

**1-3 MILL STREET,
CALNE,
WILTSHIRE**

**Flood Risk Assessment &
Drainage Strategy**

June 2026

IMA-24-110

REVISIONS

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1 Executive Summary

Description	Summary
Location	1-3 Mill Street, Calne, Wiltshire. Post code SN11 8DP. National Grid Reference 399919 , 171052 (Northern parcel) and 399913 , 170986 (southern parcel)
Lead Local Flood Authority (LLFA)	Wiltshire County Council LLFA
Site Area	The total site area is approximately 0.74ha.
Current / Existing Land Use	The site is brownfield with the northern parcel an at-grade car park and the southern parcel a former supermarket and car park.
Flood Zone	The Environment Agency 'Flood Map for Planning' confirms that the proposed development is located within Flood Zones 1, 2 and 3. https://flood-map-for-planning.service.gov.uk/
Fluvial Flood Risk	Medium/High (refer to flood modelling)
Groundwater Flood Risk	Medium
Surface Water Flood Risk	Low
Infrastructure Flood Risk	Low
Artificial Source Flood Risk	Low / Unlikely in this area
Development Proposals	The proposals are to construct 7 no. assisted living units in the northern parcel and a 60 bedroom care home on the southern parcel with associated roads, parking areas, sustainable drainage features and soft landscaping areas.
Brownfield Runoff rate	Northern parcel 20.4l/s (1 in 1 year) Southern Parcel 43.9l/s (1 in 1 year)
Climate Change Allowance	45%
Surface Water Drainage Strategy	The surface water drainage strategy for the site is to discharge surface water to the River Marden, mimicking the existing discharge location. Surface water discharge from the site will be restricted to a

	75% betterment of the calculated brownfield runoff rate. All future rainfall events up to and including the 1:100 + 45% climate change event will be restricted to 5.1l/s and 11.0l/s for the northern and southern parcel respectively. The strategy utilises permeable paving, raingardens and a below ground attenuation tank to provide the equivalent of approximately 208m ³ of storage volume and treat surface water flows.
Foul Water Drainage Strategy	Foul water flows from the northern parcel will be discharged into the existing 300mm public sewer crossing the site. Foul water flows from the southern parcel will be discharged into the existing 375mm sewer, or its diversion, subject to capacity assessment by WW on planning approval. The existing 375mm sewer will require diversion as part of the scheme and the proposed route will be around the north and west of the proposed care home building.

2 Introduction

2.1 Background

- 2.1.1 IMA Transport Planning Ltd have been appointed by Cedar Care Ltd to prepare a Flood Risk Assessment (FRA) and Drainage Strategy in support of a planning application for the construction of 7 no. assisted living units and a 60 bedroom care home, with associated access roads, car parking, sustainable drainage features and soft landscaping.
- 2.1.2 Refer to **Appendix A** for a copy of the proposed site layout.
- 2.1.3 The following assessment is undertaken in-line with the guidance as set out in the National Planning Policy Framework (NPPF), DEFRA Flood Risk Assessment Guidance for New Development, non-statutory technical standards for SuDS and other associated technical guidance.
- 2.1.4 A number of recent previous planning applications have been made for the re-development of the site. These include:
- Historical Full Application - PL/2021/07845, Partial demolition and Conversion of Existing Retail/Office Building to form 16 Dwelling Units.
 - Historical Outline application - PL/2021/07982, Residential Development comprising 8 dwelling units
 - Historical Full Application - PL/2022/05621, Residential and Class E
- 2.1.5 As part of the PL/2021/07845 and 07982 applications a Flood Risk Assessment by Watermans dated July 2021 was produced. This included a detailed hydraulic modelling assessment of the River Marden.
- 2.1.6 It is assumed that the rights to the information contained within the report are passed to Cedar Care Ltd in their acquisition of the site.
- 2.1.7 This revision of the report (1-2) reflects amendments to the proposals including reduction to 7 plots in the northern catchment and layout changes to the care home car parking area.

2.2 Scope of assessment

- 2.2.1 This assessment is undertaken in accordance with guidance as set out in the National Planning Policy Framework (NPPF).
- 2.2.2 Reference has been made to the Environment Agency (EA) and Wessex Water advice together with flood/asset mapping.
- 2.2.3 The site is identified in relation to its topographical and geographical location, identifying any drainage outfalls and watercourses in the vicinity of the development site.
- 2.2.4 The existing surface water drainage mechanisms will be assessed. A proposal for a surface water drainage system serving the development site will be evaluated in the

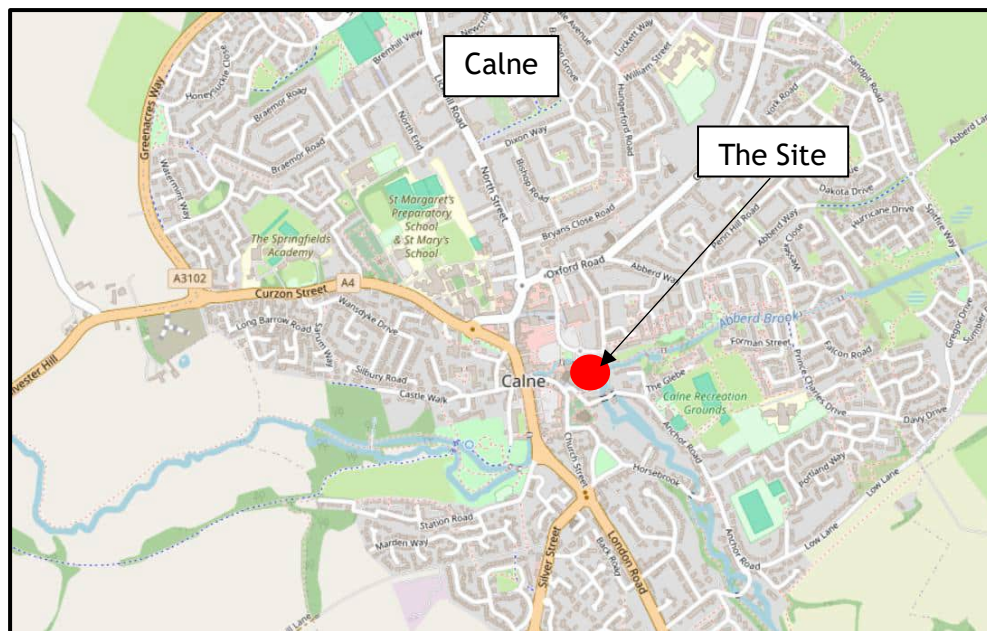
context of identifying any site constraints. Sustainable Drainage Systems (SuDS) will be recommended and employed to mitigate the risk of flooding and provide multi-functional benefits, as required and where possible.

- 2.2.5 In order to provide a comprehensive strategy, the existing and proposed foul drainage will also be reviewed and indication of the proposed drainage solution which may include recommendations on use of existing/new outfalls, new connections and or diversions that may be necessary as a result of the redevelopment of the site.

3 Site Description & Context

3.1 Site Location

- 3.1.1 The site is located at the centre of the town of Calne, Wiltshire. The nearest post code is SN11 8DP. The site is split across two parcels, intersected by the River Marden. OS National Grid Reference for the northern parcel is 399919 , 171052 and Grid Reference for the southern parcel is 399913 , 17098 Refer to Figure below.



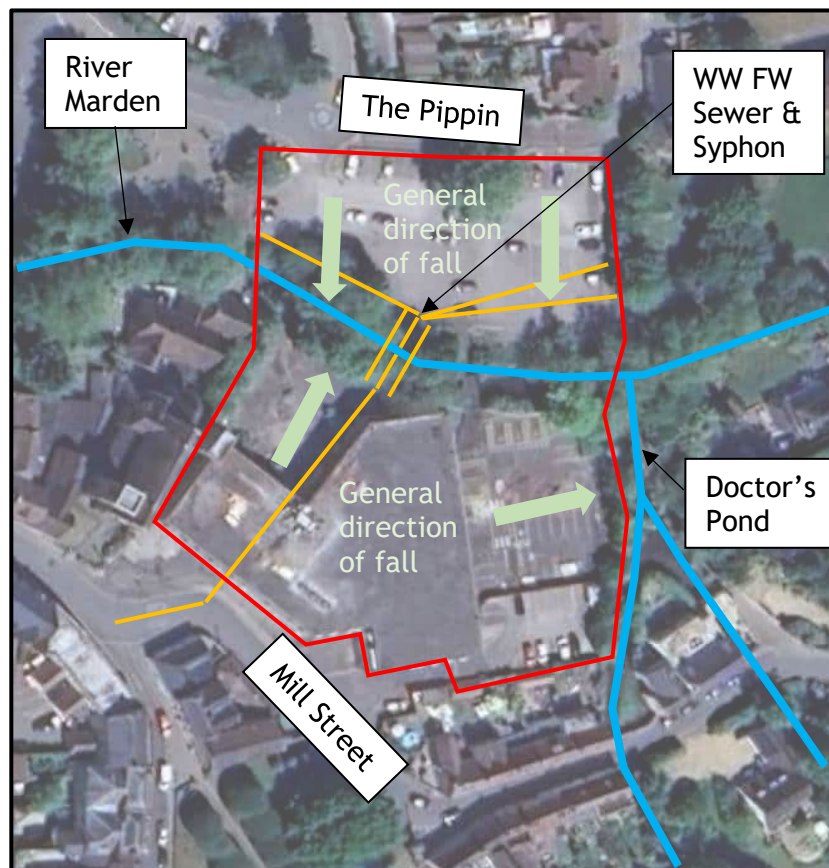
- 3.1.2 The northern parcel of the development site is currently an at-grade car park access off The Pippin. It is bounded by the River Marden to its south, public realm to its west, The Pippin to its north and residential properties to its west.
- 3.1.3 The southern parcel is currently a former Co-op supermarket building and car park. It is bounded by the River Marden to its north, Doctors Pond (a tributary to the river) to its east, residential properties and Mill Street to its south and Calne Free Church to its west.
- 3.1.4 Two bridges connect the two parcels across the River Marden.
- 3.1.5 Topographically the northern parcel falls from north, at 71.5m, to south, at 69.0m. Equating approximately to a 1 in 15 gradient. The southern parcel is comparatively flat at around 68.5m.
- 3.1.6 Refer to **Appendix B** for a copy of the site topographical survey.
- #### 3.2 Ground Conditions
- 3.2.1 A review of the British Geological Survey (BGS) Geology viewer indicates that the site is situated on the 'Stanford Formation' of Limestone. Superficial deposits of Alluvium-Clay, silt, sand and gravel are indicated.
- 3.2.2 Refer to **Appendix C** for relevant extracts of the BGS viewer.

- 3.2.3 Both parcels of the development site are almost entirely built over. Given the location of the site in the centre of Calne and on review of historic mapping the land is likely to consist of predominately made ground. It is understood that prior to the existing supermarket and car parking usage, the site comprised a cinema and residential properties.
- 3.2.4 A number of previous recent planning applications for the site have been prepared and submitted to the Local Authority. As such some ground investigations have been previously undertaken.
- 3.2.5 Infiltration testing was undertaken in January 2023 at 6 no. trial pits across the site. Three of the trial pits indicate zero reduction in water depth across a 4+ hour period. The remaining three trial pits indicated a reduction in water depth and hence some potential for infiltration.
- 3.2.6 However the extensive brownfield history of the site means that the risk of contamination in the ground is likely to be high. When factoring this, along with observing that current drainage arrangements discharging directly to watercourses, it is considered that infiltration into the ground is not a suitable method of surface water discharge for the site.
- 3.2.7 Refer to **Appendix D** for a copy of the Infiltration Test results.

3.3 Existing Drainage Regime

- 3.3.1 As previously discussed, the River Marden and Doctor's Pond are both immediately adjacent to the site. Both watercourses are classified as Main Rivers and therefore under the jurisdiction of the Environment Agency.
- 3.3.2 A review of the site topographical survey, followed up by a site walkover, indicates that the site is served by a number of positive drainage features, including gullies, surface water drains, inspection chambers and outfalls. This is consistent with the heavily developed nature of the site in its existing state.
- 3.3.3 A review of the Wessex Water asset mapping does not include any surface water sewer, indicating that the surface water drains on site are not adopted and hence likely to exclusively serve the former supermarket building and car parking.
- 3.3.4 The Wessex Water asset mapping does however, indicate a number of public foul water sewers crossing the site. Three foul water sewers (DN225, DN300 & DN450) are shown to converge within the existing car park north of the River Marden, entering the site from the east and west, and cross below the watercourse via a syphon arrangement with 3 no. 225mm sewers. A sewer (DN375) then runs from the downstream syphon outlet in a south-west direction below the existing supermarket building towards the Mill Street-Church Street junction where a number of other sewers also exist, outside of the site boundary.
- 3.3.5 Refer to **Appendix E** for a copy of the Wessex Water asset mapping.

