

APPENDIX A - Topographical Survey

The contractor is to check and verify all buildings and site dimensions and levels, including existing sewer invert levels, before works start on site. The contractor is to comply in all aspects with the current building legislation, British Standards, building regulations etc.

Following the building services/statutory undertakers apparatus adjacent to or crossing proposed excavations are to be checked by the contractor prior to starting work. Utility locations shown are to be verified by the contractor prior to commencement of work.

This drawing is to be read in conjunction with and checked against all other drawings, engineering details, specifications and any structural, geotechnical or other specialist document provided.

Any anomaly or contradictions between any of the above is to be reported immediately to Corner Point Surveys Ltd.

This survey has been undertaken to OS National Grid & Datum (OSTN15) with a calculated local scale factor for this location.

Rev	Date	Description	By
		dimensions to be verified on site. his drawing should not be scaled. Use figured dimensions only any discrepancies should be referred to the Engineer prior to work being put in hand. this drawing is copyright.	



**THE SURVEY
ASSOCIATION**
ASSOCIATE MEMBER

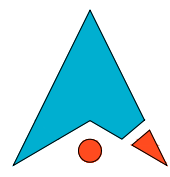


RUBIX LAND LIMITED

Project
ASHLEY COOMBE, WARMINSTER

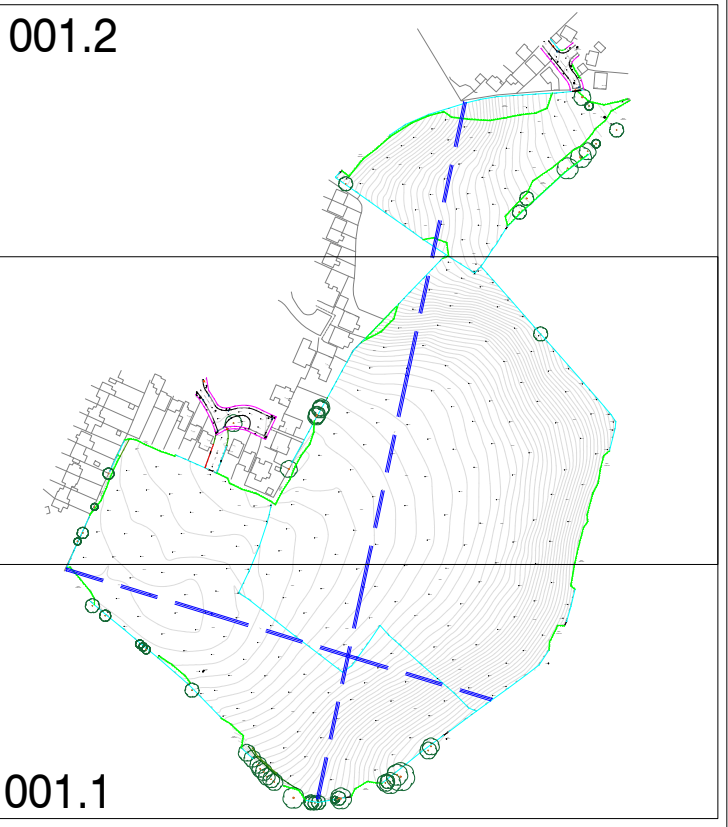
TOPOGRAPHICAL SURVEY
SHEET 1 / 2

Surveyed by	Processed by	Checked by	Date	Scales @ A0 size
JPW	JPW	ACV	NOV23	1:500
Project No		Drawing No		Revision
S23122		001.1		0



- GENERAL NOTES
- The contractor is to check and verify all buildings and site dimensions and levels, including existing sewer invert levels, before works start on site. The contractor is to comply in all aspects with the current building legislation, British Standards, building regulations etc.
 - Positions of existing services/statutory undertakers apparatus adjacent to or crossing proposed excavations are to be checked by the contractor prior to starting work. Utility locations shown are to be verified by the contractor prior to commencement of work.
 - This drawing is to be read in conjunction with and checked against all other drawings, engineering details, specifications and any structural, geotechnical or other specialist document provided.
 - Any anomaly or contradictions between any of the above is to be reported immediately to Corner Point Surveys Ltd.
 - This survey has been undertaken to OS National Grid & Datum (OSTN15) with a calculated local scale factor for this location.

LEGEND		
BUILDING	DR	DR
CANOPY	CPY	DROP KERB
DOORLINE	DRL	EARTH ROD
DOWNPIPE	DP	ELECTRICITY BOX
EAVES	EV	FIRE HYDRANT
GUTTER	GUT	FOOTPATH
RIDGE	RG	GAS VALVE
ROOF LINE	RPL	GULLY
VENT PIPE	VP	HIGH VOLTAGE OVERHEAD
WINDOW LINE	WOL	INSPECTION CHAMBER
BOUNDARIES	AB	KERB OUTLET
BRICK SHED	BSH	LOW VOLTAGE OVERHEAD
BRICK WALL	BRW	MANHOLE
CHAIN LINK FENCE	CLF	REFLECTOR POST
CLOSE BOARD FENCE	CBF	ROAD SIGN
CONCRETE PANEL	CPF	SLOT DRAIN
CORRUGATED IRON	CIF	STOP TAP
DAISY WALL	DW	TACTILE PAVING
GATE	GW	TELECOM POST
GRAVEL HEADWALL	GHW	TRAFFIC LIGHT
HEADWALL	HW	WATER METER
HOARDING / HEAS	HF	STRUCTURE
INTERNAL WALL	IW	COLUMN
PALISADE FENCE	PF	CONCRETE PUNTH
PARTITION WALL	PW	CONTAINER
POST & RAIL FENCE	PRF	STEPS
POST & WIRE FENCE	PWF	GENERAL
RETAINING WALL	RW	APPROXIMATE
STONE WALL	SW	RED LEVEL
TOPOGRAPHY	BB	CONTROL STATION
BANK BASE	BB	CONTROL STATION
BANK TOP	BT	CONTROL STATION
CLUSTER TREE	CT	CONTROL STATION
HEDGE	HE	CONTROL STATION
TREE DIA / SPREAD	X X / X	CONTROL STATION
VEGETATION	VEG	CONTROL STATION
WATERCOURSE	WC	CONTROL STATION
FLUMINATURE	FL	CONTROL STATION
ACD DRAIN	ADR	CONTROL STATION
BOLLARD	BD	CONTROL STATION
BT MANHOLE	BT	CONTROL STATION
CABLE TV	CTV	CONTROL STATION



