

Appendix A

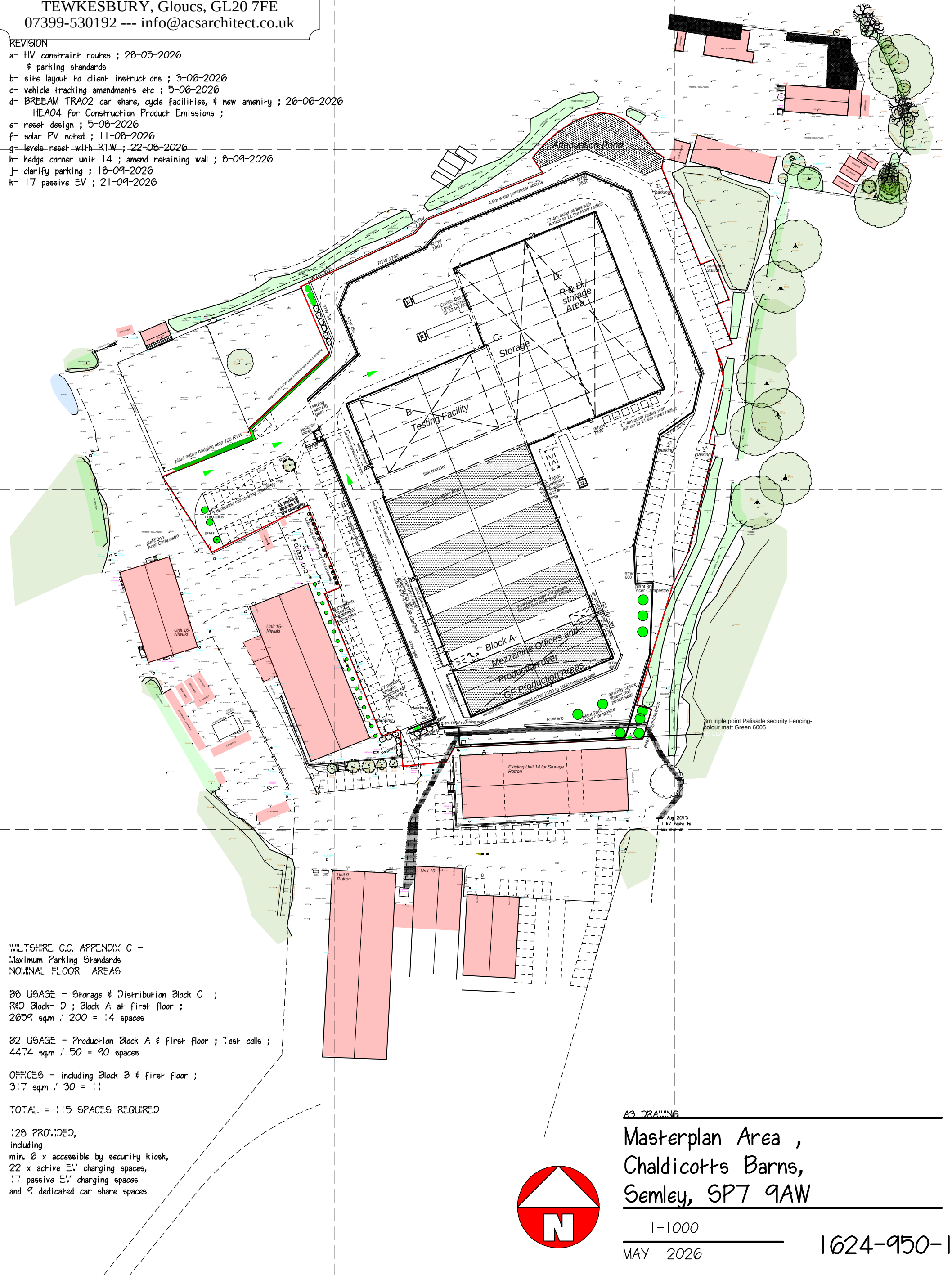


Chartered Architect
Dip. Arch (Leics)

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07399-530192 --- info@acsarchitect.co.uk

REVISION

- a- HV constraint routes ; 28-05-2026
£ parking standards
- b- site layout to client instructions ; 3-06-2026
- c- vehicle tracking amendments etc ; 5-06-2026
- d- BREEAM TRA02 car share, cycle facilities, £ new amenity ; 26-06-2026
HEA04 for Construction Product Emissions ;
- e- reset design ; 5-08-2026
- f- solar PV noted ; 11-08-2026
- g- levels reset with RTW ; 22-08-2026
- h- hedge corner unit 14 ; amend retaining wall ; 8-09-2026
- j- clarify parking ; 18-09-2026
- k- 17 passive EV ; 21-09-2026



WILTSHIRE C.C. APPENDIX C -
Maximum Parking Standards
NOMINAL FLOOR AREAS

B8 USAGE - Storage & Distribution Block C ;
R&D Block D ; Block A at first floor ;
2659 sqm / 200 = 14 spaces

B2 USAGE - Production Block A & first floor ; Test cells ;
4474 sqm / 50 = 90 spaces

OFFICES - including Block B & first floor ;
317 sqm / 30 = 11

TOTAL = 115 SPACES REQUIRED

128 PROVIDED,
including
min. 6 x accessible by security kiosk,
22 x active EV charging spaces,
17 passive EV charging spaces
and 9 dedicated car share spaces

A3 DRAWING

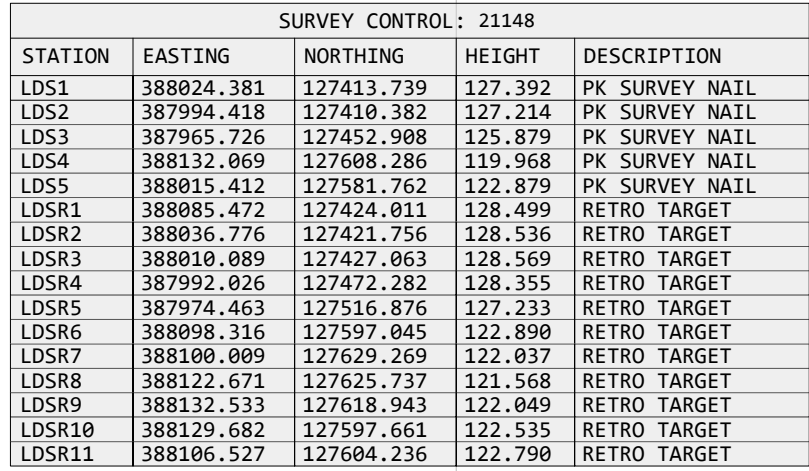
Masterplan Area ,
Chaldicotts Barns,
Semley, SP7 9AW

1-1000

MAY 2026

1624-950-1k

Appendix B



NOTES: DO NOT REMOVE THESE NOTES FROM THIS DRAWING

Land Development Services Ltd. on the copyright of these drawings. Their written consent must be obtained before this drawing is copied, forwarded to any third parties, or used for any purpose other than the one it which it was supplied.

This survey has been carried out by an accuracy consistent with the presentation scale noted below. The survey was carried out within the tolerance associated with this scale. The same accuracies implied by the plotting scale are equally applicable to digital data supplied for CAD.