3.3.6 A summary of the existing site drainage features can be seen in the figure below:



3.3.7 Based on the site observations and available desktop and ground investigation information it is considered that surface water drainage, in its pre-developed state, drains via man-made infrastructure directly discharging into the adjacent watercourses.

3.4 Site Visit

3.4.1 On 10th December 2025 the site was visited to observe the existing drainage arrangements and other engineering constraints.

3.4.2 Outfall pipes were observed discharging into the River Marden and Doctor's pond. These are believed to serve the existing surface water drainage arrangements on from the northern car park and southern supermarket development, and they correspond with the drainage arrangements contains in the site survey information. The outfalls from the southern parcel appear to include a non-return flap valve. These have been indicated on the Drainage Strategy drawing in **Appendix I**.

4 Planning Policy, Guidance and Development Context

4.1 National Planning Policy Framework

4.1.1 The National Planning Policy Framework (NPPF, paragraphs 170 to 182) states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

4.1.2 The NPPF states that when determining planning applications, Local Planning Authorities (LPA) should ensure that 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 it can be demonstrated that:

- 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;
- 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;
- It incorporates Sustainable Drainage Systems (SuDS), unless there is clear evidence that this would be inappropriate;
- Any residual risk can be safely managed; and
- Safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

4.1.3 Applications which could affect drainage on or around the site should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff, and which are proportionate to the nature and scale of the proposal. These should provide multifunctional benefits wherever possible, through facilitating improvements in water quality and biodiversity, as well as benefits for amenity. Sustainable drainage systems provided as part of proposals for major development should:

- Take account of advice from the lead local flood authority;
- Have appropriate proposed minimum operational standards; and
- Have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development

4.2 Planning Practice Guidance

4.2.1 The Planning Practice Guidance (PPG) provides additional guidance to LPAs to ensure effective implementation of the planning policies set out within the NPPF regarding development in areas at risk of flooding.

- 4.2.2 The PPG states that developers and LPAs should seek opportunities to reduce the overall level of flood risk in the area and beyond through the layout and form of the development, and the appropriate application of SuDS. Referencing information provided by the Environment Agency (EA), the PPG provides advice on taking account of climate change, setting out recommended contingency allowances for net sea level rise and peak rainfall intensities, which should be increased by between 5% and 105% from now until the year 2115. It also advises on flood resilience and resistance measures when dealing with the residual risks remaining after applying the sequential approach and mitigating actions.
- 4.2.3 The PPG also includes advice on flood risk vulnerability and flood zone compatibility. The following flood zones refer to the probability of river and sea flooding, without the presence of defences:
- Zone 1 - low probability: less than 1 in 1000 year annual probability of river or sea flooding (<0.1%) in any year;
 - Zone 2 - medium probability: between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% to 0.1%) or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% to 0.1%) in any year;
 - Zone 3a - high probability: 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability flooding from the sea (>0.5%) in any year; and
 - Zone 3b - the functional floodplain: where water has to flow or be stored in times of flood; identification should take account of local circumstances and would typically flood with an annual probability of 1 in 30 (3.3%) or greater in any year or land that is specifically designed to flood in events up to the 1 in 1000 (0.1%) annual probability event.
- 4.2.4 Flood risk vulnerability is split into five classifications in Annex 3 of the NPPF, as follows:
- Essential Infrastructure
 - Highly Vulnerable
 - More Vulnerable
 - Less Vulnerable
 - Water Compatible Development
- 4.2.5 Table 2 of the Planning Practice Guidance indicates the compatibility of development vulnerability classes and Flood Zones. It indicates where development is acceptable without the need for the exception test, where the exception test would be required or where develop is not permitted regardless of the exception test.

4.3 Wiltshire Council Level 1 Strategic Flood Risk Assessment

- 4.3.1 The Wiltshire Council Level 1 Strategic Flood Risk Assessment was produced in 2019. This document provides further flood risk information on the Wiltshire Council jurisdiction.
- 4.3.2 The SFRA also provides GIS data across the region with various flood risk related datasets that supplement the Environment Agency's flood risk mapping.

4.4 Local Authority Drainage Standards/Guidance

- 4.4.1 Wiltshire County Council have a local SuDS guidance document titled 'Drainage Betterment Strategy'. This has been reviewed and principles applied where appropriate.

4.5 National standards for sustainable drainage systems (SuDS)

- 4.5.1 The National standards for sustainable drainage systems were published in July 2025 and is the current national guidance for the design, maintenance and operation of SuDS.
- 4.5.2 There are seven standards covering run-off destinations, management of everyday rainfall, management of extreme rainfall, water quality, amenity, biodiversity and design of drainage for construction, operation, maintenance and decommissioning.

4.6 Environment Agency Flood Risk Assessment Guidance for New Development

- 4.6.1 The EA's Guidance for Assessing and Managing Flood Risk for New Development states that the requirements for safe access and exit from new developments in flood risk areas are as follows, in decreasing order of preference:
- Safe dry route for people and vehicles;
 - Safe dry route for people;
 - If a dry route for people is not possible, a route for people where the flood hazard (in terms of depth and velocity of flooding) is low and should not cause a risk to people;
 - If a dry route for vehicles is not possible, a route for vehicles where the flood hazard (in terms of depth and velocity of flooding) is low to permit access for emergency vehicles. However, the public should not drive vehicles in floodwater.
- 4.6.2 Where a dry route is not possible and a route with low hazard is identified, the route should not have any service covers that could be removed, or other underwater hazards. It is often difficult to see underwater hazards even in shallow water, particularly at night or if the water is silty. In addition, the route should be clearly marked, for example using painted posts.

4.8 Water Industry Act

- 4.8.1 Wessex Water is the local Sewerage Undertaker and provides sewerage services under the guidance of the Water Industry Act 1991.
- 4.8.2 Under Section 106 of the Water Industry Act, the developer currently maintains the automatic right to 'communicate' with the public foul water sewer system.
- 4.8.3 Under Section 185 of the Water Industry Act, the Sewerage Undertaker had a duty to move sewers across land where improvements are proposed.

5 Review of Potential Sources of Flooding

There are several different ways in which flooding can occur. These different ways reflect the source of the floodwater and how it moves across the landscape. The different sources of flooding can occur individually, or they can occur concurrently.

This section investigates the risks associated with all sources of flooding at the development site and surrounding catchment area.

5.1 Flood Risk from Rivers (Fluvial)

- 5.1.1 Flooding from rivers occurs when the volume of water being conveyed by the river channel exceeds its capacity, resulting in the water level rising and overtopping or breaching of the river bank.
- 5.1.2 The Environment Agency's "Flood Map for Planning" identifies the extent of flooding from rivers and sea, ignoring the effects of flood defences, and categorises them according to the risk of flooding. The risk assessment scale contains three zones from 'Flood Zone 3' (highest risk) to 'Flood Zone 1' (lowest risk).
- 5.1.3 The proposed site is located within land identified as Flood Zone 1, Flood Zone 2 and Flood Zone 3. The majority of the northern parcel is located entirely within Flood Zone 1 with only the areas closest to the River Marden banks shown to be within Flood Zone 2 and 3. The southern parcel is predominately within Flood Zone 2 with the south-eastern portion of the site, currently the supermarket car park, being within Flood Zone 3.
- 5.1.4 As described in Section 4.2.3 this means some areas of the site have a greater than 1 in 100 year annual probability of river flooding (>1% AEP) in any given year.
- 5.1.5 Refer to **Appendix G** for a copy of the EA's Flood Map for Planning.
- 5.1.6 As there is fluvial flood risk associated with the site, a detailed hydraulic modelling study was undertaken by Watermans as part of a previously submitted application. This study is included in **Appendix F**.
- 5.1.7 The Environment Agency (EA) provided to Watermans the product 7 (P7) data for the Site which contains the hydraulic model produced as part of the "Chippenham and Calne Mapping and Modelling Study" in 2016.
- 5.1.8 The catchment scale model was then updated by Watermans to facilitate site specific FRA usage. It is noted that the model indicates the originally submitted development proposals which have since been developed and refined to suit the latest application. Whilst some changes, including the demolition of the supermarket building and reconstruction in its place, have occurred the overall scheme still closely matches the original building footprints and as such the modelling is considered to remain valid.
- 5.1.9 Note that the Watermans reporting refers to the northern parcel as 'Plot 1' and the southern parcel as 'Plot 2'.
- 5.1.10 The peak modelled water levels from the hydraulic modelling study are presented in Table 1 below. During consultation with the EA (Appendix I), it was confirmed

that the River Avon is located in the River Severn Basin District. In line with the Environment Agency climate change guidance the higher central (35%) and upper end (70%) climate change allowances have been used to support a planning application for 'more vulnerable' development.

5.1.11 Table 1: Peak modelled water levels taken from the hydraulic modelling

Return Period	Peak Modelled Flood Level (m AOD)
1 in 25-year	68.17
1 in 100-year	68.57
1 in 100-year plus climate change (Higher Central)	68.97
1 in 100-year plus climate change (Upper End)	69.09
1 in 1000-year	69.10

5.1.12 EA guidance and data was subsequently updated in July 2021. It is understood that under current guidance the central allowance should be used for 'More Vulnerable' development and that the appropriate river catchment is now defined as the 'Avon Bristol and North Somerset Streams Management Catchment'. The central allowance for this catchment is 26% climate change allowance. On the basis that the modelling was undertaken with 35% climate change allowance it is considered to be conservative and therefore remains valid.

5.1.13 During the modelled 1 in 25 year event, both the northern and southern parcel are shown to be free of flooding. During the modelled 1 in 100 year event, the River Marden is shown to overtop its banks along the eastern boundary of the southern parcel, causing on-site flooding to a maximum depth of approximately 0.54m along the site boundary and depths of around 0.15m within the car parking area in the east of the southern parcel. The northern parcel would remain largely free of flooding, however, a small area to the southeast of the parcel is shown to be at risk of flooding to depths of up to 0.25m.

5.1.14 Flooding in the 1 in 1000-year event is shown to cover the majority of the southern parcel, with only isolated areas indicated to experience no flooding. Flood depths are likely to reach a maximum of 1.07m along the site's eastern boundary to around 0.01m in the west of the site. The northern parcel would again remain largely free of flooding, however, the area of flooding to the southeast of the parcel is shown to be more extensive with depths reaching up to 0.76m.

5.1.15 When accounting for the impacts of climate change up to the year 2115, flooding is shown to cover large parts of the southern parcel during the 'Higher Central' event (35% allowance). Flood depths could potentially reach a maximum of 0.92m along the eastern boundary of the Site and flooding to the north of the existing building could reach a maximum of 0.21m. Flooding in the northern parcel is shown to be

slightly more extensive than during the present day 1 in 100-year event, and flood depths could reach a maximum of 0.60m in the south-eastern corner of the site.

- 5.1.16 During the 'Upper End' climate change event (70% allowance) flood extents and depths are shown to be largely similar to those during the present day 1 in 1000-year event albeit slightly reduced, with depths across the southern parcel ranging from 1.05m along the eastern boundary to 0.01m in the west. Flooding at the northern parcel is shown to be contained to the south-eastern corner where depths could reach up to 0.75m.
- 5.1.17 Based on the hydraulic modelling results the risk of flooding to the southern parcel can be considered to be high and the risk of flooding to the northern parcel can be considered to be low.

5.2 Mitigation of Fluvial Flood Risk / Finished Floor Levels

- 5.2.1 Finished Floor levels have been determined in line with the earlier advice provided by Wiltshire County Council with regards to previous applications and reports in their role as Lead Local Flood Authority (LLFA). The residential FFLs will be raised above the 1 in 100 year plus Higher Central (35%) climate change allowance including a 600mm freeboard. As presented in Table 1 above the peak flood level in the 1 in 100 year plus higher central climate change allowance is 68.97m AOD.
- 5.2.2 Therefore the areas proposed for 'more vulnerable' development, including 7 no assisted living units and care home building, would be raised to a minimum of 69.60m AOD, providing the required freeboard. The freeboard in the various modelled flood events are set out in Table 2 below.
- 5.2.3 The residential uses would remain dry for the extreme 1 in 100 year + 70% and 1 in 1000 year events (Table 2 below), showing that the site would be resilient to an extreme event in the present day and the most extreme predicted impacts of climate change.
- 5.2.4 It should also be noted that under EA guidance the recommended freeboard can be reduced to 300mm where a detailed hydraulic study has been undertaken. A conservative approach to FFLs has been undertaken and minimum 600mm freeboard applied to the 1 in 100 plus CC allowance event.

