

OUTLINE DRAINAGE STRATEGY REPORT

Land at Three Daggers,
Westbury Road,
Edington,
Wiltshire

Project No: 10990ADL79

DATE	REVISION	ISSUE PURPOSE	ISSUED BY
10/04/2026	00	For Comment	RV

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1.0 INTRODUCTION

APPOINTMENT AND BRIEF

- 1.1. Structural Solutions has been appointed to produce an Outline Drainage Strategy to support the planning application for the proposed development at Three Daggers, Westbury Road, Edington.
- 1.2. Structural Solutions has previously developed the Flood Risk Assessment (FRA) for the same site. Site information such as existing and proposed site descriptions, geology, hydrology and existing drainage are all described in the FRA which can be referred to for background information.
- 1.3. In summary, the development consists of a single storey café extension to the existing farm shop, an outdoor seating area to the café, and a change of use of an existing field to provide additional car parking and a multi-user games area. Refer to **Figure 1**.
- 1.4. The Lead Local Flood Authority (LLFA) is Wiltshire Council and the Water Authority is Wessex Water.



Figure 1 Proposed Site Layout, area north of Westbury Road

STUDY OBJECTIVE

- 1.5. This report sets out a drainage strategy, which aims to demonstrate compliance with relevant policies, guidance and best practice and establishes the mitigation measures required to ensure the sustainability and safety of the proposed development over its lifetime.
- 1.6. The report has been produced in line with the requirements of the National Planning Policy Framework (NPPF) and the Environment Agency (EA) Standing Advice, as well as the requirements of Wiltshire Council (WC).
- 1.7. The following documents and guidance have been reviewed to inform this report:
Policies & Guidance:
 - Wiltshire Council Drainage and Betterment Strategy (June 2024)
 - Wiltshire Council Developer's Guidance Note for Surface Water Soakaways (December 2018)
 - DEFRA National Standards for Sustainable Urban Drainage Systems (SuDS), 30 July 2025
 - The SuDS Manual, CIRIA C753, 2015
 - Part H of the Building Regulations HM Government (2015)
 - Water UK Design and Construction Guidance (DCG) in Appendix C of the Sewerage Sector Guidance (SSG) (2019)
 - National Planning Policy Framework (December 2024)**Third Party Resources:**
 - WC's online Strategic Flood Risk Assessment Data Explorer, 2024
 - WC's online Wiltshire Planning Explorer maps
 - Wessex Water Sewer Asset Records
 - British Geological Society (BGS) Online Viewer
 - DEFRA's online Multi-Agency Geographical Information for the Countryside (MAGIC) Map
 - DEFRA's online Hydrology Data Explorer for Climate Change Allowances
 - GOV.UK's online Flood Map for Planning and Long Term Flood Maps.
 - GOV.UK's online Guidance for Flood risk assessments: climate change allowances
 - Cranfield Soil and AgriFood Institute (CSAI) Soilscales mapping.**Site Specific Surveys:**
 - Topographical Survey of Edington Three Daggers PH (July 2024).

LIMITATIONS

- 1.8. This report is based on the interpretation and assessment of data provided by third parties.
- 1.9. Whilst every care has been taken to ensure this information is accurate and up-to-date, Structural Solutions is not responsible for the accuracy of the third-party data and the conclusions and findings of this report may change if the data is amended or updated after the date of consultation.

2.0 EXISTING SITE DRAINAGE

- 2.1. As described in the FRA, a Wessex Water foul sewer has been identified running west to east along Westbury Road.
- 2.2. It is understood that foul pipes on site run along the northern side of the existing farm shop before joining a pumping station which then connects to the public foul sewer.
- 2.3. It is further understood that the storm water drainage for the existing farm shop runs to an existing soakaway to the west of the building.

3.0 OUTLINE DRAINAGE STRATEGY

OVERVIEW

- 3.1. It is essential for any new development that surface water is managed effectively to limit the risk off-site as well as on site. The NPPF requires that flood risk to land and property is not increased as a result of new built form. Changes in the volume and rate of surface water runoff from development, as a result of increases in impermeable land uses, can increase the risk of flooding to areas downstream unless sufficient steps are taken within a proposed development.
- 3.2. Consequently, to reduce the potential for adverse impacts related to increased rates of surface water discharge, the rate of surface water discharged from development proposals, must be limited to the pre-development rate, and should make suitable allowances for climate change over the development's anticipated lifetime.
- 3.3. Best practice for the management of surface water based on the DEFRA National Standards for Sustainable Drainage Systems Guidance and Building Regulations 2010 Part H which state that runoff from the development shall be discharged to the following final destinations, to the maximum extent practicable, in accordance with the below hierarchy:
 - Priority 1: collected for non-potable use
 - Priority 2: infiltrated to ground
 - Priority 3: attenuated discharge to an above ground surface water body
 - Priority 4: discharged to a surface water sewer, or another piped surface water drainage system
 - Priority 5: discharged to a combined sewer
- 3.4. Sustainable drainage systems (SuDS) should be used to mimic the natural drainage patterns and provide water quantity (storage), water quality (pollution), amenity and biodiversity benefits.