The horizontal / vertical control of this survey is based on Ordnance Survey grid as translated from GPS co-ordinates using the OSTN15 and OSGM15 transformation supplied by OS. We have applied the OSTN15 and OSGM15 transformation to the data. Vertical values may differ from existing OS benchmarks in the vicinity which should be disregarded. All levels should be taken from OS benchmarks / stations.

While every effort has been made to identify all visible above-ground features, it should be noted that there may be features obscured or inaccessible at the time of survey. The same accuracies implied by the plotting scale are equally applicable to digital data supplied for CAD.

Boundaries shown are not necessarily legal boundaries.

All levels, heights, measurements and dimensions are in metres unless otherwise stated.

Eaves levels are taken at the bottom of the lowest roof line. Where eavesline or fascia or features are surveyed these are recorded as such.

All below-ground features (including drainage, voids and services) have been identified from above ground features and detailed in the plan (such as pits, manholes, pipe positions and alignments etc.) will be approximately only. Underground features have not been traced, but any visible surface features have been located.

Spot heights displayed within the road width are road/gutter levels, not top of kerb.



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● Land & Building Surveyors ●

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RICS



THE SURVEY ASSOCIATION

Land Development Services Ltd.
Unit 15, Glenmore Business Park, Telford Rd, Salisbury. SP2 7GL

Client:

CHALDICOTT LTD.

Drawing Title:

TOPOGRAPHIC SURVEY

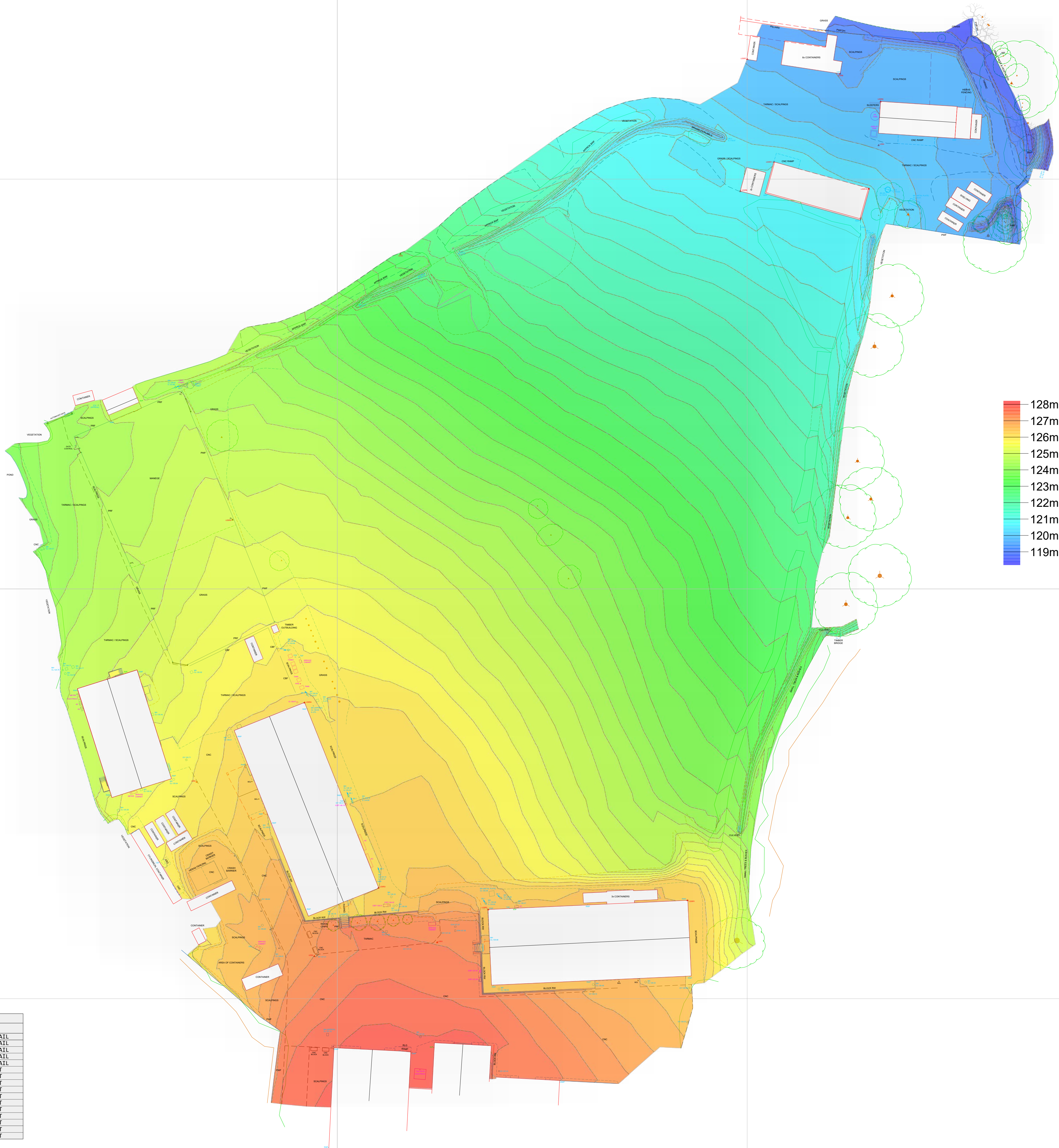
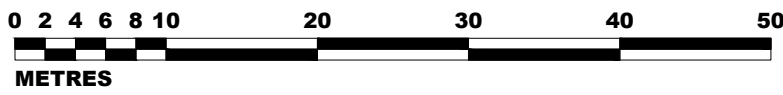
Project:

CHALDICOTTS BARNES SEMLEY

Survey is to OS Grid, located via use of GPS positioning.

Level values in metres, related to Ordnance Datum Newlyn.

Scale:	Drawing No:	Revision:
1:500 Plotted on A1	LDS/21148 © Land Development Services Ltd. 2026	TP1 -

