

HESDIN ESTATE, THOULSTONE

Hesdin Estate

Flood Risk Assessment and Drainage Strategy

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The Site
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1.0 INTRODUCTION

- 1.1 K-Ten Consulting Ltd (K-Ten) provide professional Flood Risk, Infrastructure and Drainage services throughout the UK.
- 1.2 Planning has been submitted for the proposed enhancement of holiday accommodation complex use with additional recreational and operational facilities and uses.
- 1.3 Refer to **Appendix A** for site proposals.
- 1.4 K-Ten have been commissioned by Hesdin Estate (applicant) to prepare a Flood Risk Assessment to support the planning application.
- 1.5 The purpose of this Flood Risk Assessment is to investigate and assess the various risks of flooding on site to the proposed development and to provide mitigation where appropriate in order to ensure future users of the development remain safe throughout the lifetime.

2.0 POLICY & GUIDANCE

National Planning Policy Framework (NPPF) December 2024

- 2.1 The National Planning Policy Framework (NPPF) defines the Governments national policies on different aspects of land use planning in England in relation to flood risk.
- 2.2 The revised NPPF issued on 12th December 2024 replaces the previous version revised in December 2023.
- 2.3 Paragraph 181 of the NPPF states:

When determining any planning applications, local planning authorities should ensure that the flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific Flood Risk Assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;*
 - b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;*
 - c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;*
 - d) any residual risk can be safely managed; and*
 - e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.*
- 2.4 Paragraphs 172 to 180 set out the requirements for the Sequential Test and Exception Test to direct any development to areas of lowest flood risk, ensuring that development will be safe and does not increase flood risk elsewhere whilst considering climate change allowances.
 - 2.5 Paragraph 175 of the NPPF states:

The sequential test should be used in areas known to be at risk now or in the future from any form of flooding, except in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk).

- 2.6 The NPPF states that a Flood Risk Assessment will be required for proposals:
- a) that are greater than 1 hectare in area;
 - b) for all proposals for new development (including change of use) in Flood Zones 2 and 3;
 - c) in an area within Flood Zone 1 which has critical drainage problems;
 - d) within land identified in a Strategic Flood Risk Assessment as being at increased flood risk in the future;
 - e) in an area in Flood Zone 1 that may be subject to other sources of flooding, where development would introduce a more vulnerable use.

Planning Practice Guidance (PPG) September 2025

- 2.7 The National planning practice guidance adds context to the NPPF and should be read and considered together.
- 2.8 The Flood Risk and coastal change sections were updated on 17th September 2025.
- 2.9 The sequential test should be applied to 'Major' and 'Non-major' development proposed in areas at risk of flooding, as set out in paragraphs 173 to 174 of the National Planning Policy Framework.
- 2.10 Paragraphs 175, 176 and 180 set out exemptions from the sequential test.
- 2.11 In applying paragraph 175 a proportionate approach should be taken. Where a site-specific flood risk assessment demonstrates clearly that the proposed layout, design, and mitigation measures would ensure that occupiers and users would remain safe from current and future surface water flood risk for the lifetime of the development (therefore addressing the risks identified e.g. by Environment Agency flood risk mapping), without increasing flood risk elsewhere, then the sequential test need not be applied.
- 2.12 The absence of a 5-year housing land supply is not a relevant consideration in applying the sequential test for individual applications. However, housing considerations, including housing land supply, may be relevant in the planning balance, alongside the outcome of the sequential test.

Wiltshire Councils Strategy Level 1 Strategic Flood Risk Assessment 2024

- 2.13 In November 2024 Wiltshire Council commissioned JBA Consulting to update and prepare a Level 1 Strategic Flood Risk Assessment. The SFRA was updated in line with the legislative changes of the NPPF and Climate Change allowances. The Level 1 SFRA provides an understanding of the risk from all types of flooding across Wiltshire and presents clear and robust evidence. It also provides useful information to inform future Infrastructure Planning and Neighbourhood Plans.
- 2.14 A Level 2 SFRA was commissioned in February 2025. The Level 2 Strategic Flood Risk Assessment (SFRA) document was prepared with the purpose of supporting the evidence base for the draft Wiltshire Local Plan. It follows on from the Wiltshire Council Level 1 SFRA produced in 2024 and should be read in conjunction.

- 2.15 The purpose of the Level 2 SFRA was to provide an understanding of the level of flood risk affecting development included in the draft Local Plan. The assessment takes into account all sources of flooding and considers other factors affecting flood risk such as residual risk. The information provided as part of the Level 2 SFRA enables Wiltshire Council to apply the Exception Test to sites in accordance with the National Planning Policy Framework (NPPF).

[Flood and Water Management Act 2010](#)

- 2.16 The Flood and Water Management Act (FMWA) provides legislation for the management of risk with flooding and coastal erosion. It aims to reduce the flood risk generally associated with extreme weather conditions and heavy rainfall events with consideration to increased climate change. The Lead Local Flood Authority (LLFA) was created to manage flood risk through the planning process with powers given to local authorities, The Environment Agency and Water Companies.

[The SuDS Manual Ciria C753 2015](#)

- 2.17 The Ciria SuDS manual provides guidance on planning, design, construction, management and maintenance of Sustainable Drainage Systems (SuDS) within the built environment and should be referenced for surface water drainage design.

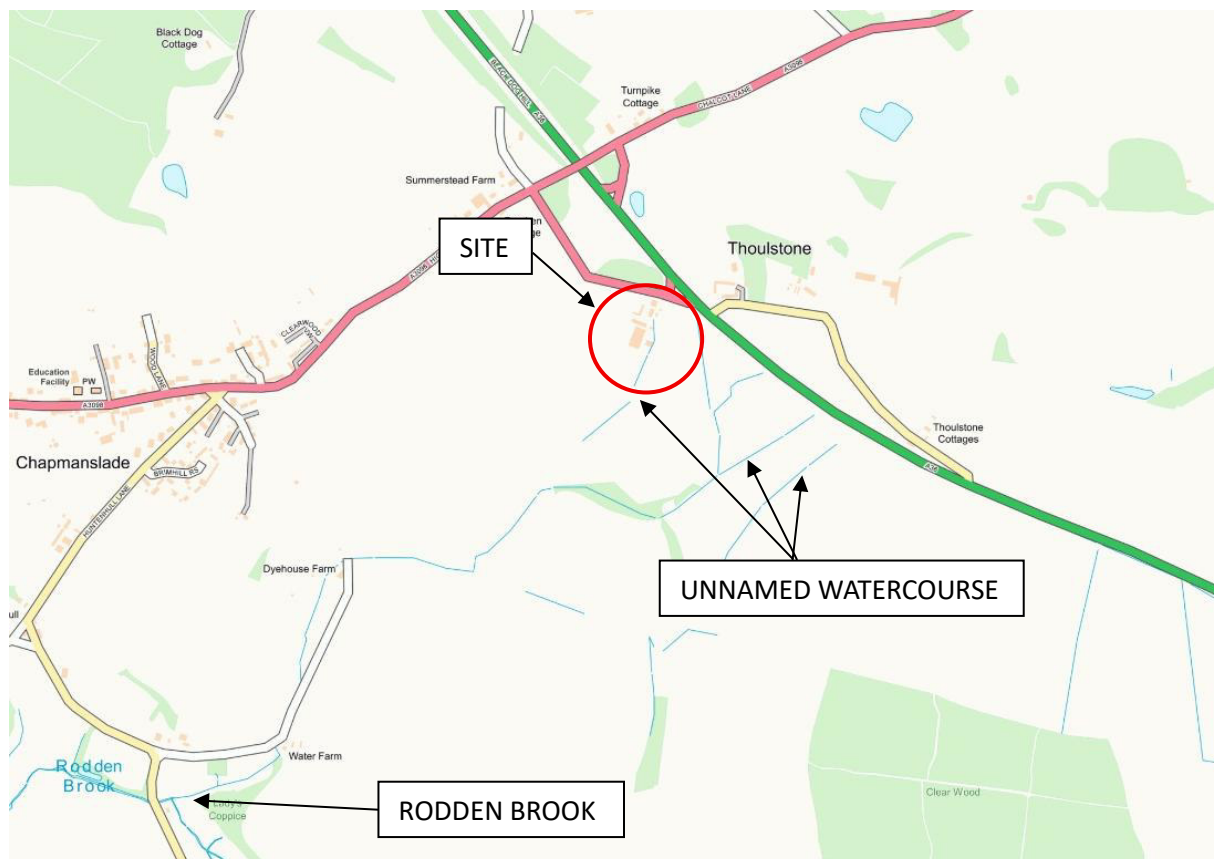
3.0 EXISTING SITE DETAILS

Site Location

- 3.1 The site is located off Black Dog Hill within the Thoulstone. The approximate site co-ordinates are E383710, N147985 and National Grid ST 83710 47985, with the nearest post code BA13 4GF.
- 3.2 Refer to **Appendix B** for site location plan.
- 3.3 The site is currently classified as Brownfield with existing building and associated hardstanding areas.

Existing Hydrology

- 3.4 There is an onsite watercourse that bisects through the area located within the eastern area of the site. There is an additional watercourse shown along the north eastern boundary which appears to attribute to the Rodden Brook. The Roden Brook is located approximately 1.37km south west of the development site.
- 3.5 The location of other water features surrounding the area has been highlighted in the figure below.