SURFACE WATER MANAGEMENT / SURFACE WATER STRATEGY

Method of disposal

- 3.5. Considering the preferred hierarchy for surface water disposal, the following methods of surface water disposal have been investigated:
- 3.6. **Collected for non-potable use** – A rainwater harvesting tank would allow for water to be used for watering plants, outdoor and vehicle cleaning etc. It is recommended that sizing of the tank based on usage is explored in detailed design.
- 3.7. **Soakaways / Infiltration** – The underlying bedrock geology and soil is potentially compatible for infiltration suds (refer to FRA), and suitability is further confirmed by the presence of the existing soakaway to serve the existing farm shop building. A minimum clearance of 1m is required between the base of the soakaway and the maximum ground water level and, as per the FRA, some areas of the site may have risk of ground water emergence. It is therefore proposed that the soakaway is situated on the higher ground near the existing building. The new car park is proposed as grid reinforced grass which is permeable.
- 3.8. **Watercourses** – Where infiltration is not feasible, the drainage hierarchy recommends surface water should be discharged into a watercourse. The nearest known open watercourse is a small stream about 700m to the west of the site. As well this stream being too far away to present a practical solution, there is no certain that the site currently discharges into this particular watercourse.
- 3.9. **Existing sewers** – There are no known existing connections to surface water sewers and the connection to the foul water sewer requires a pump. Connection to existing sewers is therefore deemed to be a worst case option both in terms of sustainable drainage systems and practicality.

- 3.10. The outline drainage strategy (drawing P501) is included in **Appendix C**. A new soakaway is positioned in high ground near the proposed extension and its design is based on infiltration tests carried out in this area.
- 3.11. The surface water drainage strategy is prepared in outline only to demonstrate the proposed development can meet national and local requirements, i.e. in a sustainable manner without increasing the risk of flooding to neighbouring properties for events up to and including the 1 in 100-year storm plus climate change.

4.0 SURFACE WATER SUSTAINABLE DRAINAGE (SUDS FEATURES)

- 4.1. The SuDS appraisal method defined in the SuDS Manual C753 has been used to identify the most appropriate methods of providing a sustainable surface water attenuation and conveyance to support the development proposals. Potential SUDS features are summarised in table 4.

TABLE 1 SUDS FEATURES

Type of SuDS	Suitability for Development Proposals and comment					
Rainwater Harvesting	Yes	Potential for non-potable and/or outdoor use.				
Rain Gardens/ Raised Planter	Yes	Potential for downpipes to feed into planter boxes.				
Green Roof	No	Proposed roofs are pitched				
Permeable Paving (infiltration)	Yes	Suggested for proposed parking and external seating areas.				
Swale	No	Limited further benefit, given the garden/drive is already permeable.				
Soakaways / infiltration trench	Yes	Potential solution for proposed café extension.				
Attenuation Basin / Pond	Yes	Potential subject to space available.				
Geo-cellular Storage (lined)	Yes	Potential solution for proposed café extension.				

