

Kingsway Nurseries

784-B080037

Groundwater Flood Risk Assessment

For Approval

Corston Ltd

13 April 2026

Document prepared on behalf of Tetra Tech Limited.

Registered in England number: 01959704



Tetra Tech Limited. Registered in England number: 01959704

Tetra Tech Cardiff, 1st Floor, Hodge House, 114-116 St Mary's Street, Cardiff
CF10 1DY

Registered Office: 3 Sovereign Square, Sovereign Street, Leeds, United
Kingdom, LS1 4ER

Document control

If you require this document in an alternative format, such as large print or a coloured background, please request this from the author or your Tetra Tech contact.

Document:	Groundwater Flood Risk Assessment
Document name:	Groundwater Flood Risk Assessment
Project:	Kingsway Nurseries
Client:	Corston Ltd
Project number:	784-B080037
File origin:	\\lds-dc-vm-101\Data\Projects\784-B080037_Kingsway_Corston__Wiltshire\60_Output\61_WIP\03-Reports\GWFRA\784-B080037.docx

Revision:	P01	Prepared by:	MM
Date:	30/03/2026	Checked by:	MH
Status:	First Issue	Approved by:	
Description of revision:	Issue for design team comment		

Revision:	P02	Prepared by:	MM
Date:	13/04/2026	Checked by:	MH
Status:	Issue for Planning	Approved by:	PD
Description of revision:	Issue for Submission		

Revision:		Prepared by:	
Date:		Checked by:	
Status:		Approved by:	
Description of revision:			

Table of contents

1.0	Introduction	6
1.1	Purpose	6
1.2	Condition 10 Wording	6
1.3	Scope	6
1.4	Related Conditions	7
2.0	Site Description.....	7
2.1	Location and Context.....	7
2.2	Existing Site Conditions	7
2.3	Proposed Development	8
2.4	Topography	8
2.5	Hydrology	8
3.0	Geology and Hydrogeology	8
3.1	Published Geology	8
3.2	Site-Specific Ground Investigation.....	8
3.3	BGS Borehole Records	9
3.4	Aquifer Classification	10
3.5	Groundwater Levels – Available Evidence	10
4.0	Approach to Groundwater Level Evidence.....	11
4.1	Condition 10(a)(i) – Seasonal Monitoring	11
4.2	Summary Position on Monitoring.....	12
5.0	Groundwater Flood Risk Assessment	12
5.1	Condition 10(a)(i) – Groundwater Level Variation.....	12
5.2	Condition 10(a)(ii) – Interaction Between Sources of Flooding	13
5.3	5.3 Condition 10(a)(iii) – Impact on the Drainage System	13
5.4	Condition 10(a)(iv) – Groundwater, Recharge, and Aquifer Interaction	14

6.0	Mitigation Measures	15
6.2	Finished Floor Levels	15
6.3	Filter Drains	15
6.4	Lined Attenuation.....	16
6.5	Overland Flow Routing	16
7.0	Groundwater Flood Risk Summary	16
8.0	Conclusions and Recommendations	17

List of tables

Table 3-1: Borehole Records (BGS)	9
Table 6-1: Borehole Records (BGS)	16

Appendices

Appendix A: Decision Notice

Appendix B: Drainage Strategy

Acronyms/Abbreviations

Acronyms/Abbreviations	Definition
FRA	Flood Risk Assessment
SuDS	Sustainable Drainage Systems
Bgl	Below Ground Level
BGS	British Geology Society

1.0 Introduction

1.1 Purpose

- 1.1.1 Tetra Tech have been appointed by Corston Ltd to prepare a site-specific Groundwater Flood Risk Assessment for Phase 2 of the Kingway Nurseries development in Corston, Wiltshire. This report has been prepared to discharge Condition 10 of planning permission PL/2025/03530, granted by Wiltshire Council on 15 January 2026.

1.2 Condition 10 Wording

- 1.2.1 The Decision notice is included in full as Appendix A, with Condition 10 replicated below for convenience:

No development shall commence on site until:

a) a site-specific groundwater flood risk assessment has been submitted to the Local Planning Authority. The flood risk assessment must include all available information and data from local sources and, in areas susceptible to groundwater flooding, any potential proposed infiltration SuDS must be demonstrated as appropriate. The groundwater assessment must include, but not necessarily be limited to, consideration of the following:

- i) groundwater level monitoring, taking into account seasonal variations;
- ii) the interaction between different sources of flooding;
- iii) how groundwater will impact on the proposed drainage system;

iv) the interaction between groundwater, groundwater recharge and aquifers;

b) any mitigation measures detailed within the flood risk assessment have been approved in writing by the Local Planning Authority.

The development shall not be first brought into use until the approved scheme has been carried out in full, or in accordance with any approved timetable.

REASON: In the interests of flood prevention

1.3 Scope

- 1.3.1 This assessment addresses each element of Condition 10 using all available data, including ground investigation records from the wider Kingway site, BGS borehole records, published geological mapping, the Wiltshire Council Groundwater Management Strategy, and operational evidence from the adjacent Phase 1 development which has been occupied since 2024. The approach to groundwater level evidence is set out in Section 4.

1.4 Related Conditions

- 1.4.1 Condition 9 requires a detailed surface water drainage scheme. Condition 11 requires pollution control details. Condition 12 requires a detailed foul water drainage strategy.
- 1.4.2 This report is concerned solely with groundwater flood risk but necessarily considers interactions with the proposed drainage systems for the site.

2.0 Site Description

2.1 Location and Context

- 2.1.1 The site is located west of the A429 Chippenham Road, approximately 1.5km south-west of Corston village, Wiltshire. The national grid reference of the site centre is ST 3913 8275 and the nearest postcode is SN16 0HW. The site forms the northern portion of the former Kingway Nurseries, covering approximately 1.8Ha of the overall 2.8Ha nursery holding. The completed Phase 1 development occupies the southern 1.1Ha.
- 2.1.2 The site is bounded by agricultural land to the north and west, Kingway Bungalows to the south-east, and the Phase 1 development to the south. The South Wales Main Line railway lies beyond Phase 1 to the south.

2.2 Existing Site Conditions

- 2.2.1 The site currently comprises derelict horticultural greenhouses, small outbuildings, an oil tank, and associated hardstanding. A shallow ditch runs along the north and east side of one of the existing greenhouses, originally serving to collect and convey greenhouse roof runoff.

