

CRADDYS

CIVIL & STRUCTURAL ENGINEERING DESIGN CONSULTANCY

ALDI Store, Drive Through Unit & EV Charging Hub, London Road, Devizes

Flood Risk Assessment & Drainage Strategy

For

PRZM
— REAL ESTATE —



Date: 25.02.2026
Document reference: TBC



Document Control Sheet

Job Details							
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Project Name	ALDI Store, Drive Through Unit & EV Charging Hub, London Road, Devizes						
Title	Flood Risk Assessment & Drainage Strategy						
Craddys Reference	13906w0001						
Document Reference	TBC						
Date	25.02.2026						
Client Details							
 		Highgrove Group (Reading) Ltd. on behalf of PRZM Real Estate and ALDI Stores Ltd.		W: www.przm.re W: www.aldi.co.uk			
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Document revision record							
Rev No	Status	Date	Notes		Author	Checked	Approved
B	S3	24.02.26	Updated to comments		RJH	LBQ	AMR
C	S3	25.02.26	Updated to comments		RJH	LBQ	AMR
D	S4	18.06.26	Response to LLFA comments		CAP	LBQ	AMR
E	S5	09.07.26	Updated with WW response		CAP	CJ	AMR



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Executive Summary

This Flood Risk Assessment (FRA) has been prepared to support a planning application for the proposed development of an ALDI foodstore, drive through unit and EV charging hub, located at land between London Road and Horton Road, Devizes.

The site is located within Flood Zone 1 as defined by the Environment Agency (EA) Flood Map for Planning, representing land at **low** probability of flooding from fluvial or tidal sources.

An assessment of flood risk from all sources has been undertaken, including:

- Fluvial and tidal flooding
- Surface water (pluvial) flooding
- Groundwater emergence
- Sewer surcharge
- Reservoir failure

Flood risk from all sources is assessed to be low or manageable subject to mitigation. Key mitigation measures include setting finished floor levels above the existing ground levels, provision of overland exceedance routing, and incorporation of a sustainable drainage system (SuDS) to manage runoff.

The proposed drainage strategy has been developed in accordance with national policy and the SuDS hierarchy and aims to discharge surface water to the ground via infiltration features. This is the preferred disposal option and referred to as Option A. Should further testing preclude this option, the proposed strategy is to discharge off site to a public storm sewer and limit discharge rates to a reduction on pre-development runoff rates, with attenuation storage sized for up to the 1 in 100-year plus climate change event. This is referred to as Option B.

Based on the findings of this FRA, the proposed development is considered to be acceptable in flood risk terms and meets the requirements of the National Planning Policy Framework (NPPF), subject to confirmation by the Local Planning Authority (LPA) and Lead Local Flood Authority (LLFA).





1. Introduction

1.1. Purpose of Report

This Flood Risk Assessment (FRA) has been prepared to support a planning application for the proposed development at land between London Road and Horton Road in Devizes. The report aims to assess the flood risk to and from the development in accordance with the National Planning Policy Framework (NPPF), Planning Practice Guidance (PPG), and Environment Agency (EA) standing advice.

It also considers site-specific topography, local drainage conditions, and the indicative development layout to outline appropriate mitigation and surface water management measures.

1.2. Scope and Limitations

This FRA is based on publicly available flood mapping, supplied topographical information, and outline development proposals provided by the client team. No hydraulic modelling has been undertaken as part of this report.

The assessment does not confirm the capacity of existing public drainage networks nor comment on their suitability for adoption or connection without further engagement with the statutory undertaker.

This FRA is intended to inform the planning process only. Should the development proceed, further design development and statutory approvals will be required.

1.3. National planning policy context and data sources used

This FRA has been prepared in accordance with:

- The National Planning Policy Framework (NPPF) and supporting Planning Practice Guidance (PPG);
- The Environment Agency's standing advice on development and flood risk;
- Local Strategic Flood Risks Assessments (SFRA)s
- EA product 4 and product 8 data (where available)
- The relevant Local Planning Authority (LPA) flood risk policy;
- Surface water drainage guidance from the Lead Local Flood Authority (LLFA);
- The requirements of Schedule 3 of the Flood and Water Management Act 2010, where applicable (e.g. in Wales).

The strategy set out in this document seeks to demonstrate that the proposed development is appropriate, safe, and compliant with the above planning policy framework.





2. Existing Site

2.1. Site Location and Description

The site is located at southeast of London Road and north of Horton Road in Devizes, within the administrative boundary of Wiltshire. The Lead Local Flood Authority (LLFA) for the development is Wiltshire Council.

It comprises approximately 1.126 hectares of brownfield land and is currently occupied by a motorcycle training centre, with several small buildings within the northwest of the site, with the majority of the remainder being asphalt and concrete hard surfacing. Access to the site is currently from London Road to the far northern end of the site.

The planning application Site Location Plan and Existing Site Plan are provided in Appendix A.

2.2. Existing Site Levels and Gradients

A topographic survey of the site has been reviewed and is provided in Appendix B.

Site levels generally range from approximately 136.1m and 133.9m AOD, sloping from north to south. The primary fall direction is towards Horton Road on the southern boundary.

The site is generally flat, with a small raised bund within the landscaping to the southern boundary. Aside from this, no significant depressions or raised features have been identified that would materially alter flood pathways or surface water management





3. Development Proposals

3.1. Proposed Development

The proposed development comprises a retail foodstore, drive through unit and EV charging hub with associated access, servicing, parking, hard & soft landscaping and drainage infrastructure. The foodstore element is included in full detail as part of a hybrid application, with the drive through unit and EV charging hub element being in outline at this stage, with all matters reserved except for access.

Access to the developed site is proposed to be via a new access formed off London Road, roughly midway along the northwestern boundary, via a new priority junction. There is an existing access to the site, however this will be retained and does not form part of this application.

The current proposed site layout is shown on drawing 240646-1301 in Appendix C and is subject to further development as part of the design process.

This report assesses flood risk based on this indicative layout and advises on mitigation strategies to ensure the site can be safely developed without increasing flood risk elsewhere.

3.2. Flood Risk Vulnerability Classification

The proposed development falls under the category of 'Less Vulnerable', as defined in *Annex 3 of the National Planning Policy Framework (NPPF): Flood Risk and Coastal Change*.

Table 1 - Summary of vulnerability classification and examples

Flood Risk Vulnerability Classification	Examples (from Annex 3)
Less Vulnerable	- Police, ambulance and fire stations which are not required to be operational during flooding. - <u>Buildings used for shops</u>; financial, professional and other services; <u>restaurants, cafes and hot food takeaways</u>; offices; general industry, storage and distribution; non-residential institutions not included in the 'more vulnerable' class; and assembly and leisure. - Land and buildings used for agriculture and forestry. - Waste treatment (except landfill* and hazardous waste facilities). - Minerals working and processing (except for sand and gravel working). - Water treatment works which do not need to remain operational during times of flood. - Sewage treatment works, if adequate measures to control pollution and manage sewage during flooding events are in place. - Car parks.

This classification is relevant to determine the applicability of the Sequential Test and Exception Test, as well as the level of flood risk mitigation required.

The vulnerability classification influences whether the proposed development is appropriate in Flood Zones 2 or 3, and this report has taken it into account when assessing site suitability and outlining mitigation strategies.





4. Site-specific flood risk review

The following subsections assess the risk of flooding from various sources in accordance with national guidance and publicly available datasets (e.g. EA Flood Maps for Planning, Strategic Flood Risk Assessments, surface water layers, BGS, and sewer undertaker records).

4.1. Fluvial and Tidal Flood Risk

The site is not located within an area identified by the Environment Agency (EA) as being at risk of fluvial or tidal flooding. Refer to Appendix D for respective mapping. Based on EA Flood Map for Planning data (Appendix D), the site falls within Flood Zone 1, corresponding to a low probability of flooding from main rivers or the sea.

Flood Zone 1 describes areas at <0.1% annual chance of flooding from rivers or the sea; FZ2 describes areas at 0.1%-1% annual chance of flooding from rivers or 0.1% to 0.5% annual chance of flooding from the sea; FZ3 describes areas at >1% annual chance of flooding from main rivers or >0.5% chance of flooding from the sea. All Flood Zone classifications do not take into account the effects of existing defences or climate change.

The nearest area of fluvial flood risk is approximately 1km to the south east, arising from a minor tributary of the River Avon. The site is therefore not considered to be at risk of fluvial or tidal flooding.

4.2. Surface Water (Pluvial) Flood Risk

The EA's Surface Water Flood Risk Map (Appendix D) indicates that the site is predominantly at very low risk of surface water flooding (not affected during a 1 in 1000-year event), with isolated areas on the low boundaries being shown at low risk (would be affected during a 1 in 100-year event).

Localised surface water management measures will be incorporated into the site design to address this risk. Finished floor levels and overland flow routing are discussed in Section 8.

4.3. Groundwater Flood Risk

The British Geological Survey (BGS) mapping and EA data indicate the site is underlain by bedrock of Greensands Formation with a moderate susceptibility to groundwater emergence at the surface.

The site lies within an area identified by the EA as having potential for groundwater flooding to occur at the surface. Additionally, the site lies within an area of Wiltshire identified as having elevated potential for groundwater emergence at the surface in the current SFRA. Groundwater emergence may therefore occur on the site and present a flood risk to the development, and this risk should be mitigated in the proposed design of the site.

At the time of writing, intrusive site investigation has been carried out on the site and no groundwater was encountered, however these were undertaken in July and August during a long period of dry weather. A return visit was made in April 2026 and no ground water was recorded in any of the standpipes.

Borehole reference	Depth of borehole (m)	EGL (mAOD)	Base level (mAOD)
WS.03	5	135.45	130.45
WS.06	4	134.88	130.88
WS.08	3.7	134.69	130.99
WS.10	3	134.25	131.25
WS.14	3	134.50	131.50
WS.18	3	134.30	131.30





The above table summarizes the ground water monitoring undertaken showing that no ground water was encountered down to a level of 130.45mAOD. The lowest proposed ground level on site is at the base of the lorry ramp at 134.07mAOD some 3.6 metres above this.

Based on these initial findings, the site is considered to be at low risk of ground water flooding however it is intended to undertake a suite of groundwater monitoring through the coming winter months to confirm these findings.

4.4. Sewer Flooding

The risk of flooding from public sewers is generally low and is not indicated in any published mapping.

Wessex Water and SFRA historic sewer flooding records have not identified any incidents at this location. The risk of sewer flooding affecting the site is therefore considered to be low.

4.5. Reservoir and Canal Flood Risk

The EA flood risk from reservoirs map indicates that the site is not at risk of flooding from large, raised reservoirs or other artificial water bodies.

The nearest artificial water body is the Kennet & Avon Canal, which lies approximately 1km to the south of the site, however the site is at higher elevation than the canal so would not be affected in the event of a breach.

4.6. Historical Flooding Records (EA / LLFA)

A review of EA and LLFA records does not indicate any known incidents of historical flooding affecting the site.

5. Climate change

5.1. Background

Making an allowance for climate change as part of the development will help to minimise vulnerability and provide resilience to flooding in the future over the design life of the development.

GOV.UK guidance titled "Flood Risk Allowances: climate change allowances" from the Environment Agency was first published 19th February 2016 and most recently updated on 27th May 2022. This details the latest guidance on appropriate allowances for climate change that should be taken into account as part of a proposed development.

Current guidance in the NPPF recommends a design lifespan of at least 100-years for residential development, and 75-years as a starting point for the design lifespan for non-residential development.

Assuming the development is completed in 2027, the effects of climate change to the year 2102 should be considered.

5.2. Future Fluvial Flood Risk

Fluvial flood risk is likely to increase with time since climate change is expected to increase rainfall intensities, which may produce increased runoff from catchments and induce greater flows within watercourses. GOV.UK guidance recommends a percentage increase in peak river flows as an allowance for climate change, with these percentages varying by management catchment areas around the country.

Since the site is currently located in FZ1 and elevated well above the nearest areas at elevated fluvial flood risk in the present day, the risk of fluvial flooding on the site is expected to remain low throughout the lifespan of the development.





5.3. Future Surface Water (Pluvial) Flood Risk

Surface water flood risk is likely to increase with time since climate change is expected to increase rainfall intensities, which will induce greater runoff from both impermeable and permeable areas and generate increased overland flows where surface water drainage systems and smaller watercourses may not have sufficient capacity to collect and convey this runoff.

The Flood Map for Planning and Long-Term Flood Risk Service “climate change” surface water maps show no significant change is expected to surface water flooding on the site to the year 2060, and this risk will remain very low or low.





6. Proposed site levels, topography and access

6.1. Proposed finished floor levels

It is proposed that the finished floor level (FFL) of the ALDI store is set at 135.370mAOD. This FFL is above the existing ground levels within the building footprint and is generally above the proposed external levels around the building. Details of the proposed drive through site are to be provided at a later date, however the FFL of the unit should also be set above existing ground level and external levels, as far as practicable.

This is consistent with EA guidance and industry best practice for protecting buildings from both pluvial and groundwater flood risks.

Preliminary proposed site levels are included in Appendix E.

6.2. Overland flow and external falls

Surface water will be directed away from building thresholds using a combination of external grading, kerb lines, and positive drainage.

Overland flow paths have been reviewed using EA surface water mapping and site topography, and no significant accumulation points within the site boundary are expected – refer to Appendix J for the pre and post-development exceedance flows sketch.

The proposed layout allows for uninterrupted flow across external areas, minimising the risk of surface water ponding against built structures. The site has been designed to ensure that any surface water flows in excess of the 1 in 100 year rainfall event are managed in exceedance routes that minimise the risk to people and property.

6.3. Site access / egress

Safe access and egress for occupants and emergency services is a critical design consideration. A new vehicular and pedestrian access is proposed off London Road, along with an additional pedestrian only access off Horton Road to the south of the site.

Since the site is located in Flood Zone 1 and is not at significant risk of other sources of flooding, there should be no issue with safe access or egress from the site even in an extreme flood event.





7. Suitability of the site for development

7.1. Sequential Test

Under the National Planning Policy Framework (NPPF), a Sequential Test is required for most development located in Flood Zones 2 or 3 or at medium or higher risk of surface water flooding. The objective is to steer development toward areas at lower risk of flooding wherever possible.

For this site:

- The site is in Flood Zone 1 and at low risk of surface water flooding, therefore a Sequential Test is not required.

7.2. Flood Zone Compatibility

The Environment Agency's Flood Map for Planning identifies the site as being located within Flood Zone 1, which represents low probability of fluvial or tidal flooding.

As mentioned in Section 3.2, the proposed development is classified as **less vulnerable**. Table 2: Flood risk vulnerability and flood zone "incompatibility" of the NPPF is reproduced below and confirms the proposed development would be considered "compatible" with the Flood Zone.

Table 2: Reproduction of NPPF Table 2

Flood Zone	Flood Risk Vulnerability Classification				
	Essential Infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
1	✓	✓	✓	✓	✓
2	✓	Exception Test req'd	✓	✓	✓
3a	Exception Test req'd	X	X	✓	✓
3b*	Exception Test req'd	X	X	X	✓
Key:					
✓	Exception Test not required				
X	Development should not be permitted				





8. Surface water drainage strategy

8.1. Design objectives

- The proposed surface water drainage system has been designed in accordance with:
- The SuDS hierarchy (as set out in the NPPF and CIRIA C753),
- Local Lead Flood Authority (LLFA) design guidance,
- Building Regulations Part H,
- And, where applicable, the principles of Schedule 3 of the Flood and Water Management Act 2010 (applicable in Wales, and expected to inform future guidance in England).

The system aims to:

- Manage runoff sustainably,
- Mimic natural drainage,
- Protect surrounding land and buildings from increased flood risk,
- And promote water quality, biodiversity potential and amenity value where feasible.

8.2. Existing Site Conditions & Drainage Regime

The existing site is currently brownfield with an estimated impermeable area of 9810 m².

Although the majority of the site is impermeable surfacing, no existing surface water drainage system is known to be present – several gullies are identified on the topographical survey however the discharge route of these is not currently known. Current runoff from the asphalt and concrete areas is therefore assumed to discharge via overland flow onto soft landscaped areas with no formal attenuation or treatment measures.

Since there is no confirmed positive drainage regime for the existing site, greenfield runoff rates have been calculated using the FEH Statistical Method, and a Modified Rational Method runoff rate estimate has also been included for comparison, using a rainfall intensity of 50mm/hr – these are shown below and full FEH calculation shown in Appendix G.

Table 3: Pre-development runoff rates

Method / Event	FEHS 1-yr	FEHS 2-yr	FEHS 10-yr	FEHS 100-yr	MRM
Runoff Rate (l/s)	2.0	2.4	3.8	6.2	136.4

8.3. Proposed Drainage Regime

As part of the proposed development, a new surface water drainage system will be included to manage runoff from the developed areas of the site. The discharge point for this system has been reviewed against the surface water drainage hierarchy, namely re-use of rainwater, followed by disposal of runoff to the ground via infiltration, to a watercourse or other body of water, to a surface water sewer or highway drain, or to other public sewers, in decreasing order of preference.

– Rainwater re-use

Re-use of rainwater on the proposed development is not considered to present a significant opportunity to reduce volume discharge as when compared to the annual runoff yield from the roof area, the non-potable water usage for the development is very low.

– Disposal to ground (soakaways / infiltration features)

Soil percolation testing was undertaken with the site investigation along the guidelines of BRE 365 in 3 locations across the site area. The locations of the testing are shown on the Exploratory Hole Location Plan in appendix G along with the Soil Percolation Testing Results. Two of the locations





(SUDS1 and SUDS2) were located within the proposed ALDI car park area. The testing was undertaken at depths of 2.4 and 3.0 metres below ground level respectively within the Upper Greensand Formation. The rates recorded were 1.4×10^{-5} and 1.01×10^{-5} during the third fill of each trial pit. The testing locations are also shown on the drainage layout in appendix G.

These tests were generally not compliant with BRE 365 due to insufficient time to drain past the 25% effective depth and the SI report concludes that due to the proportion of fines within the Upper Greensand Formation, the use of infiltration features is unlikely to be viable.

However, by extrapolating beyond the run time of the infiltration tests, it appears that the tests would have become BRE365 compliant if they were allowed to run for longer.

It is therefore proposed that disposal to ground will be the primary disposal option (Option A) and further infiltration testing has been instructed, with the intention of waiting a sufficient time for the pits to drain such that a BRE365 compliant rate can be confirmed.

In the event that the further testing records poor infiltration potential, an alternative fall back solution has also been considered (Option B).

– Disposal to a watercourse

The nearest known watercourse is a shallow ditch to the southeast of the site, running parallel to Horton Road in the adjacent land. The ditch location, various site boundaries and the Highway Extent have been overlaid in sketch 13906sk0005 included in appendix G.

This shows that the ditch is located within private land, and therefore a connection to this ditch is unlikely to be possible.

– Disposal to a surface water sewer or highway drain

Wessex Water asset mapping is included in appendix F, which shows the nearest mapped surface water sewer in public land to be a 450mm diameter sewer located in London Road to the north of the car garage that lies adjacent to the site's western boundary, approximately 75m west of the sites westernmost corner. This sewer flows to the southwest, across the London Road / Horton Road roundabout. We have contacted Wessex Water suggesting connection to this sewer who have commented that the local network surcharges during the 1 in 1 year event and as such they have concerns over this discharge location.

We have therefore suggested an alternative point of connection (POC) to Wessex Water at chamber 5917 in Corn Croft Lane to the south-east of the site. Wessex Water have confirmed that a connection at this location will be accepted in principle subject to evidence being submitted that all higher priority destinations have been utilised to their maximum extent. A maximum discharge rate of 1 litre / second will be required. Confirmation of this correspondence is included in appendix F.

8.4. Climate change – peak rainfall intensity allowances

Assuming a design life of 75-years as per the NPPF, climate change will need to be taken into account to the year 2102 assuming a 2027 opening date. The site lies within the Avon Hampshire Management catchment and therefore 40% and 45% increases in rainfall intensity should be allowed for in the 3.3% AEP (1 in 30-year) and 1% AEP (1 in 100-year) event respectively.

8.5. Proposed Surface Water Discharge Strategy

As outlined in section 8.3 above, it is proposed that surface water generated by the development be discharged to the ground via infiltration features. This is shown on the drainage layout drawing 13906-0050 and referred to as Option A. In the event that the further testing records an unviable rate, or that winter ground water levels rise to an unacceptable level, an alternative strategy (Option B on layout drawing 13906-0052) has been developed to discharge off site at an attenuated rate to the existing public storm sewer.





8.5.1. Disposal option A

As shown on the drainage layout in appendix G 13906-0050, surface water from the roof of the store will be collected in rainwater pipes and conveyed in an underground system to a large geocellular soakaway located beneath the car park.

Surface water from the car park and lorry ramp will be collected via drainage channels and also conveyed to the geocellular soakaway being routed through a class 1 bypass interceptor prior to discharge. In addition, permeable paving is proposed for the parking bays which will be allowed to infiltrate to the underlying strata. Finally three tree pits are proposed to add amenity and biodiversity aspects to the scheme.

The soakaway has been positioned at least 5 metres from the building and sized using the worst case infiltration rate recorded to date (1×10^{-5} m/s or 0.036m/hr). Silt traps are positioned upstream of each inlet to the soakaway to reduce silt ingress and clogging.

The ALDI store comprises an area of 7,350m² of which 6000m² is proposed to be positively drained. An image showing the extent of this catchment is included in appendix G.

In order to prevent flooding on the site approximately 531m³ of storage volume will be required to contain the 1 in 100-year +45% event for the proposed ALDI store and access road. Initial storage calculations are included in Appendix G. These calculations show that:

- (a) The 1 in 30 year rainfall event is contained within the drainage system without causing flooding to any part of the site
- (b) The 1 in 100 year rainfall plus climate change rainfall event does not cause flooding to any building (no basements are proposed) or utility plant. The 1 in 100 year plus climate change rainfall event is also contained within the drainage system.

Included on the drainage layout is a typical detail through the soakaway to show the proposed level of the soakaway in relation to the potential ground water level. As no ground water has been encountered on site, in the absence of further monitoring we have shown the level down to which no ground water has been found. This shows a minimum unsaturated zone of 1.85 metres beneath the base of the soakaway.

A separate geocellular soakaway will be provided to discharge surface water generated by the drive through unit. This is indicated on the drainage layout and the associated Infodrainage calculations are included in appendix G.

8.5.2. Disposal option B

In the event that disposal option A is not viable, it is proposed to discharge from the site to the existing 300mm diameter Wessex Water surface water sewer in Corn Croft Lane, at a limited rate of 1 litre / second.

A new surface water lateral drain will need to be formed in the highway between the site and the sewer. The proposed route of this potential connection is shown on drawings 13906-0051 and 13906-0052 in appendix G. A connection will be provided through the ALDI store plot for future connection by the drive through unit.

The on site drainage system collection features will function in a similar manner to Option A however discharge off site will be limited by a flow control device and the geocellular tank would be wrapped in an impermeable membrane to prevent ingress into the ground.

Wiltshire Council's Drainage and Betterment Strategy (June 2024) requires post development discharge rates of brownfield sites to be as close as reasonably practical to greenfield runoff rates for the same event. If discharging at greenfield rates is not possible, discharge rates should generally be restricted to provide a minimum 30% betterment over the existing discharge rates for the brownfield site.

It is proposed to limit the discharge rate from the development site to 1l/s as required by Wessex Water which is less than the 1 in 1-year greenfield runoff rate from the site, which is a 99% reduction





compared to the actual pre-development discharge rate (136 l/s) from site due its current widespread impermeable surfacing. The proposed discharge rate is therefore considered to be in accordance with Wiltshire Council's Drainage and Betterment Strategy.

The proposed ALDI store and access road comprise approximately 7350m² which comprises around 65% of the site area. The remaining 35% of the site is for the future drive-through unit and EV charging hub. It is therefore proposed to pro-rate the total discharge rate between the development parcels, to 0.65 l/s for the ALDI store and access road and 0.35 l/s for the proposed drive through and EV charging hub plot.

Lined permeable block paving will be utilised as an inlet structure in areas of the car park that are not subject to HGV overrun, this will provide water quantity and quality benefits. In addition, three tree pits are proposed between parking bays which will also be utilised as inlet structure. Other areas of the car park will be surfaced in asphalt and a bypass interceptor/separator will be provided to treat runoff from these areas.

In order to prevent flooding on the site, attenuation storage will be provided by way of a below ground geocellular storage tank – approximately 690m³ will be required to contain the 1 in 100-year +45% event for the proposed ALDI store and access road. Initial storage calculations are included in Appendix G. These calculations show that:

- (a) The 1 in 30 year rainfall event is contained within the drainage system without causing flooding to any part of the site
- (b) The 1 in 100 year rainfall plus climate change rainfall event does not cause flooding to any building (no basements are proposed) or utility plant. The 1 in 100 year plus climate change rainfall event is also contained within the drainage system.

For ease of comparison the pre-development and post development discharge rates have been tabulated below.

Table 5 : Pre and post-development runoff rate comparison

Event	FEHS 1-yr	FEHS 2-yr	FEHS 100-yr	MRM	1 in 2-yr	1 in 30-yr	1 in 100 yr
Rate (l/s)	2.0	2.4	6.2	136.4	0.6	0.9	1.0

Approximately 343m³ of attenuation storage volume would be required for the drive through and EV charging hub plot – this would be achievable within the site area either through a geocellular tank or other means.

Since the impermeable area of the site is reduced compared to the pre-development scenario, the discharge volume from site will reduce.





9. Foul drainage strategy

9.1. Existing Foul Drainage Arrangements

The existing site is assumed to currently be served by a private septic tank system with no existing connection to the public sewerage network.

A review of sewer records from Wessex Water indicates that foul sewers exist in London Road to the west of the site, and within Ferozeshah Road to the south of the site, off Horton Road.

Public sewer asset plans are included in Appendix E.

9.2. Proposed Foul Water Strategy

The proposed development will generate domestic foul discharge from toilets in the proposed ALDI store and drive through unit.

Foul drainage will be discharged to the public sewer in London Road via a new connection. A new lateral drain will need to be formed in the highway between the site and the nearest manhole, and a drain will be provided through the ALDI store plot and access road for future connection by the drive through unit.

It is anticipated that this lateral drain will allow for gravity connection from the ALDI store, however an on-site private pumping station may be required for the drive through and EV charging hub plot, subject to detailed design. The detailed design of the drainage for this part of the development would be approved under reserved matters.





10. Residual risks and mitigation measures

Even where flood risk has been mitigated through design measures, there remains a potential for exceedance events, system failure, or blockage to occur. This section outlines how such residual risks will be managed.

These residual risk measures contribute to the demonstration of a safe development in line with Exception Test criteria, where required

10.1. Exceedance Events

In the event of rainfall exceeding the 1 in 100-year plus climate change design standard:

- Excess surface water will be routed away from buildings using defined overland flow paths (See Appendix J)
- External levels will be profiled to direct flow toward landscaped or non-critical areas,
- Ponding will be permitted in designated hardstanding areas where appropriate.

10.2. System blockage or failure

The drainage system will be designed to include:

- Access points and inspection chambers to allow maintenance,
- Redundancy in flow paths where feasible.





11. Maintenance and adoption responsibilities

The long-term success of any surface and foul water drainage system depends on effective maintenance. This section outlines the anticipated responsibilities for the drainage infrastructure serving the development.

11.1. Surface water system

The surface water drainage system includes the following elements:

- Flow controls (e.g. orifice or vortex controls),
- Soakaway tanks, attenuation storage tanks
- Permeable paving (where applicable),
- Catchpits and inspection chambers,

These components are intended to remain private and be maintained by the site occupiers (ALDI Stores Ltd. and the drive through/EV charging hub operator). In accordance with a maintenance schedule such as that outlined in Appendix H.

The off-site surface water lateral drain will be offered for adoption to Wessex Water.

11.2. Foul drainage system

The foul system will remain private and maintenance responsibilities will fall to the site occupiers as per the surface water system. Maintenance schedules should include:

- Periodic inspection and rodding of foul pipework,
- Pumping station servicing (where applicable),
- Regular checks of manhole integrity and covers.

The off-site foul water lateral drain will be offered for adoption to Wessex Water.





12. Conclusions and recommendations

12.1. Conclusions

This Flood Risk Assessment and Drainage Strategy has been prepared to support a planning application for the proposed development at London Road, Devizes.

Based on the available information, the following conclusions have been reached:

- The site lies within Flood Zone 1 and is considered to be at low risk of flooding from the majority of sources, with a possibly elevated risk of groundwater flooding on the site.
- The proposed development incorporates appropriate flood mitigation measures including:
 - Raised finished floor levels compared to existing ground level,
 - SuDS drainage strategy with on-site attenuation,
 - Safe overland flow routing and exceedance planning.
- Surface water runoff will be managed in accordance with the drainage hierarchy, discharging to ground with further testing to confirm that this is viable.
- Should infiltration testing not be favourable, surface water will be discharged to the public surface water sewer. It is anticipated that a gravity connection is achievable.

Post-development discharge rates will be limited and reduced compared to pre-development, with sufficient attenuation storage to accommodate the 1 in 100-year + climate change event.

- Foul water will be discharged to the public foul sewer, likely by gravity from the ALDI store, however an on-site private pumping station may be required for the future drive through unit – details of this would be provided under a reserved matters application.
- The systems will remain private within the development site, with maintenance responsibilities outlined in Appendix H. Off-site drainage will be offered for adoption to Wessex Water.
- Residual flood risks have been identified and appropriately mitigated through the layout and design of the development.

Accordingly, the proposed development is considered to be:

- **Compliant** with the National Planning Policy Framework (NPPF),
- **Acceptable in flood risk terms**, and
- **Unlikely to increase flood risk elsewhere.**



Appendix A

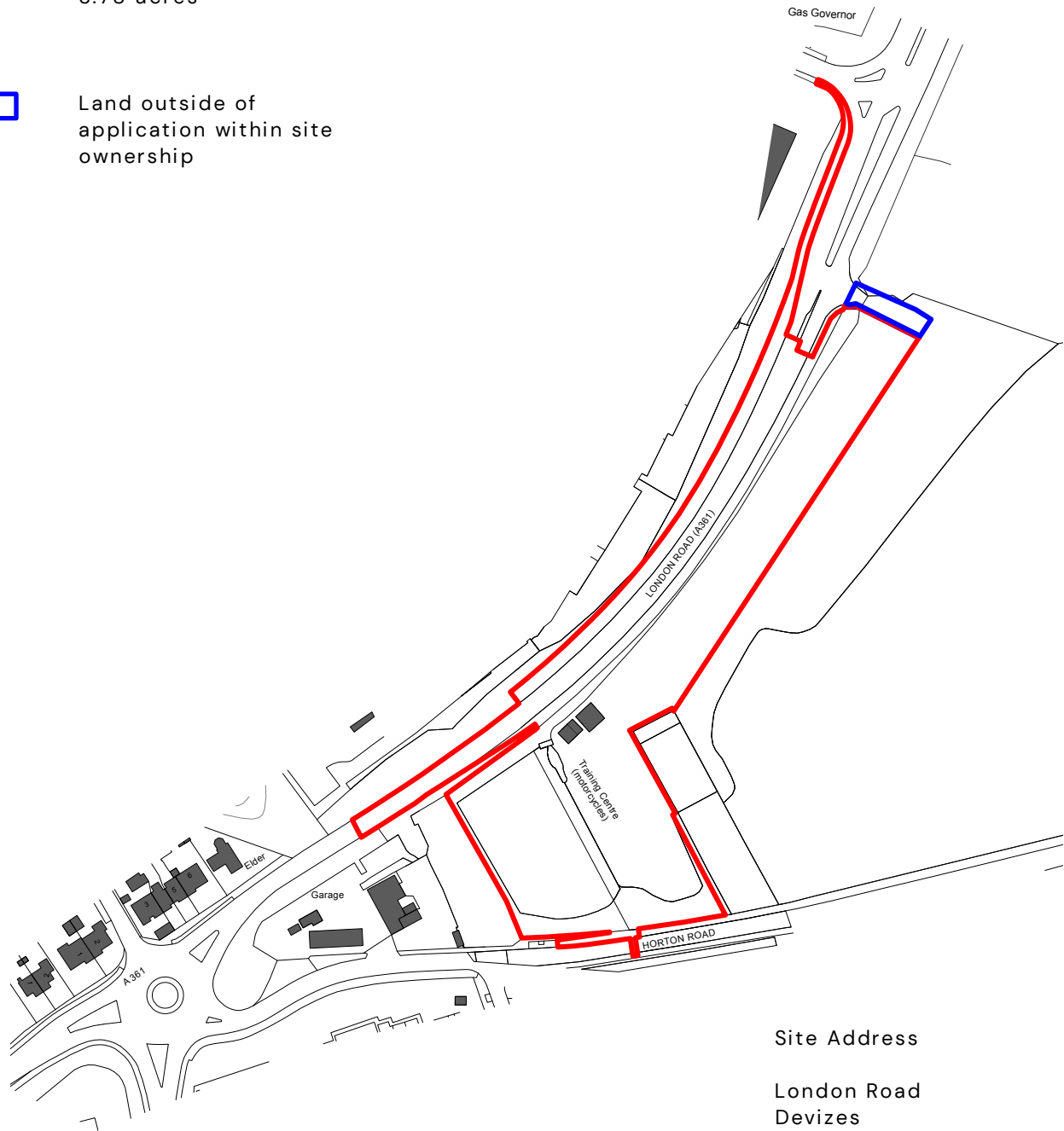
Site Location & Existing Site Plan

KEY

 Denotes Application Boundary

Application Area
15,332 sq m
1.533 hectares
3.78 acres

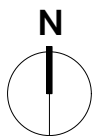
 Land outside of
application within site
ownership



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Site Address

London Road
Devizes
SN10 2JG



0 50 100 150 M

scale 1:2500 @A4

Do not scale this drawing

PRZM
— REAL ESTATE —



Kendall Kingscott
Glentworth Court, Lime Kiln Close
Stoke Gifford, Bristol BS34 8SR
+44 (0)117 931 2062
www.kendallkingscott.co.uk

Project
Land South of London Road, Devizes
Client
PRZM Real Estate & Aldi Ltd.

