

Project Name: Land off Park Street

Project Number: 25006

Date	Client	Revision
July 2026	C Martin	-

This addendum has been prepared to supplement the site specific Flood Risk Assessment (FRA) [document 25006-SVC-R-001] prepared by Stour Valley Civils Ltd. The latest version of the FRA (revision B) should be read in conjunction with this addendum.

The Wiltshire County Council planning reference for the development is PL/2026/02266.

Wiltshire County Council Drainage Team Comments

Wiltshire County Council's drainage team have provided comments on the submitted FRA and drainage strategy and their recommendations are reproduced below:

...The following documents/information are required to enable a proper review of the drainage and flood risk aspects of the proposal:

- Confirmation of any permeable paving overflow opportunities (to ditch/watercourse/existing sewer)*
- Cross section drawings of all infiltration SuDS features that demonstrate at minimum 1m clearance between their base and the highest groundwater level*
- Detailed exceedance routing plan*
- Drainage strategy demonstrating that exceedance flows generated within the site will not increase flood risk to adjacent land.*

The drainage team also noted several additional items to be addressed by condition:

- Evidence that the finished floor levels are at a minimum of 150mm above surrounding ground levels*
- Details of the (foul) package treatment plants, including size, location, discharge arrangements and maintenance regime*
- The access to the site is predicted to flood, an emergency plan must be agreed with Wiltshire Council...*

This addendum will address each of the above items in turn.

Permeable Paving Overflow Opportunities

The applicant confirms that there will be no future applications for development of the parcel of land to the south. On this basis, there are no potential future properties which may be put at risk as a result of exceedance flows from the permeable paving.

There are no existing ditches on or close to the site which could be used to accept overflow runoff from the permeable paving. The closest watercourse is the River Wylfe to the south of the site.

There is a surface water sewer located in Mantles Lane to the west of the site which is understood to serve Old Forge Close. A shallow gravity connection to the sewer could be viable and would provide a means of overflow from the permeable paving for exceedance events, subject to obtaining the necessary permissions from the owners of the sewer and obtaining the necessary approvals from the local authority.

It is noted that the proposed drainage strategy complies with National Sustainable Drainage Standards without the need for an overflow and utilises the top two disposal options within the standards.

Permeable Paving Section

A section through the permeable paving, noting the highest recorded groundwater level and demonstrating that the required 1 metre vertical buffer is provided, is appended to this document.

Alongside the section, it is reiterated that groundwater levels across the site appears to be consistent at a level of 92.15-92.20mAOD. The drainage design has been prepared on this basis, with the lowest base of permeable paving set at 93.20mAOD in order **to provide the minimum 1 metre vertical buffer.**

It is noted that the trial pit results suggest that groundwater was recorded in one hole at 0.9m below ground level. This is correct and relates to a groundwater level of 92.15-92.20mAOD; **the trial pit in question was located in an area with a low ground level, hence groundwater was closer to the surface.** Finished ground levels have been set to ensure there is sufficient vertical space to accommodate both the 1m buffer and the permeable paving construction. These levels are shown on the strategy drawing.

Exceedance Flows and Routing

As noted in the FRA, the strategy design includes appropriate uplifts for climate change, urban creep and factors all infiltration rates in accordance with the SuDS manual, all of which will build resilience into the proposals. In addition, the calculations have been rerun to model at 1 in 1,000 year event and runoff remains below ground with no flooding noted. Only when additional climate change is added to the 1 in 1,000 year event does minor flooding begin to occur at the low points in each system; this event far exceeds the design storm and demonstrates that the system has additional capacity over and significantly above the minimum required. During a 1 in 1,000 year event, the SFRA and national flood modelling already predicts that the undeveloped site will generate overland flow of its own, meaning the development proposals will have no material effect on the generation of excess runoff.

If and when the system is overwhelmed, exceedance flows will follow the paths marked on the drainage strategy drawing. The drawing includes detail routing of overland flows, both existing and from the development. It is emphasized that the proposals do not seek to materially change any existing overland flow routes and that any flows from the new permeable paving will follow similar or identical routes as existing.

On the basis of the above, the conclusions within the FRA remain valid; the proposals will not increase flood risk either on the site or on adjacent land.