 Water Quantity
  Water Quality
  Amenity
  Biodiversity

5.0 CONTRIBUTING AREAS

5.1. The contributing area plan has been produced and is shown in the figure below.

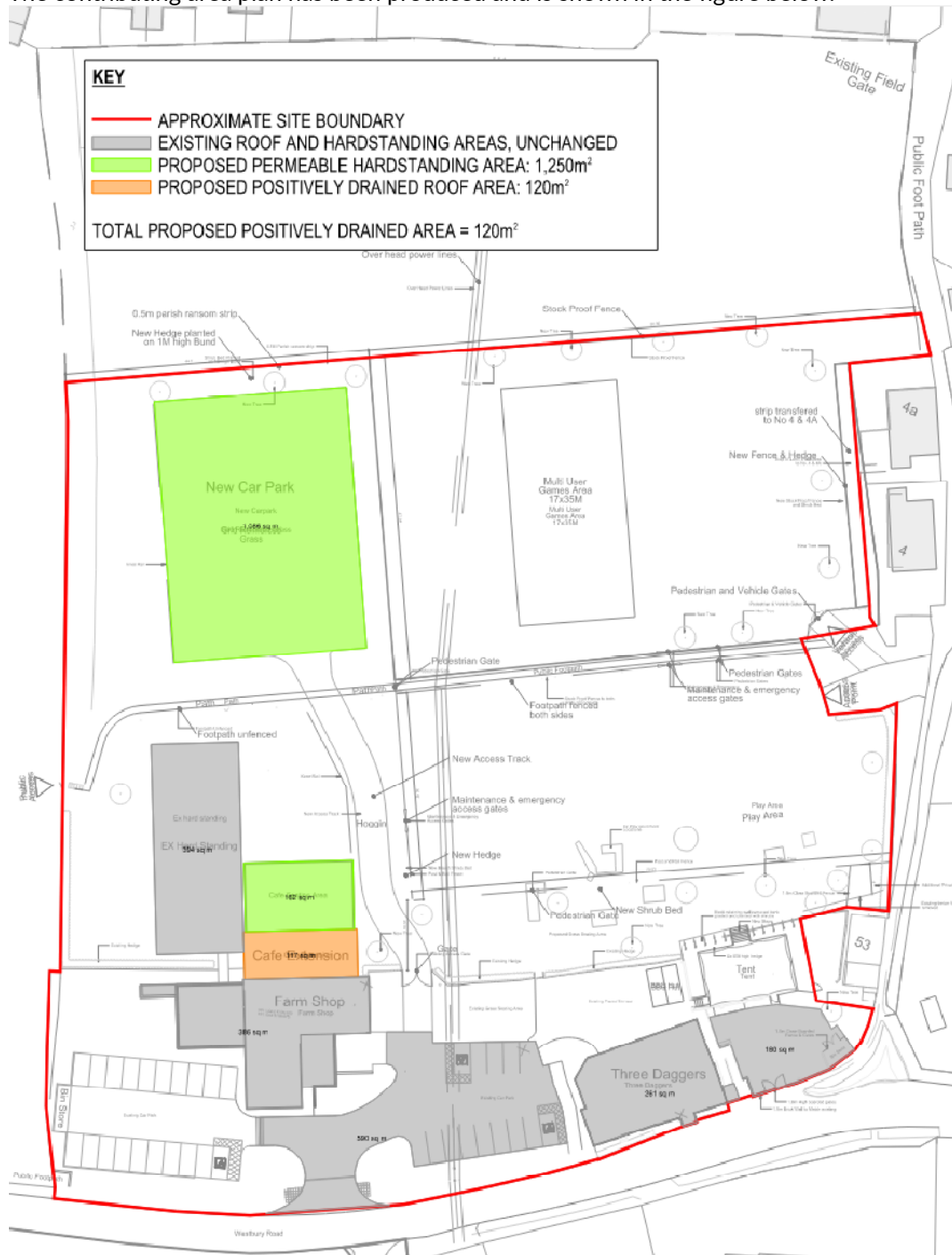


Figure 2 Proposed Contributing Area Plan

- 5.2. The new car park is proposed as grid reinforced grass with a gravel track. This is therefore permeable and not considered a contributing area. Similarly, the external café seating area is recommended to be permeable paving.
- 5.3. As there are no proposed changes to the existing buildings and associated hardscaping, their drainage provisions will remain unchanged. The existing roof and hardscaping areas have therefore been omitted from calculations and the contributing areas.

- 5.4. The National Standards for SuDS Section 3.33 notes that an urban creep uplift factor should be applied when there are external private permeable spaces. This is not applicable to the development of commercial buildings and therefore no allowance has been made for urban creep.
- 5.5. The contributing area for the new development is therefore 120m², entirely due to the roof of the café extension.

6.0 CLIMATE CHANGE ALLOWANCES

- 6.1. The Environment Agency 'Flood Risk Assessments: Climate Change Allowances' issued in February 2016 and updated in May 2022 provides up to date information on expected changes in rainfall as a consequence of climate change.
- 6.2. The existing site includes a residential building on the southern area of land, which has a minimum life span of 100 years. The proposed development use is commercial for which there is a typical lifespan of 75 years. As of 2026, the proposed development therefore has a lifetime beyond 2100.
- 6.3. In the EA guidance, **peak rainfall allowances** are provided for the 1% and 3.3% annual exceedance probability (AEP) events. The guidance states that for development with a lifetime beyond 2100, the upper end allowance for the 2070s epoch (2061 to 2125) should be assessed. The development should be designed so that for the upper end allowance, in the 1% annual exceedance probability event, there is no increase in flood risk elsewhere and the development will be safe from surface water flooding.
- 6.4. The Hydrology Data Explorer tool from the Environment Agency is used to determine the climate change allowance. Based on the above criteria, the contingency peak rainfall allowances for climate change that are potentially applicable to the site are:

Avon Bristol and North Somerset Streams Management Catchment

 - 3.3% annual exceedance rainfall event – 2070s epoch - upper end allowance: 40%
 - 1% annual exceedance rainfall event – 2070s epoch - upper end allowance: 45%
- 6.5. Therefore drainage network to the proposed café extension should be designed to accommodate runoff during all events up to and including the 1 in 100 year storm event plus 45% climate change allowance.

7.0 INFILTRATION STORAGE REQUIREMENTS

- 7.1. The storage volume for managing surface water to the required infiltration rates outlined above was identified through developing a conceptual drainage model of the system using the industry standard drainage software Causeway Flow.
- 7.2. The storage volume has been calculated based on 120m² contributing area (refer to **Section 5.0**), and an infiltration rate of 0.058m/hr (calculated from test results and included in **Appendix A**). The total required attenuation storage for the 1 in 30 year storm event has been calculated as 3.4m³ and required storage for the 1 in 100 year plus 45% climate change storm event has been calculated as 7.2m³.
- 7.3. A copy of the hydraulic calculations is included in **Appendix B**.

- 7.4. Using ground level at 95.20m, top of soakaway at 94.7m and bottom of soakaway at 93.90m (0.8m deep soakaway), it can be seen that the 1 in 30 year storm water level is at 94.258m, thus the soakaway is a little under half full and the storm water is contained within the system.
- 7.5. Using the same levels, it can be seen that in the 1 in 100 year storm with 45% climate change event, the water level is at 94.660m, thus just below the top of the soakaway and also contained within the system.
- 7.6. The proposed soakaway location and area are shown in the Drainage Strategy Layout in **Appendix C**
- 7.7. The infiltration area and depths calculated are provisional and should be finalised at the detailed design stage once the site layout and levels have been agreed.
- 7.8. Despite design being outline and thus indicative in nature, by providing the water levels noted above it is demonstrated that no flooding of the site due to the proposed developments will be caused by rainfall events up to and including the critical 1 in 100 year with 45% climate change event. National design standards state that there should be no external surface flooding for up to a 1 in 30 year return period design storm and buildings should not be at risk of flooding for up to a 1 in 100 year design storm, plus an allowance for climate change.

8.0 WATER QUALITY

- 8.1. Sustainable drainage design must ensure that the quality of any receiving water body is not adversely affected and preferably enhanced before it leaves the site. Run-off from roofs is deemed to pose a low pollution risk.
- 8.2. The surface water drainage system will adopt the principles of The SuDS Manual – CIRIA C753. Silt traps will be installed upstream of the soakaway to prevent silt/debris entering the geo-cellular crates.

9.0 OPERATION AND MAINTENANCE

- 9.1. The new surface water drainage network is expected to be maintained privately and will be designed to be operated and maintained for the lifetime of the development with appropriate access available and management systems in place.
- 9.2. As part of the maintenance regime, the system will be regularly inspected and cleared out to reduce the risk of blockages. The SuDS Maintenance Schedule for the development has been included in **Appendix D**.

10.0 OVERLAND FLOW & MANAGEMENT OF RESIDUAL RISK

Extreme Storm Event

- 10.1. As well as managing the surface water generated by the development, any overland flow routes need to be managed within the scheme proposals. The risk of surface water flooding to the site associated with the exceedance of the capacity of the drainage system during an extreme event in excess for which the drainage system was designed can be managed through the following:
 - Engineering site levels to ensure flow is directed away from buildings and towards less vulnerable receptors; and
 - Construction of a suitably designed drainage system with adequate capacity and storage volume to manage the site surface water runoff, including a suitable allowance for climate change.