CONTROL STATIONS			
STN1	887004.585	143870.802	140.545
STN2	886988.414	143904.899	140.813
STN3	887251.867	144111.161	114.214
STN4	887285.902	144142.822	116.119

Rev	Date	Description	By
Dimensions to be verified on site. This drawing should not be scaled. Use figures Dimensions only. Any discrepancies should be referred to the Engineer prior to work being put in hand. This drawing is copyright.			
Corner Point Surveys Limited Countryside House, Village Way Greenhead Business Park Greenhead, Cumbria LA14 1JG 020 333 888 188 central@cornerpointsurveys.co.uk www.cornerpointsurveys.co.uk			
Client RUBIX LAND LIMITED			
Project ASHLEY COOMBE, WARMINSTER			
Title TOPOGRAPHICAL SURVEY SHEET 2 / 2			
Drawing Details INFORMATION			
Drawn by JPW	Processed by JPW	Checked by ACV	Date NOV23
Project No S23122		Drawing No 001.2	
Scale 1:500		Revision 0	

APPENDIX B - Proposed Site Layout



House Types										
Name	Rooms	Occupancy	Storey Height	No. Units	Internal Area	Total Internal Area	Parking			
					sqft	sqft	Residents	Garage	Visitors	Total
Red Line Area (Areas)				13.68						
Open Market										
Yew	2B	4P	2	18	856.38	15,415	2		0.2	40
Cherry	3B	5P	2	17	1001.00	17,017	2		0.2	37
Pine	3B	4P	2	4	910.60	3,642	2		0.2	9
Cedar	3B	6P	2	9	1116.20	10,046	2		0.2	20
Oak	4B	6P	2	4	1192.60	4,770	3	4	0.2	13
Spruce	4B	7P	2.5	2	1528.40	3,057	3	2	0.2	6
Total				54	53,947			6		125
Affordable (30%)				23						
Bramley	2B	4P	2	11	861.10	9,472	2		0.2	24
Williams	3B	5P	2	12	1016.11	12,193	2		0.2	26
Total				23	21,665					
Total				77	75,613					

	Acres	Hectares
Coverage		
Gross Site Area	13.68	5.54
POS	7.93	3.21
Infrastructure	0.15	0.06
Net Site Developable Area	5.60	2.27
Dwellings Per Net Coverage	14	
Coverage	13,503	

Land Off Ashely Combe Warminster

Illustrative Layout

Project Number	RL102	
Location	Warminster	
Client	Rubix Land	
Drawing Number:	Revision:	
120	C	
Date:	Drawn By:	Paper:
10/25	AW	A1
N Scale: 1:1000 0 10 20 30 50 70m		

This plan is provided as an illustration only, without the benefit of full due diligence. No reliance should be placed on the accuracy of this plan.

