

PROPOSED PAIR OF NEW DWELLINGS ON LAND WEST OF NORTH LODGE,
HIGH STREET, CODFORD, WARMINSTER, WILTSHIRE, BA12 0NJ

DRAINAGE STATEMENT

During the Pre-Application process for this site (ENQ/2025/00501) there were a number of email exchanges with the Wiltshire Council Planning Drainage Department (Drainage Department) regarding sub-surface flooding.

The Drainage Department referred us to the SFRA Data Explorer (SFRA) which shows the site to be in flood zone 1. Appendix G (Ground Water Emergence) of the SFRA states 'Within the zone there is a risk of groundwater flooding to surface and sub-surface assets. There is a possibility of groundwater emerging at the surface locally'.

The Drainage Department also stated:

'As part of our standard assessment for all soakaway designs, we require confirmation of groundwater levels to ensure there is adequate clearance between the base of the proposed soakaway and the groundwater table. This is essential to verify that the soakaway will function effectively throughout the year.

To meet this requirement, a trial pit investigation can be carried out to a depth equal to the proposed soakaway depth plus an additional metre. The pit should be monitored for any signs of groundwater emergence. This investigation will provide adequate evidence to demonstrate that the soakaway will not be compromised by groundwater.'

To meet the Drainage Department's requirement, we have dug a trial pit to the depth of 2.2M which is one metre below the proposed soakaway depth and its location is shown in plans attached to this application.

The pit was dug on the 26th February '26 during the very wet spell in the winter. The pit was subsequently checked on the 2nd March '26, the 12th March '26 and 26th March '26 and on each occasion the pit was dry.

The attached photos show how the mini digger was brought to site and they also show the pit on the dates given above. We can provide electronic copies of the photos so that the dates and location can be checked digitally.

The SFRA also comes with a comprehensive disclaimer which includes the following, 'It should be used only in combination with other information, for example local or historical data.' With regard to local data, the property immediately to the east of the site was built by my father over 40 years ago and the site has remained in my Family's ownership since then. We are not aware of any kind of flooding, surface or sub-surface during that time. A new property is being built immediately to the west of the site and I presume that they have been subject to the same requirements and no issues found. There is also a property to the north of the site just the other side of the old main road. The A36 is immediately to the south of the site and we are not aware of any flooding issues.

With regard to the A36, in addition to the Council Planning Pre-Application process, we also participated in the National Highways Pre-Application process. National Highways do not have any issues with our drainage proposal.

26th February '26



26th February '26



2nd March '26



12th March '26



26th March '26