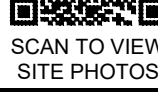
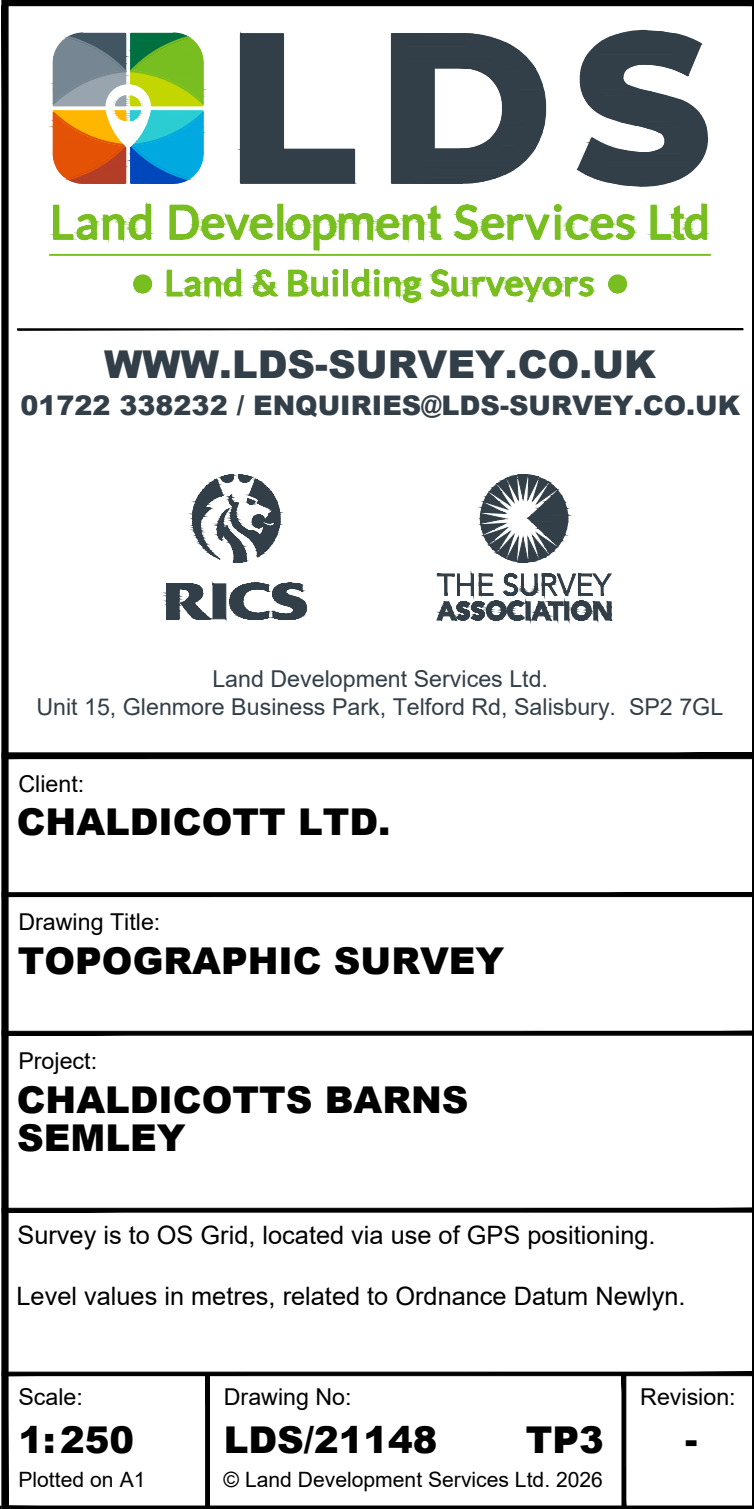


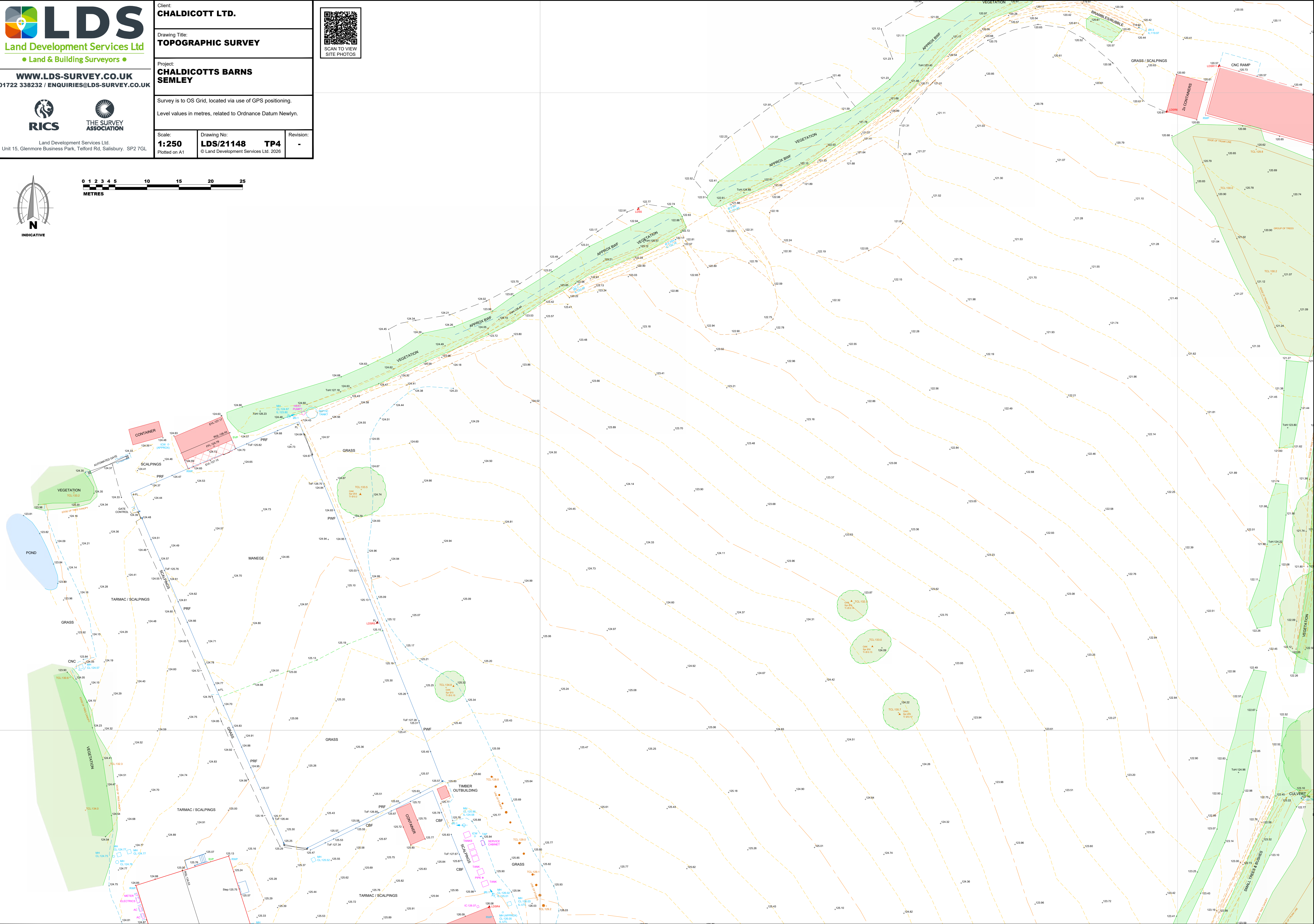
SURVEY CONTROL: 21448				
STATION	EASTING	NORTH	HEIGHT	DESCRIPTION
LD51	388624.381	127413.339	127.392	PK SURVEY NAIL
LD52	387994.418	127410.382	127.214	PK SURVEY NAIL
LD53	387965.726	127452.988	125.879	PK SURVEY NAIL
LD54	387994.418	127460.382	127.214	PK SURVEY NAIL
LD55	388015.412	127581.762	122.879	PK SURVEY NAIL
LD5R1	388085.472	127424.011	128.499	RETRO TARGET
LD5R2	388036.776	127424.756	128.536	RETRO TARGET
LD5R3	387994.418	127424.756	128.536	RETRO TARGET
LD5R4	387992.026	127546.822	128.355	RETRO TARGET
LD5R5	387979.065	127516.876	127.233	RETRO TARGET
LD5R6	387994.418	127519.879	127.233	RETRO TARGET
LD5R7	388106.089	127629.269	122.837	RETRO TARGET
LD5R8	388122.671	127625.737	121.568	RETRO TARGET
LD5R9	388132.533	127618.943	122.449	RETRO TARGET
LD5R10	388129.682	127618.943	122.449	RETRO TARGET
LD5R11	388106.527	127616.236	122.798	RETRO TARGET

