

1.0 Requirement for the Flood Risk Assessment and Drainage Strategy

This flood risk assessment and drainage strategy has been prepared in support of a planning application for a new foul sewage pumping station at Pepper Place, Warminster, BA12 0DG.

2.0 Nature of the development.

The development primarily comprises the construction of a new, adoptable foul sewage pumping station in a compound area bounded by a fence. This is to be located on an open area, currently surfaced with grass. The compound covers an area of approximately 168m², with the vehicular access apron to the compound from the back edge of the Pepper Place footway covering approximately 33m². An existing binstore comprising a concrete slab and covering approximately 18m² is to be relocated immediately to the east of its current location in order to form the vehicular access to the pumping station. An area of existing footway comprising approximately 36m² is to be reconstructed to form a vehicular crossover for the pumping station and access to the relocated binstore.

The remainder of the development comprises the construction of gravity sewers required to convey the foul flows from the dwellings to the pumping station and a pumping main to convey the flows from the pumping station to the public, Wessex Water sewerage network. These sewers are underground, however an allowance for the working area required either side of the sewers for their construction gives an overall area for the development of approximately 6884m².

3.0 Evaluation of Flood Risk

Copies of flood mapping for the development location are contained in Appendix A.

3.1 Flooding from Rivers

Environment Agency flood mapping of shows the site to be located within Flood Zone 1, an area with a low probability of flooding, i.e. less than a 1 in 1000 (0.1%) annual probability of flooding in any given year.

3.2 Flooding from Surface Water

Mapping of surface water flooding with annual likelihoods of 1:30, 1:100 and 1:1000 shows the pumping station compound location to be located outside of the extent of flooding.

Likewise, the roads beneath which the sewers are to be constructed are all outside of the extent of flooding.

3.3 Flooding from Groundwater

Site investigation works have been carried out at the pumping station location. Drilling was taken down to refusal at the rock head (chalk), approximately 2m below the finished pumping station compound level. No groundwater was encountered in the layer above the chalk.

4.0 Drainage Strategy / Impact of the Development on Flooding

4.1 Surface Water

To meet the criteria of the adopting authority (Wessex Water) whose design guidance prohibits the use of permeable hardstandings, the pumping station compound is to be entirely surfaced in concrete. Wessex Water's design guidance requires the hard surface to be constructed "*with falls that provide a positive drainage route via trapped gullies to the wet well or inlet chamber*" within the compound. As such, any surface water run-off will be directed to the Wessex Water sewerage network with no run-off to the area surrounding the compound.

The vehicular access apron is to be constructed using "Truckpave" (or similar approved) permeable paving grids. These are recycled plastic grids with the spaces in between filled with permeable materials (gravel or topsoil) allowing the infiltration of rainfall directly into the ground.

The vehicular crossover from Pepper Place to the access apron will be constructed with a bituminous surface with falls towards the Pepper Place carriageway which is positively drained by road gullies on a private surface water network which outfalls to a watercourse to the south of the site. There is no net increase in runoff from this area however as the existing footpath where the crossover is to be formed is itself impermeable, being formed of precast concrete slabs and, outside of the existing binstore location, bituminous surfacing.

The new sewers upstream and downstream of the new pumping station, which are included in the planning application are entirely underground. The ground surfaces over them which will be broken out during the excavations for the sewers will be reinstated to their original state and thus will have no impact on flood risk to the surrounding area.

4.2 Foul Water

The new pumping station and sewers that comprise this development are a means of conveying the flows from the 24 properties for which they are being constructed to serve, to the public, Wessex Water foul sewer network rather than the private network, operated by the Ministry of Defence, to which they are currently connected.

The development itself does not contain any toilets, sinks or other facilities which would generate additional foul flows. It is noted, however, that the surface runoff from the pumping station hardstandings is, at Wessex Water's instruction, being directed into the foul system and thus constitutes a foul flow.

NIC / Annington has been in dialogue with Wessex Water regarding the transfer of the foul flows to the Wessex Water network and a submission under Section 104 of the Water Industry Act to Wessex Water for technical approval to the scheme and the future adoption of the new assets will be made in parallel with this Planning Application.

APPENDIX A – FLOOD MAPPING

Flood mapping for the pumping station location

(overpage)

Flood map for planning

Your reference
P209_SPS Area

Location (easting/northing)
388850/145644

Created
24 July 2026 10:45

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>

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Flood map for planning

Your reference
P209_SPS Area

Location (easting/northing)
388850/145644

Scale
1:2,500

Created
24 Jul 2026 10:45

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


0 20 40 60m

Flood mapping for the pumping station and sewer locations

(overpage)

Flood map for planning

Your reference
P209_Wider Area

Location (easting/northing)
388357/145420

Created
24 July 2026 10:42

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
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Flood map for planning

Your reference
P209_Wider Area

Location (easting/northing)
388357/145420

Scale
1:10,000

Created
24 Jul 2026 10:42

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


0 100 200 300m

Surface water flood mapping



