

Appendix B

Development Proposals

Conceptual Drainage Layout

Catchment Plan

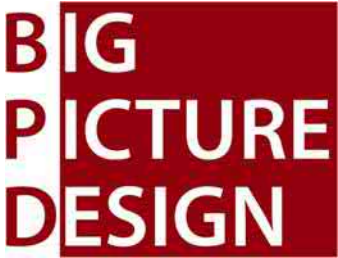
Legend

-  Site boundary
-  Proposed new building
-  Existing tree/hedge planting
-  Proposed tree & shrub/native mix hedge planting
-  Grass surface
-  5m low light level buffer
-  Rainwater garden/mini swale
-  Tarmac access road
-  Private drive surface (grey colour permeable block paving)
-  Bin storage area
-  EV charge point
-  Patio area (sandstone or similar)
-  1.8m high brick screen or retaining wall
-  1.8m high render screen wall
-  1.8m high timber close boarded fence
-  1.2m high timber post & rail fence
-  Timber gate (height to match adjoining boundary wall/fence)
-  Tree root protection zone



Note:

Copyright is retained by Big Picture Design.



CLIENT:
Greatworth

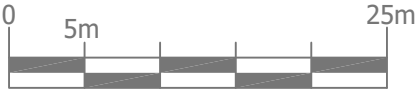
PROJECT:
Land North of Brick Hill Farm, Warminster
Wiltshire