Date
May 2026
Scale
1:2500
Filename
240646.vwx
Drawn
MP
Checked
MW
Purpose/Status
PLANNING
Paper Size
ISO A4

Drawing Title
LOCATION PLAN
Project Number/Drawing Number
240646-1000
Check all dimensions and levels on site

Revision
P08
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KEY

- Existing trees REF: Topo survey
- Existing trees REF: BTC ARB Tree Constraints Survey.
- Concrete
- Tarmac
- Soft landscaping
- Gravel
- Existing levels

NOTES

- Horton Road Bus Stops
- Arboricultural information refer to Tree Constraints Report_London Road_Develop
- Murco - Cannings Hill Garage
- Splash Car Wash



N 0 10 20 30 40 50 M
Scale 1:500 @A0

NOTE: Base on survey by Berry Geomatics

Arboricultural information refer to Tree Constraints Report



Appendix B

Topographical Survey





ABBREVIATIONS			
Av	Average	LB	Letter Box
AV	Air Valve	LB	Letter Box
BB	Bellshill Beacon	LP	Lamp Post
Bol	Bollard	MH	Manhole
BL	Bollard Light	MK	Marker
Box	Box	NP	Name Plate
BS	Bus Stop	DH	Overhead (Electric)
BT	Telecom IC	OSBM	Ordnance Survey BM
CATV	Cable Television IC	PARA	Parapet
CCTV	Closed Circuit Camera	PL	Panel
CL	Cover Level	PM	Parking Meter
Conc	Concrete	RE	Rodding Eye
DC	Drainage Channel	RI	Ridge Level
DH	Ditch	RS	Road Sign
DI	Disinfectant	RSJ	Roller Steel Joint
DK	Drop Kiosk	SA	Scaleway
DN	Drain	SD	Slot Drain
EL	Eaves Level	Sen	Traffic Sensors
EP	Electricity Pole	SP	Sign Post
ER	Earthling Road	ST	Water Stop Tap
FB	Footbridge	SV	Water Stop Valve
FESc	Fire Escape	SY	Stay
FL	Floor Level	Tac	Tactile Paving
FI	Floodlight	TCS	Telephone Call Box
FS	Flagstaff	TS	Traffic Signal
FW	Fire Hydrant	TP	Telephone Pole
Gab	Gabions	Veg	Vegetation
GM	Gas Meter	VP	Vent Pipe
GV	Gas Valve	WL	Water Level
GY	Gully	WM	Water Meter
HR	Hand Rail	WO	Wash Out
IC	Inspection Cover	WP	Wooden Peg
IL	Invert Level		
KO	Kerb Outlet		
Drainage			
FW	Foul Water	SW	Surface Water
Com	Combined Storm/Foul	BD	Back Drop
225mm	Pipe Diameter	UTL	Unable To Lift
Fences / Walls			
CB	Crash Barrier	HR	Hand Rail
BWF	Barbed Wire	PRF	Post and Rail
CBF	Chain Boarded	PWF	Post and Wire
CLF	Chain Link	PLF	Panel Fence
IR	Iron Railings	SR	Steel Railings
TR	Trails	SPT	Steel Palisade
BW	Block Wall	BLK	Block Wall
RW	Retaining Wall	Ren	Rendered Wall
SW	Stone Wall	(1.8m)	Height of Wall/Fence

Services		
Electric	Gas	Traffic Signals
CCTV	Water	Water
Telecom	Foul Water Sewer	Surface Water Sewer
BT	Combined Sewer	Combined Sewer
Overhead Cable	End of trace	End of trace
	Not located (from records)	Not located (from records)

Utility Notes

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Electromagnetic and GPR detection is not infallible and it is possible that some services can remain undetected. Results are dependent on a number of factors such as soil type, ground water levels and surface conditions. Caution should therefore be taken and trial excavations must be undertaken to confirm position, identification and in particular depth of the utility prior to any construction work.

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Fibre optic cables can be difficult to detect and access to chambers is often restricted by utility providers. Where possible cable routes will be added from records.

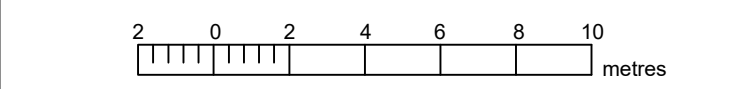
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Notes

Heights in metres

Survey related to Ordnance Survey grid datum (OSGB36)

Do not scale this drawing. All critical dimensions and services should be field verified prior to building operations or construction.

Rev.	Date	Amendments

Client

Kendall Kingscott
Glenworth Court
Lime Kiln Close
Stoke Gifford
Bristol BS34 8SR

Title

Land at London Road, Devizes
Sheet 1 of 4

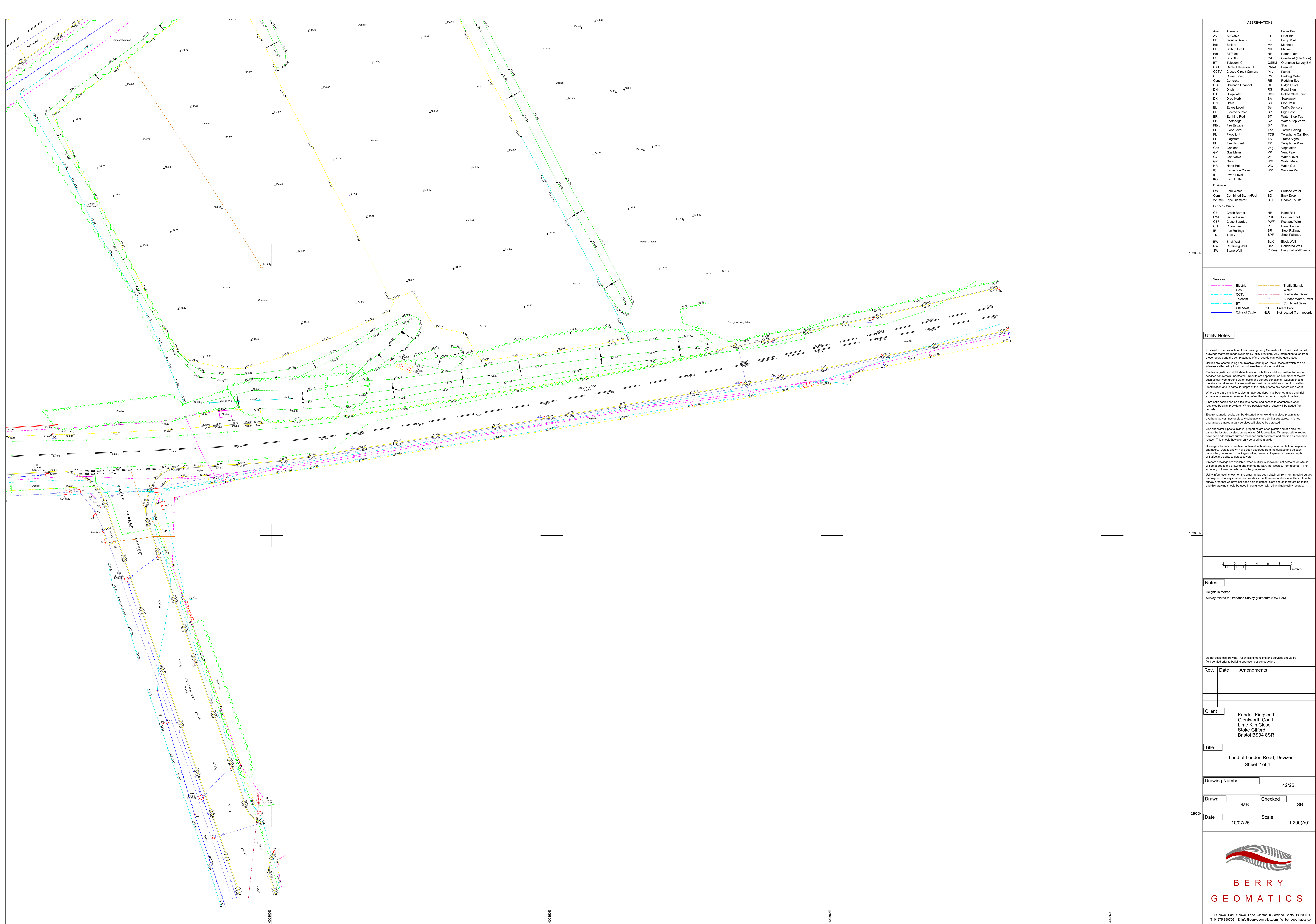
Drawing Number

42/25

Drawn DMB **Checked** SB

Date 10/07/25 **Scale** 1:200(A0)

SURVEY STATIONS			
Name	Easting	Northing	Height
STN1	402415.181	163013.889	134.007
STN2	402415.181	163013.889	134.007
STN3	402415.181	163013.889	134.007
STN4	402415.181	163013.889	134.007
STN5	402415.181	163013.889	134.007
STN6	402415.181	163013.889	134.007
STN7	402415.181	163013.889	134.007
STN8	402415.181	163013.889	134.007
STN9	402415.181	163013.889	134.007
STN10	402415.181	163013.889	134.007



ABBREVIATIONS			
Ave	Average	LB	Letter Box
AV	Air Valve	LB	Litter Bin
BB	Ballast Beacon	LP	Lamp Post
Bol	Bollard	MH	Manhole
BL	Bollard Light	MK	Marker
Box	BT/Elec	NP	Name Plate
BS	Bus Stop	DH	Overhead (Elec/Tel)
BT	Telecom IC	OSBM	Ordnance Survey BM
CATV	Cable Television IC	PARA	Parapet
CCTV	Closed Circuit Camera	PAW	Paved
CL	Cover Level	PM	Parking Meter
Conc	Concrete	RE	Rodding Eye
DC	Drainage Channel	RI	Ridge Level
DH	Ditch	RS	Road Sign
DI	Displaced	RSJ	Roller Steel Joint
DK	Drop Kiosk	SA	Scaleway
DN	Drain	SD	Slot Drain
EL	Eaves Level	Sen	Traffic Sensors
EP	Electricity Pole	SP	Sign Post
ER	Earthing Rod	ST	Water Stop Tap
FB	Footbridge	SV	Water Stop Valve
FESC	Fire Escape	SY	Stay
FL	Floor Level	Tac	Tactile Paving
FI	Floodlight	TCS	Telephone Call Box
FW	Fire Hydrant	TS	Traffic Signal
GP	Gates	TP	Telephone Pole
GM	Gas Meter	VP	Vent Pipe
GV	Gas Valve	WL	Water Level
GY	Gully	WM	Water Meter
HR	Hand Rail	WO	Wash Out
IC	Inspection Cover	WP	Wooden Peg
IL	Invert Level		
KD	Kerb Duct		
Drainage			
FW	Foul Water	SW	Surface Water
Com	Combined Storm/Foul	BD	Back Drop
225mm	Pipe Diameter	UTL	Unable To Lift
Fences / Walls			
CB	Crash Barrier	HR	Hand Rail
BWF	Barbed Wire	PRF	Post and Rail
CBF	Close Boarded	PWP	Post and Wire
CLF	Chain Link	PLF	Panel Fence
IR	Iron Railings	SR	Steel Railings
TR	Trails	SPT	Steel Pallisade
BW	Block Wall	BLK	Block Wall
RW	Retaining Wall	Ren	Rendered Wall
SW	Stone Wall	(1.8m)	Height of Wall/Fence

Services			
Electric	Gas	Water	Traffic Signals
CCTV	Telecom	Foul Water Sewer	Water
BT	Unknown	End of trace	Surface Water Sewer
OT-head Cable	NLR	Not located (from records)	Combined Sewer

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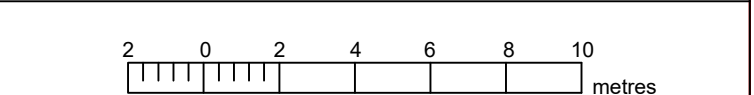
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Notes

Heights in metres
Survey related to Ordnance Survey grid datum (OSGB36)

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Rev.	Date	Amendments

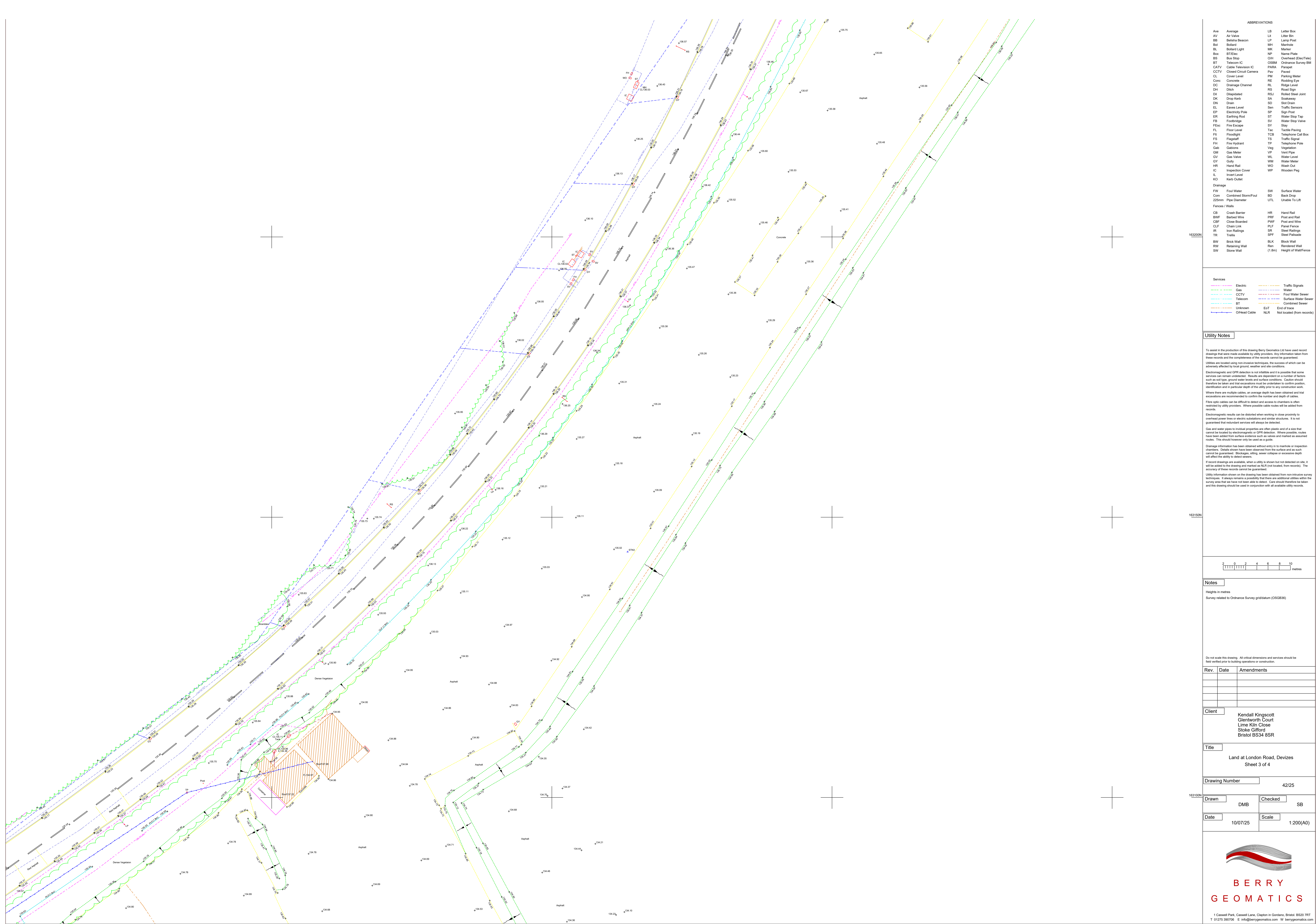
Client
Kendall Kingscott
Glentworth Court
Lime Kiln Close
Stoke Gifford
Bristol BS34 8SR

Title
Land at London Road, Devizes
Sheet 2 of 4

Drawing Number 42/25

Drawn DMB **Checked** SB

Date 10/07/25 **Scale** 1:200(A0)



ABBREVIATIONS			
Av	Average	LB	Letter Box
AV	Air Valve	LB	Letter Box
BB	Bellha Beacon	LP	Lamp Post
Bol	Bollard	MH	Manhole
BL	Bollard Light	MK	Marker
Box	Box	NP	Name Plate
BS	Bus Stop	DH	Overhead (Elec/Tel)
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CL	Cover Level	PM	Parking Meter
Conc	Concrete	RE	Rodding Eye
DC	Drainage Channel	RI	Ridge Level
DH	Ditch	RS	Road Sign
DI	Disposal	RSJ	Roller Steel Joint
DK	Drop Kiosk	SA	Skewway
DN	Drain	SD	Slot Drain
EL	Eaves Level	Sen	Traffic Sensors
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FI	Floodlight	TCS	Telephone Call Box
FS	Flagstaff	TS	Traffic Signal
FW	Fire Hydrant	TP	Telephone Pole
Gab	Gabion	Veg	Vegetation
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GY	Gully	WM	Water Meter
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IL	Invert Level		
KD	Kerb Outlet		
Drainage			
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Com	Combined Storm/Foul	BD	Back Drop
225mm	Pipe Diameter	UTL	Unable To Lift
Fences / Walls			
CB	Crash Barrier	HR	Hand Rail
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BW	Block Wall	BLK	Block Wall
RW	Retaining Wall	Ren	Rendered Wall
SW	Stone Wall		(1.8m) Height of Wall/Fence

Services			
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CCTV	Telecom	Foul Water Sewer	Water
BT	Unknown	Combined Sewer	Surface Water Sewer
O'head Cable	Unknown	End of trace	End of trace
	NLR	Not located (from records)	

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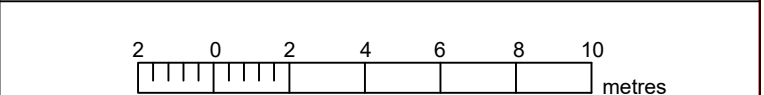
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Notes

Heights in metres

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Rev.	Date	Amendments

Client

Kendall Kingscott
Glenworth Court
Lime Kiln Close
Stoke Gifford
Bristol BS34 8SR

Title

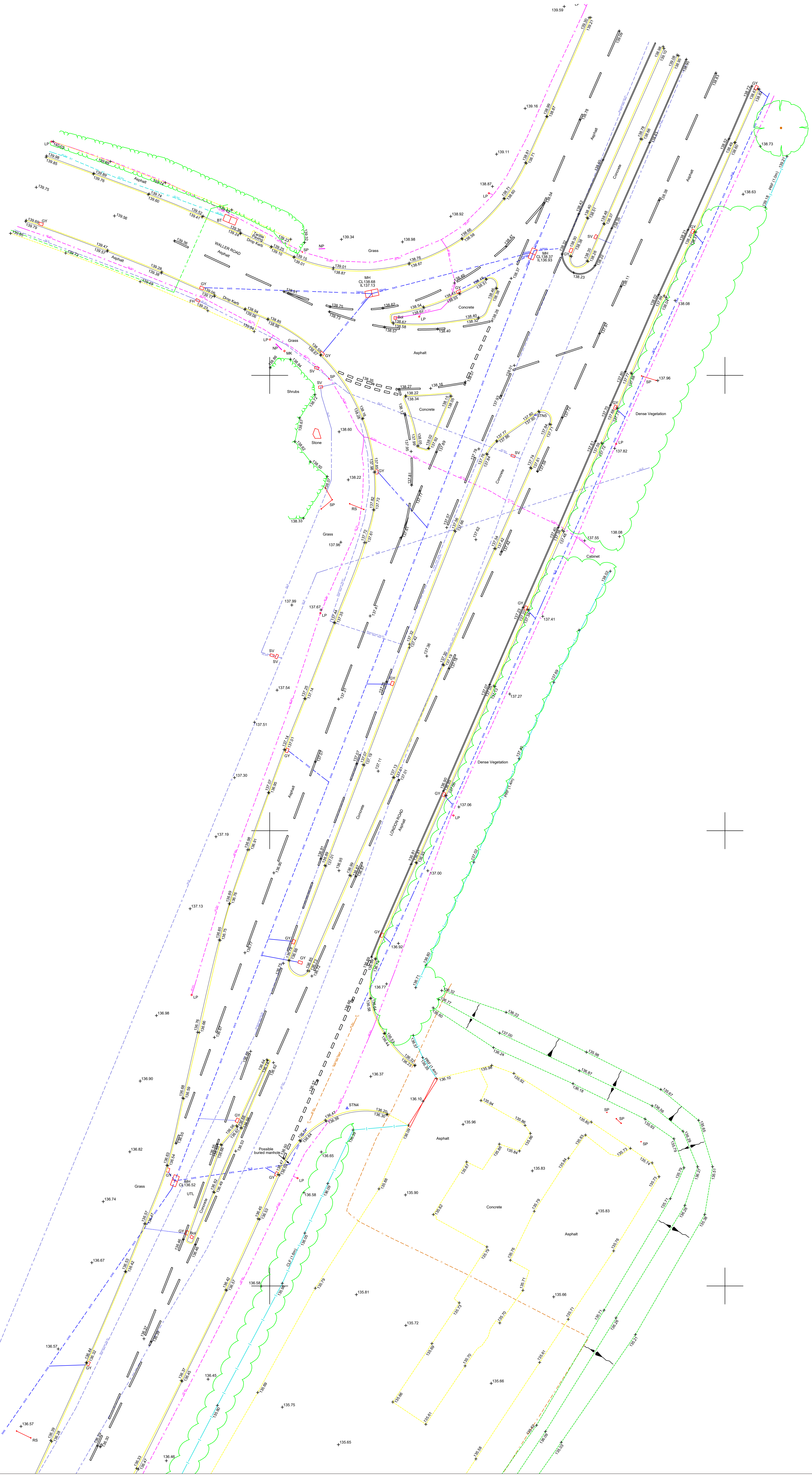
Land at London Road, Devizes
Sheet 3 of 4

Drawing Number

42/25

Drawn DMB **Checked** SB

Date 10/07/25 **Scale** 1:200(A0)



Abbreviations

Ave	Average	LB	Letter Box
AV	Air Valve	LA	Litter Bin
BB	Ballast Beacon	LP	Lamp Post
Bol	Bollard	MH	Manhole
BL	Bollard Light	MK	Marker
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GM	Gas Meter	VP	Vent Pipe
GV	Gas Valve	WL	Water Level
GY	Gully	WM	Water Meter
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Services

Electric	Traffic Signals
Gas	Water
CCTV	Foul Water Sewer
Telecom	Surface Water Sewer
BT	Combined Sewer
Unknown	End of trace
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Notes

Heights in metres
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Rev.	Date	Amendments

Client

Kendall Kingscott
Glentworth Court
Lime Kiln Close
Stoke Gifford
Bristol BS34 8SR

Title

Land at London Road, Devizes
Sheet 4 of 4

Drawing Number

42/25

Drawn

DMB

Checked

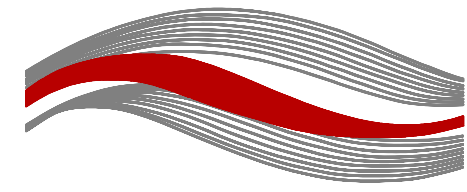
SB

Date

10/07/25

Scale

1:200(A0)


BERRY
GEOMATICS

1 Casswell Park, Casswell Lane, Clapton in Gordano, Bristol, BS50 9RT
T: 01275 390708 E: info@berrygeomatics.com W: berrygeomatics.com

Appendix C

Proposed Site Layout

- KEY**
- Area of outline application
Drive-Thru and EV charging hub
 - Existing trees
 - Proposed trees
 - Concrete
 - Tarmac/ Asphalt
 - Soft landscaping
 - Retaining structure

- NOTES**
- 1 New footpath from Hopton Industrial Park
 - 2 Site layout of proposed Drive-Thru
 - 3 Site of planning approved commercial development (shown in outline)
 - 4 Road widened to provide righthand-turn, in line with transport consultants drawings
 - 5 New bellmouth entrance
 - 6 Sub-stations
 - 7 EV charging hub
 - 8 The blue hatching is situated outside of the redline boundary for this planning application and shows an approximate overlay of an easement, based on the 1962 conveyance plan.
 - 9 Horton Road bus stops
 - 10 Extended footway from bus stop and new site access
 - 11 New pedestrian ramped access into drive through site

Note: Landscape design refer to Cambium Landscape Strategy

Note : Site boundary and levels are based on Topographical Survey by Berry Geometrics

Note: Arboricultural information refer to Tree Constraints Report by Bowland Tree Consultancy

Parking		
Aldi (2.5x5.0m)		
Standard	75	
Accessible	5	
Parent & Child	7	
EVCP	8	
Total Aldi	95	
Outline application scheme (2.5x5.0m)		
Standard	23	
Accessible	3	
Motorcycle	4	
EVCP	8	
Total	38	
Grand Total	133	



N 0 10 20 30 40 50 M
Scale 1:500 @A0

PRZM
— REAL ESTATE —



Kendall Kingscott
Glentworth Court, Lime Kiln Close
Stoke Gifford, Bristol BS34 8SR
+44 (0)117 931 2062
www.kendallkingscott.co.uk

Do not scale this drawing

Project
Land South of London Road, Devizes

Client
PRZM Real Estate & Aldi Ltd.

Date
May 2026

Scale
1:500

Filename
240646.vsw

Drawn
MP

Checked
MW

Purpose/Status
PLANNING

Peer Size
ISO A0

Drawing Title
PROPOSED SITE PLAN - OVERALL

Project Number/Drawing Number
240646-1301

Check all dimensions and levels on site

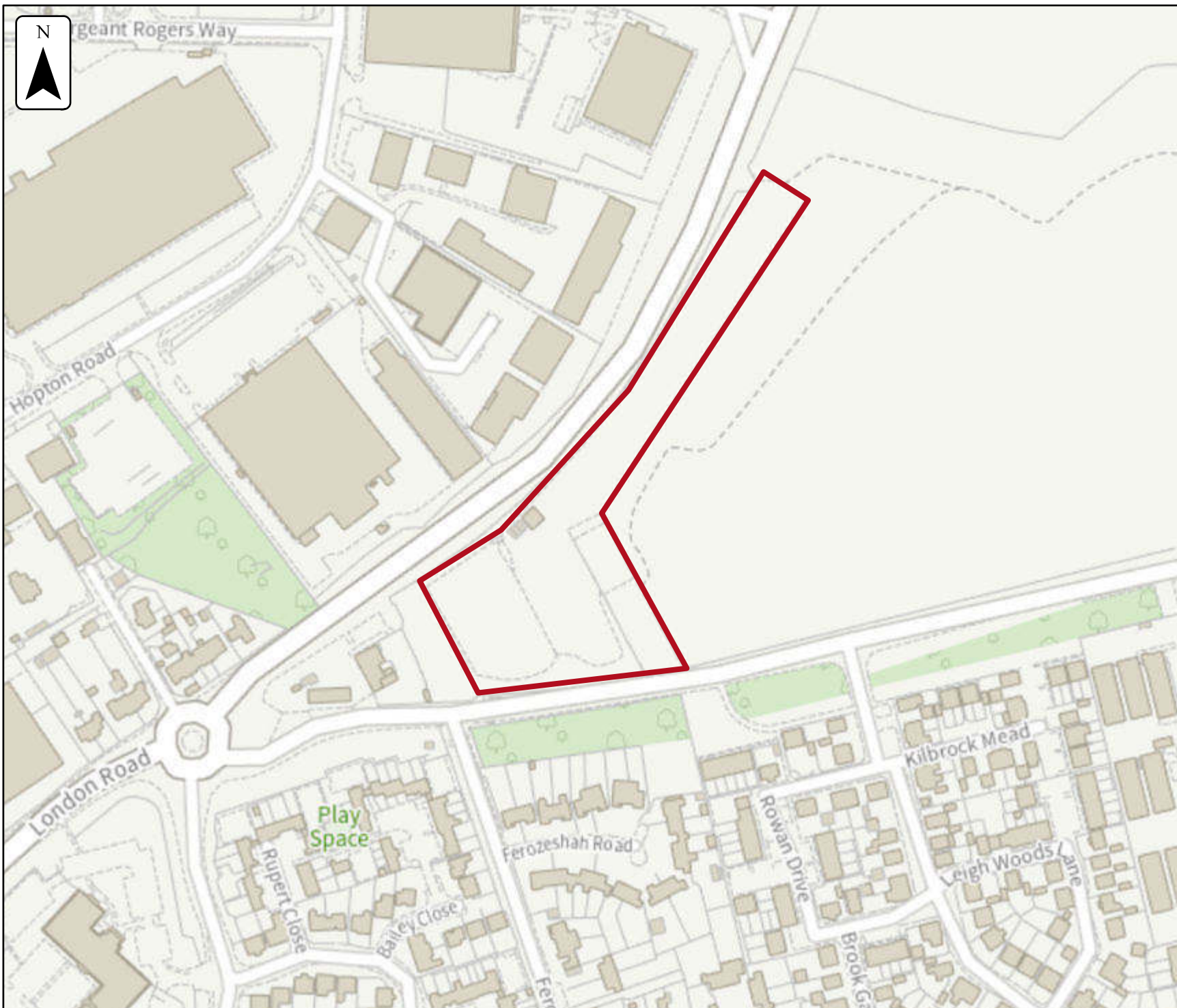
Revision
P15

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Appendix D

EA Flood Map for Planning and Surface Water Flood Map



Flood map for planning

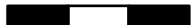
Your reference
13906

Location (easting/northing)
402441/163113

Scale
1:2,500

Created
3 Nov 2025 12:15

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area


0 20 40 60m

Flood map for planning

Your reference
13906

Location (easting/northing)
402441/163113

Created
3 November 2025 12:15

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

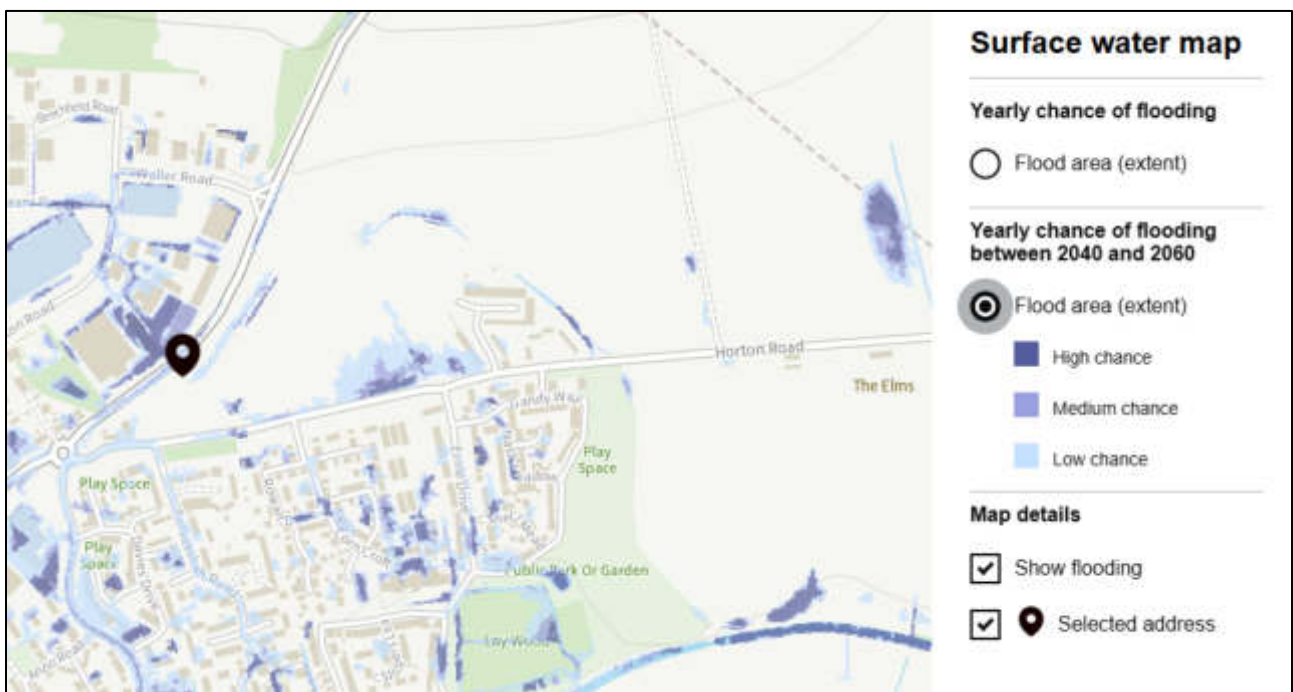
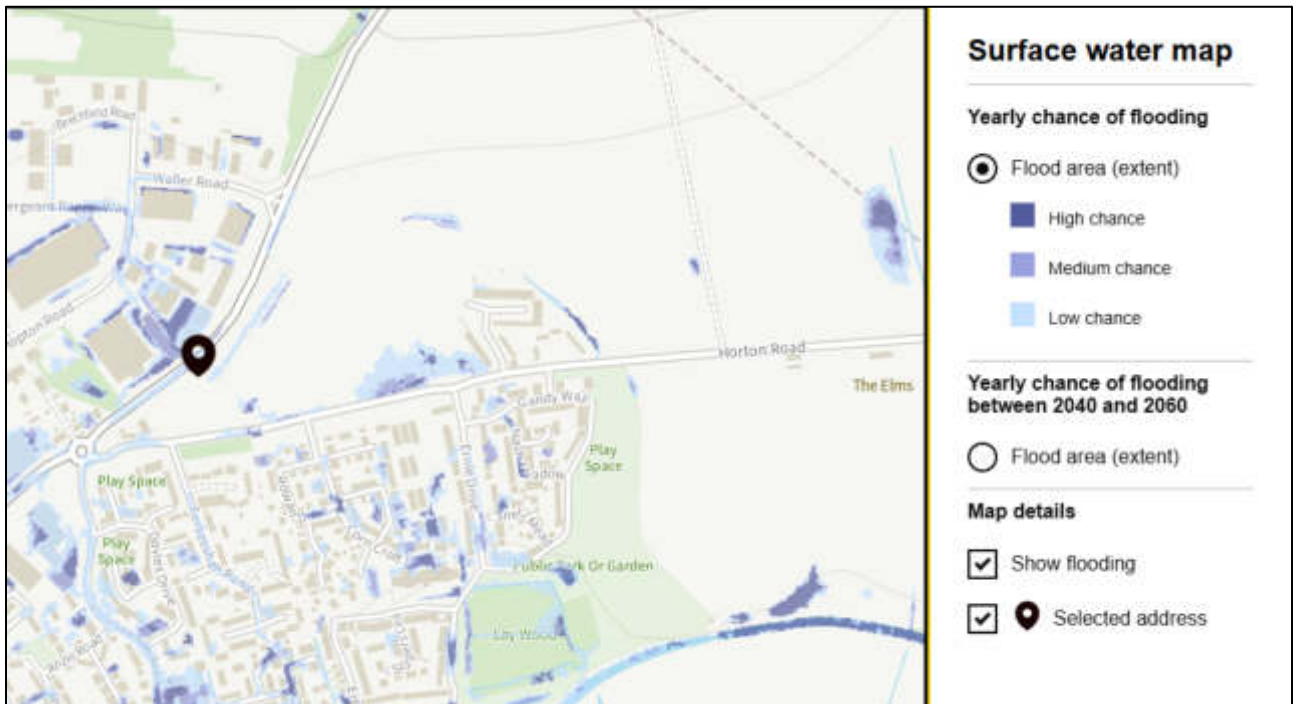
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2025 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



[< Back to select an address](#)

Flood risk summary

Your selected location: The Bike School, Horton Road, Devizes, SN10 2JG

This information tells you the flood risk of the land around a building, not the building itself.