2.3 Proposed Development

- 2.3.1 The approved development comprises demolition of the remaining nursery structures and construction of 5,642 sqm of employment floorspace within Use Classes E, B2, and B8, together with a mobility hub, cafe, and ancillary accommodation. Car parking, landscaping, and drainage infrastructure are included. Access is through the Phase 1 site.

2.4 Topography

- 2.4.1 A topographical survey (Dando Surveying Ltd, March 2019) shows the site is broadly flat, falling gently from south-west to north-east at approximately 1 in 120. Levels range from around 84.6m AOD at the south-western corner to 83.2m AOD at the north-eastern boundary.

2.5 Hydrology

- 2.5.1 There are no designated watercourses on the site. An ordinary watercourse exists near the north-west corner of the wider nursery, functioning as a field boundary drainage channel. The nearest main river is a tributary of the Gauze Brook, approximately 660m to the west. There are no Wessex Water foul or surface water sewers in the vicinity; the nearest network is at Kingway View, approximately 1.2km to the north-east.

3.0 Geology and Hydrogeology

3.1 Published Geology

- 3.1.1 BGS 1:50,000 mapping shows the site underlain by Cornbrash Formation limestone. No superficial deposits are recorded. The Cornbrash is a thin but laterally persistent Jurassic limestone unit, typically 2–5m thick in this area, overlying the Kellaways Clay Formation. The Decision Notice informative notes that the north-western part of the site is underlain by shrinking and swelling clays of the Kellaways Clay Formation.

3.2 Site-Specific Ground Investigation

- 3.2.1 A ground investigation was carried out by Earth Science Partnership (ESP) in August 2019 (Ref: 7246t). Four trial pits (TP01–TP04) were excavated across the wider nursery site to depths of 1.20–1.40m bgl. The consistent profile comprised:
- 0.00–0.35m: Firm brown gravelly sandy CLAY with rootlets (topsoil).
 - 0.35–1.40m: LIMESTONE recovered as cobbles and boulders in a gravelly sandy clay matrix (Probable Grade C Cornbrash Formation).
- 3.2.2 Infiltration testing (BRE 365) returned rates in the range $1\text{--}5 \times 10^{-5}$ m/s across the four locations, with a recommended site-wide characteristic value of 1×10^{-5} m/s. No groundwater was encountered in any trial pit during the August 2019 investigation, at depths up to 1.40m bgl.
- 3.2.3 During the Discharge of conditions stage for the earlier development, excavations were undertaken which showed groundwater levels c.600mm bgl, ruling out infiltration. Following this, no shallower groundwater levels were encountered throughout the subsequent works at the site during construction.

3.3 BGS Borehole Records

- 3.3.1 Three BGS borehole records exist in the immediate vicinity:

Table 3-1: Borehole Records (BGS)

Bgs id	NGR	Details
398082 (ST98SW19)	391400, 182800	38m deep borehole at Kingsway Nursery, drilled April–June 1970. Geology recorded as Great Oolite. Lined to 18.3m depth. Water supply borehole for the nursery.
398089 (ST98SW26)	391400, 182600	Two wells at Kingsway Barn, each approx. 14ft (4.3m) deep. Well (a) at c.272ft AOD noted to yield approx. 100 gal/hr in summer, with water level falling near bottom. Well (b) disused, dried in summer. OD c.270ft.

398084 (ST98SW21)	391400, 182800	Duplicate record of 398082 – same location and description.
----------------------	-------------------	---

3.3.2 The BGS records confirm that the Cornbrash and underlying Great Oolite limestone sequence contains groundwater at depth, accessible via boreholes into the deeper formation. The shallow wells at Kingsway Barn are notable for drying out in summer, indicating seasonal variation and a relatively modest saturated thickness in the uppermost limestone. This is consistent with the Cornbrash acting as a Secondary A aquifer, capable of supporting local supplies but not strategic scale abstraction.

3.4 Aquifer Classification

3.4.1 The Cornbrash Formation is classified by the Environment Agency as a Secondary A Aquifer. Groundwater flow and storage occur primarily through fracture permeability within the limestone, supplemented by limited intergranular flow through the clay matrix. The underlying Kellaways Clay acts as an aquitard, separating the Cornbrash from deeper Jurassic limestone aquifers (Great Oolite / Inferior Oolite).

3.5 Groundwater Levels – Available Evidence

3.5.1 The following groundwater level data are available from site-specific and local sources:

3.5.2 **ESP Investigation (August 2019):** No groundwater encountered at depths up to 1.40m bgl in any of the four trial pits, during summer conditions. ESP noted a small pool in TP02 but attributed this to rainwater ponding prior to attendance.

3.5.3 **Phase 1 Construction (2022–2023):** During construction excavations for the Phase 1 drainage system, groundwater was encountered at approximately 600mm below ground level. This discovery prompted the drainage design to be revised for the Phase 1 strategy from infiltration (soakaways) to attenuation with controlled discharge, since infiltration devices require a minimum 1.0m clearance above maximum groundwater level. This represents a winter/wet-season observation and

is considered more representative of peak conditions than the August 2019 trial pit data.

3.5.4 Phase 1 Operational Period (2024–2026): Phase 1 has been fully occupied and operational since early 2024, a period spanning over 24 months. This period has included the notably wet winter of 2024/25. During this time, no groundwater flooding, surface water flooding, or any form of water ingress has been experienced at the Phase 1 buildings or car parking areas. The Phase 1 drainage system, which was specifically designed to accommodate high groundwater conditions (through filter drains), has performed without incident.

3.5.5 BGS Wells (Kingsway Barn): The two shallow wells at approx. 4.3m depth (c.270ft AOD, approximately 82m AOD) dried out in summer, indicating that groundwater in the shallow Cornbrash typically sits well below ground level during drier periods and rises seasonally. The wells are located approximately 200m south-south-west of the Phase 2 site at a slightly lower elevation.

4.0 Approach to Groundwater Level Evidence

4.1 Condition 10(a)(i) – Seasonal Monitoring

4.1.1 Condition 10(a)(i) requires consideration of groundwater level monitoring taking into account seasonal variations. While no dedicated standpipe monitoring programme has been installed at the Phase 2 site, it is submitted that the combination of evidence set out in Section 3.5 provides an equivalent or better understanding of the groundwater regime and its seasonal behaviour than a short-duration monitoring dataset. The basis for this position is as follows:

(a) Construction observations provide a conservative winter peak. Groundwater was encountered at 600mm bgl during Phase 1 excavations in wet-season conditions. This is a direct, on-site measurement of water level at a time of year when levels would be expected to be at or near their seasonal maximum. The Phase 2 site shares the same geology, topography, and catchment position.