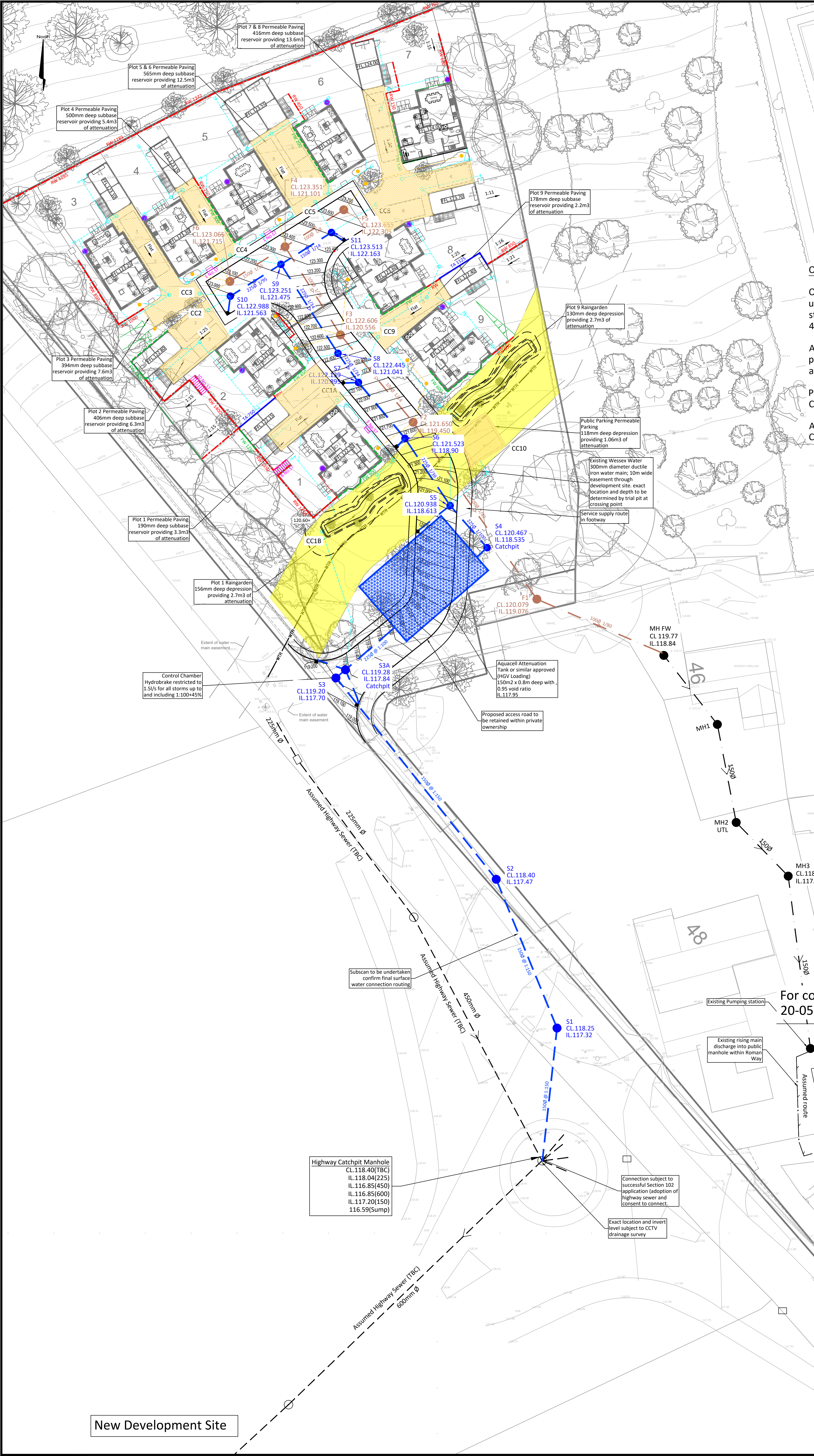
DRAWING TITLE:
Proposed Site Plan

SCALE: 1:500@A3 DATE: 23/09/2024 DRAWN: JNM

DRAWING NUMBER: 13270/002 REVISION: C

Scale Assist Bar (1:500)





Legend:

- 3733 225 Existing Surface Water Sewer
- 3733 225 Existing Foul Water Sewer
- Existing Rising Main
- Proposed Surface Water
- Proposed Foul Water Sewer
- Proposed Attenuation Tank
- Proposed Permeable Paving
- Water Butt
- Indicative retaining wall - to be designed by others
- Proposed tanking
- Proposed facework wall
- Proposed external steps

Notes

- Drawing is for planning purposes only and subject to detailed design.
- Electric vehicle charging point to be provided on each plot.

Overall Attenuation Volumes

Overall Attenuation Required = 169m³ based upon a restricted discharge rate of 1.5l/s for all storms up to and including the 1:100 + 45% climate change event

Attenuation provided by a combination of permeable paving, raingardens and an attenuation tank

Permeable Paving & Raingarden providing = C 57.4m³

Attenuation provided by attenuation tank = C 111.6m³

For continuation refer to drawing 20-058-501

Pumping Station CL.118.17 IL.117.36

Assumed route

REV	DATE	BY	DESCRIPTION	CHK	APD
P5	20/03/26	ND	Updated to suit LLFA comments	DS	DS
P4	14/11/25	ND	Drainage strategy updated to Reserved Matters layout	DS	DS

