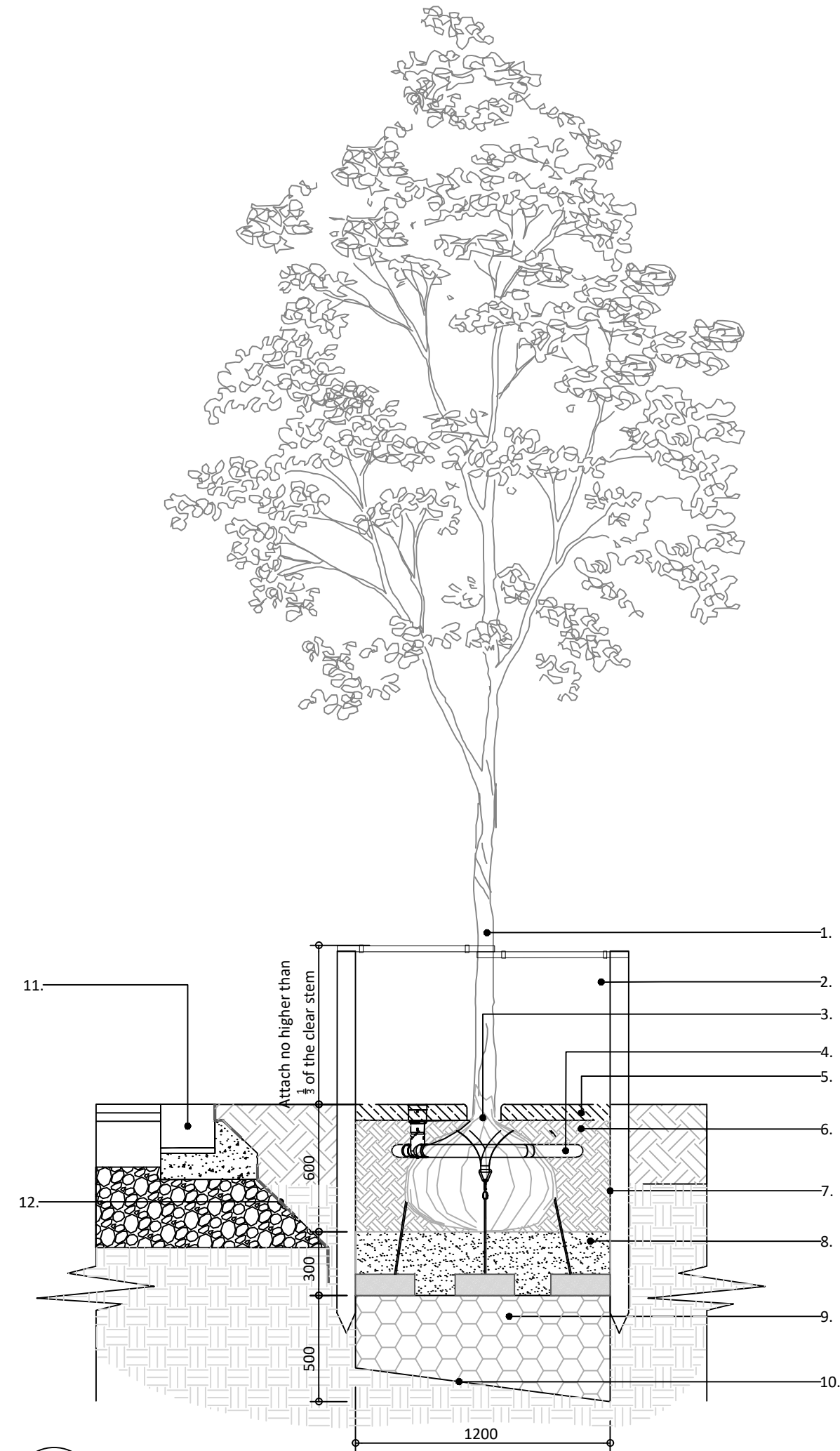
1. Proposed tree, refer to planting plan & schedule. Tree to be planted in accordance with the softworks specification.
2. RRURB1A RootRain Urban irrigation system by Greenblue Urban or similar approved. Ensure inlet is slightly above finished surround level and that system is completely level.
3. Root ball to be positioned at correct depth. Root flare to be clearly visible at the soil surface, base of stem level with the existing host soil or surface. Make allowance for minor settlement of soil after planting.
4. 1200mm diameter (rootball size dependent), 75mm deep ornamental grade mulch to tree pit.
5. Tree pit to be backfill with topsoil. Topsoil to be tested in accordance with BS 3882:2015. Soil to be improved as detailed in the soil test report with the necessary fertilizer and other ameliorant.
6. Bottom 300mm of pit backfilled with good quality subsoil to BS-8601:2013 placed under and around the root ball. Sub soil must be carefully handled so as to retain soil structure.
7. Sides and base of tree pit to be loosened to avoid any smearing and compaction during the excavation. Root barrier should be installed in accordance with the manufactures guidance.
8. 300mm medium coarse washed sand.
9. Carriageway / footway in accordance with Engineer's details.
10. Root barrier (sufficient depth to protect concrete bed / granular base structure) - Located only to sides of pit adjacent to hard surfacing.
11. Platipus D-Man Cells with Plati-Mat Set a min. 300mm below base of tree pit.
12. Min. 300mm pea gravel 5-7mm diameter as specified. Up to 500mm to accommodate sloped tree pit base.
13. Base of tree pit to be dug with a gradient to aid drainage in accordance with Greenhalgh Landscape Architecture Specification.