Existing Ground Conditions

- 3.6 To get an understanding of the ground geology BGS (British Geological Survey) records were used. The BGS records show that the site is underlain by Boyne Hollow Chert Member – Sandstone bedrock with no superficial deposits recorded.
- 3.7 The Cranfield Environment Centre (CEC), incorporating the National Soil Resources Institute (NSRI), is the largest UK national and international centre for research and development, consultancy and training in soils and their interaction with the atmosphere, land use, geology and water resources. The LandIS Soilscales dataset map indicates the site is underlain by '*Freely draining slightly acid loamy soils*'. These soils are described as being '*Freely draining*'.
- 3.8 Soil infiltration tests were conducted in September 2025. Calculations have been carried out based on the infiltration test results undertaken. Based on the tests it was found the average infiltration rate for the site is 9.7×10^{-6} m/s. The soil infiltration rate is therefore assessed as poor.
- 3.9 An extract from the geographic information map provided by Natural England indicates that the site is underlain by a Principle Aquifer bedrock. Principal and secondary aquifers provide significant quantities of drinking water, and water for business needs. They may also support rivers, lakes and wetlands. No superficial drift was recorded around the site area.
- 3.10 The BGS (British Geological Survey) hydrogeology records inform on the Aquifers with significant intergranular flow and Aquifers in which flow is virtually all through fractures and other discontinuities. The proposed site falls within the '*Glaucconitic sands yielding up to 25 L/s and often in hydraulic continuity with overlying Chalk.*' and is classified as a '**Moderately productive aquifer**'.

Existing Drainage

- 3.11 Wessex Water are the provider for this area and records show a rising foul main assets within Black Dog Hill.
- 3.12 Refer to **Appendix C** for Sewer records.

Topography

- 3.13 Lidar ground levels have been obtained (ST84NW DTM 1m) to confirm existing ground levels.
- 3.14 The site generally falls in a eastern direction towards the onsite watercourses within the eastern area of the site. The highest points are around approximately 114.0m AOD in the northwestern corner, along with a localized high point of about 115.4m in the western part of the site. The low points are found in localized areas to the east and along the northeastern boundary where watercourses exist. The top of the bank for the watercourse that runs through the site is approximately 110.8m AOD, while the top of the bank for the watercourse along the northeastern boundary is about 112.0m AOD. Existing overland flows seem to direct towards these watercourses.
- 3.15 Refer to **Appendix D** for Existing site levels.

4.0 FLOOD ZONE CLASSIFICATION AND VULNERABILITY

Environment Agency Flood Maps for Planning

- 4.1 The Environment Agency's Flood Zones refer to the probability of river and sea flooding, ignoring the presence of defences, and show the extent of the natural floodplain and the additional extent of an extreme flood.
- 4.2 From an inspection of the Flood Map it can be seen that the site falls within Flood Zone 1. Flood Zone 1 is described as Land having less than 0.1% (1 in 1000) annual probability of flooding from rivers or sea. The Flood Zones refer to the land at risk of flooding and do not refer to individual properties.
- 4.3 An extract from the flood map data is shown in Figure below



Flood Risk Vulnerability

- 4.4 The proposed development consists of the enhancement of holiday accommodation complex use with additional recreational and operational facilities and uses. In accordance with the NPPF Table 2, the most applicable description will be - *Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels ...* classified as **More Vulnerable**.
- 4.5 The proposed development is located within Flood Zone 1. all Vulnerable development is appropriate in this zone.

5.0 FLOOD RISK SOURCE

National Planning Policy Framework (NPPF) December 2024

- 5.1 In accordance with the NPPF, this Flood Risk Assessment will need to consider the following sources of flood risk:

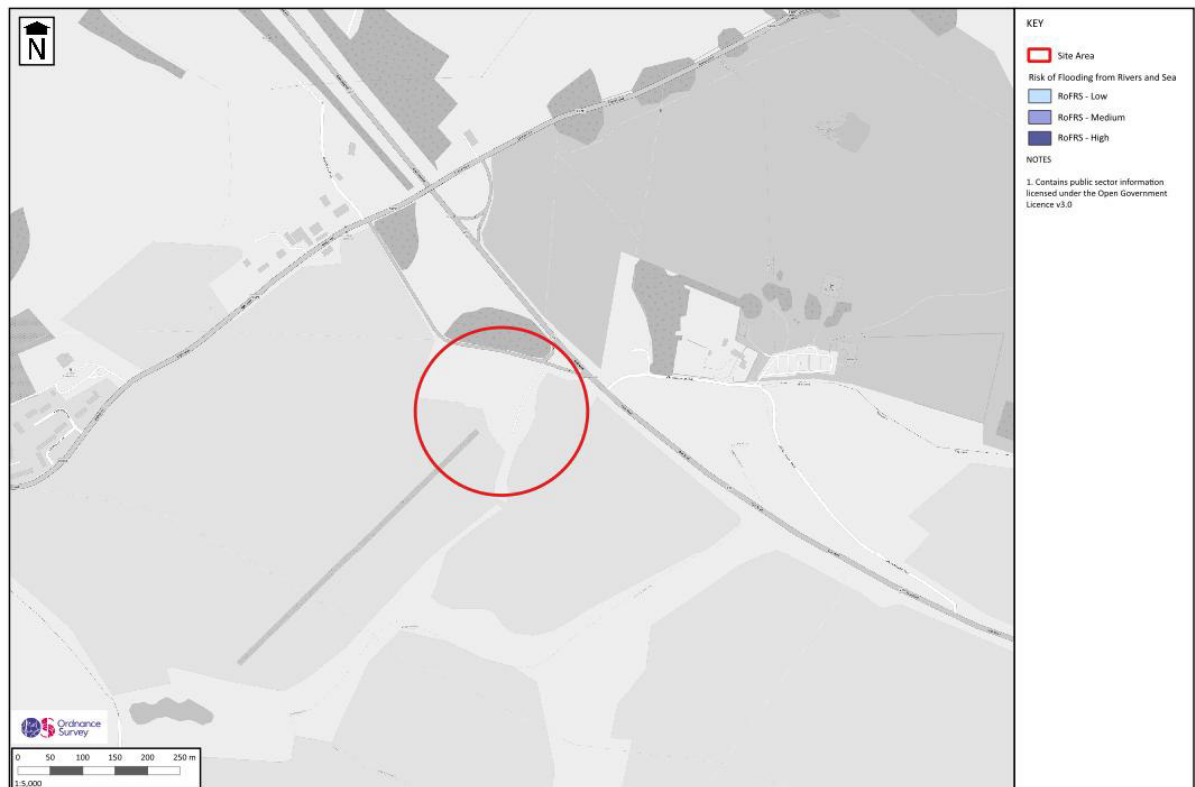
Flood Source	Description
Tidal	from the sea
Fluvial	from Rivers and streams
Pluvial	overland flows from surface water and exceedance
Groundwater	from groundwater levels or springs
Sewers	exceedance and surcharge flows from existing sewer systems
Artificial Sources	Canals, Reservoirs etc
Historic	recorded historic flood events

Tidal

- 5.2 Tidal flooding consists of low lying coastal areas can be impacted by tidal levels, wave overtop and storm surges. Some lower catchment Rivers are also influenced by tidal levels.
- 5.3 The site is not located in the vicinity of the coast, and is therefore not at risk of flooding due to tidal flows. Therefore, the Tidal risk to the site is **Low**.

Fluvial

- 5.4 Fluvial flooding occurs when the capacity of an existing watercourse is breached leading to water levels overtopping the banks into surrounding floodplain areas.
- 5.5 In accordance with the EA Flood maps for planning the site is located partially within EA Flood Zone 1, classified as land having a less than 1 in 1000 year (0.1%) annual probability of fluvial flooding.
- 5.6 Based on the EA long term flood risk data the site is **not at risk to Fluvial flooding**. An extract of the EA's flood data can be seen in the figure below.



- 5.7 The EA also holds data that shows a predicted flooding extent and depths for the yearly chance of flooding between 2036 and 2069. The data shows an increase in chance and depth between 2036 and 2069. An extract of this data is depicted in the figure below.



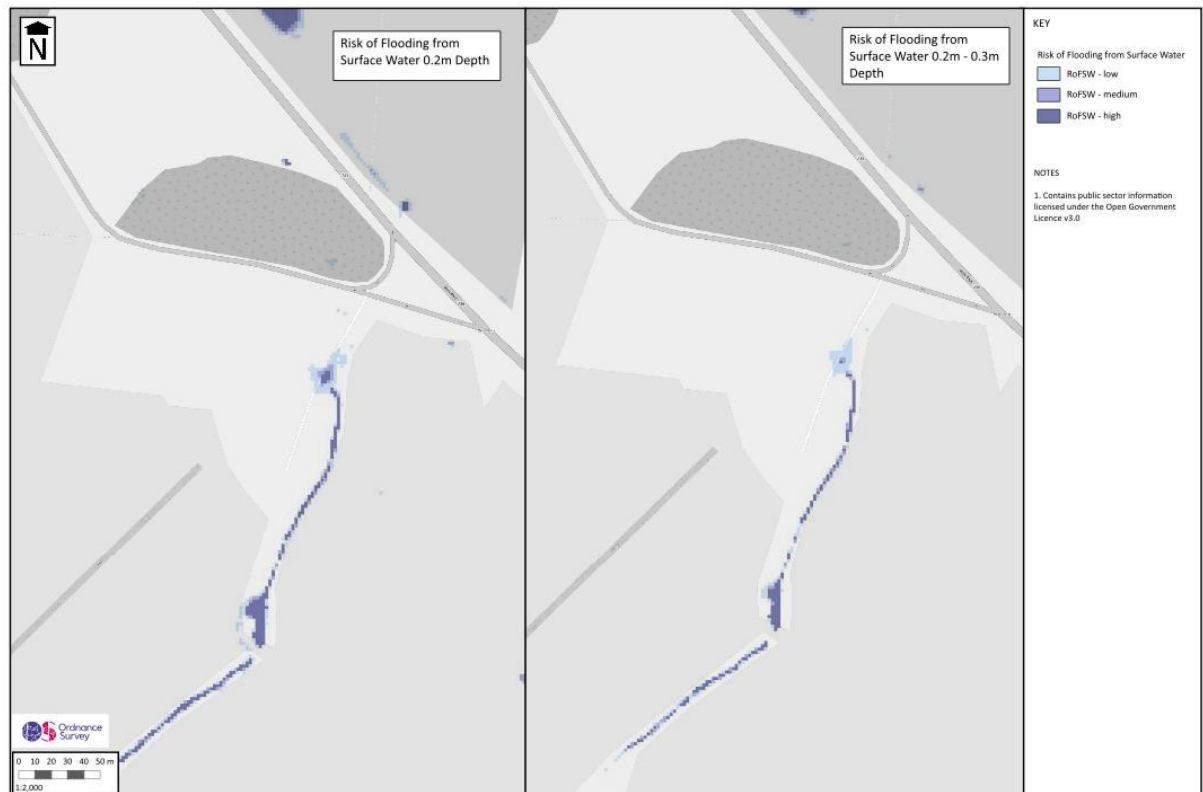
- 5.8 Therefore, the Fluvial risk to the site is deemed to be **Low**.