DRAWING STATUS: Planning

IMA TRANSPORT PLANNING
MONTREUX HOUSE, 18A JAMES STREET WEST
BATH BA1 2BT
T: 01225 444 011
www.ima-t-p.com

CLIENT: Greatworth Property

PROJECT: Bath road, Warminster

TITLE: Drainage Strategy Sheet 1

SCALE: (A0)	CHECKED:	APPROVED:
1:250	DS	DS

CAD FILE:	DESIGN/DRAWN:	DATE:
IMA-20-058-P-500.dwg	ND	

PROJECT NO:	DRAWING NO:	REV:
20-058	500	P5

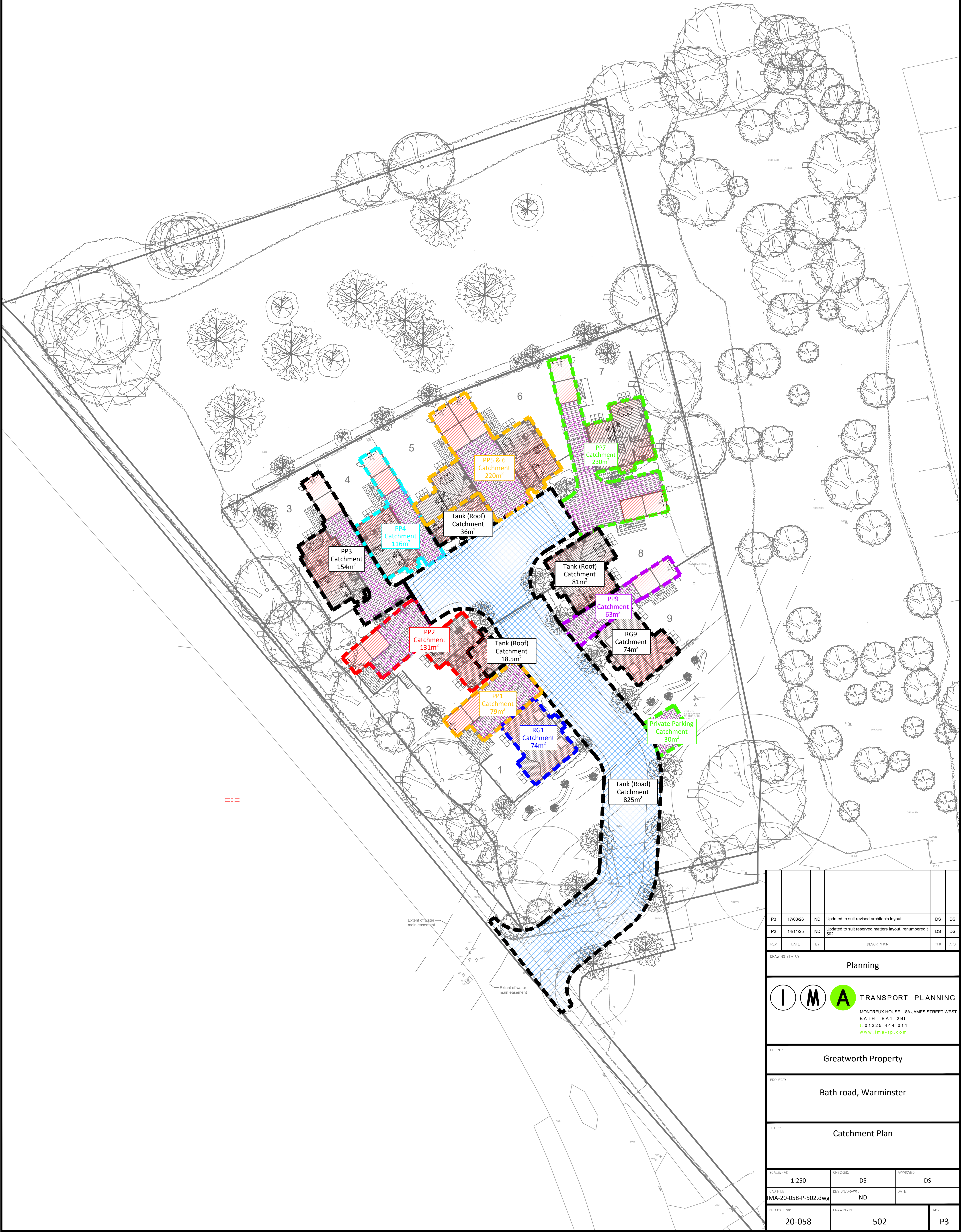


North

KEY:

- Impermeable Road Hardstanding Area - 825m²
- Roof Area - 841m²
- Tanked Permeable Block Paving or other Surfacing - 465m²