(b) Phase 1 operational performance provides 12+ months of real-world verification. The adjacent Phase 1 development has been occupied for considerably longer than a complete annual cycle including the wet winter of 2024/25, with no evidence of groundwater

emergence, flooding, or drainage system malfunction. This empirical record carries considerable weight as it demonstrates that a drainage system designed for high groundwater (i.e. not reliant on infiltration) performs satisfactorily in the conditions actually experienced on this site.

(c) The drainage strategy is independent of infiltration. The Phase 2 drainage strategy, consistent with Phase 1, does not propose any infiltration-based SuDS. All attenuation is within lined permeable paving and crate systems with controlled discharge to the existing watercourse. The design therefore does not depend on a precise determination of peak groundwater levels for its hydraulic performance. Even if groundwater were to rise to ground level, the drainage system would continue to function because it is designed as a sealed, attenuate-and-discharge system.

(d) The SFRA identifies no groundwater flood risk in this area. The North Wiltshire SFRA (Scott Wilson, 2007) contains no record of groundwater flooding in the vicinity of the site. The Wiltshire Council Groundwater Management Strategy (2016) identifies the south of the county (chalk areas) as the primary zone of groundwater flood risk; Corston, underlain by Jurassic limestone, is not identified as an area of concern.

(e) The Government Long Term Flood Risk information states the site is not in a groundwater flood alert area. The site is not within an area identified as being at risk of groundwater flooding requiring flood alerts.

4.2 Summary Position on Monitoring

4.2.1 Taken together, the evidence provides a robust basis for assessing groundwater flood risk without recourse to a dedicated standpipe monitoring programme. The worst-case groundwater level (600mm bgl observed during Phase 1 construction in winter) has already been adopted as the design assumption for the drainage strategy. Installing standpipes to confirm what is already known – that groundwater can be shallow in winter – would not alter the drainage design or the conclusions of this assessment.

5.0 Groundwater Flood Risk Assessment

5.1 Condition 10(a)(i) – Groundwater Level Variation

5.1.1 As set out in Sections 3.5 and 4, groundwater within the Cornbrash Formation at this site exhibits seasonal variation. The available evidence indicates:

- Summer: groundwater was not encountered at 1.40m bgl (ESP trial pits, August 2019). The BGS well records at Kingsway Barn indicate that 4.3m-deep wells dried out in summer, confirming that the water table falls significantly during the drier months.
- Winter: groundwater was observed at approximately 600mm bgl during Phase 1 construction excavations. This is considered representative of a near-worst-case seasonal high. The Cornbrash acts as a relatively thin, fracture-flow aquifer with limited storage; groundwater levels are expected to respond quickly to recharge and to drain down through the fracture network to local watercourses.

5.1.2 The seasonal range is therefore in the order of 0.6 to deeper than 1.4m bgl, with peak levels in winter. This is typical of thin Jurassic limestone aquifers in the Bath–Malmesbury area.

5.2 Condition 10(a)(ii) – Interaction Between Sources of Flooding

5.2.1 The Phase 2 FRA (CDA, Ref: 1968, February 2025) assessed flood risk from all sources. The site is in Flood Zone 1, with negligible fluvial, tidal, and reservoir flood risk, and low risk from surface water and sewer flooding. There is one recorded flood incident near the site: highway flooding under the railway bridge to the south, caused by surface water ponding at a topographic low point approximately 50m from the site access and at a considerably lower elevation. This mechanism has no relationship to groundwater.

5.2.2 Given the low risk from all other sources, the interaction between groundwater and other flood mechanisms is not considered material. Groundwater emergence, were it to occur, would be a standalone mechanism rather than a compound event.

5.3 Condition 10(a)(iii) – Impact on the Drainage System

5.3.1 The proposed surface water drainage strategy for Phase 2, outlined in the Phase 2 FRA, and detailed in a standalone Drainage Strategy submitted for the discharge

of Condition 9 comprises permeable paving with sub-base storage, shallow attenuation crates, and a Hydrobrake flow control limiting discharge to greenfield runoff rates ($Q_{bar} = 6.4$ l/s). The system discharges into the Phase 1 network downstream of the Phase 1 flow controls, using the existing outfall to the watercourse at the site boundary.

- 5.3.2 Critically, the strategy was developed specifically to avoid interaction with groundwater:
- 5.3.3 **Lined attenuation:** The permeable paving sub-base can be lined with an impermeable membrane to prevent groundwater ingress. This ensures that attenuation storage is reserved for surface water and is not compromised by rising groundwater.
- 5.3.4 **Shallow features:** Crate and sub-base storage is shallow (400–450mm deep), sitting within or close to the pavement construction. With finished levels set above existing ground, the base of storage features will typically be at or above existing ground level, providing separation from peak winter groundwater.
- 5.3.5 **No infiltration:** As groundwater at 600mm bgl precludes the required 1.0m clearance for infiltration devices, the system relies entirely on attenuation and controlled discharge. This is consistent with the approach successfully implemented in Phase 1.
- 5.3.6 **Filter drains:** Filter drains around the building perimeter will intercept any shallow groundwater migrating towards the development, directing it to the surface water drainage network. This is a proven approach on the Phase 1 site and provides an additional buffer against groundwater interaction with building foundations and the drainage system. Details of filter drain construction will be provided as part of the detailed drainage design under Condition 9.

5.4 Condition 10(a)(iv) – Groundwater, Recharge, and Aquifer Interaction

- 5.4.1 The Cornbrash Formation beneath the site is classified as a Secondary A Aquifer. It is a thin limestone unit, typically 2–5m thick locally, with fracture-dominated permeability. The underlying Kellaways Clay acts as an aquitard.

- 5.4.2 Recharge to the Cornbrash occurs through direct rainfall infiltration on the outcrop and, to a lesser extent, through any permeable superficial cover. The site currently comprises a mix of greenhouse structures and hardstanding (existing impermeable area approximately 1.15 Ha out of 1.8 Ha total), so a substantial proportion of rainfall already runs off rather than recharging the aquifer.
- 5.4.3 Post-development, the impermeable area increases marginally to approximately 1.30 Ha. Surface water from the developed areas will be collected and discharged at controlled rates via the drainage system rather than infiltrating to ground. The net effect on recharge to the Cornbrash is therefore a slight reduction compared to existing conditions.
- 5.4.4 This reduction in recharge, combined with the interception effect of filter drains around the building, means the development will have a neutral-to-beneficial effect on local groundwater levels. It will not cause or exacerbate groundwater flooding.

