

PROPOSED HOUSING DEVELOPMENT
FIRST LANE, WHITLEY, WILTSHIRE
Site Specific Flood Risk Assessment

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REVISIONS

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1 INTRODUCTION

1.1 Background

- 1.1.1 IMA Transport Planning Ltd have been appointed by Mr S Rogers to provide advice on flood Risk and surface water implications associated with a proposed housing development at a site off First Lane, Whitley near Melksham.
- 1.1.2 This assessment is undertaken in accordance with guidance as set out in the National Planning Policy Framework.
- 1.1.3 This assessment relates solely to the works associated with the proposed development. A copy of the development proposals can be found in Appendix A of this report.
- 1.1.4 Reference has been made to the Environment Agency Flood Zone Mapping, West Wiltshire Council Strategic Flood Risk Assessment Level 1- Final Report 2024 and Wiltshire Council Section 19 Report on the flooding of 18/19th September 2014.
- 1.1.5 Also, discussions have been held with Daniel Everett of Wiltshire Council. He was unable to provide any flood modelling information for this site but his records of the flooding of 2014 reported flood debris in the fence at the B3353 Corsham Road / South Brook culvert 0.8m above existing road level. This would indicate a flood level of 45.3m.

1.2 Scope of the Flood Risk Assessment

- 1.2.1 This assessment is undertaken in accordance with guidance as set out in the National Planning Policy Framework (NPPF).
- 1.2.2 Reference has been made to the Environment Agency (EA) and Wessex Water advice together with flood/asset mapping.
- 1.2.3 The site is identified in relation to its topographical and geographical location, identifying any drainage outfalls and watercourses in the vicinity of the development site.
- 1.2.4 The existing surface water drainage mechanisms will be assessed. A proposal for a surface water drainage system serving the development site will be evaluated in the context of identifying any site constraints. Sustainable Drainage Systems (SuDS) will be recommended and employed to mitigate the risk of flooding and provide multi-functional benefits, as required and where possible.
- 1.2.5 In order to provide a comprehensive strategy, the existing and proposed foul drainage will also be reviewed and indication of the proposed drainage solution which may include recommendations on use of existing/new outfalls, new connections and or diversions that may be necessary as a result of the redevelopment of the site.

1.3 Site Description

- 1.3.1 The site is located at the southern edge of the village of Whitley. The development site is bounded to the east by the B3353 Corsham Road, to the north by First Lane. To the south is the flood plain a watercourse named South Brook. Site photos taken for the previous report have been included within Appendix G.
- 1.3.2 The development site is a plot of land currently comprising pasture / green field, having an area of approximately 0.49 hectares and being centred about OS grid reference 388681E, 165948N. Refer to Appendix B for Topographical Survey.

- 1.3.3 A drainage ditch traverses the site from the north-west to the south-east where it discharges to South Brook. This ditch appears to take surface water flows from urbanised areas of the village of Whitley.
- 1.3.4 The development site falls to the south towards South Brook at about 1 in 40 from a level of about 46.5m along First Lane to a level of about 45.0m along the brook.
- 1.3.5 The proposed site access for the housing will be taken from First Lane.
- 1.3.6 The development site lies within the catchment of South Brook, classed by the Environment Agency as main river, which flows in an eastwards direction to join the River Avon below Melkskam, approximately 2km to the east.
- 1.3.7 Recently, as a consequence of earlier flooding, Wiltshire Council has installed an additional 600mm culvert under First Lane. Hence there are now 2 number 600mm dia culverts that discharge to the ditch within the development site.

1.4 Planning Policy, Guidance and Development Context

1.4.1 National Planning Policy Framework

1.4.2 The National Planning Policy Framework (NPPF, paragraphs 170 to 182) states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

1.4.3 The NPPF states that when determining planning applications, Local Planning Authorities (LPA) should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific Flood Risk Assessment. Development should only be allowed in areas at risk of flooding where it can be demonstrated that:

- Within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
- The development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;
- It incorporates Sustainable Drainage Systems (SuDS), unless there is clear evidence that this would be inappropriate;
- Any residual risk can be safely managed; and
- Safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

1.4.4 Applications which could affect drainage on or around the site should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff, and which are proportionate to the nature and scale of the proposal. These should provide multifunctional benefits wherever possible, through facilitating improvements in water quality and biodiversity, as well as benefits for amenity. Sustainable drainage systems provided as part of proposals for major development should:

- Take account of advice from the lead local flood authority;
- Have appropriate proposed minimum operational standards; and
- Have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development

1.4.5 Planning Practice Guidance

1.4.6 The Planning Practice Guidance (PPG) provides additional guidance to LPAs to ensure effective implementation of the planning policies set out within the NPPF regarding development in areas at risk of flooding.

1.4.7 The PPG states that developers and LPAs should seek opportunities to reduce the overall level of flood risk in the area and beyond through the layout and form of the development, and the appropriate application of SuDS. Referencing information provided by the Environment Agency (EA), the PPG provides advice on taking account of climate change, setting out recommended contingency allowances for net sea level rise and peak rainfall intensities,

which should be increased by between 5% and 105% from now until the year 2115. It also advises on flood resilience and resistance measures when dealing with the residual risks remaining after applying the sequential approach and mitigating actions.

1.4.8 The PPG also includes advice on flood risk vulnerability and flood zone compatibility. The following flood zones refer to the probability of river and sea flooding, without the presence of defences:

- Zone 1 - low probability: less than 1 in 1000 year annual probability of river or sea flooding (<0.1%) in any year;
- Zone 2 - medium probability: between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% to 0.1%) or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% to 0.1%) in any year;
- Zone 3a - high probability: 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability flooding from the sea (>0.5%) in any year; and
- Zone 3b - the functional floodplain: where water has to flow or be stored in times of flood; identification should take account of local circumstances and would typically flood with an annual probability of 1 in 30 (3.3%) or greater in any year or land that is specifically designed to flood in events up to the 1 in 1000 (0.1%) annual probability event.

1.4.9 Flood risk vulnerability is split into five classifications in Annex 3 of the NPPF, as follows:

- Essential Infrastructure
- Highly Vulnerable
- More Vulnerable
- Less Vulnerable
- Water Compatible Development

1.4.10 Table 2 of the Planning Practice Guidance indicates the compatibility of development vulnerability classes and Flood Zones. It indicates where development is acceptable without the need for the exception test, where the exception test would be required or where develop is not permitted regardless of the exception test.

- 1.5 Wiltshire Council Level 1 Strategic Flood Risk Assessment
- 1.5.1 The Wiltshire Council Level 1 Strategic Flood Risk Assessment was produced in 2024. This document provides further flood risk information on the Wiltshire Council jurisdiction.
- 1.5.2 The SFRA also provides GIS data across the region with various flood risk related datasets that supplement the Environment Agency's flood risk mapping.
- 1.5.3 Local Authority Drainage Standards/Guidance
- 1.5.4 Wiltshire Drainage and Betterment Strategy (June 2024) will be referenced for Drainage Design.
- 1.5.5 Non-Technical Standards for Sustainable Drainage Systems
- 1.5.6 The Non-Statutory Technical Standards for Sustainable Drainage Systems were published in March 2015 and is the current guidance for the design, maintenance and operation of SuDS.
- 1.5.7 The standards set out that the peak runoff rates should be as close as is reasonably practicable to the greenfield rate but should never exceed the pre-development runoff rate.
- 1.5.8 The standards also set out that the drainage system should be designed so that flooding does not occur on any part of the Site for a 1 in 30-year rainfall event, and that no flooding of a building (including basement) would occur during a 1 in 100-year rainfall event.
- 1.5.9 It is also noted within the standards that pumping should only be used when it is not reasonably practicable to discharge by gravity.
- 1.5.10 Environment Agency Flood Risk Assessment Guidance for New Development
- 1.5.11 The EA's Guidance for Assessing and Managing Flood Risk for New Development states that the requirements for safe access and exit from new developments in flood risk areas are as follows, in decreasing order of preference:
 - Safe dry route for people and vehicles;
 - Safe dry route for people;
 - If a dry route for people is not possible, a route for people where the flood hazard (in terms of depth and velocity of flooding) is low and should not cause a risk to people;
 - If a dry route for vehicles is not possible, a route for vehicles where the flood hazard (in terms of depth and velocity of flooding) is low to permit access for emergency vehicles. However, the public should not drive vehicles in floodwater.
- 1.5.12 Where a dry route is not possible and a route with low hazard is identified, the route should not have any service covers that could be removed, or other underwater hazards. It is often difficult to see underwater hazards even in shallow water, particularly at night or if the water is silty. In addition, the route should be clearly marked, for example using painted posts.

2 SOURCES OF FLOODING

There are several different ways in which flooding can occur. These different ways reflect the source of the floodwater and how it moves across the landscape. The different sources of flooding can occur individually, or they can be combined together.

This section investigates the risks associated with all sources of flooding at the development site and surrounding catchment area.

2.1 Rivers / Fluvial

2.1.1 The Environment Agency (EA) Flood mapping (Appendix C) identifies an area adjacent to South Brook as being Flood Zone 2 and 3 and so have a probability of flooding of 1 in 100 year or greater. The site itself is classed as flood zone 1 and so has a likelihood of flooding of less than 1 in 1000 year. There is a small section of Flood Zone 2 shown in the location of the existing ditch crossing the site. Flood Zone 2 is land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year.

2.1.2 The EA were contacted, and a request was made for Product 4 Information for design flood level information. Unfortunately flood level and depth information are not available for this area. Refer to the Product 4 letter within Appendix C. The information provided is only suitable for flood zones. The extent of flood zones 2 and 3 to include client change allowance have therefore been plotted on the schematic drainage drawing. This provides an estimated maximum level of 45.00AOD. Refer to Appendix E.

2.1.3 This source of flooding is considered to present a low risk to the development site. The proposed housing will be wholly sited within Flood Zone 1.

2.2 Sea / Tidal

2.2.1 The site is remote from the coast. This source of flooding is not considered to present a risk to the development site.

2.3 Flood Risk from Surface Water (Pluvial)

2.3.1 Surface flooding is primarily caused by surface water running off the land, often in Urban areas when intense, short duration storms occur and rainfall is unable to enter drainage systems or soak into the ground. Flooding can also occur in rural areas during medium intensity, long duration events where saturated ground conditions prevent infiltration into the subsoil. This flood water would then be conveyed via overland flow routes dictated by the local topography.

2.3.2 The Environment Agency mapping for surface water flood risk contains data on flood area (extent) by splitting it into three bands – High chance, Medium chance and Low chance. Areas with no associated zone are considered to have very low chance of flooding. The mapping, updated in early 2025, also provides mapping of flood risk including an allowance for climate change across the 2040 and 2060 period.

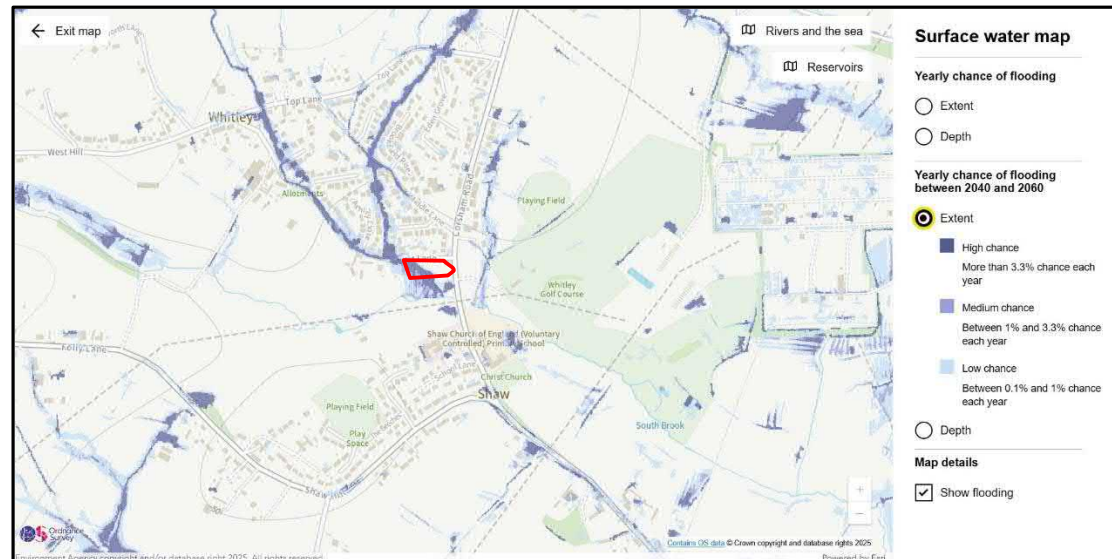
2.3.3 Reference to the EA Mapping(below) indicates that the site has an area of low to high chance of surface water flooding over the western side of the site.

2.3.4 Flash flooding occurred in the village in August 2012 with First Lane reported locally as being impassable. It would appear from the flood mapping that in extreme storm events First Lane itself becomes a flow route, picking up surface water run-off from the village. These flows then discharge across the development site, either via the existing 600dia culvert to the ditch leading to South Brook, or overland.

- 2.3.5 It is our understanding that Wiltshire Council have installed an additional 600mm culvert under First Lane, we believe as a consequence of earlier flooding events. Hence there are now 2 No. 600 dia culverts increasing the capacity and discharging to the on-site ditch helping to reduce the risk of overland flow routes.

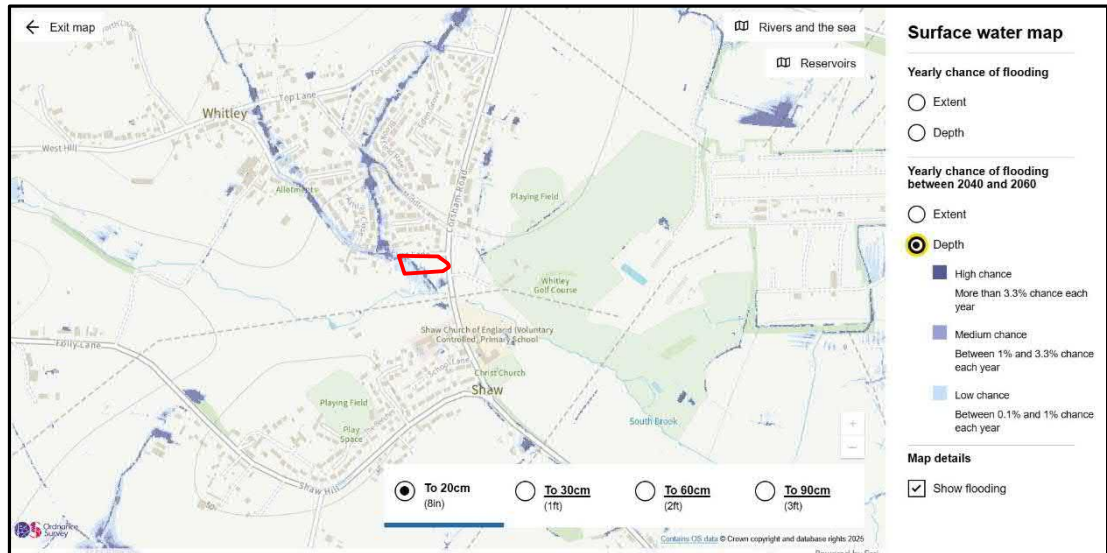


- 2.3.6 For the risk of surface water flooding between 2040 and 2060 there are also areas of low to high risk of surface water flooding in similar locations. Refer to figure below:

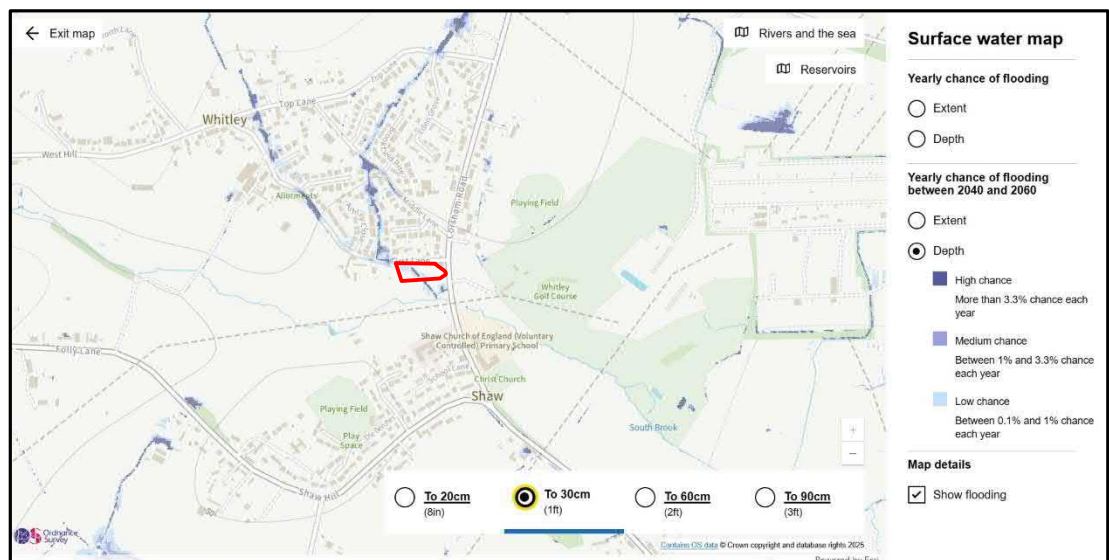


- 2.3.7 Whilst there are areas of surface water flooding identified on the EA mapping, with reference to the depth of flooding, all flooding is shown as being below 30cm in depth and is shown as being low chance (between 0.1% and 1% chance each year) unless in the location of the existing watercourse.