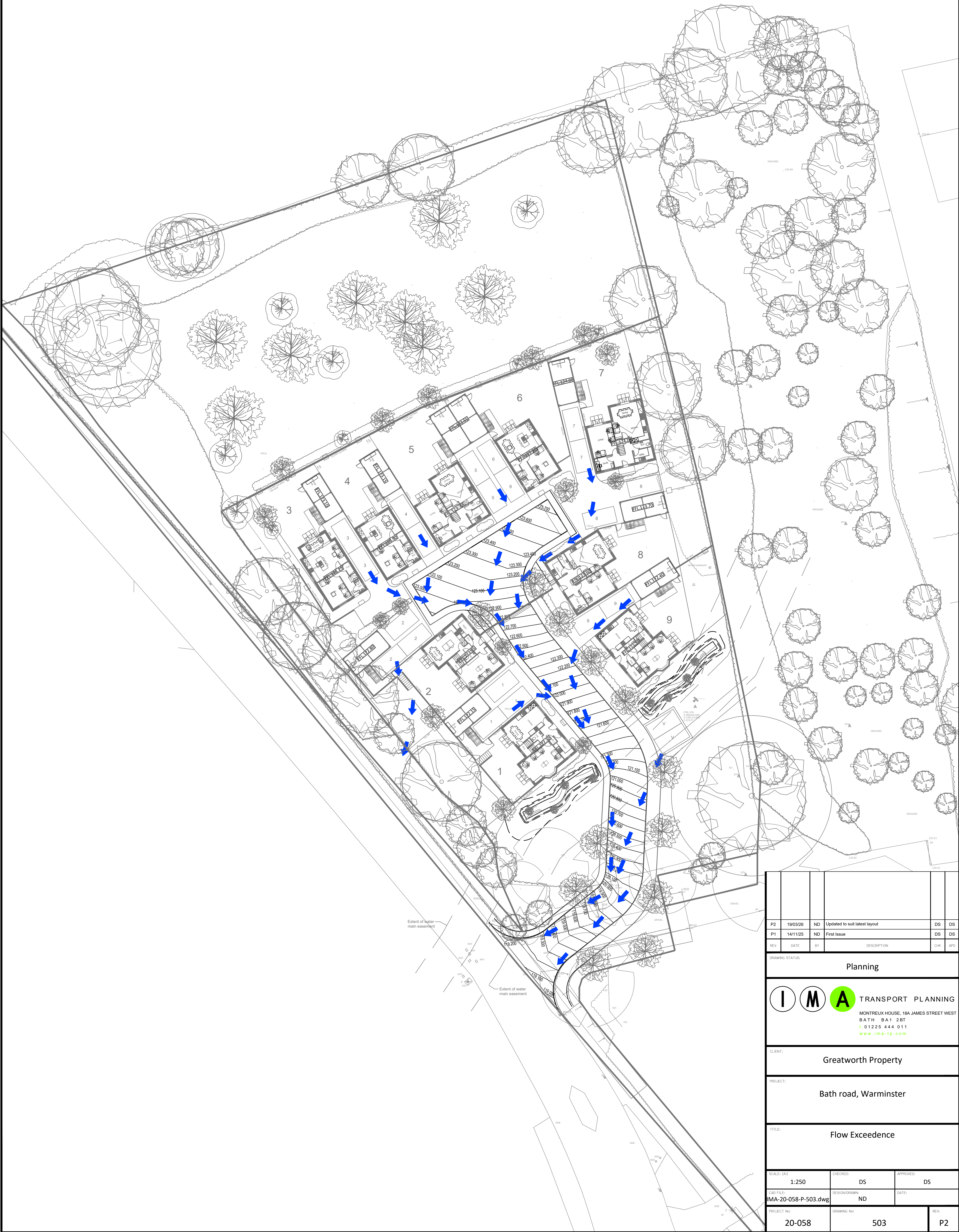
Proposed Catchment Total Area = 2131m² = 0.213Ha
10% Uplift for Urban Creep= 0.234Ha



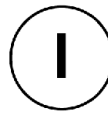
P3	17/03/26	ND	Updated to suit revised architects layout	DS	DS
P2	14/11/25	ND	Updated to suit reserved matters layout, renumbered 1	DS	DS
REV	DATE	BY	DESCRIPTION	CHK	APD
DRAWING STATUS:					
Planning					
I M A TRANSPORT PLANNING					
MONTREUX HOUSE, 18A JAMES STREET WEST BATH BA1 2BT T: 01225 444 011 www.ima-tp.com					
CLIENT:					
Greatworth Property					
PROJECT:					
Bath road, Warminster					
TITLE:					
Catchment Plan					
SCALE: (A0)		CHECKED:		APPROVED:	
1:250		DS		DS	
CAD FILE:		DESIGN/DRAWN:		DATE:	
IMA-20-058-P-502.dwg		ND			
PROJECT NO:		DRAWING NO:			REV:
20-058		502			P3

Legend:

➡ Flow Exceedence Routing



P2	19/03/26	ND	Updated to suit latest layout	DS	DS
P1	14/11/25	ND	First Issue	DS	DS
REV	DATE	BY	DESCRIPTION	CHK	APD
DRAWING STATUS:					
Planning					
I M A TRANSPORT PLANNING MONTREUX HOUSE, 18A JAMES STREET WEST BATH BA1 2BT T: 01225 444 011 www.ima-tp.com					
CLIENT:					
Greatworth Property					
PROJECT:					
Bath road, Warminster					
TITLE:					
Flow Exceedence					
SCALE: (A0)		CHECKED:		APPROVED:	
1:250		DS		DS	
CAD FILE:		DESIGN/DRAWN:		DATE:	
IMA-20-058-P-503.dwg		ND			
PROJECT NO:		DRAWING NO:			REV:
20-058		503			P2



Appendix C

EA Flood Map for Planning

Flood map for planning

Your reference	Location (easting/northing)	Created
Unspecified	386374/146143	28 November 2025 14:25

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2025 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



Flood map for planning

Your reference

Unspecified

Location (easting/northing)

386374/146143

Scale

1:2,500

Created

28 Nov 2025 14:25

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area



0 20 40 60m