6.0 Mitigation Measures

- 6.1.1 The following measures are incorporated into the Phase 2 development to manage groundwater risk. These are consistent with the approach adopted and proven on Phase 1:

6.2 Finished Floor Levels

- 6.2.1 Finished floor levels (FFLs) for all buildings will be set a minimum of 150mm above surrounding finished ground levels. Based on the site topography (83.2–84.6m AOD), indicative FFLs are in the range of 83.35–84.75m AOD. Precise levels will be confirmed at detailed design stage and can be adjusted if required.
- 6.2.2 With the worst-case measured groundwater level at 600mm bgl, and FFLs set 150mm above ground, there is a minimum clearance of 750mm between peak groundwater and the finished floor. This provides an adequate margin against groundwater ingress to buildings.

6.3 Filter Drains

- 6.3.1 Perimeter filter drains will be installed around the proposed building, consistent with the approach used on Phase 1. These will comprise perforated pipes in granular fill

within a geotextile wrap, laid at falls to discharge to the surface water drainage system, downstream of the flow control. The filter drains serve to:

- Intercept shallow groundwater migrating towards the building footprint and lower the local water table around foundations and floor slabs.
- Prevent groundwater from reaching the base of attenuation features.
- Provide a controlled pathway for any intercepted groundwater to reach the drainage network and ultimately the outfall watercourse.

6.3.2 The effectiveness of this approach has been demonstrated by the performance of Phase 1 over the past 12+ months, during which no groundwater-related issues have been reported.

6.3.3 The layout of the filter trenches are included on the Drainage Strategy layout supplied with the Drainage Strategy Report submitted for the Discharge of Conditions 9 and 12. However it is included as Appendix B for convenience.

6.4 Lined Attenuation

6.4.1 For the attenuation features (permeable paving sub-base and attenuation crates) which are potentially at risk of groundwater interaction, an impermeable liner will be installed beneath and around the feature. This prevents groundwater ingress from consuming storage volume that is reserved for attenuating surface water runoff.

6.5 Overland Flow Routing

6.5.1 External levels will be graded to direct any exceedance flows (beyond the 1 in 100 year + 45% climate change design event) southwards through Phase 1. A swale along the northern boundary will intercept overland flows, broadly mimicking the existing ditch in that location. This ensures that in an extreme event, water is directed away from buildings.

7.0 Groundwater Flood Risk Summary

Table 7-1: Borehole Records (BGS)

Consideration	Finding
---------------	---------

Susceptibility to GW flooding (SFRA / published mapping)	Not identified. SFRA and GW Management Strategy identify south Wiltshire (chalk) as the risk area, not the Corston locality.
Seasonal GW variation	Summer: >1.40m bgl (not encountered in trial pits). Winter: approx. 600mm bgl (observed during Phase 1 construction).
Interaction with other flood sources	Not material. All other flood sources assessed as negligible or low. No compound risk.
Impact on drainage system	None. System designed as attenuation/discharge (no infiltration). Lined features and filter drains prevent GW interaction.
GW recharge / aquifer interaction	Slight reduction in recharge post-development. Neutral-to-beneficial effect on local GW levels.
Phase 1 operational evidence	No flooding of any kind experienced over 12+ months of occupation, including wet winter 2024/25.
Residual risk	Low. Managed by FFLs (150mm above ground), filter drains, lined attenuation, and exceedance flow routing.

8.0 Conclusions and Recommendations

8.1.1 This Groundwater Flood Risk Assessment has been prepared to discharge Condition 10 of planning permission PL/2025/03530 for Phase 2 at Kingway Nurseries, Corston.

8.1.2 The assessment concludes that:

- The site is not in an area identified as being at risk of groundwater flooding by the SFRA, the Wiltshire Council Groundwater Management Strategy, or the Government long-term flood risk mapping.
- The Cornbrash Formation beneath the site is a Secondary A Aquifer with fracture-flow permeability. Groundwater levels vary seasonally, with a worst-case winter level of approximately 600mm bgl, observed during Phase 1 construction.

- A dedicated standpipe monitoring programme is not considered necessary for this site. The available evidence of ground investigation, construction observations, BGS records, published data, and critically the operational record in excess of a year of the identical Phase 1 development through a wet winter provides a comprehensive understanding of the groundwater regime.
- The proposed drainage system is designed for attenuation and controlled discharge, with no reliance on infiltration. It is therefore functionally independent of groundwater levels and is consistent with the system operating successfully on Phase 1.
- Mitigation measures including 150mm minimum FFL freeboard, perimeter filter drains, lined attenuation features, and defined exceedance flow routes collectively ensure that groundwater flood risk to the development and to third parties is low.
- The development will result in a slight reduction in recharge to the Cornbrash aquifer and will not cause or exacerbate groundwater flooding.

8.1.3 It is recommended that the LLFA approve this assessment as discharging Condition 10 of PL/2025/03530.

Appendix A: Decision Notice



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2025/03530
Decision Date: 15/01/2026

Applicant:	Corston Properties Ltd C/O Morgan Elliot Planning, 35 Rodney Road, Cheltenham, GL2 9QJ
Particulars of Development:	Demolition of the remaining horticultural nurseries and erection of employment facilities comprising office and product development premises (Class E) and warehouse and light industrial facilities (Class B2 and B8). Ancillary uses include a mobility hub, café, and accommodation, together with landscaping, drainage, and other associated works.
At:	Kingway Nurseries, Chippenham Road, Corston, SN16 0HW

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 permitted shall be carried out in accordance with the following approved plans and documents:

a) Received 07.04.2025:

Location plan

Office and Warehouse Elevations (aa, bb, cc); dated 11.02.2025

Office and Warehouse Elevations (dd, ee); dated 11.02.2025

Office and Warehouse Floor Plan

Travel Hub, Café and Ancillary Accommodation Floor Plan and Elevations; dated 28.02.2025

Landscape Mitigation Strategy; WHL-1885/06 Rev A; dated Feb 25; Contained within Landscape and Visual Impact Assessment, prepared by WHLandscape

Arboricultural Impact Assessment, prepared by Tree Frontiers; dated 28.02.2025

b) Received 31.07.2025:

Office and Warehouse Roof Plan; dated 09.07.2025

Office and Warehouse Site Plan; dated 09.07.2025

Travel Plan; prepared by cda; dated July 2025

REASON: For the avoidance of doubt and in the interests of proper planning.