- 2.3.8 The Environment Agency mapping for surface water flood risk contains data on flood area (depth) by splitting it into three bands – High chance, Medium chance and Low chance. It is further sub-divided into depth bands – up to 20cm, to 30cm, to 60cm and to 90cm.
- 2.3.9 The mapping below, updated in early 2025, has been provided for flood risk including an allowance for climate change across the 2040 and 2060 period for up to 20cm. This shows a low chance of up to 20cm depth of surface water.



- 2.3.10 For the risk of surface water flooding between 2040 and 2060 up to 30cm in depth refer to the figure below. This again shows almost entirely a low chance of surface water flood risk up to 30cm in depth.



- 2.3.11 The EA Surface Water Flood Risk – (Depth) maps for the 60cm and 90cm depths have been excluded as there is no risk identified within the site for these scenarios other than in the location of the existing watercourse.

- 2.3.12 Given that the EA Surface water flood risk mapping has identified a Low chance (between 0.1% and 1% chance) with a water depth of less than 30cm and that an additional 600mm diameter pipe has been installed by Wiltshire Council then flood risk from surface water is considered to be low-Medium.
- 2.3.13 Mitigation has also been proposed to capture any overland flows at the entrance to the site by proposing a dropped kerb which will intercept any flows into the development site and redirect these to the west and southern side of the development via a new Swale. The Proposed Swale has been designed to accommodate the same volume of storage as has currently been estimated across the site. Refer to Appendix F for Surface Water Flood Risk Volume Drawing. Detailed flood routing at the site access has also been provided within Appendix F – Site Access Flood Routing.
- 2.3.14 Site levels should be designed to ensure flood routing is around the development (to the west and south of the development site).
- 2.3.15 The proposed SuDS scheme for the development site will assist with capturing, attenuating and controlled discharging the surface water flows from the site. This is anticipated to also reduce the level of flood risk associated with pluvial sources.
- 2.3.16 The overall risk of flooding from surface water sources is considered to be low with mitigation.

2.4 Groundwater

- 2.4.1 Groundwater flooding is caused by a rise in water table levels and the emergence of water originating from sub-surface permeable strata at the surface. Groundwater floods may emerge from either single point, or multiple widespread locations, and are usually long duration events.
- 2.4.2 A review of the British Geological Survey (BGS) Geology viewer indicates that the site is situated on the 'Oxford Clay Formation' of Mudstone. No superficial deposits are indicated. Mudstone is considered to be low permeability.
- 2.4.3 A review of the LandIS Soilscales Viewer indicates that the soils on site. The site is underlain by Soilscale 18 which is described as 'Slowly permeable seasonally wet slightly acid but base rich loamy and clayey soils with impeded drainage'.
- 2.4.4 Refer to Appendix I for relevant extracts of the BGS and Soilscales viewers.
- 2.4.5 The Strategic Flood Risk Assessment Explorer GIS Map only identifies areas immediately adjacent to the watercourse as being at risk of groundwater flood risk with our site being in area identified with negligible risk. Refer to Appendix I for details.
- 2.4.6 Based on preliminary geology information above and with reference to the Strategic Flood Risk Assessment Explorer GIS Map it is considered that given the proposals are at the northern end of the site then this source of flooding presents a low risk to the development site.

2.5 Sewers

- 2.5.1 Flooding from sewers can result when the sewer is overwhelmed by heavy rainfall resulting in surcharging, becomes blocked or is of inadequate capacity. Flooding from sewers is defined as flooding in an urban area with a comprehensive sewer network.

2.5.2 It seems likely that the highway drainage serving First Lane is also picking up flows from other roads in the local area. This appears to discharge into the ditch that presently traverses the site and so does present a risk of flooding to the development.

2.5.3 However, a dropped kerb will be provided at the entrance to the site to redirect any overland flows to the west and south of the development. Proposed flood routing for the site entrance can be found within Appendix F – Site Access Flood Routing. The proposed dwellings are in an elevated location so are considered to be at low risk of flooding from sewers.

2.5.4 Flood risk from sewers is therefore considered to be low after mitigation.

2.6 Reservoirs, Canals and Other Artificial Sources

2.6.1 There are no reservoirs or canals in proximity to the site.

2.7 Historical Flooding

2.7.1 There is a history of flooding in the locality. As reported in section 2.3 flash flooding occurred in the village in August 2012. Additionally, Shaw primary school on the far side of South Brook was closed due to the threat of flooding in September 2014.

2.7.2 This flooding event was assessed by Wiltshire Council who produced a Section 19 Flood Investigation Report (Appendix F). The document reported that some 80 properties were flooded but did not identify if any of these were in the locality of Whitley.

2.8 Summary of Flood Vulnerability

Receptor	Residential Development						
	Source	Rivers	Tidal	Land / Surface	Groundwater	Sewers	Artificial
Vulnerability Class	Low	✓	✓		✓		✓
	Medium			✓		✓	
	High						

2.8.1 From the above table, the overall flood risk associated with the development site is considered to be low. Whilst land/surface and sewer flood risk are shown as medium this will be mitigated against through items noted within section 2 above.

3 DEVELOPMENT PROPOSALS

3.1 Site Layout

- 3.1.1 The development comprises the provision of 2 houses. A copy of the proposed development layout can be found in Appendix A.
- 3.1.2 The 2 homes would be classed as 'more vulnerable' under the NPPF technical guidance.
- 3.1.3 By its nature, the site complies with the requirements of the sequential approach to proposed development, by placing the land uses most sensitive to flood risk in areas that are at least risk of flooding, with the residential dwellings being located above the predicted flood level and within Flood Zone 1.
- 3.1.4 Indicative development levels have been included in Appendix A. Finished floor levels have been set not only to allow sufficient fall to the adjacent Wessex Water foul sewer in First lane, but also to be clear of the estimated 45.3m flood level of 2014. These proposals set the lowest house FFL at 46.2m.

3.2 Greenfield Run-off Rate

- 3.2.1 The greenfield rate for the site has been calculated based upon Flood Estimated Handbook (FEH) data and on a per hectare basis.

Site Catchment Characteristics					
Area (Ha)	1	SAAR (mm)	747	BFI Host	0.512
Region	8			Q _{Med}	-
Results					
Return Period			FEH		
Q _{Bar}			3.6 l/s		
Q _{1 year}			2.8 l/s		
Q _{30 year}			7.00 l/s		
Q _{100 year}			8.70 l/s		

The calculation of the existing greenfield run-off rate for the site is contained in Appendix D.

- 3.2.2 Based on a greenfield runoff rate of 3.6l/s/ha the pro-rated discharge rate for the proposed positively drained catchment is 0.39l/s. The 30% betterment requirement set out by Wiltshire Council means that the development discharge restriction will be 0.27l/s.
- 3.2.3 As per EA guidance "Rainfall runoff management for developments" the rate of surface water runoff for a new development should mimic the existing flow regime. This equivalence rule is achieved by assessing and designing to the 1 in 1 year, 1 in 30 year and 1 in 100 year events. There are three storage types that should be used to control the discharge offsite. These are:
- Interception Storage – Runoff from storm events of less than 5mm should be discharged onsite. (Designed to increase water quality and reduce pollution to receiving waters)
 - Attenuation Storage – Runoff from intermediate storms should be temporarily retained on site to limit discharge rate offsite. (Designed to reduce the rate of runoff, matching greenfield conditions)
 - Long-term Storage (LTS) – Runoff from large storms (greater than 1 in 100 year 6hr) should be retained and discharged onsite, or discharged at a low rate of 2l/s/ha.

(Designed to prevent additional runoff volume reaching receiving waters, matching greenfield conditions)

- 3.2.4 The requirement for LTS is accepted as being difficult to meet in some circumstances, particularly where infiltration is poor. As a trade-off for non-compliance EA guidance recommends that the discharge limit for 1 in 100 year storm is set to Q_{BAR} , in effect 'over attenuating' in place of preventing an increase in runoff volume.
- 3.2.5 Due to the size of the development and the complex nature of providing LTS it is intended to restrict the proposed site runoff to the greenfield Q_{BAR} rate for all storm events and therefore not provide specific LTS.
- 3.2.6 Notwithstanding the above, to reduce the risk of blockage at the control chamber the discharge rates have therefore been set at 0.7l/s for all storms up to and including the 1:100+45% climate change event. This equates to a minimum 20mm orifice size in accordance with the C753 Suds Manual.

3.3 Proposed SuDS scheme

- 3.3.1 The most sustainable way to manage surface water runoff is through the use of SuDS, which need to be considered in relation to site-specific conditions.
- 3.3.2 SuDS mimic the natural drainage system and provide a method of surface water drainage which can decrease the quantity of water discharged, thereby reducing the risk of flooding. In addition to reducing flood risk, SuDS devices can improve water quality and provide amenity and biodiversity benefits.
- 3.3.3 The proposed conceptual drainage strategy for the site has incorporated four key SuDS features, rainwater butts, swales raingardens and permeable paving. Together these features will form a treatment train to manage and filter surface water flows from the development site.
- 3.3.4 Rainwater butts will be provided on each dwelling to aid water re-use.
- 3.3.5 Shallow raingardens have been shown which will accept discharge from rainwater downpipes to the raingarden via a drainage channel. The raingardens have been sized as 20% of the total roof area providing interception and treatment prior to discharging into the permeable paving subbase. Attenuation within the raingardens could be utilised at detailed design stage.
- 3.3.6 Tanked Permeable Paving has been proposed for the road and driveway areas allowing attenuation within the permeable subbase.
- 3.3.7 A shallow swale is proposed to the west of the development site to re-direct any overland flows from surface water flood risk and to allow a discharge location. The swale has been sized to accommodate surface water flows from the highway. Refer to Appendix F for Assessment of Surface Water Flood Risk Volumes.
- 3.3.8 The Swale will be formed using gentle embankments and will be planted with suitable water-tolerant plants.
- 3.3.9 The Swales will convey surface water flows to the existing watercourse running through the site.
- 3.3.10 As the drainage strategy outlined in this report is conceptual only at this stage, further consideration should be given to additional SuDS features at future design stages.
- 3.3.11 A copy of the proposed conceptual drainage strategy plan can be found in Appendix E.
- 3.3.12 Surface Water Quantity
- 3.3.13 The proposed surface water drainage catchment area has been estimated based on the site layout plan. The total positively drained area is estimated to be 1091m² – 0.109ha.
- 3.3.14 Refer to Appendix E for a copy of the proposed drainage catchment plan.
- 3.3.15 Based on a greenfield runoff rate of 3.6l/s/ha the pro-rated discharge rate for the proposed positively drained catchment is 0.39l/s. The 30% betterment requirement set out by Wiltshire Council means that the development discharge restriction will be 0.27l/s. As noted above in Section 3.2 due to the blockage risk associated with restricting to such a low rate the discharge will be set at 0.7l/s for all storms up to and including the 1:100 + 45% climate change event. 0.7l/s is based upon a minimum orifice size of 20mm in accordance with Ciria 753 – The Suds Manual.

- 3.3.16 As a 10% urban creep factor has been applied to the residential, non-adoptable, elements of the development, the assessed catchment area is 0.12ha. The 10% urban creep allowance has been added within the calculations.
- 3.3.17 A hydraulic model has been developed to determine the quantity of attenuation volume required to restrict all offsite surface water flows to 0.7l/s for all rainfall events up to and including the 1 in 100 +45% for climate change. The flow control will be provided by a orifice plate (or similar) downstream of the permeable paving.
- 3.3.18 The model has determined that 113m³ of attenuation will be required provided within the permeable paving subbase (assuming 30% voids). This can be achieved by providing with a 627mm deep permeable tanked subbase. Baffles may be required at detailed design stage. There is an opportunity to utilise attenuation within the raingardens at detailed design stage which will help reduce the depth of subbase.
- 3.3.19 A summary output of the surface water attenuation volume assessment can be found in Appendix D.

3.3.20 Notwithstanding the above proposals, on-site attenuation may be provided in various forms of SuDS features and the following table identifies some of these:

SUDS Technique	Description
Permeable paving	Surfaces that allow inflow of rainwater into the underlying construction or infiltration to soil.
Soakaway	Below ground structures that allow the infiltration of surface water in to ground.
Bio-retention areas / rain gardens	Vegetated areas designed to collect and treat water before discharge via a piped system or infiltration to the ground.
Filter Strips	Vegetated strips of land designed to accept runoff as overland flows. They lie between hard surfaced areas and streams / surface water collection features.
Trenches	Shallow excavations filled with stone to create subsurface storage for infiltration or conveyance to downstream SUDs components.
Infiltration Basins	Vegetated depressions designed to store runoff and allow infiltration to the ground.
Detention Basins	Surface water storage facility that provide flow control through attenuation of runoff. Detention basins are usually dry and may also function as recreational space.
Rain water harvesting	A surface water retention system that allows for re-use of rain water within the development / dwelling.
Channels / Rills	Rills are hard edged, open, surface water channels through which water flows along. They can have a variety of cross sections to suit the urban landscape, including the use of planting to provide both enhanced visual appeal and water treatment.
Green Roofs	A multi-layered system that covers the roof of a building with vegetation cover. They are designed to intercept and retain rainfall.
Water Butts	A rainwater harvesting system that allows for re-use of rain water within the dwelling garden.
Swales	Shallow vegetated channels that convey and / or retain surface water. They may also allow for infiltration.
Attenuation tanks	An underground structure to retain surface water prior to restricted disposal. Although sustainable, these structures should only be considered where other SUDS techniques are not practical within the site.

3.4 Foul Water Drainage Proposals

- 3.4.1 It is proposed that foul flows generated by the development would gravitate to the existing Wessex foul sewer in First Lane. The development Finished Floor levels proposed in Appendix E are based on the recorded invert levels for this adopted foul sewer, however these values will need to be reviewed/verified at detailed design stage. The 2 home development is expected to generate a peak foul flow of 0.09l/s.
- 3.4.2 Wessex Water have been contacted and have confirmed capacity within their network. Refer to Appendix H for Correspondence.

4 SEQUENTIAL AND EXCEPTION TEST

4.1 The Sequential Test

- 4.1.1 In determining planning applications, the local planning authority should ensure flood risk is not increased elsewhere within the catchment area, and only consider development appropriate in areas at risk of flooding where a site-specific flood risk assessment has been undertaken, following the Sequential Test, and if required the Exception Test.
- 4.1.2 The Sequential Test is a risk-based assessment within the National Planning Policy Framework, which is designed to identify vulnerable types of development and locate them within areas classified as having a low probability of flooding, i.e. flood zone 1, based on the development requirements and available sites.
- 4.1.3 Table 1 of the National Planning Policy Framework confirms the definitions for the flood zones, an extract of which can be seen below. Section 2.1 above confirms that the site is located within both Flood Zone 1.

Zone 1 - low probability Definition This zone comprises land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%). Appropriate uses All uses of land are appropriate in this zone. Flood risk assessment requirements For development proposals on sites comprising one hectare or above the vulnerability to flooding from other sources as well as from river and sea flooding, and the potential to increase flood risk elsewhere through the addition of hard surfaces and the effect of the new development on surface water run-off, should be incorporated in a flood risk assessment. This need only be brief unless the factors above or other local considerations require particular attention. Policy aims In this zone, developers and local authorities should seek opportunities to reduce the overall level of flood risk in the area and beyond through the layout and form of the development, and the appropriate application of sustainable drainage systems².

