

Langfords Car Spares, Semley, Shaftesbury, SP7 9AQ

6th July 2026

Planning App Ref: PL/2026/01038

Such Salinger Peters Ltd (SSP) are the Drainage Consultant working for the client on the above application. SSP have submitted a drainage strategy and flood risk assessment as part of these works. This letter is in response to the Wiltshire Council Drainage Team 'No Objection: Subject to Conditions' letter dated 2nd July 2026.

This letter report intends to set out the additional requested information in order to satisfy these conditions.

- *The applicant should provide a detailed drawing and sizing of the existing and proposed impermeable areas across the site and clarify how the introduction of an impermeable liner will alter the hydrological behaviour of the site and impact runoff generation.*

Drawing 80757-12 Existing Impermeable Area and Drawing 80757-04 Surface Water Drainage Strategy (including Proposed Impermeable Area) attached.

The existing site falls between the definitions of permeable and impermeable. The surfacing is compacted well graded aggregate (Type 1). However, there is a dense clay substrata at shallow depth that eliminates short term infiltration, meaning that for larger storms the entire area will behave as if it was impermeable. Furthermore, there is currently no attenuation or flow control on the existing surface water system.

The proposals to provide an impermeable barrier at the clay interface will be reproducing the existing drainage behaviour for larger storms. In addition, it allows the near-surface aggregate to act as storage despite the site topography, reducing the size of the tank and associated material import and export from site.

For both existing and proposed, the area outside the site gates has been ignored as it will remain unchanged. The proposed area is only that which is within the red line and will be impermeable (i.e. feed to the drainage system). This area has been used for the greenfield discharge rate to compare like with like. For the existing, the impermeable area includes all within the red line that is used for the current storage yard – this is



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approximately 8% larger than the proposed impermeable area, but still 13% smaller than the red line (which due to the underlying clay will behave in a similar manner).

See below for the benefits in discharge rate compared to the existing and greenfield.

- *The applicant shall provide a table summarising the existing runoff rates, calculated greenfield runoff rates and proposed discharge rates for the 1 in 1, 1 in 30 and 1 in 100-year storm events, including confirmation of the assumptions used within the runoff calculations.*

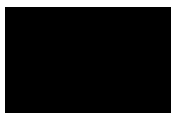
Runoff Rates:

	Offsite Discharge Rate (l/s)		
	1 in 1 year	1 in 30 year	1 in 100 year
Existing	20.5	49.8	65.4
Greenfield	2.0	5.5	7.6
Proposed	1.8	1.8	1.8
Proposed (+CC)	1.8	1.8	2.0

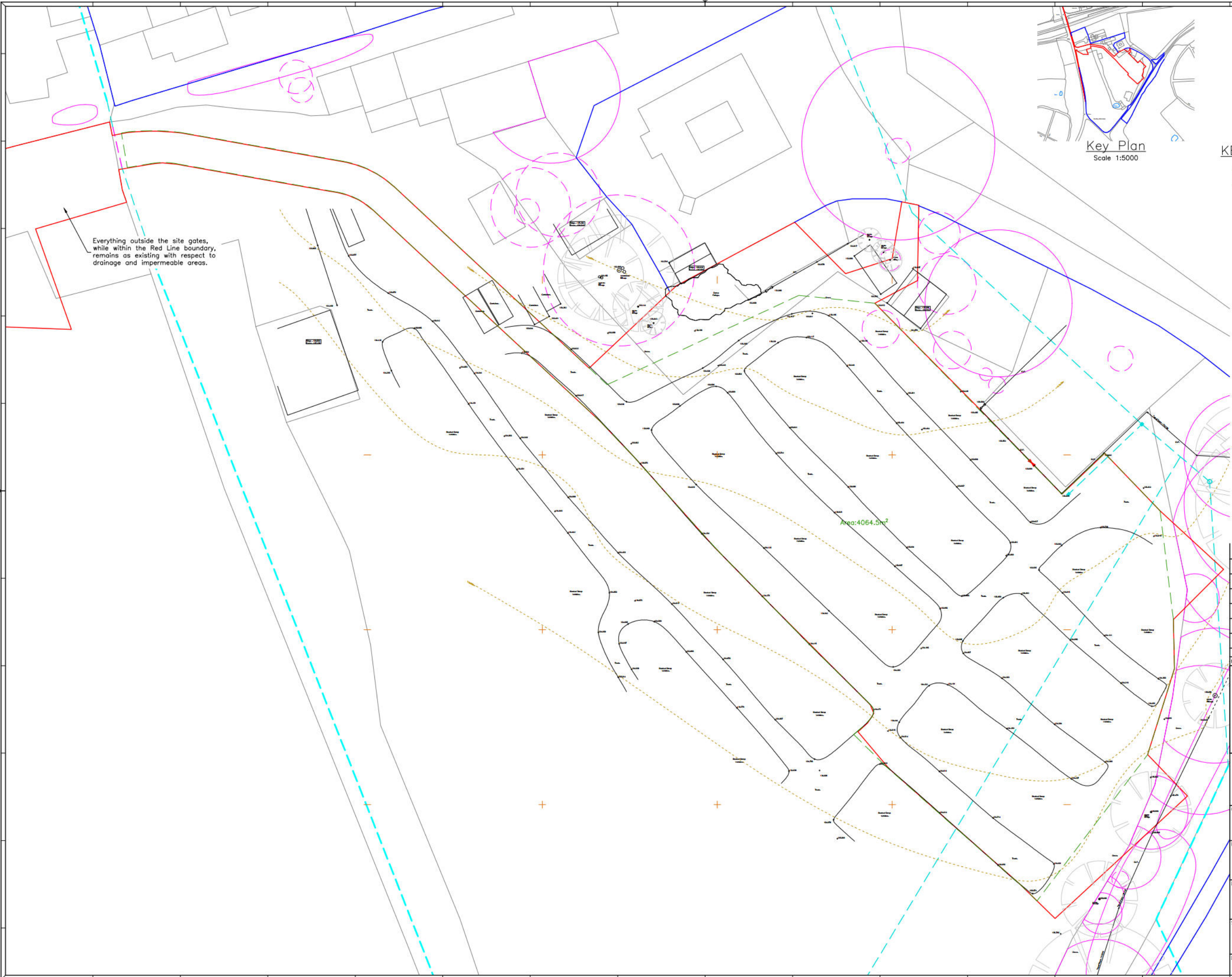
1. The existing discharge rate is simulating the dense clay substrata overlain by compacted well graded aggregate. This was accomplished by treating the area as impermeable with a time of concentration of 30 minutes, taking into account the existing discharge pipework.
2. The greenfield discharge rate is calculated from a WRAP of 4 (Clayey... with an impermeable layer at shallow depth).
3. Climate change allowance for 1 in 1 year and 1 in 30 year is +40%, and for 1 in 100 year is +45%.