Table 2: Modelled Flood Levels compared to FFLs

Flood Event incl. Climate Change	Flood Level (mAOD)	Proposed Ground Floor FFL (mAOD)	Freeboard (mm)
100 year	68.57	69.60	1030
100 year + 35%	68.97	69.60	630
100 year + 70%	69.09	69.60	510
1000 year	69.10	69.60	500

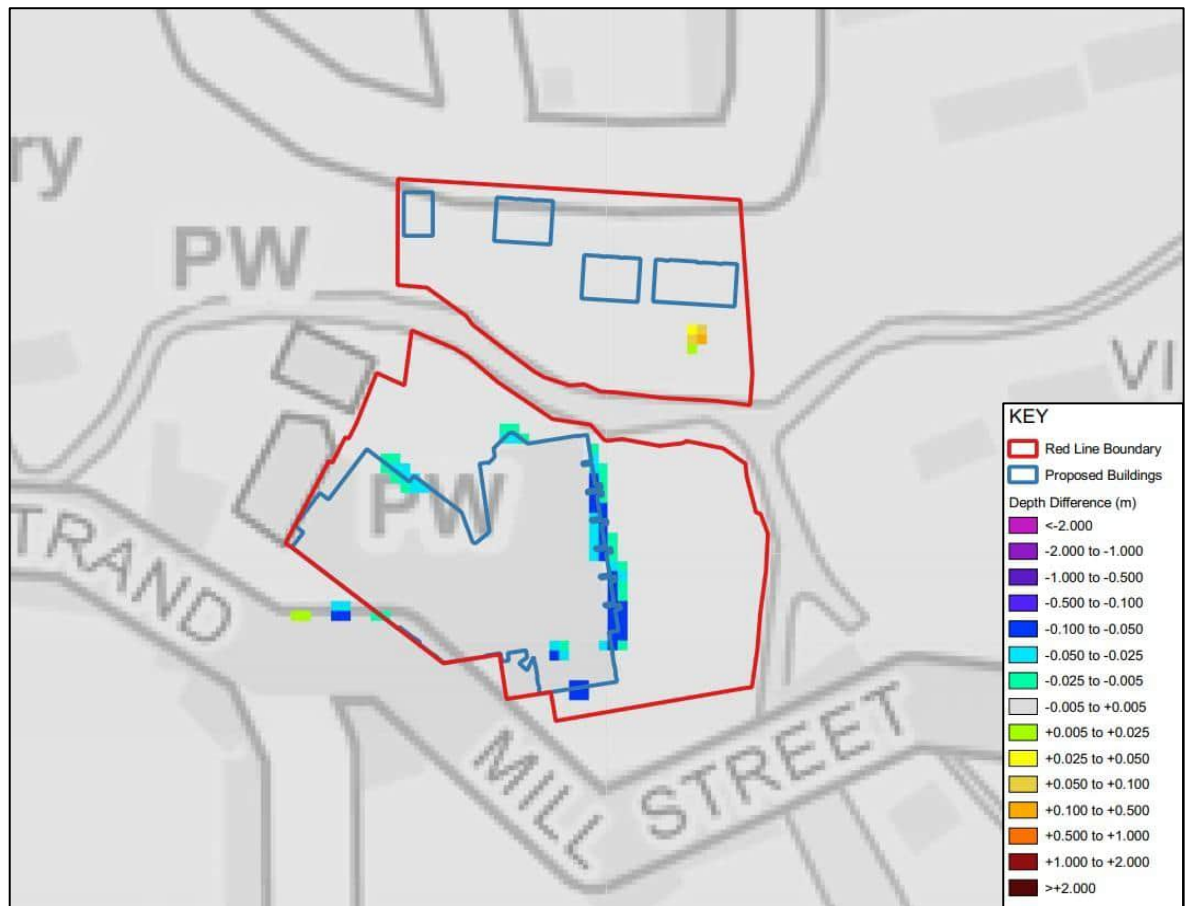
- 5.2.5 The proposed basement of the care home, below the eastern wing, is intended for ancillary rooms only and no bedrooms are located here. The basement will require a number of measures to be implemented to mitigate against the risk of flooding. These include:

- Basement structure to be fully tanked to mitigate the ingress of ground and fluvial flood water.
- FFL of ground floor set to minimum 600mm above design flood level.
- Penetrations to be kept internal to building/structure. Where external penetrations are unavoidable they are to be fully sealed with non-return valves or similar.
- A sump and pump arrangement to be installed to provide a means to remove residual water in case of ingress.

5.3 Off-Site Impacts

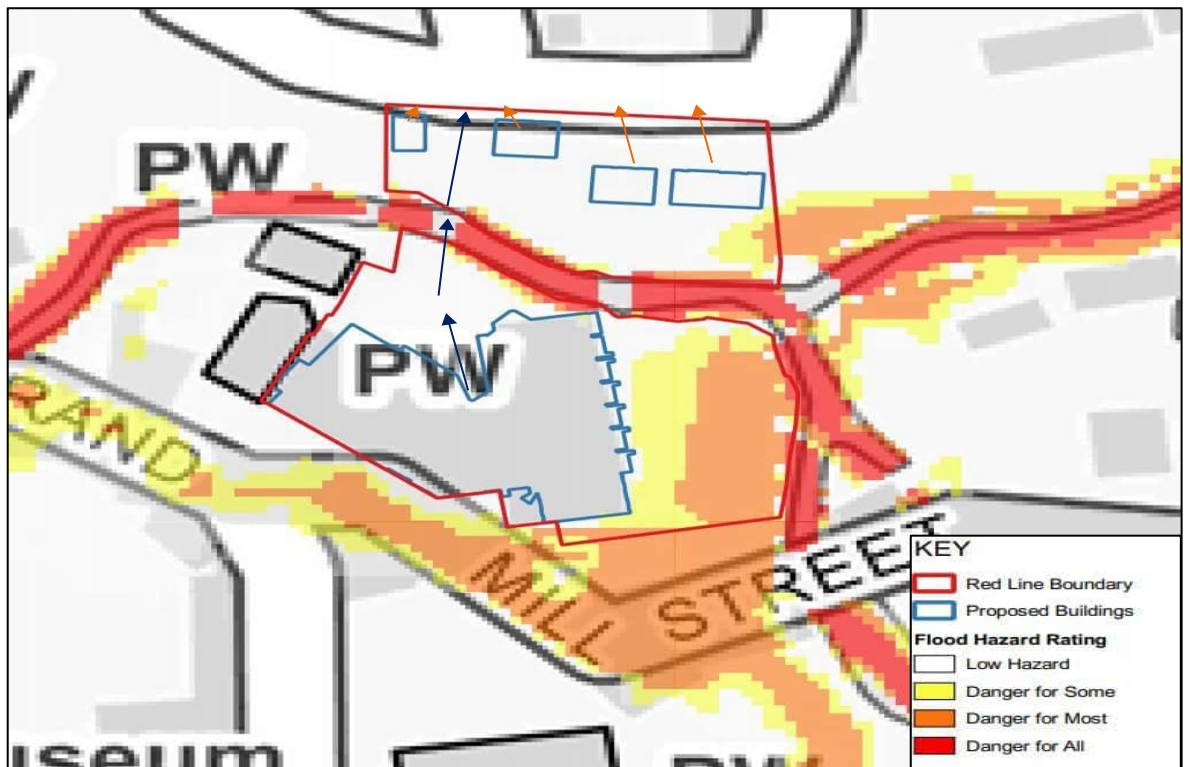
- 5.3.1 As the site is located within the extents of the 1 in 100 year plus 35% climate change scenario and there are changes proposed to existing ground levels and building footprints, there is a requirement to ensure that the development does not increase flood risk off the site through any loss of floodplain storage.
- 5.3.2 The Watermans model, consisting of an approximate representation of the historic post-development proposals is considered to be similar in nature to the current proposal layout and footprint. The model presents a reasonable comparison between peak modelled water levels in the baseline and proposed scenarios for the 1 in 100 year plus 35% climate change flood event. It can be seen that the changes in modelled water level would remain within the Site boundary. The small area of increased flooding covering half a pixel within Mill Street is caused by random scatter within the model results processing and does not relate to an actual increase in modelled water level. As such, it can be assessed that the proposals would not result in an increase in flood risk offsite.

Figure 1: Comparison of flood depths between the proposed and existing case



5.4 Access and Egress

- 5.4.1 It is a requirement under NPPF that safe access and egress is available throughout the 'design' 1 in 100-year plus climate change flood event. This section has been prepared making use of the guidance set out in the Flood Risk Assessment Guidance for New Development.
- 5.4.2 In line with the EA guidance on safe access and egress, a safe access and egress route would preferably be dry during the 'design' flood event. The assisted living units within the proposed northern parcel are located outside the flood extents and as such both vehicular and pedestrian access would be possible to the north from The Pippin. This is shown by the orange arrows on the figure below.
- 5.4.3 The figure also shows a proposed access and egress route from the southern development in as indicated by the blue arrows. Occupants would exit out of the building to the north and cross the River Marden via the existing retained footbridge into the northern parcel and towards The Pippin.
- 5.4.4 Safe access and egress routes from the site:



5.4.5 It is proposed that the safe access and egress routes would be formalised in a Flood Warning and Evacuation Plan that would be produced post-planning approval.

5.5 Main River Offsets

5.5.1 As set out in the consultation response from the EA to Waterman on previous applications an 8m offset will be required from the top of bank of the River Marden to any built development in either parcel. This offset is requested to allow future maintenance access and is indicated from top of embankment on the plan in **Appendix I**.

5.5.2 The current proposals for the southern parcel demolish the existing supermarket building and service yard which significantly encroach on the 8m buffer from top of river bank. The proposed buildings will adhere to the buffer margin and therefore the redevelopment can be considered an improvement over the existing situation in this respect.

5.6 Development Description and Planning Context

- 5.6.1 The development proposals are for assisted living units, a care home and associated infrastructure. A copy of the proposed site layout is included in **Appendix A**.
- 5.6.2 The design life of the development is considered to be 100 years due to its residential nature.
- 5.6.3 In accordance with the NPPF Annex 3 Flood Risk Vulnerability Classification, the classification of the development is deemed to be 'More Vulnerable'. Refer to extract below:

More vulnerable

- Hospitals
- Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels.
- Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels.
- Non-residential uses for health services, nurseries and educational establishments.
- Landfill* and sites used for waste management facilities for hazardous waste.
- Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.

- 5.6.4 Table 2 of the PPG indicates that 'More Vulnerable' development is appropriate within Flood Zones 1 and 2 but that the exception test is required in Flood Zone 3.

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	X	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	X	X	X	✓ *

5.7 Sequential and Exception Tests

- 5.7.1 In addition to this Flood Risk Assessment, it is necessary to determine whether development in areas at risk of flooding can be avoided by directing development away from areas at highest risk – the sequential approach. This concept is set out in WCS Core Policy 67 and the NPPF.
- 5.7.2 The aim of the sequential test is to steer new development to reasonably available sites in areas with the lowest risk of flooding. The sequential assessment takes account of the up-to-date Wiltshire Housing Site Allocations Plan, but is limited to the Calne Area, where the proposed development is located.
- 5.7.3 It is noted that three sites that had previously been allocated in the North Wiltshire Plan but these have now been fully developed or are no longer available including Land North of Curzon Street, West of Station Road and South of London Road and Land to the North of Low Lane within the Calne Neighbourhood Plan.
- 5.7.4 Anticipated levels of growth in much of Wiltshire, including in the Calne area have exceeded expectations and no additional allocations were therefore proposed in the 2020 Housing Site Allocations Plan for Calne. The settlement boundary is otherwise drawn tightly around the existing built area, and there is no additional land available for development. On this basis, it has been demonstrated that it is not possible for development to be located in areas with a lower risk of flooding.
- 5.7.5 As ‘more vulnerable’ uses are proposed (i.e. Residential), the exception test would also need to be satisfied demonstrating that:
- a) Development would provide wider sustainability benefits to the community that outweigh the flood risk; and
 - b) The development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall
- 5.7.6 In line with the requirements of the NPPF, the Development includes a number of sustainability measures, outlined in the Sustainability Statement which are considered to outweigh the risk of flooding, this is deemed to satisfy the first requirement of the Exception Test.
- 5.7.7 The existing re-development site is located in an accessible and sustainable location, offering access to services and facilities without the need to travel by private car. The provision of additional residential development in this location will benefit the community by providing a choice of places to live which outweighs the limited flood risk that has been established and mediated for.
- 5.7.8 The second part of the Exception Test is satisfied by the remainder of this report which demonstrates that the development will be safe for its lifetime.