- 4.1.4 From National Planning Policy Framework Table 2, “Flood Risk Vulnerability Classification”, the proposed development is classified as a “More *Vulnerable*” land use development for the housing.

More vulnerable • Hospitals. • Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels. • Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels. • Non-residential uses for health services, nurseries and educational establishments. • Landfill and sites used for waste management facilities for hazardous waste⁶. • Sites used for holiday or short-let caravans and camping, <i>subject to a specific warning and evacuation plan</i>.⁷
--

- 4.1.5 Table 3 of the National Planning Policy Framework confirms that “More *Vulnerable*” land uses should only be located within Zones 1, 2 and 3a, the latter being subject to applying the

Exception Test. As the development area of the site is located within Flood Zone 1: Low Probability, it is deemed to satisfy the requirements of the Sequential Test.

Table 3: Flood risk vulnerability and flood zone 'compatibility'

Flood risk vulnerability classification (see table 2)		Essential infrastructure	Water compatible	Highly vulnerable	More vulnerable	Less vulnerable
Flood zone (see table 1)	Zone 1	✓	✓	✓	✓	✓
	Zone 2	✓	✓	Exception Test required	✓	✓
	Zone 3a	Exception Test required	✓	✗	Exception Test required	✓
	Zone 3b functional floodplain	Exception Test required	✓	✗	✗	✗

Key: ✓ Development is appropriate.
✗ Development should not be permitted.

- 4.1.6 In determining planning applications, the local planning authority should ensure flood risk is not increased elsewhere within the catchment area, and only consider development appropriate in areas at risk of flooding where a site-specific flood risk assessment has been undertaken, following the Justification Test, and if required an assessment of 'acceptability of consequences'.
- 4.2 Exception Test
 - 4.2.1 The site is not required to undergo the Exception Test due to the proposals meeting the requirements of the Sequential Test.

5 RESIDUAL RISK

5.1 Risk

5.1.1 Residual risks are the risks that remain after application of the sequential approach and mitigating factors.

5.1.2 The primary residual flood risks associated with the development are from overland flow and from sewers. With appropriate design of the development layout we consider that the overall flooding risk to the site is low.

5.1.3 Additionally, the predicted increase in storm events as a result of climate change and the associated increase in the Flood Zones may also impact upon the site.

5.2 Access and Evacuation

5.2.1 The National Planning Policy Framework requires that, where important to the overall safety of a proposed development, a safe access and escape is available to and from developments in flood risk areas.

5.2.2 As can be seen from the development layout a dry access and evacuation route to the north is deemed achievable for this site.

6 FUTURE MAINTENANCE

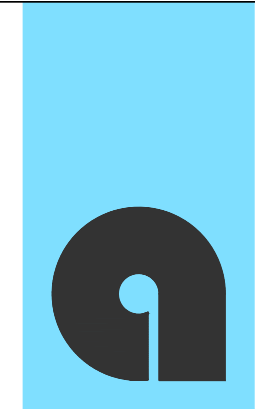
- 6.1.1 It is proposed that the new foul and surface water drainage systems serving the development will remain private. The owners of the properties will be responsible for the ownership and maintenance of the house drainage systems.
- 6.1.2 The new connection to the Public Foul Sewer and lateral will be offered for adoption by Wessex Water.
- 6.1.3 It is proposed that the shared proposed permeable paving areas and control chamber to be maintained by a management company.
- 6.1.4 It is proposed that a maintenance manual be provided with the house sale particulars and typically would include:
- Copy of the installed as built drainage drawings
 - Copies of standard material specifications used i.e. Plastic Hepworth/Osma pipework, inspection chambers yard gullies etc.
 - Information relating to the type of porous paving system provided:-
 - Manufacturers details and specifications
 - Recommendation on cleaning out i.e. annual clearing of silt traps.
 - Notes on Warranties offered by developer as may be appropriate – for call out service.
 - Contact details for Wessex Water in event of blockage and emergency (Wessex offer clearance service but charge if private)
 - Contact details for local pipe jetting companies.
- 6.1.5 It is noted that at this point in time the actual detailed information provided cannot be finalised at this stage.

7 CONCLUSIONS

- 7.1.1 The site has been assessed with respect to all reasonably anticipated sources of flooding.
- 7.1.2 The site is located within Flood Zone 1 and therefore is at very low risk of fluvial flooding. The proposed dwellings are to be located at a minimum level of 46.20 AOD, in excess of the previous estimated flood level in 2014 of 45.30 AOD.
- 7.1.3 The implementation of the surface water drainage strategy will further mitigate residual risk of surface water and sewer flood risk with the provision of a dropped kerb redirecting any surface water flows into the proposed Swale to the west and south of the site. Sustainable drainage techniques will be utilised for the development in the form of raingardens and permeable paving providing an attenuated discharge. The proposed Swale has been designed to accommodate the estimated volume of surface water flood risk indicated on the EA flood map drawings.
- 7.1.4 Groundwater flood risk has been considered to be low.
- 7.1.5 There is no risk of flooding from reservoirs.
- 7.1.6 Overall the site is considered to be at low risk of flooding with mitigation.
- 7.1.7 In accordance with the SuDS Hierarchy surface water runoff from the site will discharge to the watercourse running through the development site.
- 7.1.8 The surface water strategy utilises shallow raingardens for water treatment and interception with permeable paving for attenuation. Raingardens could be used for attenuation at detailed design stage.
- 7.1.9 The proposed discharge is restricted to 0.7l/s discharge rate for all events up to and including the 1:100 + 45% climate change. Attenuation, water quality treatment and amenity value would be provided by a 113m³ tanked permeable paving. Further attenuation within raingardens could be utilised during detailed design.
- 7.1.10 In line with NPPF requirements, Sustainable Drainage Systems (SuDS) shall be implemented within the development proposals to manage surface water runoff from the development, provide water quality management, amenity value and diversity opportunities.
- 7.1.11 Foul drainage will discharge into a Wessex Water foul water sewer to the north of the site subject to S106 application.

In summary, this Sustainable Urban Drainage Strategy confirms that the proposed development is achievable in a sustainable manner, without increasing flood risk on the development site or within the greater catchment area and would be in accordance with both the NPPF and local policies.

Appendix A Development Proposals



**ASHFORD
HOMES**
[SOUTH WESTERN] LIMITED

DORIC HOUSE MIDDLETON DRIVE
BRADFORD ON AVON
WILTSHIRE BA15 1GB

TEL: 01225 791155
FAX: 01225 791166

WEB SITE: www.ashford-homes.co.uk
E-MAIL: ahmail@ashford-homes.co.uk

B 30-10-25 update
A 27-10-25 update
revisions

Only figured dimensions are to be
worked from. Discrepancies must be
reported to Ashford Homes.

THIS DRAWING IS COPYRIGHT ©

project
**FIRST LANE
WHITLEY**

drawing name
**PLANNING APPLICATION
ILLUSTRATIVE MASTER
PLAN**

drawing no. WTY-023	revision B
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scale 1:500	paper size A3
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date 06-08-2025	
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drawn by SPM	approved by
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Appendix B Topographical Survey

Appendix C
Environment Agency Flood Map
Surface Water Flood Mapping
EA Product 4 Information

Flood map for planning

Your reference
Unspecified

Location (easting/northing)
388674/165976

Created
24 August 2025 15:36

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)

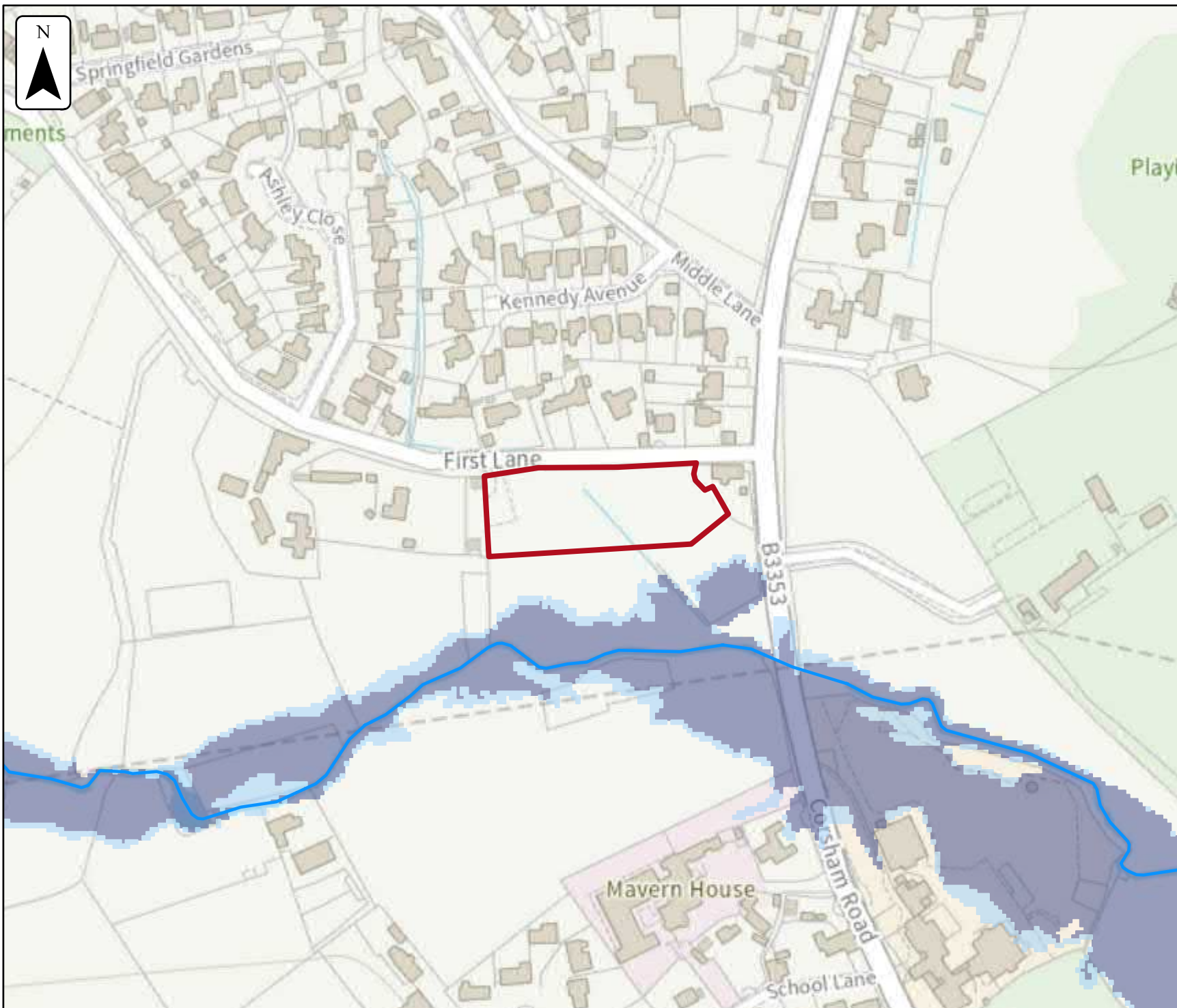
Notes

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>



Flood map for planning

Your reference

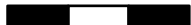
Unspecified

Location (easting/northing)
388674/165976

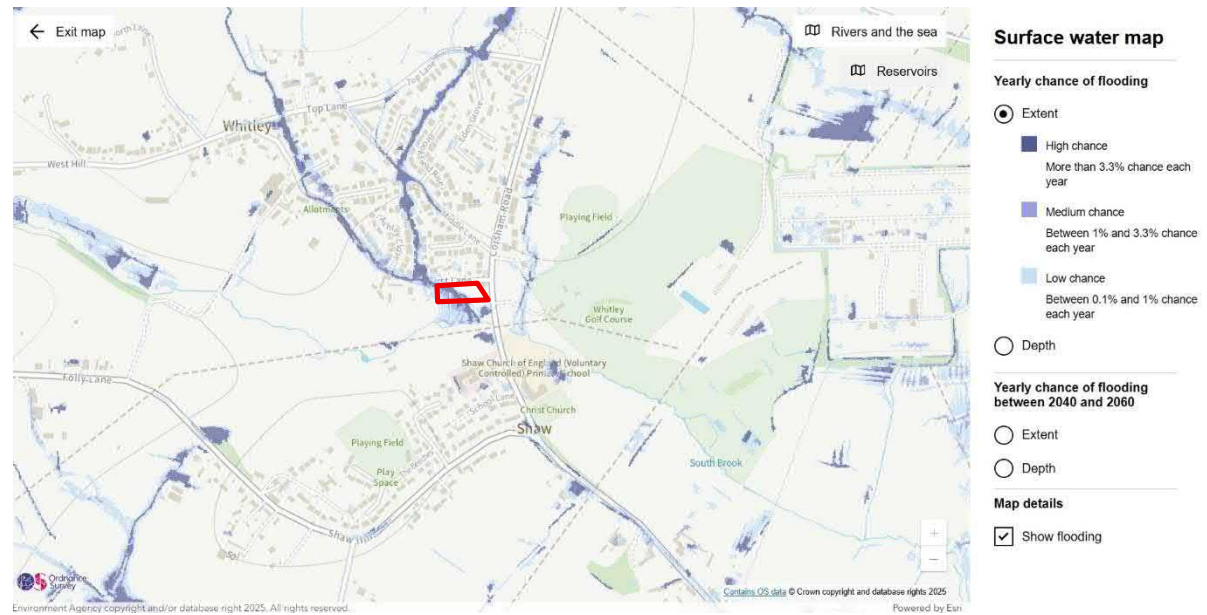
Scale
1:2,500

Created
24 Aug 2025 15:37

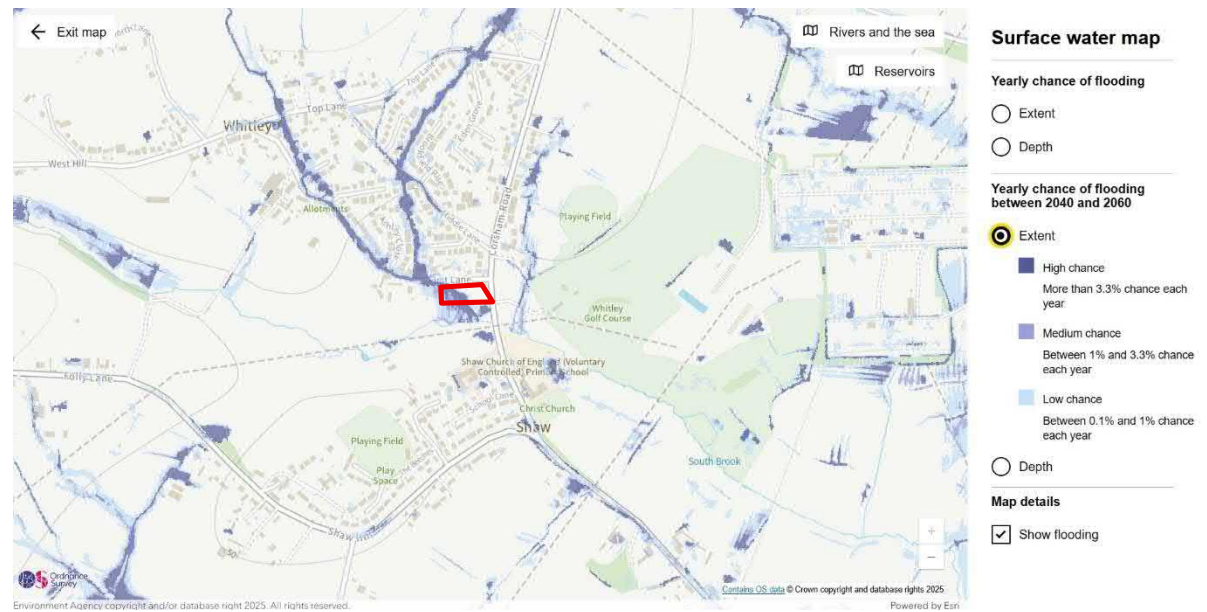
-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area


0 20 40 60m

EA Surface Water Flood Risk



EA Surface Water Flood Risk 2040-2060



David Sartin
Ima Transport Planning Ltd
dsartin@ima-tp.co.uk

Our ref: EIR2025/26214
Date: 11 September 2025

Dear David

Thank you for your enquiry which was received on 24th August 2025. We respond to requests under the Freedom of Information Act 2000 and Environmental Information Regulations 2004.

