Outline & RM Consent
(20/07334/OUT & PL/2023/00808 & PL/2024/11665)

North & South Townsend Farm

Boundary Farm

RETENTION OF ALL TREES & VEGETATION ON SITE BOUNDARIES

EMERGENCY ACCESS ONTO BERRYFIELD LANE

PLAY AREA & OPEN SPACE LOCATED ADJACENT TO DEVELOPMENT TO INTEGRATE & PROVIDE A SEAMLESS COMMUNITY

PLAY AREA (LAP)

BASIN 1
Available Volume: 651m³
Utilised volume in 1%+CC event: 509m³
Side slopes: Variable 1:5 to 1:9
Attenuation depth: 0.4m
Permanent water body minimum 300mm deep and high level overflow to central attenuation/amenity area to be provided

BASIN 6
Available Volume: 209m³
Utilised volume in 1%+CC event: 197m³
Side slopes: 1:3
Attenuation depth: 1.4m
To receive runoff from site access and frontage development

Proposed location of combined surface water and foul water pumping station compound

Foul water rising main, to gravity connection to existing public sewer

Surface water flow rate into pumping station to be restricted to greenfield rate, including a 30% betterment.
1year: 5.6l/s
30 year + 40%CC: 14.0l/s
100 year + 45%CC: 17.5l/s

BASIN 9
Central Attenuation/ Amenity Area
Available Volume: 3,900m³
Utilised volume in 1%+CC event: 3,086m³
Side slopes: Variable 1:12 to 1:15
Attenuation depth: 0.9m
Area to only receive flows in higher order storm events (>1:10yr), thus ensuring amenity function majority of the time

PEDESTRIAN LINK TO CONNECT TO

OFFERING A DESTINATION PARKLAND, PLAY AREA & PEACEFUL SPACE FOR THE WIDER COMMUNITY

COMMUNITY ORCHARD

"TOWNSEND FARM"

DESTINATION PLAY AREA (LAP)

BASIN 4
Available Volume: 235m³
Utilised volume in 1%+CC event: 223m³
Side slopes: Variable 1:3 to 1:10
Attenuation depth: 0.4m
Permanent water body minimum 300mm deep and high level overflow to central attenuation/amenity area to be provided

PEDESTRIAN LINK TO BERRYFIELD LANE

EMERGENCY ACCESS ONTO BERRYFIELD LANE

Allotments

Alternative foul connection point, to existing public foul water sewer within site boundary, subject to additional survey

Potential alternative location of combined foul/surface water pumping station

Play Area

Berryfield Cottages (Grade II Listed Building)

BERRYFIELD LANE

BERRYFIELD

BERRYFIELD PARK

Alternative surface outfall to Berryfield Brook to south west of site, subject to additional topographic survey and confirmation of public highway access to brook.

BASIN 3
Available Volume: 742m³
Utilised volume in 1%+CC event: 608m³
Side slopes: Variable 1:3 to 1:6
Attenuation depth: 1.6m
Addition 200mm depression to be provided within basin below outfall, along with 1.5m wide aquatic safety bench at base of embankments, to provide minimum 33m³ interception storage

BASIN 2
Available Volume: 754m³
Utilised volume in 1%+CC event: 592m³
Side slopes: Variable 1:3 to 1:7
Attenuation depth: 1.4m
Addition 200mm depression to be provided within basin below outfall, along with 1.5m wide aquatic safety bench at base of embankments, to provide minimum 31m³ interception storage

BASIN 5
Available Volume: 211m³
Utilised volume in 1%+CC event: 207m³
Side slopes: Variable 1:3 to 1:9
Attenuation depth: 0.5m
Permanent water body minimum 300mm deep and high level overflow to central attenuation/amenity area to be provided

OPENS SPACE & LANDSCAPE

HOMES FROM BERRYFIELD DEVELOPMENT

(PL/2025/00626)

BASIN 7
Available Volume: 401m³
Utilised volume in 1%+CC event: 335m³
Side slopes: Variable 1:3 to 1:5
Attenuation depth: 1.4m

Foul point of connection into existing public foul water sewer

Bus Stop

TELFORD DRIVE

New Inn Public House

Berryfield Village Hall

Potential outfall of surface water rising main Berryfield brook, either within bridge/culvert structure, or immediately downstream if land control available

Status

FOR PLANNING

This drawing is produced for the purposes of supporting a planning application and should not be relied upon for tender, pricing, or construction purposes.

0m 50m
Scale 1:1000

N

NOTES

1. Drawing based upon Topographical Survey undertaken by MK Surveys, dated February 2026. Supplemented by OS data © Crown copyright and database rights OS Licence No. AC0000808122. PFA OS Paper Map Copying Licence No. 100000054.
2. The works shown on this drawing could affect Statutory Undertaker's apparatus and the Contractor is required to verify the location and depth of all such apparatus prior to commencement of the works and to take any precautions necessary when working in the vicinity of any such apparatus.
3. All dimensions shown in metres (m) unless otherwise stated, and all levels relate to Ordnance Datum.
4. Drainage is indicative only and subject to refinement and further design and hydraulic modelling.

DESIGN ASSUMPTIONS

5. Net developable area (excluding large areas of POS) : 6.3377ha
6. Assumed impermeable area (roofs, roads and drives): 3.8026ha (60% net developable)
7. 10% urban creep allowance from private curtilages: 0.3803ha
8. In accordance with the National Standards for Sustainable Drainage, remaining permeable surfaces (excluding large POS areas) are also included within contributing areas. Contributing surfaces included based on SPR value (standard percentage runoff) of 27% based on BFI Host Data.
9. Catchment areas factored by 75% (60% x 1.1 + 34% x 0.27) to include allowance for urban creep and permeable areas.
10. Total contributing area to surface water drainage network: 4.7533ha

KEY

- Site Boundary
- Net developable area (6.3377ha)
- Contributing areas to drainage network. PIMP factor of 75% as discussed above
- Strategic SuDS Feature - Attenuation Area
- Strategic SuDS Feature - Freeboard Area
- Indicative proposed surface water sewer
- Indicative proposed foul water sewer
- Indicative proposed surface water rising main
- Indicative proposed foul water rising main
- Public Foul Water Sewer (Wessex Water)
- Public Surface Water Sewer (Wessex Water)
- Highway Sewer (Wiltshire Council)
- Public Right of Way

Rev	Date	Description	Drawn	Check
#	27/07/26	First Issue	EC	RML

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Project
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Drawing Title
Preliminary Drainage Strategy

Sheet 1 of 1

Drawing No.	Rev
B834/10	#
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