5.8 Wiltshire Council Core Strategy

- 5.8.1 The Wiltshire County Council (WCC) Core Strategy was adopted in January 2015. This document sets out policies which constitute what sustainable development in Wiltshire means in practice for land use planning. The underlying principles of the

strategy seek to manage future development to ensure that communities have an appropriate balance of jobs services, facilities and homes.

- 5.8.2 Core Policy 67 details WCC strategy to manage development in areas of flood risk. It states that:

“Development proposed in Flood Zones 2 and 3 as identified within the Strategic Flood Risk Assessment will need to refer to the Strategic Housing Land Availability Assessment when providing evidence to the local planning authority in order to apply the sequential test in line with the requirements of national policy and established best practice. All new development will include measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground (sustainable urban drainage) unless site or environmental conditions make these measures unsuitable”.

5.9 Flood Risk from Sea/Tidal

- 5.9.1 Tidal flooding occurs through inundation of land by the sea, or estuary waters.
- 5.9.2 The development site is located inland, over 40km from the nearest coastline. Hence the risk of flooding from sea/tidal sources is not considered to present a risk to the development site.

5.10 Flood Risk from Groundwater

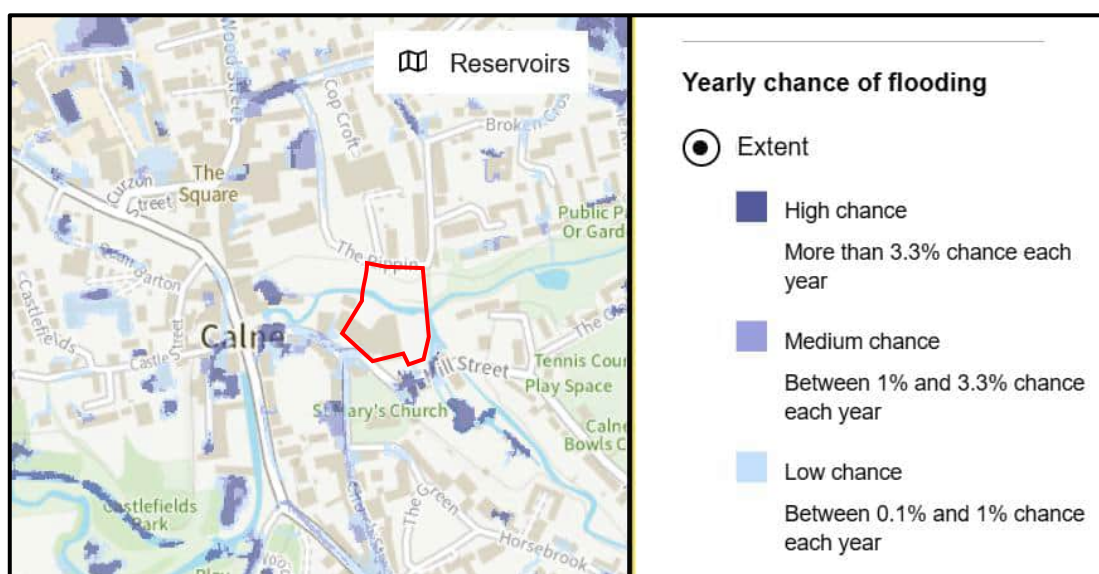
- 5.10.1 Groundwater flooding is caused by a rise in water table levels and the emergence of water, originating from sub-surface permeable strata, at the surface. Groundwater floods may emerge from either single point, or multiple widespread locations, and are usually long duration events.
- 5.10.2 The Wiltshire SFRA Data Explorer groundwater emergence dataset indicates that the site is predominately within a zone described as having ‘a risk of groundwater flooding to both surface and subsurface assets’ with groundwater ‘at or very near (within 0.025m) of the ground surface’.
- 5.10.3 The Wiltshire SFRA Data Explorer also includes a historic groundwater flooding layer. This does not indicate any recorded historic groundwater flooding incidents within the site or within the local vicinity.
- 5.10.4 Based on the available investigations, the overall flood risk from groundwater is considered to be medium.
- 5.10.5 To mitigate the remaining risk, buildings will be set within internal ground floor levels at a minimum of 150mm above external finished surface levels. Any basement spaces should be used for plant only, and must be fully tanked to prevent groundwater ingress and include a sump and pump arrangement to allow to removal of flood waters in the event that other measures are breached.

5.11 Flood Risk from Surface Water (Pluvial)

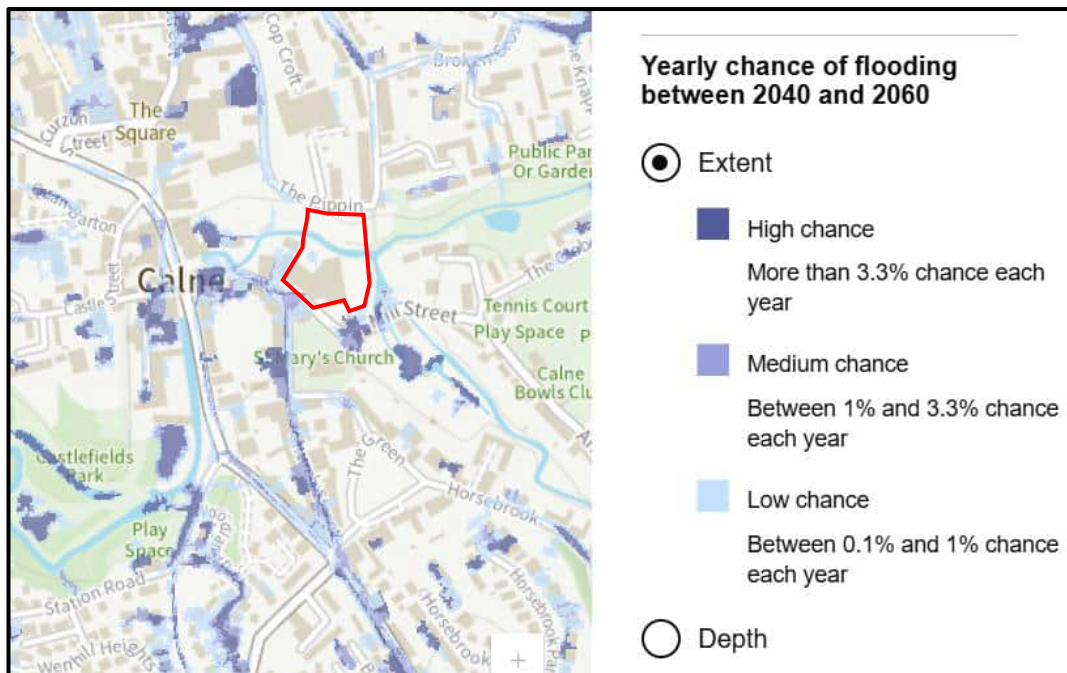
- 5.11.1 Surface flooding is primarily caused by surface water running off the land, often in Urban areas when intense, short duration storms occur and rainfall is unable to enter drainage systems or soak into the ground. Flooding can also occur in rural areas

during medium intensity, long duration events where saturated ground conditions prevent infiltration into the subsoil. This flood water would then be conveyed via overland flow routes dictated by the local topography.

- 5.11.2 The Environment Agency mapping for surface water flood risk contains data on flood area (extent) by splitting it into three bands - High chance, Medium chance and Low chance. Areas with no associated zone are considered to have very low chance of flooding. The mapping, updated in early 2025, also provides mapping of flood risk during including an allowance for climate change across the 2040 and 2060 period.
- 5.11.3 Reference to the EA Mapping indicates that the site has no significant areas identified at low, medium or high risk of surface water flooding. Refer to figure below:



- 5.11.4 For the risk of surface water flooding between 2040 and 2060 the mapping indicates that isolated areas of low risk are present within the site. These are considered to be attributed to localised low spots in the existing topography and are likely to emanate from the runoff generated by the existing hardstanding. Refer to figure below:



5.11.5 It is considered that the surface water flood risk indicated within the site is generated by flows from the development site in its pre-developed state. The proposed SuDS scheme for the development site will therefore assist with capturing, attenuating and controlled discharging the surface water flows from the site. This is anticipated to reduce the level of flood risk associated with pluvial sources.

5.11.6 The overall risk of flooding from surface water sources is considered to be low.

5.11.7 To mitigate residual risk it is recommended that the proposed levels associated the development layout are carefully design at the detailed design stage to ensure that exceedance flow routes are directed appropriately through the development, away from buildings and towards the watercourse.

5.12 Flood Risk from Infrastructure

5.12.1 Flooding from sewers can result when the sewer is overwhelmed by heavy rainfall resulting in surcharging, becomes blocked or is of inadequate capacity. Flooding from sewers is defined as flooding in an urban area with a comprehensive sewer network.

5.12.2 As discussed in section 3.3 a number of Wessex Water sewers are present within the site. The sewers are indicated to be foul water sewers, however it is possible that this are historic combined sewers that have been reclassified to reduce new surface water connections.

5.12.3 A syphon arrangement is present below the River Marden. Due to the silt and debris blockage risk associated with these types of arrangements, which rely on hydraulic head to move effluent upwards, it is considered that the probability of surcharging and flooding is elevated compared to typical sewers.

5.12.4 However the location and surface levels of the sewer manholes are such that should flooding occur, any flows emerging from the manholes would be directed into the River Marden and away from the proposed buildings.

5.12.5 It should also be noted that access provisions have been made within the site layout to ensure that a Wessex Water tanker has access to the northern syphon access point to allow for regular maintenance requirements.

5.12.6 The overall risk of flooding from infrastructure is therefore considered to be low.

5.12.7 To mitigate residual risk it is recommended that, at the detailed design stage, proposed site levels are considered along the alignment of sewers to ensure that in the event of surcharging, exceedance flows continue to be directed away from vulnerable land uses such as buildings, and towards the River Marden.

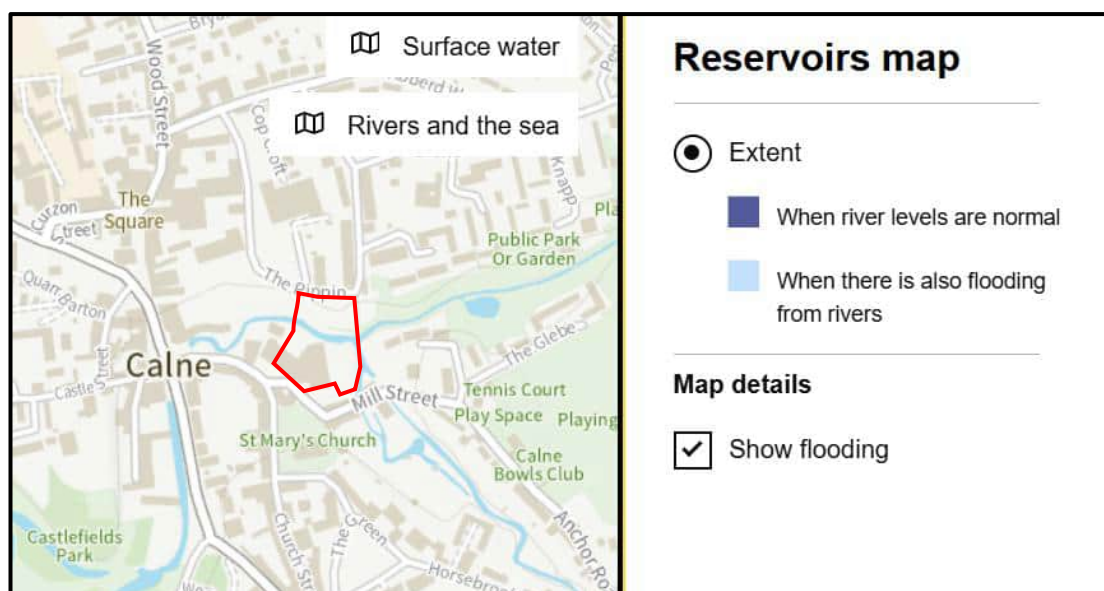
5.12.8 Refer to **Appendix E** for Wessex Water Asset Mapping respectively.

5.13 Reservoirs, Canals and Other artificial sources

5.13.1 Artificial sources include reservoirs, canals and lakes where water is retained above natural ground level. Overtopping, leakage or a breach in the canal/reservoir structure is considered an artificial source of flooding.