Abstract

Name	Product 4
Description	Detailed Flood Risk Assessment Map for First Lane, Whitley, SN12 8RL NGR: ST8867465976
Licence	Open Government Licence
Information Warnings	<i>The mapping of features provided as a background in this product is © Ordnance Survey. It is provided to give context to this product. The Open Government Licence does not apply.</i>
Attribution	Contains Environment Agency information © Environment Agency and/or database rights. Contains Ordnance Survey data © Crown copyright 2025 Ordnance Survey AC0000807064.

Open Data

Environment Agency published datasets are available on the weblink below as part of the Government's 'Open Data' project and are available for you to download free of charge.
Environment Agency published datasets: [Find open data - data.gov.uk](#)

Examples of datasets you may require:

- Flood Map for Planning
- Recorded Flood Outlines
- Historic Flood Map
- Surface Water for Spatial Planning extents

You can also access the Flood Map for Planning here: <https://flood-map-for-planning.service.gov.uk/>

You can also access the Risk of Flooding from Surface Water maps and Risk of Flooding from Reservoirs information here: <https://check-long-term-flood-risk.service.gov.uk/>

If you have requested this information to help inform a development proposal, then you should also note the detail in the attached advisory text on the use of Environment Agency Information and Further Guidance for FRAs.

Recorded Historic Flood Events

We no longer produce pdf copies of the Historic Flood Map. This information is available to search select, and download free of charge as part of the Government's 'Open Data' project as

- Recorded Flood Outlines
- Historic Flood Map

These are GIS layers and can be downloaded from: [Environment Agency - Publishers - data.gov.uk](https://data.gov.uk/publishers/environment-agency)

Our historic records indicate that there was fluvial (main river) flooding in the area in **1925, 1932 and 2012**.

Please note: we cannot guarantee that this is an exhaustive list of all past flood events in this location. All reasonable care has been taken to ensure that the historical flood event data is as accurate as possible. The Environment Agency will update it's records if new evidence emerges.

Strategic Flood Risk Assessment (SFRA)

When preparing a FRA to support a development proposal in this location you should refer to Wiltshire Council's SFRA Reports Level 1 which is available to download via the following link:

https://www.wiltshire.gov.uk/media/14497/SD67-Wiltshire-Level-1-Strategic-Flood-Risk-Assessment-2024/pdf/SD67_Wiltshire_Level_1_Strategic_Flood_Risk_Assessment_2024.pdf?m=1733141632550

The Wiltshire Council Local Plan is available via this link: <https://www.wiltshire.gov.uk/planning-policy-local-plan-review-consultation>. Please contact Wiltshire Council for further information about their latest SFRA.

Planning Advice

We now charge for aspects of discretionary planning advice including pre-application enquiries. This approach provides advice to developers in two ways. Firstly, there is the provision of 'free' high level advice available to everyone where we give a preliminary opinion on a proposed development. This sets out the environmental constraints together with any issues this raises for us. Should you wish us to obtain more detailed advice, we may be able to provide this through our discretionary chargeable scheme aimed at recovering our costs. If you have questions regarding elements of your enquiry related to Planning and Development, please contact our Sustainable Places team on wx.sp@environment-agency.gov.uk.

Flood Levels and Updates to National Modelling

The flood zones available on the Flood Map for Planning service were published on 25th March 2025. However, the flood level and depth data are not currently available for all locations identified as at risk in this area.

Therefore, for your information we have supplied maps showing the water depths derived from JFLOW for the 1% AEP (100yr) and 0.1% AEP (1000yr) fluvial modelled flood scenarios. This modelling is fit for the purpose of the Flood Zones. However, it is not based on a specific channel survey. Neither water depths nor water levels were outputs specified when we commissioned this generalised modelling for the Flood Zones. Whilst the modelling process does provide some information on depth of water, it would have been possible to produce the flood extents without storing the water depth values, since water depth is only a 'by-product' of the calculation process. As this type of modelling was developed, tested and reviewed for production of the Flood Zone extents only, we have no information on the accuracy of the water depth data. Water depth or level outputs from this model are only suitable to be used for decision making at a broad catchment scale and is not fit for the purpose of a site-specific flood risk assessment.

Alternatively, you could contact us again later when we might be able to provide flood level and depth associated with our new National Flood Risk Assessment system. Visit this page <https://environment.data.gov.uk/support/faqs/778338325> to understand more how the Flood Zones have been produced.

You can find further information on the NaFRA2 project here: <https://www.gov.uk/guidance/updates-to-national-flood-and-coastal-erosion-risk-information>

Environmental Permit for Flood Risk Activities

In addition to any other permission(s) that you may have already obtained e.g. planning permission, you may need an environmental permit for flood risk activities (formerly known as Flood Defence Consent prior to 06 April 2016) if you want to do work:

- in, under, over or near a main river (including where the river is in a culvert)
- on or near a flood defence on a main river
- in the flood plain of a main river
- on or near a sea defence

For further information and to check whether a permit is required please visit: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

For any further advice, please email Blandford.frap@environment-agency.gov.uk.

Flood Defences

If there are any formal flood defences within 1km of the site boundary provided, a PDF containing flood defence information will be enclosed. This information has been taken from our Asset Information Management System database (AIMS). A data download can be accessed here: [AIMS Asset Bundle](#)

Please note that flood defences can increase water levels elsewhere e.g. through channels being restricted by defences, or because defences prevent flood water flowing back into the river channel.

Further Information

We advise that you also contact Wiltshire Council by email: drainage@wiltshire.gov.uk, or by phone: 0300 456 0105, based at: Bythesea Road, Trowbridge, Wiltshire, BA14 8JN as they may be able to provide further advice with respect to localised flooding and drainage issues.

Further details about the Environment Agency information supplied can be found on our website: <https://www.gov.uk/browse/environment-countryside/flooding-extreme-weather>

If you have requested this information to help inform a development proposal, then you should note the information on GOV.UK on the use of Environment Agency Information for FRAs:

<https://www.gov.uk/planning-applications-assessing-flood-risk>
<https://www.gov.uk/government/publications/pre-planning-application-enquiry-form-preliminary-opinion>

We hope you find this information helpful. It is provided subject to the guidance below, which we strongly recommend you read.

Yours sincerely

Dalene Ellis
Customer & Engagement, Wessex
Rivers House, East Quay, Bridgwater, Somerset, TA6 4YS
Email: wessexenquiries@environment-agency.gov.uk

Enc: Use of Environment Agency Information for Flood Risk Assessments (below)
EIR2025-26214 100yr JFLOW Depth Map (1%AEP)
EIR2025-26214 1000yr JFLOW Depth Map (0.1%AEP)
EIR2025/26214 Defences Map & Data (if applicable)

Use of Environment Agency Information for Flood Risk Assessments (FRAs)

Important

Use of Environment Agency data: you should note that

1. Information supplied by the Environment Agency may be used to assist in producing a Flood Risk Assessment (FRA) where one is required, but the use of Environment Agency information does not constitute such an assessment on its own.
2. As part of your data request, we have provided all of the modelled data we hold for your location. Please note that some of our modelled information may have been produced for purposes other than for flood zone generation. This may mean that some of the modelled data you have been provided with has a lower confidence level, and has not been used in producing our flood map, nor definitively reflects the predicted flood water level at the property/development site scale. To check the suitability of the use of this information in your FRA please contact your local Partnership & Strategic Overview (PSO) team.
3. This information covers flood risk from main rivers and the sea, and you will need to consider other potential sources of flooding, such as groundwater or surface water runoff. The information produced by the Local Planning Authority and the Lead Local Flood Authority (LLFA) may assist in assessing other sources of flood risk.
4. Where a planning application requires a FRA and this is not submitted or deficient, the Environment Agency may well raise an objection.
5. For more significant proposals in higher flood risk areas, we would be pleased to discuss details with you ahead of making any planning application, and you should also discuss the matter with your Local Planning Authority.

Pre-Planning Advice from the Environment Agency

If you have requested this information to help inform a development proposal, then we recommend that you undertake a formal pre-application enquiry using the form available from our website:

Pre-application Preliminary Opinion:

<https://www.gov.uk/government/publications/pre-planning-application-enquiry-form-preliminary-opinion>

Pre-application Charged Service:

<https://www.gov.uk/government/publications/planning-advice-environment-agency-standard-terms-and-conditions>

Depending on the enquiry we may also provide advice on other issues related to our responsibilities, including flooding, waste, land contamination, water quality, biodiversity, navigation, pollution, water resources, foul drainage or Environmental Impact Assessment.

Flood Risk Assessment (FRA) Guidance

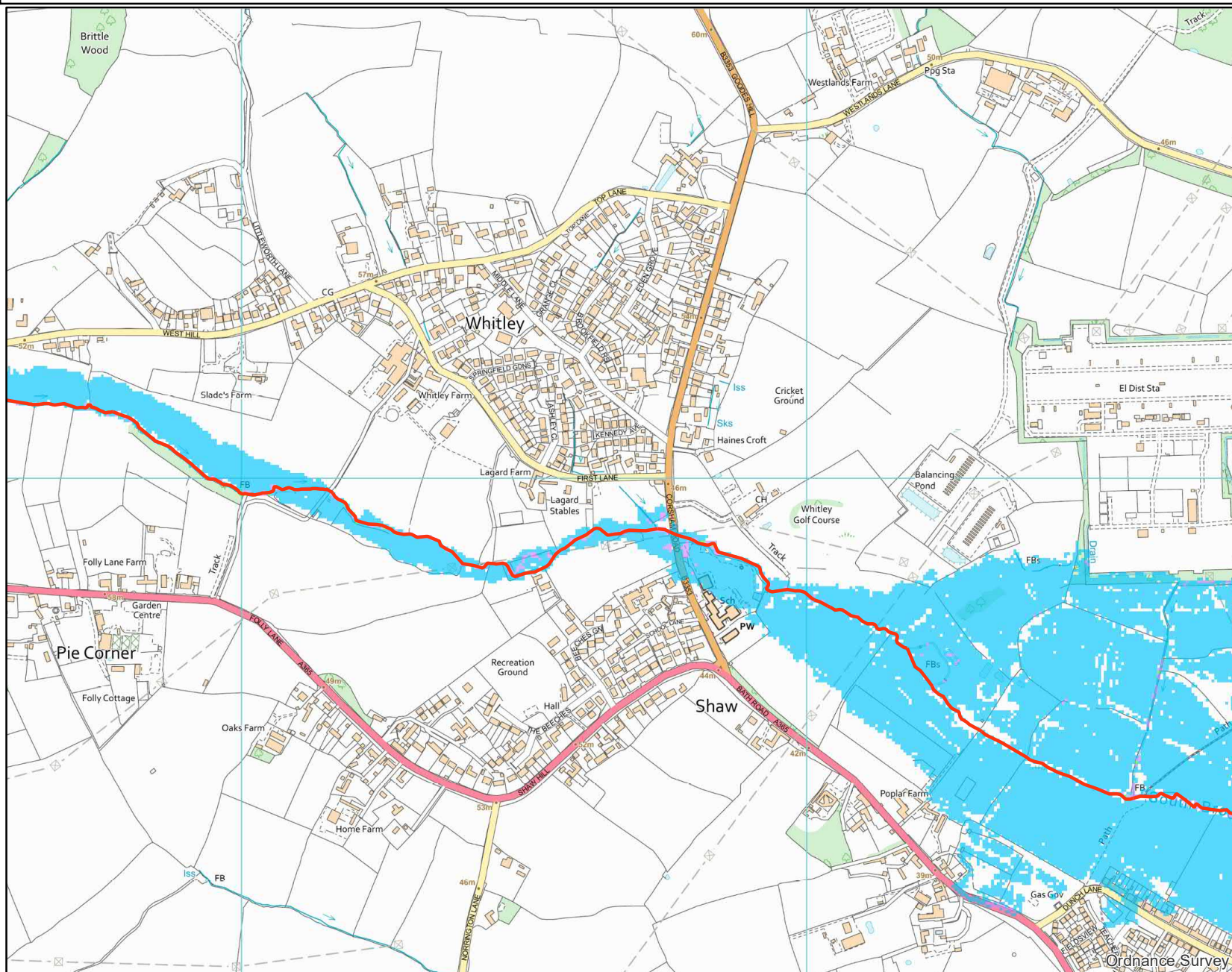
You should refer to the Planning Practice Guidance of the National Planning Policy Framework (NPPF) and the Environment Agency's Flood Risk Standing Advice for information about Flood Risk Assessment (FRA) for new development in the different Flood Zones. These documents can be accessed via:

National Planning Policy Framework Planning Practice Guidance:
<http://planningguidance.planningportal.gov.uk/>

Environment Agency advice on FRAs:
<https://www.gov.uk/flood-risk-assessment-for-planning-applications#when-to-follow-standing-advice>

<https://www.gov.uk/government/publications/planning-applications-assessing-flood-risk>

EIR2025/26214 - JFLOW Fluvial Water depths (m) Without Flood Defences. 100 year (1% AEP)
Centred on land at ST 88674 65976. Created 10/09/2025.



Scale 1:10,000



Legend

— Statutory_Main_Rivers

100yr JFLOW Depth

metres



Information Warning

We do not recommend the use of water depths/levels derived from JFLOW for site specific investigations such as Flood Risk Assessments.

Appendix D
Greenfield Run-off Calculations
Surface Water Attenuation Volume Estimates

Design Settings

Rainfall Methodology	FEH-22	Minimum Velocity (m/s)	1.00
Return Period (years)	2	Connection Type	Level Soffits
Additional Flow (%)	0	Minimum Backdrop Height (m)	0.200
CV	0.750	Preferred Cover Depth (m)	1.200
Time of Entry (mins)	5.00	Include Intermediate Ground	✓
Maximum Time of Concentration (mins)	30.00	Enforce best practice design rules	✓
Maximum Rainfall (mm/hr)	50.0		

Nodes

Name	Area (ha)	T of E (mins)	Cover Level (m)	Easting (m)	Northing (m)	Depth (m)
Depth/Area 1	0.109	5.00	10.000	34.683	55.204	0.650

Simulation Settings

Rainfall Methodology	FEH-22	Analysis Speed	Normal	Starting Level (m)	
Rainfall Events	Singular	Skip Steady State	x	Check Discharge Rate(s)	x
Summer CV	0.750	Drain Down Time (mins)	240	Check Discharge Volume	x
Winter CV	0.840	Additional Storage (m³/ha)	0.0		

Storm Durations

15	30	60	120	180	240	360	480	600	720	960	1440
----	----	----	-----	-----	-----	-----	-----	-----	-----	-----	------

Return Period (years)	Climate Change (CC %)	Additional Area (A %)	Additional Flow (Q %)
2	0	0	0
30	45	10	0
100	45	10	0

Node Depth/Area 1 Online Orifice Control

Flap Valve	x	Design Depth (m)	0.630	Discharge Coefficient	0.600
Replaces Downstream Link	x	Design Flow (l/s)	0.7		
Invert Level (m)	9.350	Diameter (m)	0.020		

Node Depth/Area 1 Depth/Area Storage Structure

Base Inf Coefficient (m/hr)	0.00000	Safety Factor	1.0	Invert Level (m)	9.350
Side Inf Coefficient (m/hr)	0.00000	Porosity	0.30	Time to half empty (mins)	

Depth (m)	Area (m²)	Inf Area (m²)	Depth (m)	Area (m²)	Inf Area (m²)	Depth (m)	Area (m²)	Inf Area (m²)
0.000	602.0	602.0	0.700	602.0	662.9	0.701	0.0	662.9

Results for 2 year Critical Storm Duration. Lowest mass balance: 100.00%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
1440 minute winter	Depth/Area 1	1080	9.469	0.119	1.0	21.5202	0.0000	OK

Link Event (Upstream Depth)	US Node	Link	Outflow (l/s)	Discharge Vol (m³)
1440 minute winter	Depth/Area 1	Orifice	0.3	18.2

Results for 30 year +45% CC +10% A Critical Storm Duration. Lowest mass balance: 100.00%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
1440 minute winter	Depth/Area 1	1320	9.805	0.455	3.2	82.2571	0.0000	OK

Link Event (Upstream Depth)	US Node	Link	Outflow (l/s)	Discharge Vol (m³)
1440 minute winter	Depth/Area 1	Orifice	0.6	38.3

Results for 100 year +45% CC +10% A Critical Storm Duration. Lowest mass balance: 100.00%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
1440 minute winter	Depth/Area 1	1350	9.977	0.627	4.3	113.2644	0.0000	OK
Link Event (Upstream Depth)	US Node	Link	Outflow (l/s)	Discharge Vol (m³)				
1440 minute winter	Depth/Area 1	Orifice	0.7	45.1				