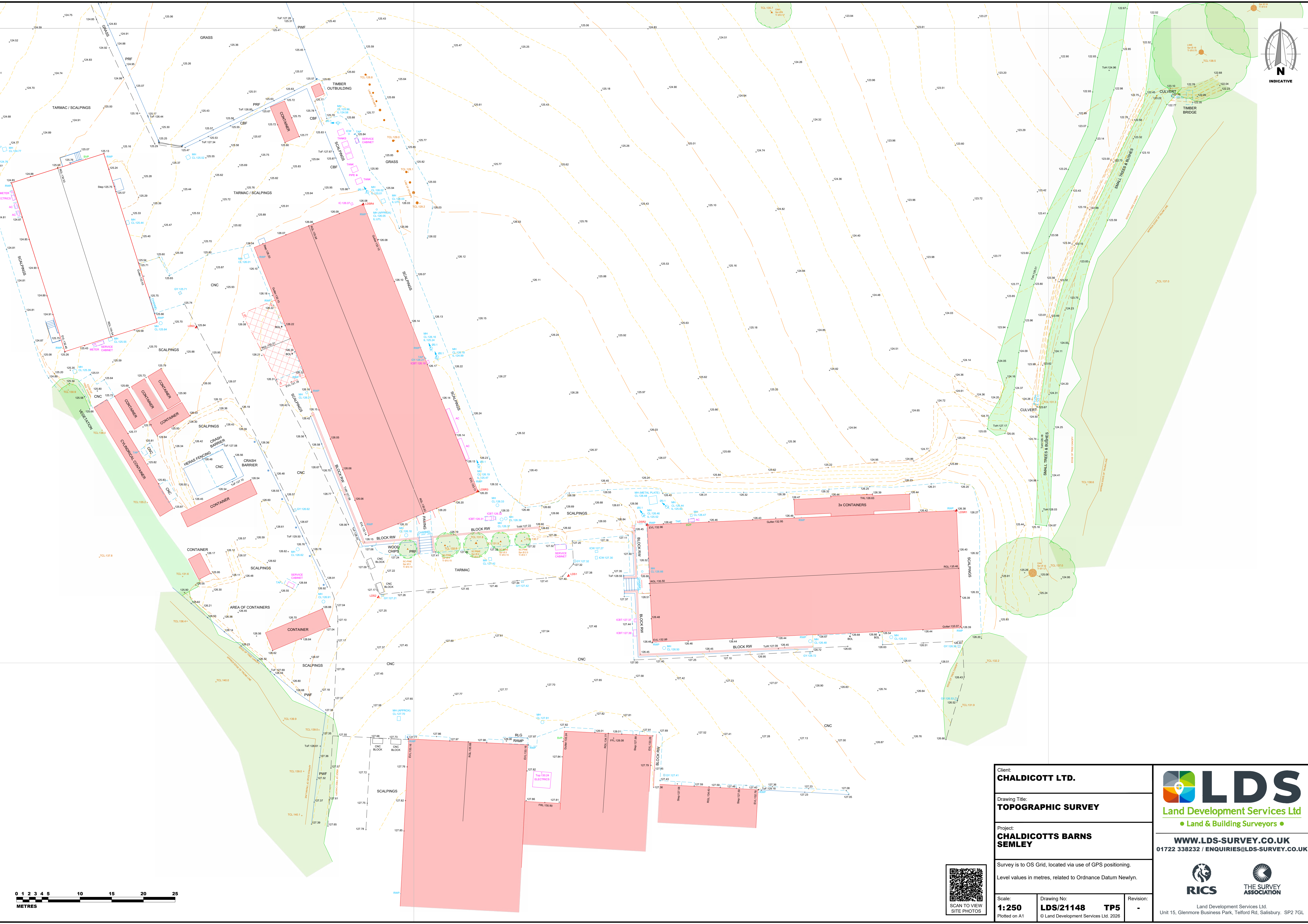
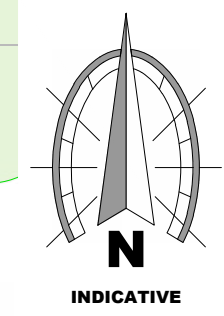


Level values in metres, related to Ordnance Datum Newlyn.

Scale: 1:500 Plotted on A1	Drawing No: LDS/21148 TP2 © Land Development Services Ltd. 2026	Revision: -
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Client: CHALDICOTT LTD.		
Drawing Title: TOPOGRAPHIC SURVEY		
Project: CHALDICOTTS BARN SEMLEY		
Survey is to OS Grid, located via use of GPS positioning. Level values in metres, related to Ordnance Datum Newlyn.		
Scale: 1:250 Plotted on A1	Drawing No: LDS/21148 TP5 © Land Development Services Ltd. 2026	Revision: -



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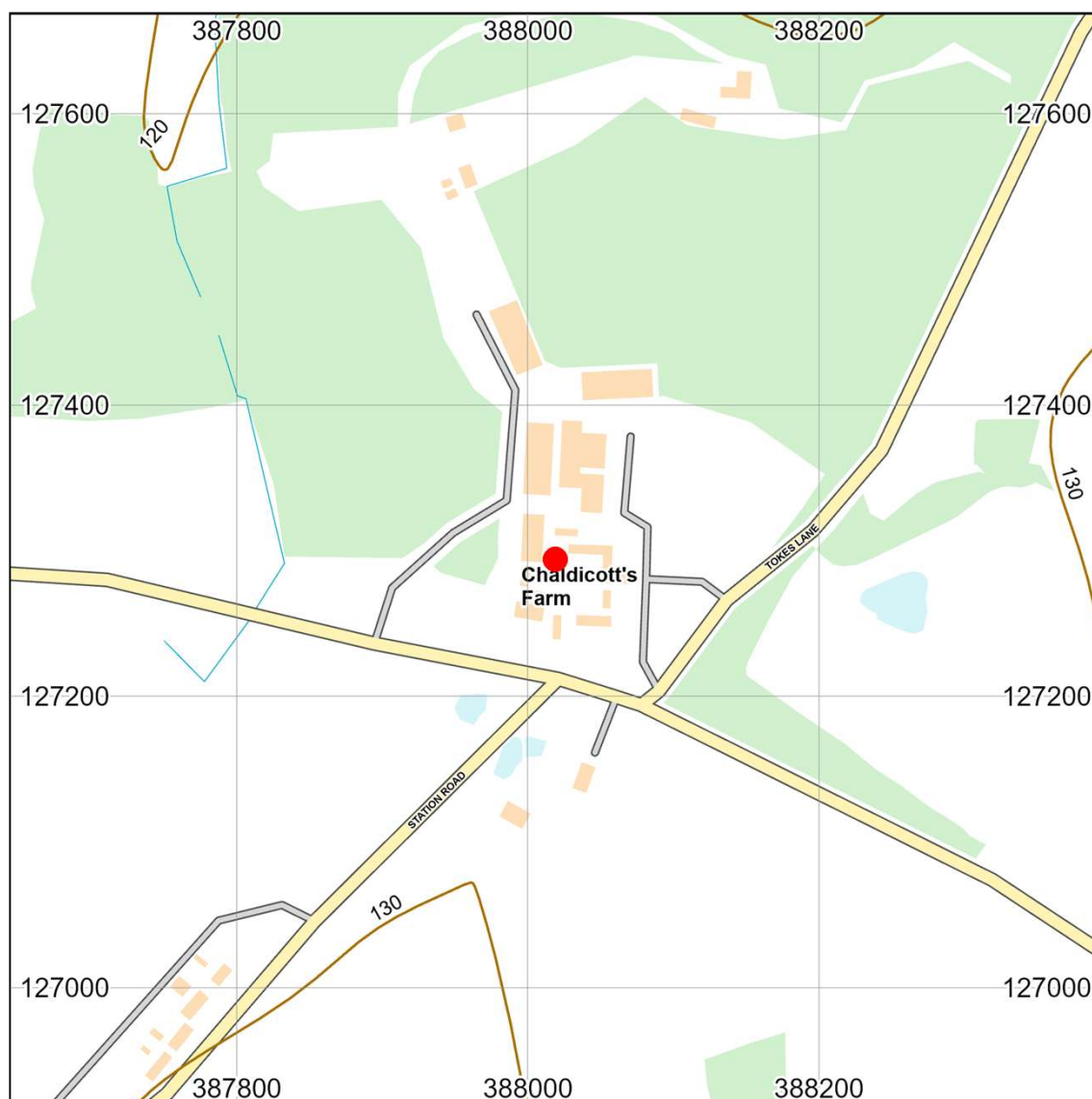
Infiltration SuDS GeoReport:

This report provides information on the suitability of the subsurface for the installation of infiltration sustainable drainage systems (SuDS). It provides information on the properties of the subsurface with respect to significant constraints, drainage, ground stability and groundwater quality protection.

Report Id: *BGS_348846/68432*

Client reference: 020.05075 Chaldicott Barns

Search location



Contains OS data © Crown Copyright and database right 2026. OS OpenMap Local:

Search location indicated in red

Site Address:

UNIT 7
CHADICOTT BARNES
SEMLEY
SHAFTESBURY
SP7 9AW

Point centred at: grid reference obtained from Ordnance Survey OS Places API

Assessment for an infiltration sustainable drainage system

Introduction

Sustainable drainage systems (SuDS) are drainage solutions that manage the volume and quality of surface water close to where it falls as rain. They aim to reduce flow rates to rivers, increase local water storage capacity and reduce the transport of pollutants to the water environment. There are four main types of SuDS, which are often designed to be used in sequence. They comprise:

- **source control:** systems that control the rate of runoff
- **pre-treatment:** systems that remove sediments and pollutants
- **retention:** systems that delay the discharge of water by providing surface storage
- **infiltration:** systems that mimic natural recharge to the ground.

This report focuses on infiltration SuDS. It provides subsurface information on the properties of the ground with respect to drainage, ground stability and groundwater quality protection. It is intended principally for those involved in the preliminary assessment of the suitability of the ground for infiltration SuDS, and those involved in assessing proposals from others for sustainable drainage, but it may also be useful to help house-holders judge whether or not further professional advice should be sought. If in doubt, users should consult a suitably-qualified professional about the results in this report before making any decisions based upon it.

This GeoReport is structured in two parts:

- **Part 1. Summary data.**

Comprises three maps that summarise the data contained within Part 2.

- **Part 2. Detailed data.**

Comprises a further 24 maps in four thematic sections:

- **Very significant constraints.** Maps highlight areas where infiltration may result in adverse impacts due to factors including: ground instability (soluble rocks, non-coal shallow mining and landslide hazards); persistent shallow groundwater, or the presence of made ground, which may represent a ground stability or contamination hazard.
- **Drainage potential.** Maps indicate the drainage potential of the ground, by considering subsurface permeability, depth to groundwater and the presence of floodplain deposits.
- **Ground stability.** Maps indicate the presence of hazards that have the potential to cause ground instability resulting in damage to some buildings and structures, if water is infiltrated to the ground.
- **Groundwater protection.** Maps provide key indicators to help determine whether the groundwater may be susceptible to deterioration in quality as a result of infiltration.

This report considers the suitability of the subsurface for the installation of infiltration SuDS, such as soakaways, infiltration basins or permeable pavements. It provides subsurface data to indicate whether, and which type of infiltration system may be appropriate. It does not state that infiltration SuDS are, or are not, appropriate as this is highly dependent on the design of the individual system. This report therefore describes the subsurface conditions at the site, allowing the reader to determine the suitability of the site for infiltration SuDS.

The map and text data in this report is similar to that provided in the '*Infiltration SuDS Map: Detailed*' national map product. For further information about the data, consult the '*User Guide for the Infiltration SuDS Map: Detailed*', available from <http://nora.nerc.ac.uk/16618/>.

PART 1: SUMMARY DATA

This section provides a summary of the data.

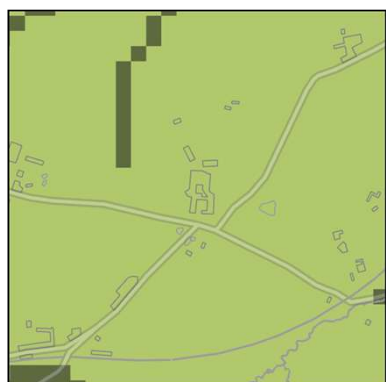
In terms of the drainage potential, is the ground suitable for infiltration SuDS?



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-  Highly compatible for infiltration SuDS. The subsurface is likely to be suitable for free-draining infiltration SuDS.
-  Probably compatible for infiltration SuDS. The subsurface is probably suitable although the design may be influenced by the ground conditions.
-  Opportunities for bespoke infiltration SuDS. The subsurface is potentially suitable although the design will be influenced by the ground conditions.
-  Very significant constraints are indicated. There is a very significant potential for one or more hazards associated with infiltration.

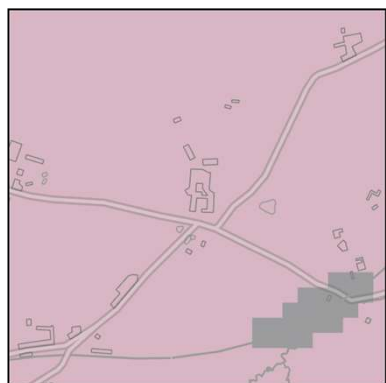
Is ground instability likely to be a problem?



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-  Increased infiltration is very unlikely to result in ground instability.
-  Ground instability problems may be present or anticipated, but increased infiltration is unlikely to result in ground instability.
-  Ground instability problems are probably present. Increased infiltration may result in ground instability.
-  There is a very significant potential for one or more geohazards associated with infiltration.

Is the groundwater susceptible to deterioration in quality?



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-  The groundwater is not expected to be especially vulnerable to contamination.
-  The groundwater may be vulnerable to contamination.
-  The groundwater is likely to be vulnerable to contaminants.
-  Made ground is present at the surface. Infiltration may increase the possibility of remobilising pollutants.