Pluvial

- 5.9 Pluvial flooding can occur when intense rainfall surpasses the capacity of the local drainage system, it can also be influenced by the current ground levels and elevations, the amount of rainfall, and the condition of the local drainage infrastructure. Additionally, it may arise when the ground's existing infiltration capacity is exceeded, leading to overland flows.
- 5.10 The EA surface water flood data contains mapped areas believed vulnerable to surface water flooding. An extract from the flood map is given in the Figure below.
- 5.11 The figure shows that **the majority of the site does not fall within a surface water flood risk area.**
- 5.12 Small areas across the site are shown to be subject to **Very Low - High** chance of flooding.
- a) Low Risk - each year in these areas there is a chance of pluvial flooding of between 0.1% and 1%.
 - b) Medium Risk - each year in these areas there is a chance of pluvial flooding of between 1% and 3.3%.
 - c) High Risk - each year in these areas there is a chance of pluvial flooding of more than 3.3%.
- 5.13 This takes into account the effect of any flood defences in the area
- 5.14 The areas of elevated surface water flooding are associated with low points on the site where surface water runoff could collect and are related to the topography towards the ordinary watercourse that runs through the eastern area of the site .



- 5.15 The areas subject to surface water flooding have been further assessed. In the figure below the EA surface water flood risk depths affecting the site are shown. The flood depths within the site range from **0.00m – 0.3m in depth**. Surface water affecting the site the depths are shown to be present during the **high** (3.3% - 1 in 30 year), **medium** (1% - 1 in 100 year) and **low** (0.1% - 1 in 1000 year) events. Elevated flooding is restricted to the watercourse present within the eastern area of the site. Depths within this area range from **0.0 – 0.6m** and are present for the **medium** (1% - 1 in 100 year) and **low** (0.1% - 1 in 1000 year) events.



- 5.16 The EA flood data also shows a predicted surface water flood extent, chance and depths for the yearly chance of flooding between 2040 and 2060. The surface water flooding is shown to increase in chance and extent between 2040 and 2060. The depths affecting these areas remain the same. An extract from the flood map is given in the figure below.



- 5.17 The risk of Pluvial flooding is therefore considered **Low**.

Groundwater

- 5.18 Groundwater flooding is most likely to occur in low-lying areas underlain by permeable rocks (aquifers). These may be extensive regional aquifers (e.g. Chalk or Sandstone) or localised sands or river gravels in valley bottoms underlain by less permeable rocks.
- 5.19 Groundwater flooding occurs as a result of water rising from the underlying rocks or from water flowing from abnormal springs. This tends to occur after long periods of sustained high rainfall. Higher rainfall means more water will infiltrate into the ground and cause the water table to rise above normal levels.
- 5.20 As stated in section 3.7 online soil maps indicate the site to be underlain by '*freely draining slightly acid rich soils*'.
- 5.21 According to the Groundwater Vulnerability Maps on Magic maps the site falls within a High risk groundwater vulnerability with the southern areas of the site being shown to be at high risk with soluble rock risk.

The risk to groundwater flooding can therefore be considered as **High**.

Sewers

- 5.22 Flooding from existing sewers can occur if the capacity of the system is exceeded as a result of surcharging or blockages. Combined sewers can be influenced by extreme rainfall events and cause foul water flooding if surcharged.
- 5.23 The DG5 data produced by Wessex Water as part of the Wiltshire City Council's Strategic Flood Risk Assessment (SFRA) has been provided at a four-digit postcode level. Based on this data it is shown that there has been no recorded sewer flooding that has been reported within the site area. There are no known recorded reports of sewer flooding in the area.
- 5.24 In the event of exceedance, flows are directed away from the building. Therefore, the risk from Sewer flooding is considered **Low**.

Artificial Sources

- 5.25 Artificial sources include any water bodies not covered under other categories and typically include canals, lakes and reservoirs.
- 5.26 There is no artificial water within the vicinity of the site, and therefore there is no flood risk due to artificial sources.



- 5.27 The risk of flooding from reservoirs is therefore considered to be **Low**.

6.0 PROPOSED SURFACE WATER DRAINAGE STRATEGY

- 6.1 A surface water strategy is proposed to manage and reduce the flood risk and surface water run-off from the development, with consideration to SuDS.

Hierarchy of Disposal

- 6.2 The SuDS hierarchy dictates that surface water run off should be managed as high up the following list as practically possible:
- a) into the ground (via infiltration) and re-use, or then;
 - b) to a surface water body, or then;
 - c) to a surface water sewer, highway drain or another drainage system, or then;
 - d) to a combined sewer.
- 6.3 As stated within section 3.7 according to online soil mapping, it appears that the soils are relatively permeable within the site area.
- 6.4 Soil infiltration tests were conducted in September 2025. Calculations have been carried out based on the infiltration test results undertaken. Based on the tests it was found the average infiltration rate for the site is 9.7×10^{-6} m/s. The soil infiltration rate is therefore assessed as poor.
- 6.5 There is an existing ditch / watercourse that runs through the development site and discharges into an exiting pond located to the south of the development. The existing pond then discharges into a watercourse network south of the site. It is proposed that the existing watercourse and pond with additional SuDS attenuation features are utilised in conveying surface water runoff from the development.

Proposed Surface Water Drainage Strategy

- 6.6 The proposed SuDS techniques to be utilized for the development site are considered below
- 6.7 It is proposed that permeable paving will be utilised on private drives and parking areas. Pervious pavements provide a pavement suitable for pedestrian and/or vehicular traffic while allowing rainwater to infiltrate through the surface and into the underlying layers. The water is stored temporarily before it can either infiltrate into the ground, be reused, or be discharged into a watercourse or other drainage system. Pavements with aggregate sub-bases can provide good water quality treatment.
- 6.8 Swales are linear vegetated drainage features in which surface water can be stored or conveyed. They can be designed to allow infiltration, where appropriate. They should promote low flow velocities to allow much of the suspended particulate load in the storm water runoff to settle out, thus providing effective pollutant removal. Roadside swales can replace conventional gullies and drainage pipes. swales has been implemented into the drainage design to act as a conveyance route towards attenuation basins and existing pond located to the south of the development.

- 6.9 Attenuation basins can provide both storm water attenuation and treatment. They are designed to support emergent and submerged aquatic vegetation along their shoreline. Runoff from each rain event is detained and treated in the pool. The retention time promotes removal of silt through sedimentation and the opportunity for biological uptake mechanisms to reduce nutrient concentrations. It is proposed that multiple attenuation basins will be designed along the swale conveyance route to attenuate and treat surface water runoff.
- 6.10 Refer to **Appendix E** for Drainage Layout.
- 6.11 Any exceedance flows above the 100 year event plus climate change will be directed towards the drainage system and SuDS.
- 6.12 All proposed development run off for the 100 year event plus and allowance for climate change will be contained within the site.
- 6.13 All drainage will be designed in accordance with Building Regulations Part H.

Surface Water Management

- 6.14 A sustainable drainage strategy, involving the implementation of SuDS has been proposed for managing the disposal of surface water runoff from the proposed development on the site. The proposed drainage strategy would ensure that surface water arising from the developed site would be managed in a sustainable manner and mimic the existing condition of surface water flows from the site prior to the proposed development, while overall reducing the flood risk to the site itself and elsewhere, taking climate change into account. In terms of the SuDS 'management train', the drainage strategy for the proposed development seeks to address the quality and quantity of runoff as follows:-

a) **Prevention**

The management train starts with prevention. Preventing runoff by reducing impermeable areas, or good housekeeping measures for reducing pollution; and progresses through local source controls to larger downstream site and regional controls. Managing the site can significantly reduce quality and quantity problems, and can provide improved amenity. Site management includes design and maintenance as well as the education of users.

Good site design includes the provision of SuDS that retain sediment, and soft landscaping within the site to encourage evapotranspiration. This has been implemented into the development site by the means of permeable paving, swales and attenuation basins. The housekeeping measures cover maintenance of drainage systems, and general site maintenance.

b) **Source Control**

Source control is the control of runoff at or very near its source, so that it does not enter the drainage system or is delayed and attenuated before it enters the drainage system. By dealing with runoff at source the volume of water and the potential amount of contamination is less.

The attenuation from the proposed permeable paving, swales and attenuation basins would help to reduce the volume of runoff from the site as well as the planting within the site encouraging evapotranspiration.

c) **Site Control**

Site control is the management of water from several sub-catchments within a site. The proposed surface water drainage system integrates the runoff from the roofs, roads, and paved areas, for each area of development on the site, and deals with it in the permeable paving, swales and attenuations basins to reduce the rate of runoff from the site.

The permeable paving, swales and attenuation basins would contribute to the pollutant and sediment removal capability of the SuDS management train.

d) **Regional Control**

Regional control is the management of runoff from more than one site and so in this case is covered by the site control techniques.

Surface Water Runoff Rates

- 6.15 The proposed development is made up of 0.51 ha of impermeable area. In accordance with the LLFA requirements Brownfield sites should seek to discharge surface water from the redevelopment site at greenfield rates wherever possible. Where this is unfeasible, as a minimum a betterment should be offered resulting in a reduced runoff for redevelopment sites.
- 6.16 The runoff rates have been calculated using a hydraulic modelling software (Causeway Flow). the calculated runoff rates can be found in the table below. Greenfield runoff rates have been calculated using FEH analysis data.