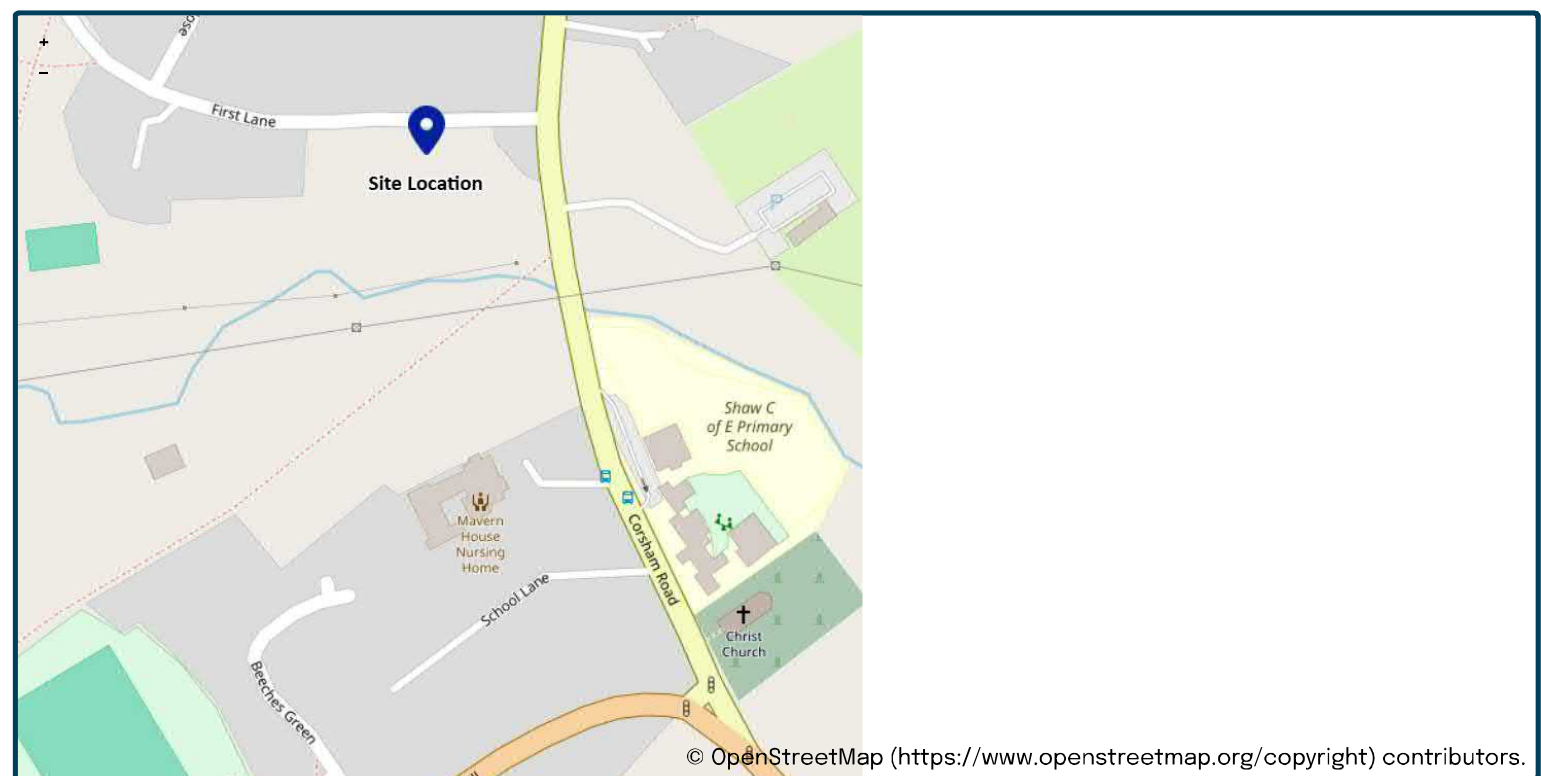
This is an estimation of the greenfield runoff rates that are used to meet normal best practice criteria in line with Environment Agency guidance “Rainfall runoff management for developments”, SC030219 (2013), the SuDS Manual C753 (CIRIA, 2015) and the non-statutory standards for SuDS (Defra, 2015). 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	30/09/2025
Calculated by	n doble
Reference	25-124
Model version	2.1.2

Location

Site name	First Lane, Whitley
Site location	Wiltshire



Site easting (British National Grid)	388686
Site northing (British National Grid)	165968

Site details

Total site area (ha)	1	ha
----------------------	--------------------------------	----

Greenfield runoff

Method

Method	FEH statistical
--------	-----------------

FEH statistical

	<u>My value</u>		<u>Map value</u>
SAAR (mm)	747	mm	735
BFIHOST	0.512		
QMed-QBar conversion	1.075		1.075
QMed (l/s)	3.35	l/s	
QBar (FEH statistical) (l/s)	3.6	l/s	

Growth curve factors

	<u>My value</u>		<u>Map value</u>
Hydrological region	8		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	
Flow rate 1 year (l/s)	2.8	l/s
Flow rate 2 year (l/s)	3.3	l/s
Flow rate 10 years (l/s)	5.4	l/s
Flow rate 30 years (l/s)	7.0	l/s
Flow rate 100 years (l/s)	8.7	l/s
Flow rate 200 years (l/s)	10.0	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 (2.1.2) 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 E
Catchment Plan
Schematic Drainage Layout



REV	DATE	BY	DESCRIPTION	CHK	APD

DRAWING STATUS: Planning

I

M

A

TRANSPORT PLANNING
MONTREUX HOUSE, 18A JAMES STREET WEST
BATH BA1 2BT
t: 01225 444 011
www.ima-tp.com

CLIENT: Mr S Rogers

PROJECT: First Lane, Whitley

TITLE: Proposed Impermeable Areas

SCALE: (A2) 1:500	CHECKED: DS	APPROVED: DS
CAD FILE: IMA-25-124-003.dwg	DESIGN/DRAWN: ND	DATE: 24.09.2025
PROJECT No: IMA-25-124	DRAWING No: 003	REV: -

APPENDIX F
Wiltshire Council Section 19 Flood Report
Surface Water Flood Risk Volumes

Flood Investigation Report

Site:

Various Sites, West Wiltshire

Date of flood event:	18/19 th September 2014
Date reported to Wiltshire Council:	During event
Investigating Officer (s):	Richard Williams/Danny Everett/Steve Scothern
Date of investigation:	September 2014 – May 2015 (on going see OFWG)

1. Details of the Flood Event

Reason for investigation:

Flooding of property in multiple locations.

Locations:

Parishes of:

- Nettleton and Burton
- Box
- Corsham
- Melksham (Shurnhold)
- Melksham Without (Shaw, Atworth, Whitley)
- Trowbridge
- Bradford on Avon
- Lacock

Identified source(s):

Pluvial run off from Intense Rainfall event

Cause/pathway:

An intense storm event, measured at greater than 1 in 150 year rainfall caused extreme run off flows across multiple locations across the western part of the county.

In many cases, the intensity of rainfall overwhelmed the ability of drainage systems to channel it away from properties with resultant property flooding and damage.



Page 2 of 2

Event at: **Corsham**Date of event: **18th/19th September 2014****Rainfall Stations used in assessment.**

Station	Distance (miles) & Direction	17/09/14	18/09/14	19/09/14		
Lacock	3.2 E	Trace	115.4	0.2		
Bathford	5.1 WSW	0.0	31.5	0.0		
Castle Combe	5.2 NNW	0.0	71.2	0.0		
Dean Hill Radar – 2km Resolution	- -	0.0	81.4	0.0		

Rainfall measurements in mm

Table represents daily 24hr totals from 0900GMT on the date shown

Opinions and conclusions on likely significance of the event**Rainfall Event at Corsham on Thursday 18th/Friday 19th September 2014**

Low cloud, mist and fog gradually cleared back to eastern and north-eastern parts through the morning of Thursday the 18th, bringing a little patchy drizzle there. Some decent sunny breaks developed across most other areas, and whilst many places remained dry, further thundery showers quickly spread into south-western parts of England. Thundery showers then developed across some other parts of the south through the course of the day. With the sunny breaks it was the warmest day so far this month. A few showers continued in the south during the evening, these were still occasionally thundery. Further north, misty conditions spread inland once again.

Friday the 19th started with low cloud and mist for many areas. Whilst most northern and central areas remained dry, organised areas of torrential and thundery downpours spread from the south, with hail. Whilst minimum temperatures were generally around average, it was very mild across the far south. Heavy thundery showers continued across the south during the morning, with isolated torrential downpours across south-western parts. Whilst these eased early in the afternoon, further showers soon developed across eastern England, bringing further torrential and thundery downpours.

The nearby stations at Lacock, Bathford, and Castle Combe gave a 24 hour rainfall total (0900-0900GMT) of 115.4mm, 31.5mm and 71.2mm respectively on the 18th. The 115.4mm recorded at Lacock would have given a return period of **481* years**.

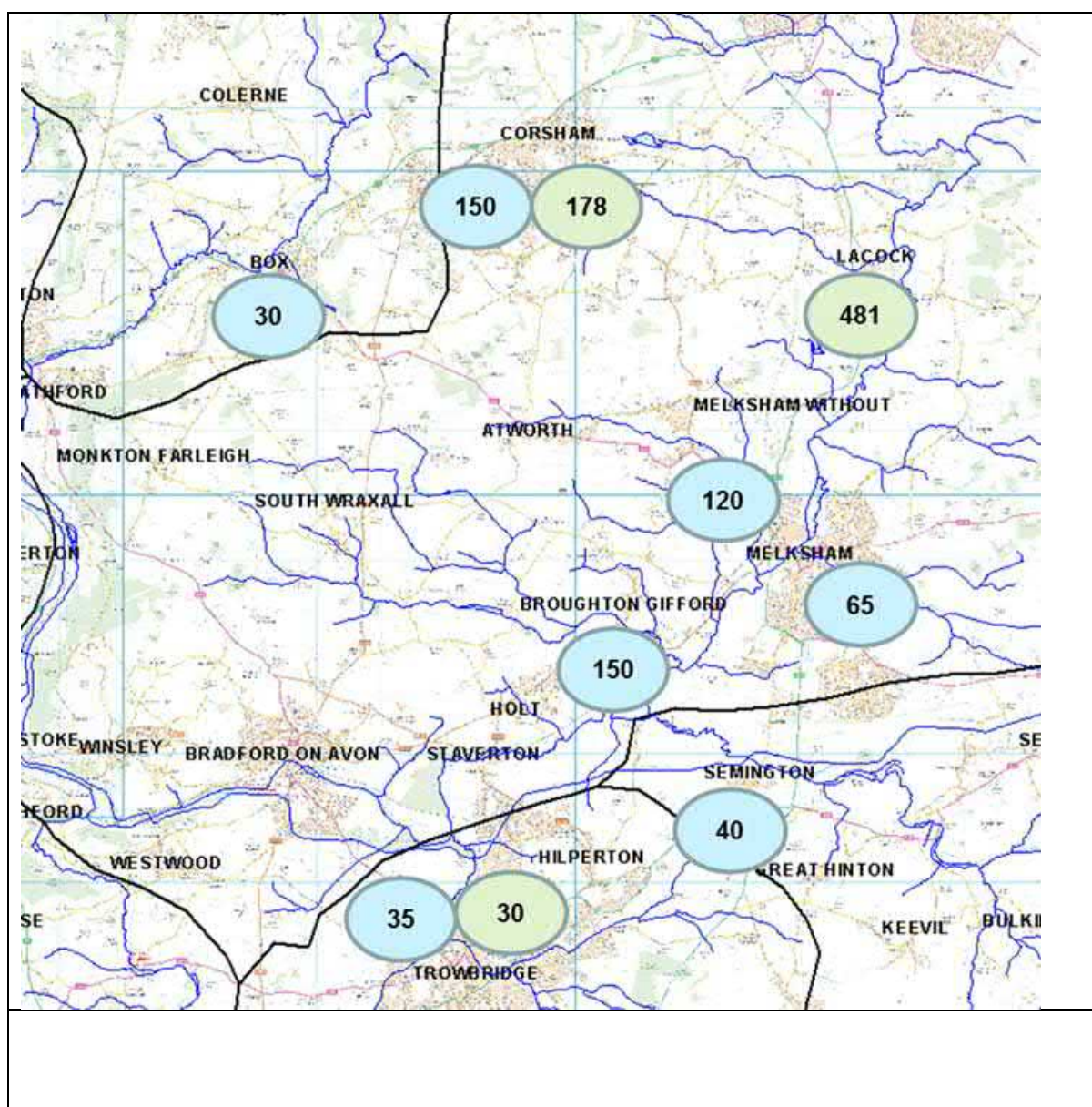
Data from the Dean Hill Rainfall Radar, 2km resolution, gave an estimated 24 hour total (0900-0900GMT) of 81.4mm on the 18th.

To provide guidance on how unusual the rainfall may have been at the Corsham incident site on the 18th/19th September 2014, return periods were calculated for various events based on data from the Dean Hill Radar. The highest return period obtained for this event was **178* years**.

Prepared by	Date
Chris Pilkington	30 th April 2015

It is not always the case that the nearest available data site is the most representative of the incident site.

*The return period assigned to this radar rainfall value is calculated in accordance with the method described in the Flood Estimation Handbook (FEH). The FEH method used to determine return periods is based on analysis of rain gauge data only. Hence, this return period estimate is for guidance only.



Extent of flooding:

Flooding was in the main isolated in its extents and moderately short in duration, but damaging to properties due the quantity of water delivered by rainfall. It generally followed traditionally 'known' routes of flow, but the deluge caused the water volumes to exceed the normal channel capacity and affect adjoining land and properties.

The event over 18th and 19th September 2014 was classed as an extreme event with over 80 properties flooded, with around 20 businesses and 2 schools affected. There were wide spread affects across the West Wiltshire area, affecting a large number of communities.

The Council has been working with the Parish and Town Councils to identify those properties which suffered internal flooding.

In view of the numbers of properties flooded this event was raised at the Operational Flood Working Group (North) for discussion.

History of flooding:

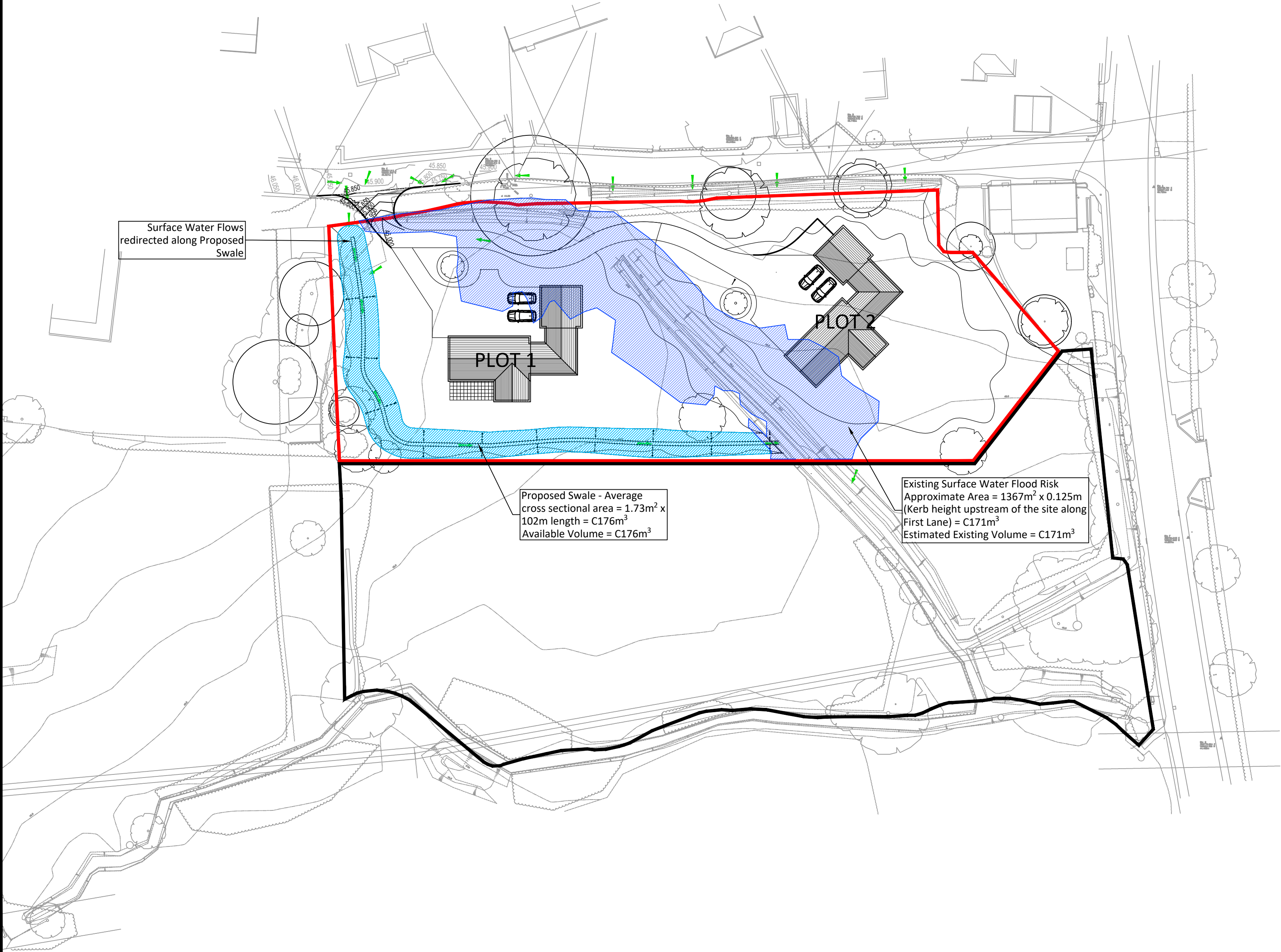
There has been flooding in some of these areas before but no previous records of events of this extent.