- 10.2. A Flood Routing Plan included in **Appendix E** shows the exceedance routes for runoff in extreme events.

Drainage System Failure

- 10.3. There is a risk associated with blockage or operational failure of the drainage system that could cause flooding. This could include blockage of pipes and/or obstruction of flow control devices and outfalls.
- 10.4. This risk can be reduced through ensuring that the drainage system and SuDS measures are adequately maintained to ensure the drainage system remains serviceable. This includes periodic inspection of outfalls, storage structures and manholes to ensure inlet and outlets do not become clogged. The SuDS Maintenance Schedule included in **Appendix D** outlines the maintenance regime proposed for the development.

11.0 FOUL WATER

- 11.1. The existing drainage strategy serving the existing farm shop building, will be partly reused, with a diversion required around the new café extension.
- 11.2. The proposed café extension includes new WC provision (4No. toilets, 2No. urinals and 5No. sinks proposed). This can be connected to the proposed diversion. The existing pumping station and pipe may need to be upgraded depending on their existing capacity.
- 11.3. The existing drainage system should be surveyed prior to detailed design, and remedial works should be carried out if necessary.
- 11.4. The proposed foul drainage strategy showing sewer routes at the site is included on the outline drainage strategy layout in **Appendix C**.
- 11.5. As with the surface water drainage, the new foul water network is expected to be maintained privately and will be designed to be operated and maintained for the lifetime of the development with appropriate access available and management systems in place.

12.0 CONCLUSION

- 12.1. This outline drainage strategy has been prepared to support the planning application for the proposed development at Three Daggers, Westbury Road, Edington.
- 12.2. The development consists of a single storey café extension to the existing farm shop, an outdoor seating area to the café, and a change of use of an existing field to provide additional car parking and a multi-user games area.
- 12.3. The new car park will be grid-reinforced grass, and it is proposed that the outdoor seating area has permeable paving to maximise infiltration.
- 12.4. The outline drainage strategy confirms that, based on the information available, the proposed new café roof can be positively drained with no contributing risk of flooding for the maximum rainfall event of 100-year return period with a 45% allowance for climate change.
- 12.5. As part of the proposed development the use of Sustainable Drainage Systems (SuDS) has been integrated into the design. The proposed surface water drainage strategy is summarised as follows:
 - **Infiltration** – Infiltration is the most sustainable of the viable options for the surface water drainage. A soakaway is proposed to the north of the café extension, which collects water from the new roofs. No change is proposed to the drainage of the existing farm shop roofs, which currently drain to an existing soakaway on the west side of the building.
 - **Soakaway** – The soakaway is a below ground geo cellular crate system, sized for the 100 year rainfall event with a 45% allowance for climate change.
 - **Pollution Control** – Drained areas are roofs which pose a low risk to contamination. Silt traps are to be incorporated in the drainage design.
 - **Designing for Exceedance** - No flooding from the soakaway will occur for the 1 in 100-year event plus climate change. An exceedance plan has been prepared to show overland flow routes in the event of an extreme flood or system failure.
 - **Maintenance** - The new surface water drainage network is expected to be maintained privately. and will have appropriate access available and management systems in place.
- 12.6. The existing foul drainage and connections will be re-used, being diverted around the proposed café extension as required. Due to the additional toilets in the proposed café extension, some parts of the existing foul drainage system may need to be upgraded. The foul water drainage will be privately maintained.
- 4.1. In addition to the NPPF, the proposed drainage strategy complies with local policy and site-specific requirements.

APPENDIX A

Infiltration Rate Test Results and Calculation

BRE DIGEST 365 INFILTRATION TEST
GUIDANCE

STRUCTURAL SOLUTIONS
Dairy Studios | 102 Lincoln Street | Bristol | BS5 0BJ
T. 0117 924 5014



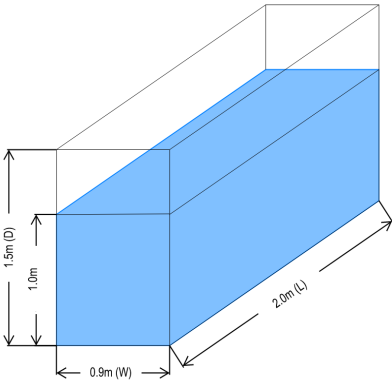
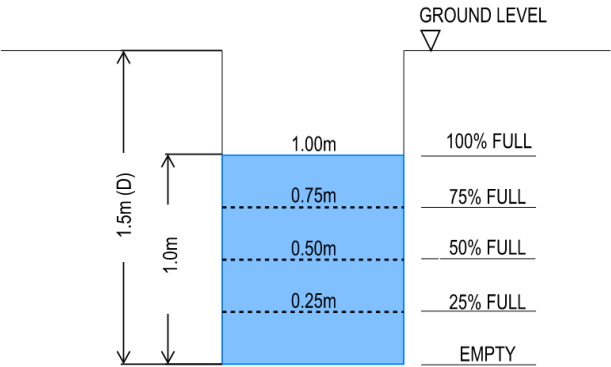
Method to carry out infiltration test in accordance with BRE Digest 365.

- Excavate pit and record dimensions below.
Minimum pit dimensions: **0.3m wide x 1m long x 1.5m deep.**
- Mark a pole at 100% full, 75% full, 25% full and empty (i.e base of pit) and insert into pit. See example
- Fill the pit **rapidly** to 100% full with water to mimic a storm.
NOTE: Filling the pit with a hosepipe will not be sufficient.
- Using the table below, record the time it takes for the water to fall between the markers.
- Repeat the test **THREE** times allowing the pit to drain completely between tests. This can be done on consecutive days.