- 3** The development will be carried out in strict accordance with the following documents:

BNG-Biodiversity Statement. April 2025. UES

Statutory Biodiversity Metric. April 2025. Robert Mooney

Bat Box Plan and Jersey Cudweed Receptor Site. October 2025. UES

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

- 4** No external light fixture or fitting will be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing.

The submitted details will demonstrate:

i) how the proposed lighting will impact on bat habitat compared to the existing situation

ii) the measures to be taken to minimise sky glow, glare and light trespass

The plans will be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23

“Bats and artificial lighting at night”, issued by the Bat Conservation Trust and Institution of Lighting Professionals.

The approved scheme shall be carried out as approved and maintained in effective working order at all times thereafter.

REASON: In the interest of avoiding light pollution and disturbance from light to the nearby residential properties, protected species and the visual amenity of the wider area

- 5** Prior to the commencement of any works, including vegetation removal and demolition, a species protection plan for Jersey Cudweed shall be submitted to the Local Authority for approval. The development shall be carried out in strict accordance with the approved species protection plan.

REASON: To provide mitigation/enhancement for biodiversity

- 6** No development shall commence on site (including any vegetation removal or works to existing structures), until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The Construction Method Statement shall include all precautionary measures to be implemented during the construction period, for the protection of sensitive habitats and species known to be present within or adjacent the site, with particular reference to Reptiles.

The development shall be carried out in strict accordance with the approved Construction Method Statement.

REASON: To ensure adequate protection, mitigation and compensation for protected species and priority habitats throughout the construction period.

- 7** No development shall commence until:

- a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and
- b) The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To enable the recording of any matters of archaeological interest.

- 8** No development shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority.

This strategy will include the following components:

- a) A preliminary risk assessment which has identified:
 - i) all previous uses

- ii) potential contaminants associated with those uses
 - iii) a conceptual model of the site indicating sources, pathways and receptors
 - iv) potentially unacceptable risks arising from contamination at the site
- b) A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those offsite.
- c) The results of the site investigation and the detailed risk assessment referred to in (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

REASON: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 187 of the National Planning Policy Framework.

- 9** No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority.

The scheme must include evidence demonstrating how the surface water disposal hierarchy has been applied and how all other options have been exhausted.

The development shall not be first brought into use until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained.

- 10** No development shall commence on site until:

a) a site-specific groundwater flood risk assessment has been submitted to the Local Planning Authority. The flood risk assessment must include all available information and data from local sources and, in areas susceptible to groundwater flooding, any potential proposed infiltration SuDS must be demonstrated as appropriate. The groundwater assessment must include, but not necessarily be limited to, consideration of the following:

- i) groundwater level monitoring, taking into account seasonal variations
- ii) the interaction between different sources of flooding

- iii) how groundwater will impact on the proposed drainage system
- iv) the interaction between groundwater, groundwater recharge and aquifers
- b) any mitigation measures detailed within the flood risk assessment have been approved in writing by the Local Planning Authority.

The development shall not be first brought into use until the approved scheme has been carried out in full, or in accordance with any approved timetable.

REASON: In the interests of flood prevention.

- 11** No development, including demolition works, shall commence on site until:

- a) details of measures to control pollution to existing watercourses and groundwater, during demolition and construction phases have been submitted to and approved in writing by the Local Planning Authority.
- b) details of calculations which demonstrate that the drainage design provides a sufficient level of water treatment to prevent pollution to the receiving watercourse have been submitted to and approved in writing by the Local Planning Authority.

The works must be carried out in accordance with approved details.

REASON: To prevent pollution of the water environment

- 12** 1. No development shall commence until a foul water drainage scheme has been submitted to and approved in writing by the local planning authority.

The scheme shall be implemented as approved and completed prior to the development being brought into use.

REASON: To ensure that the proposed non-mains drainage system does not harm groundwater resources in line with Paragraph 187 of the National Planning Policy Framework and the 'The Environment Agency's approach to groundwater protection'.

- 13** No development shall commence on site (including any works of demolition), until:

a site plan and Construction Management Statement has been submitted to and approved in writing by the Local Planning Authority. The Construction Management Statement must include:

- i) the parking of vehicles of site operatives and visitors
- ii) Number and size of delivery vehicles/ construction vehicles
- iii) loading and unloading of plant and materials
- iv) storage of plant and materials used in constructing the development;

v) wheel washing facilities

vi) measures to control the emission of dust and dirt during construction

vii) a scheme for recycling/disposing of waste resulting from demolition and construction works; and viii) measures for the protection of the natural environment.

ix) hours of construction, including deliveries;

x) pre-condition photo survey

The approved Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.

REASON: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

- 14** No development shall commence until a detailed planting plan has been submitted to and approved in writing by the Local Planning Authority.

The approved planting plan, and any mitigation strategies within, shall be adhered to.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 15** No development shall commence until a scheme of acoustic insulation and noise control has been submitted to and approved in writing by the Local Planning Authority. The scheme must demonstrate the following:

i) that the rating level (L_{ArTr}) of sound emitted from fixed plant or machinery associated with the unit can be at least 5 dB below the background sound level (L_{A90}) for daytime and nighttime respectively.

ii) that background sound levels (L_{A90}) measurements and calculations have been made in accordance with the methodology of BS4142:2014 +A1:2019 Method for rating and assessing industrial and commercial sound, and/or its subsequent amendments.

The development shall not be first brought into use until:

a) the approved scheme of acoustic insulation and noise control has been carried out in full

b) a post installation noise assessment has been carried within 3 months of completion, confirming compliance with noise criteria or identifying and potential additional steps which are required to achieve compliance with noise criteria.

c) the post installation noise assessment has been submitted to and approved in writing by the Local Planning Authority

d) where any additional steps have been identified as required to achieve compliance with noise criteria, these steps have been taken.

The details as approved shall be permanently retained and maintained at all times thereafter.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenities of the area

16 The development shall not be first brought into use until:

a) a scheme of acoustic insulation and noise control has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate the rating level (LArTr) of sound emitted from commercial and industrial operations associated with the unit shall not exceed background sound level LA90 for daytime or nighttime hours respectively.