2. Outcome of the Investigation

Risk Management Authority:	Wiltshire Council
Flood Risk Management Function:	Land Drainage Act 1991
Date of notification:	September 18th and 19 th 2014 Reports via Out of Hours service and calls from members of the public, Parish and Town Councils
Method of notification:	Discussed at Operational Flood working Group (North)
Action/proposed action in response:	Action by Wiltshire Council • Discussion with affected residents, and Parish Councils to identify issues with existing drainage routes • Liaison with landowners to undertake works where capacity of existing systems • Property level protection systems could be installed by affected residents to avoid future occurrences in many locations • Highlight areas at risk and look at the possibility of desk top studies in locations that have received property flooding regularly (as Whitley) • Wessex Water to investigate their Sewer Capacity • Environment Agency regarding Corsham and main river • Mapping projects with Parish Councils and data collection regarding flow paths, with photographs if possible • Update relevant flood plans and flood wardens • Parish Emergency Assistance Scheme (PEAS) to all communities at risk • Site visits with Environment Agency planned

3. Additional Comments:

Date completed:	On going
Completed by:	Richard Williams – Wiltshire Council
Verified by:	Danny Everett



- Notes
1. Surface water flood risk areas plotted from Environment Agency Long term Flood Risk Maps - 2040-2060 surface water flood risk maps up to 30cm depth.

A	04/02/26	ND	Updated to suit LLFA comments	DS	DS
REV	DATE	BY	DESCRIPTION	CHK	APD

DRAWING STATUS: Planning

I

M

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TRANSPORT PLANNING

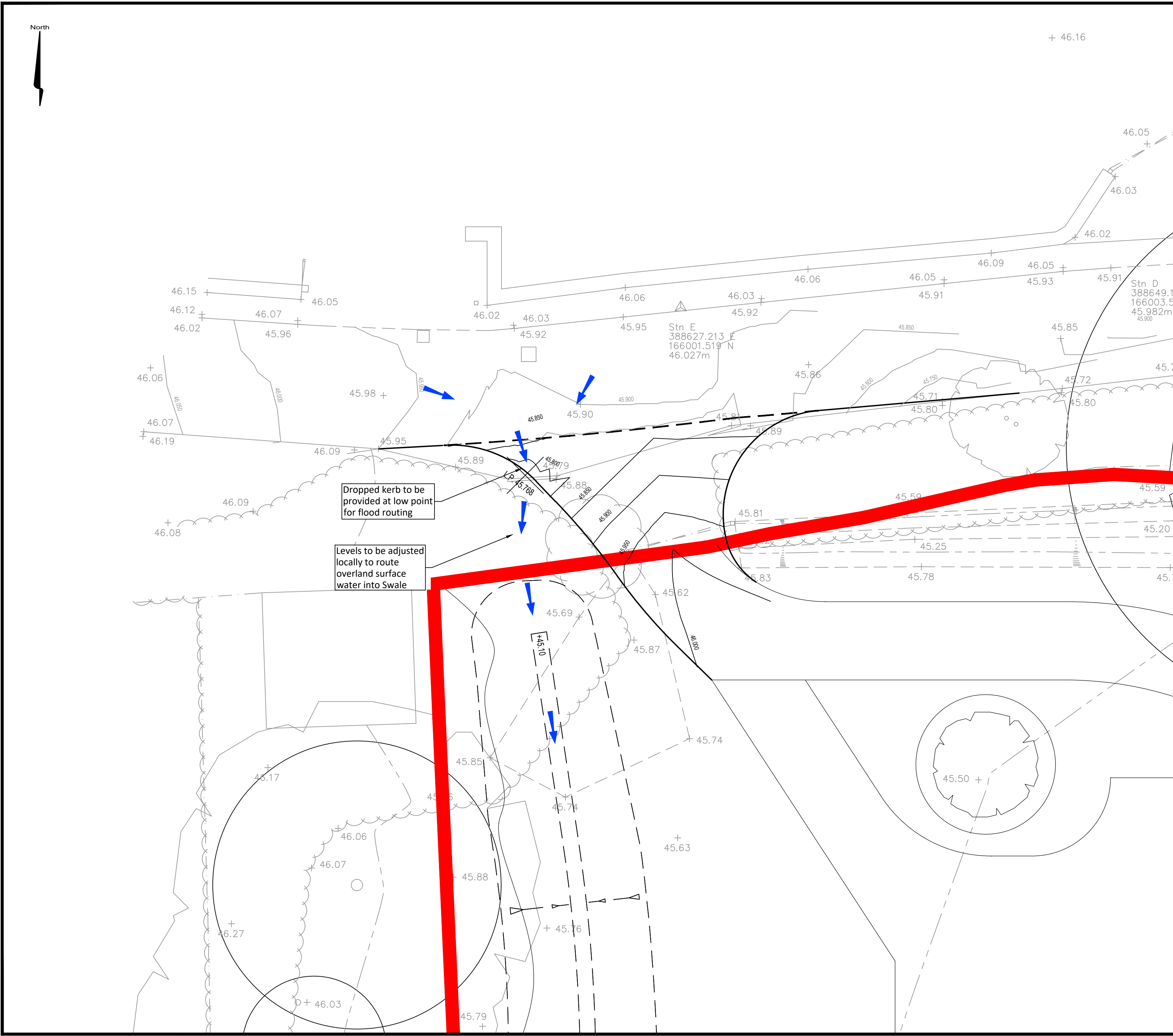
MONTREUX HOUSE, 18A JAMES STREET WEST
BATH BA1 2BT
t: 01225 444 011
www.ima-tp.com

CLIENT: Mr S Rogers

PROJECT: First Lane, Whitley

TITLE: Assessment of Surface Water Flood Risk Volumes

SCALE: (A2) 1:500	CHECKED: DS	APPROVED: DS
CAD FILE: IMA-25-124-007.dwg	DESIGN/DRAWN: ND	DATE: 29.10.2025
PROJECT No: IMA-25-124	DRAWING No: 007	REV: A



DRAWING STATUS:

Planning



MONTREUX HOUSE, 18A JAMES STREET WEST
BATH BA1 2BT
t: 01225 444 011
www.ima-tp.com

Mr S Rogers

First Lane, Whitley

Flood Routing at Site Access

SCALE: (A2) 1:100	CHECKED: DS	APPROVED: DS
CAD FILE: IMA-25-124-008.dwg	DESIGN/DRAWN: ND	DATE: 04.02.2026
PROJECT No: IMA-25-124	DRAWING No: 008	REV: -

APPENDIX G

Photographs

Fist lane, Whitley

IMA-18-161

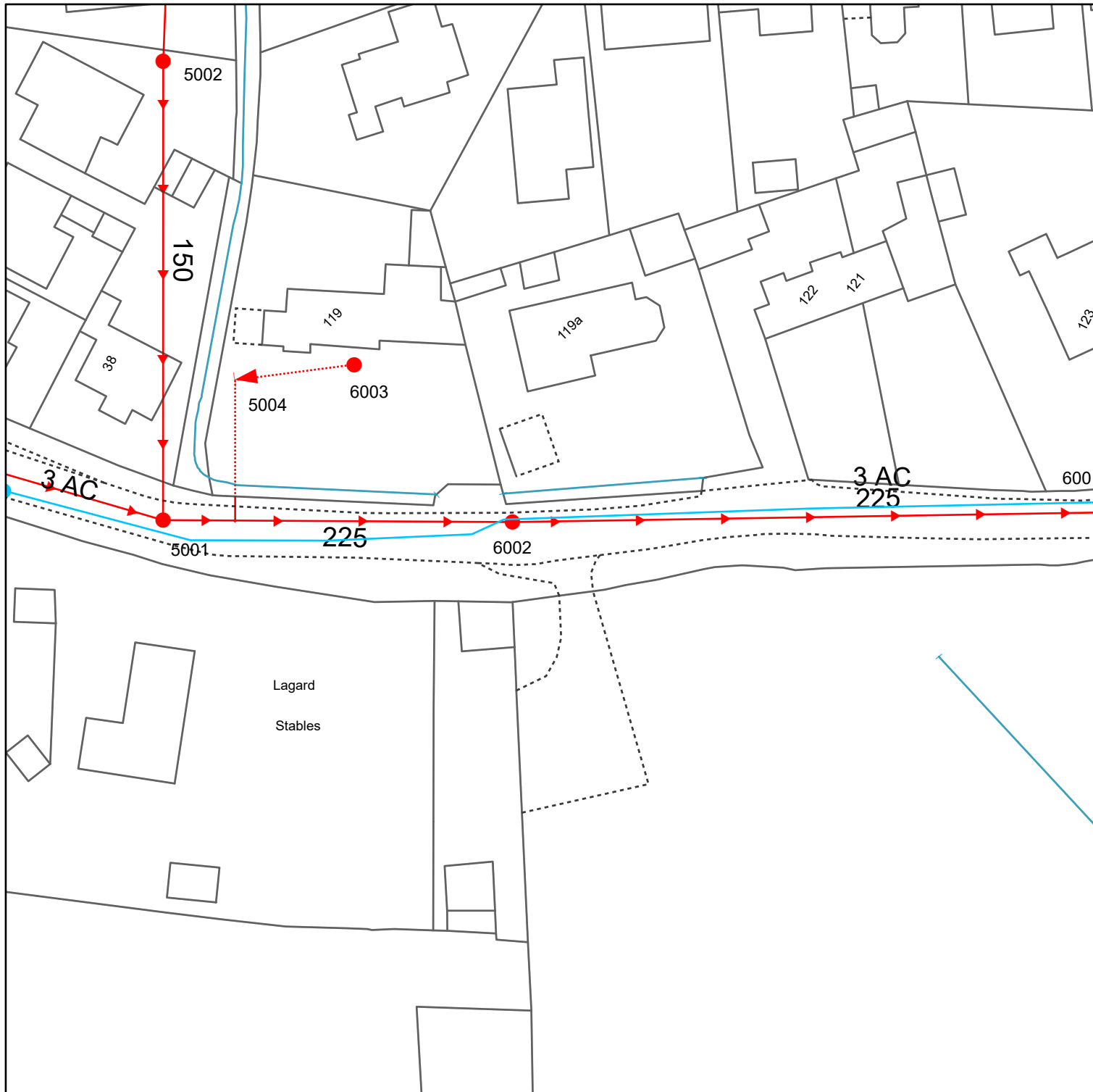
Photographs





APPENDIX H
Wessex Water Asset Mapping
Wessex Water Correspondence

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		Combined										Standby Rising Mains		Culverted Watercourse
	Raw Water		Abandoned										Effluent Disposal		Highway Drain
	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).													
	Private	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		Vent Column										
			Outfall		Rodding Eye										
			Lamphole		Catchpit										
			Bifurcation - Foul		Flushing Chamber										
			Bifurcation - Surface		Soakaway										
			Bifurcation - Combined		Non Return Valve										
			Combined Sewage Overflow		Air Valve										
					Hatch Box										
					Washout										
												OTHER STRUCTURES			
													Attenuation Tank		Tunnel
													Storage Tank		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.

OTHER STRUCTURES

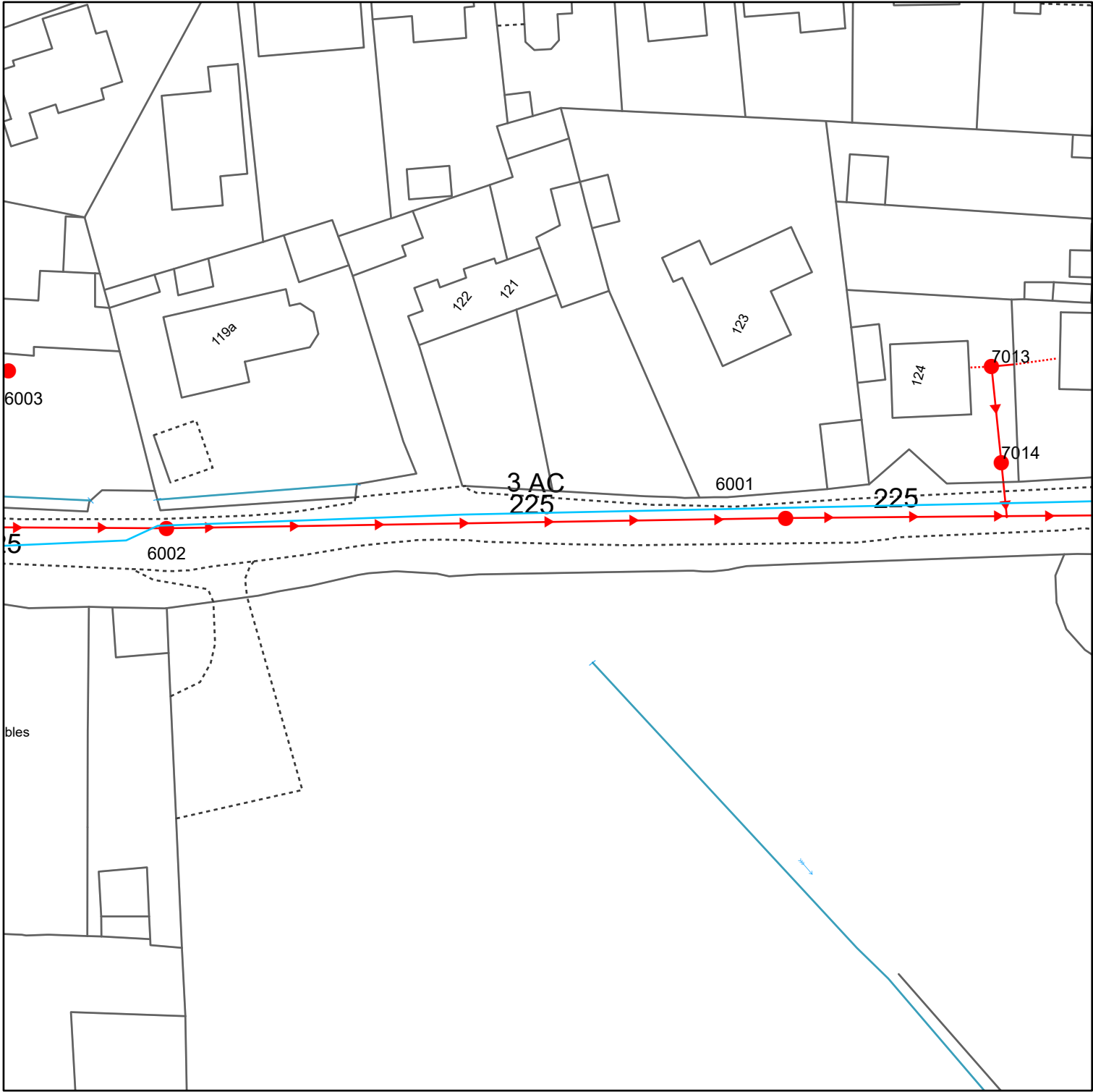
	Attenuation Tank		Tunnel
	Storage Tank		Interceptor