Infiltration Test Results The below information has been completed by Structural Solutions based on emails and photos shared from site.

Site Address:	Three Daggers, Westbury Road, Edington, Wiltshire		
Weather conditions:	Unknown		
Date:	Tests carried out sometime during week commencing 02/03/26		
By:	Unknown		
Trial Pit Location:	Assumed as per mark up '10990ADL79-SK01-P2 - Infiltration Test Locations'		
Pit Dimensions: (see example below)	Width (W) 0.3m	Length (L) 1.5m	Overall Depth (D) 1.5m Top water level -0.6m, ie 0.9m (i.e. 100%full) depth of water (below ground level) at 100%

The pit in the example below is **0.9m wide x 2m long and has an overall depth of 1.5m** with a design top water level 0.5m below ground level.
The pole would be marked at 0.25m increments from the base. The time in seconds for water to fall between the markers should be noted below. The test should be done three times.



TEST 1

Time for water to drop between 100% and 75%	34 mins	seconds	Depth between 100% and 75%	m
Time for water to drop between 75% and 25%	85 mins	seconds	Depth between 75% and 25%	m
Time for water to drop between 25% and empty	53 mins	seconds	Depth between 25% and 0%	m

TEST 2

Time for water to drop between 100% and 75%	41 mins	seconds	Depth between 100% and 75%	m
Time for water to drop between 75% and 25%	94 mins	seconds	Depth between 75% and 25%	m
Time for water to drop between 25% and empty	62 mins	seconds	Depth between 25% and 0%	m

TEST 3

Time for water to drop between 100% and 75%	50 mins	seconds	Depth between 100% and 75%	m
Time for water to drop between 75% and 25%	102 mins	seconds	Depth between 75% and 25%	m
Time for water to drop between 25% and empty	62 mins	seconds	Depth between 25% and 0%	m

CALC SHEET

Project no: 10990ADL79
Calc sheet no: 1

STRUCTURAL SOLUTIONS
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T. 0117 924 5014



Project title: Three Daggers
Westbury Road
Edington, Wiltshire

Date 16-Mar-26
Calc by DS
Drawing ref

Calculation of Soil Infiltration Rate: Proceedure from BRE 365:

Values highlighted orange to be input by user.

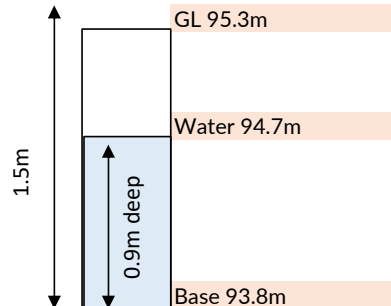
$$f = \frac{V_{p75-25}}{a_{p50} \times t_{p75-25}}$$

Where:

- f = Soil infiltration rate
- V_{p75-25} = Effective storage volume of water in trial pit between 75% and 25% effective depth
- a_{p50} = Internal surface area of trial pit upto 50% effective depth and including base area
- t_{p75-25} = Time for water level to fall from 75% to 25% effective depth

Test carried out on or around w/c 02/03/26, on the site property. Ground level is approximated.

Pit dimensions (m) 1.5x0.3x1.5
Ground Level (m AOD) 95.300
Base Level of soakaway (m AOD) 93.800
Design top water level of soakaway (m AOD) 94.700
Effective depth of soakaway (m) 0.90
Width of trial pit (m) 0.300
Length of trial pit (m) 1.500
Base area of soakaway (m²) 0.450
 V_{p75-25} (m³) = 0.203
 a_{p50} (m²) = 2.070



	Test 1	Test 2	Test 3	No of Tests
Time taken for soakaway to empty from 75% to 25% of the effective depth, t_{p75-25} (seconds) =	5100	5640	6120	3
Soil infiltration rate, f (m/s) =	1.92E-05	1.73E-05	1.6E-05	
Soil infiltration rate, f (m/s) =	1.6E-05 (Lowest value of all tests)			
Soil infiltration rate, f (m/hr) =	0.058			

The infiltration rate should allow the soakaway to discharge from full to half volume within 24 hours.

APPENDIX B

Drainage Strategy Calculations

Design Settings

Rainfall Methodology	FEH-22	Minimum Velocity (m/s)	1.00
Return Period (years)	1	Connection Type	Level Soffits
Additional Flow (%)	0	Minimum Backdrop Height (m)	0.200
CV	0.750	Preferred Cover Depth (m)	1.200
Time of Entry (mins)	5.00	Include Intermediate Ground	✓
Maximum Time of Concentration (mins)	30.00	Enforce best practice design rules	✓
Maximum Rainfall (mm/hr)	50.0		

Nodes

Name	Area (ha)	Cover Level (m)	Easting (m)	Northing (m)	Depth (m)
Soakaway	0.012	95.200	19.112	58.528	1.300

Simulation Settings

Rainfall Methodology	FEH-22	Analysis Speed	Normal	Starting Level (m)	
Rainfall Events	Singular	Skip Steady State	x	Check Discharge Rate(s)	x
Summer CV	0.750	Drain Down Time (mins)	240	Check Discharge Volume	x
Winter CV	0.840	Additional Storage (m³/ha)	0.0		

Storm Durations

15	60	180	360	600	960	2160	4320	7200	10080
30	120	240	480	720	1440	2880	5760	8640	

Return Period (years)	Climate Change (CC %)	Additional Area (A %)	Additional Flow (Q %)
1	0	0	0
30	0	0	0
100	45	0	0

Node Soakaway Depth/Area Storage Structure

Base Inf Coefficient (m/hr)	0.05800	Safety Factor	2.0	Invert Level (m)	93.900
Side Inf Coefficient (m/hr)	0.05800	Porosity	0.95	Time to half empty (mins)	639