APPENDIX C – Greenfield Runoff & Surface Water Network Calculations

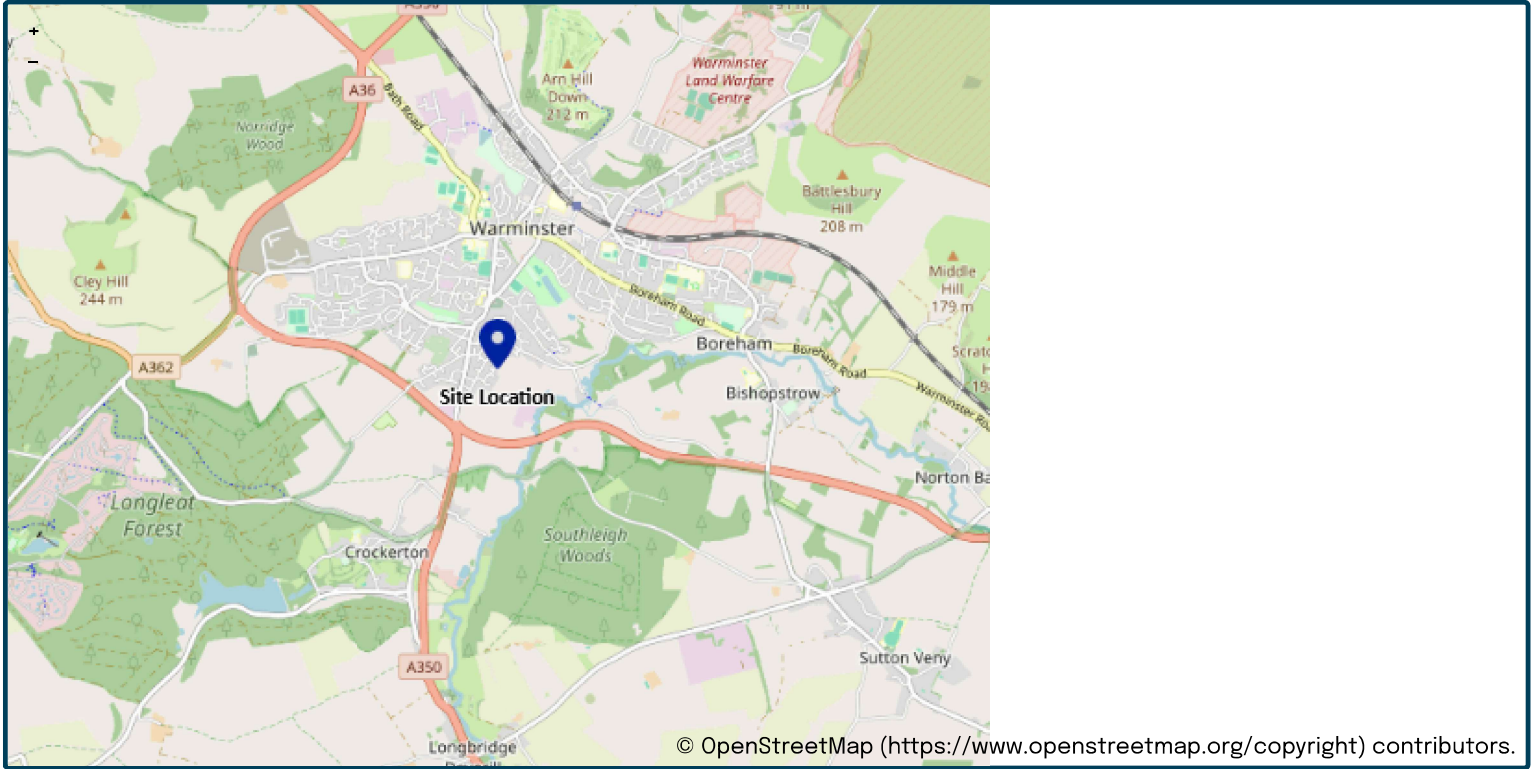
This is an estimation of the greenfield runoff rates that are used to meet normal best practice criteria in line with Environment Agency guidance “Rainfall runoff management for developments”, SC030219 (2013), the SuDS Manual C753 (CIRIA, 2015) and the non-statutory standards for SuDS (Defra, 2015). This information on greenfield runoff rates may be the basis for setting consents for the drainage of surface water runoff from sites.

Project details

Date	10/06/2025
Calculated by	
Reference	
Model version	2.0.1

Location

Site name	Ashley Coobme
Site location	Warminster



Site easting	387104
Site northing	143835

Site details

Total site area (ha)	1.1750	ha
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Greenfield runoff

Method

Method	FEH statistical
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FEH statistical

	<u>My value</u>		<u>Map value</u>
SAAR (mm)	871	mm	871
BFIHOST	0.67		
QMed-QBar conversion	1.136		1.136
QMed (l/s)	3.16	l/s	
QBar (FEH statistical) (l/s)	3.6	l/s	

Growth curve factors

	<u>My value</u>		<u>Map value</u>
Hydrological region	7		7
1 year growth factor	0.85		
2 year growth factor	0.88		
10 year growth factor	1.62		
30 year growth factor	2.3		
100 year growth factor	3.19		
200 year growth factor	3.74		

Results

Method	FEH statistical	
Flow rate 1 year (l/s)	3.1	l/s
Flow rate 2 year (l/s)	3.2	l/s
Flow rate 10 years (l/s)	5.8	l/s
Flow rate 30 years (l/s)	8.3	l/s
Flow rate 100 years (l/s)	11.5	l/s
Flow rate 200 years (l/s)	13.4	l/s

Disclaimer

This report was produced using the Greenfield runoff rate estimation tool (2.0.1) developed by HR Wallingford and available at uksuds.com (<https://www.uksuds.com/>).

The use of this tool is subject to the UK SuDS terms and conditions and licence agreement, which can both be found at [uksuds.com/terms-conditions](https://www.uksuds.com/terms-conditions) (<https://www.uksuds.com/terms-conditions>). The outputs from this tool have been used to estimate Greenfield runoff rates. The use of these results is the responsibility of the users of this tool. No liability will be accepted by HR Wallingford, the Environment Agency, Centre for Ecology and Hydrology, Wallingford Hydrosolutions or any other organisation for the use of these data in the design or operational characteristics of any drainage scheme.

Project: RL 102 - Rev B Ashley Coombe Warminster		Date: 13/03/2024		
		Designed by: JDJA	Checked by:	
Report Details: Type: Junctions Storm Phase: Phase		Company Address: OG Consulting Engineers		

Name	Junction Type	Easting (m)	Northing (m)	Cover Level (m)	Depth (m)	Invert Level (m)	Chamber Shape	Diameter (m)
S1	Manhole	386923.555	143758.175	142.431	1.425	141.006	Circular	1.200
S2	Manhole	386930.840	143768.086	142.500	1.576	140.924	Circular	1.200
S3	Manhole	386954.613	143819.653	141.621	1.500	140.121	Circular	1.200
S4	Manhole	386979.889	143808.378	141.298	1.575	139.723	Circular	1.350
S5	Manhole	387008.215	143793.815	141.558	2.048	139.510	Circular	1.350
S6	Manhole	387030.354	143784.413	141.442	2.329	139.112	Circular	1.350
S11	Manhole	387054.290	143774.905	140.945	2.004	138.941	Circular	1.350
S12	Manhole	387066.909	143800.858	140.668	1.934	138.735	Circular	1.350
S13	Manhole	387080.939	143826.650	140.015	1.650	138.365	Circular	1.350
S14	Manhole	387106.562	143874.341	138.500	1.650	136.850	Circular	1.350
S15	Manhole	387122.412	143866.408	138.327	1.706	136.621	Circular	1.350
S16	Manhole	387137.091	143890.977	137.428	1.650	135.778	Circular	1.350
S17	Manhole	387151.493	143921.280	135.123	1.650	133.473	Circular	1.350
S18	Manhole	387170.719	143983.559	122.500	1.650	120.850	Circular	1.350
S19	Manhole	387219.034	144048.937	117.817	1.650	116.167	Circular	1.350
S20	Manhole	387280.005	144092.555	113.633	1.650	111.983	Circular	1.350
S21	Manhole	387279.781	144102.040	113.381	1.650	111.731	Circular	1.350
S7	Manhole	386947.221	143737.740	142.499	1.425	141.074	Circular	1.200
S8	Manhole	386973.738	143711.701	141.927	1.425	140.502	Circular	1.200
S9	Manhole	386989.047	143701.928	141.379	1.425	139.954	Circular	1.200
S10	Manhole	387007.202	143730.633	142.034	2.381	139.653	Circular	1.200