Return Period (Years)	Qbar	1	30	100
Greenfield Runoff Rate (l/s)	3.4	2.6	6.7	8.2

- 6.17 The proposed drainage strategy provides attenuation storage via:

- a) Attenuation Basins
- b) Swales
- c) Permeable paving

- 6.18 The building roofs will discharge into the main drainage system. Surface flows will then discharge into swales which will then convey the runoff to the proposed attenuation basins to achieve the required attenuation volume for this development.
- 6.19 The stormwater discharged from the development will be attenuated and managed through several hydrobrakes positioned at various discharge points, achieving an discharge rate of 3.4 l/s from the development site.

7.0 SURFACE WATER QUALITY AND POLLUTION

- 7.1 Water quality has been assessed in accordance with The SuDS Manual (CIRIA C753) which states the design of surface water should consider minimising contaminants within surface water runoff discharged from the site.
- 7.2 The level of treatment required is dependent on the proposed land use according to the pollution hazard indices (refer to SuDS Manual table 26.2).
- 7.3 To ensure that adequate treatment is provided the SuDS mitigation indices for the development must be equal or exceed, the pollution hazard indices shown within SuDS Manual table 26.2. Permeable Paving has been proposed.
- 7.4 Refer to below Water Quality Indices Table, as per C753 SuDS Manual, confirming compliance with mitigation indices against Pollution Hazard indices.

	Pollution Hazard Level	Total susp solids	Metals	Hydro-Carbons
Land Use: Individual property driveways, residential car parks, low traffic roads (Table 26.2)	Low	0.5	0.4	0.4
Total:		0.5	0.4	0.4
SuDS Component 1: Permeable Paving (Table 26.3)		0.7	0.6	0.7
SuDS Component 2: Swale		0.25	0.3	0.3
Total:		0.95	0.9	1.0
TOTAL SUDS MITIGATION > POLLUTION HAZARD INDICES		Yes	Yes	Yes

Water Quality Indices (C753 The SuDS Manual)

INFILTRATION BASIN				
	Pollution Hazard Level	Total susp solids	Metals	Hydro-Carbons
Land Use: Residential Roofs (Table 26.2)	Very Low	0.2	0.2	0.05
Total:		0.5	0.4	0.4
SuDS Component : Infiltration Basin		0.5	0.5	0.6
Total:		0.5	0.5	0.6
TOTAL SUDS MITIGATION > POLLUTION HAZARD INDICES		Yes	Yes	Yes

Water Quality Indices (C753 The SuDS Manual)

- 7.5 It is also good practice that gullies and chambers have suitable silt traps/catchpits to reduce sediments within the drainage system.

8.0 PROPOSED FOUL DRAINAGE STRATEGY

- 8.1 Refer to **Appendix C** for Wessex Water asset records.
- 8.2 Foul drainage will shall utilise existing on site infrastructure where possible pending drainage survey and confirmation of capacity.
- 8.3 All drainage will be designed in accordance with Building Regulations Part H.

9.0 MAINTENANCE AND MANAGEMENT

- 9.1 Maintenance of SuDS features is required in order to ensure that the surface water drainage system operates effectively, and the risk of flooding of the site and surrounding areas is reduced.
- 9.2 A maintenance schedule should be undertaken to ensure that the drainage system remains fully operational for the design lifetime. The below table summarises a maintenance plan for the drainage systems and components within the development.
- 9.3 The SuDS Manual (CIRIA C753) and specific product suppliers guidelines should also be referred to for further information on maintenance and frequency.
- 9.4 All on site drainage will be maintained and managed by a private management company.

Drainage Component	Required Action	Typical Frequency
General pipework, manholes, chambers, silt traps and headwalls	Stabilise adjacent areas	As required
	Remove weeds and vegetation	As required
	Clear/Jet any poor performing structures	As required
	Inspect all drainage features for poor operation	3 monthly, 48 hours after large storms in first six months
	Monitor inspection chambers and silt traps. Inspect silt accumulation and determine silt clearance frequencies	Annually
Permeable Paving	Surface visual inspection for ponding, damaged blocks and build up of silt/detritus	Annually or after major storm events
	Stabilise and mow contributing and adjacent areas	As required
	Removal of weeds or management using glyphosate applied directly into the weeds by an applicator rather than spraying	As required – once per year on less frequently used pavements
	Remove litter, weeds and debris	Monthly
	Vacuum sweeping and brush replacement of approved jointing material	Annually
	Replace geotextile and bedding layer	Every 30 year
Attenuation Basin	Remove litter and debris	Monthly
	Cut grass – for spillways and access routes, meadow grass in and around basin	Monthly (during growing season) or as required, half yearly (spring – before nesting season, and autumn)
	Manage other vegetation and remove nuisance plants	Monthly (at start then as required)
	Inspect inlets, outlets and overflows for blockages, and clear if possible	Monthly
	Inspect banksides, structures, pipework etc for evidence of physical damage	Monthly
	Inspect inlets and facility surface for silt accumulation. Establish appropriate silt removal frequencies	Monthly (fir first year) then as required
	Check any penstocks and other mechanical devices	Annually
	Tidy all dead growth before start of growing season	Annually

	Remove sediment from inlets, outlets and forebay	Annually (or as required)
	Manage wetland plants in outlet pool – where provided	Annually
	Reseed areas of poor vegetation growth	As required
	Prune and trim any trees and remove cuttings	Every 2 years, or as required
	Remove sediment from inlets, outlets, forebay and main basin when required	Every 5 years or as required
	Repair erosion or other damage by reseedling or re-turfing	As required
	Realignment or rip-rap	As required
	Repair/rehabilitation of inlets, outlets and overflows	As required
	Relevel uneven surfaces and reinstate design levels	As required
Swale	Remove litter and debris	Monthly, or as required
	Cut grass – to retain grass height within specified design range	Monthly or as required
	Manage other vegetation and remove nuisance plants	Monthly at start then as required
	Inspect inlets, outlets and overflows for blockages, and clear if required	Monthly
	Inspection infiltration surfaces for ponding, compaction, silt accumulation, record areas where water is ponding for >48 hours	Monthly or as required
	Inspect vegetation coverage	Monthly for 6 months, quarterly for 2 years, then half yearly
	Inspect inlets and facility surface for silt accumulation, establish appropriate silt removal frequencies	Half yearly
	Reseed areas of poor vegetation growth, alter plant types to better suit conditions, if required	As required
	Repair erosion of other damage by re-turfing or reseedling	As required
	Scarify and spike topsoil layer to improve infiltration performance, break up silt deposits and prevent compaction of the soil surface	As required
	Remove build up of sediment on upstream gravel trench, flow spreader or at top of filter strip	As required
	Remove and dispose of oils or petrol residues using safe standard practises	As required

APPENDIX A

SITE PROPOSALS



- KEY - Landscape Masterplan
- Existing vegetation
 - Existing tree
- PLANTING PROPOSALS
Refer to drg's 354_GLA_00_00_DR_L_1201 to 1204 for further details
- Proposed tree
 - Proposed orchard tree
 - Proposed woodland planting
 - Proposed marginal planting
 - Proposed meadow grass planting
 - Short mown species rich grassland
 - Proposed Alpaca & Lama grazing mix
 - Proposed ornamental planting
 - Proposed mixed native hedge
 - Proposed native hedge
 - Proposed swale
- SURFACES & EARTHWORKS
- Existing flint gravel to be retained
 - Proposed 10-20mm limestone chippings
 - Proposed reinforced grass grid
 - Proposed padel court
 - Proposed bound gravel foot path
 - Proposed mown foot path
 - Proposed hardwood timber deck and bridges
- STRUCTURES & BOUNDARIES
- Proposed post and rail fence 2.2m high
 - Proposed livestock gate 2.5m width
 - Proposed landscape boulders

Notes:

This drawing is for planning purposes only, do not construct from this drawing

This drawing is to be used for planting information only.

Any species substitution must be verified with the project Landscape Architect

This layout must be checked in accordance with NRM Standards 2023 (Chapter 4.2 - Building Near Trees) by the project engineer prior to implementation

Excavations: Contractors must ensure they have full information relating to service and drainage positions before undertaking any excavations

Root barriers to be used in association with tree planting adjacent to kerbs, services and hard surfaces etc.

Rev	Date	Description	Drm	Chk
P1	31/03/26	For comment	RH	BS
P2	28/03/26	For planning	RH	BS

0m 5m 10m 40m

GREENHALGH
Landscape Architecture

Project
Hesdin Estate
Chapmanslade

Drawing Name Landscape Plan	Scale 1:500@A0
Client Blockworks Group Ltd	Status S4
Job No. 354	Rev P2
Drawing No. 354_GLA_XX_XX_DR_L_1002	

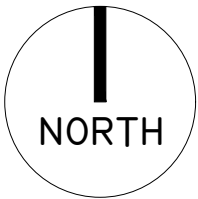
APPENDIX B
SITE LOCATION PLAN



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REV: A BY: IDH DATE: 28.10.24
REDLINE AMENDED

NOTE: CHECK ACCURACY OF DIMENSIONS ON SITE. DISCREPANCIES BETWEEN SCALE DIMENSIONS, DRAWINGS OR SPECIFICATION ARE SUBJECT TO VERIFICATION BY BLOCKWORKS GROUP LTD BEFORE PURCHASING, MANUFACTURE OR CONSTRUCTION WORK PROCEEDS. ALL DISCREPANCIES SHOULD BE REPORTED BACK TO THE ARCHITECT.