PART 2: DETAILED DATA

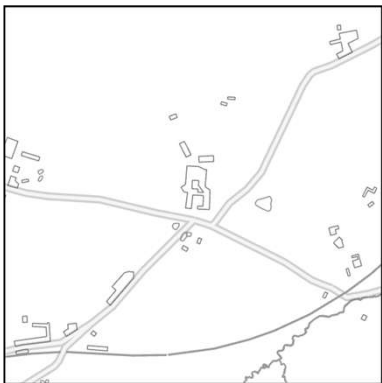
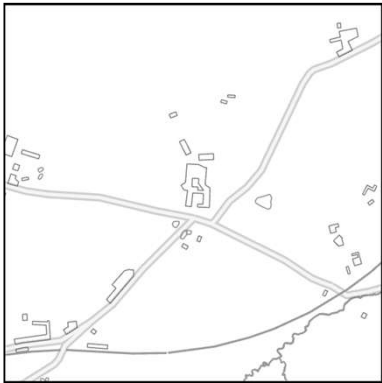
This section provides further information about the properties of the ground and will help assess the suitability of the ground for infiltration SuDS.

Section 1. Very significant constraints

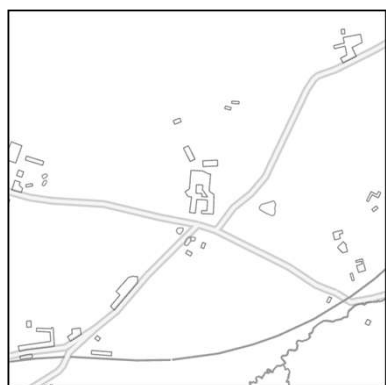
Where maps are overlain by grey polygons, geological or hydrogeological hazards may exist that could be made worse by infiltration. The following hazards are considered:

- soluble rocks
- landslides
- shallow mining (not including coal)
- shallow groundwater
- made ground

For more information read 'Explanation of terms' at the end of this report.

Soluble rock hazard	
 Contains OS data © Crown Copyright and database right 2026	☒ Very significant soluble rock hazard. Soluble rocks are present with a very significant possibility of localised subsidence that could be initiated or made worse by infiltration. The site investigation should consider whether the potential for or the consequences of subsidence as a result of infiltration are significant.
	☐ Very significant soluble rock hazards are not present; however this hazard may still need to be considered. See Part 3.
Landslide hazard	
 Contains OS data © Crown Copyright and database right 2026	☒ Very significant landslide hazard. Slope instability problems are almost certainly present and may be active. An increase in moisture content as a result of infiltration may cause the slope to fail. The site investigation should consider whether the potential for or the consequences of landslide as a result of infiltration are significant.
	☐ Very significant landslide hazards are not present; however this hazard may still need to be considered. See Part 3.

Shallow mining hazard (not including coal)

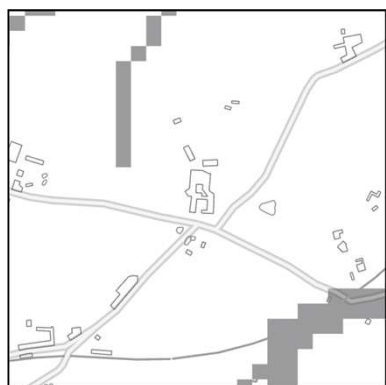


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☒ Very significant mining hazard.
Shallow mining is likely to be present with a very significant possibility of localised subsidence that could be initiated or made worse by increased infiltration. Also, infiltration may increase the possibility of remobilising pollutants. The site investigation should consider whether the potential for or consequences of subsidence and/or remobilisation of pollutants as a result of infiltration are significant.

☐ Very significant mining hazards are not present; however this hazard may still need to be considered. See Part 3.

Persistent shallow groundwater



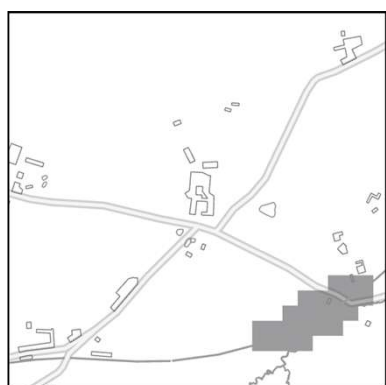
Contains OS data © Crown Copyright and database right 2026

☒ Very high likelihood of persistent or seasonally shallow groundwater.

Persistent or seasonally shallow groundwater is likely to be present. Infiltration may increase the likelihood of soakaway inundation, or groundwater emergence at the surface. The site investigation should consider whether the potential for or the consequences of groundwater level rise as a result of infiltration are significant.

☐ See Part 2 for the likely depth to water table.

Made ground



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☒ Made ground present.
Made ground is present at the surface. Infiltration may affect ground stability or increase the possibility of remobilising pollutants. The site investigation should consider whether the potential for or consequences of ground instability and/or pollutant leaching as a result of infiltration are significant.

☐ None recorded

Section 2. Drainage potential

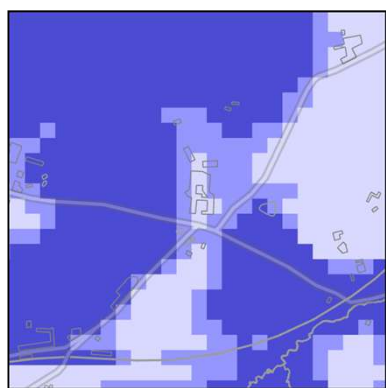
The following pages contain maps that will help you assess the drainage potential of the ground by considering the:

- depth to water table
- permeability of the superficial deposits
- thickness of the superficial deposits
- permeability of the bedrock
- presence of floodplains

Superficial deposits are not present everywhere and therefore some areas of the *superficial deposit permeability* map may not be coloured. Where this is the case, the *bedrock permeability* map shows the likely permeability of the ground. Superficial deposits in some places are very thin and hence in these places you may wish to consider both the permeability of the superficial deposits and the permeability of the bedrock. The *superficial thickness* map will tell you whether the superficial deposits are thin (< 3 m thick) or thick (>3 m). Where they are over 3 m thick, the permeability of the bedrock may not be relevant.

For more information read 'Explanation of terms' at the end of this report.

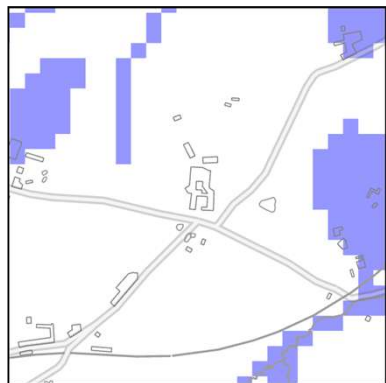
Depth to groundwater table



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-  Groundwater is likely to be **more than 5 m** below the ground surface throughout the year.
-  Groundwater is likely to be between **3 and 5 m** below the ground surface for at least part of the year.
-  Groundwater is likely to be **less than 3 m** below the ground surface for at least part of the year.

Superficial deposit permeability



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Superficial deposits are likely to be **free-draining**.



The superficial deposit permeability is **spatially variable**, but likely to permit moderate infiltration.



Superficial deposits are likely to be **poorly draining**.

These maps show the permeability range that is summarised above.