Wessex Water
YTL GROUP

Date: 28/08/2025
Centre: 388624E, 165998N
Scale: 1:625
(when printed at A4 size)



Wessex Water Network Map



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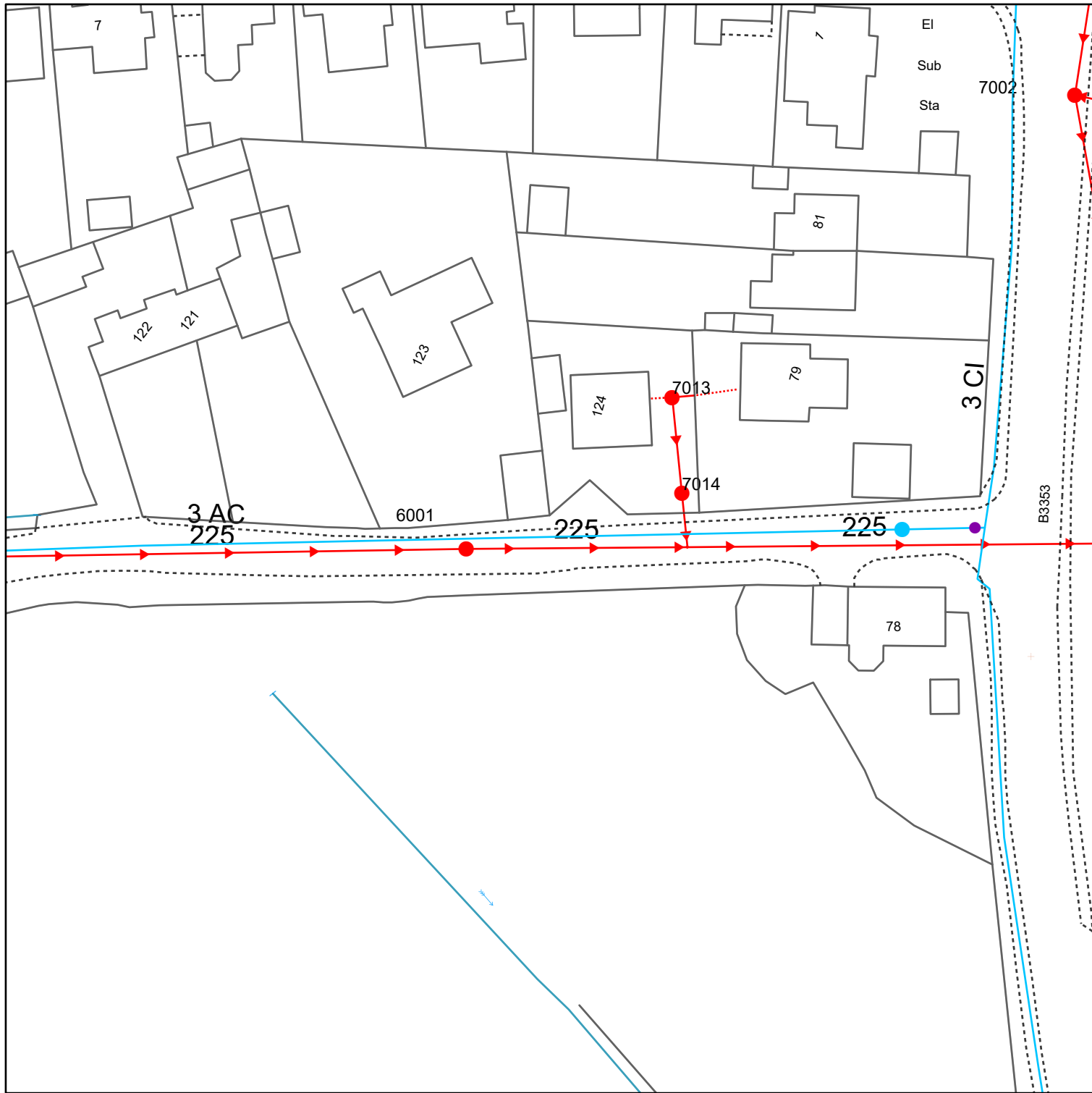
WATER MAINS		SEWERS		STRATEGIC PUBLIC		PRIVATE		SECTION 104		OTHER WESSEX PIPES		NON-WESSEX / UNKNOWN	
Distribution	Washout	Foul	Surface	Foul	Surface	Foul	Surface	Foul	Surface	Rising Mains	Standby Rising Mains	Private Rising Mains	Culverted Watercourse
Raw Water	Abandoned	Combined	Abandoned	Combined	Abandoned	Combined	Abandoned	Combined	Abandoned	EDM	Effluent Disposal	Highway Drain	Use Unknown
Private		Overflow		Overflow		Overflow		Overflow		Syphon		Status Unknown	
FITTINGS		STRUCTURES		STRUCTURES		STRUCTURES		STRUCTURES		OTHER STRUCTURES		OTHER STRUCTURES	
Hydrant	Other	Manhole - Foul	Manhole - Surface	Manhole - Foul	Manhole - Surface	Manhole - Foul	Manhole - Surface	Manhole - Foul	Manhole - Surface	Attenuation Tank	Storage Tank	Chamber	Tunnel
		Inlet	Outfall	Inlet	Outfall	Inlet	Outfall	Inlet	Outfall			Interceptor	
		Lamphole		Lamphole		Lamphole		Lamphole					
		Bifurcation - Foul	Bifurcation - Surface	Bifurcation - Foul	Bifurcation - Surface	Bifurcation - Foul	Bifurcation - Surface	Bifurcation - Foul	Bifurcation - Surface				
		Combined Sewage Overflow		Combined Sewage Overflow		Combined Sewage Overflow		Combined Sewage Overflow					
				Pumping Station - Surface	Pumping Stn - Foul/Combined	Pumping Station - Surface	Pumping Stn - Foul/Combined	Pumping Station - Surface	Pumping Stn - Foul/Combined				
				Gully	Vent Column	Gully	Vent Column	Gully	Vent Column				
				Rodding Eye	Catchpit	Rodding Eye	Catchpit	Rodding Eye	Catchpit				
				Flushing Chamber	Soakaway	Flushing Chamber	Soakaway	Flushing Chamber	Soakaway				
				Non Return Valve	Air Valve	Non Return Valve	Air Valve	Non Return Valve	Air Valve				
				Hatch Box	Washout	Hatch Box	Washout	Hatch Box	Washout				

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Wessex Water
YTL GROUP

Date: 28/08/2025
Centre: 388663E, 165999N
Scale: 1:625
(when printed at A4 size)

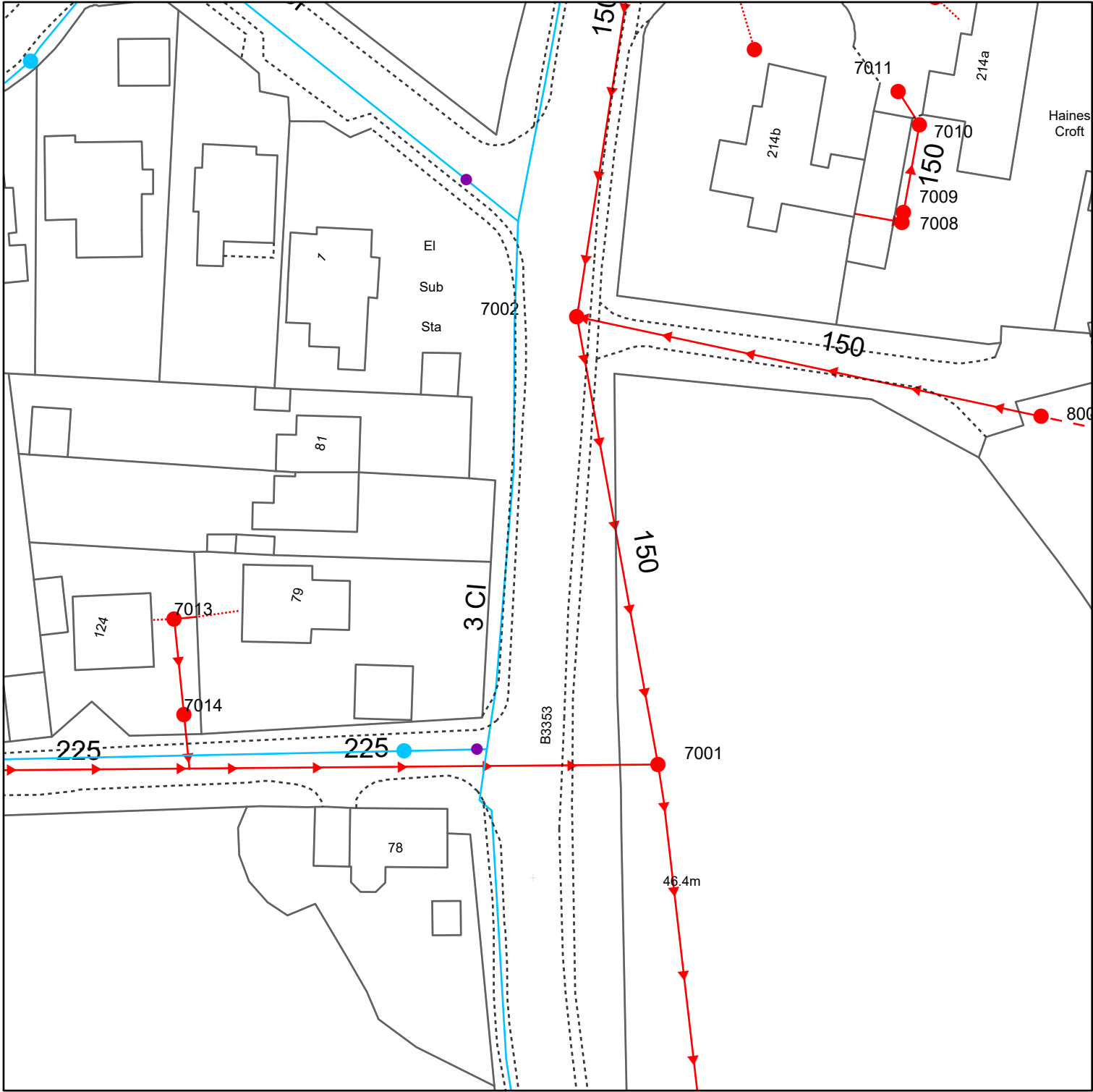
Wessex Water Network Map



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WATER MAINS		SEWERS		STRATEGIC PUBLIC		PRIVATE		SECTION 104		OTHER WESSEX PIPES		NON-WESSEX / UNKNOWN		
	Distribution		Foul								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).												
FITTINGS		Some styles of line and symbol are shown on the key in sample/typical colours.												
	Hydrant	STRUCTURES			Pumping Station - Surface									
	Other		Manhole - Foul		Pumping Stn - Foul/Combined									
			Manhole - Surface		Gully									
			Manhole - Combined		Vent Column									
			Inlet		Rodding Eye									
			Lamphole		Catchpit									
			Bifurcation - Foul		Flushing Chamber									
			Bifurcation - Surface		Soakaway									
			Bifurcation - Combined		Non Return Valve									
			Combined Sewage Overflow		Air Valve			Hatch Box		X		Washout		
													Chamber	
													Tunnel	
													Interceptor	
 YTL GROUP														
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											OTHER STRUCTURES			
												Attenuation Tank		Tunnel
												Storage Tank		Interceptor
											Date:	28/08/2025		
											Centre:	388700E, 166002N		
											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	Surface	Surface	Rising Mains	Private Rising Mains
Washout	Combined	Surface	Surface	Surface	Standby Rising Mains	Culverted Watercourse
Raw Water	Abandoned	Surface	Surface	Surface	EDM Effluent Disposal	Highway Drain
Abandoned		Surface	Surface	Surface	Overflow	Use Unknown
Private		Surface	Surface	Surface	Syphon	Status Unknown
FITTINGS	STRUCTURES					
Hydrant	Manhole - Foul	Pumping Station - Surface	Pumping Stn - Foul/Combined			
Other	Manhole - Surface	Gully	Vent Column			
	Manhole - Combined	Rodding Eye	Catchpit			
	Inlet	Outfall	Flushing Chamber			
	Lamphole		Soakaway			
	Bifurcation - Foul		Non Return Valve			
	Bifurcation - Surface		Air Valve			
	Bifurcation - Combined		Hatch Box			
	Combined Sewage Overflow		Washout			

OTHER STRUCTURES

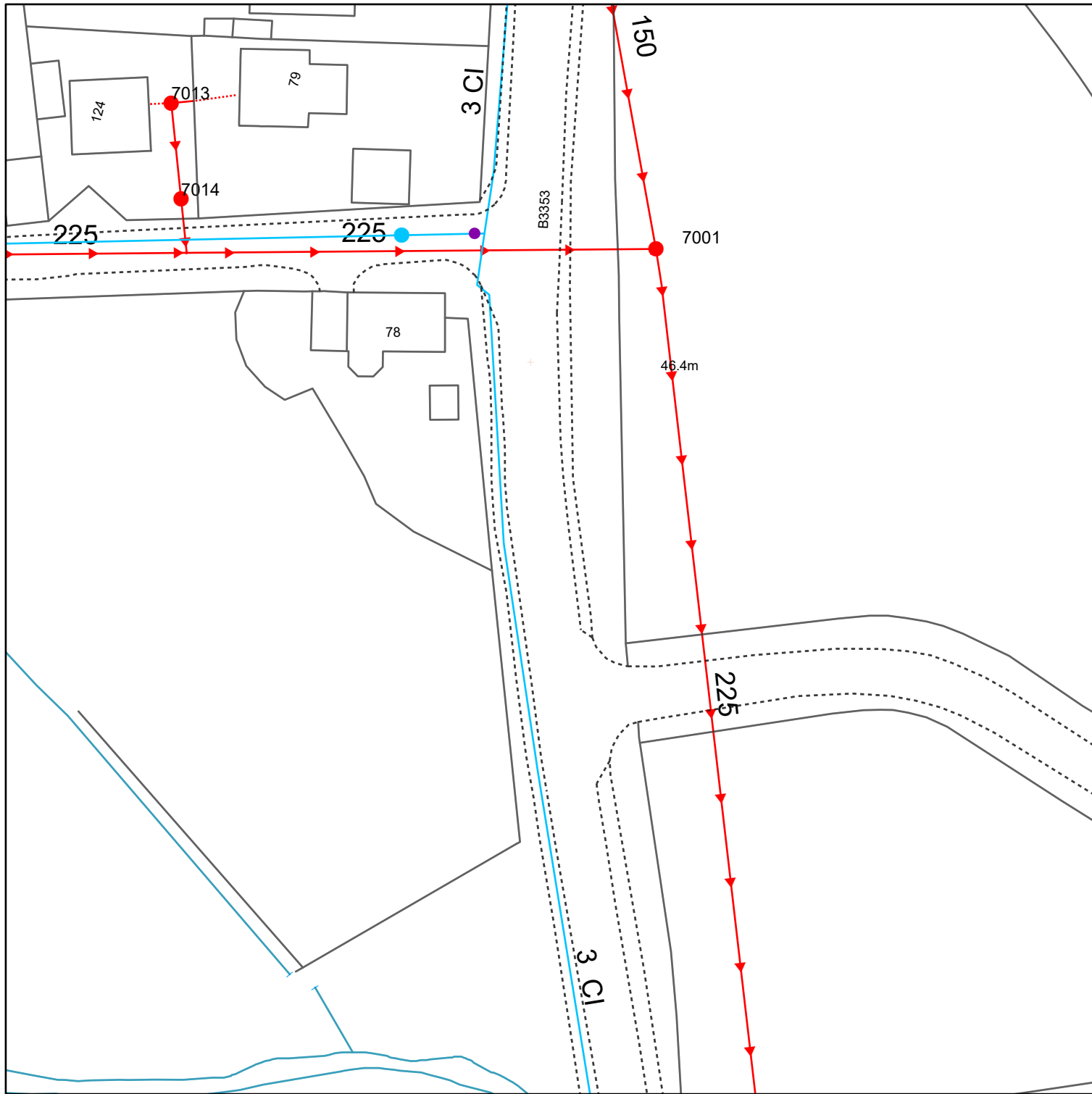
- Attenuation Tank
- Storage Tank
- Chamber
- Tunnel
- Interceptor

Wessex Water
YTL GROUP

Date: 28/08/2025
Centre: 388757E, 166028N
Scale: 1:625
(when printed at A4 size)

