



Key:

Site Boundary

Drainage Catchment
(Total Impermeable Area (including urban creep allowance (m²), Applicable Pipe, % Urban Creep)

Catchment	Developable Area (m ²)	Total Impermeable Area Including 10% Urban Creep Allowance (m ²)
1.001	2083.421	1375.058
1.003	192.545	127.079
1.005	904.572	597.018
1.006	939.324	619.954
1.007	1379.982	910.788
1.010	1468.989	969.533
1.012	2535.688	1673.554
1.013	569.564	375.912
1.014	673.623	444.591
1.015	260.819	172.141
2.000	1476.402	974.425
2.001	593.155	391.482
2.002	1674.981	1105.487
2.003	1186.547	783.121
3.000	1316.062	868.601
4.000	742.039	489.746
4.001	487.344	321.647
4.002	208.485	137.600
4.003	3748.028	2473.698
4.004	875.78	578.015
5.001	770.889	508.787
6.000	1042.965	688.357
6.001	1027.77	678.328
7.001	2021.645	1334.286
8.000	1082.72	714.595
9.000	1160.427	765.882
9.001	1943.279	1282.564
9.002	1174.741	775.329
9.003	1604.77	1059.148
10.000	1368.101	902.947
1.017	3650.000	3650.000
Total	40164.66	27749.673

CDM Note

These drawings have been produced with reference to the CDM Regulations 2015. Please note that these are pre-construction phase drawings and should be subject to further design risk management as required in accordance with Regulation 9.

Notes:

- This drawing is not to be reproduced in any part or form without the consent of PJA Environment Ltd. All copyright reserved.
- An indicative assessment of earthworks and levels for the Site based on the current iteration of the masterplan has been undertaken at this time to inform indicative levels for the proposed drainage network. These levels are subject to change as the masterplan develops and confirmation at Detailed Design and Reserved Matters.
- No consideration of constraints including; arboricultural, ecology, or utilities has been undertaken at this time.
- Drawing should be read in conjunction with all other relevant drawings.
- Drawing includes:
 - Topographic Survey provided by Corner Point Surveys Limited in May 2025.
 - OS Mapping provided by Stantec in May 2025.
 - Site Layout provided by Stantec in October 2025 (Ref. 333102301-STN-GEN-SW-DR-MP-PS01D - Illustrative Masterplan)
- Consideration has not been given to the impacts of a surcharged outfall.
- Indicative Surface Water Drainage Strategy assumes:
 - Attenuation Basin 01 is 1.5m deep with 1:4 side slopes (including 300mm freeboard).
 - 3m maintenance easement provided around the proposed attenuation basin.
 - 60% impermeable for residential area, 100% impermeable for proposed attenuation basin.
 - 10% additional allowance applied to residential impermeable areas to account for urban creep.
 - 300mm freeboard provided for the attenuation basin up to and including the 1 in 100-year plus 45% climate change event.
- FEH 22 Data
- Cv value of 1 applied.
- A 1 in 1 Year Greenfield Runoff Rate of 4.20l/s/ha has been calculated for the Site, a discharge rate of 2.94l/s/ha is proposed for the Site based on Wiltshire Council Guidance which requires a 30% Betterment on Qbar rates for discharge.

P1	31/07/2026	Revised Following Client Comments	CE	U	AH
PO	31/07/2026	FIRST ISSUE	CE	U	AH
Rev	Date	Revision Note	Drw	Chk	App



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Client

Gleeson Land

Project
Land north of Swindon Road,
Royal Wootton Bassett

Title

Indicative Surface Water Drainage
Strategy - Catchment Plan

Drawing Issue Status
For Planning

PJA Ref 09071 Scale @ A1 1:750 Date July, 2026

Drawing No. 09071-WR-0511 Revision P1

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