Name	Lock
S1	None
S2	None
S3	None
S4	None
S5	None
S6	None
S11	None
S12	None
S13	None
S14	None
S15	None
S16	None
S17	None
S18	None
S19	None
S20	None
S21	None
S7	None
S8	None
S9	None
S10	None

Project: RL 102 - Rev B Ashley Coombe Warminster	Date: 13/03/2024			
	Designed by: JDJA	Checked by:	Approved By:	
	Report Details: Type: Stormwater Controls Storm Phase: Phase			
Company Address: OG Consulting Engineers				



Pond

Type : Pond

Dimensions			
Exceedance Level (m)		135.885	
Depth (m)		1.500	
Base Level (m)		134.385	
Freeboard (mm)		600	
Initial Depth (m)		0.000	
Porosity (%)		100	
Average Slope (1:X)		3.128	
Total Volume (m³)		976.547	
Depth (m)		Area (m²)	Volume (m³)
0.000		925.00	0.000
1.500		1500.00	1801.461

Advanced	
Perimeter	Circular
Length (m)	69.649
Friction Scheme	Manning's n
n	0.025

Project: RL 102 - Rev B Ashley Coombe Warminster	Date: 13/03/2024			
	Designed by: JDJA	Checked by:	Approved By:	
	Report Details: Type: Inflow Summary Storm Phase: Phase			
Company Address: OG Consulting Engineers				

Inflow Label	Connected To	Flow (L/s)	Runoff Method	Area (ha)	Percentage Impervious (%)	Urban Creep (%)	Adjusted Percentage Impervious (%)	Area Analysed (ha)
Catchment Area	S1		Time of Concentration	0.055	100	0	100	0.055
Catchment Area (1)	S14		Time of Concentration	0.058	100	0	100	0.058
Catchment Area (2)	S4		Time of Concentration	0.005	100	0	100	0.005
Catchment Area (3)	S3		Time of Concentration	0.014	100	0	100	0.014
Catchment Area (4)	S3		Time of Concentration	0.008	100	0	100	0.008
Catchment Area (5)	S5		Time of Concentration	0.008	100	0	100	0.008
Catchment Area (6)	S5		Time of Concentration	0.005	100	0	100	0.005
Catchment Area (7)	S8		Time of Concentration	0.007	100	0	100	0.007
Catchment Area (8)	S15		Time of Concentration	0.006	100	0	100	0.006
Catchment Area (9)	S14		Time of Concentration	0.007	100	0	100	0.007
Catchment Area (10)	S14		Time of Concentration	0.002	100	0	100	0.002
Catchment Area (11)	S13		Time of Concentration	0.003	100	0	100	0.003
Catchment Area (12)	S13		Time of Concentration	0.005	100	0	100	0.005
Catchment Area (13)	S13		Time of Concentration	0.005	100	0	100	0.005
Catchment Area (14)	S13		Time of Concentration	0.005	100	0	100	0.005
Catchment Area (15)	S12		Time of Concentration	0.005	100	0	100	0.005
Catchment Area (16)	S12		Time of Concentration	0.002	100	0	100	0.002
Catchment Area (17)	S12		Time of Concentration	0.005	100	0	100	0.005
Catchment Area (18)	S10		Time of Concentration	0.005	100	0	100	0.005
Catchment Area (19)	S10		Time of Concentration	0.005	100	0	100	0.005
Catchment Area (20)	S10		Time of Concentration	0.005	100	0	100	0.005
Catchment Area (21)	S11		Time of Concentration	0.005	100	0	100	0.005
Catchment Area (22)	S11		Time of Concentration	0.005	100	0	100	0.005
Catchment Area (23)	S3		Time of Concentration	0.005	100	0	100	0.005
Catchment Area (24)	S2		Time of Concentration	0.005	100	0	100	0.005
Catchment Area (25)	S3		Time of Concentration	0.002	100	0	100	0.002
Catchment Area (26)	S2		Time of Concentration	0.005	100	0	100	0.005
Catchment Area (27)	S1		Time of Concentration	0.002	100	0	100	0.002
Catchment Area (28)	S1		Time of Concentration	0.003	100	0	100	0.003
Catchment Area (29)	S1		Time of Concentration	0.002	100	0	100	0.002
Catchment Area (30)	S7		Time of Concentration	0.002	100	0	100	0.002
Catchment Area (31)	S7		Time of Concentration	0.002	100	0	100	0.002
Catchment Area (32)	S7		Time of Concentration	0.002	100	0	100	0.002

Project: RL 102 - Rev B Ashley Coombe Warminster		Date: 13/03/2024					
		Designed by: JDJA	Checked by:	Approved By:			
Report Details: Type: Inflow Summary Storm Phase: Phase		Company Address: OG Consulting Engineers					