Finished Floor Levels

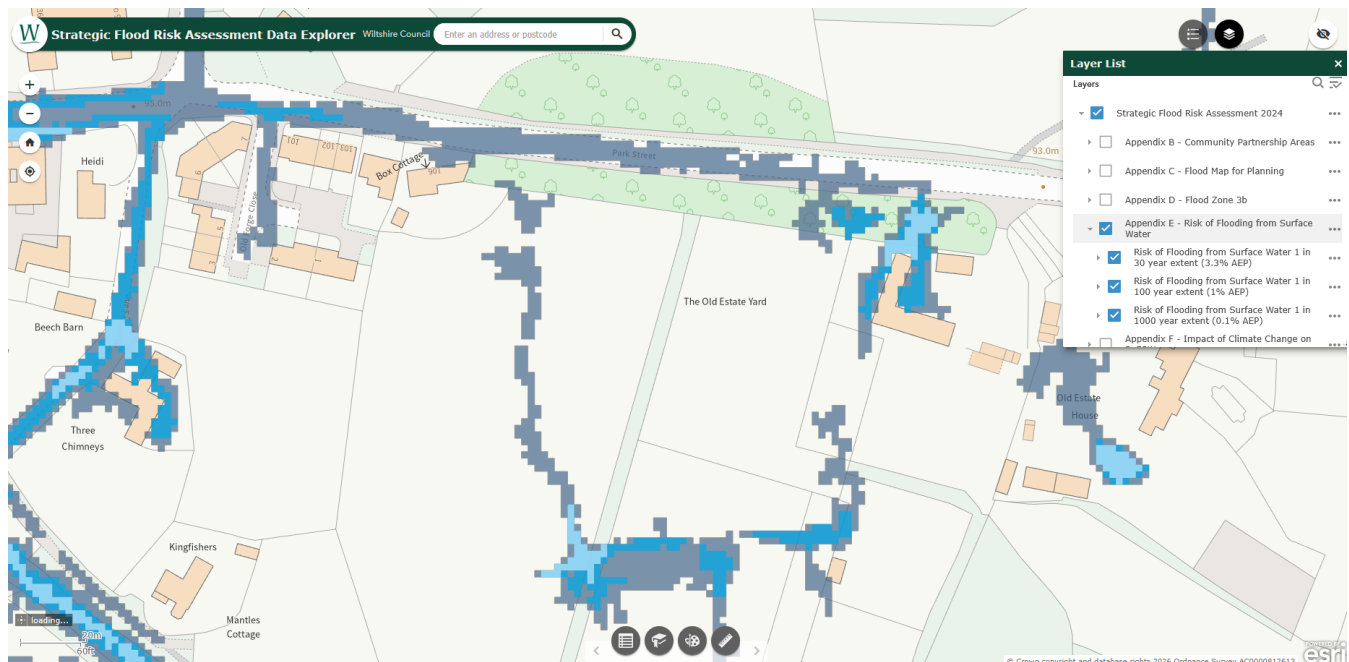
As noted in the FRA, all finished floor levels will be set 150mm above adjacent ground levels. The Landscape plan has been updated to show proposed finished floor levels.

Foul Drainage

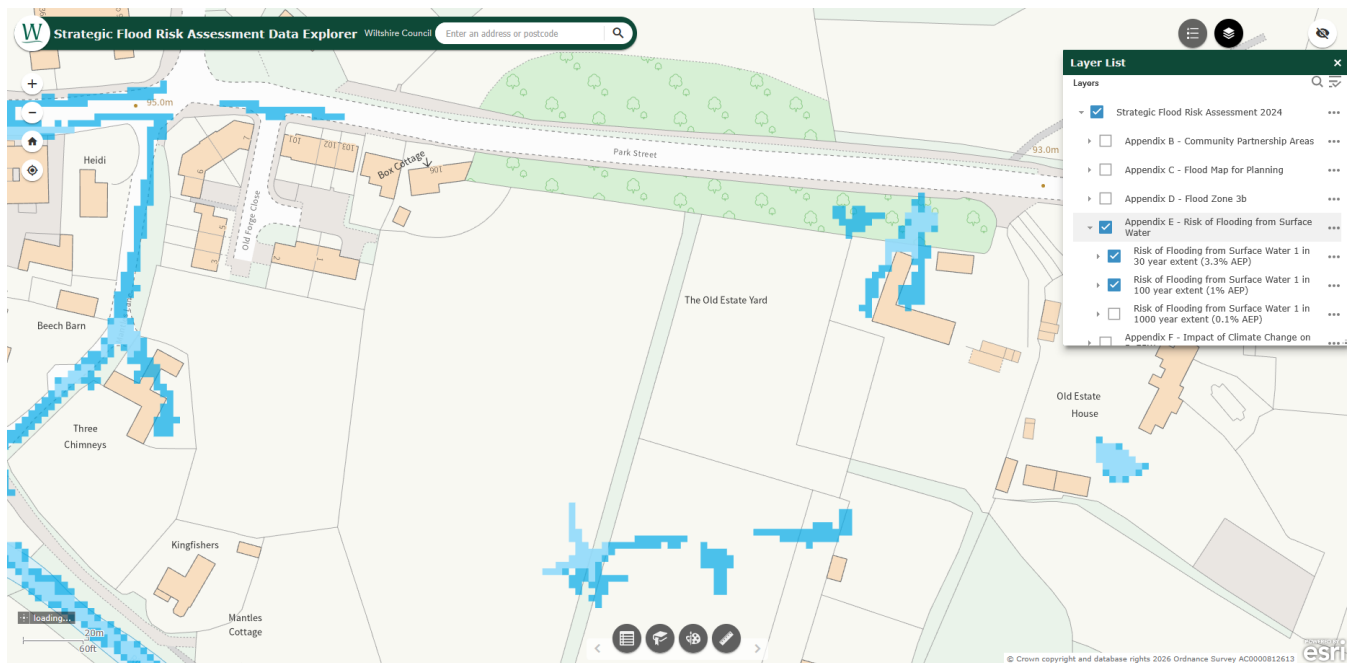
The site plan has been updated to show the location of the proposed package treatment plants and their drainage fields. Details of the plants are included within the Nutrient Neutrality Assessment.