-  Very Low
-  Low
-  Moderate
-  High
-  Very High

Minimum



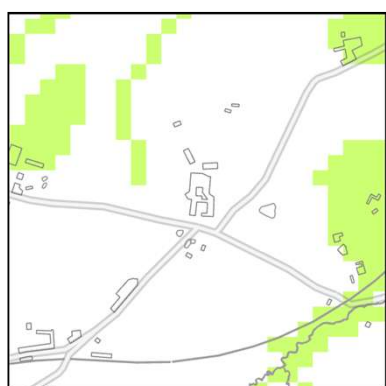
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Maximum



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Superficial deposit thickness



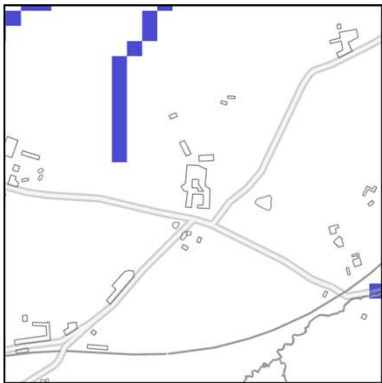
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The thickness of superficial deposits is **< 3 m** and hence the permeability of the ground may be dependent on both the superficial deposits (where present) and underlying bedrock (see below).



The thickness of superficial deposits is **> 3 m** and hence the permeability of the superficial deposits is likely to determine the permeability of the ground.

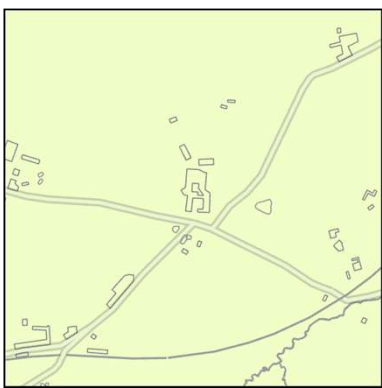
Bedrock permeability		
 Contains OS data © Crown Copyright and database right 2026	Bedrock deposits are likely to be free-draining.	
	The bedrock permeability is spatially variable, but likely to permit moderate infiltration.	
	Bedrock deposits are likely to be poorly draining.	
These maps show the permeability range that is summarised above. Key Very Low Low Moderate High Very High	Minimum	Maximum
	 Contains OS data © Crown Copyright and database right 2026	 Contains OS data © Crown Copyright and database right 2026
	Geological indicators of flooding	
 Contains OS data © Crown Copyright and database right 2026	Superficial floodplain deposits or low-lying coastal areas have been identified. Groundwater levels may rise in response to high river or tide levels, potentially causing inundation of subsurface infiltration SuDS.	

Section 3. Ground stability

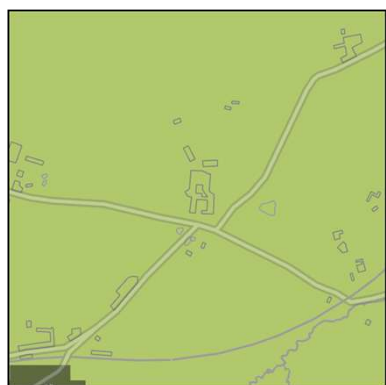
The following pages contain maps that will help you assess whether infiltration may impact the stability of the ground. They consider hazards associated with:

- soluble rocks
- landslides
- shallow mining
- running sands
- swelling clays
- compressible ground, and
- collapsible ground

In the following maps, geohazards that are identified in green are unlikely to prevent infiltration SuDS from being installed, but they should be considered during design. For more information read ‘Explanation of terms’ at the end of this report.

Soluble rocks	
 Contains OS data © Crown Copyright and database right 2026	 Increased infiltration is unlikely to result in subsidence.
	 Increased infiltration is unlikely to cause localised subsidence, but potential impacts should be considered.
	 Increased infiltration may result in localised subsidence. The potential for or the consequences of subsidence associated with soluble rocks should be considered.
	 Very significant possibility of localised subsidence that could be initiated or made worse by infiltration.

Landslides



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-  Increased infiltration is unlikely to lead to slope instability.
-  Slope instability problems may be present or anticipated, but increased infiltration is unlikely to cause instability
-  Slope instability problems are probably present or have occurred in the past, and increased infiltration may result in slope instability.
-  Slope instability problems are almost certainly present and may be active. An increase in moisture content as a result of infiltration may cause the slope to fail.

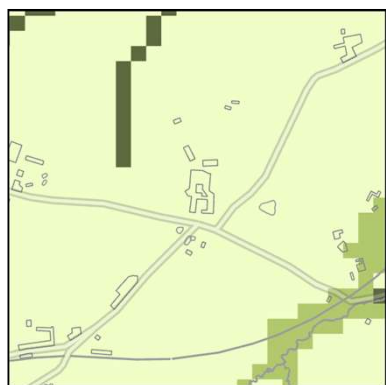
Shallow mining



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-  Increased infiltration is unlikely to lead to subsidence.
-  Shallow mining is possibly present. Increased infiltration is unlikely to cause a geohazard, but potential impacts should be considered.
-  Shallow mining could be present with a significant possibility that localised subsidence could be initiated or made worse by increased infiltration.
-  Shallow mining is likely to be present, with a very significant possibility that localised subsidence may be initiated or made worse by increased infiltration.

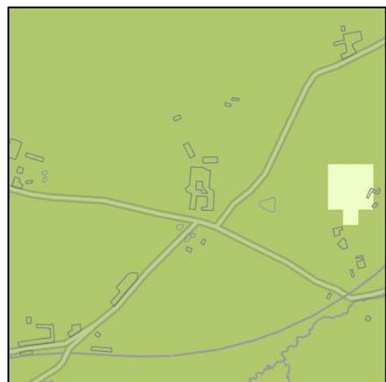
Running sand



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-  Increased infiltration is unlikely to cause ground collapse associated with running sands.
-  Running sand is possibly present. Increased infiltration is unlikely to cause a geohazard, but potential impacts should be considered.
-  Significant possibility for running sand problems. Increased infiltration may result in a geohazard.

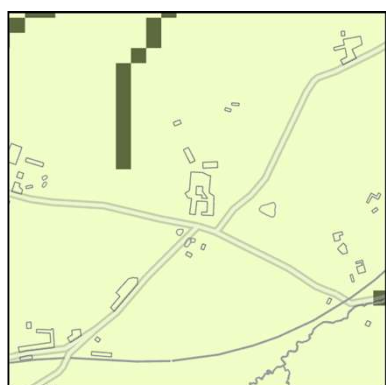
Swelling clays



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-  Increased infiltration is unlikely to cause shrink-swell ground movement.
-  Ground is susceptible to shrink-swell ground movement. Increased infiltration is unlikely to cause a geohazard, but potential impacts should be considered.
-  Ground is susceptible to shrink-swell ground movement. Increased infiltration may result in a geohazard.

Compressible ground



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-  Increased infiltration is unlikely to lead to ground compression.
-  Compressibility and uneven settlement hazards are probably present. Increased infiltration may result in a geohazard.