Catchment Area (33)	S8	Time of Concentration	0.002	100	0	100	0.002
Catchment Area (34)	S8	Time of Concentration	0.001	100	0	100	0.001
Catchment Area (35)	S6	Time of Concentration	0.005	100	0	100	0.005
Catchment Area (36)	S6	Time of Concentration	0.002	100	0	100	0.002
Catchment Area (37)	S6	Time of Concentration	0.005	100	0	100	0.005
Catchment Area (38)	S3	Time of Concentration	0.002	100	0	100	0.002
Catchment Area (39)	S2	Time of Concentration	0.002	100	0	100	0.002
Catchment Area (40)	S3	Time of Concentration	0.002	100	0	100	0.002
Catchment Area (41)	S4	Time of Concentration	0.002	100	0	100	0.002
Catchment Area (42)	S5	Time of Concentration	0.002	100	0	100	0.002
Catchment Area (43)	S12	Time of Concentration	0.002	100	0	100	0.002
Catchment Area (44)	S12	Time of Concentration	0.002	100	0	100	0.002
Catchment Area (45)	S12	Time of Concentration	0.005	100	0	100	0.005
Catchment Area (46)	S14	Time of Concentration	0.002	100	0	100	0.002
Catchment Area (47)	S14	Time of Concentration	0.002	100	0	100	0.002
Catchment Area (48)	S10	Time of Concentration	0.002	100	0	100	0.002
Catchment Area (49)	S10	Time of Concentration	0.002	100	0	100	0.002
Catchment Area (50)	S4	Time of Concentration	0.003	100	0	100	0.003
Catchment Area (51)	S4	Time of Concentration	0.003	100	0	100	0.003
Catchment Area (52)	S15	Time of Concentration	0.003	100	0	100	0.003
Catchment Area (53)	S15	Time of Concentration	0.005	100	0	100	0.005
Catchment Area (54)	S3	Time of Concentration	0.011	100	10	110	0.012
Catchment Area (55)	S4	Time of Concentration	0.011	100	10	110	0.012
Catchment Area (56)	S14	Time of Concentration	0.007	100	10	110	0.007
Catchment Area (57)	S14	Time of Concentration	0.007	100	10	110	0.007
Catchment Area (58)	S14	Time of Concentration	0.011	100	10	110	0.012
Catchment Area (59)	S14	Time of Concentration	0.011	100	10	110	0.012
Catchment Area (60)	S13	Time of Concentration	0.011	100	10	110	0.012
Catchment Area (61)	S15	Time of Concentration	0.007	100	10	110	0.008
Catchment Area (62)	S15	Time of Concentration	0.007	100	10	110	0.008
Catchment Area (63)	S15	Time of Concentration	0.007	100	10	110	0.008
Catchment Area (64)	S11	Time of Concentration	0.011	100	10	110	0.012
Catchment Area (65)	S11	Time of Concentration	0.011	100	10	110	0.012
Catchment Area (66)	S3	Time of Concentration	0.017	100	10	110	0.018
Catchment Area (67)	S2	Time of Concentration	0.010	100	10	110	0.011

Project: RL 102 - Rev B Ashley Coombe Warminster		Date: 13/03/2024					
		Designed by: JDJA	Checked by:	Approved By:			
Report Details: Type: Inflow Summary Storm Phase: Phase		Company Address: OG Consulting Engineers					

Catchment Area (68)	S2		Time of Concentration	0.016	100	10	110	0.018
Catchment Area (69)	S3		Time of Concentration	0.007	100	10	110	0.007
Catchment Area (70)	S3		Time of Concentration	0.010	100	10	110	0.011
Catchment Area (71)	S3		Time of Concentration	0.011	100	10	110	0.012
Catchment Area (72)	S2		Time of Concentration	0.007	100	10	110	0.007
Catchment Area (73)	S1		Time of Concentration	0.011	100	10	110	0.012
Catchment Area (74)	S7		Time of Concentration	0.010	100	10	110	0.011
Catchment Area (75)	S7		Time of Concentration	0.011	100	10	110	0.012
Catchment Area (76)	S7		Time of Concentration	0.007	100	10	110	0.007
Catchment Area (77)	S8		Time of Concentration	0.005	100	0	100	0.005
Catchment Area (78)	S8		Time of Concentration	0.007	100	10	110	0.008
Catchment Area (79)	S8		Time of Concentration	0.007	100	10	110	0.008
Catchment Area (80)	S5		Time of Concentration	0.021	100	10	110	0.023
Catchment Area (81)	S6		Time of Concentration	0.011	100	10	110	0.012
Catchment Area (82)	S6		Time of Concentration	0.011	100	10	110	0.012
Catchment Area (83)	S6		Time of Concentration	0.007	100	10	110	0.007
Catchment Area (84)	S5		Time of Concentration	0.016	100	10	110	0.017
Catchment Area (85)	S12		Time of Concentration	0.007	100	10	110	0.007
Catchment Area (86)	S12		Time of Concentration	0.021	100	10	110	0.023
Catchment Area (87)	S13		Time of Concentration	0.011	100	10	110	0.012
Catchment Area (88)	S13		Time of Concentration	0.016	100	10	110	0.018
Catchment Area (89)	S11		Time of Concentration	0.011	100	10	110	0.012
Catchment Area (90)	S10		Time of Concentration	0.011	100	10	110	0.012
Catchment Area (91)	S10		Time of Concentration	0.011	100	10	110	0.012
Catchment Area (92)	S10		Time of Concentration	0.007	100	10	110	0.007
Catchment Area (93)	S12		Time of Concentration	0.011	100	10	110	0.012
Catchment Area (94)	S13		Time of Concentration	0.011	100	10	110	0.012
Catchment Area (95)	S13		Time of Concentration	0.003	100	0	100	0.003
Catchment Area (96)	S14		Time of Concentration	0.007	100	10	110	0.008
Catchment Area (97)	S9		Time of Concentration	0.007	100	10	110	0.007
Catchment Area (98)	S7		Time of Concentration	0.040	100	0	100	0.040
Catchment Area (99)	S6		Time of Concentration	0.032	100	0	100	0.032
Catchment Area (100)	S11		Time of Concentration	0.032	100	0	100	0.032
Catchment Area (101)	S15		Time of Concentration	0.032	100	0	100	0.032
Catchment Area (102)	S3		Time of Concentration	0.050	100	0	100	0.050