The measurements and calculations shall be made in accordance with the methodology of BS4142:2014 +A1:2019 Method for rating and assessing industrial and commercial sound, and/or its subsequent amendments.

b) The approved scheme of insulation and noise control has been implemented in full

c) a post installation noise assessment has been carried within 3 months of completion, confirming compliance with noise criteria or identifying and potential additional steps which are required to achieve compliance with noise criteria.

d) the post installation noise assessment has been submitted to and approved in writing by the Local Planning Authority

e) where any additional steps have been identified as required to achieve compliance with noise criteria, these steps have been taken.

The details as approved shall be permanently retained and maintained at all times thereafter.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenities of the area

17 The development shall not be first brought into use until a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation has been submitted to, and approved in writing, by the local planning authority.

The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

REASON: To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved

verification plan have been met and that remediation of the site is complete, inline with Paragraph 187 of the National Planning Policy Framework.

- 18** If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

REASON: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site, inline with Paragraph 187 of the National Planning Policy Framework.

- 19** No construction work shall take place on Sundays or Public Holidays or outside the hours of 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

- 20** No reversing alarms other than 'white noise beepers' will be used on site between 23:00 and 07:00.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenities of the area.

- 21** No extraction systems that disperse emissions from industrial processes to the atmosphere shall be fitted to any Unit until a scheme of works for the control and dispersal of atmospheric emissions and in particular dust, odours, fumes, smoke or particulates has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full before the unit is first brought into use and shall be maintained in effective working condition at all times thereafter.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenities of the area.

- 22** No industrial processes shall be carried outside any building/unit on the site (to include processing, working, manufacture, finishing or packaging of any materials or goods outside any building).

REASON: In the interests of the appearance of the site and the amenities of the area

- 23** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, the site shall be used solely for purposes within Classes B2, B8 and E(g) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended)(or in any provisions equivalent to that class in any statutory instrument revoking or re[1]enacting that Order with or without modification).

REASON: The proposed use is acceptable but the Local Planning Authority wish to consider any future proposal for a change of use, other than a use within the same class(es), having regard to the circumstances of the case.

- 24** The Class E, B2 and B8 uses hereby permitted shall only take place between the hours of 06:30hrs and 18:00hrs from Monday to Friday. The use shall not take place at any time on Saturdays, Sundays and Bank/Public Holidays.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

- 25** The mobility hub and café hereby permitted shall be used only for purposes ancillary to the permitted uses of the site (land edged in blue and red on the approved location plan).

REASON: The site is in a position where the Local Planning Authority, having regard to planning policies pertaining to the area, would not permit a wholly separate mobility hub or café.

- 26** The accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the permitted uses of the site (land edged in blue and red on the approved location plan).

REASON: The accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.

- 27** No deliveries shall be made to or collections made from the development hereby approved except between the hours of 06:30 hrs and 18:00hrs from Monday to Friday and not at any time on Saturdays, Sundays and Bank/Public Holidays

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

- 28** No burning of fires shall take place on site at any time.

REASON: In the interests of public health and safety.

- 29** The external materials to be used in the installation of the doors and windows, and hardstanding associated with the development hereby permitted shall match in material, colour and texture to those used at the adjacent site (land edged in blue on the approved location plan).

REASON: In the interests of visual amenity and the character and appearance of the area.

- 30** The parking areas shown on approved plans shall not be used other than for the parking of vehicles and shall be maintained for that purpose at all times thereafter.

REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

Informative

- 1
 - All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.
 - The buildings on site are used as a bat roost. Under the Conservation of Habitats and Species Regulations 2017 (as amended), it is an offence to harm or disturb bats or damage or destroy their roosts. Planning permission for development does not provide a defence against prosecution under this legislation. The applicant is advised that a European Protected Species Licence will be required before any work is undertaken to implement this planning permission. Future conversion of the roof space to living accommodation or replacing the roof could also breach this legislation and advice should be obtained from a professional bat ecologist before proceeding with work of this nature.
 - Archaeological work must be carried out following the Standards and Universal Guidance for archaeological field evaluation as set out by the Chartered Institute for Archaeologists (CIfA). The costs of the work are to be borne by the applicant.
 - Archaeological field evaluation forms the first stage of possible further archaeological mitigation. Further archaeological investigation may be required either prior to or during construction or both, dependent on the results of the archaeological evaluation undertaken prior to construction. Analysis and reporting commensurate with the significance of the archaeological results of further mitigation may also be required.
 - Based on "Contamination Assessment" document, the site has contamination from asbestos, heavy metals and hydrocarbons. Therefore, consultation with the Environment Agency is required, to reduce the H&S risk during development and occupation.
 - This development will require a permit under the Environmental Permitting Regulations (England and Wales) 2016. The Environment Agency do not have enough information to know if the proposed development can meet their requirements to prevent, minimise and/or control pollution.

Research should be carried out prior to using an existing works through the British Water Flow and Loads, since it is likely to be a substantial additional flow from this development. This means it is unlikely that the existing works will be able to treat the discharge to an acceptable standard. Under the General Binding Rules, any discharge over 5m³ to a watercourse or over 2m³ to ground will require a discharge permit. The large size of the proposed development will have to be compared to the cost/benefit of connecting to the mains foul sewer network. To reduce the risks to people and the environment and obtain a permit:

- i) the suitability of the location with respect to the protection of groundwater will need to be considered.
- ii) the design and/or layout of the buildings may need to change.
- iii) the design may need to include abatement technology to reduce the impact of the development beyond Best Available Techniques (BAT).
- iv) A hydrogeological risk assessment is likely to be required.