In conclusion, the existing site is functionally impermeable. Proposals include attenuation to greatly reduce discharge rates compared to both existing and greenfield rates.

Steph Howard



HNC EngTech MICE
Director
6th July 2026



NOTES

1. All dimension in millimetres and all levels in metres Above Ordnance datum unless stated otherwise.

KEY

Area: X m² Drainage Area

FOR PLANNING

G					
F					
E					
D					
C					
B					
A					
—	FIRST ISSUE	RP	SH	SH	06/07/26
MR	REVISIONS	DRN	CHK	APP	DATE



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CLIENT

Karl Langford

PROJECT

Langfords Car Spares Storage

DRAWING TITLE

Existing Impermeable Area

SCALE	DATE
1:250 © A1	06/07/26
DRAWN RP	CHECKED SH
APPROVED SH	

DRAWING No.

80757-12

REVISION

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NOTES

1. All dimension in millimetres and all levels in metres Above Ordnance datum unless stated otherwise.

KEY

- Ref
- Manhole - Circular
 - Gully
 - Rodding Eye
 - Root Protection Zone
 - Root Protection Zone - Category C
 - Perforated Pipe / Trench Drain
 - Existing Surface Water Sewer
 - Existing Surface Water Ditch
 - Surface Water Sewer
 - Drainage Area
 - Raised Area

FOR PLANNING

G					
F					
E					
D					
C	For Planning	RP	SH	JEP	23/01/25
B	Updated to preliminary design.	RP	-	-	22/12/25
A	Updated Pond Design including Att Tank Option	SH	-	-	16/07/25
-	FIRST ISSUE	RP	SH	-	06/05/25
WK	REVISIONS	DRN	CHK	APP	DATE

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PROJECT
Langfords Car Spares Storage

DRAWING TITLE
Surface Water Drainage Strategy

SCALE	DATE	06/05/2025
1:250 @ A1	DRAWN	CHECKED
	RP	SH
DRAWING No.	80757-04	REVISION
		C

Key Plan
Scale 1:5000

Replacement manhole for existing.
Dig with caution in TPZ. Possible hand dig.

Hydrobrake outlet 2l/s.
SPEL SHV 200/30 Smartceptor

Ground raised by up to 500mm in this area to achieve a plateau of 133.50mAOD. This enables a greater proportion of the clean stone to be used for attenuation.

To be filled with clean stone to drain to attenuation tank. Total of 400m³ below 133.50mAOD.

Tank Volume: 216m³.
72m (l) x 7.5m (w) x 0.4m (d)
1080 crates
Approx. 0.8m depth of cover

Impermeable Liner:
The road surface is to be unsealed. Due to the low permeability of the subgrade, an impermeable liner is proposed under the site. This will direct water towards the tank, and double as storage within the low lying part of the site.

Clean stone used as drainage inlet. Not used for attenuation.

Surface Water Manhole Schedule

MH Number	Cover Level	Maximum Invert	Pipe Size	Depth (m)	MH Diameter	MH Cover Type
S01	134.65	132.80	150	1.85	B 1200	D400
S02	133.85	132.50	150	1.35	B 1200	D400
S03	134.20	133.55	150	0.65	D 450	D400
S04	133.50	133.10	150	0.40	D 450	D400
S05	134.00	132.60	150	1.40	D 450	D400
S06	133.75	132.60	150	1.15	D 450	D400
S07	133.60	132.58	150	1.02	D 450	D400
S08	133.50	132.40	150	1.10	D 450	D400
S10	133.50	132.30	150	1.20	C 1200	D400
S11	132.90	131.60	150	1.30	D 450	D400
S12	132.64	131.50	150	1.14	C 1200	D400

- 1 - Manhole to incorporate 500mm deep catchpit at base (e.g. 1200 + 500 = 1700 overall depth).
2 - Hydrobrake (MD-SHE-0066-2000-1100-2000 OSA).

Attenuation Tank Schedule

Width (m)	Length (m)	Height of Tank (m)	Cover Level	Base Level	Depth to Tank Base (m)
7.5	72	0.4	134.65-133.70	132.79-132.51	1.86-1.19