5.13.2 Breach is a catastrophic failure of a water retaining structure, normally leading to rapid loss of all impounded water unless emergency measures are taken. Breach is considered to be of low probability, but of high consequence and for this reason it is identified as a significant flood mechanism to be assessed.

5.13.3 Reference to the EA Mapping, see figure below, indicates that the site is not at risk from flooding from these sources and the risk can be considered low.



6 Surface Water Drainage Strategy

6.1 Hierarchy of drainage

6.1.1 In accordance with National Planning Practice Guidance, surface water run-off should be discharged from sites as high up the following hierarchy as practically possible.

- a. Discharge to ground (infiltration);
- b. Discharge to a surface water body;
- c. Discharge to a surface water sewer or highway drain;
- d. Discharge to a combined sewer.

6.1.2 As indicated in Section 3.2, onsite infiltration testing has shown that discharge to ground may be viable in some locations in the site, but is not considered suitable due to the risk of contamination within the existing made ground.

6.1.3 As indicated in Section 3.3, the River Marden and Doctors' Pond are located within the site. Existing headwalls are present on the site and served the former land use. It is proposed to utilise the existing outfall headwall and discharge surface water runoff from the proposed development into the watercourses.

6.1.4 It is suggested that a CCTV survey is undertaken at the detailed design stage to confirm condition of the features proposed to be retained. This survey should highlight any features requiring remediation and provide recommend actions.

6.2 Greenfield Run-off Rate

6.2.1 The site is considered to be brownfield given its historic land use. Based on WCC guidance and best practise both the greenfield and brownfield runoff rates have been calculated for the site.

6.2.2 The greenfield rate for the site has been calculated based upon Flood Estimated Handbook (FEH) data and on a per hectare basis.

Site Catchment Characteristics					
Area (Ha)	1	SAAR (mm)	806	BFI Host	0.268
Region	8			Q _{Med}	-
Results					
Return Period			FEH		
Q _{Bar}			7.5 l/s		
Q _{1 year}			5.8 l/s		
Q _{30 year}			14.6 l/s		
Q _{100 year}			20.8 l/s		

The calculation of the existing greenfield run-off rate for the site is contained in Appendix H.

- 6.2.3 The Brownfield runoff rate has been calculated for the northern and southern parcel using the modified rational method and applying FEH data.

Parcel	Northern	Southern
Existing catchment area (ha)	0.20	0.43
Cv	0.84	0.84
Time of Concentration (mins)	5	5
1 in 1 year (l/s)	20.4	43.9
1 in 30 year (l/s)	78.1	167.9
1 in 100 year (l/s)	97.5	209.7

- 6.2.4 In line with Wiltshire Council's 'Drainage Betterment Strategy' Guidance, the surface water discharge rate has been restricted to as close to the greenfield runoff rated as feasible, with an absolute minimum of 30% betterment on the Brownfield run-off rate.
- 6.2.5 This drainage strategy has assessed the attenuation requirements to meet the greenfield runoff rate and considers the storage volumes to not be feasible in the highly urban nature of the development site, ie being located in the centre of Calne. Allocation of sufficient space to accommodate the attenuation storage associated the greenfield runoff rate could limit redevelopment space and compromise the development viability.
- 6.2.6 It is therefore proposed that all surface water flows from all rainfall upto and including the 1 in 100 year plus climate change allowance event are restricted to the 1 in 1 year brownfield runoff rate for the respective northern and southern parcels, with a betterment as indicated in the table below:

Parcel	Northern	Southern
Betterment (%)	75	75
Proposed discharge rate (l/s)	5.1	11.0

- 6.2.7 This strategy will offer a significant betterment over the existing drainage arrangements and is in line with the Wiltshire guidance.

6.3 Store rainwater for re-use

- 6.3.1 To provide the facility for rainwater re-use it is proposed to install a 200L+ water butt for each of the 7no. assisted living units.

6.4 Design considerations

- 6.4.1 The proposed surface water drainage system should be designed to accommodate the 1 in 2 year rainfall event without any surcharging of the primary conveyancing sewer system.
- 6.4.2 The proposed surface water drainage system has been designed to accommodate the 1 in 30 year rainfall event without any surface water flooding.
- 6.4.3 The proposed system has also been designed to accommodate the 1 in 100 year plus climate change storm event on site without flooding any buildings.

- 6.4.4 Given the residential nature of the proposals a 100 year lifespan is considered applicable to the development.
- 6.4.5 The climate change allowance has been obtained from the Defra Hydrology Data Explorer. The site falls within the Avon, Bristol and North Somerset Streams Management Catchment. The 1% AEP upper end allowance for the 2070's epoch, applicable to the development proposals due to the 100 year design life, is 45%.
- 6.4.6 Therefore a 45% climate change uplift should be applied to the rainfall simulation.
- 6.4.7 Due to the urban nature of the development and the single ownership structure of the whole site it is considered that no allowance for urban creep is required. This is because informal and ad-hoc to impermeable areas would be considered unlikely.

6.5 Proposed SuDS scheme

- 6.5.1 The most sustainable way to manage surface water runoff is through the use of SuDS, which need to be considered in relation to site-specific conditions.
- 6.5.2 SuDS mimic the natural drainage system and provide a method of surface water drainage which can decrease the quantity of water discharged, thereby reducing the risk of flooding. In addition to reducing flood risk, SuDS devices can improve water quality and provide amenity and biodiversity benefits.
- 6.5.3 The proposed drainage strategy for the site has incorporated three key SuDS features, permeable paving, raingardens and a below ground attenuation tank. Together these features will control, attenuate and treat surface water flows from the development site.
- 6.5.4 Permeable paving is proposed for the private access roads and parking areas in the northern and southern parcels. In the northern parcel the sub-base will be deepened to provide specific attenuation capacity.
- 6.5.5 A below ground attenuation tank is proposed in the southern parcel car parking area to provide attenuation to flows from the car park and
- 6.5.6 Raingardens are proposed in the northern parcel to manage flows from the plots. Further design works are recommended to integrate these into the landscape design.
- 6.5.7 All permeable paving and below ground attenuation tanks should be lined to prevent the infiltration of runoff into the made ground and to also prevent potential groundwater from entering the drainage system.
- 6.5.8 The drainage strategy outlined in this report is schematic only and should be evolved in line with the principles throughout the design process.
- 6.5.9 A copy of the proposed drainage strategy plan can be found in **Appendix I**.

6.6 Surface Water Quantity

- 6.6.1 The proposed surface water drainage catchment area has been estimated based on the site layout plan. The total positively drained area is estimated to be 0.171ha for the northern parcel and 0.331ha for the southern parcel.
- 6.6.2 Refer to **Appendix J** for a copy of the proposed drainage catchment plan.
- 6.6.3 Based on the brownfield runoff rates and proposed betterments it is proposed to restrict surface water runoff to 5.1l/s and 11l/s for the northern and southern parcels respectively, for all events upto and including the 1 in 100 year + 45% allowance for climate change.
- 6.6.4 The model has determined that 71m³ of attenuation is required to serve the northern parcel. This is proposed to be provided within the permeable sub-base material within the parking and access road area. To ensure this volume is achieved approximately 294sq.m of permeable paving will have a level formation (ie invert of sub-base) at a minimum of 0.8m below the ground level. A 30% voids ratio has been assumed.
- 6.6.5 The model has determined that 137m³ of attenuation storage is required to serve the southern parcel. This is proposed to be provided within a geocellular below ground tank 9.5m wide by 19m long and 0.8m deep. A 95% voids ration has been assumed.
- 6.6.6 As a conservative approach, the attenuation capacity provided within the remaining permeable paving and raingardens has not modelled at this stage but should be reviewed at the detailed design stage.
- 6.6.7 A summary output of the surface water attenuation volume assessment can be found in **Appendix K**.

6.7 Surface Water Quality

- 6.7.1 To manage the water quality of surface water discharged from the proposed development site and reduce the pollution risk to the receiving watercourse, a water quality assessment has been undertaken.
- 6.7.2 The three step simple index approach, as outlined in 'The SuDS Manual' Ciria C753 Box 26.2 has been used within this report. This methodology assesses the pollution hazard of the surface water runoff, the treatment provided by the proposed SuDS and the resulting acceptability of the runoff discharged offsite.
- 6.7.3 Step 1 requires pollution hazard indices to be assigned for the proposed land use as defined in Table 26.2 of Ciria C753. The most onerous proposed land use for the development site has been assessed to be 'individual driveways, residential car parks, low traffic roads and non-residential car parks with infrequent change (schools/offices)'. The commensurate pollution hazard indices are set out in the table below:

Land use	Pollution hazard level	Total suspended solids (TSS)	Metals	Hydro-carbons
Residential Roofs	Very Low	0.2	0.2	0.05
Private Access Road & Car parking	Low	0.5	0.4	0.4

- 6.7.4 Step 2 requires pollution mitigation indices to be assigned to the proposed SuDS features. These have been set out in the table below and are based on the C753 Table 26.4.

Types of SuDS features	Total suspended solids (TSS)	Metals	Hydro-carbons
Permeable Paving	0.5	0.6	0.6
Raingardens (Bioretention)	0.8	0.8	0.8

- 6.7.5 Step 3 is an assessment/comparison of the mitigation indices, from step 2, with the hazard indices from step 1. Where flows pass through more than one feature the mitigation index of subsequent SuDS features is halved. The proposed surface water treatment train is set out in the following table.

SuDS Treatment Train	Total suspended solids	Metals	Hydro-carbons
Private Access Road & Car parking into Permeable Paving only	0.5≥0.5	0.6≥0.4	0.6≥0.4
<i>Greater than or equal to hazard index?</i>	<i>Yes, pass.</i>	<i>Yes, pass.</i>	<i>Yes, pass.</i>
Residential Roofs to Raingarden only	0.8≥0.2	0.8≥0.2	0.8≥0.05
<i>Greater than or equal to hazard index?</i>	<i>Yes, pass.</i>	<i>Yes, pass.</i>	<i>Yes, pass.</i>

As all permutations of SuDS proposals and pollution hazards are appropriately mitigated, it is considered that the desirable water quality requirements are met.

6.8 Amenity Value

- 6.8.1 In line with C753 'The SuDS Manual' and best practice, SuDS features should provide amenity value to local residents by offering multi-functionality, visual character, accessibility and legibility/engagement opportunities.
- 6.8.2 The raingardens provide an opportunity for the active drainage of elements of the site to be integrated into the experience of residents of the care home and assisted living units. The areas will be planted with appropriate flora providing visual amenity to the site.

6.9 Biodiversity Benefits

- 6.9.1 The raingardens will offer landscaping opportunities to introduce frequently wetted area and can therefore be planted with water and drought tolerant flora which will contribute to habitat creation across the site.

6.10 Exceedance Flows

- 6.10.1 The effects of flooding caused by extreme rainfall events beyond those that have been reasonably allowed for, or caused by blockage of the drainage system, will be mitigated by the design of site levels and by utilising roads to direct surface water away from dwellings.
- 6.10.2 Indicative exceedance flow routes can be seen on the Proposed Drainage Strategy Plan in **Appendix I**.

6.11 Proposed Development Levels

6.11.1 Refer to section 5.2 for the minimum FFLs for flood risk mitigation. Where existing levels are in excess of the minimum FFLs in Section 5.2, the FFLs of the proposed dwellings should be set a minimum of 150mm above proposed ground levels to provide resilience to surface water flooding.

6.12 Sustainable Drainage Systems Management Plan

6.12.1 The PPG sets out the requirement for developers to consider the operation, management and maintenance of all SuDS proposed. It is recommended that the on-site drainage network and SuDS are be offered to Wessex Water for adoption under a S104 agreement and in line with the Sewerage Sector Guidance Design and Construction Guidelines (DCGs).

6.12.2 In the event that the on-site drainage network is not adopted, it could be privately managed and maintained for the lifetime of the development, ensuring that it remains fit for purpose and function appropriately.

6.12.3 In this event, post-construction, the owners or management company would be responsible for the SuDS included within the development. The table below presents an indicative maintenance schedule of the typical maintenance and repairs for the basin and swales, in line with guidance from the SuDS Manual.