Depth (m)	Area (m²)	Inf Area (m²)	Depth (m)	Area (m²)	Inf Area (m²)	Depth (m)	Area (m²)	Inf Area (m²)
0.000	10.0	10.0	0.800	10.0	19.0	0.801	0.0	19.0

Results for 1 year Critical Storm Duration. Lowest mass balance: 100.00%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
180 minute winter	Soakaway	168	93.998	0.098	0.3	0.9284	0.0000	OK
Link Event (Upstream Depth)	US Node	Link	Outflow (l/s)					
180 minute winter	Soakaway	Infiltration	0.1					

Results for 30 year Critical Storm Duration. Lowest mass balance: 100.00%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m ³)	Flood (m ³)	Status
180 minute winter	Soakaway	176	94.258	0.358	1.0	3.4024	0.0000	OK

Link Event (Upstream Depth)	US Node	Link	Outflow (l/s)
180 minute winter	Soakaway	Infiltration	0.1

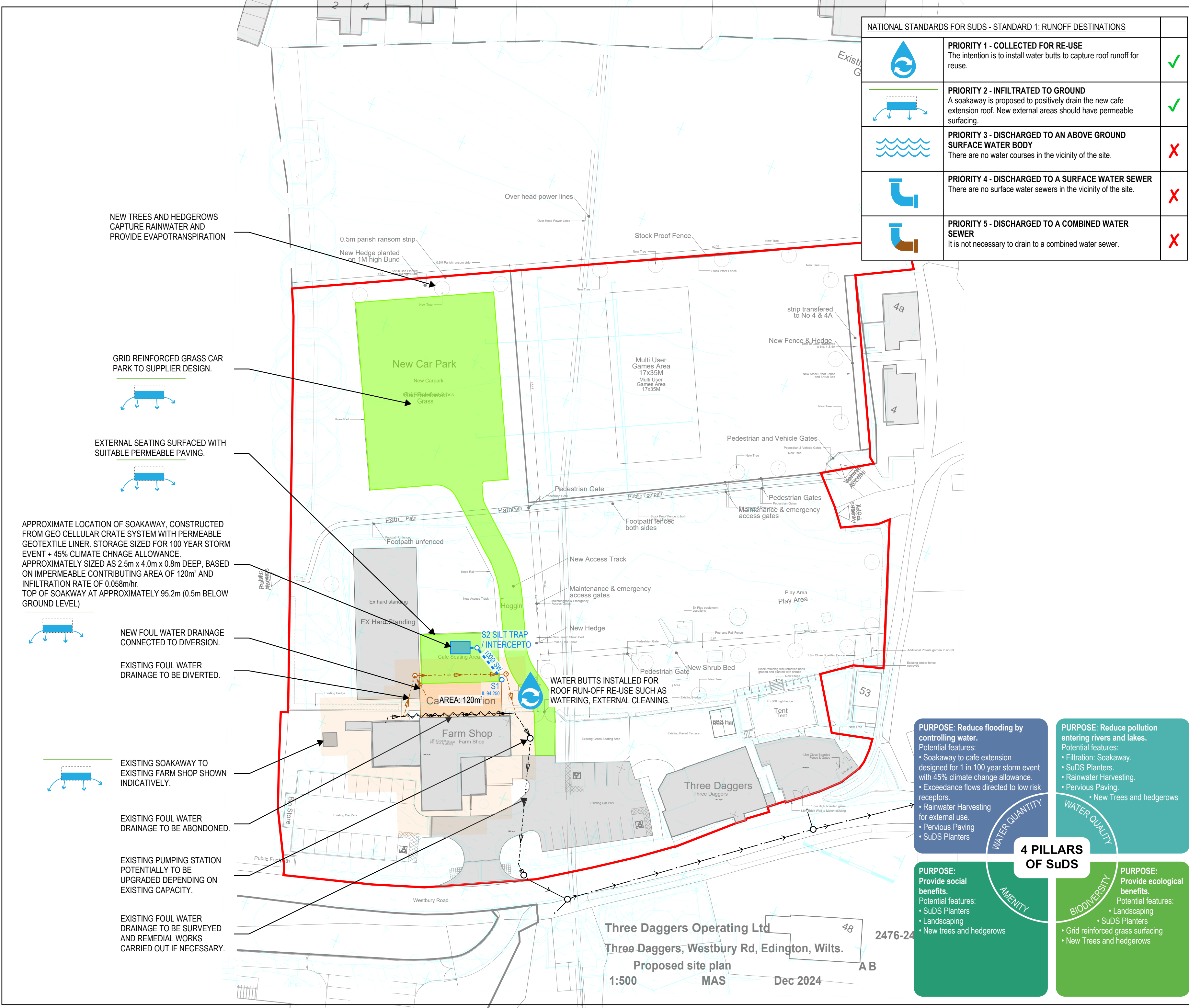
Results for 100 year +45% CC Critical Storm Duration. Lowest mass balance: 100.00%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
480 minute winter	Soakaway	448	94.660	0.760	0.9	7.2190	0.0000	OK

Link Event (Upstream Depth)	US Node	Link	Outflow (l/s)
480 minute winter	Soakaway	Infiltration	0.1

APPENDIX C

Drainage Strategy Layout



NATIONAL STANDARDS FOR SUDS - STANDARD 1: RUNOFF DESTINATIONS		
	PRIORITY 1 - COLLECTED FOR RE-USE The intention is to install water butts to capture roof runoff for reuse.	✓
	PRIORITY 2 - INFILTRATED TO GROUND A soakaway is proposed to positively drain the new cafe extension roof. New external areas should have permeable surfacing.	✓
	PRIORITY 3 - DISCHARGED TO AN ABOVE GROUND SURFACE WATER BODY There are no water courses in the vicinity of the site.	✗
	PRIORITY 4 - DISCHARGED TO A SURFACE WATER SEWER There are no surface water sewers in the vicinity of the site.	✗
	PRIORITY 5 - DISCHARGED TO A COMBINED WATER SEWER It is not necessary to drain to a combined water sewer.	✗

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GENERAL NOTES

- DO NOT SCALE FROM THIS DRAWING, IF IN DOUBT ASK.
- ALL DIMENSIONS ARE SHOWN IN MILLIMETRES, ALL LEVELS ARE SHOWN IN METRES.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS AND PROJECT SPECIFICATIONS.
- THE BASE DRAWING HAS BEEN PROVIDED BY OTHERS.