Project: RL 102 - Rev B Ashley Coombe Warminster				Date: 13/03/2024							
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				Company Address: OG Consulting Engineers							
Report Details: Type: Inflow Summary Storm Phase: Phase											
Catchment Area (103)	S4		Time of Concentration	0.040	100	0	100	0.040			
Catchment Area (104)	S5		Time of Concentration	0.024	100	0	100	0.024			
Catchment Area (105)	S5		Time of Concentration	0.021	100	0	100	0.021			
Catchment Area (106)	S11		Time of Concentration	0.053	100	0	100	0.053			
Catchment Area (107)	S12		Time of Concentration	0.024	100	0	100	0.024			
Catchment Area (108)	S13		Time of Concentration	0.029	100	0	100	0.029			
TOTAL		0.0		1.135				1.179			

Project: RL 102 - Rev B Ashley Coombe Warminster		Date: 13/03/2024			
		Designed by: JDJA	Checked by:		Approved By:
Report Title: Rainfall Analysis Criteria		Company Address: OG Consulting Engineers			

Runoff Type	Dynamic
Output Interval (mins)	5
Time Step	Reduced
Urban Creep	Use Catchment Values
Junction Flood Risk Margin (mm)	300
Perform No Discharge Analysis	☐

Rainfall	
FEH	Type: FEH
Site Location	GB 387041 143798 ST 87041 43798
Rainfall Version	2022
Summer	☒
Winter	☒

Return Period	
Return Period (years)	Increase Rainfall (%)
100.0	45.000

Storm Durations	
Duration (mins)	Run Time (mins)
15	30
30	60
60	120
120	240
180	360
240	480
360	720
480	960
600	1200
720	1440
960	1920
1440	2880
2160	4320
2880	5760
4320	8640
5760	11520
7200	14400
8640	17280
10080	20160

Project:
RL 102 - Rev B
Ashley Coombe
Warminster

Report Details:
Type: Junctions Summary
Storm Phase: Phase

Date:
13/03/2024

Designed by:
JDJA

Checked by:

Approved By:

Company Address:
OG Consulting Engineers

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DRN



FEH: 100 years: Increase Rainfall (%): +45: Critical Storm Per Item: Rank By: Max. Depth

Junction	Storm Event	Cover Level (m)	Invert Level (m)	Max. Level (m)	Max. Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Status
S1	FEH: 100 years: +45 %: 15 mins: Winter	142.431	141.006	141.527	0.521	44.6	0.589	0.000	31.3	20.574	Surcharged
S2	FEH: 100 years: +45 %: 15 mins: Winter	142.500	140.924	141.464	0.540	60.5	0.611	0.000	47.2	33.979	Surcharged
S3	FEH: 100 years: +45 %: 15 mins: Winter	141.621	140.121	140.976	0.855	133.4	0.967	0.000	120.2	73.245	Surcharged
S4	FEH: 100 years: +45 %: 15 mins: Winter	141.298	139.723	140.588	0.865	159.2	1.238	0.000	144.2	91.532	Surcharged
S5	FEH: 100 years: +45 %: 15 mins: Winter	141.558	139.510	140.385	0.874	204.6	1.251	0.000	190.9	119.272	Surcharged
S6	FEH: 100 years: +45 %: 15 mins: Winter	141.442	139.112	140.085	0.973	302.8	1.392	0.000	291.3	185.588	Surcharged
S11	FEH: 100 years: +45 %: 15 mins: Winter	140.945	138.941	139.785	0.844	369.1	1.208	0.000	356.7	221.445	Surcharged
S12	FEH: 100 years: +45 %: 15 mins: Winter	140.668	138.735	139.319	0.584	409.3	0.836	0.000	380.9	245.660	Surcharged
S13	FEH: 100 years: +45 %: 15 mins: Winter	140.015	138.365	138.695	0.329	442.5	0.471	0.000	424.5	273.880	OK
S14	FEH: 100 years: +45 %: 15 mins: Winter	138.500	136.850	137.760	0.910	494.9	1.302	0.000	490.0	306.413	Surcharged
S15	FEH: 100 years: +45 %: 15 mins: Winter	138.327	136.621	137.131	0.511	531.5	0.731	0.000	524.9	325.481	Surcharged
S16	FEH: 100 years: +45 %: 15 mins: Winter	137.428	135.778	136.029	0.251	524.9	0.359	0.000	520.3	325.470	OK
S17	FEH: 100 years: +45 %: 2160 mins: Winter	135.123	133.473	135.287	1.815	14.0	167.105	164.744	2.5	630.190	Flood
S18	FEH: 100 years: +45 %: 60 mins: Summer	122.500	120.850	120.875	0.025	2.5	0.036	0.000	2.5	15.255	OK
S19	FEH: 100 years: +45 %: 15 mins: Winter	117.817	116.167	116.192	0.025	2.5	0.035	0.000	2.5	2.695	OK
S20	FEH: 100 years: +45 %: 30 mins: Winter	113.633	111.983	112.013	0.031	2.5	0.044	0.000	2.5	6.572	OK
S21	FEH: 100 years: +45 %: 30 mins: Winter	113.381	111.731	111.761	0.030	2.5	0.000	0.000	2.5	6.572	OK
S7	FEH: 100 years: +45 %: 15 mins: Winter	142.499	141.074	141.220	0.146	46.2	0.165	0.000	45.5	21.231	OK
S8	FEH: 100 years: +45 %: 15 mins: Winter	141.927	140.502	140.687	0.185	63.9	0.209	0.000	42.1	29.801	OK
S9	FEH: 100 years: +45 %: 15 mins: Winter	141.379	139.954	140.560	0.606	46.6	0.686	0.000	44.1	31.766	Surcharged
S10	FEH: 100 years: +45 %: 15 mins: Winter	142.034	139.653	140.314	0.661	73.9	0.747	0.000	71.3	45.643	Surcharged