Permeable Paving

Maintenance Schedule	Required Action	Typical Frequency
Regular Maintenance	Brushing and vacuuming (standard cosmetic sweep over whole surface)	Once a year, after autumn leaf fall, or reduced frequency as required based on site specific monitoring and observations.
Occasional Maintenance	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.
Remedial Actions	Remediate any landscaping which, through vegetation maintenance or soil slip, has been raised to within 50mm of the level of the paving.	As required
	Remedial work to any depressions, rutting and cracked or broken blocks considered detrimental to the structural performance or a hazard to users, and replace lost jointing material.	As required
	Rehabilitation of surface and upper substructure by remedial sweeping.	Every 10 to 15 years or as required.
Monitoring	Initial inspection	Monthly for three months after installation
	Inspect for evidence of poor operation and/or weed growth - if required, take remedial action	Three-monthly, 48h after large storms in the first six months

	Inspect silt accumulation rates and establish appropriate brushing frequencies	Annually
	Monitor inspection chambers	Annually

Raingardens

Maintenance Schedule	Required Action	Typical Frequency
Regular Maintenance	Removal of litter and debris	Monthly
	Manage other vegetation and remove nuisance plants	Monthly (at start, then as required)
	Inspection of inlets and outlets for blockages, and clear if required	Monthly
	Inspect inlets and surface for silt accumulation. Establish appropriate silt removal frequencies	Monthly (for first year), then annually
Occasional Maintenance	Repair minor accumulations of silt by raking away surface mulch, scarifying surface of medium and replacing mulch.	As required
	Infill any holes or scour in the filter medium, improve erosion protection if required.	As required
Remedial Actions	Remove and replace filter medium and vegetation above.	As required, but likely to be > 20 years

Attenuation Tank

Maintenance Schedule	Required Action	Typical Frequency
Regular Maintenance	Inspect and identify any areas that are not operating correct. If required take remedial action.	Monthly
	Remove debris from the catchment surface (where it may cause risk to performance)	Monthly
	For systems where rainfall infiltrations into the tank from above, check surface of filter for blockage by sediment, algae or other matter; remove and replace surface infiltration medium as necessary.	Annually
	Remove sediment from pre-treatment structures and/or internal forebays	Annual, or as required
Remedial Actions	Repair/rehabilitate inlets, outlets, overflows and vents.	As required
Monitoring	Inspect/check all inlets, outlets, vents and overflows to ensure that they are in good condition and operating as designed	Annually
	Survey inside of tank for sediment build-up and remove if necessary	Every 5 years or as required.

7 Foul Water Drainage Strategy

7.1 Foul Drainage Strategy

- 7.1.1 As indicated in Section 3.3 a number of existing foul water sewers are present within the site boundary and have therefore been considered as part of the drainage strategy.
- 7.1.2 As part of the development of the drainage strategy a balance between minimising the impact on the existing sewers and ensuring the development proposals are not excessively constrained by existing apparatus has been sought.
- 7.1.3 A pre-planning enquiry was submitted to Wessex Water in Jan 2026 and discuss held with respect to the required easements, access requirements, principles of build-over arrangements and diversions.
- 7.1.4 Wessex Water have indicated that the 450mm and 375mm sewers are classified as 'strategic' and hence a 5m easement has been requested. They have also requested vehicular access to the north and south access points relating to the syphon arrangement below the River Marden.
- 7.1.5 Following the pre-planning enquiry further discussions where held with respect to potential for a buildover agreement allowing the retention of the existing alignment of the 375mm sewer across the centre of the southern parcel. Wessex Water have confirmed the following:
- "the development doesn't fall within the criteria for a standard build over, unfortunately it also doesn't meet the threshold required for consideration under our strategic buildover process and therefore a diversion of the public sewer will be required should the site be developed."*
- 7.1.6 For clarity it should be noted that the strategic classification of a sewer should not be confused with the strategic classification of a buildover agreement.
- 7.1.7 It is therefore proposed that the 375mm sewer is diverted around the north and west sides of the proposed care home in the southern parcel, and connected back into the existing network in Church Street. The proposed building has been located to provide as much easement width along the alignment as feasible. A minimum of 3m either side of the sewer is achieved with close to 5m provided along the majority of the alignment. The sections of easement where a minimum of 3m either side of the sewer is achieved are limited in length and it should be noted that the foundation design of the proposed building would be undertaken with the presence of the sewer in consideration. Finally it should be noted that the sewer diversion would not results in excessively deep pipework, with depth to invert approximately 2.5m. It is therefore considered that the diversion proposals allow for suitable access in the event of maintenance activities and present a significant improvement over the existing access restrictions imposed by the existing buildover arrangement. A S185 diversion application would be submitted at the detailed design stage, ahead of development works.
- 7.1.8 A schematic layout of the foul water drainage diversion can be found in **Appendix M**.

- 7.1.9 In relation to the northern parcel, it is proposed that the existing sewers are to be retained and the easements requirements (5m either side of the 450mm dia sewer and 3m either side of the 300mm and 225mm dia sewers) have been adhered to.
- 7.1.10 Access to the existing syphon has been accounted for by ensuring that tanker access is provided to the northern syphon manhole from The Pippin and down the private access road. A plan demonstrating the tanker access can be found in **Appendix L**.
- 7.1.11 The foul water flows generated by the development proposals will be connected into the existing public foul water sewers. The 7 no. plots located in the northern parcel are proposed to connect into the 300mm sewer. Wessex Water have indicated that there are unlikely to be capacity concerns relating to the flows generated by these plots.
- 7.1.12 The foul water flows generated by the assisted living care home are proposed to discharge into the 375mm sewer, or its diversion. Wessex Water have indicated that a capacity appraisal of the local network will be required to establish what, if any, reinforcement measures are required to accommodate the additional flows.
- 7.1.13 Details of the foul water drainage strategy can be found in **Appendix I**.

8 Conclusion

- 8.1.1 The site has been assessed with respect to all reasonably anticipated sources of flooding.
- 8.1.2 The site is indicated to sit within Flood Zones 1, 2 and 3 with the northern parcel in Flood zone 1, low risk of flooding, and the southern parcel within Flood Zones 2 and 3, medium and high risk of flooding.
- 8.1.3 A detailed hydraulic model of the local catchment was been undertaken by Watermans in July 2021. This has assessed the 1 in 100 plus 35% climate change allowance flood level to be 68.97mAOD. All 'More vulnerable' residential buildings will have a FFL set a minimum of 600mm above the design flood level, ie at 69.60mAOD to mitigate the risk of fluvial flooding.

In additional to the elevated ground floor FFL, the proposed eastern wing basement design is have flood mitigation measures including fully tanked structure, no external penetrations, unless sealed and non-return valves installed, and a sump and pump arrangement installed for removal of residual water ingress.

- 8.1.4 Safe access and egress routes have been identified during the design flood event and the hydraulic modelling has demonstrated that the proposals would not cause an increase in flood risk off-site.
- 8.1.5 Surface water (pluvial), sewer and reservoir flood risk have been reviewed and the overall risk associated with each source is considered to be low.
- 8.1.6 The implementation of the surface water drainage strategy will further mitigate any residual risk of surface water flood risk through use of sustainable drainage techniques, attenuated discharges and flow exceedance routing through the development.
- 8.1.7 In accordance with the SuDS Hierarchy surface water runoff from the site will discharge to River Marden, as per the existing discharge points, as infiltration is considered unsuitable given the high likelihood of made ground located within the site.
- 8.1.8 The surface water drainage strategy aims to provide significant better on the existing drainage regime for the site, in line with Wiltshire LLFA guidance. A 75% reduction in peak brownfield runoff rates is proposed with discharge from the northern parcel restricted to 5.1l/s and discharge from the southern parcel restricted to 11l/s in all rainfall events upto and including the 1 in 100 year plus 45% allowance for climate change.
- 8.1.9 Attenuation is proposed to be provided by a 71m³ thickened permeable paving sub-base in the northern parcel and a 137m³ geocellular attenuation tank in the southern parcel. Water quality treatment, amenity value and biodiversity opportunities would be provided by raingardens and permeable paving provided across the two parcels.
- 8.1.10 The above design passes the water quality assessment in accordance with Ciria guidance for discharge to watercourses.

- 8.1.11 In line with NPPF requirements, Sustainable Drainage Systems (SuDS) shall be implemented within the development proposals to manage surface water runoff from the development, provide water quality management, amenity value and diversity opportunities.
- 8.1.12 Foul drainage will discharge into the existing Wessex Water sewers crossing the site. A Section 185 sewer division is required to accommodate the proposed care home building and improves the accessibility of the sewer over the existing buildover arrangement.
- 8.1.13 In summary, this Flood Risk Assessment and Drainage Strategy confirms that the proposed development is achievable in a sustainable manner, without increasing flood risk on the development site or within the greater catchment area and would be in accordance with both the NPPF and local policies.

Appendix A

Proposed Site Layout Plan



Proposed New Care Home
Former Co-op Store, Mill Street, Calne

Proposed Site Plan
New Care Home and Assisted Living Units

F	13.05.2026	Issued for consultant comment
E	05.05.2026	Revised in response to Public Meeting
D	27.04.2026	Updated to client comments
C	20.03.2026	Parking increased, bin and bike stores amended
B	04.03.2026	Amendments to consultant comments
A	27.02.2026	Updated to revised scheme
Rev	Date	Details
4473	3	005 F PLANNING

Scale 1:250
Size A1 L
Drawn IB
Check MB
Creation Nov '25

Appendix B

Topographical Survey

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Do Not Scale From Paper Copies



Co-ordinate Table			
Station	Easting	Northing	Level
1	399930.291	170968.378	68.572
2	399930.452	171024.369	68.886
3	399908.389	171070.527	71.477
4	399878.877	171028.172	68.887
5	399862.880	171012.942	68.885
6	399854.146	170995.765	68.822
7	399862.358	170965.267	68.491
30	399947.987	171068.691	70.552
60	399884.540	170970.919	68.840

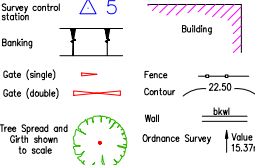
GPS Note:
This survey is related to OSGB36(15) coordinate system by GPS 'rapid static' methods. No scale factor has been applied to the survey information. All horizontal distances taken from this drawing are ground distances.

Every effort has been made to confirm tree species on site, yet it is advised to confirm these details with an arborist before proceeding with any design.

Every effort has been made to confirm drainage run, type and size on site, yet it is advised to check these details against statutory authority records before proceeding with any design.

Revision	Description	Date
----------	-------------	------

LEGEND



Abbreviations

Bellisha Beacon	BB	Pipe	PE
Ballard	BD	Road Sign	RS
Borehole	BH	Rodding Eye	RE
British Telecom Box	BTB	Service Marker	SM
BT Inspection Cover	BT	Sign Post	SP
Concrete Paving Slabs	CPS	Sluice Valve	SV
Cable Television Cover	CTV	Stop Top	ST
Electricity Cable Pit	EC	Stop Cook	SC
Electricity Cable Pole	EP	Telephone Pole	TP
Earth Rod	ER	Telephone Call Box	TDB
Fire Hydrant	FH	Traffic Light	TL
Flag Staff	FS	Unsurfaced	U/S
Gas Valve	GV	Vent Pipe	VP
Gate Post	GP	Water Meter	WM
Gully	GU	Eaves Level	EL
Inspection Cover	IC	Ridge Level	RL
Kerb Outlet	KO	Roof Level	RFL
Lamp Post	LP	Soil Level	SFL
Manhole	MH	Threshold Level	THL
Marker Post	MP	Purcell Wall Level	PWL
Parking Meter	PM	Finished Floor Level	FFL
Post	P		
Retaining Wall	RTW	Cover Level	CL
Barbed Wire Fence	BWF	Invert Level	IL
Close Boarded Fence	CBF	No Visible Connection	NVC
Chainlink Fence	CLF	Unable to Lift	UTL
Chestnut Paving Fence	CPF	Surface Water	SW
Post and Chain Fence	PCF	Foul Water	FW
Post and Rail Fence	PRF	Flower Bed	F/B
Post and Wire Fence	PWF	Shrub Bed	S/B
Wooden Panel Fence	WPF		