► [How we assess an area's flood risk](#)

► [Flood risk and climate change](#)

Surface water

[More about your surface water flood risk \(/surface-water\)](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2040 and 2060

Very low

Low

Medium

High

What surface water is

Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

► [Why surface water flooding is a problem](#)

Rivers and the sea

[More about your rivers and sea flood risk \(/rivers-and-sea\)](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2036 and 2069

Very low

Low

Medium

High

What makes rivers and sea flooding more likely

Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise.

This information takes into account any flood defences.

► [Why flood defences cannot completely prevent flooding](#)

Groundwater

[More about your groundwater flood risk \(/ground-water\)](#)

We use groundwater flood alert areas to check the risk of flooding from groundwater.

This location is inside a groundwater flood alert area.

You can sign up to [get groundwater flood alerts \(https://www.gov.uk/sign-up-for-flood-warnings\)](https://www.gov.uk/sign-up-for-flood-warnings).

► [What this means](#)

What groundwater is

Groundwater is the water that is usually held in rocks and soil underground.

Groundwater flooding happens when this water rises and flows above the surface.

Flooding from rivers is more likely when groundwater levels are high.

Reservoirs

[More about your reservoir flood risk \(/reservoirs\)](#)

Flooding from reservoirs is unlikely in this area.

What a reservoir is

A reservoir is a large natural or artificial lake that is designed to collect and store water.

They are usually formed by building a dam across a river, or by building a large tank or surrounding embankment. If one of these dams or embankments fails, then water could escape from the reservoir. This would result in land or properties being flooded.

Appendix E

Preliminary Proposed Level Strategy



CRADDYS
Consulting Civil and Structural Engineers
www.craddys.co.uk

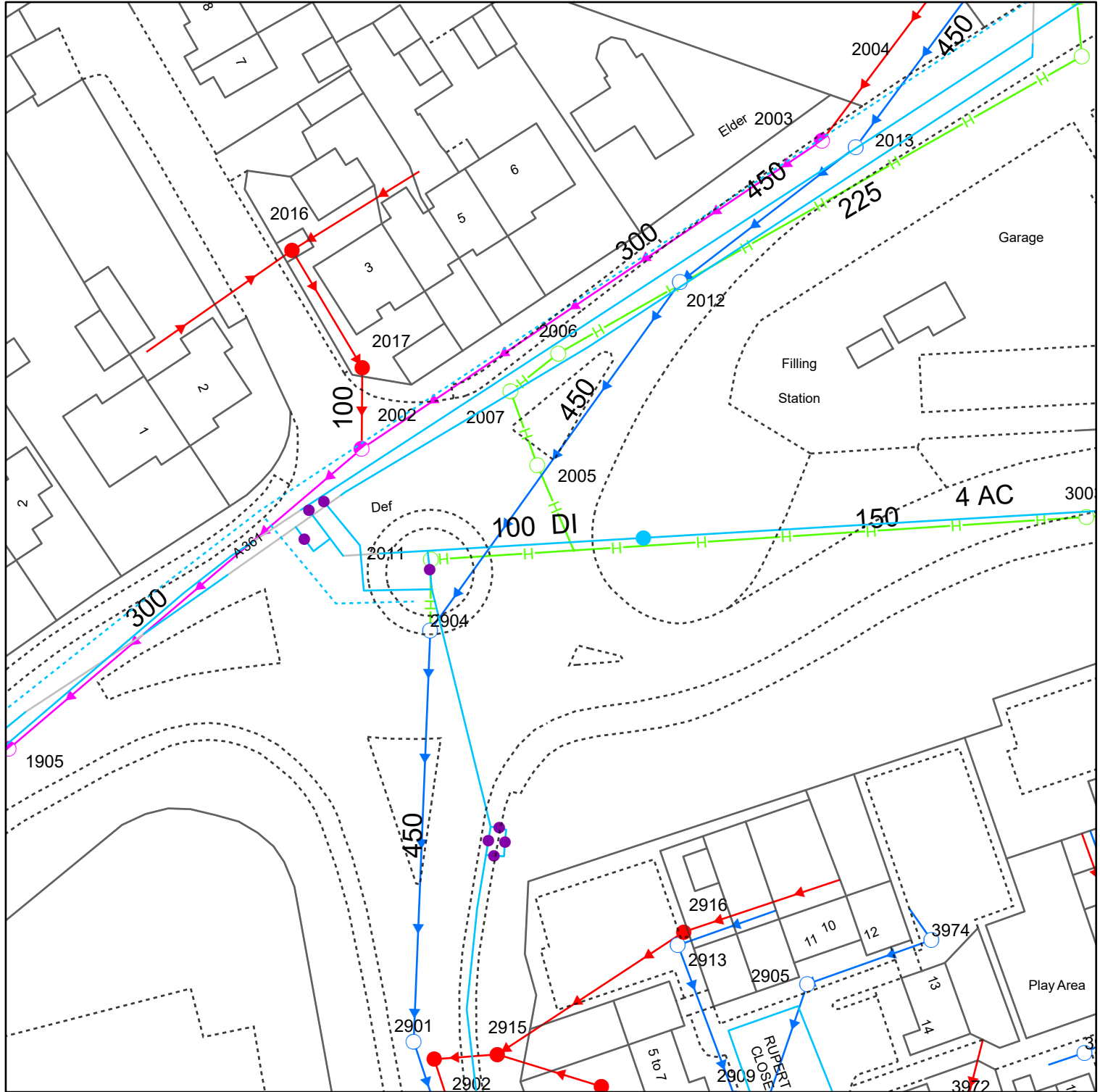


Appendix F

Wessex Water Sewer Maps and Correspondence



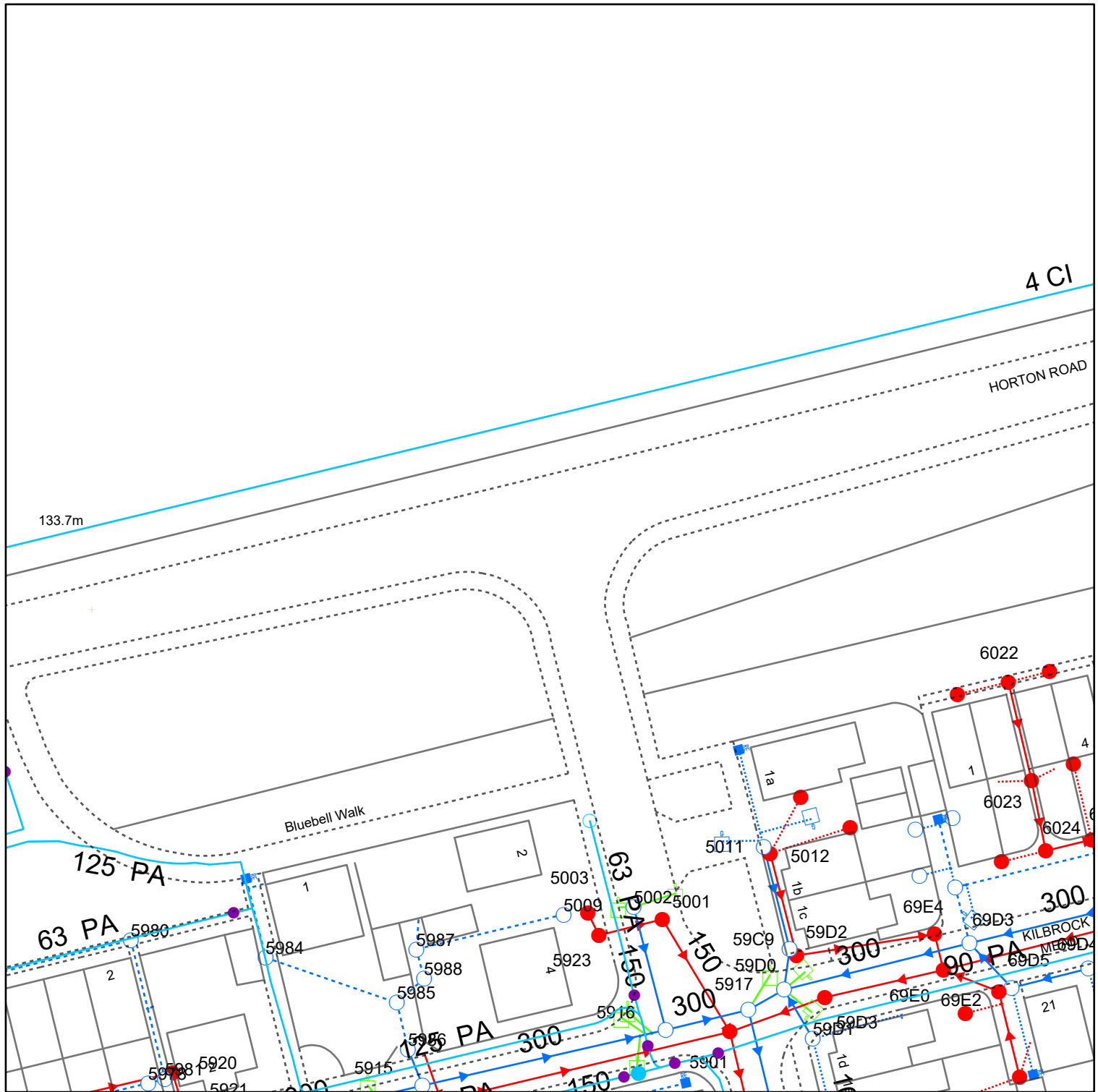
Wessex Water Network Map



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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).	- Rising Mains - Standby Rising Mains - EDM Effluent Disposal - Overflow - Syphon	- Private Rising Mains - Culverted Watercourse - Highway Drain - Use Unknown - Status Unknown
FITTINGS	STRUCTURES	STRUCTURES	STRUCTURES	STRUCTURES	OTHER STRUCTURES	OTHER STRUCTURES
- Hydrant - Other	- Manhole - Foul - Manhole - Surface - Manhole - Combined - Inlet - Outfall - Lamphole - Bifurcation - Foul - Bifurcation - Surface - Bifurcation - Combined - Combined Sewage Overflow	- Manhole - Foul - Manhole - Surface - Manhole - Combined - Inlet - Outfall - Lamphole - Bifurcation - Foul - Bifurcation - Surface - Bifurcation - Combined - Combined Sewage Overflow	- 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	- Attenuation Tank - Storage Tank - Chamber - Tunnel - Interceptor	- Attenuation Tank - Storage Tank - Chamber - Tunnel - Interceptor
Information in this map is provided for identification purposes only. No warranty as to accuracy is given or implied. The precise route of pipe work may not exactly match that shown. Wessex Water does not accept liability for inaccuracies. Sewers and lateral drains adopted by Wessex Water under the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011 are to be plotted over time and may not yet be shown. In carrying out any works, you accept liability for the cost of any repairs to Wessex Water apparatus damaged as a result of your works. You are advised to commence excavations using hand tools only. Mechanical digging equipment should not be used until pipe work has been precisely located. If you are considering any form of building works and pipe work is shown within the boundary of your property or a property to be purchased (or very close by) a surveyor should plot its exact position prior to commencing works or purchase. If you are proposing to build over or near Wessex Water's apparatus you should contact the Developer Services Team, tel: 01225 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: 15/10/2025 Centre: 402260E, 163004N Scale: 1:625 (when printed at A4 size)						

Wessex Water Network Map

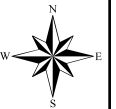


Reproduced from the Ordnance Survey map with the permission of the Controller of His Majesty's Stationery Office. © Crown copyright and database rights (2026) OS AC0000848304

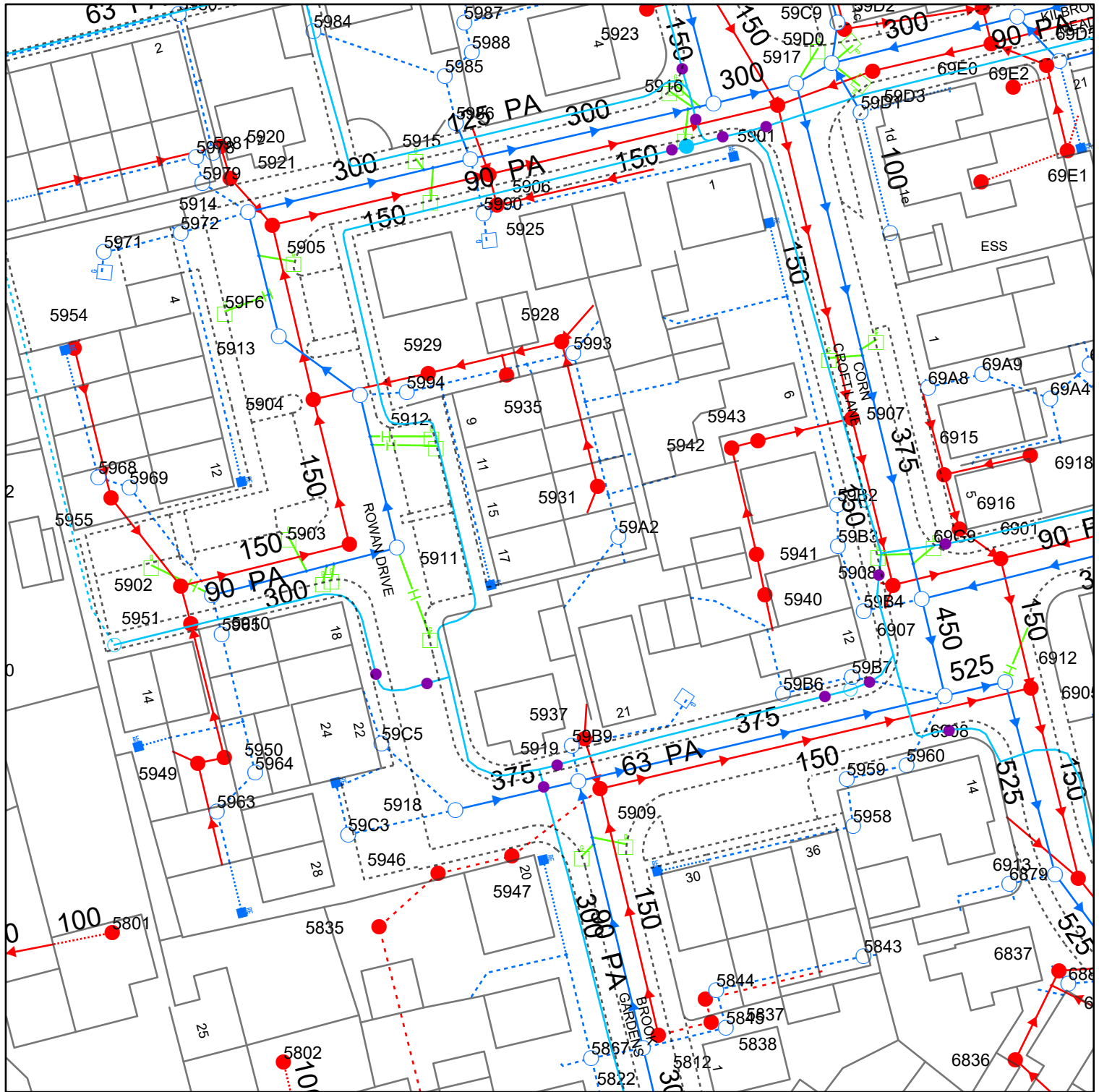
WATER MAINS		SEWERS	STRATEGIC	PUBLIC	PRIVATE	SECTION 104	OTHER WESSEX PIPES	NON-WESSEX / UNKNOWN		
	Distribution	Foul						Rising Mains		Private Rising Mains
	Washout	Surface						Standby Rising Mains		Culverted Watercourse
	Raw Water	Combined						EDM Effluent Disposal		Highway Drain
	Abandoned	Abandoned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

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

Date: 09/06/2026
Centre: 402564E, 163044N
Scale: 1:625
(when printed at A4 size)



Wessex Water Network Map



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

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

Date: 09/06/2026
Centre: 402558E, 162938N
Scale: 1:625
(when printed at A4 size)



Claire Pitchers

From: Planning Liaison <planning.liaison@wessexwater.co.uk>
Sent: 30 June 2026 11:22
To: Claire Pitchers
Cc: Lawrence Quigley; Richard Hogarth; Chris Jarman; Andrew Rees
Subject: RE: SU06SW/ 301 Motorbike training centre south of London Road, Devises - Surface water discharge

Hi Claire,

For the purpose of your planning application we can confirm that a connection to the 300mm public surface water sewer in Corn Croft Lane will be accepted in Principle subject to evidence being submitted that all higher priority destinations have been utilised to their maximum extent. A maximum allowable discharge rate of 1l/s will be required.

Many thanks

Camilla Pearson
Planning Liaison Technician



Wessex Water
Operations Centre, Claverton Down, Bath BA2 7WW

Email Camilla.pearson@wessexwater.co.uk

Web ytl.com | wessexwater.co.uk



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. Our plans, invert and cover levels are provided for identification purposes only and no warranty as to their accuracy or completeness is given or implied. The position of private drains, private sewers and clean water service pipes to properties are not normally shown but their presence must be anticipated, and we advise you carry out your own enquiries and investigations to locate them.



Appendix G

Drainage Calculations, Infiltration Testing and Drainage Strategy Drawing



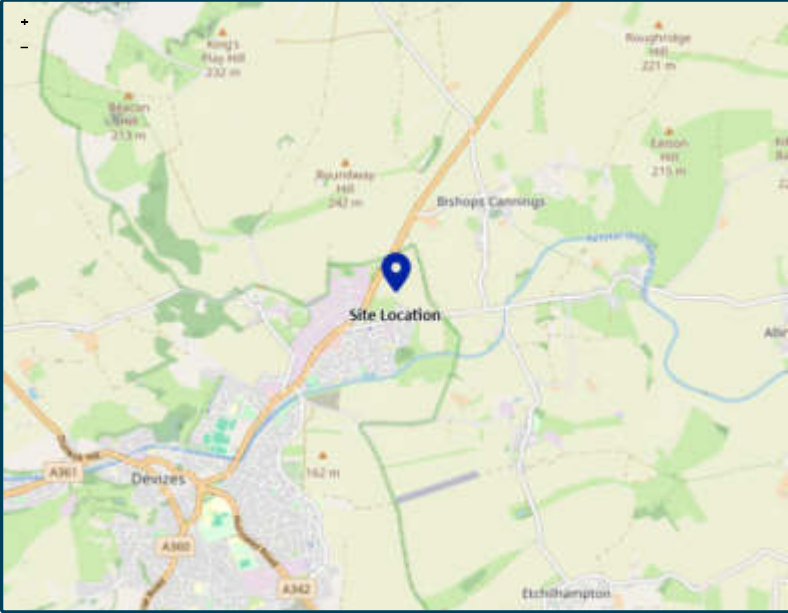
This is an estimation of the greenfield runoff rates that are used to meet normal best practice criteria in line with Environment Agency guidance “Rainfall runoff management for developments”, SC030219 (2013), the SuDS Manual C753 (CIRIA, 2015) and the non-statutory standards for SuDS (Defra, 2015).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

Project details

Date	31/10/2025
Calculated by	RJH
Reference	13906
Model version	2.2.1

Location

Site name	Horton Road
Site location	Devizes



© OpenStreetMap (https://www.openstreetmap.org/copyright) contributors.

Site easting (British National Grid)	402792
Site northing (British National Grid)	163203

Site details

Total site area (ha)	1.128	ha
----------------------	-------	----

Greenfield runoff

Method

Method

FEH statistical (2025)

FEH statistical (2025)

My value

SAAR9120 (mm)

781

mm

Map value

BFIHOST19scaled

0.632

QMed-QBar conversion

1.075

1.075

QMed (l/s)

2.4

l/s

QBar (FEH statistical 2025) (l/s)

2.6

l/s

Growth curve factors

My value

Hydrological region

8

Map value

8

1 year growth factor

0.78

2 year growth factor

0.93

10 year growth factor

1.49

30 year growth factor

1.95

100 year growth factor

2.43

200 year growth factor

2.78

Results

Method

FEH statistical (2025)

Flow rate 1 year (l/s)

2.0

l/s

Flow rate 2 year (l/s)

2.4

l/s

Flow rate 10 years (l/s)

3.8

l/s

Flow rate 30 years (l/s)

5.0

l/s

Flow rate 100 years (l/s)

6.2

l/s

Flow rate 200 years (l/s)

7.1

l/s

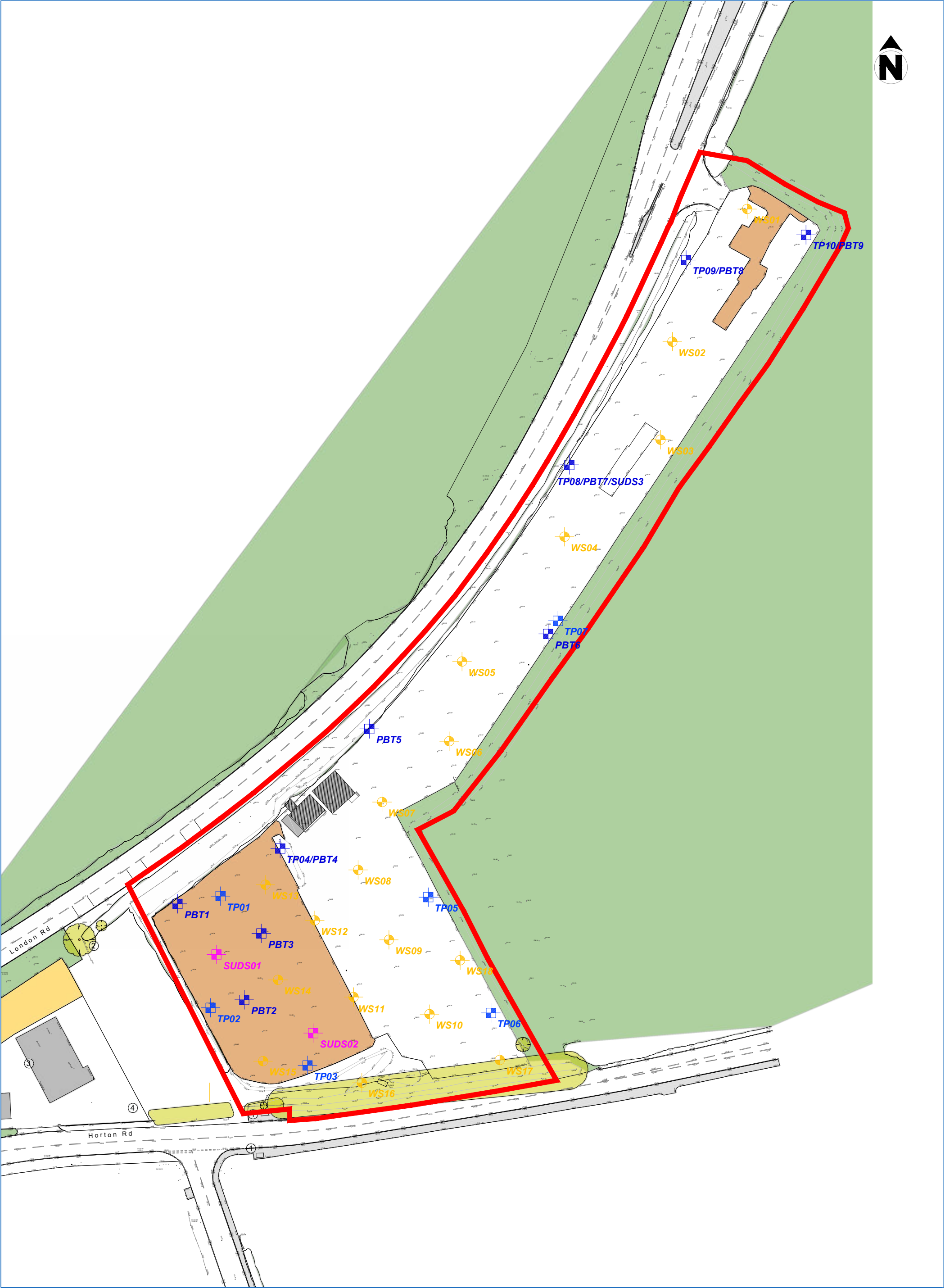
Please note runoff estimation is subject to significant uncertainty. Results are therefore normally reported to only 1 decimal place. Where 2 decimal places are provided, this does not indicate accuracy to this level, it has been adopted to prevent ‘zero’ figures from being reported. Outputs less than 0.01 l/s are reported as 0.01 l/s.

Disclaimer

This report was produced using the Greenfield runoff rate estimation tool (2.2.1) developed by HR Wallingford and available at uksuds.com (<https://www.uksuds.com/>). The use of this tool is subject to the UK SuDS terms and conditions and licence agreement, which can both be found at uksuds.com/terms-conditions (<https://www.uksuds.com/terms-conditions>). The outputs from this tool have been used to estimate Greenfield runoff rates. The use of these results is the responsibility of the users of this tool. No liability will be accepted by HR Wallingford, the Environment Agency, Centre for Ecology and Hydrology, Wallingford Hydrosolutions or any other organisation for the use of these data in the design or operational characteristics of any drainage scheme.