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PLANNING			
Ian Hodder RIBA Architect Pitmaston House, Malvern Road, Worcester WR2 4ZG Tel: 01905 353535 E-mail: ian.hodder@blockworks.co.uk			
 BLOCKWORKS the excitement is building...			
Site Hesdin Estate (Thoulstone Farm)			
Title Location Plan			
Scale	1:1250@A3	Date	JULY 24
Drawn	IDH	Checked	-
Drawing No.	Rev.		
TF SK275	A		

APPENDIX C

SEWER RECORDS

Wessex Water Network Map



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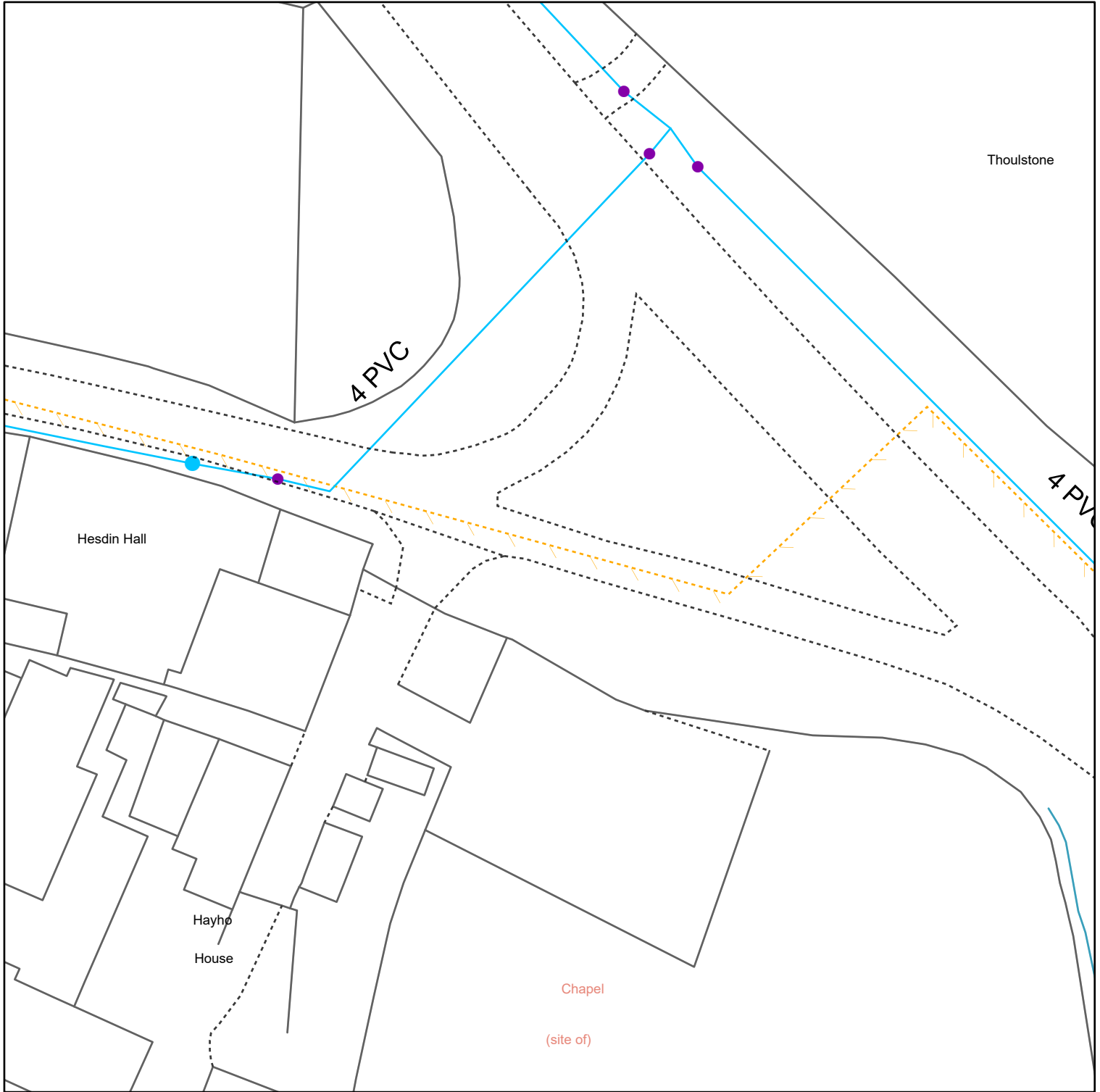
WATER MAINS		SEWERS		STRATEGIC		PUBLIC		PRIVATE		SECTION 104		OTHER WESSEX PIPES		NON-WESSEX / UNKNOWN	
	Distribution		Foul										Rising Mains		Private Rising Mains
	Washout		Surface										Standby Rising Mains		Culverted Watercourse
	Combined		Combined										EDM Effluent Disposal		Highway Drain
	Raw Water		Abandoned										Overflow		Use Unknown
	Abandoned	Colours generally indicate the use of the sewer/drain (i.e Red - Foul, Dark Blue - Surface, Magenta - Combined/Dual Use, Light Green - Highway Drain, Mid Green - Overflow).													
	Private	Some styles of line and symbol are shown on the key in sample/typical colours.													
FITTINGS		STRUCTURES													
	Hydrant		Manhole - Foul		Pumping Station - Surface										
	Other		Manhole - Surface		Pumping Stn - Foul/Combined										
			Manhole - Combined		Gully										
			Inlet		Vent Column										
			Outfall		Rodding Eye										
			Lamphole		Catchpit										
			Bifurcation - Foul		Flushing Chamber										
			Bifurcation - Surface		Soakaway										
			Bifurcation - Combined		Non Return Valve										
			Combined Sewage Overflow		Air Valve										
					Hatch Box										
					Washout										
OTHER STRUCTURES															Chamber
															Attenuation Tank
															Storage Tank
															Tunnel
															Interceptor

Information in this map is provided for identification purposes only. No warranty as to accuracy is given or implied. The precise route of pipe work may not exactly match that shown. Wessex Water does not accept liability for inaccuracies. Sewers and lateral drains adopted by Wessex Water under the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011 are to be plotted over time and may not yet be shown. In carrying out any works, you accept liability for the cost of any repairs to Wessex Water apparatus damaged as a result of your works. You are advised to commence excavations using hand tools only. Mechanical digging equipment should not be used until pipe work has been precisely located. If you are considering any form of building works and pipe work is shown within the boundary of your property or a property to be purchased (or very close by) a surveyor should plot its exact position prior to commencing works or purchase. If you are proposing to build over or near Wessex Water's apparatus you should contact the Developer Services Team, tel: 01225 526633 or e-mail: developer.enquiries@wessexwater.co.uk to discuss your proposals. Details of assets within Wessex Water's land ownership are unavailable through this service.

Date: 05/08/2025
Centre: 383733E, 147975N
Scale: 1:625
(when printed at A4 size)



Wessex Water Network Map

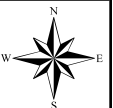


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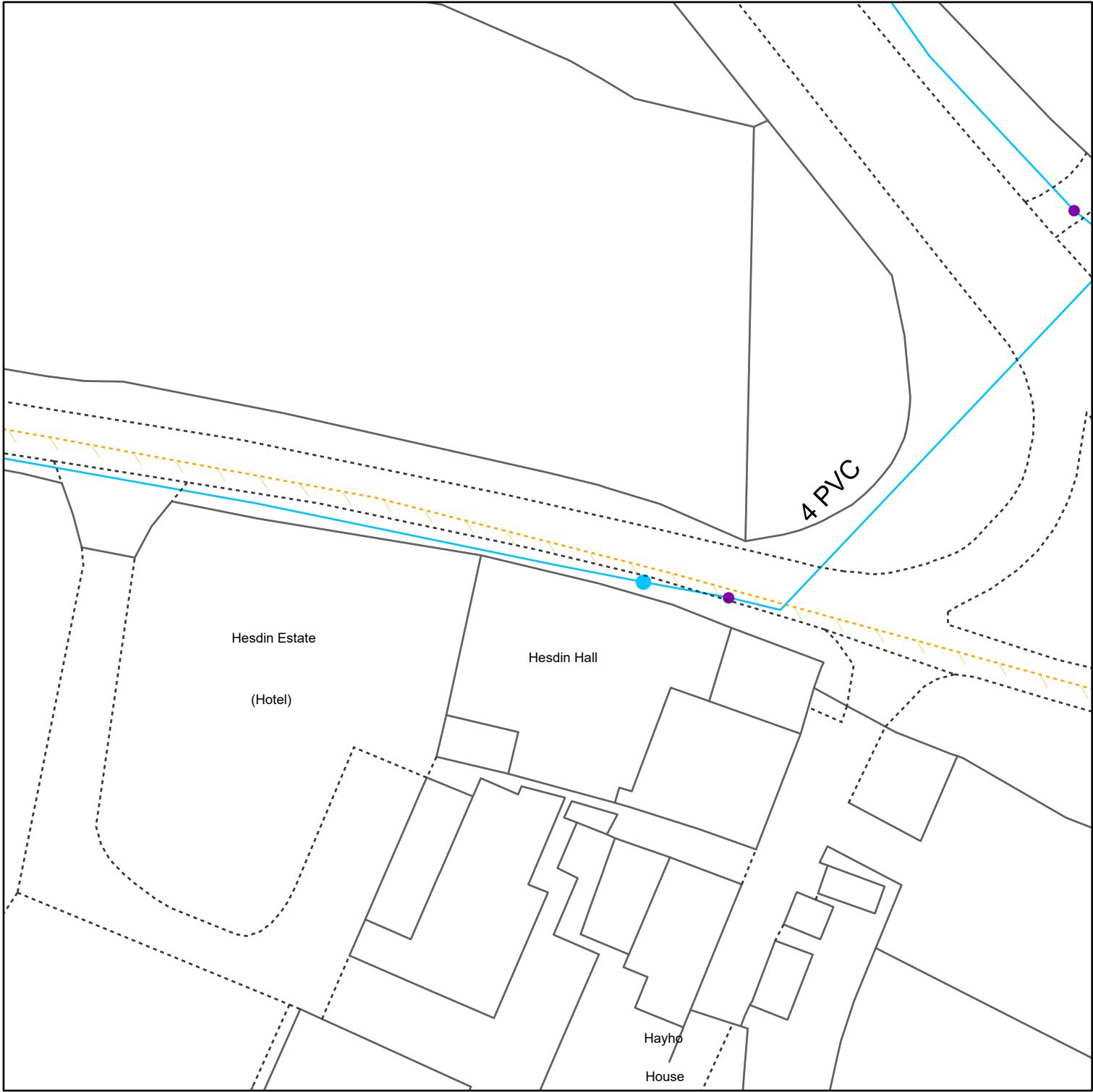
WATER MAINS		SEWERS		STRATEGIC		PUBLIC		PRIVATE		SECTION 104		OTHER WESSEX PIPES		NON-WESSEX / UNKNOWN	
	Distribution		Foul		Surface								Rising Mains		Private Rising Mains
	Washout		Surface		Combined								Standby Rising Mains		Culverted Watercourse
	Raw Water		Abandoned										Effluent Disposal		Highway Drain
	Abandoned												Overflow		Use Unknown
	Private												Syphon		Status Unknown
Colours generally indicate the use of the sewer/drain (i.e Red - Foul, Dark Blue - Surface, Magenta - Combined/Dual Use, Light Green - Highway Drain, Mid Green - Overflow). Some styles of line and symbol are shown on the key in sample/typical colours.															
FITTINGS		STRUCTURES													
	Hydrant		Manhole - Foul		Pumping Station - Surface										
	Other		Manhole - Surface		Pumping Stn - Foul/Combined										
			Manhole - Combined		Gully										
			Inlet		Vent Column										
			Outfall		Rodding Eye										
			Lamphole		Catchpit										
			Bifurcation - Foul		Flushing Chamber										
			Bifurcation - Surface		Soakaway										
			Bifurcation - Combined		Non Return Valve										
			Combined Sewage Overflow		Air Valve		Hatch Box		Washout						
OTHER STRUCTURES Attenuation Tank Tunnel Storage Tank Interceptor															

