

5 March 2026

Attention: Parvis Khansari, Corporate Director, Place
Wiltshire Council
Bythesea Road
Trowbridge
Wiltshire, BA14 8JN

SLR Project No.: 407.065100.00001

Application reference No.: PL/2024/07482

RE: Land at Clay Pitts, Greenhill, Royal Wootton Bassett, Wilts, SN4 8EH
Discharge of Conditions 9 and 10

1.0 Introduction

We have been retained by Mr McDonagh to discharge planning conditions 9 and 10 for planning permission reference PL/2024/07482 for the material change of use of land for the stationing of caravans for residential purposes with dayrooms and hardstanding ancillary to that use.

2.0 Condition 9

Condition 9 requires that:

'No development shall take place until surface water drainage strategy, has been submitted to and approved in writing by the Local Planning Authority. In order to discharge the above drainage, condition the following additional information must be provided: - Details on the material specification. - Details on the level of compaction required, and - Cross sections through proposed gravelled area'

REASON: To ensure the gravelled area will be able to accommodate the runoff from the development for the 1 in 100 year plus climate change (40%) rainfall event, and will not in effect act as an impermeable surface.

With reference to the Flood Estimation Handbook Web Service¹, the 6 hour 1%AEP rainfall depth is 66.16mm. This is shown by Figure 2-1.

Therefore, applying a 40% uplift to reflect the impact of climate change over the lifetime of the development, a rainfall depth of **92.6mm** should be accommodated within the depth of the pavement construction.

It is therefore proposed that the gravelled area of hardstanding will be underlain by a 350mm depth of Coarse Graded Aggregate (CGA) to comply with the requirements of *BS 7533 - 13:2009 Pavements constructed with Clay, natural stone or concrete pavers - Guide for the design of permeable pavements constructed with concrete paving blocks and flags, natural stone slabs and setts and clay pavers*, as follows:-

- The aggregate shall be a crushed Type 4/20 (4 mm minimum and 20 mm maximum particle size)

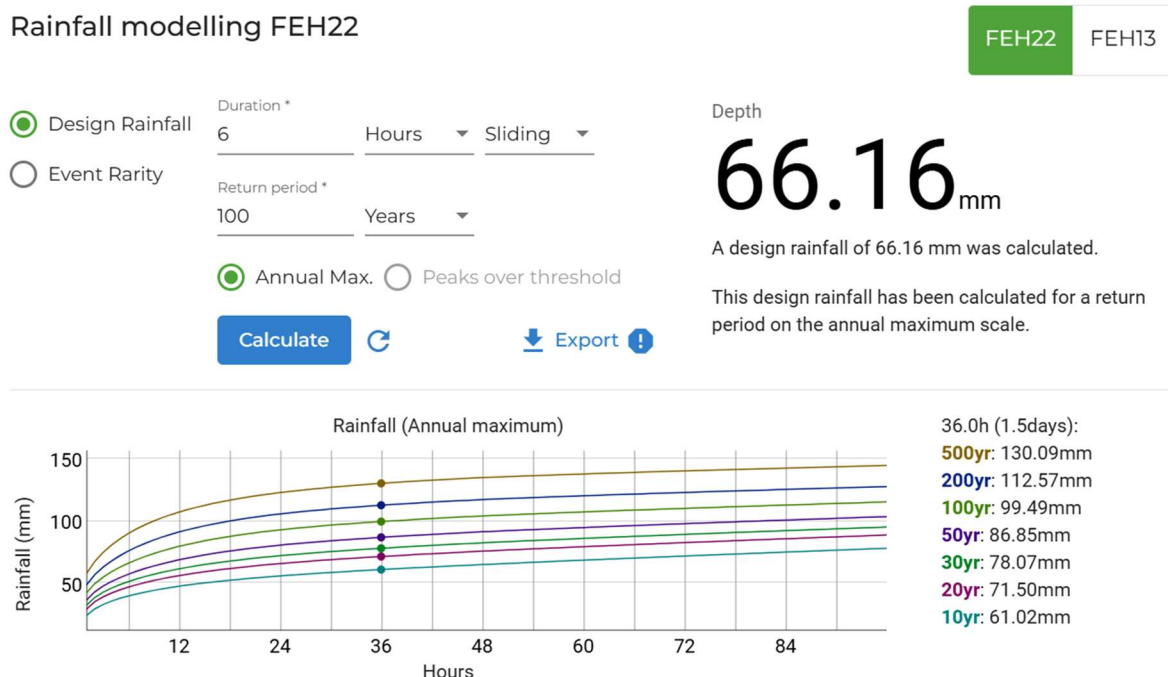
¹ <https://fehweb.ceh.ac.uk/Map>

- The voids ratio of the sub-base aggregate shall be at least 30%.
- Aggregate Particle Shape: Preferably a hard crushed rock. The aggregate must have sufficient internal stability to perform both during installation and in the long term.
- Physical properties shall comply with BS EN 13242: 2002 –Aggregates for unbound and hydraulically bound materials for use in civil engineering work and road construction.