The Environment Agency will not be able to determine a permit application until this information has been provided and they recommend that the developer considers parallel tracking the planning and permit applications as this can help identify and resolve any issues at the earliest opportunity. Parallel tracking can also prevent the need for post-permission amendments to the planning application. Further guidance can be found at: <https://www.gov.uk/government/collections/risk-assessments-for-specific-activities-environmental-permits>

- The northwestern part of the site is underlain by shrinking and swelling clays of the Kellaways Clay Formation. Geotechnical tests must be conducted to assess the strength and stability of the soil under varying moisture conditions.
- The water disposal hierarchy is:
 - a) Surface water runoff is collected for use.
 - b) Discharge into the ground via infiltration.
 - c) Discharge to a watercourse or other surface water body.
 - d) Discharge to surface water sewer or other drainage system, discharging to a watercourse or other surface water body.
 - e) Discharge to a combined sewer
- Please refer to Wiltshire Councils Groundwater Management Strategy and Surface Water Soakaway Guidance for the standards that must be met for planning approval.
- When compared with the pre-condition photo survey referred to in 13(x) should there be any highways damage resulting from the development, this damage must be put right, to the satisfaction of the Local Highways Authority, within 6 months of the development completion. Please contact HighwaysDevelopment@wiltshire.gov.uk if you have any queries regarding this requirement or any requirements relating to condition 13.
- Any works on this land will need to be undertaken following engagement with Asset Protection to determine the interface with Network Rail assets, buried or otherwise and by entering into a Basic Asset Protection Agreement, if required, with a minimum of 3months notice before works start. Initially the outside party should contact assetprotectionwestern@networkrail.co.uk.

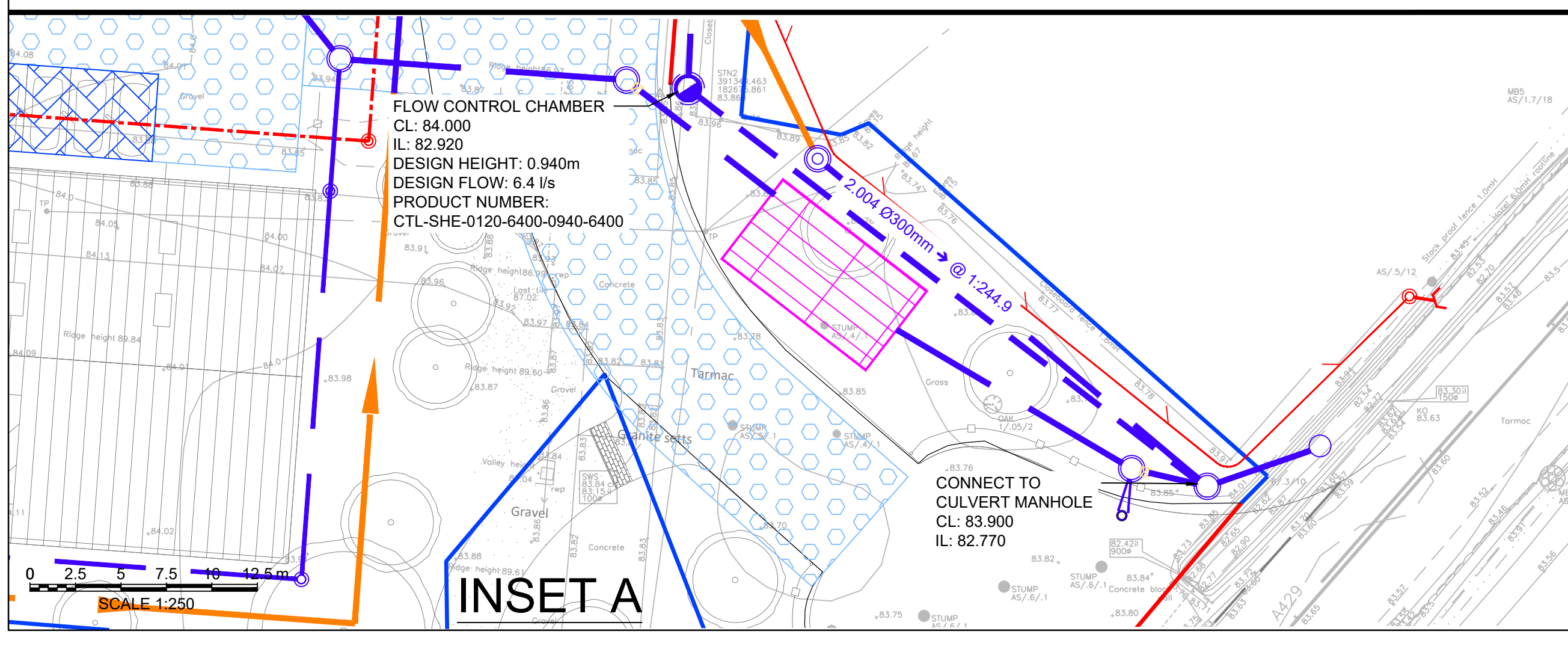
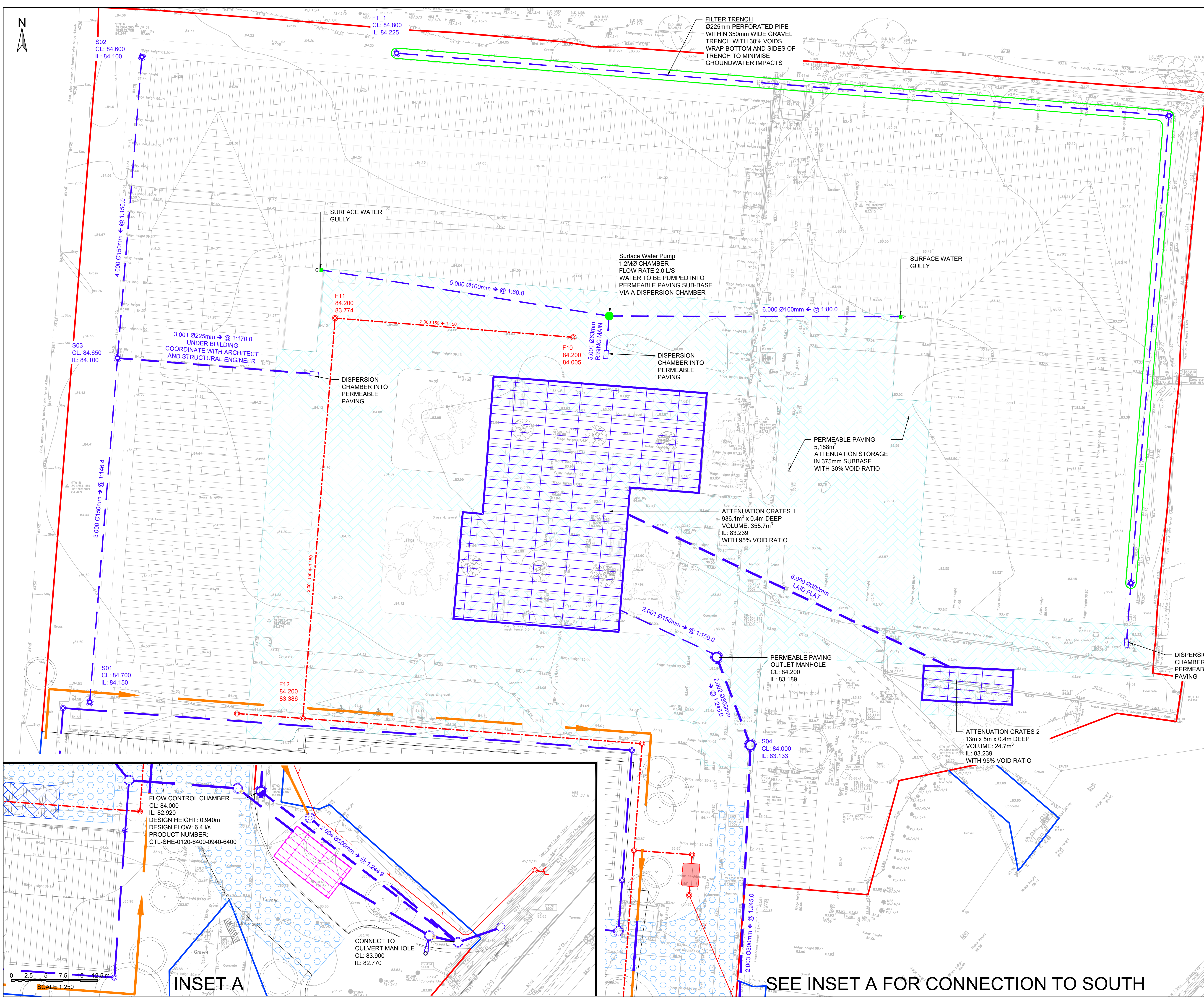
- Applications that are likely to generate an increase in trips under railway bridges may be of concern to Network Rail where there is potential for an increase in 'Bridge strikes'. Vehicles hitting railway bridges cause significant disruption and delay to rail users. Consultation with Network Rail's Asset Protection Engineers is necessary to understand if there is a problem. Where any damage, injury or delay to the rail network is caused by an abnormal load (related to the application site), the applicant or developer will incur full liability.
- Soakaways / attenuation ponds / septic tanks etc, as a means of storm/surface water disposal must not be constructed near/within 5 metres of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property/infrastructure. Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains. Network Rail's drainage system(s) are not to be compromised by any work(s). Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property / infrastructure. Ground levels – if altered, to be such that water flows away from the railway. Drainage does not show up on Buried service checks.