Client
ARCHER ARCHITECTS

Project
**1-3 MILL STREET
CALNE, WILTSHIRE
SN11 0HT**

Title
TOPOGRAPHICAL SURVEY

Drawn by AK	Checked by NEM
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Scale 1:200@A0	Date Jan 2018
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Drawing Number TS18-003T\1	Revision -
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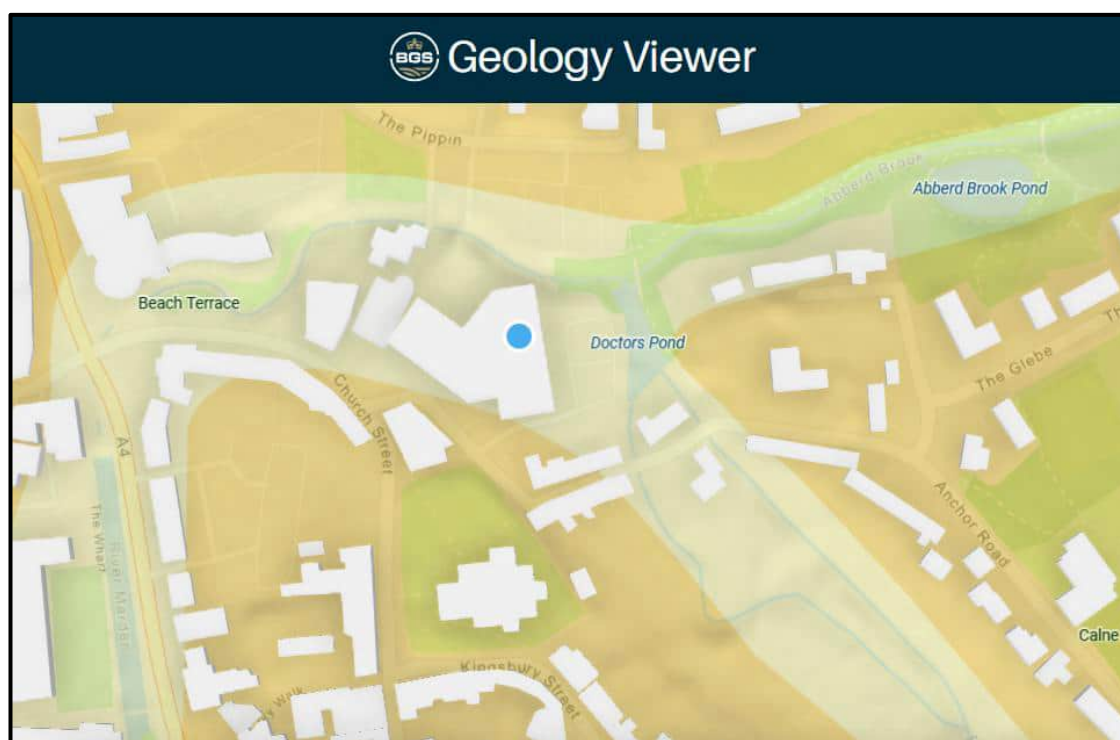
Sheet 1	of 1
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All levels related to Ordnance Survey active GPS network, at survey station 3
Value 71.477m

2 0 10 metres
SCALE BAR

Appendix C

British Geological Survey Mapping



Bedrock geology

Stanford Formation-Limestone. These sedimentary rocks are shallow-marine in origin. They are biogenic and detrital, generally comprising carbonate material (coral, shell fragments), forming beds and locally reefs.

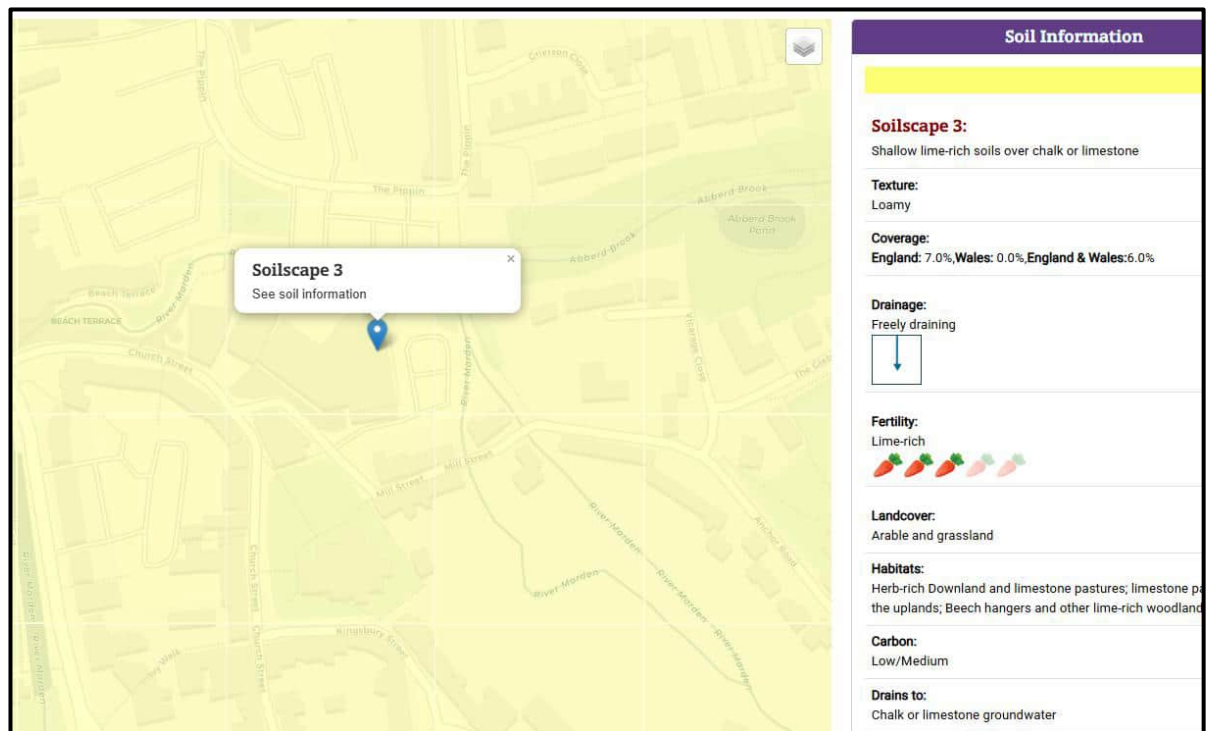
Minimum Age (Years):	157,300,000
Minimum Period:	Jurassic
Maximum Age (Years):	163,500,000
Maximum Period:	Jurassic

Superficial deposits

Alluvium-Clay, silt, sand and gravel. These sedimentary deposits are fluvial in origin. They are detrital, ranging from coarse- to fine-grained and form beds and lenses of deposits reflecting the channels, floodplains and levees of a river or estuary (if in a coastal setting).

Minimum Age (Years):	0
Minimum Period:	Quaternary
Maximum Age (Years):	2,588,000
Maximum Period:	Quaternary

Soilscape mapping



Appendix D

BRE 365 Infiltration Test Results



Co-ordinate Table			
Station	Easting	Northing	Level
1	399930.291	170968.378	68.572
2	399930.452	171024.369	68.886
3	399908.389	171070.527	71.477
4	399878.877	171028.172	68.887
5	399862.880	171012.942	68.885
6	399854.146	170995.765	68.822
7	399892.358	170965.267	68.491
30	399947.987	171068.691	70.552
60	399884.540	170970.919	68.840

GPS Note:
This survey is related to OSGB36(15) coordinate system by GPS 'rapid static' methods. No scale factor has been applied to the survey information. All horizontal distances taken from this drawing are ground distances.

Every effort has been made to confirm tree species on site, yet it is advised to confirm these details with an arborist before proceeding with any design.

Every effort has been made to confirm drainage run, type and size on site, yet it is advised to check these details against statutory authority records before proceeding with any design.

Revision	Description	Date

LEGEND

Survey control station

Banking

Gate (single)

Gate (double)

Tree Spread and Girth shown to scale

Ordnance Survey

Building

Fence

Contour

Wall

Value

Abbreviations

Bellona Beacon	BB	Pipe	PE
Bollard	BD	Road Sign	RS
Borehole	BH	Rodding Eye	RE
British Telecom Box	BTB	Service Marker	SM
BT Inspection Cover	BT	Sign Post	SP
Concrete Paving Slabs	CPS	Sluice Valve	SV
Cable Television Cover	CTV	Stop Top	ST
Electricity Cable Pit	EC	Stop Cook	SC
Electricity Cable Pole	EP	Telephone Pole	TP
Earth Road	ER	Telephone Call Box	TDB
Fire Hydrant	FH	Traffic Light	TL
Flag Staff	FS	Unsurfaced	US
Gas Valve	GV	Vent Pipe	VP
Gate Post	GP	Water Meter	WM
Gully	GU	Eaves Level	EL
Inspection Cover	IC	Ridge Level	RL
Kerb Outlet	KO	Roof Level	RFL
Lamp Post	LP	Soil Level	SFL
Manhole	MH	Threshold Level	THL
Marker Post	MP	Purcell Wall Level	PWL
Parking Meter	PM	Finished Floor Level	FFL
Post	P		
Retaining Wall	RTW	Cover Level	CL
Barbed Wire Fence	BWF	Invert Level	IL
Close Boarded Fence	CBF	No Visible Connection	NVC
Chainlink Fence	CLF	Unable to Lift	UTL
Chestnut Paving Slab	CPS	Surface Water	SW
Post and Chain Fence	PCF	Foul Water	FW
Post and Rail Fence	PRF	Flower Bed	FB
Post and Wire Fence	PWF	Shrub Bed	SB
Wooden Panel Fence	WPF		