The CGA should be placed and compacted in accordance with Table 8.73 of CC 201 Pavement foundation construction²

The proposed construction detail is shown by Detail A on the enclosed Drawing 001

Figure 2-1: Extract from the Flood Estimation Handbook Web Service



3.0 Condition 10

Condition 9 requires that:

'No development shall take place until a foul drainage strategy, has been submitted to and approved in writing by the Local Planning Authority. In order to discharge the above condition it is expected that the applicant will provide:

- Evidence that the EA's General Binding rules have been met in full.
- Drawings to demonstrate the proposed siting of the Foul Package Treatment Plant
- Supporting calculations to demonstrate compliance with Building Regulations for any drainage field/mound.

REASON: To prevent pollution of nearby water courses.

² <https://www.standardsforhighways.co.uk/search/html/b6926bea-1501-4ad1-91b8-6be403773461?standard=MCHW>



3.1 Review of disposal options

3.1.1 Discharge to public sewer

Thames Water has confirmed that there are no public foul sewers to which a connection from the development could reasonably be made. A copy of Thames Water's Asset Location Search report is enclosed to this letter.

The test of reasonableness is set out in the *General binding rules for septic tanks and small sewage treatment plants*³. A connection to the public sewer must be made if the property is within 30m, or 30m multiplied by the number of dwellings for a development of more than one property.

Therefore, as there are no public sewers within 60m of the site, it would not be considered reasonable to connect to the public sewer.

3.1.2 Discharge to ground

An alternative to a connection to the public sewer is to treat the foul drainage arising from the development and discharge to ground via a drainage field. Part H2 of the Building Regulations 2010 (2015 edition) and BS 6297:2007+A1:2008 provide advice on the design of drainage systems.

A significant constraint to the design of the drainage field is the steeply sloping land within the application boundary and the wider ownership of the applicant as shown by Drawing 001. Paragraph 1.40 of Part H2 states that the infiltration pipes should be laid in trenches at a maximum gradient of 1 in 200.

As shown by Drawing 001, the average downslope gradient is 1 in 5 and therefore achieving even distribution of treated effluent using a traditional design of drainage field with a series of parallel infiltration trenches shown by Part H2 Diagram 1 is not possible.

An alternative is to install a single trench following a contour to maintain the maximum gradient of 1 in 200 and this is shown by Figure 7 in BS 6297. However, BS 6297 requires that the length of the drainage trench should be less than 30m.

Whilst a percolation test has not been completed as the use of a drainage field is not considered appropriate for the reasons stated above, with reference to the BGS Geology Viewer⁴, the steeply sloping land below the proposed development is underlain by the *Hazelbury Bryan Formation And Kingston Formation (Undifferentiated)-Sandstone, siltstone and mudstone* with no superficial deposits. It can therefore be anticipated that the geology is unlikely to be permeable and at best a V_p (percolation value) of 20 could be expected.

On this basis, and assuming that each mobile home will be occupied by a maximum of 5 persons, the foul drainage is treated by an effluent treatment plant and allowing for a maximum trench width of 0.9, a single trench would have to be approximately 45m in length.

This exceeds the maximum permissible length of 30m stipulated by BS 6297 and in any event there is insufficient space within the application boundary for a 45m long trench following the local contours.

It is therefore concluded that discharge of treated effluent is not an appropriate means for foul drainage disposal.

³ <https://www.gov.uk/permits-you-need-for-septic-tanks/you-have-a-septic-tank-or-small-sewage-treatment-plant>

⁴ [BGS Geology Viewer - British Geological Survey](#)



3.1.3 Cesspools

The only available alternative is therefore the installation of a cesspool.

Part H2 requires that cesspools are located at minimum of 7m from any habitable parts of a building and should be within 30m of a vehicular access point. They should also have a capacity of 18,000 litres for 2 users and that should be increased by 6,800 litres for each additional user.

Assuming that the two mobile homes are occupied by 10 users, the capacity of the cesspool should therefore be **72,400** litres.