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Date: 05/08/2025
Centre: 383768E, 148038N
Scale: 1:625
(when printed at A4 size)



Wessex Water Network Map



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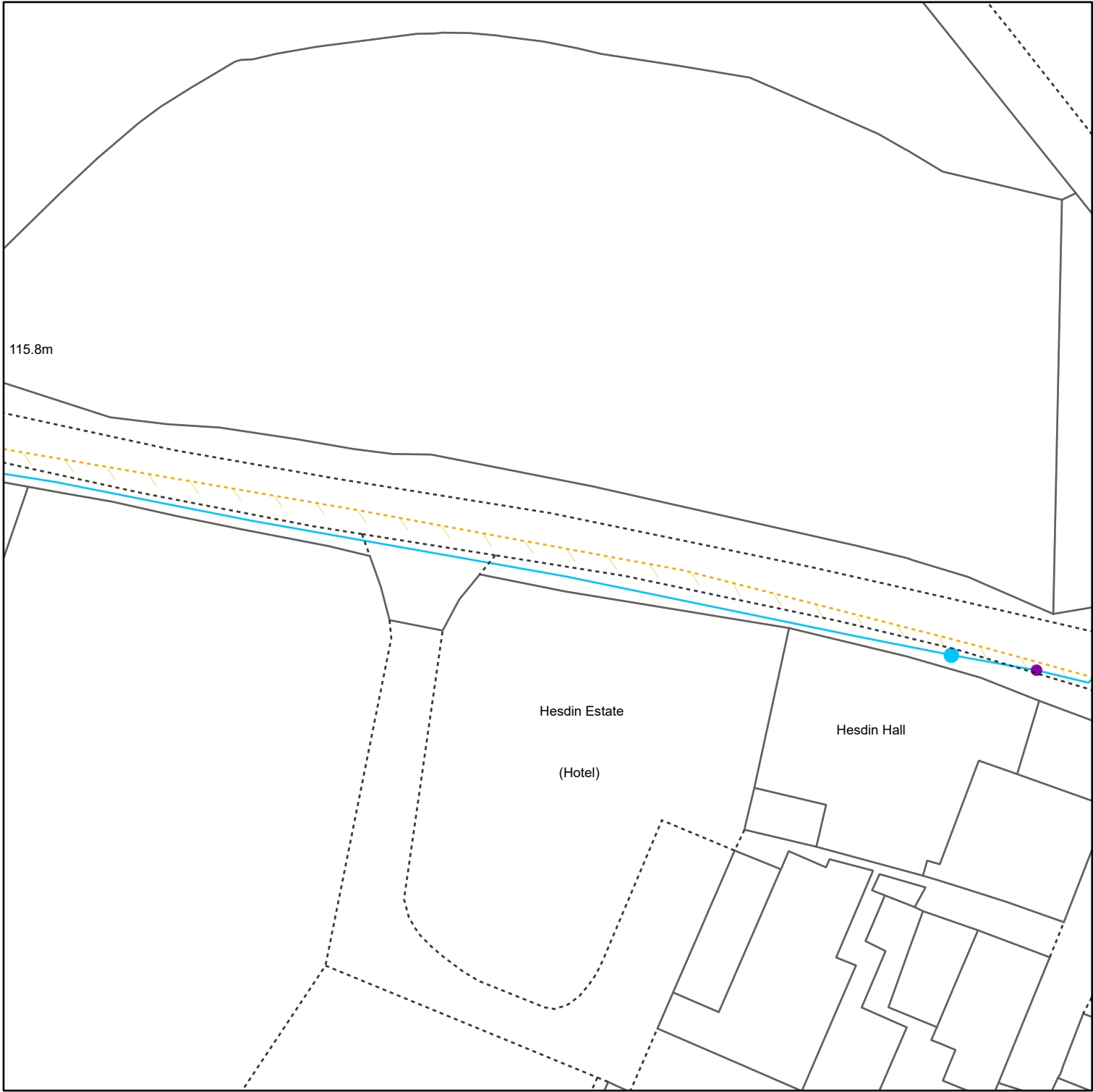
WATER MAINS		SEWERS		STRATEGIC PUBLIC		PRIVATE		SECTION 104		OTHER WESSEX PIPES		NON-WESSEX / UNKNOWN	
Distribution	Washout	Foul	Surface	Foul	Surface	Foul	Surface	Foul	Surface	Rising Mains	Standby Rising Mains	Culverted Watercourse	Private Rising Mains
Raw Water	Abandoned	Combined	Abandoned	Combined	Abandoned	Combined	Abandoned	Combined	Abandoned	EDM	Effluent Disposal	Highway Drain	Use Unknown
Private										Overflow	Syphon	Status Unknown	
FITTINGS		STRUCTURES		STRUCTURES		STRUCTURES		STRUCTURES		OTHER STRUCTURES		OTHER STRUCTURES	
Hydrant	Other	Manhole - Foul	Manhole - Surface	Manhole - Foul	Manhole - Surface	Manhole - Foul	Manhole - Surface	Manhole - Foul	Manhole - Surface	Attenuation Tank	Storage Tank	Chamber	Tunnel
		Inlet	Outfall	Inlet	Outfall	Inlet	Outfall	Inlet	Outfall	Interceptor			
		Lamphole	Bifurcation - Foul	Lamphole	Bifurcation - Foul	Lamphole	Bifurcation - Foul	Lamphole	Bifurcation - Foul				
		Bifurcation - Surface	Bifurcation - Combined	Bifurcation - Surface	Bifurcation - Combined	Bifurcation - Surface	Bifurcation - Combined	Bifurcation - Surface	Bifurcation - Combined				
		Combined Sewage Overflow	Combined Sewage Overflow	Combined Sewage Overflow	Combined Sewage Overflow	Combined Sewage Overflow	Combined Sewage Overflow	Combined Sewage Overflow	Combined Sewage Overflow				
		Pumping Station - Surface	Pumping Stn - Foul/Combined	Pumping Station - Surface	Pumping Stn - Foul/Combined	Pumping Station - Surface	Pumping Stn - Foul/Combined	Pumping Station - Surface	Pumping Stn - Foul/Combined	Gully	Vent Column	Rodding Eye	Catchpit
		Non Return Valve	Air Valve	Non Return Valve	Air Valve	Non Return Valve	Air Valve	Non Return Valve	Air Valve	Hatch Box	Washout		

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Wessex Water
YTL GROUP

Date: 05/08/2025
Centre: 383717E, 148052N
Scale: 1:625
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Wessex Water Network Map



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WATER MAINS	SEWERS	STRATEGIC PUBLIC	PRIVATE	SECTION 104	OTHER WESSEX PIPES	NON-WESSEX / UNKNOWN
Distribution	Foul	Foul	Foul	Foul	Rising Mains	Private Rising Mains
Washout	Surface	Surface	Surface	Surface	Standby Rising Mains	Culverted Watercourse
Raw Water	Combined	Combined	Combined	Combined	EDM Effluent Disposal	Highway Drain
Abandoned	Abandoned	Abandoned	Abandoned	Abandoned	Overflow	Use Unknown
Private	Highway Drain	Highway Drain	Highway Drain	Highway Drain	Syphon	Status Unknown
FITTINGS	STRUCTURES	STRUCTURES	STRUCTURES	STRUCTURES	OTHER STRUCTURES	OTHER STRUCTURES
Hydrant	Manhole - Foul	Pumping Station - Surface	Pumping Stn - Foul/Combined	Pumping Stn - Foul/Combined	Attenuation Tank	Chamber
Other	Manhole - Surface	Gully	Vent Column	Vent Column	Storage Tank	Tunnel
	Manhole - Combined	Rodding Eye	Catchpit	Catchpit		Interceptor
	Inlet	Outfall	Outfall	Outfall		
	Lamphole	Bifurcation - Foul	Bifurcation - Surface	Bifurcation - Combined		
	Bifurcation - Surface	Bifurcation - Combined	Bifurcation - Combined	Bifurcation - Combined		
	Combined Sewage Overflow	Combined Sewage Overflow	Combined Sewage Overflow	Combined Sewage Overflow		
	Air Valve	Air Valve	Air Valve	Air Valve		
	Hatch Box	Hatch Box	Hatch Box	Hatch Box		
	Washout	Washout	Washout	Washout		