Appendix G1

Infiltration testing results



GROUNDTECH CONSULTING	CLIENT HIGHGROVE GROUP (READING) LTD ON BEHALF OF PRZM REAL ESTATE AND ALDI STORES LTD	DATE AUGUST 2025				Status		Notes TRIAL PIT LOCATION PLATE LOAD TEST LOCATION SOIL PERCOLATION TEST LOCATION WINDOWLESS SAMPLE BOREHOLE LOCATION
	PROJECT TITLE LONDON ROAD, DEVIZES	SCALE NTS				Preliminary		
	PLAN TITLE EXPLORATORY HOLE LOCATION PLAN	PLAN NUMBER GRO-25165-P04				Draft		
						Issued		
						For Comment		
			Rev.	Details		Approved		

APPENDIX 12 - Soil Percolation Testing Results

SOIL PERCOLATION TEST



Sheet 1 of 2

Date of Test: 02/07/2025

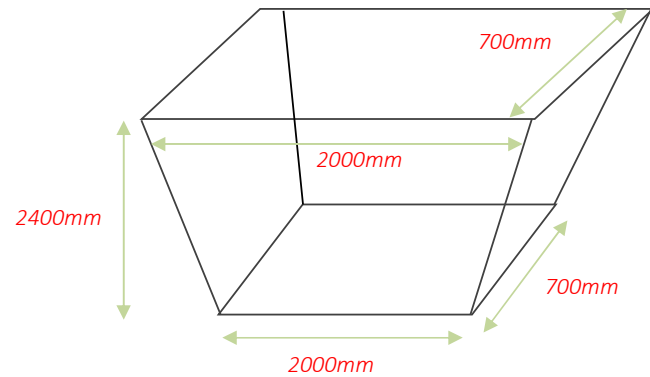
POSITION: SUDS1
TEST 1

Weather: Sunny, clear

Engineer: JOD

Checked: LH

Trial Pit Measurements



Pit Depth (mm):	2400
Pit Details:	Open with no stone filling
Groundwater Level:	NGW

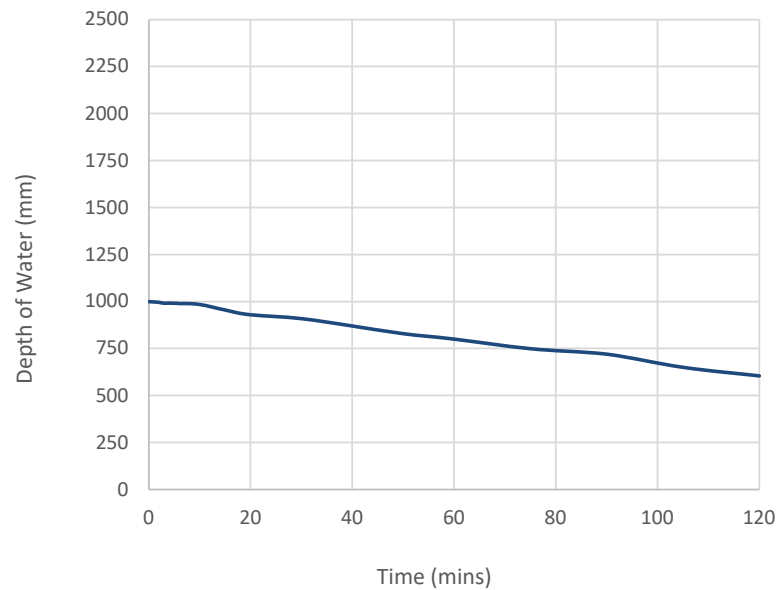
Test Data

Time Elapsed (mins)	Depth to Water Level (mm)
0	1400
1	1402
2	1404
3	1408
5	1408
6	1410
10	1415
15	1445
20	1470
30	1490
40	1530
50	1570
60	1600
75	1650
90	1680
105	1750
120	1795

SOIL PERCOLATION TEST

POSITION: SUDS1
TEST 1

Depth vs Time



Volume of Pit (m ³)	3.36
Void Ratio of Infill	1
Volume of Infill (m ³)	N/A
Volume of Water in Pit (m ³)	1.4

Compliance Check:

Water Level at 75% effective depth (mm)	750
Water Level at 25% effective depth (mm)	250

Test not BRE 365 compliant with BRE 365 - insufficient time to drain past 25% effective depth

Soil Infiltration Rate Calculation

Water Level 1	1000
Water Level 2	605
Time to Drain from Level 1 to Level 2 (mins)	120
Volume of water discharged (m ³)	0.553

Discharge Area (m ²)	5.7335
----------------------------------	--------

Soil Infiltration Rate (m/min)	0.0008038
--------------------------------	-----------

Soil Infiltration Rate (m/sec)	1.34E-05
--------------------------------	----------

SOIL PERCOLATION TEST



Sheet 1 of 2

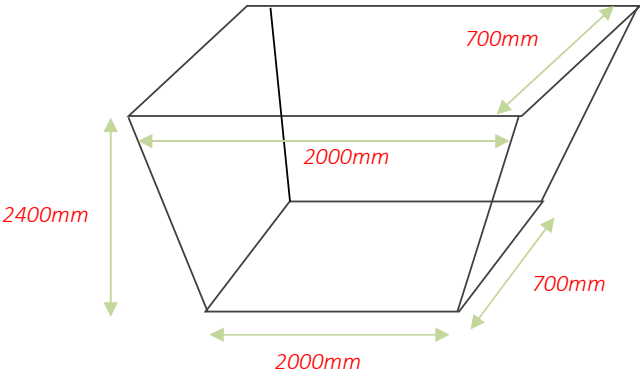
Date of Test: 02/07/2025

POSITION: SUDS1
TEST 2

Weather: Sunny, clear

Engineer: JOD
Checked: LH

Trial Pit Measurements



Pit Depth (mm):	2400
Pit Details:	Open with no stone filling
Groundwater Level:	NGW

Test Data

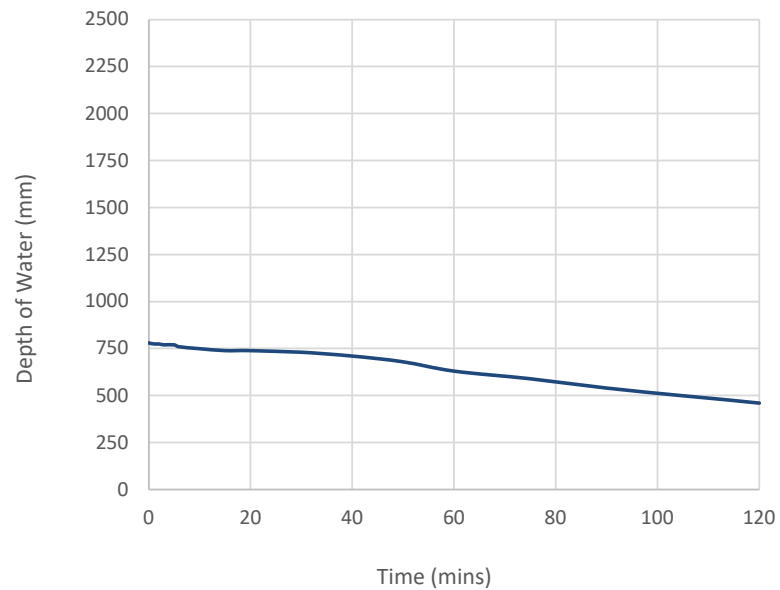
Time Elapsed (mins)	Depth to Water Level (mm)
0	1620
1	1625
2	1625
3	1630
5	1630
6	1640
10	1650
15	1660
20	1660
30	1670
40	1690
50	1720
60	1770
75	1810
90	1860
105	1900
120	1940

SOIL PERCOLATION TEST



POSITION: SUDS1
TEST 2

Depth vs Time



Volume of Pit (m ³)	3.36
Void Ratio of Infill	1
Volume of Infill (m ³)	N/A
Volume of Water in Pit (m ³)	1.092

Compliance Check:

Water Level at 75% effective depth (mm)	585
---	-----

Water Level at 25% effective depth (mm)	195
---	-----

Test not BRE 365 compliant with BRE 365 - insufficient time to drain past 25% effective depth

Soil Infiltration Rate Calculation

Water Level 1	780
Water Level 2	460
Time to Drain from Level 1 to Level 2 (mins)	120
Volume of water discharged (m ³)	0.448

Discharge Area (m ²)	4.748
----------------------------------	-------

Soil Infiltration Rate (m/min)	0.0007863
--------------------------------	-----------

Soil Infiltration Rate (m/sec)	1.31E-05
--------------------------------	----------

SOIL PERCOLATION TEST



Sheet 1 of 2

Date of Test: 02/07/2025

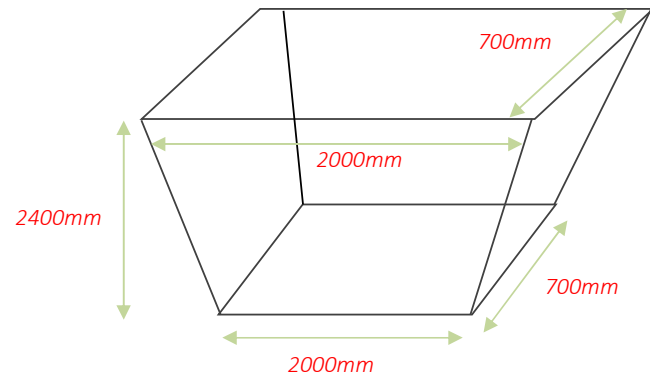
POSITION: SUDS1
TEST 3

Weather: Sunny, clear

Engineer: JOD

Checked: LH

Trial Pit Measurements



Pit Depth (mm): 2400

Pit Details: Open with no stone filling

Groundwater Level: NGW

Test Data

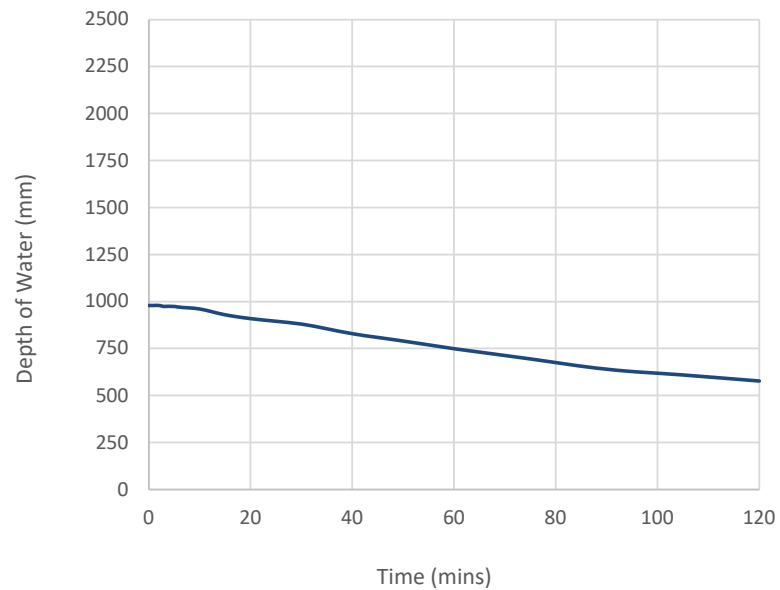
Time Elapsed (mins)	Depth to Water Level (mm)
0	1420
1	1420
2	1420
3	1425
5	1425
6	1430
10	1440
15	1470
20	1490
30	1520
40	1570
50	1610
60	1650
75	1705
90	1760
105	1790
120	1823

SOIL PERCOLATION TEST

POSITION: SUDS1
TEST 3



Depth vs Time



Volume of Pit (m ³)	3.36
Void Ratio of Infill	1
Volume of Infill (m ³)	N/A
Volume of Water in Pit (m ³)	1.372

Compliance Check:

Water Level at 75% effective depth (mm)	735
---	-----

Water Level at 25% effective depth (mm)	245
---	-----

Test not BRE 365 compliant with BRE 365 - insufficient time to drain past 25% effective depth

Soil Infiltration Rate Calculation

Water Level 1	980
Water Level 2	577
Time to Drain from Level 1 to Level 2 (mins)	120
Volume of water discharged (m ³)	0.5642

Discharge Area (m ²)	5.6039
----------------------------------	--------

Soil Infiltration Rate (m/min)	0.000839
--------------------------------	----------

Soil Infiltration Rate (m/sec)	1.40E-05
--------------------------------	----------

SOIL PERCOLATION TEST



Sheet 1 of 2

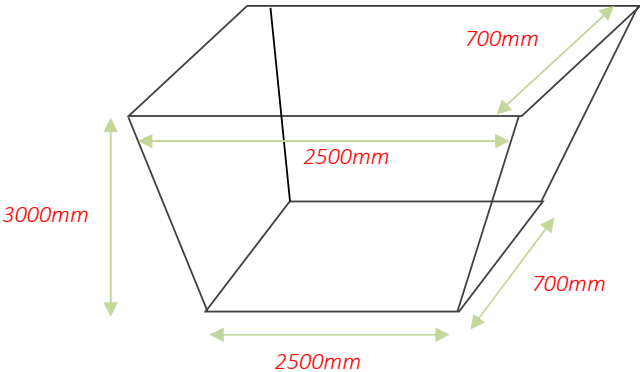
Date of Test: 02/07/2025

POSITION: SUDS2
TEST 1

Weather: Sunny, clear

Engineer: JOD
Checked: LH

Trial Pit Measurements



Pit Depth (mm):	3000
Pit Details:	Open with no stone filling
Groundwater Level:	NGW

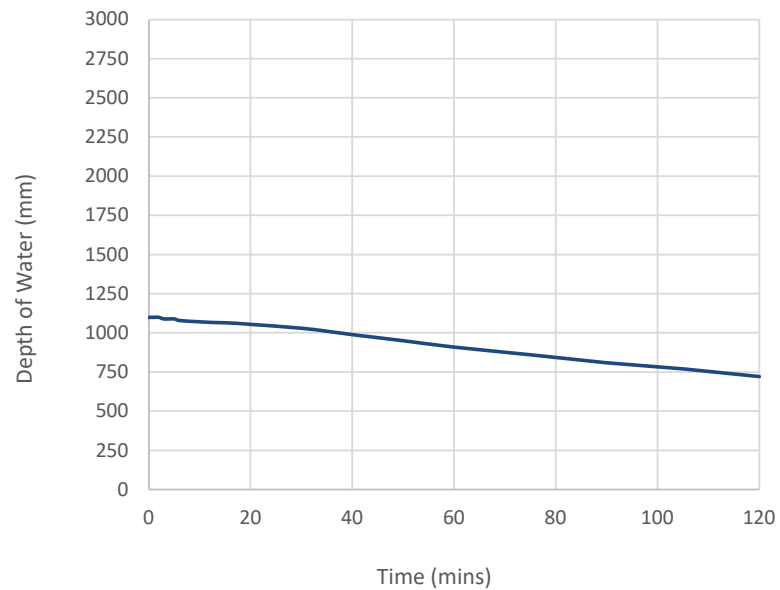
Test Data

Time Elapsed (mins)	Depth to Water Level (mm)
0	1900
1	1900
2	1900
3	1910
5	1910
6	1920
10	1930
15	1935
20	1945
30	1970
40	2010
50	2050
60	2090
75	2140
90	2190
105	2230
120	2278

SOIL PERCOLATION TEST

POSITION: SUDS2
TEST 1

Depth vs Time



Volume of Pit (m ³)	5.25
Void Ratio of Infill	1
Volume of Infill (m ³)	N/A
Volume of Water in Pit (m ³)	1.925

Compliance Check:

Water Level at 75% effective depth (mm)	825
Water Level at 25% effective depth (mm)	275

Test not BRE 365 compliant with BRE 365 - insufficient time to drain past 25% effective depth

Soil Infiltration Rate Calculation

Water Level 1	1100
Water Level 2	722
Time to Drain from Level 1 to Level 2 (mins)	120
Volume of water discharged (m ³)	0.6615

Discharge Area (m ²)	7.5804
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Soil Infiltration Rate (m/min)	0.0007272
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Soil Infiltration Rate (m/sec)	1.21E-05
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SOIL PERCOLATION TEST



Sheet 1 of 2

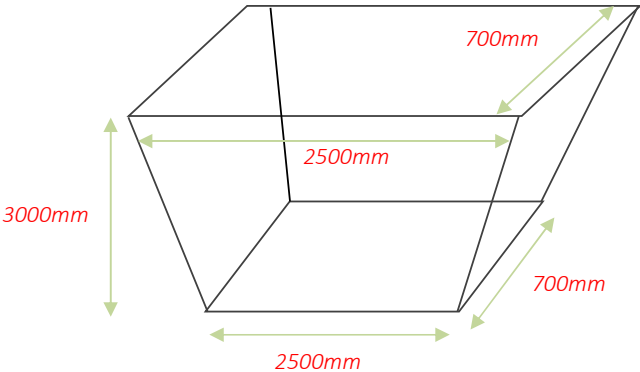
Date of Test: 02/07/2025

POSITION: SUDS2
TEST 2

Weather: Sunny, clear

Engineer: JOD
Checked: LH

Trial Pit Measurements



Pit Depth (mm):	3000
Pit Details:	Open with no stone filling
Groundwater Level:	NGW

Test Data

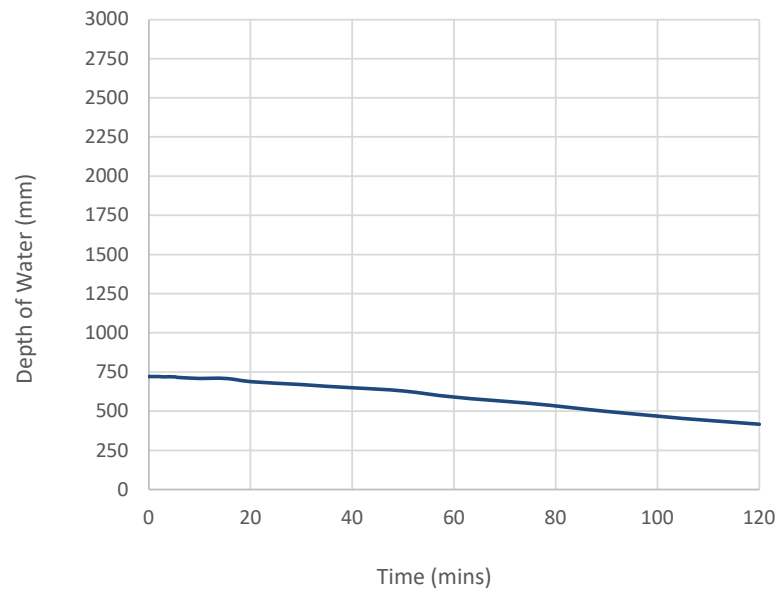
Time Elapsed (mins)	Depth to Water Level (mm)
0	2278
1	2279
2	2279
3	2280
5	2280
6	2285
10	2290
15	2290
20	2310
30	2330
40	2350
50	2370
60	2410
75	2450
90	2500
105	2545
120	2582

SOIL PERCOLATION TEST



POSITION: SUDS2
TEST 2

Depth vs Time



Volume of Pit (m ³)	5.25
Void Ratio of Infill	1
Volume of Infill (m ³)	N/A
Volume of Water in Pit (m ³)	1.2635

Compliance Check:

Water Level at 75% effective depth (mm)	541.5
Water Level at 25% effective depth (mm)	180.5

Test not BRE 365 compliant with BRE 365 - insufficient time to drain past 25% effective depth

Soil Infiltration Rate Calculation

Water Level 1	722
Water Level 2	418
Time to Drain from Level 1 to Level 2 (mins)	120
Volume of water discharged (m ³)	0.532

Discharge Area (m ²)	5.398
----------------------------------	-------

Soil Infiltration Rate (m/min)	0.0008213
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Soil Infiltration Rate (m/sec)	1.37E-05
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SOIL PERCOLATION TEST



Sheet 1 of 2

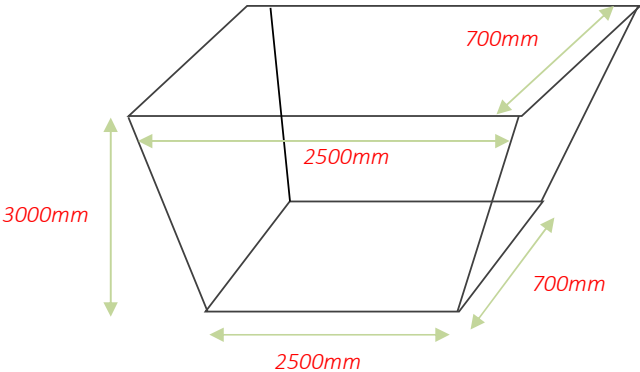
Date of Test: 02/07/2025

POSITION: SUDS2
TEST 3

Weather: Sunny, clear

Engineer: JOD
Checked: LH

Trial Pit Measurements



Pit Depth (mm):	3000
Pit Details:	Open with no stone filling
Groundwater Level:	NGW

Test Data

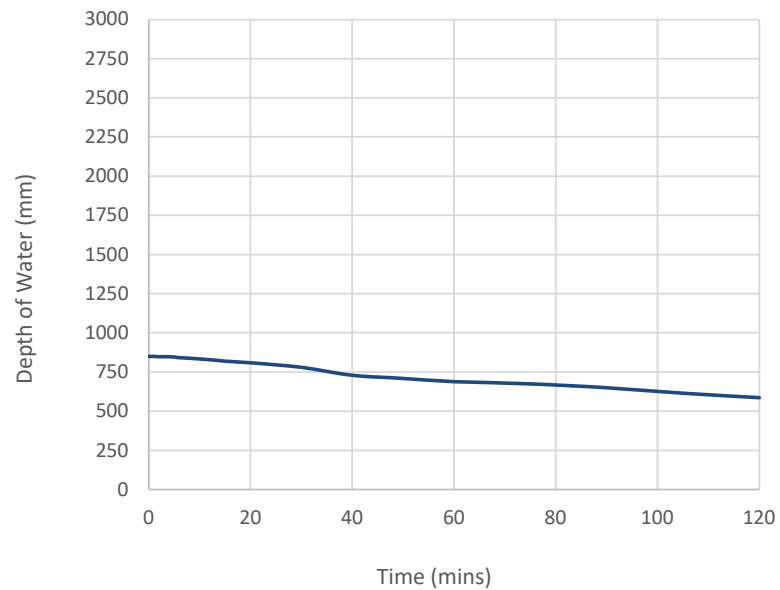
Time Elapsed (mins)	Depth to Water Level (mm)
0	2150
1	2150
2	2151
3	2151
5	2153
6	2158
10	2165
15	2180
20	2190
30	2220
40	2270
50	2290
60	2310
75	2325
90	2350
105	2385
120	2413

SOIL PERCOLATION TEST

POSITION: SUDS2
TEST 3



Depth vs Time



Volume of Pit (m ³)	5.25
Void Ratio of Infill	1
Volume of Infill (m ³)	N/A
Volume of Water in Pit (m ³)	1.4875

Compliance Check:

Water Level at 75% effective depth (mm)	637.5
Water Level at 25% effective depth (mm)	212.5

Test not BRE 365 compliant with BRE 365 - insufficient time to drain past 25% effective depth

Soil Infiltration Rate Calculation

Water Level 1	850
Water Level 2	587
Time to Drain from Level 1 to Level 2 (mins)	120
Volume of water discharged (m ³)	0.46025

Discharge Area (m ²)	6.3484
----------------------------------	--------

Soil Infiltration Rate (m/min)	0.0006042
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Soil Infiltration Rate (m/sec)	1.01E-05
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SOIL PERCOLATION TEST



Sheet 1 of 2

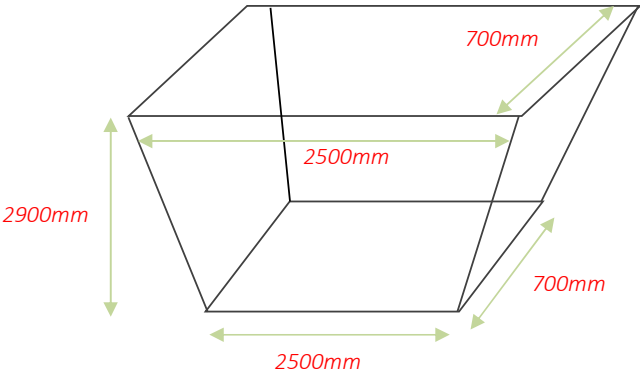
Date of Test: 03/07/2025

POSITION: TP08/SUDS3
TEST 1

Weather: Sunny, clear

Engineer: JOD
Checked: LH

Trial Pit Measurements



Pit Depth (mm):	2900
Pit Details:	Open with no stone filling
Groundwater Level:	NGW

Test Data

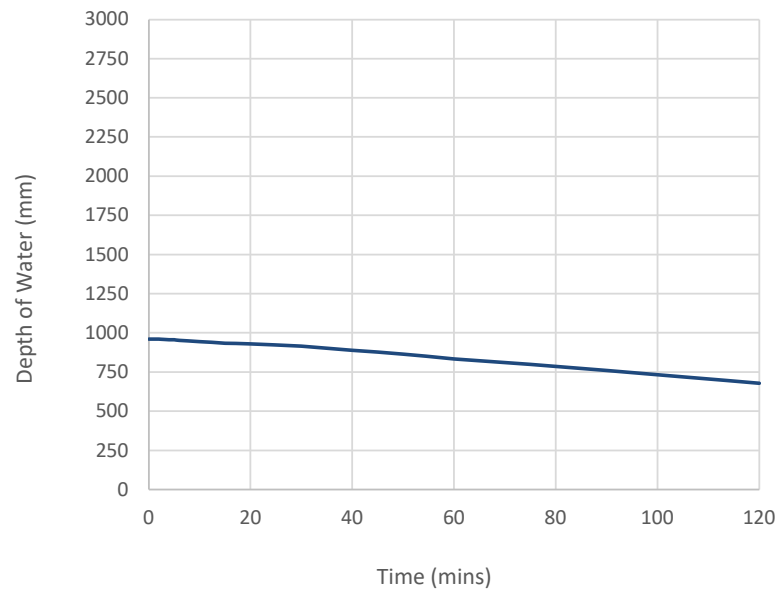
Time Elapsed (mins)	Depth to Water Level (mm)
0	1940
1	1940
2	1940
3	1942
5	1944
6	1947
10	1955
15	1965
20	1970
30	1985
40	2010
50	2035
60	2065
75	2100
90	2140
105	2180
120	2221

SOIL PERCOLATION TEST

POSITION: TP08/SUDS3
TEST 1



Depth vs Time



Volume of Pit (m ³)	5.075
Void Ratio of Infill	1
Volume of Infill (m ³)	N/A
Volume of Water in Pit (m ³)	1.68

Compliance Check:

Water Level at 75% effective depth (mm)	720
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Water Level at 25% effective depth (mm)	240
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Test not BRE 365 compliant with BRE 365 - insufficient time to drain past 25% effective depth

Soil Infiltration Rate Calculation

Water Level 1	960
Water Level 2	679
Time to Drain from Level 1 to Level 2 (mins)	120
Volume of water discharged (m ³)	0.491925

Discharge Area (m ²)	6.99448
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Soil Infiltration Rate (m/min)	0.0005861
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Soil Infiltration Rate (m/sec)	9.77E-06
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SOIL PERCOLATION TEST



Sheet 1 of 2

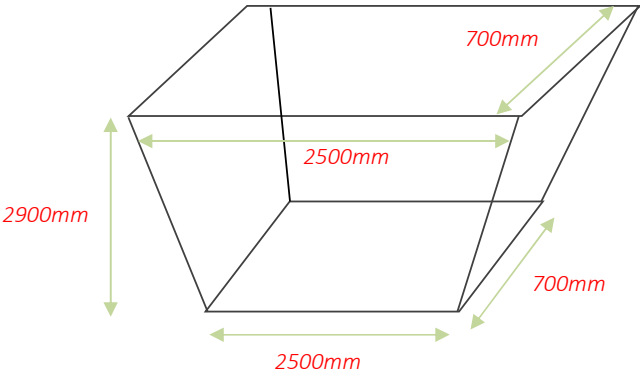
Date of Test: 03/07/2025

POSITION: TP08/SUDS3
TEST 2

Weather: Sunny, clear

Engineer: JOD
Checked: LH

Trial Pit Measurements



Pit Depth (mm):	2900
Pit Details:	Open with no stone filling
Groundwater Level:	NGW

Test Data

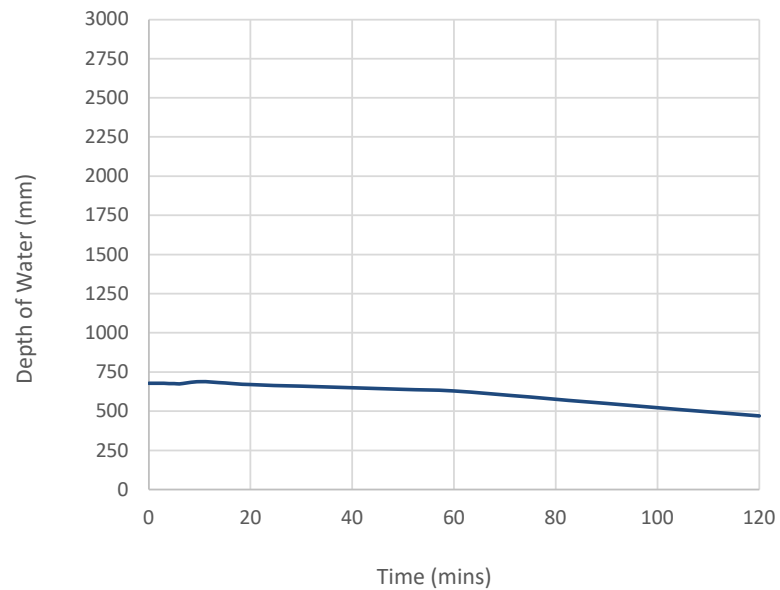
Time Elapsed (mins)	Depth to Water Level (mm)
0	2221
1	2221
2	2221
3	2222
5	2223
6	2225
10	2210
15	2220
20	2230
30	2240
40	2250
50	2260
60	2270
75	2310
90	2350
105	2390
120	2429

SOIL PERCOLATION TEST

POSITION: TP08/SUDS3
TEST 2



Depth vs Time



Volume of Pit (m ³)	5.075
Void Ratio of Infill	1
Volume of Infill (m ³)	N/A
Volume of Water in Pit (m ³)	1.18825

Compliance Check:

Water Level at 75% effective depth (mm)	509.25
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Water Level at 25% effective depth (mm)	169.75
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Test not BRE 365 compliant with BRE 365 - insufficient time to drain past 25% effective depth

Soil Infiltration Rate Calculation

Water Level 1	679
Water Level 2	471
Time to Drain from Level 1 to Level 2 (mins)	120
Volume of water discharged (m ³)	0.364

Discharge Area (m ²)	5.43
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Soil Infiltration Rate (m/min)	0.0005586
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Soil Infiltration Rate (m/sec)	9.31E-06
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SOIL PERCOLATION TEST



Sheet 1 of 2

Date of Test: 03/07/2025

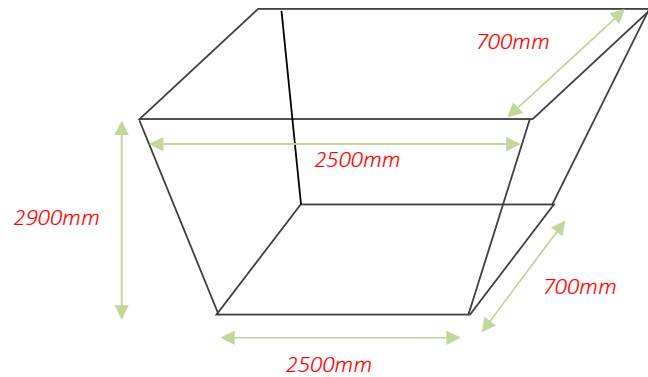
POSITION: TP08/SUDS3
TEST 3

Weather: Sunny, clear

Engineer: JOD

Checked: LH

Trial Pit Measurements



Pit Depth (mm): 2900

Pit Details: Open with no stone filling

Groundwater Level: NGW

Test Data

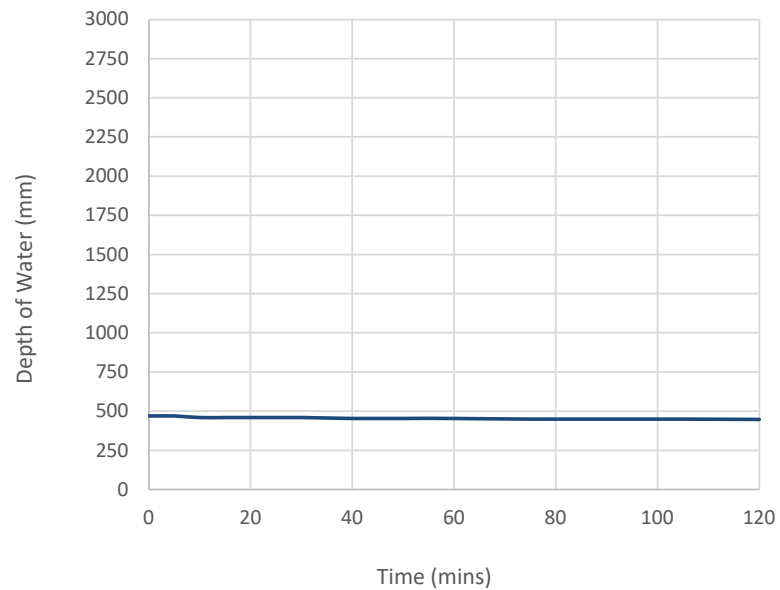
Time Elapsed (mins)	Depth to Water Level (mm)
0	2429
1	2429
2	2429
3	2429
5	2430
6	2432
10	2440
15	2440
20	2440
30	2440
40	2445
50	2445
60	2445
75	2450
90	2450
105	2450
120	2452

SOIL PERCOLATION TEST

POSITION: TP08/SUDS3
TEST 3



Depth vs Time



Volume of Pit (m ³)	5.075
Void Ratio of Infill	1
Volume of Infill (m ³)	N/A
Volume of Water in Pit (m ³)	0.82425

Compliance Check:

Water Level at 75% effective depth (mm)	353.25
Water Level at 25% effective depth (mm)	117.75

Test not BRE 365 compliant with BRE 365 - insufficient time to drain past 25% effective depth

Soil Infiltration Rate Calculation

Water Level 1	471
Water Level 2	448
Time to Drain from Level 1 to Level 2 (mins)	120
Volume of water discharged (m ³)	0.040425

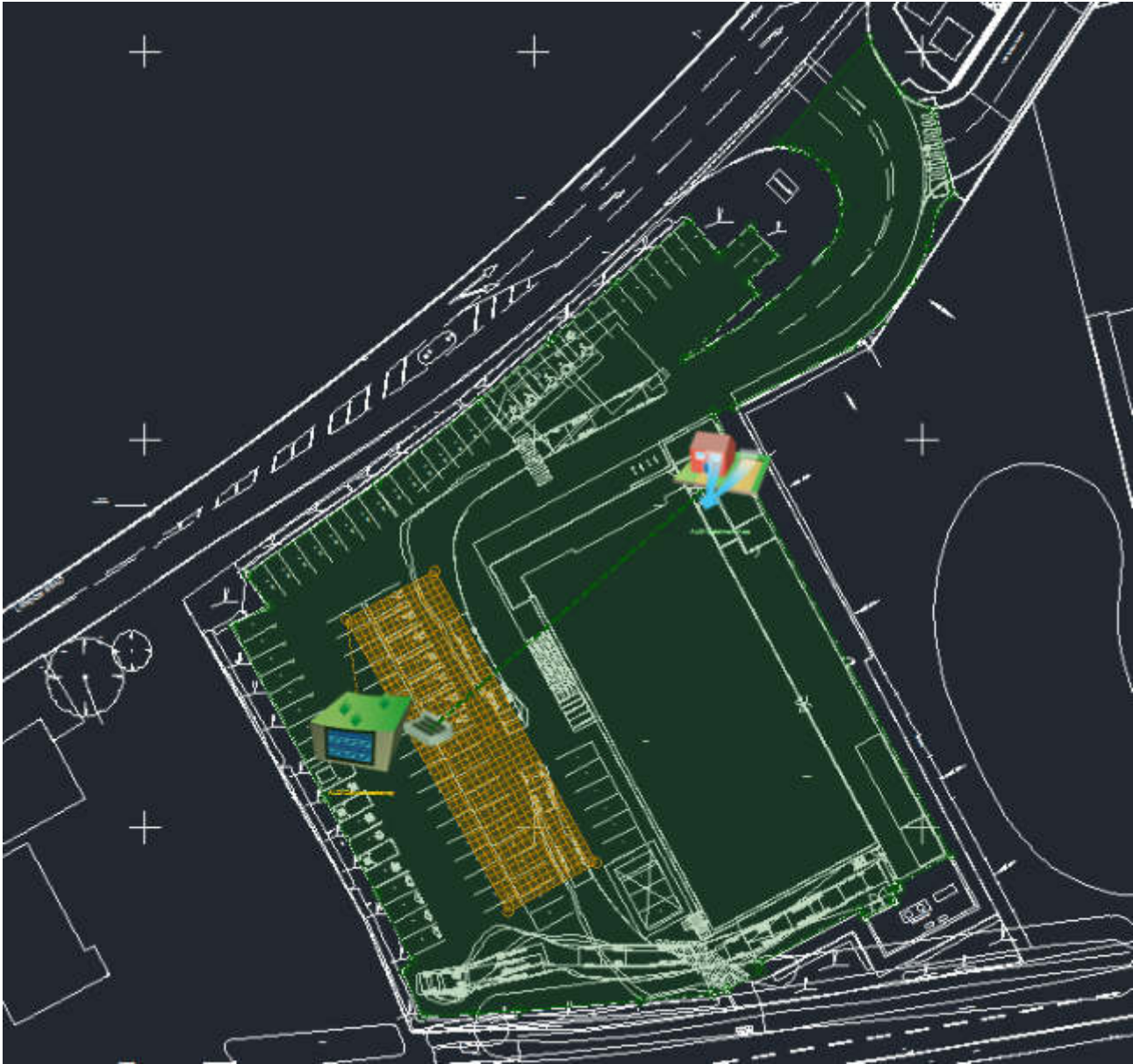
Discharge Area (m ²)	4.69048
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Soil Infiltration Rate (m/min)	7.182E-05
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Soil Infiltration Rate (m/sec)	1.20E-06
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Appendix G2