Land and Architectural Surveyors

14 0418 941000
14 0418 941000
14 0418 941000
14 0418 941000

14 0418 941000
14 0418 941000
14 0418 941000
14 0418 941000

Client
ARCHER ARCHITECTS

Project
**1-3 MILL STREET
CALNE, WILTSHIRE
SN11 0HT**

Title
TOPOGRAPHICAL SURVEY

Drawn by
AK

Checked by
NEM

Scale
1:200@A0

Date
Jan 2018

Drawing Number
TS18-003T\1

Sheet
1 of 1

All levels related to Ordnance Survey active GPS network, at survey station 3

Value
71.477m

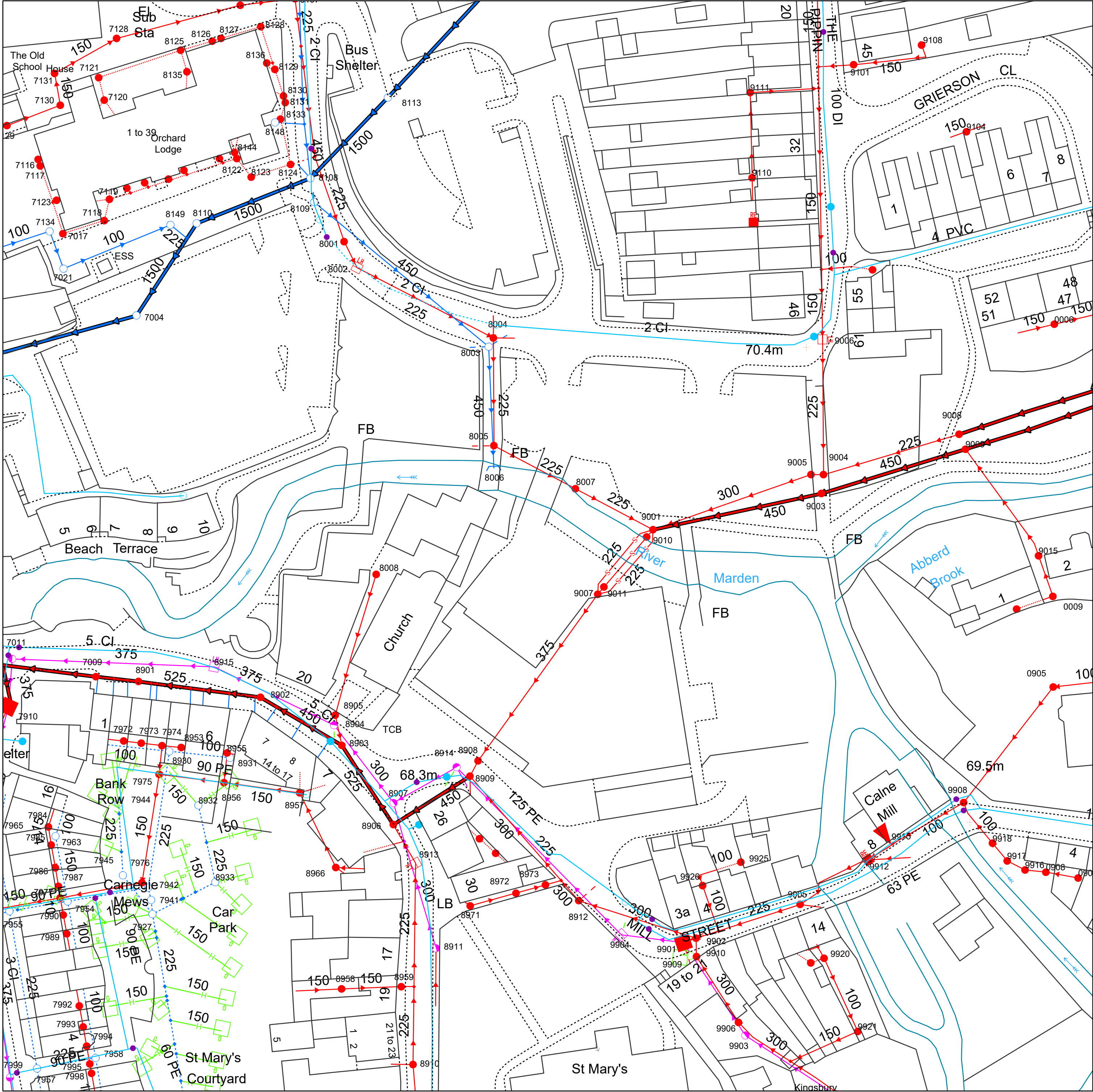
2 0 10 metres
SCALE BAR

Percolation Test																							
Development Site		Former Cooperative Food, Mill Street, Calne, SN11 0HT																					
Date		19/01/2023																					
Trial Hole	Depth of pit	Time (mins)	Depth to top of water	Trial Hole	Depth of pit	Time (mins)	Depth to top of water	Trial Hole	Depth of pit	Time (mins)	Depth to top of water	Trial Hole	Depth of pit	Time (mins)	Depth to top of water	Trial Hole	Depth of pit	Time (mins)	Depth to top of water	Trial Hole	Depth of pit	Time (mins)	Depth to top of water
A	0.75M	0	0.35m	B	2m	0	1m	C	0.75m	0	0m	D	2m	0	0.7m	E	1.5m	0	0.9m	F	0.75m	0	0.75m
		15	0.38m			15	1m			15	0.75m			15	0.77m			15	1.09m			15	0m
	30	0.4m	30		1m	30	0.77m		30	1.1m													
	45	0.4m	45		1m	45	0.77m		45	1.2m													
	60	0.4m	60		1m	60	0.77m		60	1.3m													
	75	0.4m	75		1m	75	0.77m		75	1.5m													
	90	0.4m	90		1m	90	0.77m																
	105	0.4m	105		1m	105	0.77m																
	120	0.4m	120		1m	120	0.77m																
	135	0.4m	135		1m	135	0.77m																
	150	0.4m	150		1m	150	0.77m																
	165	0.4m	165		1m	165	0.77m																
	180	0.4m	180		1m	180	0.77m																
	195	0.4m	195		1m	195	0.77m																
	210	0.4m	210		1m	210	0.77m																
	225	0.4m	225		1m	225	0.77m																
	240	0.4m	240		1m	240	0.77m																
	255	0.4m	255		1m	255	0.77m																
270	0.4m	270	1m	270	0.77m																		
285	0.4m	285	1m			285	0.77m																

Appendix E

Wessex Water Asset Mapping and Pre-Planning Enquiry

ST97SE/ 152 ASSET MAP



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

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 526333 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: 29/01/2026
Centre: 399887E, 171029N
Scale: 1:625
 (when printed at A2 size)

Response to: cbeggs@ima-tp.com (Developer Response)			
Planning Ref:	N/A	Email:	Planning.liaison@wessexwater.co.uk
Proposal:	6 residential dwellings north of the River Marden and a 60-room assisted living residential care home to the south parcel. The south parcel is currently a former supermarket which will be demolished to make way for the new care home building.	Our Ref:	ST97SE/ 152
Location:	1 to 3 Mill Street Calne	Date:	29 January 2026

Existing Services

The following Wessex Water assets are located within the proposed site boundary.

North Site

2" Cast Iron supply main running along the northern boundary with The Pippin

300mm diameter public foul sewer flowing east to southwest across the southeast corner

450mm diameter strategic public foul sewer flowing east to southwest across the southeast corner

South Site

3 No 225mm foul syphon entering the north side from the river feeding into 375mm public foul sewer flowing north to southwest.

Standoff Around Water Mains

Wessex Water requires access to undertake our statutory duties as set out in the Water Industry Act 1991 to maintain and repair our assets. Therefore, there must be no buildings within a minimum of 3m either side of the outer edge of the 2" diameter water supply main and no tree planting within a minimum of 6m. This includes no surface water attenuation features and associated earthworks in the standoff strip, changes in ground levels resulting in additional loading or excavation can lead to instability in the pressurised pipe which is carrying large volumes of water. The water main must not run through enclosed private rear gardens, it must be within a 6m (3m either side) open access strip or roads. Wessex Water require unrestricted access to maintain and repair our apparatus.

Measurements are given for a pipeline depth of between 900mm and 2000mm. The stand-off distance may increase for a strategic water main due to material, size, depth and pressure. Wessex Water reserves the right to change the requirements for specific sites or strategic mains.

Standoff Around Foul & Surface Water Sewers (including the Syphons)

Wessex Water requires access to undertake our statutory duties as set out in the Water Industry Act 1991 to maintain and repair our assets. Therefore,

North Site

There must be no buildings within a minimum of 3m either side of the outer edge of the 300mm diameter public foul sewer and no buildings within a minimum of 5m either side of the outer edge of the 450mm diameter strategic sewer.

South Site

There must be no buildings within a minimum of 5m either side of the 375mm diameter foul sewer and no buildings within a minimum of 5m either side of the foul syphons, note tanker access must be maintained at both the north and south end of the syphons – this is an operational requirement that will remain even if there is subsequently an agreement to Buildover or divert these sewers.

No tree planting is permitted within a minimum of 6m either side of the sewers.

This includes no surface water attenuation features and associated earthworks in the standoff strip, changes in ground levels resulting in additional loading or excavation can lead to instability in the pipe. The foul sewer must not run through enclosed private rear gardens they must remain within an open access strip or roads. Wessex Water require unrestricted access to maintain and repair our apparatus.

Layout Conflict

The site layout as shown on the Preliminary Layout Drawing ref SK012, Rev A, Dated September 2025 shows direct conflict between the existing assets and the dwellings within the North Site and existing assets and the care home in the south site. This is not acceptable to Wessex Water. We would request that you revisit the layout to ensure the standoff distances as advised above can be met, however, we are aware you are considering and have previously discussed the option of diverting sewers to accommodate the proposed layout. A diversion (at developer's cost) can be considered but the developer must prove satisfactory hydraulic conditions can be maintained and that there will be no loss in capacity within the diverted sewer, all new sewers must be constructed to the standards set down in the Design and Construction Guidance (DCG) (formally Sewers for Adoption Guidance).

Public sewer diversions must be undertaken wholly within land under the applicant's ownership or with consent of the third-party landowner. Please be aware, an application for a sewer diversion does not imply consent will be given or that any proposed diversion route will be acceptable to Wessex Water, we may request an alternative diversion route.

Note: Tanker access at both the north and south ends of the foul syphon under the river will be required even if a diversion application is agreed.

Protection Measures

You will need to agree protection arrangements for the existing asset listed above that cross the North and South sites (standoff details as given above). Any damage to our apparatus by third parties will result in a compensation claim.

All existing apparatus must be accurately located on site and marked on deposited drawings.

A map showing all known Wessex Water assets within the area of the proposed site is attached at the bottom of this response. Additional maps can be obtained from our website [Mapping enquiries \(wessexwater.co.uk\)](https://www.wessexwater.co.uk)

Foul Drainage

Wessex Water will accommodate domestic type foul flows in the public foul sewer with connections made on a size for size basis, Developers fund the cost of connecting to the nearest 'size for size' sewer.

North Site – 6 Dwellings

Capacity in the foul network is limited and prone to surcharge in a 1 in 1 yr event, however, the impact of foul only flows from 6 residential dwellings would be minimal, and therefore we would not have immediate concerns with regards to the discharge for this site. Your chargeable point of connection to the public foul sewer network for the north site would be to the existing 300mm diameter public foul sewer that passes through the southwest corner of the site.

South Site – 60 Bed Assisted Living Residential Care home

As advised above, capacity in the foul network is limited and prone to surcharge in a 1 in 1 yr event, the impacts of the discharge from the proposed 60 Bed care home will require a capacity appraisal to identify, what, if any network reinforcement will be required to accommodate the proposed foul flows from this development.

You should be aware, that Wessex Water don't have capacity appraisal and improvement schemes readily prepared for sites that do not have current planning permission. Upon any grant of planning permission for this site, it will be necessary to undertake a modelling assessment and, if deemed necessary, plan, design and construct a scheme of works to accommodate Capacity the proposed foul flows. It would be beneficial if you could keep us updated with the progress of any planning application you submit in relation to this development.

Your chargeable point of discharge for the south site would be to the 375mm diameter public foul sewer that crosses the site.

The point of connection to the public network is by application and agreement with Wessex Water.

Please Note: Wessex Water will not accept any surface water runoff, land drainage or ground water discharge to the public foul sewer network, either directly or indirectly.

Surface Water Drainage (rainwater falling onto, and running off, impermeable surfaces)

Separate systems of drainage for foul and surface water must be installed on site.

Surface water must be disposed of via the SuDS Hierarchy which is subject to Building Regulations and NPPF.

No surface water runoff, land drainage or ground water will be accepted into a public sewer that carries sewerage, either directly or indirectly.

The National Planning Policy Framework (NPPF) mandates that Sustainable Drainage Systems (SuDS) must be incorporated into new developments to manage surface water runoff, mitigate flood risks, and provide additional benefits, including enhanced water quality and green spaces.

In line with the drainage hierarchy outlined in Approved Document H of the Building Regulations, Planning Practice Guidance, and the necessity to address water scarcity, all surface water runoff should aim to be discharged as high up the surface water discharge hierarchy as feasible.

Defra have announced (June 2025) new national standards for SuDS. The national surface water hierarchy has been updated and runoff from the development shall be discharged to the following final destinations, to the maximum extent practicable, in accordance with the below hierarchy:

- Collected for non-potable use (water re-use)
- Infiltrated to ground
- Discharged to an above ground surface water body
- Discharged to a surface water sewer, or another piped surface water drainage system

Note: To utilise a lesser priority final-destination, appropriate evidence shall be provided that demonstrates all higher priority final destinations have been utilised to the maximum extent practicable. Higher cost alone shall not be a reason to utilise lower priority final destinations.

Wessex Water statement on surface water discharge can be accessed via the following link: [wwds-dev063p-rainwater-drainage-policy.pdf](#)

Please Note: Wessex Water will not accept any surface water runoff, land drainage or ground water discharge to the public foul sewer network, either directly or indirectly.

Water Infrastructure

Wessex Water will provide a point of connection for new water mains to be laid into the development site, either through a Section 41 agreement or a self-lay arrangement.

Developers may connect to our water network on a size for size basis at their cost and Wessex Water will undertake any network reinforcement that may be required to accommodate granted development, this is funded through our infrastructure charging arrangements. Upon grant of planning Wessex Water will undertake a modelling exercise to determine the impact on our network and manage any necessary improvements.

North Site

The 2" Cast iron main located on the northern boundary of the site is not of sufficient size to supply 6 dwellings, a connection will need to be made (subject to formal application) from the 100mm diameter at the junction with The Pippin and Grierson Close, approximately 25m north of the site.

South Site

The nearest supply main of suitable dimension or greater is the 225mm located on Mill Street to the southwest of the site. A connection to serve the proposed 60 bed assisted living accommodation should be made, subject to application, to this supply main.

Please note: On site private storage and pump systems will be required for buildings greater than 2 storeys high. No guarantee can be given on a specific pressure or to maintaining that pressure. Normally it will be no less than 10m head of water. (1 bar pressure at 9 litres a minute) on the property boundary.

Water For Firefighting Purposes

Wessex Water continuously manage the public water network to ensure that regulatory service standards are maintained at all times throughout the day (9 litres/minute at 10m head), however, water for firefighting purposes can never be guaranteed. Wessex Water will always make their best endeavour to provide a water supply but have no obligation to guarantee a minimum flow or pressure for firefighting purpose.

When Wessex Water agree to a mains connection it is the responsibility of the applicant to ensure that their system is fit for purpose based on the maximum agreed flow rate and our minimum standard of 15m head pressure. Whilst we will make best endeavours, we advise all developers that we cannot guarantee pressures or flow for firefighting purposes. Unless there is dedicated storage, any interruption to the supply could leave the premises unprotected. An interruption could be due to Wessex Water taking planned or unplanned work or if the supply to the premises has to be shut down for operational purposes. Therefore, we cannot guarantee a continuous supply of water or constancy of pressure.

NOTE: These comments are based upon known circumstances prevailing at the time of writing. A review of the contents of this document is required where 18 months or more have elapsed since issue or in the light of significant changes likely to impact upon the response (e.g., changes in development numbers or phasing). Please email review requests to planning.liaison@wessexwater.co.uk

ST97SE/ 152 ASSET MAP



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