Project: RL 102 - Rev B Ashley Coombe Warminster		Date: 13/03/2024			
		Designed by: JDJA	Checked by:		Approved By:
Report Details: Type: Stormwater Controls Summary Storm Phase: Phase		Company Address: OG Consulting Engineers			



FEH: 100 years: Increase Rainfall (%): +45: Critical Storm Per Item: Rank By: Max. Avg. Depth

Stormwater Control	Storm Event	Max. US Level (m)	Max. DS Level (m)	Max. US Depth (m)	Max. DS Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Total Lost Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Half Drain Down Time (mins)	Percentage Available (%)
Pond	FEH: 100 years: +45 %: 2160 mins: Winter	135.288	135.288	0.903	0.903	28.4	979.981	0.000	0.000	14.0	651.961		-0.352

Project: RL 102 - Rev B Ashley Coombe Warminster	Date: 13/03/2024		
	Designed by: JDJA	Checked by:	Approved By:
	Report Details: Type: Stormwater Controls Summary Storm Phase: Phase		
Company Address: OG Consulting Engineers			

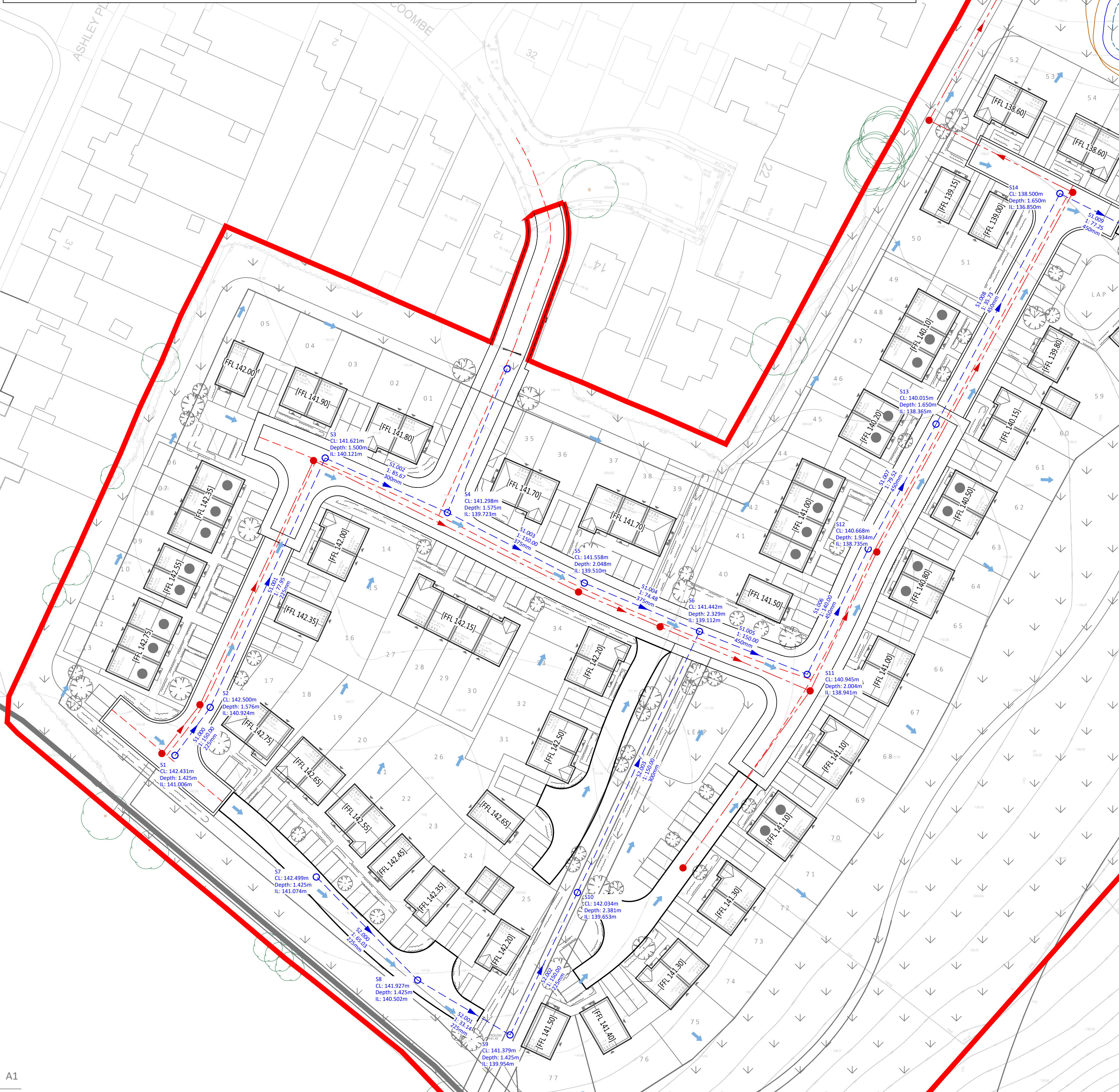
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DRN