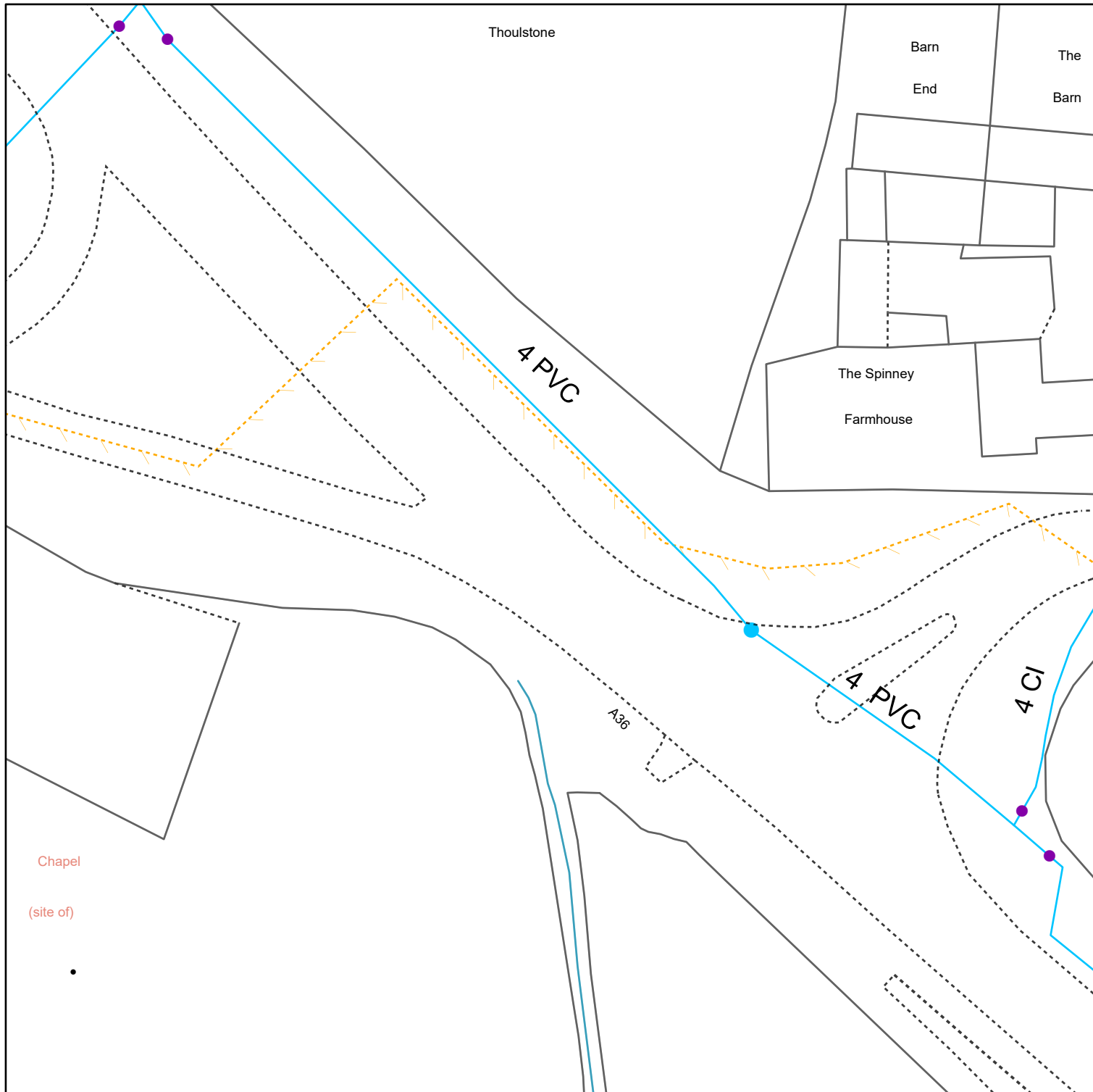
Colours generally indicate the use of the sewer/drain (i.e Red - Foul, Dark Blue - Surface, Magenta - Combined/Dual Use, Light Green - Highway Drain, Mid Green - Overflow).
Some styles of line and symbol are shown on the key in sample/typical colours.

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Wessex Water
YTL GROUP

Date: 05/08/2025
Centre: 383682E, 148060N
Scale: 1:625
(when printed at A4 size)

Wessex Water Network Map



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WATER MAINS		SEWERS		STRATEGIC PUBLIC		PRIVATE		SECTION 104		OTHER WESSEX PIPES		NON-WESSEX / UNKNOWN	
	Distribution		Foul								Rising Mains		Private Rising Mains
	Washout		Surface								Standby Rising Mains		Culverted Watercourse
	Raw Water		Combined								EDM Effluent Disposal		Highway Drain
	Abandoned		Abandoned								Overflow		Use Unknown
	Private	Colours generally indicate the use of the sewer/drain (i.e Red - Foul, Dark Blue - Surface, Magenta - Combined/Dual Use, Light Green - Highway Drain, Mid Green - Overflow).								Syphon		Status Unknown	
FITTINGS		Some styles of line and symbol are shown on the key in sample/typical colours.								OTHER STRUCTURES			Chamber
	Hydrant		Manhole - Foul				Pumping Station - Surface				Attenuation Tank		Tunnel
	Other		Manhole - Surface				Pumping Stn - Foul/Combined				Storage Tank		Interceptor
			Manhole - Combined				Gully						
			Inlet				Vent Column						
			Outfall				Rodding Eye						
			Lamphole				Catchpit						
			Bifurcation - Foul				Flushing Chamber						
			Bifurcation - Surface				Soakaway						
			Bifurcation - Combined				Non Return Valve						
			Combined Sewage Overflow				Air Valve						
							Hatch Box	X	Washout				

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Wessex Water

YTL GROUP

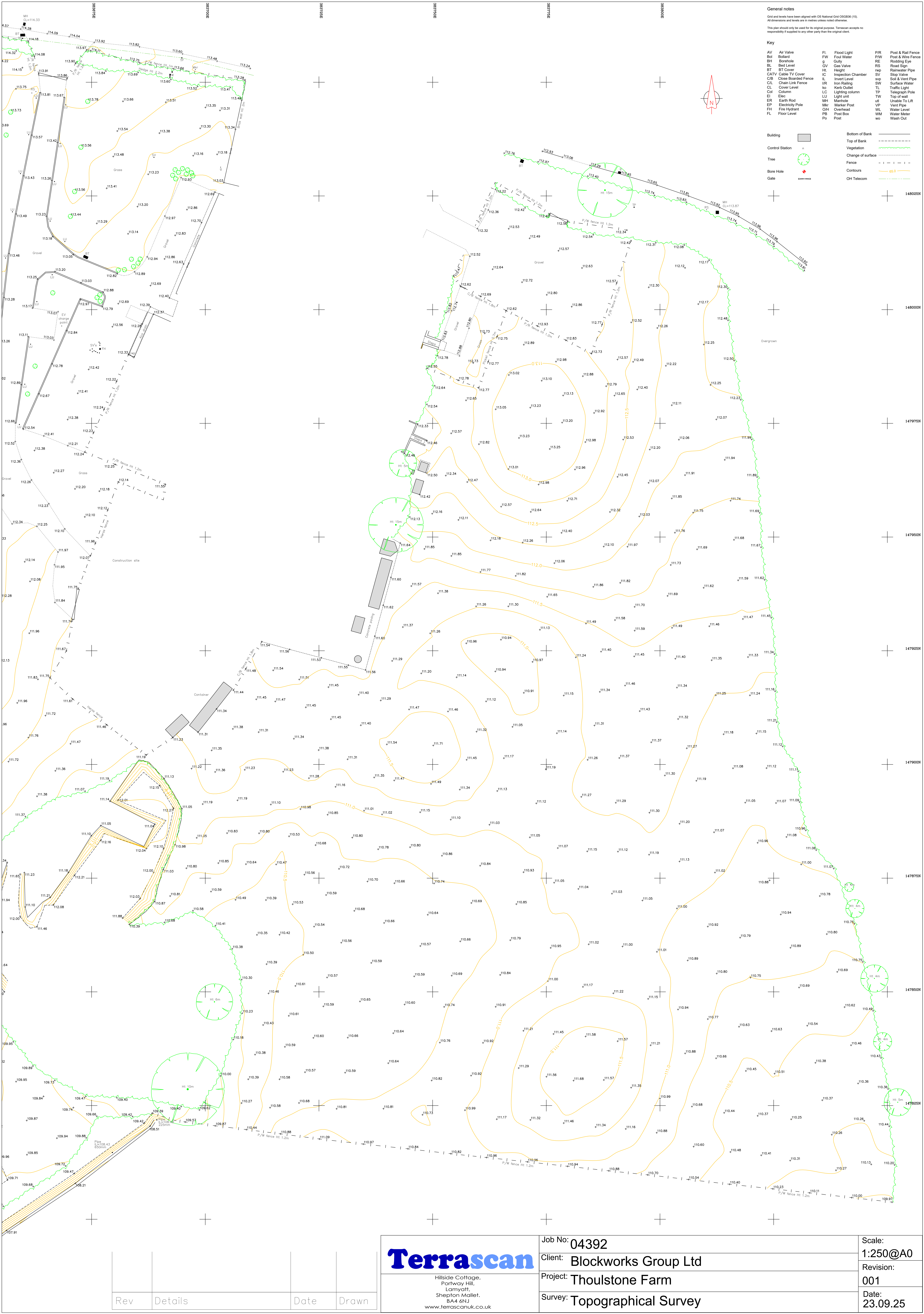
Date: 28/10/2025

Centre: 383829E, 148024N

Scale: 1:625
(when printed at A4 size)