Option A Drainage Calculations,



Project: ALDI Store London Road, Devizes	Date: 31/10/2025		
	Designed by: RJH	Checked by:	
Report Details: Type: Inflows Storm Phase: Infiltration ALDI	Company Address: Craddys Bath, Bristol, Cardiff, Exeter, Wakefield		



ALDI Catchment Area

Type : Catchment Area

Area (ha)	0.60
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Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff	0.950
Winter Volumetric Runoff	0.950
Time of Concentration (mins)	5
Percentage Impervious (%)	100

Project: ALDI Store London Road, Devizes	Date: 31/10/2025		
	Designed by: RJH	Checked by:	Approved By:
Report Details: Type: Stormwater Controls Storm Phase: Infiltration ALDI	Company Address: Craddys Bath, Bristol, Cardiff, Exeter, Wakefield		



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DRN



ALDI Cellular soakaway

Type : Cellular Storage

Dimensions

Exceedance Level (m)	133.840
Depth (m)	1.000
Base Level (m)	132.300
Number of Crates Long	13
Number of Crates Wide	43
Number of Crates High	1
Porosity (%)	95
Crate Length (m)	1
Crate Width (m)	1
Crate Height (m)	1
Total Volume (m³)	531.590

Inlets

Inlet

Inlet Type	Point Inflow
Incoming Item(s)	ALDI Catchment Area
Bypass Destination	(None)
Capacity Type	No Restriction

Advanced

Base Infiltration Rate (m/hr)	0.036
Side Infiltration Rate (m/hr)	0.036
Safety Factor	2.0

Project: ALDI Store London Road, Devizes	Date: 31/10/2025		
	Designed by: RJH	Checked by:	Approved By:
	Report Details: Type: Inflow Summary Storm Phase: Infiltration ALDI		
Company Address: Craddys Bath, Bristol, Cardiff, Exeter, Wakefield			

Inflow Label	Connected To	Flow (L/s)	Runoff Method	Area (ha)	Percentage Impervious (%)	Urban Creep (%)	Adjusted Percentage Impervious (%)	Area Analysed (ha)
ALDI Catchment Area	ALDI Cellular soakaway		Time of Concentration	0.60	100	0	100	0.60
TOTAL		0.0		0.60				0.60

Project: ALDI Store London Road, Devizes	Date: 31/10/2025		
	Designed by: RJH	Checked by:	
Report Details: Type: Rainfall Analysis Criteria	Company Address: Craddys Bath, Bristol, Cardiff, Exeter, Wakefield		

Runoff Type	Dynamic
Output Interval (mins)	5
Time Step	Default
Urban Creep	Apply Global Value
Urban Creep Global Value (%)	0
Junction Flood Risk Margin (mm)	300
Perform No Discharge Analysis	☐

Rainfall	
FEH	Type: FEH
Site Location	GB 401773 162576 SU 01773 62576
Rainfall Version	2022
Summer	☒
Winter	☒

Return Period	
Return Period (years)	Increase Rainfall (%)
100.0	45.000
30.0	40.000
2.0	0.000

Storm Durations	
Duration (mins)	Run Time (mins)
15	5760
30	5760
60	5760
120	5760
240	5760
360	5760
480	5760
960	5760
1440	5760

Project:
ALDI Store
London Road, Devizes

Report Details:
Type: Stormwater Controls Summary
Storm Phase: Infiltration ALDI

Date:
31/10/2025

Designed by:
RJH

Checked by:

Approved By:

Company Address:
Craddys
Bath, Bristol, Cardiff, Exeter, Wakefield

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DRN



FEH: 100 years: Increase Rainfall (%): +45: Summary Results for ALDI Cellular soakaway: Rank
By: Max. Resident Volume

Storm Event	Max. US Level (m)	Max. DS Level (m)	Max. US Depth (m)	Max. DS Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Total Lost Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Half Drain Down Time (mins)	Percentage Available (%)	Status
FEH: 100 years: +45 %: 15 mins: Summer	132.678	132.678	0.378	0.378	452.9	200.622	0.000	204.215	0.0	0.000		62.260	OK
FEH: 100 years: +45 %: 15 mins: Winter	132.678	132.678	0.378	0.378	426.1	200.614	0.000	204.232	0.0	0.000		62.262	OK
FEH: 100 years: +45 %: 30 mins: Summer	132.792	132.792	0.492	0.492	308.9	261.465	0.000	267.638	0.0	0.000		50.814	OK
FEH: 100 years: +45 %: 30 mins: Winter	132.792	132.792	0.492	0.492	289.9	261.466	0.000	267.637	0.0	0.000		50.814	OK
FEH: 100 years: +45 %: 60 mins: Summer	132.908	132.908	0.608	0.608	267.4	322.727	0.000	334.248	0.0	0.000	305	39.290	OK
FEH: 100 years: +45 %: 60 mins: Winter	132.908	132.908	0.608	0.608	215.1	322.742	0.000	334.242	0.0	0.000	305	39.287	OK
FEH: 100 years: +45 %: 120 mins: Summer	133.013	133.013	0.713	0.713	190.3	378.568	0.000	400.933	0.0	0.000	595	28.786	OK
FEH: 100 years: +45 %: 120 mins: Winter	133.013	133.013	0.713	0.713	136.9	378.645	0.000	400.928	0.0	0.000	600	28.771	OK
FEH: 100 years: +45 %: 240 mins: Summer	133.120	133.120	0.820	0.820	124.4	435.662	0.000	479.979	0.0	0.000	890	18.046	OK
FEH: 100 years: +45 %: 240 mins: Winter	133.122	133.122	0.822	0.822	83.6	436.424	0.000	479.969	0.0	0.000	900	17.902	OK
FEH: 100 years: +45 %: 360 mins: Summer	133.177	133.177	0.877	0.877	94.2	465.757	0.000	532.171	0.0	0.000	1045	12.384	OK
FEH: 100 years: +45 %: 360 mins: Winter	133.180	133.180	0.880	0.880	62.1	467.086	0.000	532.168	0.0	0.000	1060	12.134	OK
FEH: 100 years: +45 %: 480 mins: Summer	133.210	133.210	0.910	0.910	77.6	483.232	0.000	571.791	0.0	0.000	1135	9.097	OK
FEH: 100 years: +45 %: 480 mins: Winter	133.214	133.214	0.914	0.914	50.2	485.377	0.000	571.791	0.0	0.000	1150	8.693	OK
FEH: 100 years: +45 %: 960 mins: Summer	133.231	133.231	0.931	0.931	45.7	494.601	0.000	671.039	0.0	0.000	1195	6.958	OK
FEH: 100 years: +45 %: 960 mins: Winter	133.242	133.242	0.942	0.942	29.5	500.288	0.000	671.049	0.0	0.000	1240	5.888	OK
FEH: 100 years: +45 %: 1440 mins: Summer	133.181	133.181	0.881	0.881	33.0	468.095	0.000	727.534	0.0	0.000	1235	11.944	OK
FEH: 100 years: +45 %: 1440 mins: Winter	133.197	133.197	0.897	0.897	21.3	476.455	0.000	727.551	0.0	0.000	1155	10.372	OK

Project:
ALDI Store
London Road, Devizes

Report Details:
Type: Stormwater Controls Summary
Storm Phase: Infiltration ALDI

Date:
31/10/2025

Designed by:
RJH

Company Address:
Craddys
Bath, Bristol, Cardiff, Exeter, Wakefield

Checked by:

Approved By:





FEH: 30 years: Increase Rainfall (%): +40: Summary Results for ALDI Cellular soakaway: Rank By: Max. Resident Volume

Storm Event	Max. US Level (m)	Max. DS Level (m)	Max. US Depth (m)	Max. DS Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Total Lost Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Half Drain Down Time (mins)	Percentage Available (%)	Status
FEH: 30 years: +40 %: 15 mins: Summer	132.584	132.584	0.284	0.284	342.1	150.746	0.000	154.262	0.0	0.000		71.642	OK
FEH: 30 years: +40 %: 15 mins: Winter	132.584	132.584	0.284	0.284	321.8	150.732	0.000	154.269	0.0	0.000		71.645	OK
FEH: 30 years: +40 %: 30 mins: Summer	132.666	132.666	0.366	0.366	231.3	194.321	0.000	200.390	0.0	0.000		63.445	OK
FEH: 30 years: +40 %: 30 mins: Winter	132.666	132.666	0.366	0.366	217.0	194.322	0.000	200.389	0.0	0.000		63.445	OK
FEH: 30 years: +40 %: 60 mins: Summer	132.747	132.747	0.447	0.447	199.1	237.523	0.000	248.843	0.0	0.000		55.318	OK
FEH: 30 years: +40 %: 60 mins: Winter	132.747	132.747	0.447	0.447	160.1	237.546	0.000	248.846	0.0	0.000		55.314	OK
FEH: 30 years: +40 %: 120 mins: Summer	132.833	132.833	0.533	0.533	144.7	282.940	0.000	304.900	0.0	0.000	90	46.775	OK
FEH: 30 years: +40 %: 120 mins: Winter	132.833	132.833	0.533	0.533	104.1	283.040	0.000	304.903	0.0	0.000	90	46.756	OK
FEH: 30 years: +40 %: 240 mins: Summer	132.910	132.910	0.610	0.610	95.3	324.230	0.000	367.645	0.0	0.000	310	39.008	OK
FEH: 30 years: +40 %: 240 mins: Winter	132.912	132.912	0.612	0.612	64.1	325.149	0.000	367.630	0.0	0.000	320	38.835	OK
FEH: 30 years: +40 %: 360 mins: Summer	132.944	132.944	0.644	0.644	72.0	341.780	0.000	406.710	0.0	0.000	405	35.706	OK
FEH: 30 years: +40 %: 360 mins: Winter	132.947	132.947	0.647	0.647	47.4	343.445	0.000	406.732	0.0	0.000	420	35.393	OK
FEH: 30 years: +40 %: 480 mins: Summer	132.957	132.957	0.657	0.657	59.0	348.685	0.000	435.024	0.0	0.000	445	34.407	OK
FEH: 30 years: +40 %: 480 mins: Winter	132.961	132.961	0.661	0.661	38.2	351.081	0.000	434.997	0.0	0.000	460	33.956	OK
FEH: 30 years: +40 %: 960 mins: Summer	132.928	132.928	0.628	0.628	34.3	333.479	0.000	503.962	0.0	0.000	430	37.268	OK
FEH: 30 years: +40 %: 960 mins: Winter	132.940	132.940	0.640	0.640	22.1	339.900	0.000	503.925	0.0	0.000	425	36.060	OK
FEH: 30 years: +40 %: 1440 mins: Summer	132.882	132.882	0.582	0.582	24.7	309.054	0.000	544.015	0.0	0.000	485	41.862	OK
FEH: 30 years: +40 %: 1440 mins: Winter	132.882	132.882	0.582	0.582	15.9	309.298	0.000	544.029	0.0	0.000	465	41.816	OK

Project:
ALDI Store
London Road, Devizes

Report Details:
Type: Stormwater Controls Summary
Storm Phase: Infiltration ALDI

Date:
31/10/2025

Designed by:
RJH

Company Address:
Craddys
Bath, Bristol, Cardiff, Exeter, Wakefield

Checked by:

Approved By:

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DRN

FEH: 2 years: Increase Rainfall (%): +0: Summary Results for ALDI Cellular soakaway: Rank By:
Max. Resident Volume

Storm Event	Max. US Level (m)	Max. DS Level (m)	Max. US Depth (m)	Max. DS Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Total Lost Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Half Drain Down Time (mins)	Percentage Available (%)	Status
FEH: 2 years: +0 %: 15 mins: Summer	132.384	132.384	0.084	0.084	105.8	44.378	0.000	47.700	0.0	0.000		91.652	OK
FEH: 2 years: +0 %: 15 mins: Winter	132.384	132.384	0.084	0.084	99.5	44.365	0.000	47.699	0.0	0.000		91.654	OK
FEH: 2 years: +0 %: 30 mins: Summer	132.404	132.404	0.104	0.104	70.6	55.355	0.000	61.156	0.0	0.000		89.587	OK
FEH: 2 years: +0 %: 30 mins: Winter	132.404	132.404	0.104	0.104	66.2	55.357	0.000	61.155	0.0	0.000		89.586	OK
FEH: 2 years: +0 %: 60 mins: Summer	132.422	132.422	0.122	0.122	60.6	64.946	0.000	75.769	0.0	0.000		87.783	OK
FEH: 2 years: +0 %: 60 mins: Winter	132.422	132.422	0.122	0.122	48.7	64.983	0.000	75.762	0.0	0.000		87.776	OK
FEH: 2 years: +0 %: 120 mins: Summer	132.457	132.457	0.157	0.157	49.6	83.549	0.000	104.538	0.0	0.000		84.283	OK
FEH: 2 years: +0 %: 120 mins: Winter	132.459	132.459	0.159	0.159	35.7	84.210	0.000	104.536	0.0	0.000		84.159	OK
FEH: 2 years: +0 %: 240 mins: Summer	132.480	132.480	0.180	0.180	35.4	95.727	0.000	136.805	0.0	0.000		81.992	OK
FEH: 2 years: +0 %: 240 mins: Winter	132.483	132.483	0.183	0.183	23.8	97.195	0.000	136.791	0.0	0.000		81.716	OK
FEH: 2 years: +0 %: 360 mins: Summer	132.481	132.481	0.181	0.181	27.6	96.310	0.000	156.118	0.0	0.000		81.883	OK
FEH: 2 years: +0 %: 360 mins: Winter	132.484	132.484	0.184	0.184	18.2	97.836	0.000	156.129	0.0	0.000		81.596	OK
FEH: 2 years: +0 %: 480 mins: Summer	132.479	132.479	0.179	0.179	23.0	95.010	0.000	169.612	0.0	0.000		82.127	OK
FEH: 2 years: +0 %: 480 mins: Winter	132.479	132.479	0.179	0.179	14.9	94.967	0.000	169.605	0.0	0.000		82.135	OK
FEH: 2 years: +0 %: 960 mins: Summer	132.461	132.461	0.161	0.161	13.7	85.291	0.000	201.892	0.0	0.000		83.955	OK
FEH: 2 years: +0 %: 960 mins: Winter	132.451	132.451	0.151	0.151	8.9	80.269	0.000	201.891	0.0	0.000		84.900	OK
FEH: 2 years: +0 %: 1440 mins: Summer	132.439	132.439	0.139	0.139	10.1	74.008	0.000	221.601	0.0	0.000		86.078	OK
FEH: 2 years: +0 %: 1440 mins: Winter	132.418	132.418	0.118	0.118	6.5	62.760	0.000	221.619	0.0	0.000		88.194	OK

Project: Drive-Through Unit London Road, Devizes	Date: 31/10/2025		
	Designed by: RJH	Checked by:	
Report Details: Type: Inflows Storm Phase: Infiltration Drive-thru	Company Address: Craddys Bath, Bristol, Cardiff, Exeter, Wakefield		



Drive Thru Catchment Area

Type : Catchment Area

Area (ha)	0.229
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Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff	0.950
Winter Volumetric Runoff	0.950
Time of Concentration (mins)	5
Percentage Impervious (%)	100

Project: Drive-Through Unit London Road, Devizes	Date: 31/10/2025		
	Designed by: RJH	Checked by:	Approved By:
	Report Details: Type: Stormwater Controls Storm Phase: Infiltration Drive-thru		
Company Address: Craddys Bath, Bristol, Cardiff, Exeter, Wakefield			





Drive Thru Soakaway

Type : Cellular Storage

Dimensions	
Exceedance Level (m)	135.650
Depth (m)	1.000
Base Level (m)	133.225
Number of Crates Long	36
Number of Crates Wide	10
Number of Crates High	1
Porosity (%)	95
Crate Length (m)	1
Crate Width (m)	1
Crate Height (m)	1
Total Volume (m³)	343.425
Inlets	
Inlet	
Inlet Type	Point Inflow
Incoming Item(s)	Drive Thru Catchment Area
Bypass Destination	(None)
Capacity Type	No Restriction
Advanced	
Base Infiltration Rate (m/hr)	0.0043
Side Infiltration Rate (m/hr)	0.0043
Safety Factor	2.0

Project: Drive-Through Unit London Road, Devizes	Date: 31/10/2025		
	Designed by: RJH	Checked by:	Approved By:
	Report Details: Type: Inflow Summary Storm Phase: Infiltration Drive-thru		
Company Address: Craddys Bath, Bristol, Cardiff, Exeter, Wakefield			



Inflow Label	Connected To	Flow (L/s)	Runoff Method	Area (ha)	Percentage Impervious (%)	Urban Creep (%)	Adjusted Percentage Impervious (%)	Area Analysed (ha)
Drive Thru Catchment Area	Drive Thru Soakaway		Time of Concentration	0.229	100	0	100	0.229
TOTAL		0.0		0.229				0.229

Project: Drive-Through Unit London Road, Devizes	Date: 31/10/2025		
	Designed by: RJH	Checked by:	
Report Details: Type: Rainfall Analysis Criteria	Company Address: Craddys Bath, Bristol, Cardiff, Exeter, Wakefield		

Runoff Type	Dynamic
Output Interval (mins)	5
Time Step	Default
Urban Creep	Apply Global Value
Urban Creep Global Value (%)	0
Junction Flood Risk Margin (mm)	300
Perform No Discharge Analysis	☐

Rainfall	
FEH	Type: FEH
Site Location	GB 401773 162576 SU 01773 62576
Rainfall Version	2022
Summer	☒
Winter	☒

Return Period	
Return Period (years)	Increase Rainfall (%)
100.0	45.000
30.0	40.000
2.0	0.000

Storm Durations	
Duration (mins)	Run Time (mins)
15	5760
30	5760
60	5760
120	5760
240	5760
360	5760
480	5760
960	5760
1440	5760

Project:
Drive-Through Unit
London Road, Devizes

Report Details:
Type: Stormwater Controls Summary
Storm Phase: Infiltration Drive-thru

Date:
31/10/2025

Designed by:
RJH

Company Address:
Craddys
Bath, Bristol, Cardiff, Exeter, Wakefield

Checked by:

Approved By:

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DRN

Summary Results for Drive Thru Soakaway: Rank By: Max. Resident Volume

Storm Event	Max. US Level (m)	Max. DS Level (m)	Max. US Depth (m)	Max. DS Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Total Lost Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Half Drain Down Time (mins)	Percentage Available (%)	Status
FEH: 100 years: +45 %: 15 mins: Summer	133.452	133.452	0.227	0.227	173.1	77.731	0.000	76.832	0.0	0.000		77.366	OK
FEH: 100 years: +45 %: 15 mins: Winter	133.452	133.452	0.227	0.227	162.9	77.735	0.000	76.832	0.0	0.000		77.365	OK
FEH: 100 years: +45 %: 30 mins: Summer	133.523	133.523	0.298	0.298	118.1	101.802	0.000	78.132	0.0	0.000		70.357	OK
FEH: 100 years: +45 %: 30 mins: Winter	133.523	133.523	0.298	0.298	110.8	101.808	0.000	78.132	0.0	0.000		70.355	OK
FEH: 100 years: +45 %: 60 mins: Summer	133.596	133.596	0.371	0.371	102.2	126.861	0.000	79.485	0.0	0.000		63.060	OK
FEH: 100 years: +45 %: 60 mins: Winter	133.596	133.596	0.371	0.371	82.2	126.869	0.000	79.485	0.0	0.000		63.058	OK
FEH: 100 years: +45 %: 120 mins: Summer	133.668	133.668	0.443	0.443	72.7	151.548	0.000	80.813	0.0	0.000		55.872	OK
FEH: 100 years: +45 %: 120 mins: Winter	133.668	133.668	0.443	0.443	52.3	151.545	0.000	80.811	0.0	0.000		55.872	OK
FEH: 100 years: +45 %: 240 mins: Summer	133.752	133.752	0.527	0.527	47.5	180.072	0.000	82.325	0.0	0.000	570	47.566	OK
FEH: 100 years: +45 %: 240 mins: Winter	133.752	133.752	0.527	0.527	32.0	180.086	0.000	82.320	0.0	0.000	570	47.562	OK
FEH: 100 years: +45 %: 360 mins: Summer	133.805	133.805	0.580	0.580	36.0	198.350	0.000	83.269	0.0	0.000	1805	42.244	OK
FEH: 100 years: +45 %: 360 mins: Winter	133.805	133.805	0.580	0.580	23.7	198.381	0.000	83.259	0.0	0.000	1805	42.235	OK
FEH: 100 years: +45 %: 480 mins: Summer	133.844	133.844	0.619	0.619	29.6	211.799	0.000	83.941	0.0	0.000	2705	38.327	OK
FEH: 100 years: +45 %: 480 mins: Winter	133.844	133.844	0.619	0.619	19.2	211.824	0.000	83.918	0.0	0.000	2710	38.320	OK
FEH: 100 years: +45 %: 960 mins: Summer	133.935	133.935	0.710	0.710	17.5	242.853	0.000	85.339	0.0	0.000	4755	29.285	OK
FEH: 100 years: +45 %: 960 mins: Winter	133.936	133.936	0.711	0.711	11.3	242.992	0.000	85.289	0.0	0.000	4770	29.244	OK
FEH: 100 years: +45 %: 1440 mins: Summer	133.978	133.978	0.753	0.753	12.6	257.573	0.000	85.796	0.0	0.000		24.999	OK
FEH: 100 years: +45 %: 1440 mins: Winter	133.979	133.979	0.754	0.754	8.1	257.835	0.000	85.698	0.0	0.000		24.923	OK
FEH: 30 years: +40 %: 15 mins: Summer	133.397	133.397	0.172	0.172	130.8	58.650	0.000	58.962	0.0	0.000		82.922	OK
FEH: 30 years: +40 %: 15 mins: Winter	133.397	133.397	0.172	0.172	123.0	58.650	0.000	58.969	0.0	0.000		82.922	OK
FEH: 30 years: +40 %: 30 mins: Summer	133.448	133.448	0.223	0.223	88.4	76.112	0.000	76.600	0.0	0.000		77.838	OK
FEH: 30 years: +40 %: 30 mins: Winter	133.448	133.448	0.223	0.223	83.0	76.106	0.000	76.594	0.0	0.000		77.839	OK
FEH: 30 years: +40 %: 60 mins: Summer	133.501	133.501	0.276	0.276	76.1	94.239	0.000	77.732	0.0	0.000		72.559	OK

Project:: Drive-Through Unit London Road, Devizes						Date: 31/10/2025							
						Designed by: RJH		Checked by:		Approved By:			
Report Details: Type: Stormwater Controls Summary Storm Phase: Infiltration Drive-thru						Company Address: Craddys Bath, Bristol, Cardiff, Exeter, Wakefield							

FEH: 30 years: +40 %: 60 mins: Winter	133.501	133.501	0.276	0.276	61.2	94.235	0.000	77.731	0.0	0.000		72.560	OK
FEH: 30 years: +40 %: 120 mins: Summer	133.561	133.561	0.336	0.336	55.3	114.857	0.000	78.850	0.0	0.000		66.555	OK
FEH: 30 years: +40 %: 120 mins: Winter	133.561	133.561	0.336	0.336	39.8	114.867	0.000	78.849	0.0	0.000		66.553	OK
FEH: 30 years: +40 %: 240 mins: Summer	133.626	133.626	0.401	0.401	36.4	137.200	0.000	80.054	0.0	0.000		60.050	OK
FEH: 30 years: +40 %: 240 mins: Winter	133.626	133.626	0.401	0.401	24.5	137.203	0.000	80.047	0.0	0.000		60.049	OK
FEH: 30 years: +40 %: 360 mins: Summer	133.665	133.665	0.440	0.440	27.5	150.486	0.000	80.758	0.0	0.000		56.181	OK
FEH: 30 years: +40 %: 360 mins: Winter	133.665	133.665	0.440	0.440	18.1	150.499	0.000	80.745	0.0	0.000		56.177	OK
FEH: 30 years: +40 %: 480 mins: Summer	133.692	133.692	0.467	0.467	22.5	159.597	0.000	81.230	0.0	0.000		53.528	OK
FEH: 30 years: +40 %: 480 mins: Winter	133.692	133.692	0.467	0.467	14.6	159.675	0.000	81.202	0.0	0.000		53.505	OK
FEH: 30 years: +40 %: 960 mins: Summer	133.749	133.749	0.524	0.524	13.1	179.287	0.000	82.170	0.0	0.000	515	47.794	OK
FEH: 30 years: +40 %: 960 mins: Winter	133.750	133.750	0.525	0.525	8.5	179.466	0.000	82.102	0.0	0.000	530	47.742	OK
FEH: 30 years: +40 %: 1440 mins: Summer	133.774	133.774	0.549	0.549	9.4	187.921	0.000	82.469	0.0	0.000	1100	45.280	OK
FEH: 30 years: +40 %: 1440 mins: Winter	133.775	133.775	0.550	0.550	6.1	188.203	0.000	82.346	0.0	0.000	1130	45.198	OK
FEH: 2 years: +0 %: 15 mins: Summer	133.278	133.278	0.053	0.053	40.4	17.954	0.000	18.226	0.0	0.000		94.772	OK
FEH: 2 years: +0 %: 15 mins: Winter	133.278	133.278	0.053	0.053	38.0	17.959	0.000	18.233	0.0	0.000		94.771	OK
FEH: 2 years: +0 %: 30 mins: Summer	133.292	133.292	0.067	0.067	27.0	22.909	0.000	23.369	0.0	0.000		93.329	OK
FEH: 2 years: +0 %: 30 mins: Winter	133.292	133.292	0.067	0.067	25.3	22.909	0.000	23.369	0.0	0.000		93.329	OK
FEH: 2 years: +0 %: 60 mins: Summer	133.307	133.307	0.082	0.082	23.2	28.104	0.000	28.953	0.0	0.000		91.817	OK
FEH: 2 years: +0 %: 60 mins: Winter	133.307	133.307	0.082	0.082	18.6	28.105	0.000	28.953	0.0	0.000		91.816	OK
FEH: 2 years: +0 %: 120 mins: Summer	133.337	133.337	0.112	0.112	19.0	38.313	0.000	39.951	0.0	0.000		88.844	OK
FEH: 2 years: +0 %: 120 mins: Winter	133.337	133.337	0.112	0.112	13.6	38.317	0.000	39.950	0.0	0.000		88.843	OK
FEH: 2 years: +0 %: 240 mins: Summer	133.368	133.368	0.143	0.143	13.5	49.067	0.000	52.292	0.0	0.000		85.712	OK
FEH: 2 years: +0 %: 240 mins: Winter	133.369	133.369	0.144	0.144	9.1	49.084	0.000	52.280	0.0	0.000		85.707	OK
FEH: 2 years: +0 %: 360 mins: Summer	133.385	133.385	0.160	0.160	10.6	54.862	0.000	59.678	0.0	0.000		84.025	OK
FEH: 2 years: +0 %: 360 mins: Winter	133.386	133.386	0.161	0.161	7.0	54.930	0.000	59.672	0.0	0.000		84.005	OK
FEH: 2 years: +0 %: 480 mins: Summer	133.396	133.396	0.171	0.171	8.8	58.416	0.000	64.826	0.0	0.000		82.990	OK
FEH: 2 years: +0 %: 480 mins: Winter	133.396	133.396	0.171	0.171	5.7	58.512	0.000	64.808	0.0	0.000		82.962	OK

Project: Drive-Through Unit London Road, Devizes						Date: 31/10/2025										
						Designed by: RJH			Checked by:					Approved By:		
						Report Details: Type: Stormwater Controls Summary Storm Phase: Infiltration Drive-thru								Company Address: Craddys Bath, Bristol, Cardiff, Exeter, Wakefield		

FEH: 2 years: +0 %: 960 mins: Summer	133.413	133.413	0.188	0.188	5.3	64.398	0.000	76.435	0.0	0.000		81.248	OK
FEH: 2 years: +0 %: 960 mins: Winter	133.414	133.414	0.189	0.189	3.4	64.692	0.000	76.304	0.0	0.000		81.163	OK
FEH: 2 years: +0 %: 1440 mins: Summer	133.417	133.417	0.192	0.192	3.8	65.515	0.000	76.613	0.0	0.000		80.923	OK
FEH: 2 years: +0 %: 1440 mins: Winter	133.418	133.418	0.193	0.193	2.5	66.152	0.000	76.374	0.0	0.000		80.738	OK

Appendix G3

Option B Drainage Calculations

Project: ALDI & Drive-Through Unit London Road, Devizes	Date: 09/07/2026		
	Designed by: CAP	Checked by:	Approved By:
Report Details: Type: Inflows Storm Phase: Shared System PR'd	Company Address: Craddys Bath, Bristol, Cardiff, Exeter, Wakefield		



**ALDI Catchment Area**

Type : Catchment Area

Area (ha)

0.60

Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff	0.950
Winter Volumetric Runoff	0.950
Time of Concentration (mins)	5
Percentage Impervious (%)	100

**Drive Thru Catchment Area**

Type : Catchment Area

Area (ha)

0.297

Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff	0.950
Winter Volumetric Runoff	0.950
Time of Concentration (mins)	5
Percentage Impervious (%)	100

Project: ALDI & Drive-Through Unit London Road, Devizes		Date: 09/07/2026			
		Designed by:	Checked by:		Approved By:
		CAP			
Report Details: Type: Junctions Storm Phase: Shared System PR'd		Company Address: Craddys Bath, Bristol, Cardiff, Exeter, Wakefield			

Name	Junction Type	Easting (m)	Northing (m)	Cover Level (m)	Depth (m)	Invert Level (m)	Chamber Shape	Diameter (m)
Lorry ramp channel	Manhole	402444.750	163045.143	133.960	0.635	133.325	Circular	0.300
ALDI flow control	Manhole	402423.443	163032.779	134.157	2.307	131.850	Circular	1.200
Sw.03	Manhole	402426.377	163029.296	134.285	2.485	131.800	Circular	1.200
Drive thru flow control	Manhole	402455.613	163140.102	135.650	2.350	133.300	Circular	1.200
Sw.02	Manhole	402388.153	163027.152	134.221	2.121	132.100	Circular	1.200
Sw.01	Manhole	402363.905	163078.907	135.093	2.593	132.500	Circular	1.200
Sw.04	Manhole	402428.054	163022.020	133.900	2.150	131.750	Circular	1.200
Sw.05	Manhole	402463.003	163027.797	133.890	2.390	131.500	Circular	1.200

Name	Lock
Lorry ramp channel	None
ALDI flow control	None
Sw.03	None
Drive thru flow control	None
Sw.02	None
Sw.01	None
Sw.04	None
Sw.05	None

Inlets

Junction	Inlet Name	Incoming Item(s)	Bypass Destination	Capacity Type
ALDI flow control	Inlet	2.000	(None)	No Restriction
	Inlet (1)	3.000	(None)	No Restriction
Sw.03	Inlet	2.001	(None)	No Restriction
	Inlet (2)	1.002	(None)	No Restriction
Drive thru flow control	Inlet (1)	4.000	(None)	No Restriction
Sw.02	Inlet	1.001	(None)	No Restriction
Sw.01	Inlet	1.000	(None)	No Restriction
Sw.04	Inlet	1.003	(None)	No Restriction
Sw.05	Inlet	1.004	(None)	No Restriction