Status

Flood Risk

APPENDIX D – Proposed Drainage Strategy

[illegible]

Feasibility | Planning Support |
Drainage Design | Flood Risk
Assessments | Highways
Design | Earthworks Modelling

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**Consulting
Engineers**

APPENDIX E - Drainage Maintenance and Management Plan

Drainage Maintenance & Management Plan

Land off Ashley Coombe, Warminster
Prepared On behalf of Rubix Land Limited

November 2025

DOCUMENT HISTORY

Revision	Description	Date
A	Initial Issue	25/11/25

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2. MANAGEMENT & MAINTENANCE PLAN	3

1. INTRODUCTION

- 1.1 This report has been prepared by OG Consulting Engineers, on behalf of Rubix Land Limited to provide details of the operation and maintenance requirements for the drainage system identified on the Drainage Layout drawing (ref: RL102/500).
- 1.2 On occupation of the development, this maintenance and management plan should be incorporated into the sites "*Operation and Maintenance Manual*" with the as-built drainage system operated and maintained in accordance with the requirements set out in the following section of this report to prevent a reduction in the performance of the drainage system over the lifetime of the development.
- 1.3 The Site Manager should ensure that the Maintenance Contractor tasked with carrying out any maintenance works provides a risk assessment and method statement that adopts best practice health and safety policies for maintenance personnel throughout the duration of any maintenance works. Measures may include:
 - Ensure the use of safe systems of work and procedures are followed.
 - Certificated operatives only to be used for all confined space entry.
 - Ensure appropriate ppe is worn at all times including the use of safety goggles, ear defenders and other relevant equipment when using high pressure jetting.
 - Do not work in weather conditions where flooding or surging is likely.
 - Erect barriers where appropriate and provide adequate lighting.
 - No operations to be carried out by operatives working alone.
 - Time maintenance to not conflict with other on-site activities.
 - Method statement to be prepared and approved prior to entry into confined space.

2. MANAGEMENT & MAINTENANCE PLAN

- 2.1 On occupation of the development, it is recommended that each element of the as-built drainage system is maintained in accordance with the regime set out in the tables below.

Table 1: Below Ground Drainage System - Operation and Maintenance Requirements

Maintenance schedule	Required action	Frequency
Regular maintenance	Remove all litter and debris from external hard landscaped areas and adjacent landscaping, which may pose a risk to the performance of the system.	Monthly.
	Remove build-up of sediment / silt in catch-pits and dispose of oils / petrol residues using safe standard practices.	As required.
	Stabilise and mow adjacent landscaped areas and remove weeds.	
Remedial actions	Repair or rehabilitate inlet and outlets to ensure they are in good condition and operating as designed.	As required.
	Remediate any landscaping, which has raised to within 50mm of the level of adjacent hard landscaping.	
Monitoring	Check of all inlets / outlets for blockages or evidence of physical damage with any necessary remedial action or clearance carried out if required.	On a monthly basis for the first 3 months of operation, thereafter every 6 months & following severe rainfall events.
	Inspect all surfaces for ponding, or silt accumulation. Record areas where water is ponding for more than 48 hours and carry out any remedial work deemed necessary.	After severe storms.

Table 2: Wet Pond - Operation and Maintenance Requirements

Maintenance schedule	Required action	Frequency
Regular maintenance	Litter and debris removal.	Monthly.
	Grass cutting for spillways and access routes.	Monthly (during growing season), or as required.
	Grass cutting of meadow grass in and around basin.	Every 6 months (spring - before nesting season, and autumn).
	Inspect vegetation to pond edge and remove nuisance plants (for first 3 years).	Monthly (at start, then as required).
	Hand cut submerged and emergent aquatic plants (at minimum of 0.1 m above pond base; include max 25% of pond surface).	Annually.
	Remove 25% of bank vegetation from waters edge to a minimum of 1 m above water level.	
	Tidy all dead growth before start of growing season.	
	Remove sediment from forebay.	1–5 years, or as required.
	Remove sediment from one quadrant of the main body of ponds without sediment forebays.	2–10 years.
Occasional Maintenance	Remove sediment from the main body of big ponds when pool volume is reduced by 20%.	>25 years (usually).
Remedial actions	Repair of erosion or other damage.	As required.
	Aerate pond when signs of eutrophication are detected.	
	Realignment of rip-rap or other damage.	
	Repair/rehabilitation of inlets, outlets and overflows.	
Monitoring	Inspect structures for evidence of poor operation.	Monthly/after severe storms.
	Inspect banksides, structures, pipework etc for evidence of physical damage.	Monthly/after severe storms.
	Inspect water body for signs of eutrophication.	Monthly (May–October).
	Inspect silt accumulation rates and establish appropriate removal; frequencies.	Every 6 months.
	Check penstocks and other mechanical devices.	

Table 3: Flow Control Chamber - Operation and Maintenance Requirements

Maintenance schedule	Required action	Frequency
Regular maintenance	Cleaning off the flow control device of any debris/ sediment	As required
Remedial Actions	Flow control device repairs.	As required
	Repair of erosion damage, or damage to chamber.	
Monitoring	Inspection of the chamber for debris and sediment build up.	Monthly for first 3 months, thereafter, every 6 months and following severe storm events.