APPENDIX D

EXISTING SITE LEVELS

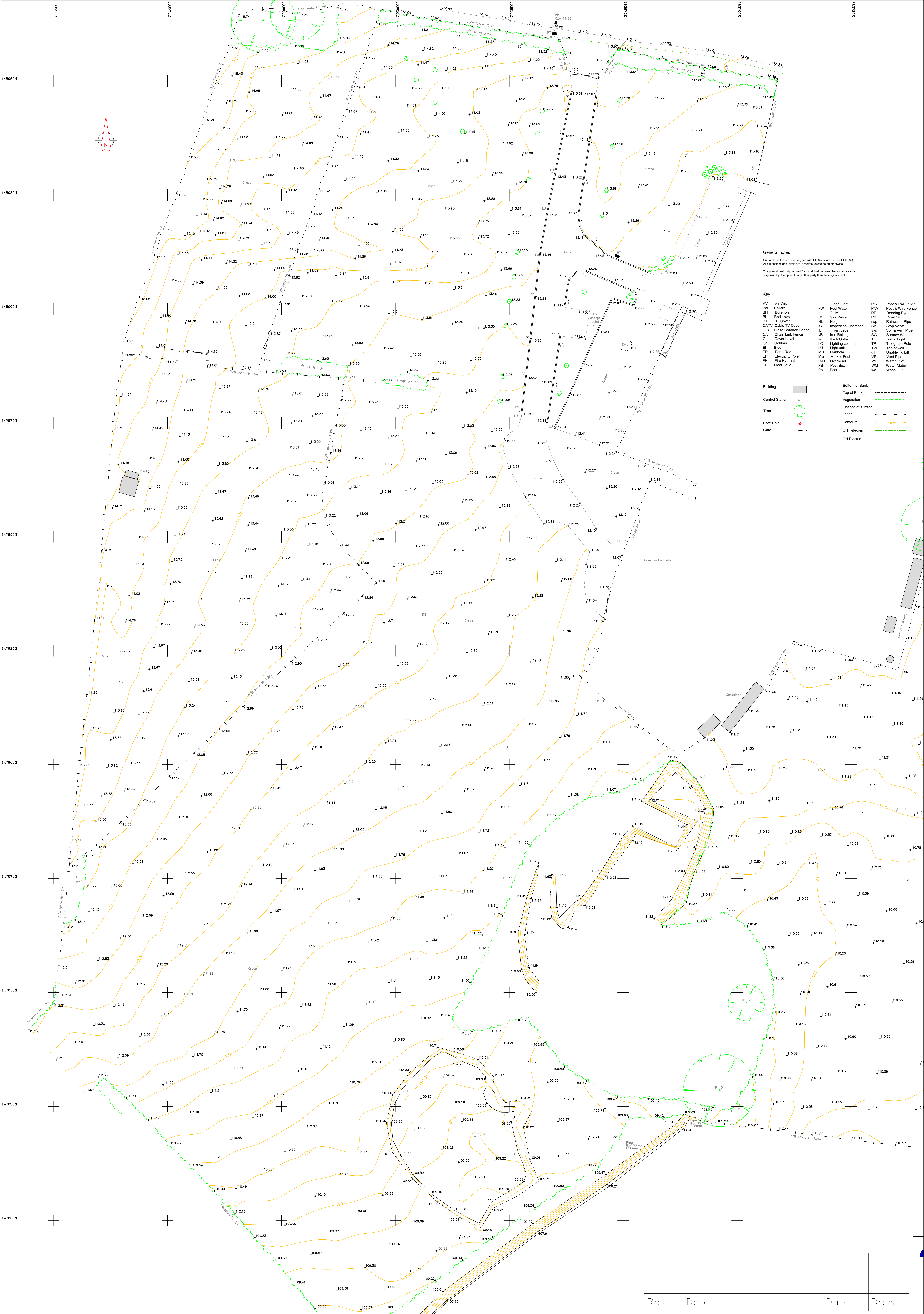


Rev	Details	Date	Drawn

Terrascan

Hillside Cottage,
Portway Hill,
Lomycott,
Shepton Mallet.
BA4 6NJ
www.terrascanuk.co.uk

Job No: 04392	Scale: 1:250@A0
Client: Blockworks Group Ltd	Revision: 001
Project: Thoulstone Farm	Date: 23.09.25
Survey: Topographical Survey	



General notes
Grid and levels have been aligned with OS National Grid OSG83M (15).
All dimensions and levels are in metres unless stated otherwise.
This plan should only be used for its original purpose. Trenchers accept no responsibility if supplied to any other party than the original client.

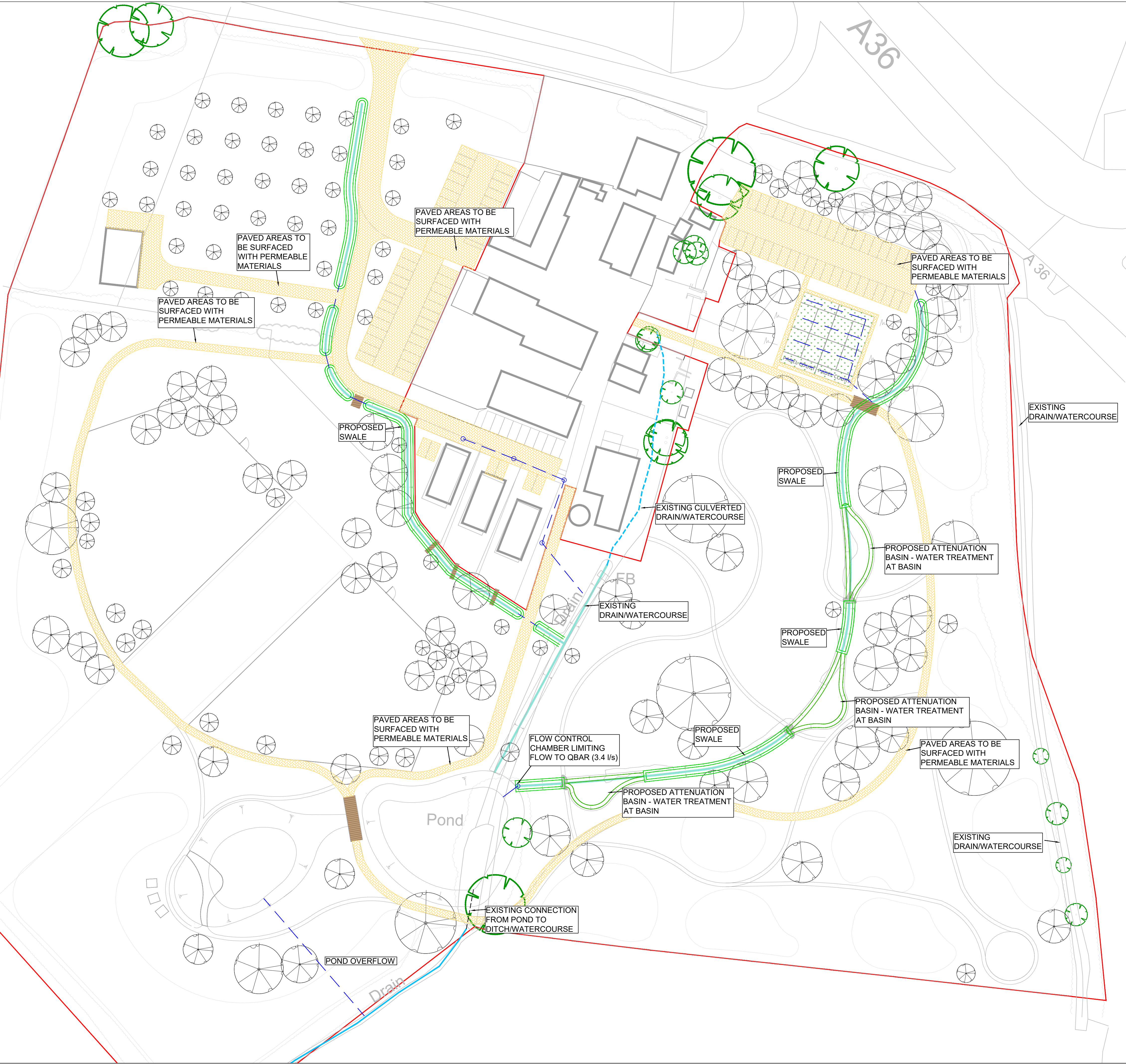
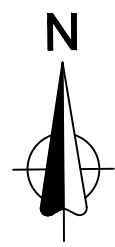
Key					
AV	Air Valve	FL	Flood Light	P/R	Post & Rail Fence
Bol	Bollard	FW	Foul Water	P/W	Post & Wire Fence
BH	Borehole	G	Gully	RE	Rodding Eye
BL	Bed Level	GV	Gas Valve	RS	Road Sign
BT	BT Cover	H	Height	rw	Rainwater Pipe
CATV	Cable TV Cover	IC	Inspection Chamber	SV	Stop Valve
CBS	Cable Boarded Fence	IL	Invert Level	swp	Soil & Vent Pipe
CL	Chain Link Fence	IR	Iron Railing	SW	Surface Water
CL	Cover Level	ko	Kerb Outlet	TL	Top of Lift
Col	Column	LC	Lighting column	TP	Telegraph Pole
EI	Elec	LU	Light unit	tw	Top of wall
ER	Earth Rod	MH	Manhole	ut	Unable To Lift
EP	Electricity Pole	Mkr	Marker Post	VP	Vent Pipe
FH	Fire Hydrant	O/H	Overhead	WL	Water Level
FL	Floor Level	PB	Post Box	WM	Water Motor
		Po	Post	wo	Wash Out

Building	Control Station	Tree	Bore Hole	Gate
Bottom of Bank	Top of Bank	Vegetation	Change of surface	Fence
Contours	OH Telecom	OH Electric		

Rev	Details	Date	Drawn
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APPENDIX E

DRAINAGE STRATEGY



- Notes:
1. Do not scale from this drawing. All dimensions are in metres unless noted otherwise.
 2. Drawing to be read in conjunction with all other consultants drawings. Any discrepancies are to be reported to the engineer immediately.
 3. Position of existing services/statutory undertakers apparatus are to be checked by the contractor prior to starting work.

- KEY OPTION B:
- SITE BOUNDARY
 - PROPOSED STORM DRAINAGE
 - PROPOSED PERMEABLE PAVING
 - PROPOSED ATTENUATION BASIN

C	05.05.26	LAYOUT REVISION	SJC
B	30.10.25	LAYOUT REVISION	SJC
A	15.09.25	FOR COMMENT	SJC
Rev	Date	Details	Drawn



CLIENT:	HESDIN ESTATE		
PROJECT:	HESDIN HALL, THOULSTONE		
TITLE:	DRAINAGE LAYOUT		
SCALE @ A1:	DATE:	STATUS:	
1:500	13.10.2025	INFORMATION	
JOB NO:	DRAWING NO:	REVISION:	
25-3253	C001	C	