This will require a single tank approximately 14.5m long and 2.6m in diameter.

Given the local topography and the necessity to site the cesspool away from the mobile homes, it is necessary to drain the mobile homes and amenity blocks to pumping station and forward the flows to the cesspool via a rising main.

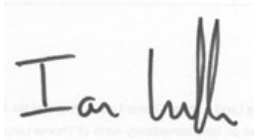
The location of the cesspool and proposed drainage arrangements are shown by Drawing 001.

Closure

We trust that the information set out above and shown on the enclosed drawing will enable you to discharge Conditions 9 and 10. However, should you require any further information, or have any queries, please do not hesitate to contact us.

Yours sincerely,

SLR Consulting Limited



Ian Walton, BSc (Hons) MSc DIC MICE CEng
Technical Director

Office phone +44 3300 886631
Mobile 07807 068794
email iwalton@slrconsulting.com

Attachments Thanes Water's Asset Location Search
Drawing 001, Discharge of Conditions 9 and 10

cc Mr Michael McDonagh
 Nat Green, Green Planning Studio



SLR Consulting
CUBO WORKSPACE, 12A KING STREE
NOTTINGHAM
NG1 2AS

Search address supplied Land at Clay Pits
Greenhill
Royal Wootton Bassett
Swindon
SN4 8EH

Your reference 407.P65109.00001

Our reference ALS/ALS Standard/2026_5279532

Search date 27 January 2026

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: Land at Clay Pits, Greenhill, Royal Wootton Bassett, Swindon, SN4 8EH

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 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 before any works are undertaken. Crown copyright Reserved

Scale: 1:1789
Width: 500m
Printed By: SEswara1
Print Date: 28/01/2026
Map Centre: 406739,186146
Grid Reference: SU0686SE

Comments:

ALS/ALS Standard/2026_5279532

NB: Level quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates no Survey information is available.

REFERENCE	COVER LEVEL	INVERT LEVEL	REFERENCE	COVER LEVEL	INVERT LEVEL
-----------	-------------	--------------	-----------	-------------	--------------



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 before any works are undertaken. Crown copyright Reserved

Scale: 1:7161
Width: 2000m
Printed By: SEswara1
Print Date: 28/01/2026
Map Centre: 406739,186146
Grid Reference: SU0686SE

Comments:

ALS/ALS Standard/2026_5279532

NB: Level quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates no Survey information is available.

REFERENCE	COVER LEVEL	INVERT LEVEL	REFERENCE	COVER LEVEL	INVERT LEVEL
-----------	-------------	--------------	-----------	-------------	--------------



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.

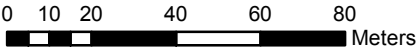
	Agreement
	Chamber
	Operational Site

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.

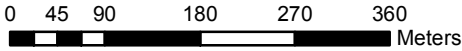
6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimeters. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement. If you are unsure about any text or symbology, please contact Property Searches on 0800 009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



The 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 before any works are undertaken. Crown copyright Reserved

Scale: 1:1789
Width: 500m
Printed By: SEswara1
Print Date: 28/01/2026
Map Centre: 406739,186146
Grid Reference: SU0686SE

Comments:



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 before any works are undertaken. Crown copyright Reserved

Scale: 1:7161
Width: 2000m
Printed By: SEswara1
Print Date: 28/01/2026
Map Centre: 406739,186146
Grid Reference: SU0686SE

Comments:



ALS Water Map 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

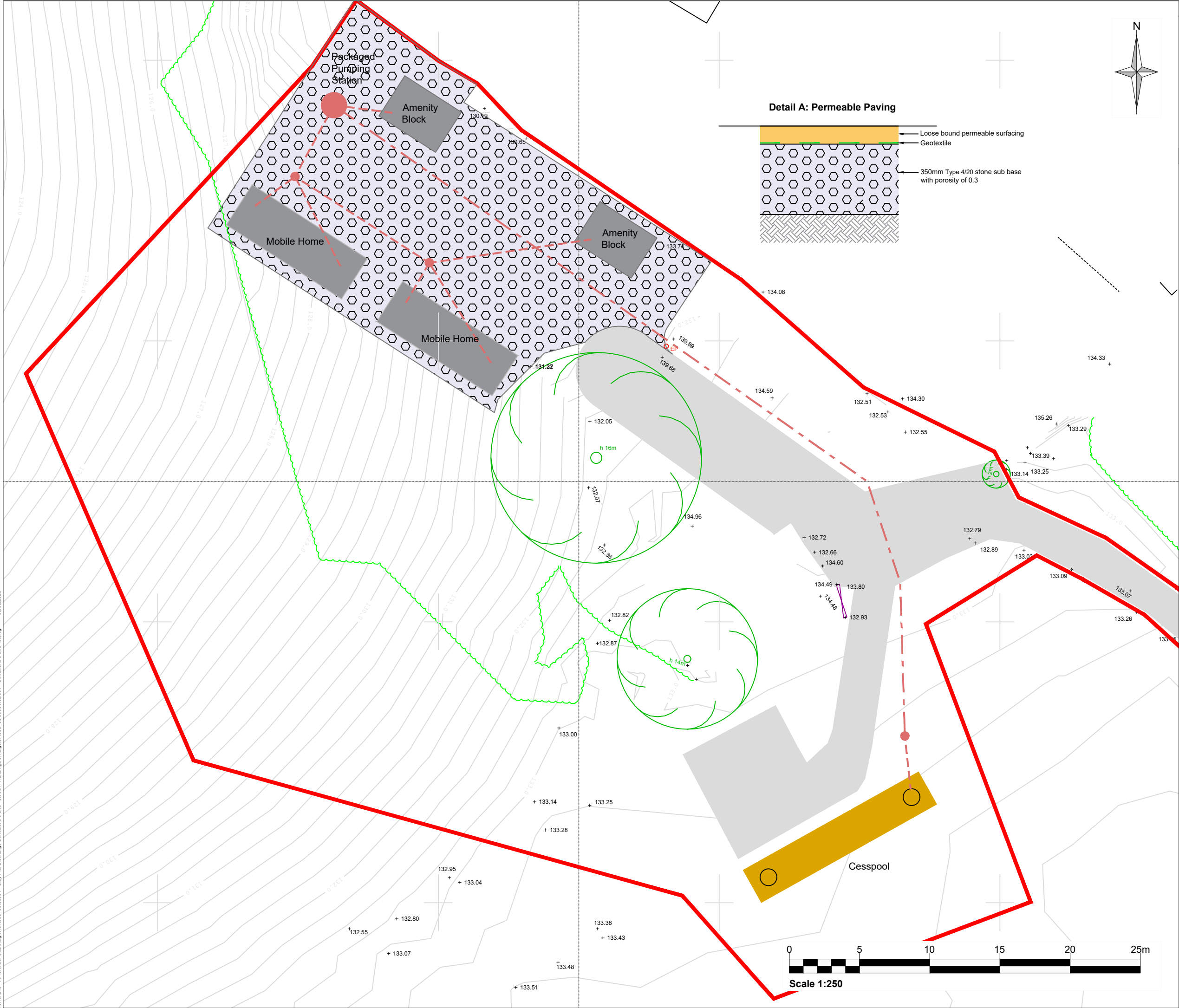
Other Symbols

	Data Logger
--	-------------

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.

P:\137249 - Mr. Michael McDonagh\407.065100.00001 - Clay Pits Discharge Conditions 9 and 10\Tech\HYD\Drawings\407.065100.00001_18.001 - Conditions 9 and 10.dwg 05/03/2028



- Notes:**
- Gravity foul drain to be 100mm diameter laid at a minimum gradient of 1 in 80 with Class F bedding and a minimum of 0.75m cover.
 - Inspection chambers to be a minimum of 450mm internal diameter
 - Package pumping station to be sized to provide 24 hours storage for a 10 persons
 - Cesspools to have a minimum capacity below the inlet level of 74,200 litres and should meet the relevant requirements of BS EN 12566-1. The cesspool should be installed in accordance with the manufacturers instructions.

- Legend:**
- Permeable Paving (see Detail A)
 - Gravity Foul Drain and Inspection Chamber
 - Foul Pumping Main
 - Application Boundary
 - Existing Hardstanding

Rev	Amendments	Date	By	Chk	Auth
www.slrconsulting.com					
Drawing Purpose					Suitability Code
Discharge of Conditions					
Client					
Mr McDonagh					
Project					
Land at Clay Pits, Greenhill					
Drawing Title					
Discharge of Conditions 9 and 10					
Scale			SLR Project No.		
1 : 250 @ A3			407.065100.00001		
Designed	Drawn	Checked	Authorised		
ILW	AB	ILW	ILW		
Date	Date	Date	Date		
03/26	03/26	03/26	03/26		
Drawing Number					Rev.
001					0