REFERENCE DRAWINGS

- 2476-24-01 'PROPOSED SITE PLAN', ASHLEY DESIGN, DEC '24
- TOPOGRAPHICAL SURVEY OF EDINGTON THREE DAGGERS, JULY '24.

ABBREVIATIONS

BGL	BELOW GROUND LEVEL
CL	COVER LEVEL
FW	FOUL WATER
IL	INVERT LEVEL
SW	SURFACE WATER
WW	WESSEX WATER

KEY

- APPROXIMATE SITE BOUNDARY
- SEPARATION ZONE (5m TO SUBSTRUCTURE, 2m TO SITE BOUNDARY)
- INDICATIVE EXISTING PRIVATE FOUL WATER DRAINAGE
- INDICATIVE EXISTING PRIVATE FOUL WATER DRAINAGE TO BE ABANDONED
- INDICATIVE EXISTING PUBLIC FOUL WATER DRAINAGE
- PROPOSED FOUL WATER DRAINAGE DIVERSION
- PROPOSED SURFACE WATER DRAINAGE AND INSPECTION CHAMBER
- PERMEABLE SURFACE

NOT FOR CONSTRUCTION

P1	10/04/26	ISSUED WITH REPORT	DS	RV
REV	DATE	AMENDMENT		
STRUCTURAL SOLUTIONS CHARTERED ENGINEERS DAIRY STUDIOS 102 LINCOLN STREET BRISTOL BS5 0BJ T. 0117 924 5014				
PROJECT THREE DAGGERS, 47 WESTBURY ROAD, EDINGTON, WESTBURY, WILTSHIRE				
TITLE DRAINAGE STRATEGY LAYOUT				
PROJECT NO. 10990ADL79	SCALE: 1:500 @ A2	DRAWING NO. P501		
DATE 10/04/26	BY DS	CHK RV	REV P1	

PURPOSE: Reduce flooding by controlling water.
Potential features:

- Soakaway to cafe extension designed for 1 in 100 year storm event with 45% climate change allowance.
- Exceedance flows directed to low risk receptors.
- Rainwater Harvesting for external use.
- Pervious Paving
- SuDS Planters

PURPOSE: Reduce pollution entering rivers and lakes.
Potential features:

- Filtration: Soakaway.
- SuDS Planters.
- Rainwater Harvesting.
- Pervious Paving.
- New Trees and hedgerows

PURPOSE: Provide social benefits.
Potential features:

- SuDS Planters
- Landscaping
- New trees and hedgerows

PURPOSE: Provide ecological benefits.
Potential features:

- Landscaping
- SuDS Planters
- Grid reinforced grass surfacing
- New Trees and hedgerows