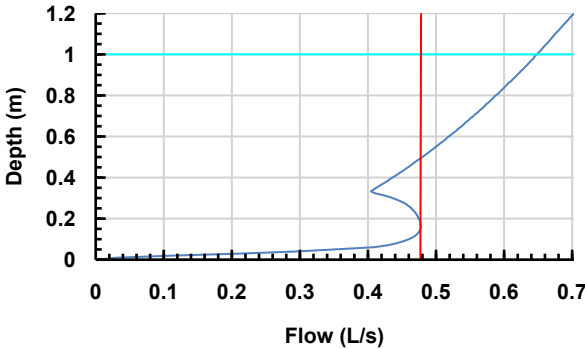
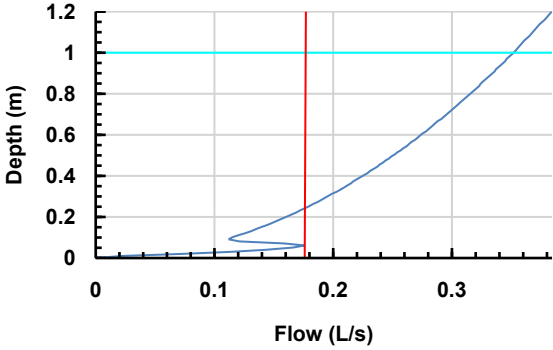
Project: ALDI & Drive-Through Unit London Road, Devizes	Date: 09/07/2026		
	Designed by: CAP	Checked by:	Approved By:
	Company Address: Craddys Bath, Bristol, Cardiff, Exeter, Wakefield		

Report Details:
Type: Junctions
Storm Phase: Shared System PR'd

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Outlets

Junction	Outlet Name	Outgoing Connection	Outlet Type
Lorry ramp channel	Outlet	3.000	Free Discharge
	Outlet	2.001	Hydro-Brake®
	Invert Level (m)	131.850	
	Design Depth (m)	1.000	
	Design Flow (L/s)	0.65	
	Objective	Minimise Upstream Storage Requirements	
	Application	Surface Water Only	
	Sump Available	☒	
	Unit Reference	SHE-0037-6500-1000-6500	
ALDI flow control			
Sw.03	Outlet	1.003	Free Discharge
	Outlet	1.000	Hydro-Brake®
	Invert Level (m)	133.300	
	Design Depth (m)	1.000	
	Design Flow (L/s)	0.35	
	Objective	Minimise Upstream Storage Requirements	
	Application	Surface Water Only	
	Sump Available	☐	
	Unit Reference	CHE-0027-3500-1000-3500	
Drive thru flow control			
Sw.02	Outlet	1.002	Free Discharge
Sw.01	Outlet	1.001	Free Discharge
Sw.04	Outlet	1.004	Free Discharge

Project:

ALDI & Drive-Through Unit

London Road, Devizes

Date:

09/07/2026

Designed by:

CAP

Checked by:

Approved By:

Report Details:

Type: Stormwater Controls

Storm Phase: Shared System PR'd

Company Address:

Craddys

Bath, Bristol, Cardiff, Exeter, Wakefield

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ALDI Cellular Storage

Type : Cellular Storage

Dimensions

Exceedance Level (m)	134.157
Depth (m)	1.000
Base Level (m)	132.000
Number of Crates Long	22
Number of Crates Wide	33
Number of Crates High	1
Porosity (%)	95
Crate Length (m)	1
Crate Width (m)	1
Crate Height (m)	1
Total Volume (m³)	690.857

Inlets

Inlet

Inlet Type	Point Inflow
Incoming Item(s)	ALDI Catchment Area
Bypass Destination	(None)
Capacity Type	No Restriction

Outlets

Outlet

Outgoing Connection	2.000
Outlet Type	Free Discharge



Drive Thru Cellular Storage

Type : Cellular Storage

Dimensions

Exceedance Level (m)	135.650
Depth (m)	1.000
Base Level (m)	133.400
Number of Crates Long	36
Number of Crates Wide	10
Number of Crates High	1
Porosity (%)	95
Crate Length (m)	1
Crate Width (m)	1
Crate Height (m)	1
Total Volume (m³)	343.250

Inlets

Inlet

Inlet Type	Point Inflow
Incoming Item(s)	Drive Thru Catchment Area
Bypass Destination	(None)
Capacity Type	No Restriction

Outlets

Outlet

Outgoing Connection	4.000
Outlet Type	Free Discharge

Project: ALDI & Drive-Through Unit London Road, Devizes	Date: 09/07/2026		
	Designed by: CAP	Checked by:	Approved By:
	Report Details: Type: Inflow Summary Storm Phase: Shared System PR'd		
Company Address: Craddys Bath, Bristol, Cardiff, Exeter, Wakefield			



Inflow Label	Connected To	Flow (L/s)	Runoff Method	Area (ha)	Percentage Impervious (%)	Urban Creep (%)	Adjusted Percentage Impervious (%)	Area Analysed (ha)
ALDI Catchment Area	ALDI Cellular Storage		Time of Concentration	0.600	100	0	100	0.600
Drive Thru Catchment Area	Drive Thru Cellular Storage		Time of Concentration	0.297	100	0	100	0.297
TOTAL		0.0		0.897				0.897

Project: ALDI & Drive-Through Unit London Road, Devizes	Date: 09/07/2026		
	Designed by: CAP	Checked by:	Approved By:
	Report Details: Type: Rainfall Analysis Criteria		
		Company Address: Craddys Bath, Bristol, Cardiff, Exeter, Wakefield	

I
DRN

Runoff Type	Dynamic
Output Interval (mins)	5
Time Step	Default
Urban Creep	Apply Global Value
Urban Creep Global Value (%)	0
Junction Flood Risk Margin (mm)	300
Perform No Discharge Analysis	☐

Project: ALDI & Drive-Through Unit London Road, Devizes	Date: 09/07/2026		
	Designed by: CAP	Checked by:	Approved By:
	Report Details: Type: Junctions Summary Storm Phase: Shared System PR'd		
Company Address: Craddys Bath, Bristol, Cardiff, Exeter, Wakefield			



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

Junction	Storm Event	Cover Level (m)	Invert Level (m)	Max. Level (m)	Max. Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Status
Lorry ramp channel	FEH: 100 years: +45 %: 15 mins: Summer	133.960	133.325	133.325	0.000	0.0	0.000	0.000	0.0	0.000	OK
ALDI flow control	FEH: 100 years: +45 %: 1440 mins: Summer	134.157	131.850	132.982	1.132	1.0	1.281	0.000	0.7	213.468	Surcharged
Sw.03	FEH: 100 years: +45 %: 1440 mins: Summer	134.285	131.800	131.828	0.028	1.0	0.032	0.000	1.0	322.819	OK
Drive thru flow control	FEH: 100 years: +45 %: 1440 mins: Summer	135.650	133.300	134.384	1.084	0.4	1.225	0.000	0.4	109.665	Surcharged
Sw.02	FEH: 100 years: +45 %: 1440 mins: Winter	134.221	132.100	132.116	0.016	0.4	0.018	0.000	0.4	109.335	OK
Sw.01	FEH: 100 years: +45 %: 1440 mins: Summer	135.093	132.500	132.516	0.016	0.4	0.019	0.000	0.4	109.516	OK
Sw.04	FEH: 100 years: +45 %: 1440 mins: Summer	133.900	131.750	131.777	0.027	1.0	0.031	0.000	1.0	322.747	OK
Sw.05	FEH: 100 years: +45 %: 1440 mins: Summer	133.890	131.500	131.527	0.027	1.0	0.000	0.000	1.0	322.747	OK

Project: ALDI & Drive-Through Unit London Road, Devizes	Date: 09/07/2026		
	Designed by: CAP	Checked by:	Approved By:
	Report Details: Type: Junctions Summary Storm Phase: Shared System PR'd		
Company Address: Craddys Bath, Bristol, Cardiff, Exeter, Wakefield			

I
DRN



FEH: 30 years: Increase Rainfall (%): +40: Critical Storm Per Item: Rank By: Max. Outflow

Junction	Storm Event	Cover Level (m)	Invert Level (m)	Max. Level (m)	Max. Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Status
Lorry ramp channel	FEH: 30 years: +40 %: 15 mins: Summer	133.960	133.325	133.325	0.000	0.0	0.000	0.000	0.0	0.000	OK
ALDI flow control	FEH: 30 years: +40 %: 1440 mins: Winter	134.157	131.850	132.723	0.873	1.0	0.988	0.000	0.6	189.639	Surcharged
Sw.03	FEH: 30 years: +40 %: 1440 mins: Winter	134.285	131.800	131.827	0.027	0.9	0.030	0.000	0.9	284.732	OK
Drive thru flow control	FEH: 30 years: +40 %: 1440 mins: Summer	135.650	133.300	134.126	0.826	0.3	0.934	0.000	0.3	95.471	Surcharged
Sw.02	FEH: 30 years: +40 %: 1440 mins: Summer	134.221	132.100	132.115	0.015	0.3	0.017	0.000	0.3	95.282	OK
Sw.01	FEH: 30 years: +40 %: 1440 mins: Summer	135.093	132.500	132.516	0.016	0.3	0.018	0.000	0.3	95.338	OK
Sw.04	FEH: 30 years: +40 %: 1440 mins: Winter	133.900	131.750	131.776	0.026	0.9	0.029	0.000	0.9	284.666	OK
Sw.05	FEH: 30 years: +40 %: 1440 mins: Winter	133.890	131.500	131.525	0.025	0.9	0.000	0.000	0.9	284.666	OK

Project: ALDI & Drive-Through Unit London Road, Devizes	Date: 09/07/2026		
	Designed by: CAP	Checked by:	Approved By:
	Report Details: Type: Junctions Summary Storm Phase: Shared System PR'd		
Company Address: Craddys Bath, Bristol, Cardiff, Exeter, Wakefield			

I
DRN



FEH: 2 years: Increase Rainfall (%): +0: Critical Storm Per Item: Rank By: Max. Outflow

Junction	Storm Event	Cover Level (m)	Invert Level (m)	Max. Level (m)	Max. Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Status
Lorry ramp channel	FEH: 2 years: +0 %: 15 mins: Summer	133.960	133.325	133.325	0.000	0.0	0.000	0.000	0.0	0.000	OK
ALDI flow control	FEH: 2 years: +0 %: 15 mins: Summer	134.157	131.850	132.066	0.216	3.4	0.244	0.000	0.5	46.430	Surcharged
Sw.03	FEH: 2 years: +0 %: 1440 mins: Winter	134.285	131.800	131.822	0.022	0.6	0.025	0.000	0.6	209.188	OK
Drive thru flow control	FEH: 2 years: +0 %: 1440 mins: Winter	135.650	133.300	133.678	0.378	0.3	0.428	0.000	0.2	63.543	Surcharged
Sw.02	FEH: 2 years: +0 %: 1440 mins: Winter	134.221	132.100	132.112	0.012	0.2	0.014	0.000	0.2	63.404	OK
Sw.01	FEH: 2 years: +0 %: 1440 mins: Winter	135.093	132.500	132.513	0.013	0.2	0.015	0.000	0.2	63.445	OK
Sw.04	FEH: 2 years: +0 %: 1440 mins: Winter	133.900	131.750	131.772	0.022	0.6	0.025	0.000	0.6	209.131	OK
Sw.05	FEH: 2 years: +0 %: 1440 mins: Winter	133.890	131.500	131.521	0.021	0.6	0.000	0.000	0.6	209.131	OK

Project: ALDI & Drive-Through Unit London Road, Devizes		Date: 09/07/2026			
		Designed by: CAP	Checked by:		Approved By:
Report Details: Type: Stormwater Controls Summary Storm Phase: Shared System PR'd		Company Address: Craddys Bath, Bristol, Cardiff, Exeter, Wakefield			



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

Stormwater Control	Storm Event	Max. US Level (m)	Max. DS Level (m)	Max. US Depth (m)	Max. DS Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Total Lost Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Half Drain Down Time (mins)	Percentage Available (%)
ALDI Cellular Storage	FEH: 100 years: +45 %: 1440 mins: Winter	132.984	132.984	0.984	0.984	21.3	678.723	0.000	0.000	1.1	215.883		1.756
Drive Thru Cellular Storage	FEH: 100 years: +45 %: 1440 mins: Winter	134.384	134.384	0.984	0.984	10.5	336.684	0.000	0.000	0.4	110.931		1.913

Project: ALDI & Drive-Through Unit London Road, Devizes	Date: 09/07/2026		
	Designed by: CAP	Checked by:	Approved By:
	Report Details: Type: Stormwater Controls Summary Storm Phase: Shared System PR'd		
Company Address: Craddys Bath, Bristol, Cardiff, Exeter, Wakefield			

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Status
OK
OK

Project: ALDI & Drive-Through Unit London Road, Devizes		Date: 09/07/2026			
		Designed by: CAP	Checked by:		Approved By:
Report Details: Type: Stormwater Controls Summary Storm Phase: Shared System PR'd		Company Address: Craddys Bath, Bristol, Cardiff, Exeter, Wakefield			



FEH: 30 years: Increase Rainfall (%): +40: Critical Storm Per Item: Rank By: Max. Resident Volume

Stormwater Control	Storm Event	Max. US Level (m)	Max. DS Level (m)	Max. US Depth (m)	Max. DS Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Total Lost Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Half Drain Down Time (mins)	Percentage Available (%)
ALDI Cellular Storage	FEH: 30 years: +40 %: 1440 mins: Winter	132.723	132.723	0.723	0.723	15.9	498.986	0.000	0.000	1.0	192.560		27.773
Drive Thru Cellular Storage	FEH: 30 years: +40 %: 1440 mins: Winter	134.127	134.127	0.727	0.727	7.9	248.669	0.000	0.000	0.4	96.500		27.554

Project: ALDI & Drive-Through Unit London Road, Devizes	Date: 09/07/2026		
	Designed by: CAP	Checked by:	Approved By:
	Report Details: Type: Stormwater Controls Summary Storm Phase: Shared System PR'd		
Company Address: Craddys Bath, Bristol, Cardiff, Exeter, Wakefield			

I

DRN

Status
OK
OK

Project: ALDI & Drive-Through Unit London Road, Devizes		Date: 09/07/2026			
		Designed by: CAP	Checked by:		Approved By:
Report Details: Type: Stormwater Controls Summary Storm Phase: Shared System PR'd		Company Address: Craddys Bath, Bristol, Cardiff, Exeter, Wakefield			



FEH: 2 years: Increase Rainfall (%): +0: Critical Storm Per Item: Rank By: Max. Resident Volume

Stormwater Control	Storm Event	Max. US Level (m)	Max. DS Level (m)	Max. US Depth (m)	Max. DS Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Total Lost Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Half Drain Down Time (mins)	Percentage Available (%)
ALDI Cellular Storage	FEH: 2 years: +0 %: 1440 mins: Winter	132.269	132.269	0.269	0.269	6.5	185.187	0.000	0.000	0.7	147.363		73.195
Drive Thru Cellular Storage	FEH: 2 years: +0 %: 1440 mins: Winter	133.678	133.678	0.278	0.278	3.2	95.075	0.000	0.000	0.3	64.113		72.302

Project: ALDI & Drive-Through Unit London Road, Devizes	Date: 09/07/2026		
	Designed by: CAP	Checked by:	Approved By:
	Report Details: Type: Stormwater Controls Summary Storm Phase: Shared System PR'd		
Company Address: Craddys Bath, Bristol, Cardiff, Exeter, Wakefield			

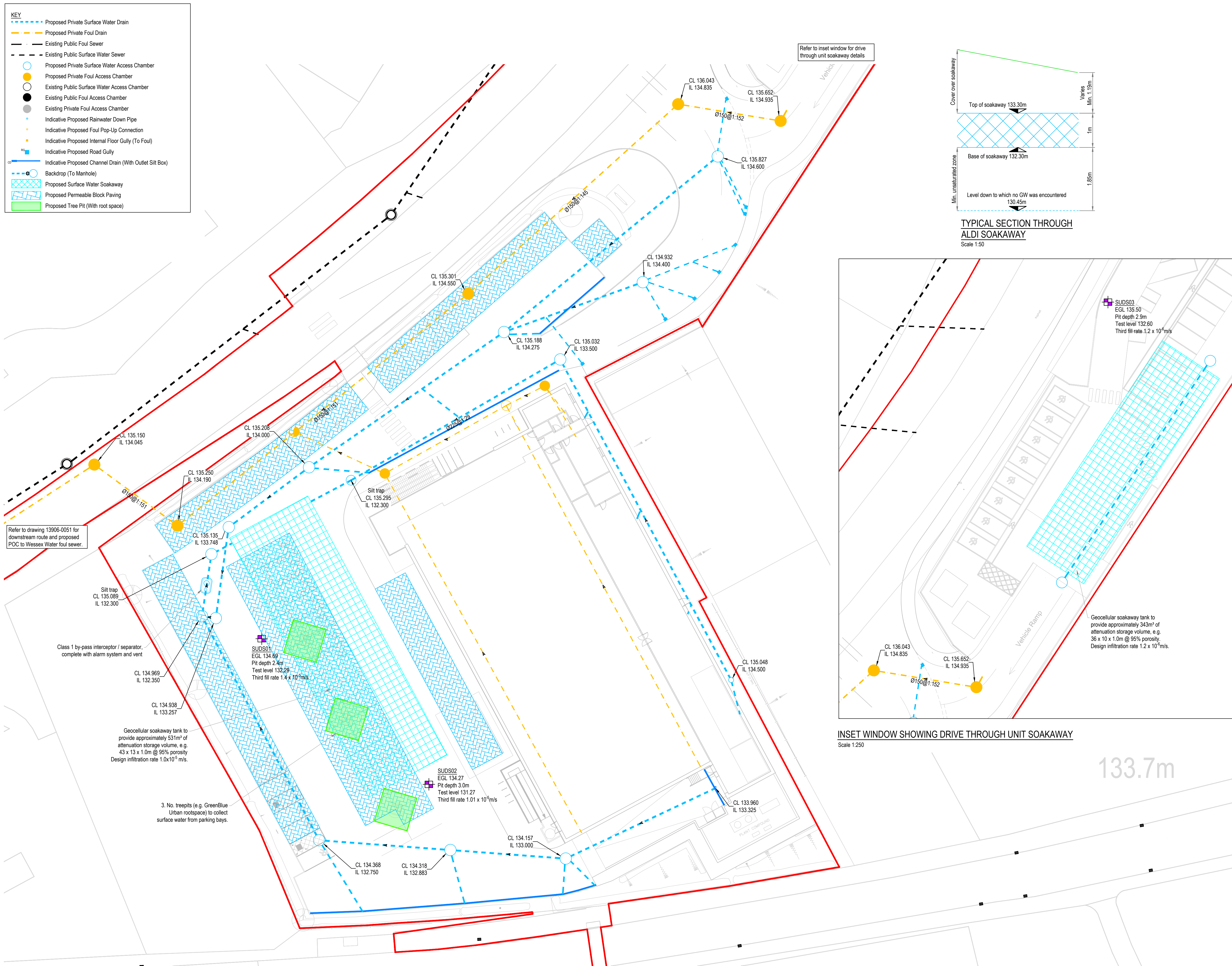
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DRN

Status
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OK

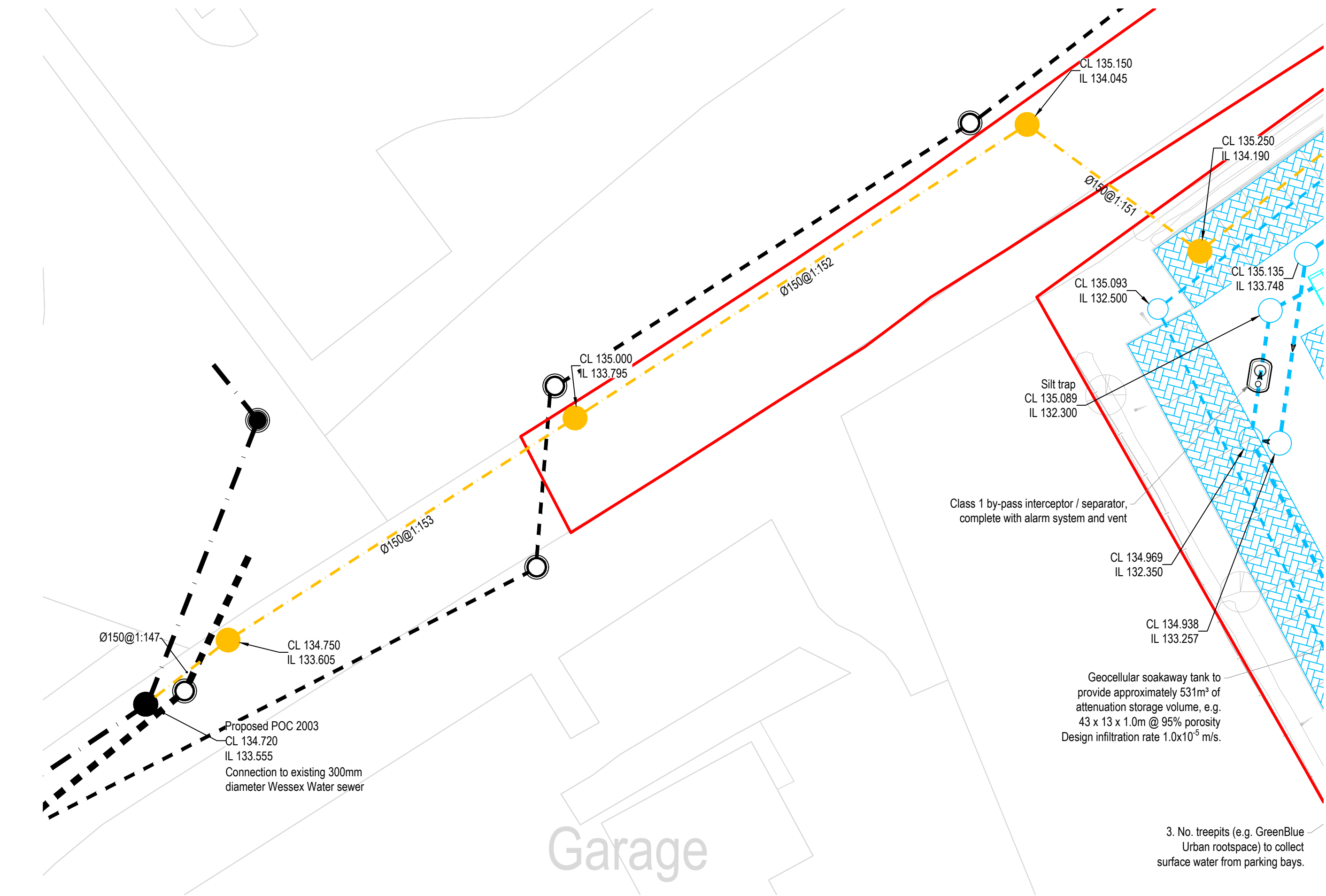
Appendix G4

Drainage Layouts and Drainage Details drawings



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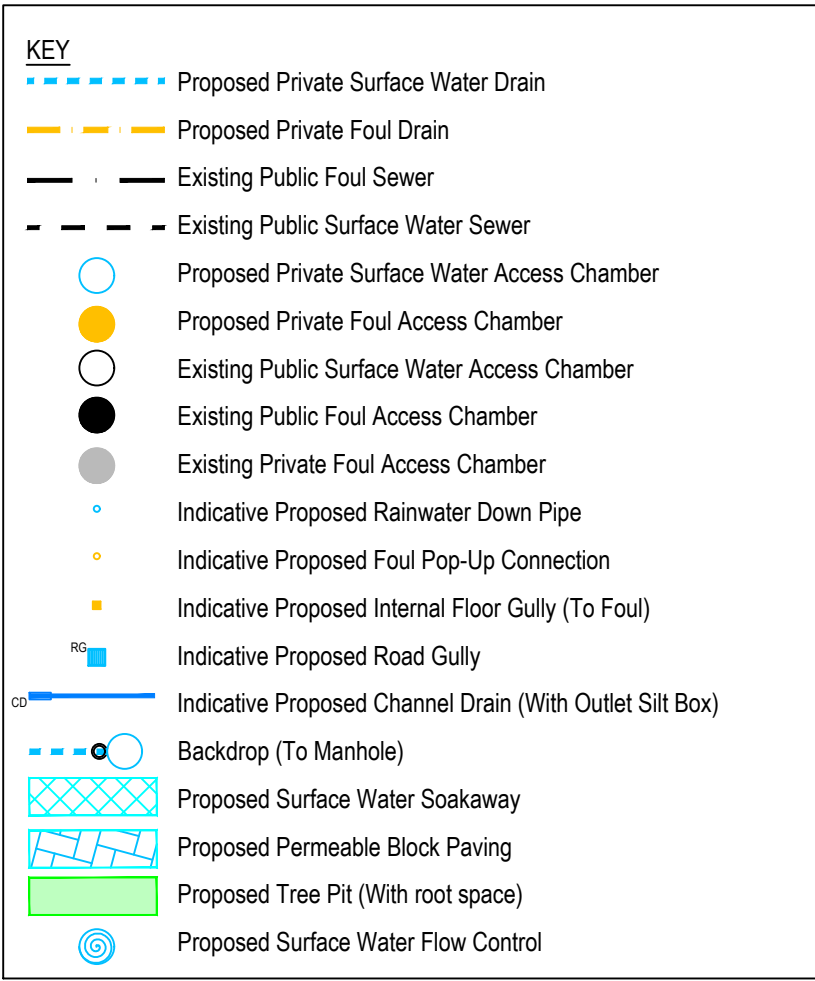
REV	DATE	DESCRIPTION	DRW	CHK
P01	11.06.26	FIRST ISSUE	CAP	LBQ
P02	08.07.26	MINOR UPDATES TO SUIT DESIGN DEVELOPMENT	CAP	LBQ



FOUL WATER ROUTE AND PROPOSED POC

Scale 1:250

FOR ON SITE STORM AND FOUL DRAINAGE LAYOUTS
REFER TO DRAWINGS:
13906-0050 OPTION A (INFILTRATION)
13906-0052 OPTION B (1L/S OFF SITE TO PUBLIC SEWER).



GENERAL NOTES

DRAWINGS AND SPECIFICATIONS: This drawing is to be read in conjunction with all relevant Architects, Engineers and Specialists drawings together with the specification.

Refer to drawing 0050.

C D M : SIGNIFICANT HAZARDS
THE FOLLOWING HEALTH AND SAFETY HAZARDS ARE IDENTIFIED BY THE DESIGNER AS ABNORMAL IN PURSUANCE OF THE CURRENT CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS.
RISKS DURING CONSTRUCTION: - WORKS IN LIVE HIGHWAY - DEEP EXCAVATIONS - EXISTING SERVICES
OPERATION / MAINTENANCE RISKS: No abnormal risks have been identified relating to this design element.
RISKS DURING DEMOLITION/DECOMMISSIONING/DISMANTLING/ALTERATIONS: No abnormal risks have been identified relating to this design element.
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Project Title	ALDI STORE, DRIVE THROUGH & EVCP HUB
Project Address	LAND SOUTH OF LONDON ROAD DEVIZES

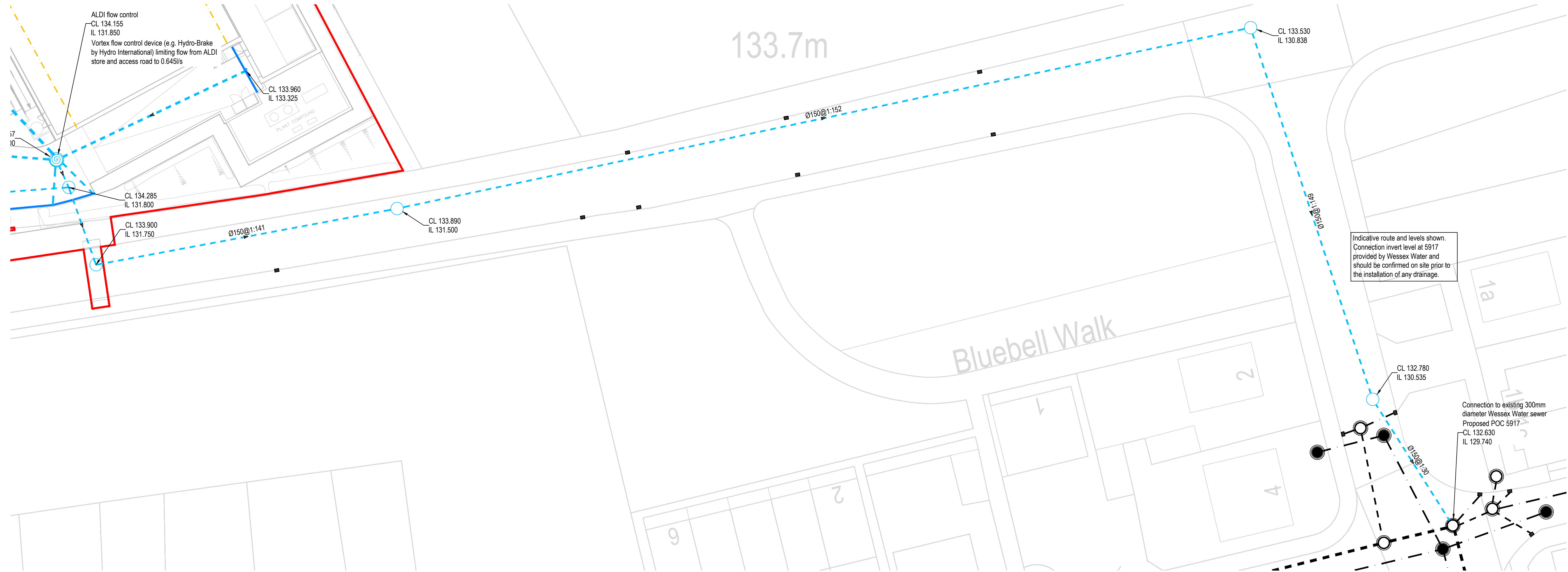


Drawing Title
**PROPOSED DRAINAGE
OFF SITE CONNECTION ROUTES**

Job No.	Originator	Functional	Spatial	Type	Role
TBC	CDY	XX	XX	D	C
Drawing No.	Subsidiarity	Revision	Scale	Drawn	Checked
13906-0051	S1	P02	1:250	RJH	LBQ
Date	11.06.26	Scale	1:250	Stan	A1

Approved	CRADDYS	IF YOU HAVE A QUERY CALL US SCALING FROM THIS DRAWING OR OBTAINING DIMENSIONS ELECTRONICALLY MAY NOT PROVIDE ACCURATE INFORMATION & SHOULD BE AVOIDED. WORK ONLY FROM FIGURED DIMENSIONS.
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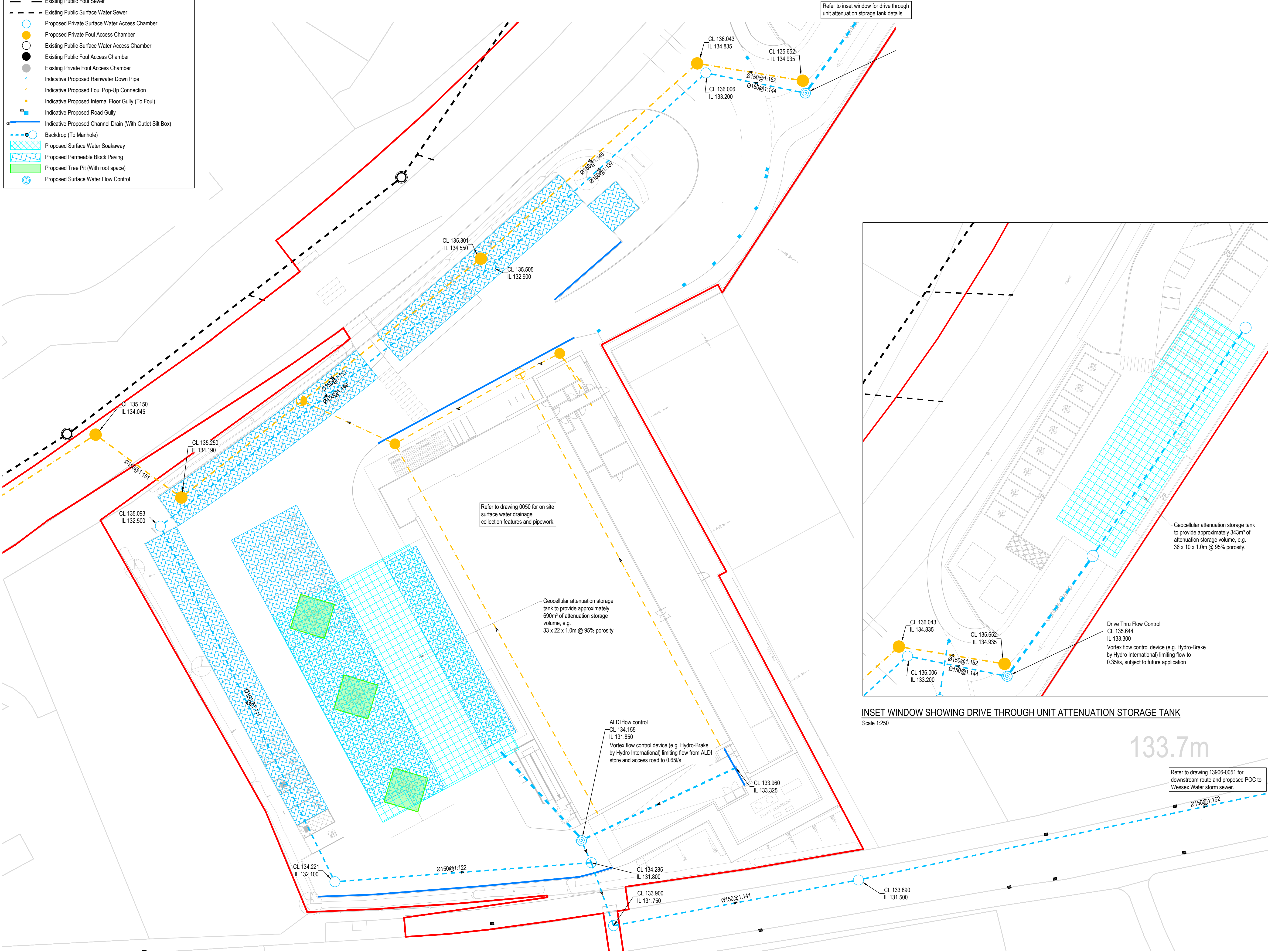