Site Access Flooding

As noted in the drainage team response, the site access is shown to be at risk of surface water flooding during a 1 in 1,000 year event on the Wiltshire County Council SFRA mapping tool. For this event, the flooding appears to be confined to the carriageway of the road and does not affect the adjacent footways. On this basis, safe and dry pedestrian access would be available at all times and floodwaters on the road would not exceed kerb height (around 125mm), meaning any floodwaters would not pose a significant risk to emergency vehicles.

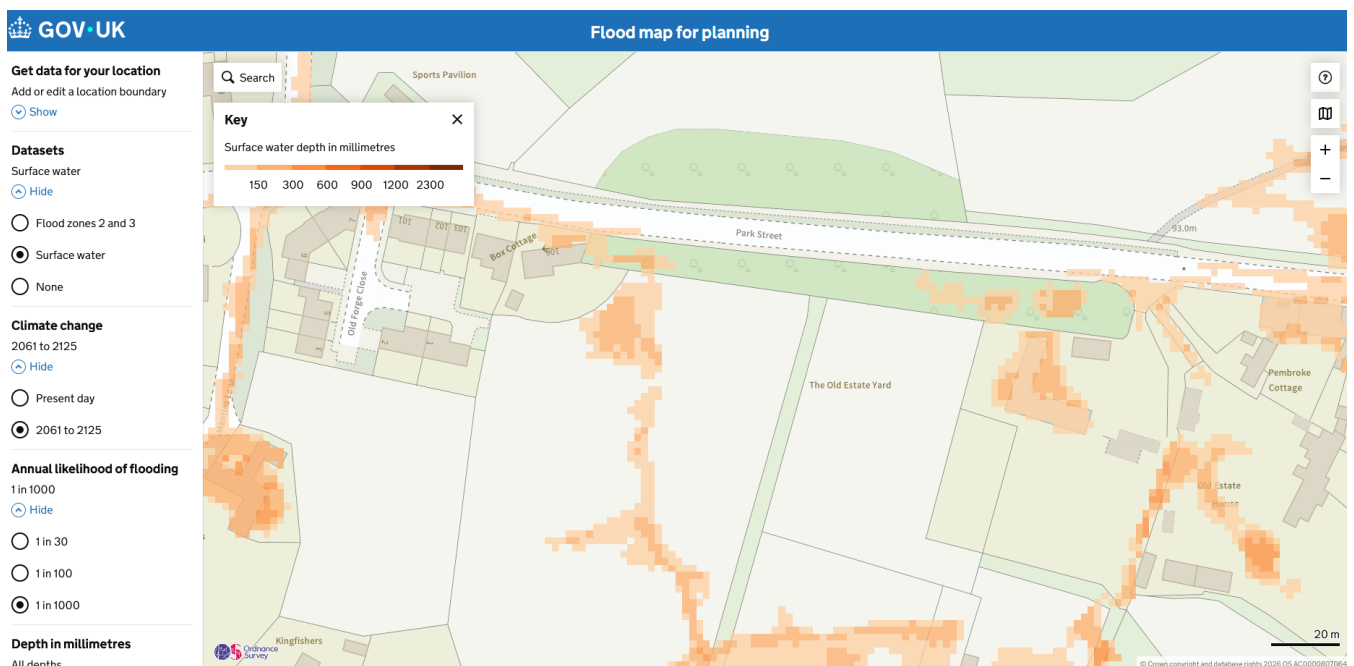


It is noted that the site access is not at risk of flooding for the 1 in 100 year design flood event according to the SFRA mapping, as shown in the screenshot overleaf.



Extract from SFRA showing 1 in 100 year surface water flood risk

It is further noted that the site access is not shown to be at risk during any modelled event on the Flood Map for Planning, which includes uplifts for climate change alongside the usual 1 in 30, 1 in 100 and 1 in 1,000 year events, along with modelled depth information.



Extract from Flood Map for Planning showing 1 in 1,000 year + climate change surface water flood risk

It is understood that the national mapping supersedes most local SFRA data and the publication dates suggest that the national mapping is newer, and more up to date, than that shown in the SFRA.

Regardless of which set of maps is deemed most current, both demonstrate that the access is not at risk of flooding for the design 1 in 100 year event, with the SFRA only showing minor flood risk during a 1 in 1,000 year event. On this basis, a Flood Warning and Evacuation plan, if required, is achievable for the development proposals and remains a safe, practical way to manage any residual flood risk.