328-5401
D-2
UNDER 20cm GIRTH TREE IN SOFT LANDSCAPE
1:25@A1

KEY D-2

1. Proposed tree, refer to planting plan & schedule. Tree to be planted in accordance with the softworks specification.
2. 2no. 1800mm 75mm dia timber stakes - to be driven into the ground until firm. Nail tie onto stake using spacers . Do not tighten excessively.
3. Root ball to be positioned at correct depth. Root flare to be clearly visible at the soil surface, base of stem level with the existing host soil or surface. Make allowance for minor settlement of soil after planting.
4. RRURB1A RootRain Urban irrigation system by Greenblue Urban or similar approved. Ensure inlet is slightly above finished surround level and that system is completely level.
5. 1000mm diameter (rootball size dependent), 75mm deep ornamental grade mulch to tree pit.
6. Tree pit to be backfill with topsoil. Topsoil to be tested in accordance with BS 3882:2015. Soil to be improved as detailed in the soil test report with the necessary fertilizer and other ameliorant.
7. Sides and base of tree pit to be loosened to avoid any smearing and compaction during the excavation. Root barrier should be installed in accordance with the manufactures guidance.
8. 300mm medium coarse washed sand.
9. Min. 300mm pea gravel 5-7mm diameter as specified. Up to 500mm to accommodate sloped tree pit base.
10. Base of tree pit to be dug with a gradient to aid drainage in accordance with Greenhalgh Landscape Architecture Specification.



328-5401
D-3
UNDER 20cm GIRTH TREE IN SOFT LANDSCAPE ADJACENT TO HARD SURFACE
1:25@A1

KEY D-2

1. Proposed tree, refer to planting plan & schedule. Tree to be planted in accordance with the softworks specification.
2. 2no. 1800mm 75mm dia timber stakes - to be driven into the ground until firm. Nail tie onto stake using spacers . Do not tighten excessively.
3. Root ball to be positioned at correct depth. Root flare to be clearly visible at the soil surface, base of stem level with the existing host soil or surface. Make allowance for minor settlement of soil after planting.
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9. Min. 300mm pea gravel 5-7mm diameter as specified. Up to 500mm to accommodate sloped tree pit base.
10. Base of tree pit to be dug with a gradient to aid drainage in accordance with Greenhalgh Landscape Architecture Specification.
11. Carriageway / footway in accordance with Engineer's details.
12. Root barrier (sufficient depth to protect concrete bed / granular base structure) - Located only to sides of pit adjacent to hard surfacing.

Rev	Note	Date
P1	For Planing	30.06.2025



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Landscape Architecture

Project
Avonside,
Melksham

Drawing Name		
Detail - Tree Pits		
Drawn By	Checked By	Scale
BS	IG	1:25 @A1
Job No.	Status	
328	S4	
Drawing No.	Rev	
328_GLA_XX_XX_DR_L_5401	P1	