OPTION B OFF SITE SURFACE WATER ROUTE AND PROPOSED POC TO WESSEX WATER SEWER (@1L/S)

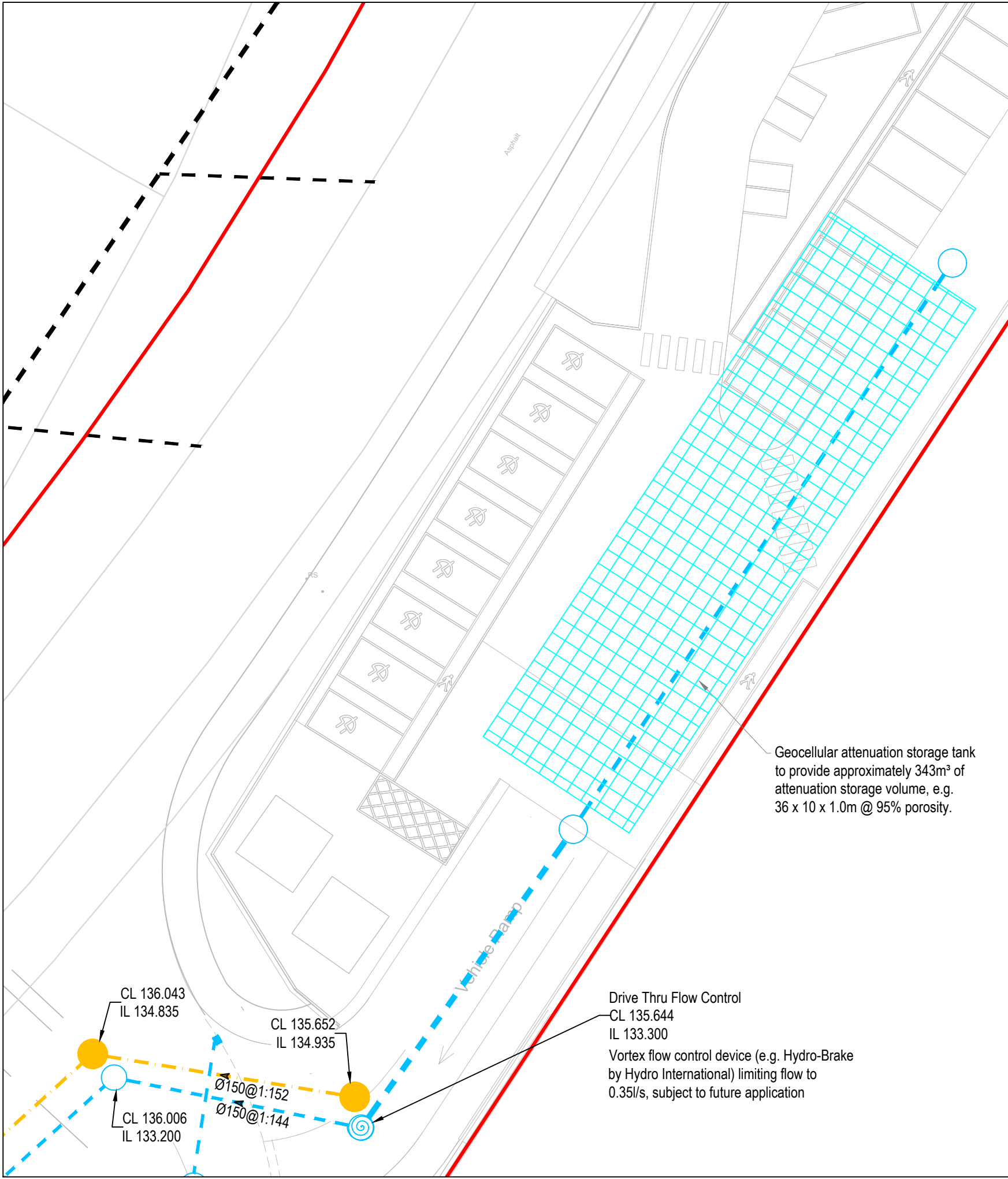
Scale 1:250

KEY

- Proposed Private Surface Water Drain
- Proposed Private Foul Drain
- Existing Public Foul Sewer
- Existing Public Surface Water Sewer
- Proposed Private Surface Water Access Chamber
- Proposed Private Foul Access Chamber
- Existing Public Surface Water Access Chamber
- Existing Public Foul Access Chamber
- Existing Private Foul Access Chamber
- Indicative Proposed Rainwater Down Pipe
- Indicative Proposed Foul Pop-Up Connection
- Indicative Proposed Internal Floor Gully (To Foul)
- Indicative Proposed Road Gully
- Indicative Proposed Channel Drain (With Outlet Silt Box)
- Backdrop (To Manhole)
- Proposed Surface Water Soakaway
- Proposed Permeable Block Paving
- Proposed Tree Pit (With root space)
- Proposed Surface Water Flow Control



Refer to inset window for drive through unit attenuation storage tank details



INSET WINDOW SHOWING DRIVE THROUGH UNIT ATTENUATION STORAGE TANK
Scale 1:250

GENERAL NOTES

DRAWINGS AND SPECIFICATIONS: This drawing is to be read in conjunction with all relevant Architects, Engineers and Specialists drawings together with the specification.

Refer to drawing 0050.

C D M : SIGNIFICANT HAZARDS	
THE FOLLOWING HEALTH AND SAFETY HAZARDS ARE IDENTIFIED BY THE DESIGNER AS ABNORMAL IN PURSUANCE OF THE CURRENT CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS.	
RISKS DURING CONSTRUCTION:	WORKS IN LIVE HIGHWAY
	DEEP EXCAVATIONS
	EXISTING SERVICES
OPERATION / MAINTENANCE RISKS:	
No abnormal risks have been identified relating to this design element.	
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Project Title
ALDI STORE, DRIVE THROUGH & EVCP HUB

Project Address
LAND SOUTH OF LONDON ROAD

Drawing Title
PROPOSED DRAINAGE PRELIMINARY LAYOUT OPTION B (1L/S OFF SITE)

Job No. Originator Functional Spatial Type Role
TBC CDY XX XX D C

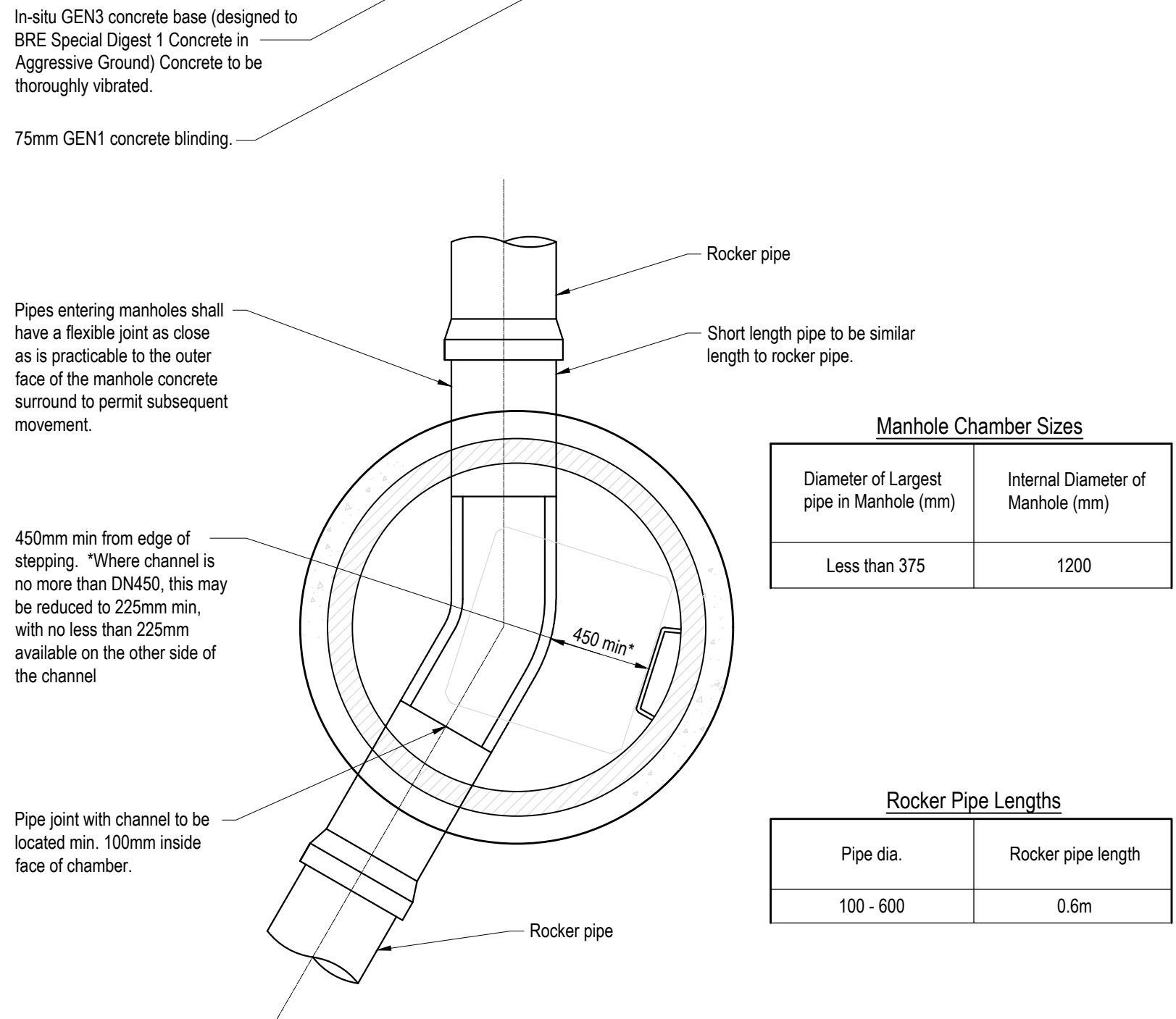
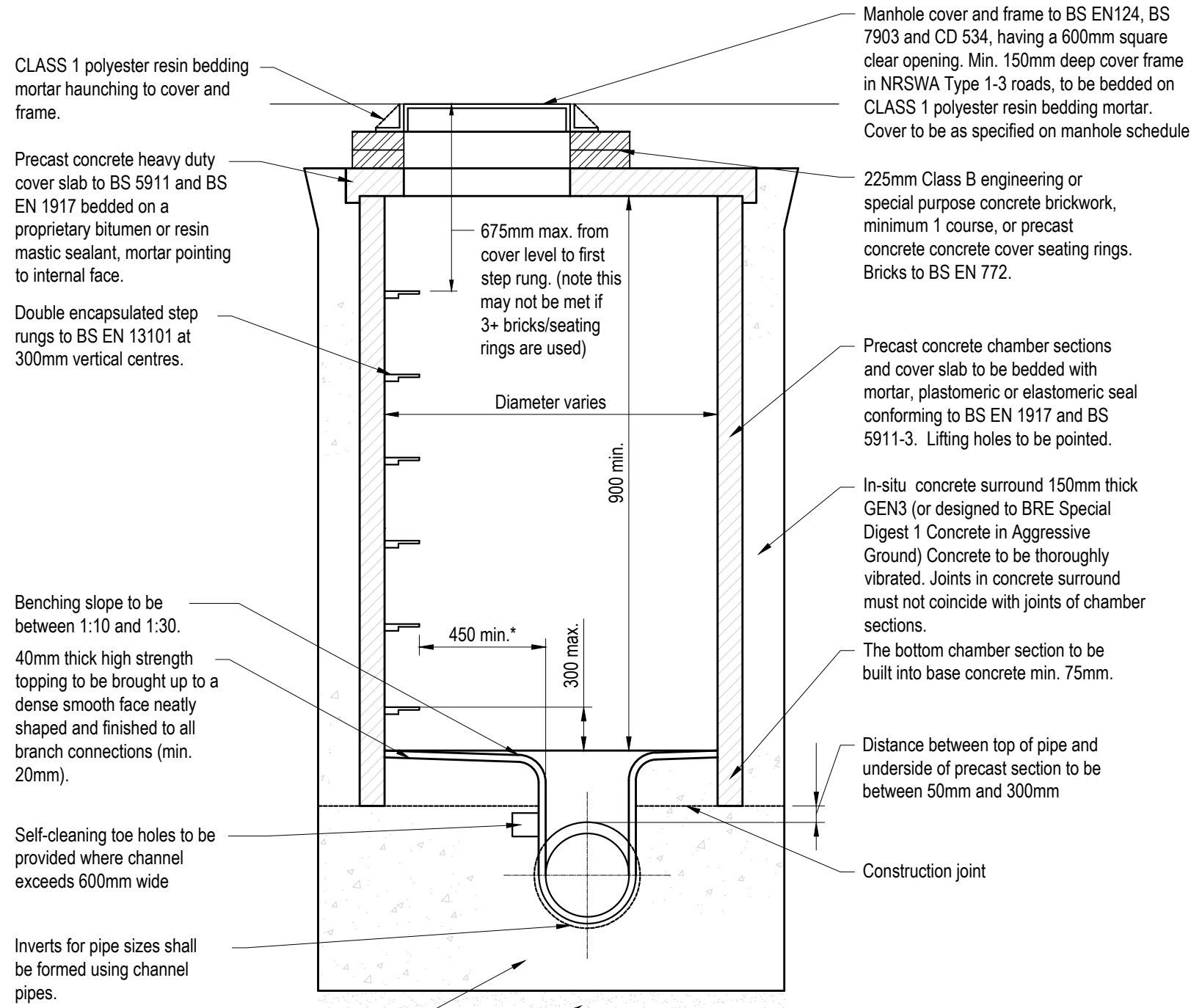
Drawing No. Suitability Revision
13906-0052 S1 P01

Drawn Checked Date Scale Size
RJH LBQ 11.06.26 1:250 A1

Approved Craddys Job#
RAG 13906

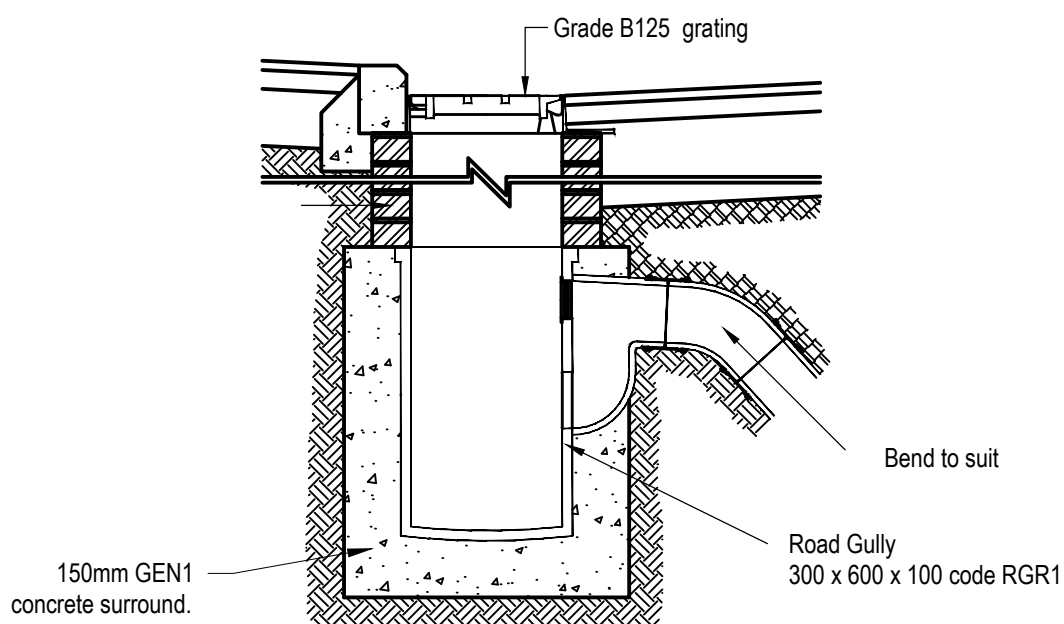
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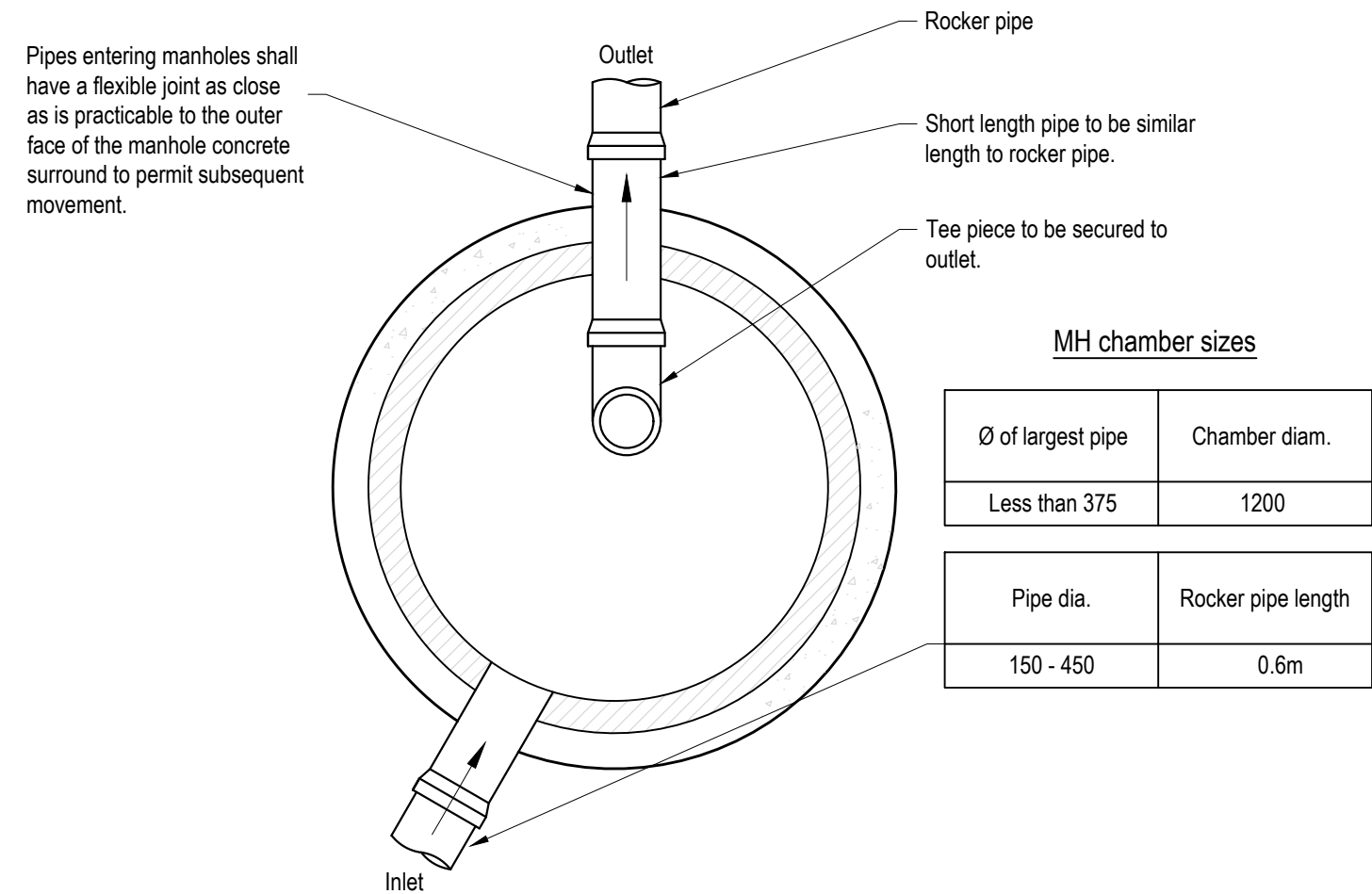
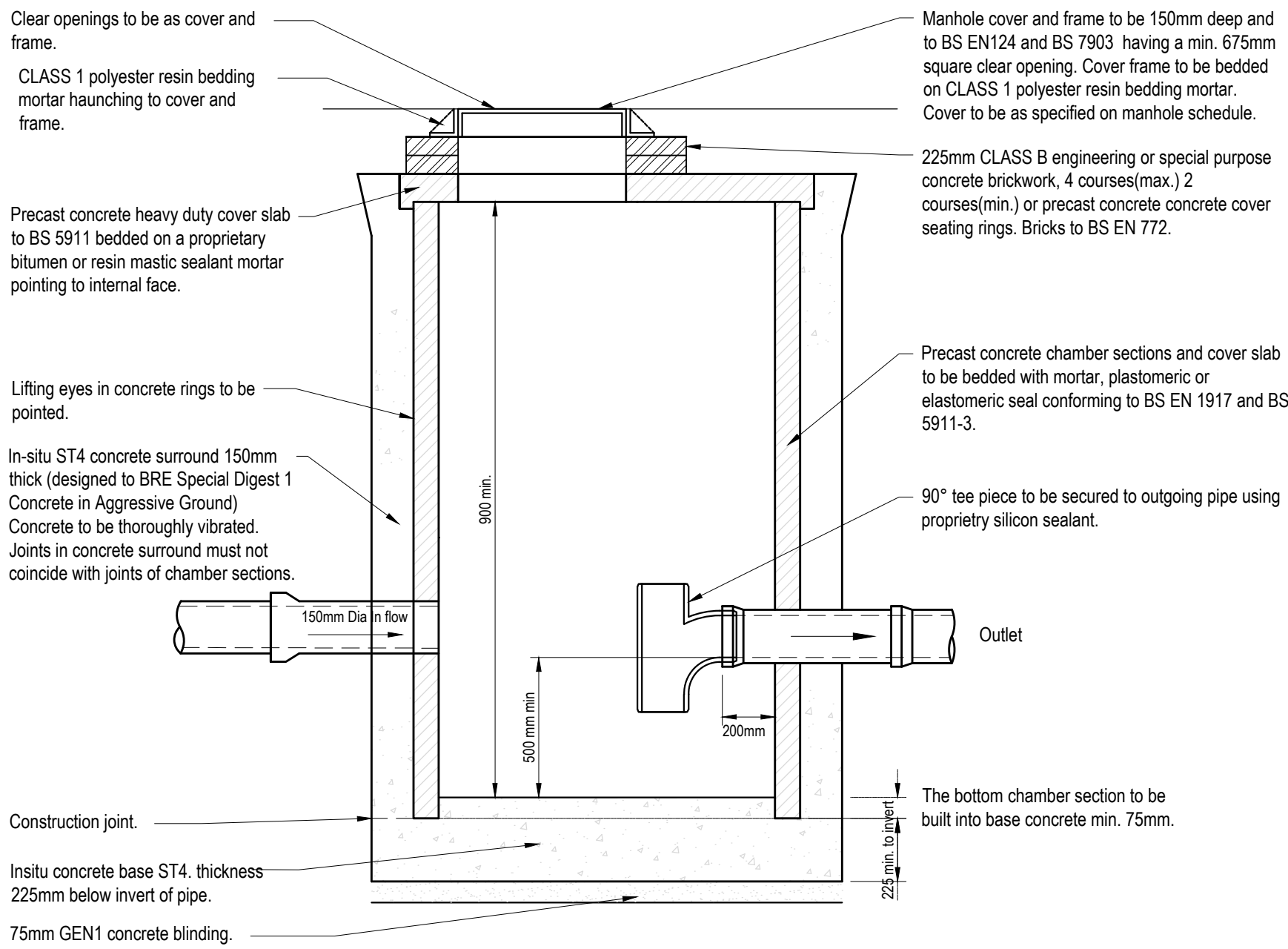
MANHOLE - TYPE B - RIGID MATERIAL WITH CONCRETE SURROUND

Depth to soffit = 1.5 - 3.0m



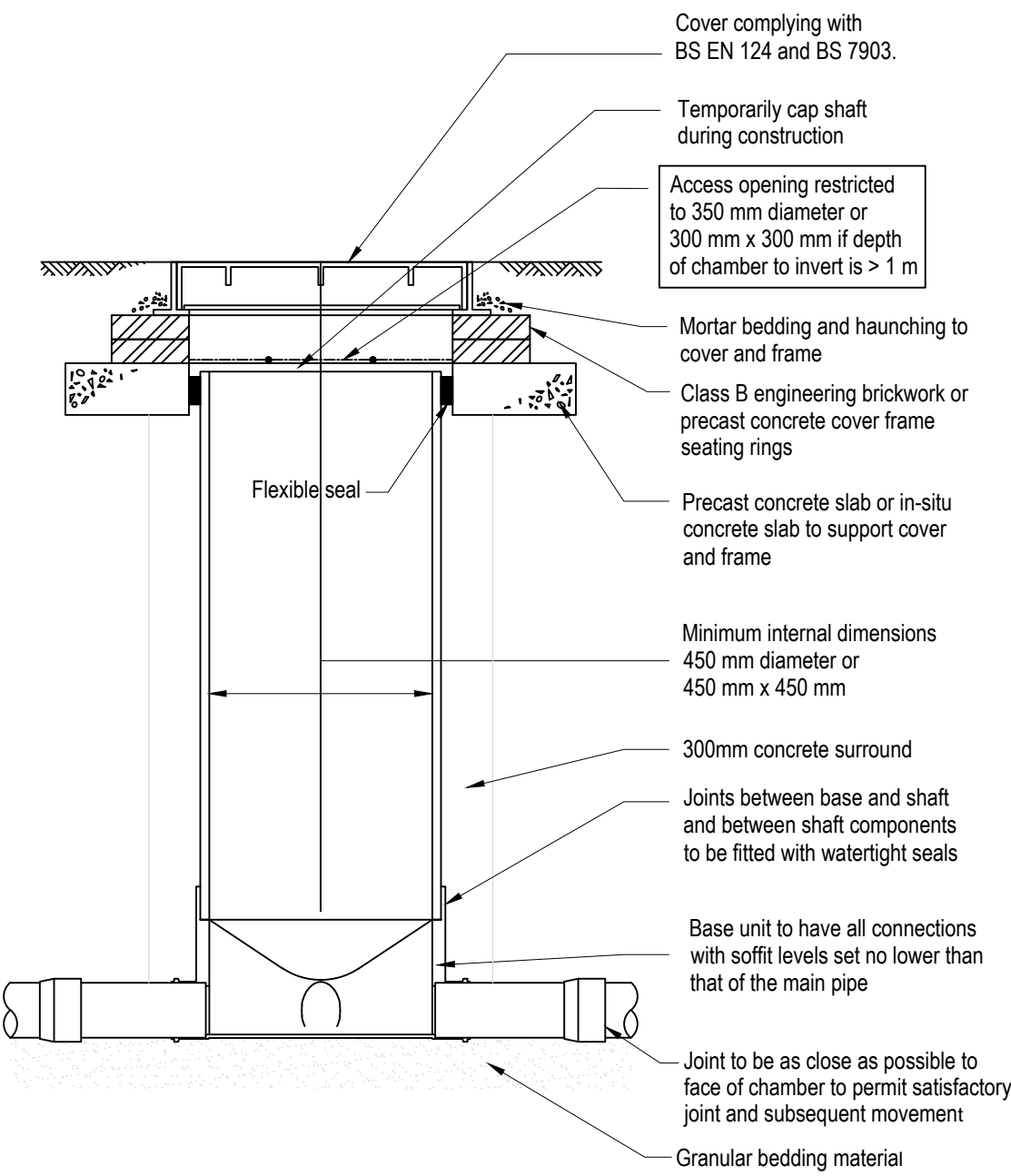
ROAD GULLY DETAIL

Scale 1:20



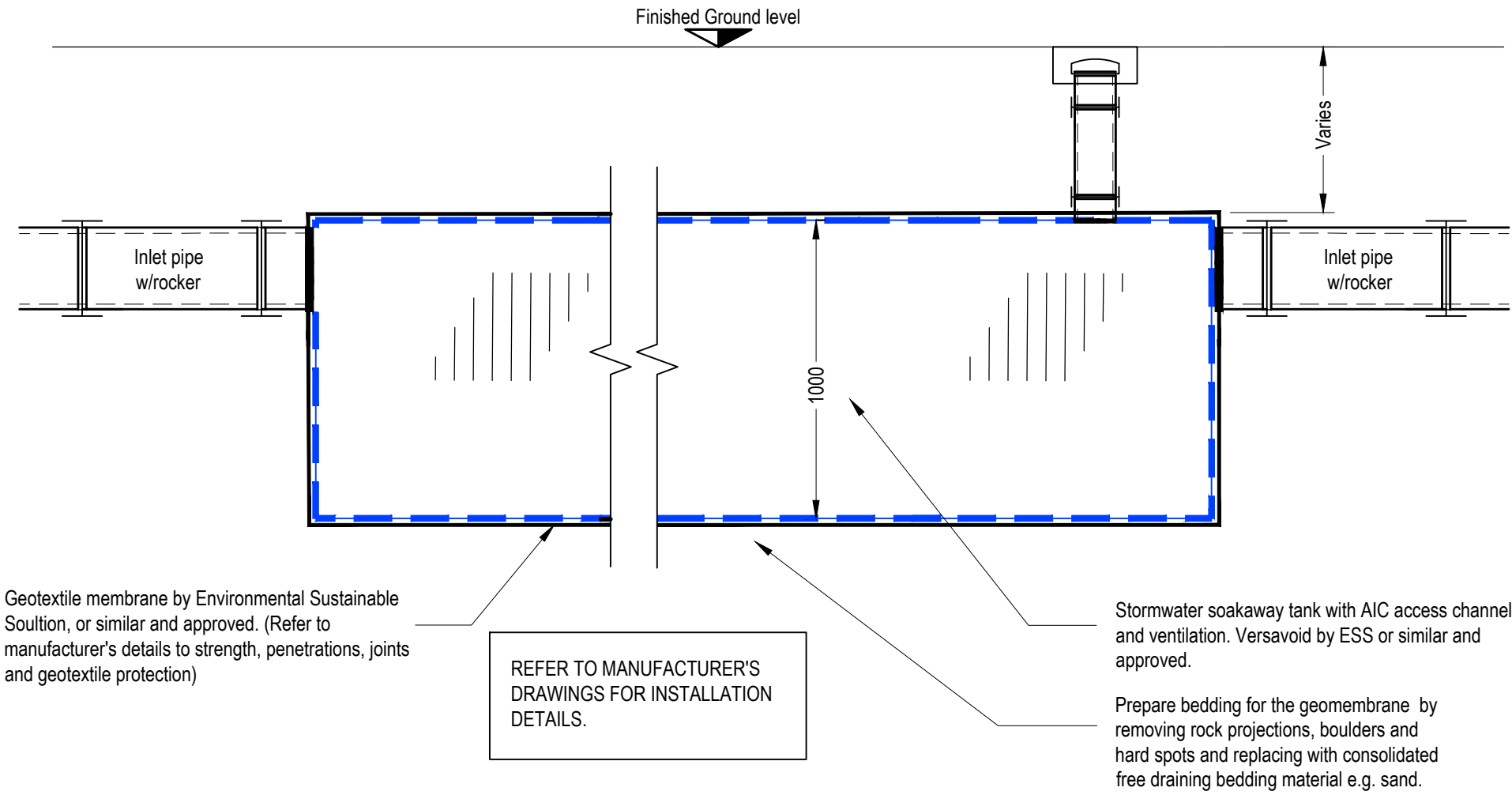
TYPICAL SILT TRAP DETAIL (Type B)