4 PILLARS OF SuDS

APPENDIX D

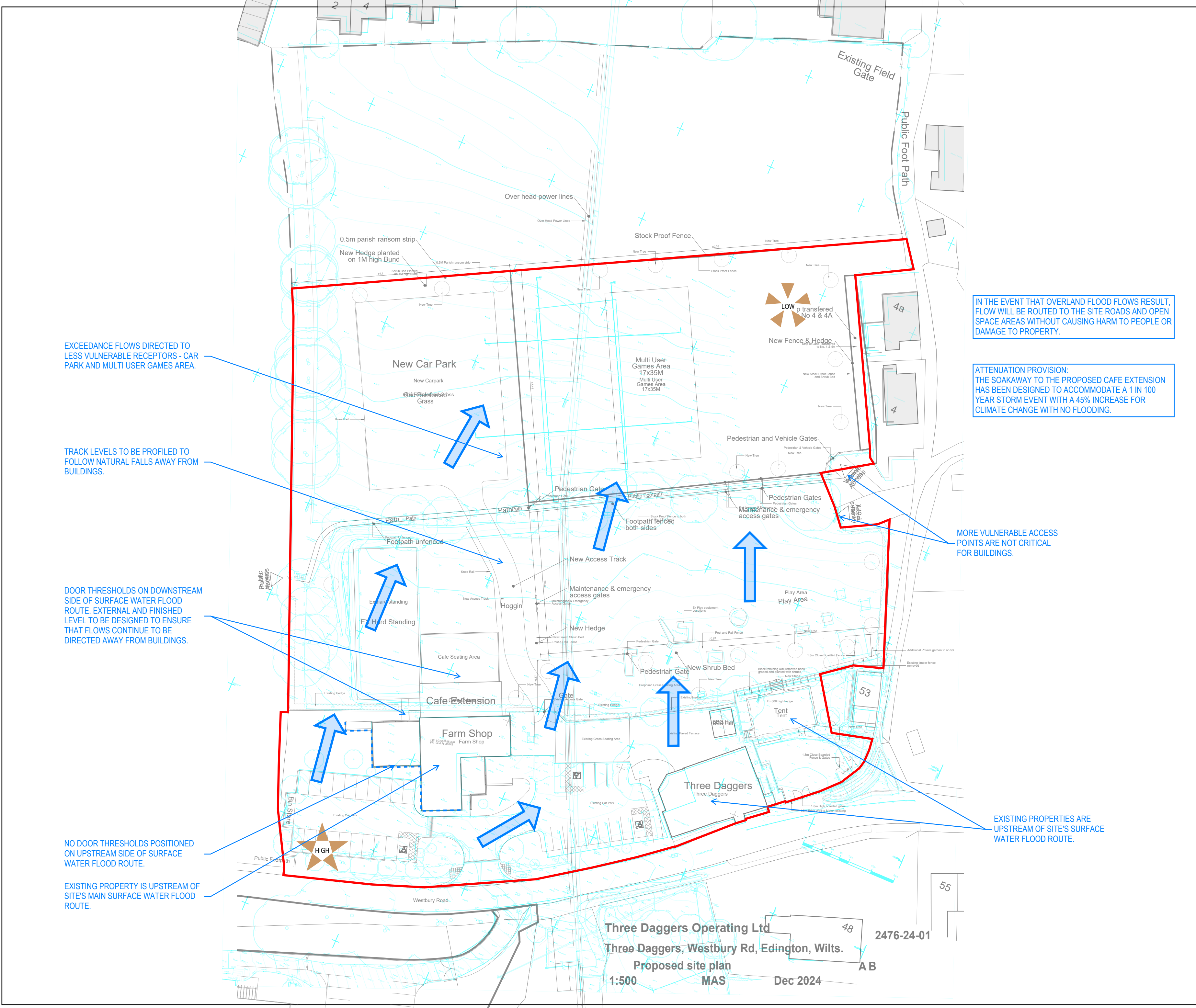
Operations and Maintenance Schedule

SUDS MAINTENANCE AND OWNERSHIP SCHEDULE			
ATTENUATION / MODULAR STORAGE CRATES			
MAINTENANCE SCHEDULE	REQUIRED ACTION	FREQUENCY	OWNER
KEY MAINTENANCE REQUIREMENTS: DEBRIS / SILT REMOVAL AND INSPECTION OF INLETS, OUTLETS, VENTS, ETC			Three Daggers, 47 Westbury Road, Edington, Westbury, Wiltshire, BA13 4PG
REGULAR MAINTENANCE	INSPECT AND IDENTIFY ANY AREAS THAT ARE NOT OPERATING CORRECTLY. IF REQUIRED, TAKE REMEDIAL ACTION	MONTHLY FOR 3 MONTHS THEN EVERY SIX MONTHS	
	DEBRIS REMOVAL FROM CATCHMENT SURFACE (WHERE MAY CAUSE RISK TO PERFORMANCE)	MONTHLY	
	CHECK INLETS, OUTLETS, CONTROL STRUCTURES AND OVERFLOWS	ANNUALLY OR AS REQUIRED	
	REMOVE SEDIMENT FROM PRE-TREATMENT STRUCTURES (SILT TRAP)	ANNUALLY OR AS REQUIRED	
OCCASIONAL TASKS	JETTING AND SUCTION WHERE SILT HAS SETTLED IN THE STRUCTURE	AS REQUIRED	
REMEDIAL ACTION	REPAIR / REHABILITATION OF INLETS, OUTLETS, OVERFLOWS AND VENTS	AS REQUIRED	
	FULL REPLACEMENT OF THE STRUCTURE IF PERMANENTLY SILTED OR STRUCTURE FAILURE	AS REQUIRED	
MONITORING	INSPECT / CHECK ALL INLETS, OUTLETS, VENTS AND OVERFLOWS TO ENSURE THAT THEY ARE IN GOOD CONDITION AND OPERATING AS DESIGNED	ANNUALLY AND AFTER HEAVY STORMS	

P1	10/04/26	ISSUED WITH REPORT	DS	RV	PROJECT THREE DAGGERS, WESTBURY ROAD, EDINGTON, WILTSHIRE				STRUCTURAL SOLUTIONS CHARTERED ENGINEERS DAIRY STUDIOS 102 LINCOLN STREET BRISTOL BS5 0BJ T. 0117 924 5014	
					TITLE SUDS OWNERSHIP AND MAINTENANCE SCHEDULE					
REV	DATE	AMENDMENT			SCALE @ A4 N/A		DATE APRIL 2026	SHEET SIZE A4		
DRAWING STATUS PLANNING					PROJECT NO. 10990ADL79		DRAWING NO. P503	 DS		 RV

APPENDIX E

Flood Routing Plan



GENERAL NOTES

- DO NOT SCALE FROM THIS DRAWING, IF IN DOUBT ASK.
- ALL DIMENSIONS ARE SHOWN IN MILLIMETRES, ALL LEVELS ARE SHOWN IN METRES.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS AND PROJECT SPECIFICATIONS.
- THE BASE DRAWING HAS BEEN PROVIDED BY OTHERS (SEE BELOW).

REFERENCE DRAWINGS

- 2476-24-01 'PROPOSED SITE PLAN', ASHLEY DESIGN, DEC '24
- TOPOGRAPHICAL SURVEY OF EDINGTON THREE DAGGERS, JULY '24.

KEY

APPROXIMATE SITE BOUNDARY

SITE LOW POINT / HIGH POINT
(BASED IN TOPOGRAPHICAL SURVEY LEVELS)

OVERLAND FLOOD ROUTING
(BASED IN TOPOGRAPHICAL SURVEY LEVELS)

P1	10/04/26	ISSUED WITH REPORT	DS	RV
REV	DATE	AMENDMENT		

STRUCTURAL

SOLUTIONS

CHARTERED ENGINEERS

DAIRY STUDIOS | 102 LINCOLN STREET | BRISTOL | BS5 0BJ T. 0117 924 5014

PROJECT

THREE DAGGERS, 47 WESTBURY ROAD,
EDINGTON, WESTBURY, WILTSHIRE

TITLE

FLOOD ROUTING PLAN

PROJECT NO. 10990ADL79	SCALE: 1:500 @ A2	DRAWING NO. P502
DATE 10/04/26	BY DS	CHK RV
		REV P1