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Wessex Water Network Map



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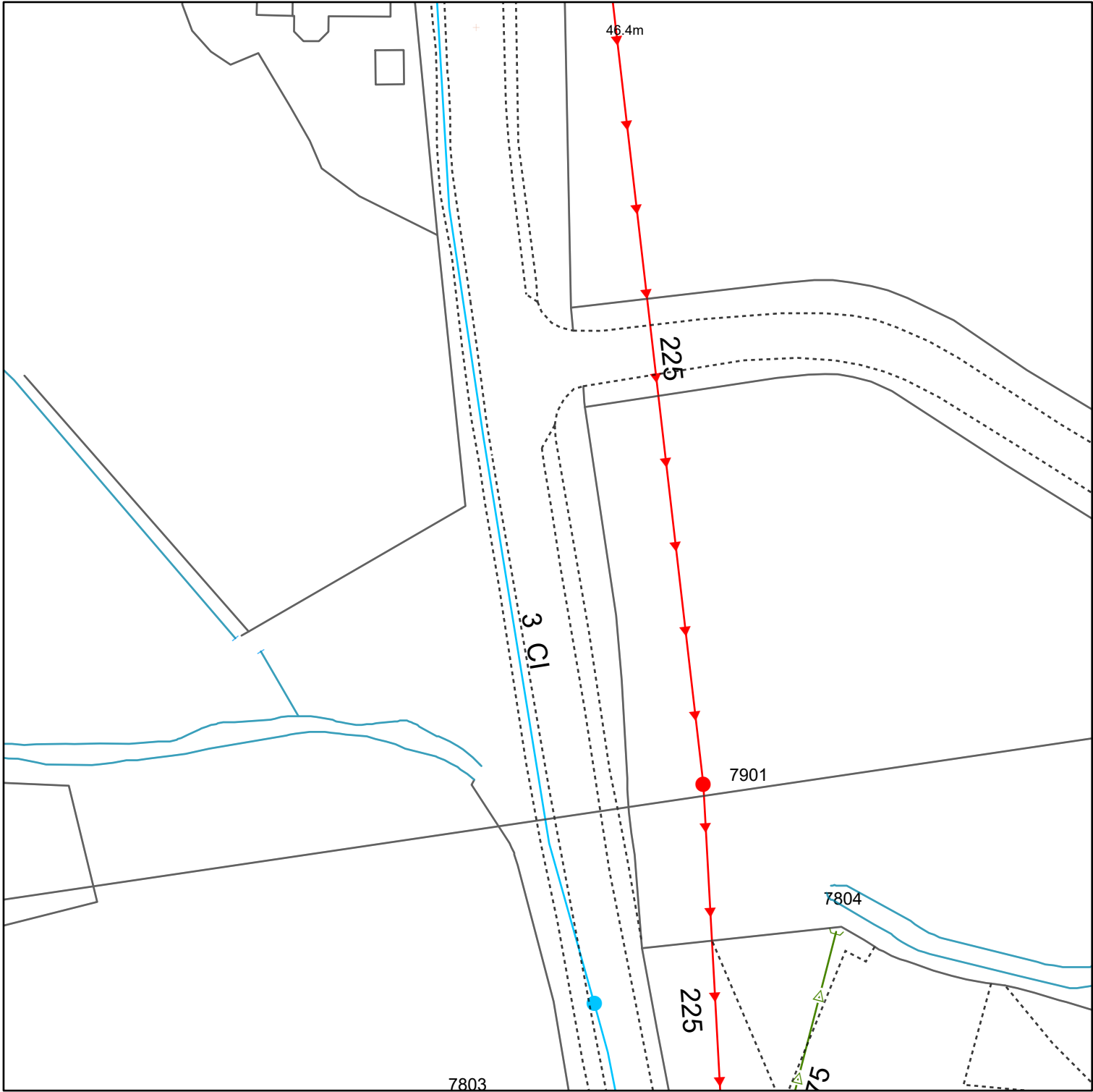
WATER MAINS		SEWERS		STRATEGIC		PUBLIC		PRIVATE		SECTION 104		OTHER WESSEX PIPES		NON-WESSEX / UNKNOWN	
	Distribution		Foul		Surface								Rising Mains		Private Rising Mains
	Washout		Surface		Combined								Standby Rising Mains		Culverted Watercourse
	Raw Water		Abandoned										Effluent Disposal		Highway Drain
	Abandoned												Overflow		Use Unknown
	Private												Syphon		Status Unknown
FITTINGS		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.													
	Hydrant	STRUCTURES			Manhole - Foul		Pumping Station - Surface								
	Other		Manhole - Surface		Pumping Stn - Foul/Combined										
			Manhole - Combined		Gully										
			Inlet		Vent Column										
			Outfall		Rodding Eye										
			Lamphole		Catchpit										
			Bifurcation - Foul		Flushing Chamber										
			Bifurcation - Surface		Soakaway										
			Bifurcation - Combined		Non Return Valve										
			Combined Sewage Overflow		Air Valve		Hatch Box		Washout						
												OTHER STRUCTURES			Chamber
															Tunnel
															Interceptor

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Date: 28/08/2025
Centre: 388757E, 165969N
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	Surface	Combined	Rising Mains	Private Rising Mains
Washout	Surface	Surface	Surface	Combined	Standby Rising Mains	Culverted Watercourse
Raw Water	Combined	Combined	Combined	Combined	EDM Effluent Disposal	Highway Drain
Abandoned	Abandoned	Abandoned	Abandoned	Abandoned	Overflow	Use Unknown
Private	Private	Private	Private	Private	Syphon	Status Unknown
FITTINGS	STRUCTURES	Pumping Station - Surface	Pumping Stn - Foul/Combined	Gully	OTHER STRUCTURES	Chamber
Hydrant	Manhole - Foul	Vent Column	Rodding Eye	Catchpit	Attenuation Tank	Tunnel
Other	Manhole - Surface	Flushing Chamber	Soakaway	Non Return Valve	Storage Tank	Interceptor
	Manhole - Combined	Air Valve	Hatch Box	Washout		
	Inlet	Outfall				
	Lamphole					
	Bifurcation - Foul					
	Bifurcation - Surface					
	Bifurcation - Combined					
	Combined Sewage 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). Some styles of line and symbol are shown on the key in sample/typical colours.

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Wessex Water
YTL GROUP

Date: 28/08/2025
Centre: 388763E, 165931N
Scale: 1:625
(when printed at A4 size)

Our ref: WW/NC/ 3847

Site address: First Lane, Whitley, SN12 8RH

Development description: Construction of 2 dwellings

Thank you for your online pre planning enquiry submission. Please find attached a map showing the approximate location of our services near the site.

Wessex Water can advise the following.

Surface water drainage

Surface water must be disposed of via the SuDS Hierarchy which is subject to Building Regulations and NPPF.

No surface water runoff, land drainage or ground water will be accepted into a public sewer that carries sewerage, either directly or indirectly. Our rainwater drainage policy can be found on our [website](#).

The National Planning Policy Framework (NPPF) mandates that Sustainable Drainage Systems (SuDS) must be incorporated into new developments to manage surface water runoff, mitigate flood risks, and provide additional benefits, including enhanced water quality and green spaces.

In line with the drainage hierarchy outlined in Approved Document H of the Building Regulations, Planning Practice Guidance, and the necessity to address water scarcity, all surface water runoff should aim to be discharged as high up the surface water discharge hierarchy as feasible.

Defra have announced new national standards for SuDS. The national surface water hierarchy has been updated and runoff from the development shall be discharged to the following final destinations, to the maximum extent practicable, in accordance with the below hierarchy:

- collected for non-potable use (water re-use)
- infiltrated to ground
- discharged to an above ground surface water body
- discharged to a surface water sewer, or another piped surface water drainage system
-

Note: To utilise a lesser priority final destination, appropriate evidence shall be provided that demonstrates all higher priority final destinations have been utilised to the maximum extent practicable. Higher cost alone shall not be a reason to utilise lower priority final destinations.

If you are offering the shared drainage for Section 104 adoption please refer to the Sewerage Sector Guidance [Sector guidance on sewerage and water adoption agreements](#)

Surface Water

Review of the drainage proposals submitted in support of this application indicates that the surface water discharge is proposed to a ditch/watercourse.

Surface Water Discharge Strategy and watercourse discharge to be agreed with the Lead Local Flood Authority (LLFA)

Foul drainage

Wessex can confirm capacity for the Foul connection.

Wessex Water will accommodate domestic type foul flows in the public foul sewer with connections made on a size for size basis, Developers fund the cost of connecting to the nearest 'size for size' sewer and Wessex Water will manage the sewer network to accommodate foul flows from granted development. We fund this through our infrastructure charging arrangements.

The nearest suitable size for size point of discharge is the **225mm** Public foul Sewer in First Lane. Connection can be made via manhole ref: **ST88666001** – FWMH **6001** as shown on the attached map.

Cover Level (m AOD): **46.569**

Lowest Invert (m AOD): **44.021**

The point of connection to the public foul network is by application and agreement and Wessex Water will accommodate domestic type foul flows in the public foul sewer with connections made on a 'size for size' basis, Developers fund the cost of connecting to the nearest 'size for size' foul sewer and Wessex Water will manage the foul sewer network to accommodate foul flows from granted development. We fund this through our infrastructure charging arrangements.

Wastewater

Separated systems of drainage are required: Wessex Water will not accept surface water or land drainage flows to the public foul sewer and treatment works, either directly or indirectly.

Water supply

There is 3" Water distribution main located in First Lane from which a suitable point of connection could be made.

Supply connections

For further assistance please contact Planning Liaison via
planning.liaison@wessexwater.co.uk

Note: These comments are based upon known circumstances prevailing at the time of writing. A review of the contents of this email 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

Kind regards

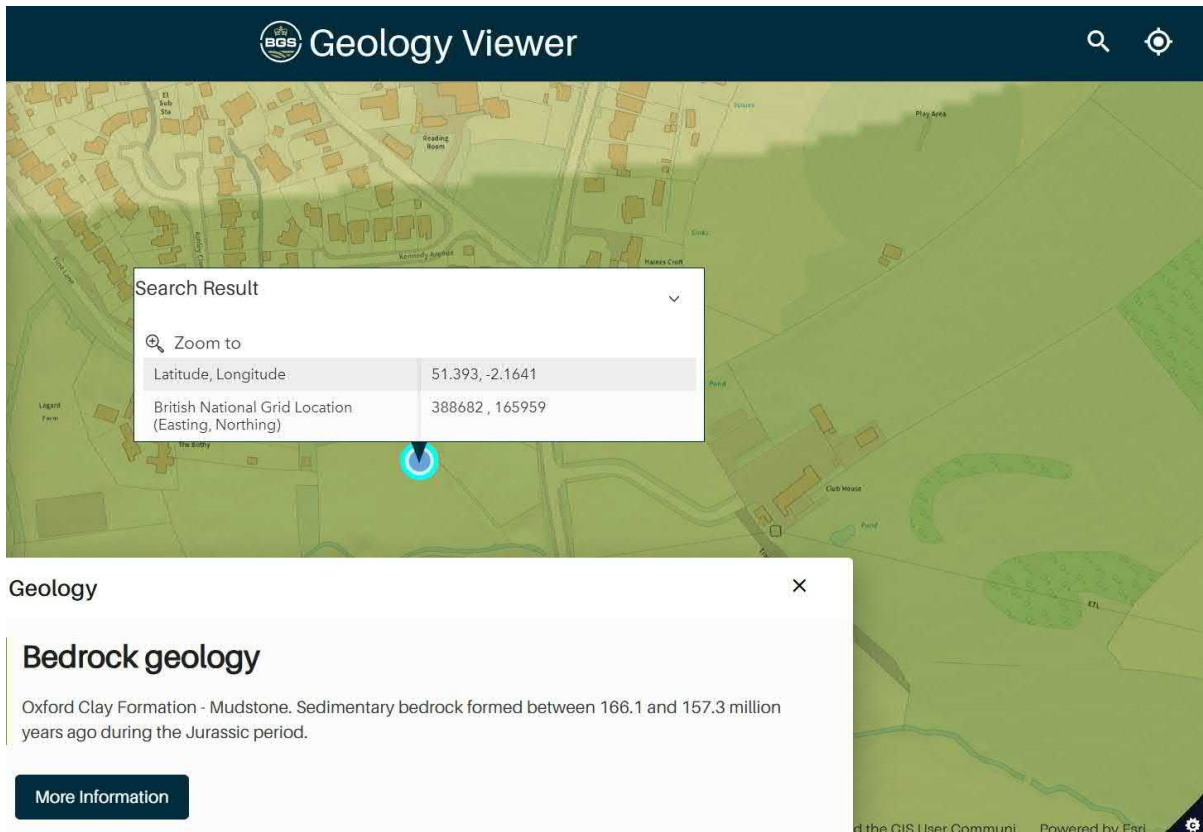
APPENDIX I

BGS Mapping

Soilscape Mapping

ArcGIS SFRA Mapping

BGS Mapping (Bedrock)



Geology Viewer

Search Result

Zoom to

Latitude, Longitude	51.393, -2.1641
British National Grid Location (Easting, Northing)	388682, 165959

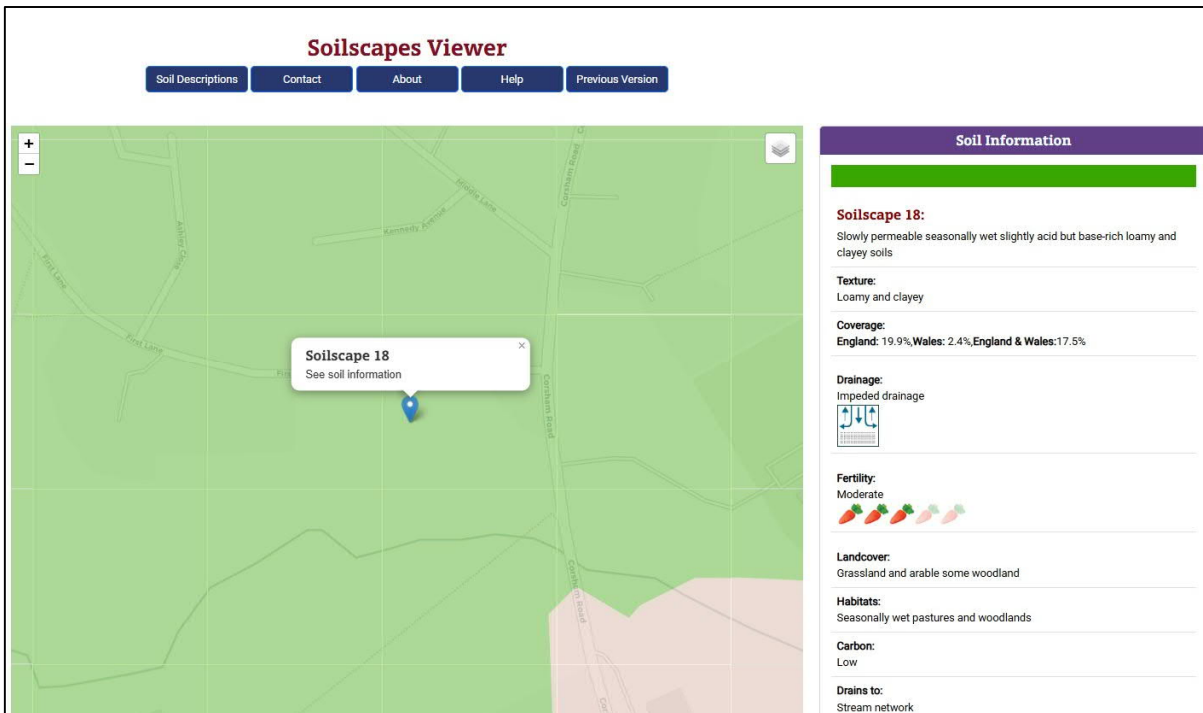
Geology

Bedrock geology

Oxford Clay Formation - Mudstone. Sedimentary bedrock formed between 166.1 and 157.3 million years ago during the Jurassic period.

[More Information](#)

Soilscape Mapping



Soilscape Viewer

[Soil Descriptions](#) [Contact](#) [About](#) [Help](#) [Previous Version](#)

Soil Information

Soilscape 18:
Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils

Texture:
Loamy and clayey

Coverage:
England: 19.9%, Wales: 2.4%, England & Wales: 17.5%

Drainage:
Impeded drainage

Fertility:
Moderate

Landcover:
Grassland and arable some woodland

Habitats:
Seasonally wet pastures and woodlands

Carbon:
Low

Drains to:
Stream network