Scale: 1:20



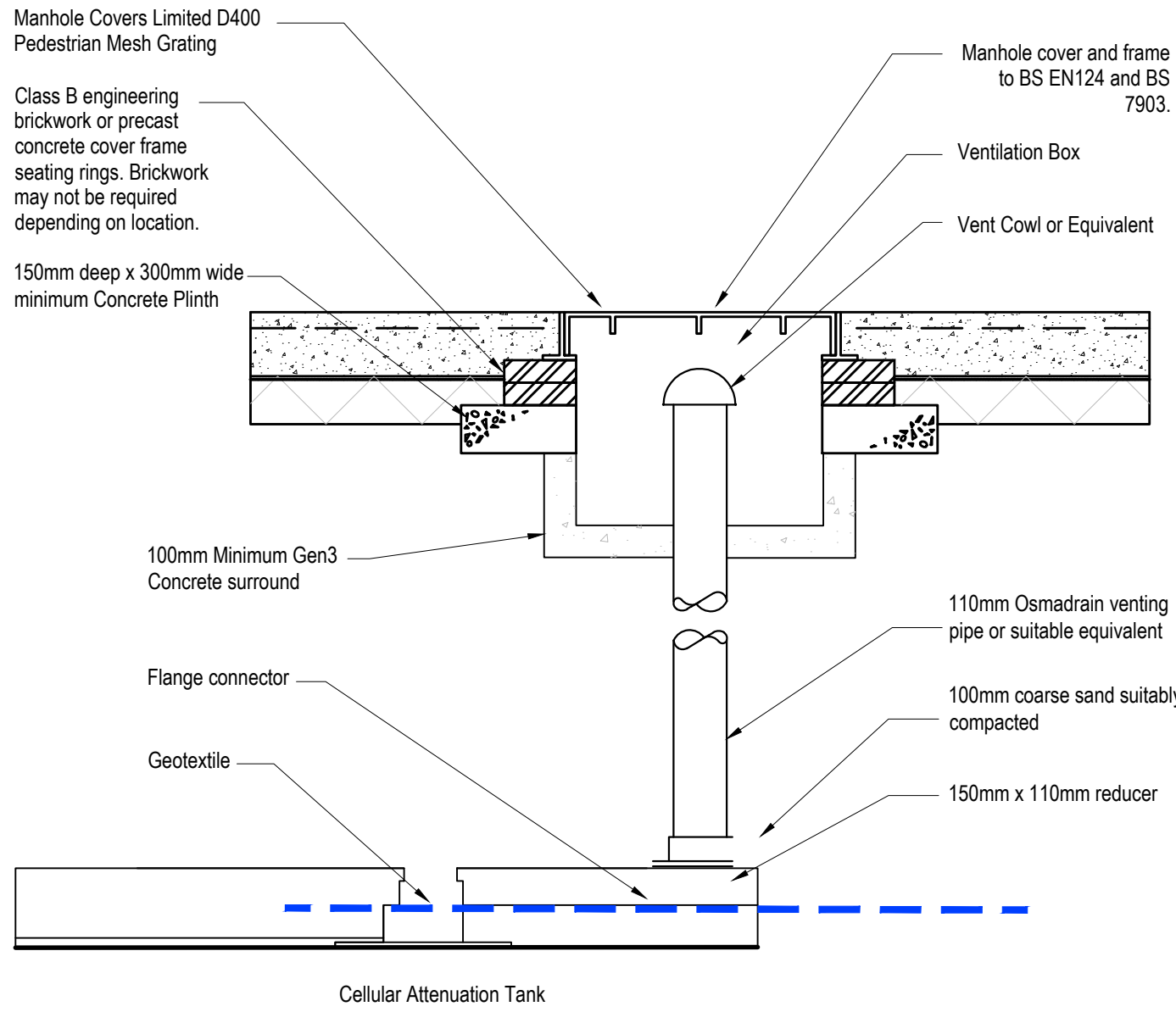
TYPE D (450-600 DIA.) INSPECTION CHAMBER (FLEXIBLE)

Not To Scale



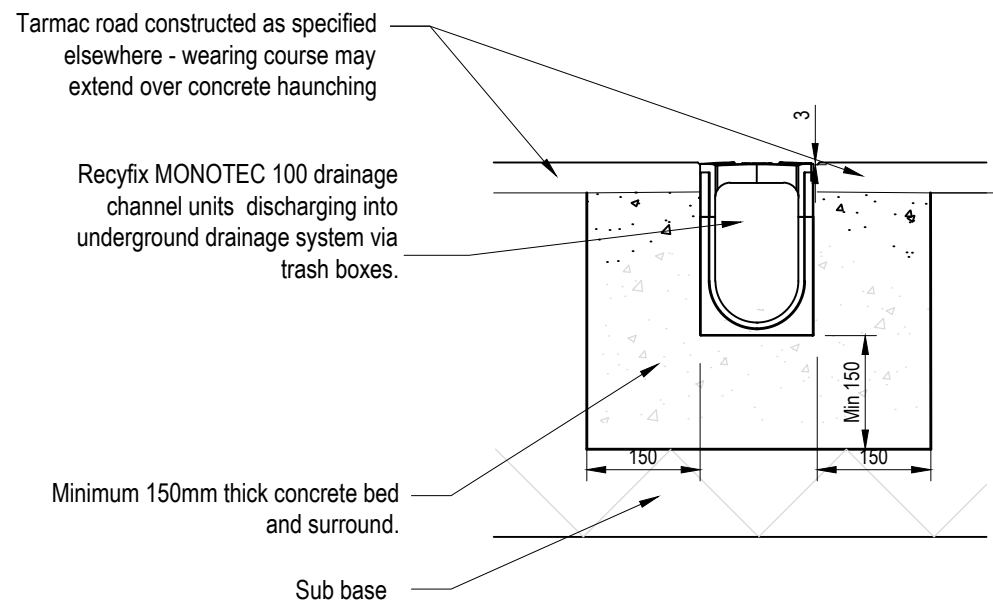
SECTION THROUGH CELLULAR SOAKAWAY

Scale 1:20



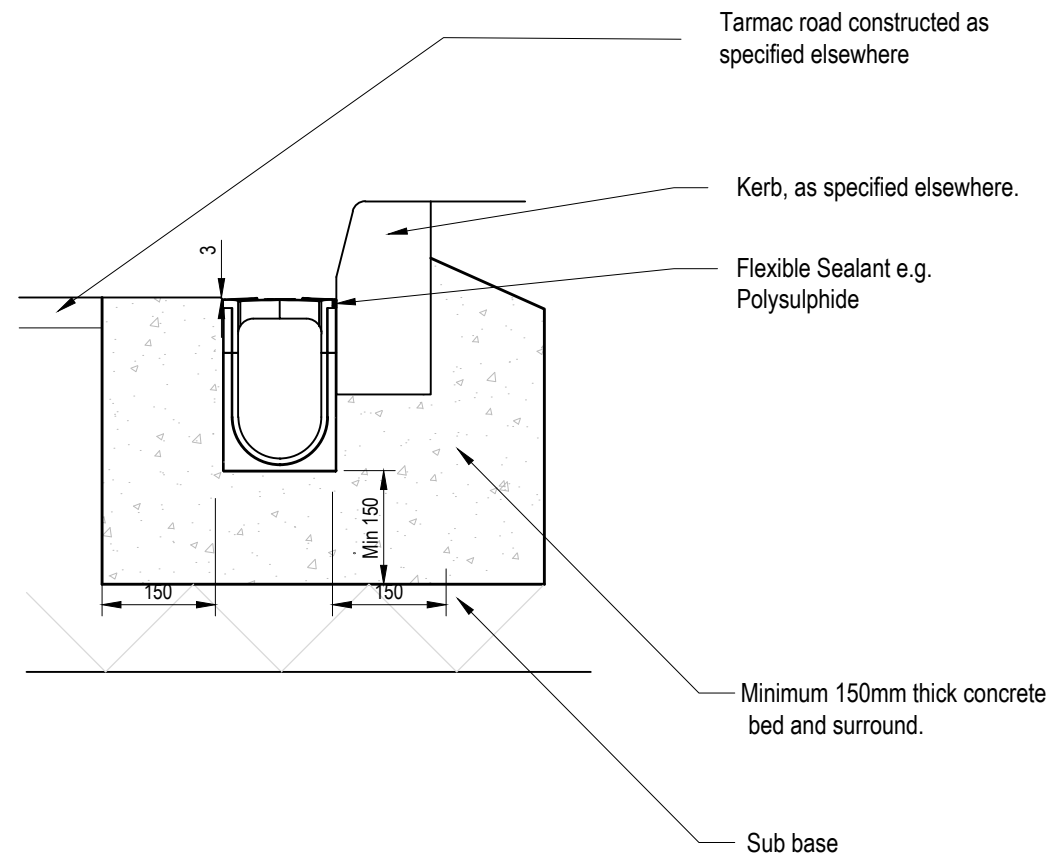
ATTENUATION VENT PIPE SURFACE DETAIL

Not To Scale



CAR PARK DRAINAGE CHANNEL

Scale 1:10



KERB-SIDE DRAINAGE CHANNEL

Scale 1:10

GENERAL NOTES

DRAWINGS AND SPECIFICATIONS: This drawing is to be read in conjunction with all relevant Architects, Engineers and Specialists drawings together with the specification.

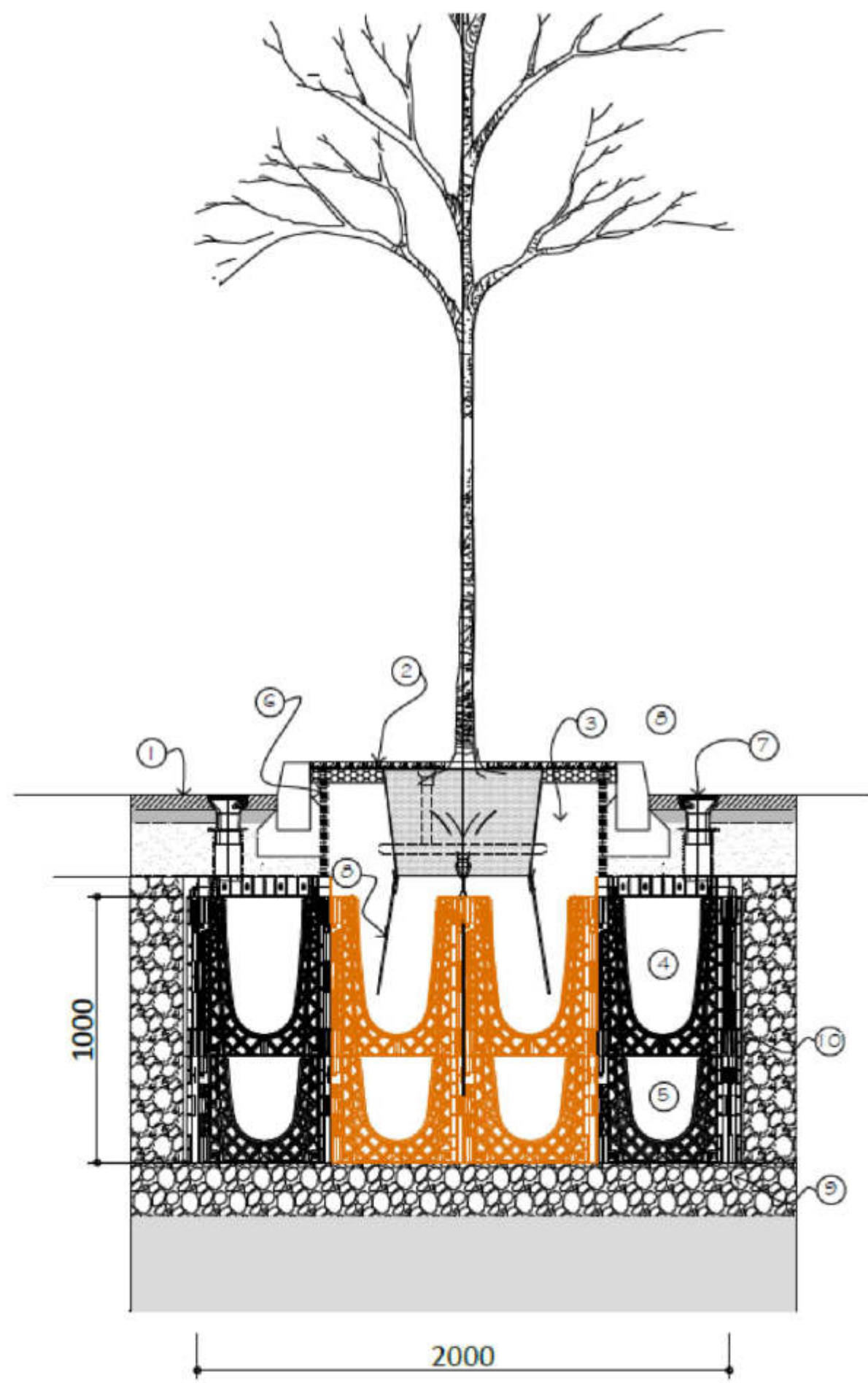
C D M : SIGNIFICANT HAZARDS	
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RISKS DURING CONSTRUCTION: Refer to drawing 0050.	
OPERATION / MAINTENANCE RISKS: Refer to drawing 0050.	
RISKS DURING DEMOLITION/DECOMMISSIONING/DISMANTLING/ALTERATIONS: Refer to drawing 0050.	
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Project Title	ALDI STORE, DRIVE THROUGH & EVCP HUB	
Project Address	LAND SOUTH OF LONDON ROAD DEVIZES	

PROPOSED DRAINAGE DETAILS SHEET ONE

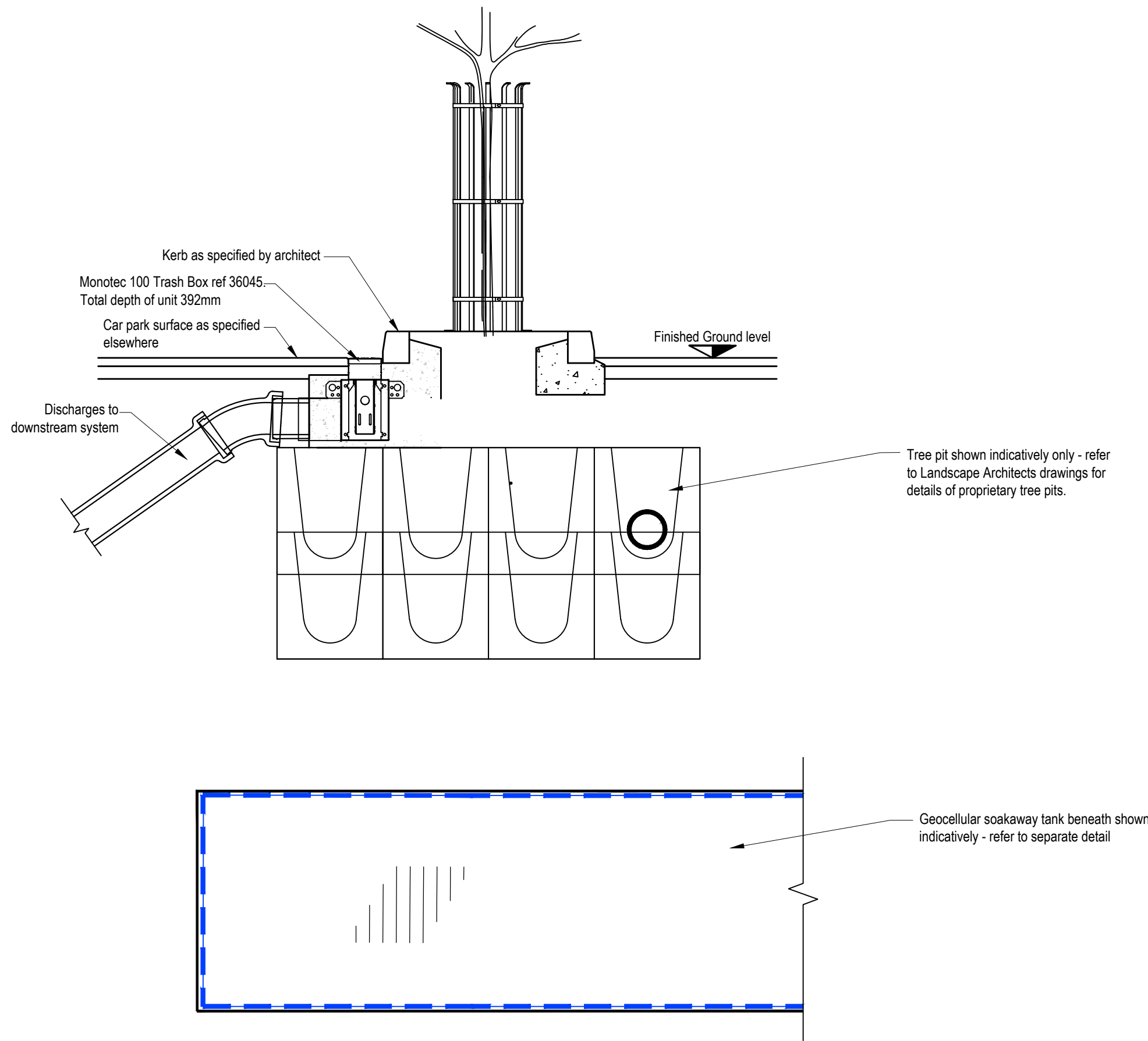
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TBC	CDY	XX	XX	D	C
System Classification	Drawing No.	Suitability	Revision		
XX	0055	S1	P01		
Drawn	Checked	Date	Scale	Size	
CAP	CJ	11.06.26	AS SHOWN	A1	

Approved	Craddys Job No.	IF YOU HAVE A QUERY CALL US
RAG	13906	SCALING FROM THIS DRAWING OR OBTAINING DIMENSIONS ELECTRONICALLY MAY NOT PROVIDE ACCURATE INFORMATION & SHOULD BE AVOIDED. WORK ONLY FROM MEASURED DIMENSIONS.



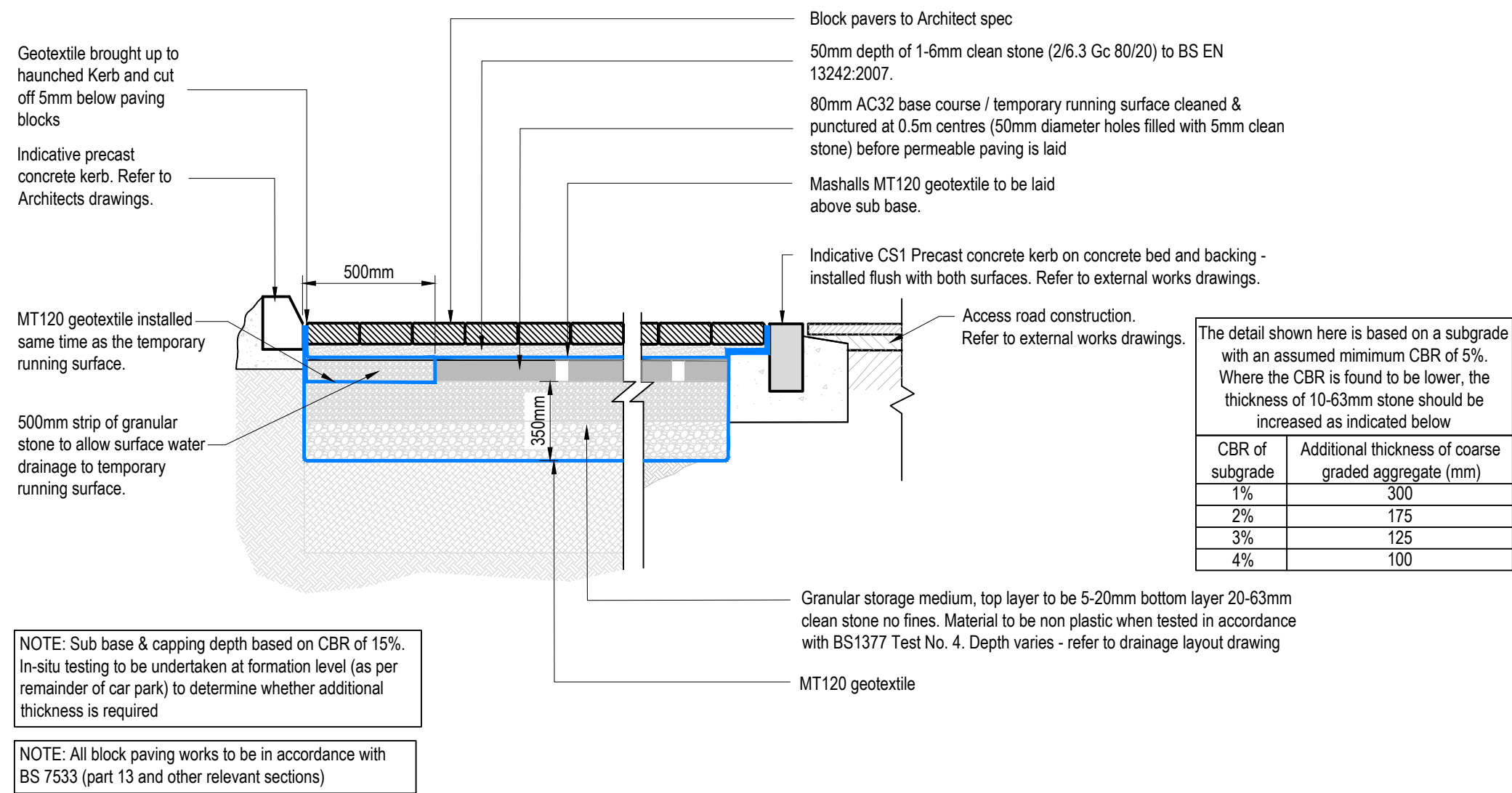
TYPICAL TREE PIT DETAIL

Not to scale



TREE PIT & SOAKAWAY TYPICAL SECTION

Scale 1:20



INFILTRATION PERMEABLE PAVEMENT (BLOCK PAVING)

Scale: 1:20

GENERAL NOTES

DRAWINGS AND SPECIFICATIONS: This drawing is to be read in conjunction with all relevant Architects, Engineers and Specialists drawings together with the specification.

C D M : SIGNIFICANT HAZARDS	
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RISKS DURING CONSTRUCTION: Refer to drawing 0050.	
OPERATION / MAINTENANCE RISKS: Refer to drawing 0050.	
RISKS DURING DEMOLITION/DECOMMISSIONING/DISMANTLING/ALTERATIONS: Refer to drawing 0050.	
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PRIZW REAL ESTATE & ALDI STORES LTD.

Project Title:
ALDI STORE, DRIVE THROUGH & EVCP HUB

Project Address:
LAND SOUTH OF LONDON ROAD
DEVIZES



PROPOSED DRAINAGE DETAILS
SHEET TWO

Job No.	Originator	Zone	Level	Type	Role
TBC	CDY	XX	XX	D	C
System Classification		Drawing No.	Suitability	Revision	
XX		0056	S1	P01	
Drawn	Checked	Date	Scale	Size	
CAP	CJ	11.06.26	AS SHOWN	A1	

Approved: RAG
Craddy Job: 13906
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Appendix H

Maintenance Schedule Table

Maintenance schedule Table

The long-term function of the proposed drainage system depends on regular inspection and maintenance. The table below outlines typical tasks, frequencies, and responsible parties for each drainage component.

This schedule should be reviewed and updated at detailed design stage to reflect the final design layout and drainage asset ownership.

Where the system remains private, maintenance should be undertaken by a suitably qualified party, such as the managing agent, facilities team, or specialist contractor.

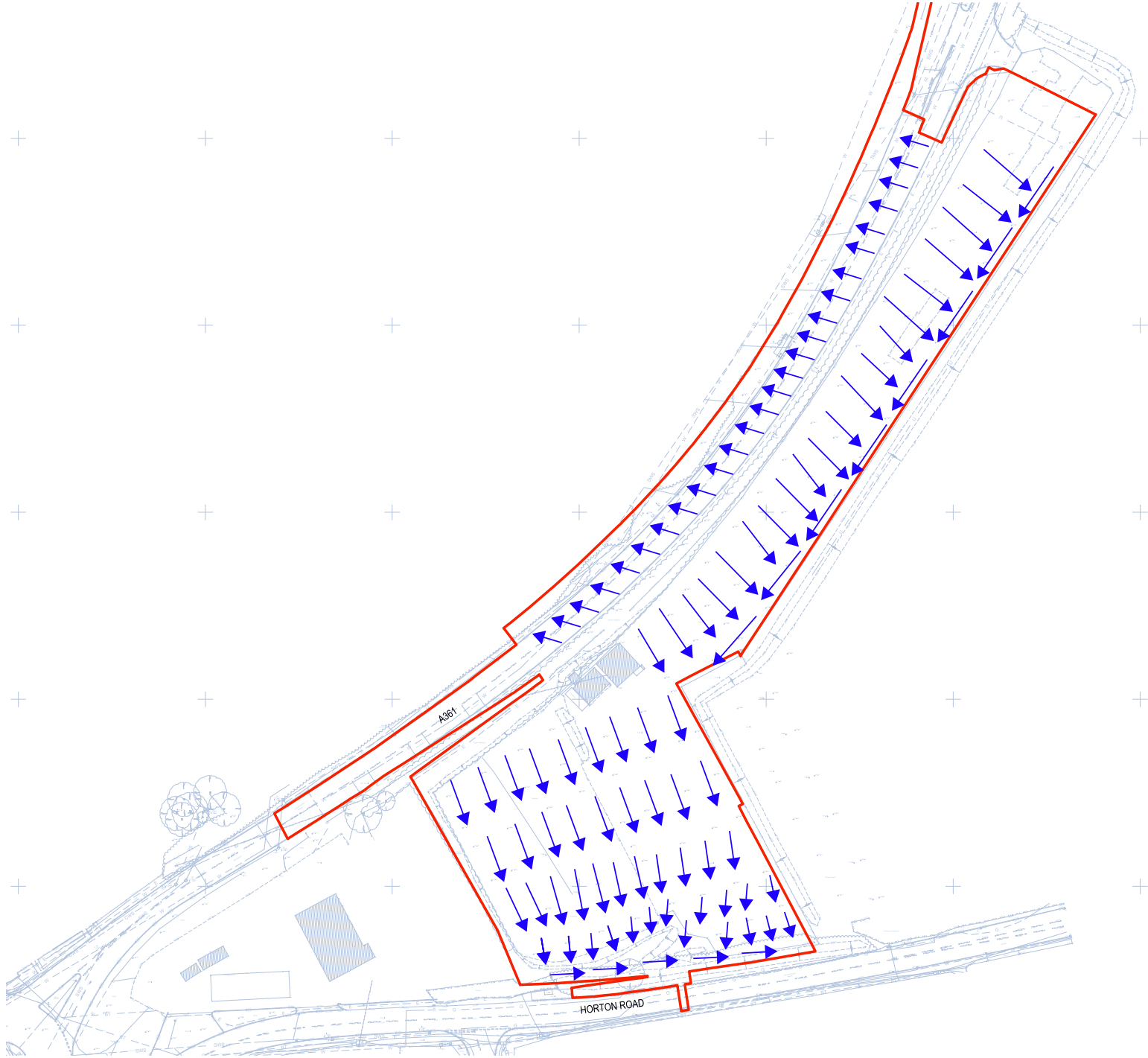
The developer should ensure the maintenance regime is clearly set out in legal documentation for future owners, occupiers, or site management teams.

If the drainage infrastructure is offered for adoption (e.g. under Section 104 or Section 106 agreements), the relevant authority will assume responsibility upon completion and handover.

Asset Type	Maintenance Task	Frequency	Responsible Party
Permeable Paving	Sweep to remove silt and debris	3–4 times per year	Property Management Co. / Plot Owner
	Inspect for clogging or ponding	Twice per year	Property Management Co.
	Jet wash / restorative clean (if required)	Every 5 years or as needed	Specialist Contractor
Attenuation Tank	Check for sediment build-up and inlet/outlet blockage	Annually	Property Management Co.
	Full tank clean	Every 5–10 years	Specialist Contractor
Flow Control Chamber	Inspect for blockage or damage	Annually	Property Management Co.
	Remove debris from orifice or vortex device	Annually	Property Management Co.
Catchpits / Manholes	Visual inspection of benching and covers	Twice per year	Property Management Co.
	Remove sediment from base	Annually or as needed	Property Management Co.
Swales / Ditches	Cut grass and remove litter/debris	Monthly during growing season	Grounds Maintenance Team
	Check for erosion or sediment build-up	Twice per year	Property Management Co.
Pumping Station	Service pumps, inspect control panel	Quarterly	Specialist Maintenance Contractor
	Clean wet well and check alarms	Quarterly	Specialist Maintenance Contractor
Rain Gardens / Planters	Weed, inspect plants, remove debris	Monthly	Landscape Contractor / Grounds Staff
	Check inlet/outlet for blockage	Monthly	Property Management Co.

Appendix J

Overland Flow Routing



REV	DATE	DESCRIPTION	DRAWN	CHECK
PS1	18.05.26	FIRST ISSUE	CAP	LQ

GENERAL NOTES

DRAWINGS AND SPECIFICATIONS: This drawing is to be read in conjunction with all relevant Architects, Engineers and Specialists drawings together with the specification.

BUILDING REGULATIONS AND WARRANTY PROVIDER APPROVALS: Please note that it is the responsibility of the Client/Main Contractor to ensure that Building Regulations and warranty provider (e.g. NHBC) approval of all design and construction details is achieved prior to construction on site.

C.D.M. SIGNIFICANT HAZARDS
THE FOLLOWING HEALTH AND SAFETY HAZARDS ARE IDENTIFIED BY THE DESIGNER AS ARISING IN PURSUANCE OF THE CURRENT CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS.
HAZARDS DURING CONSTRUCTION:
• No abnormal risks have been identified relating to this design element.
OPERATION / MAINTENANCE RISKS:
• No abnormal risks have been identified relating to this design element.
RISKS DURING DEMOLITION/DECOMMISSIONING/ALTERATIONS:
• No abnormal risks have been identified relating to this design element.
IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY COMPETENT & ADEQUATELY RESOURCES CONTRACTORS TO SAFE SYSTEMS OF WORK.
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18-1
HIGHGROVE GROUP (READING) LOTD ON BEHALF OF PRISM REAL ESTATE & ALDI STORES LTD.
PROJECT NAME
ALDI STORE, DRIVE THROUGH & EVCP HUB
Project Address
LAND SOUTH OF LONDON ROAD
DEVELOPER

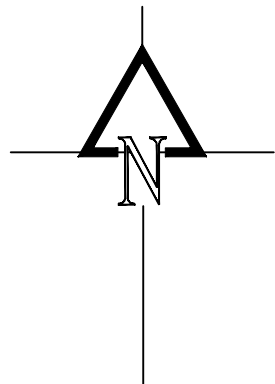


PRE-DEVELOPMENT EXCEEDANCE FLOWS

JOB NO.	CDY	XX	XX	DR	C
DRAWING NO.	13906SK0004	S1	A		
DESIGNER	CAP	LQ	18.05.26	1:500	A1

PROJECT NO.	CDY13906SK0004	BY YOU HAVE A QUERY CALL US
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REV	DATE	DESCRIPTION	DRW	CHK
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P01	18.06.26	FIRST ISSUE	CAP	CJ
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GENERAL NOTES

DRAWINGS AND SPECIFICATIONS: This drawing is to be read in conjunction with all relevant Architects, Engineers and Specialists drawings together with the specification.

SITE LAYOUT: The background layout shown in this drawing is based on KKL's drawing 240646-1301 Revision P14. Please note that this might not be the latest drawing. Reference must be made to the Architect's drawings for current information.

TOPOGRAPHICAL SURVEY: The existing levels shown in this drawing have been taken from Terrain Geomatics Limited's drawing TGL/1317/1 Revision -

KEY:

	Proposed Contours (0.1-0.5 intervals)
	Proposed Spot Level
	Existing Spot Level
	Proposed Gradient
	Retaining Structure

C D M : SIGNIFICANT HAZARDS

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RISKS DURING CONSTRUCTION:

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OPERATION / MAINTENANCE RISKS:

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RISKS DURING DEMOLITION/DECOMMISSIONING/DISMANTLING/ALTERATIONS:

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Client:
HIGHGROVE GROUP (READING) LTD ON BEHALF OF PRZM REAL ESTATE & ALDI STORES LTD.



Project Title:
ALDI STORE, DRIVE THROUGH & EVCP HUB

Project Address:
LAND SOUTH OF LONDON ROAD DEVIZES



POST-DEVELOPMENT EXCEEDANCE FLOWS

Job No.	Originator	Zone	Level	Type	Role
13906	CDY	XX	XX	SK	C

System Classification	Drawing No.	Suitability	Revision
Ss_15_10_00	SK0006	S2	P01

Drawn	Checked	Date	Scale	Size
JJH	LQ	23.01.25	1:500	A1

Approved	Craddys Job#	IF YOU HAVE A QUERY CALL US SCALING FROM THE DRAWING OR OBTAINING DIMENSIONS ELECTRONICALLY MAY NOT PROVIDE ACCURATE INFORMATION & SHOULD BE AVOIDED. WORK ONLY FROM REQUIRED DIMENSIONS.
RAG	13906	

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