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](#)

Appendix B: Drainage Strategy



FILTER TRENCH
Ø225mm PERFORATED PIPE
WITHIN 350mm WIDE GRAVEL
TRENCH WITH 30% VOIDS.
WRAP BOTTOM AND SIDES OF
TRENCH TO MINIMISE
GROUNDWATER IMPACTS

Surface Water Pump
1.2MØ CHAMBER
FLOW RATE 2.0 L/S
WATER TO BE PUMPED INTO
PERMEABLE PAVING SUB-BASE
VIA A DISPERSION CHAMBER

PERMEABLE PAVING
5,188m²
ATTENUATION STORAGE
IN 375mm SUBBASE
WITH 30% VOID RATIO

ATTENUATION CRATES 1
936.1m² x 0.4m DEEP
VOLUME: 355.7m³
IL: 83.239
WITH 95% VOID RATIO

PERMEABLE PAVING
OUTLET MANHOLE
CL: 84.200
IL: 83.189

ATTENUATION CRATES 2
13m x 5m x 0.4m DEEP
VOLUME: 24.7m³
IL: 83.239
WITH 95% VOID RATIO

SEE INSET A FOR CONNECTION TO SOUTH

- NOTES:
- DO NOT SCALE FROM THIS DRAWING.
 - THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY AND NOT FOR CONSTRUCTION.
 - THIS DRAWING IS TO BE READ AND PRINTED IN COLOUR.
 - ALL DIMENSIONS ARE SHOWN IN METRES, UNLESS SPECIFIED OTHERWISE.
 - ACC DRAINS TO BE CONSTRUCTED AT SERVICE YARD THRESHOLDS TO DIRECT SURFACE WATER RUNOFF TO TREATMENT. LOCATIONS TO BE VERIFIED WITH ARCHITECT AND OWNER PRIOR TO CONSTRUCTION.
 - GULLIES TO BE CONSTRUCTED ON SITE TO DIRECT PARKING LOT SURFACE WATER RUNOFF TO TREATMENT. VERIFY LOCATIONS WITH ARCHITECT AND OWNER PRIOR TO CONSTRUCTION.
 - PERMEABLE PAVING AT PARKING BAYS SHALL HAVE PERFORATED OVERFLOW PIPES DESIGNED AND LOCATED IN THE FIELD.
- KEY:
- PROPOSED SURFACE WATER PIPE
 - PROPOSED SURFACE WATER MANHOLE
 - PROPOSED FLOW CONTROL CHAMBER
 - PROPOSED SURFACE WATER PUMP
 - PROPOSED GULLY
 - PROPOSED FILTER TRENCH
 - PROPOSED HEADWALL
 - PROPOSED ATTENUATION TANK
 - PERMEABLE BLOCK PAVING
 - PROPOSED FOUL WATER PIPE
 - PROPOSED FOUL WATER MANHOLE (4500)

PRELIMINARY ISSUE

P01	PRELIMINARY FIRST ISSUE	07.04.2026	JD	MM	MM			
Rev	Description	Date	By	CHK	App			
Issuing Office								
Tetra Tech Leicester								
4th Floor, No1 Great Central Square, Vaughan Way, Leicester, United Kingdom, LE1 4JS Tel: +44 (0)11 6234 8000 www.tetrattechurope.com								
Client								
CORSTON PROPERTIES								
Project Name								
KINGWAY NURSERY								
Sheet Title								
DRAINAGE LAYOUT PHASE 2								
TTE Project Number	Drawn By	Date	Checked By	Date	Approved By	Date	Scale @ A1	Suitability
784-B080037	JD	Apr '26	MM	Apr '26	MM	Apr '26	1:250	S0
Client Project Number	Originator	Function	Spatial	Form	Role	Number	Revision	
B080037	- TTE	- HDG	- ZZ	- DR	- CH	- 0501	P01	
© Copyright Tetra Tech								
TTE_MT_v1								