Collapsible ground



Contains OS data © Crown Copyright and database right 2026

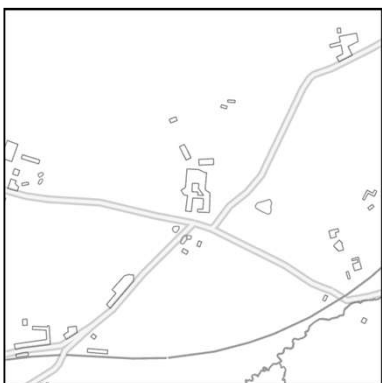
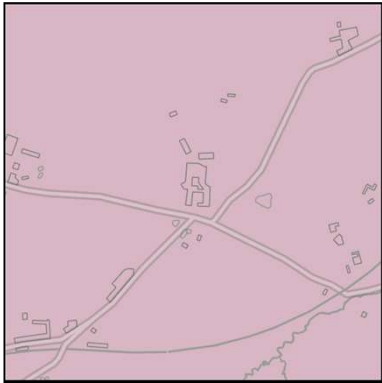
-  Increased infiltration is unlikely to result in subsidence.
-  Deposits with potential to collapse when loaded and saturated are possibly present in places. Increased infiltration is unlikely to cause a geohazard, but potential impacts should be considered.
-  Deposits with potential to collapse when loaded and saturated are probably present in places. Increased infiltration may result in a geohazard.

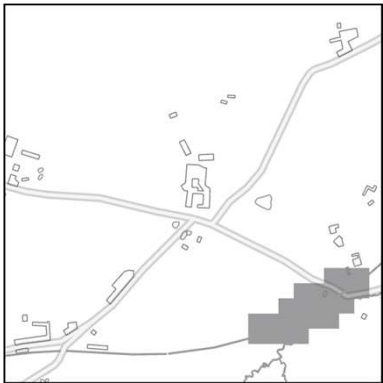
Section 4. Groundwater quality protection

The following pages contain maps showing some of the information required to ensure the protection of groundwater quality. Data presented includes:

- groundwater source protection zones (Environment Agency data)
- predominant flow mechanism
- made ground

For more information read 'Explanation of terms' at the end of this report.

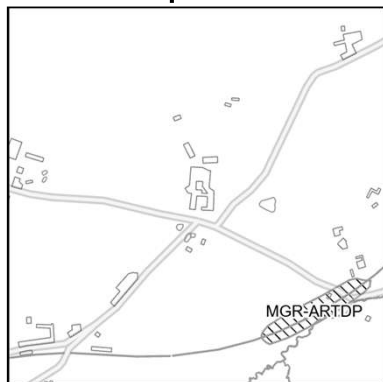
Groundwater source protection zones	
 Contains OS data © Crown Copyright and database right 2026 Derived in part from Source Protection Zone data provided under licence from the Environment Agency © Environment Agency 2026.	 Groundwater is not within a source protection zone.
	 Source protection zone IV
	 Source protection zone III
	 Source protection zone II
	 Source protection zone I
Predominant flow mechanism	
 Contains OS data © Crown Copyright and database right 2026	 Water is likely to percolate through the unsaturated zone to the groundwater through either the pore space in granular media or through porespace and fractures; these processes have some potential for contaminant removal and breakdown.
	 Water is likely to percolate through the unsaturated zone to the groundwater through fractures, a process which has little potential for contaminant removal and breakdown.

Made ground	
 Contains OS data © Crown Copyright and database right 2026	 Made ground is present at the surface. Infiltration may increase the possibility of remobilising pollutants.

Section 5. Geological Maps

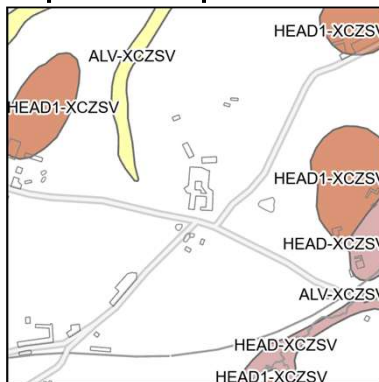
The following maps show the artificial, superficial and bedrock geology within the area of interest.

Artificial deposits



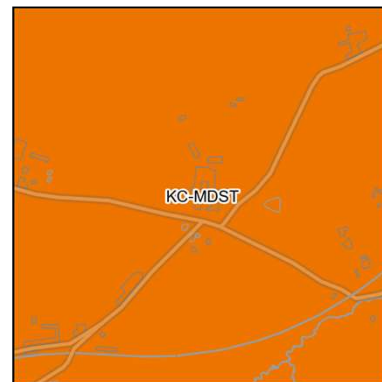
Contains OS data © Crown Copyright and database right 2026

Superficial deposits

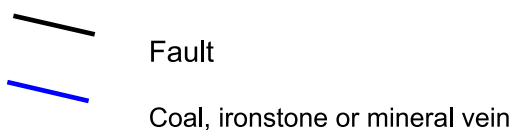


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Bedrock



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Note: Faults and Coals, ironstone & mineral veins are shown for illustration and to aid interpretation of the map. Not all such features are shown and their absence on the map face does not necessarily mean that none are present

Key to Artificial deposits:

Map colour	Computer Code	Rock name	Rock type
	MGR-ARTDP	Made Ground	Artificial deposit

Key to Superficial deposits:

Map colour	Computer Code	Rock name	Rock type
	ALV-XCZSV	Alluvium	Clay, silt, sand and gravel
	HEAD1-XCZSV	Head, 1	Clay, silt, sand and gravel
	HEAD-XCZSV	Head	Clay, silt, sand and gravel

Key to Bedrock geology:

Map colour	Computer Code	Rock name	Rock type
	KC-MDST	Kimmeridge Clay Formation	Mudstone

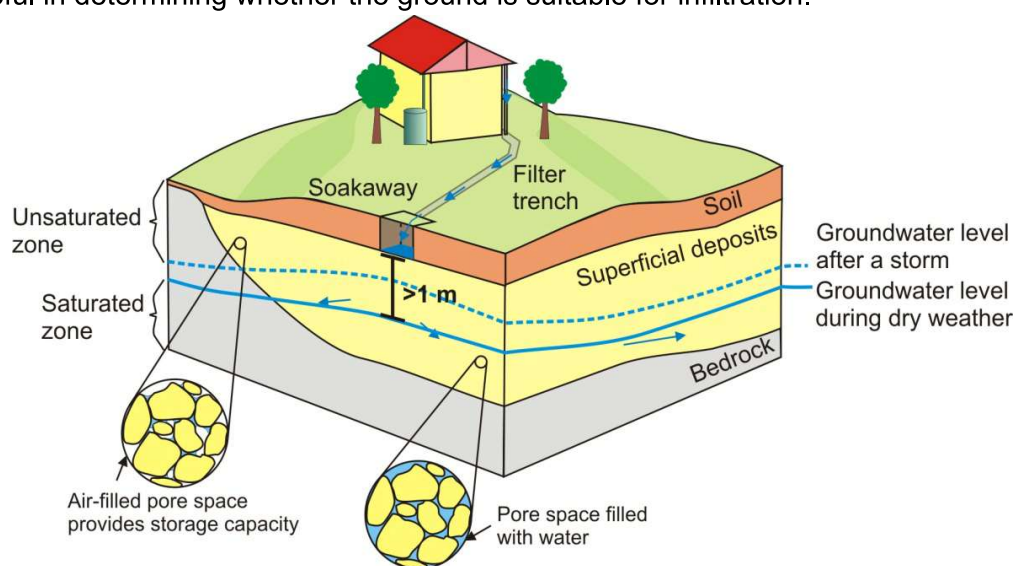
Limitations of this report:

- This report is concerned with the potential for infiltration-to-the-ground to be used as a SuDS technique at the site described. It only considers the subsurface beneath the search area and does NOT consider potential surface or subsurface impacts outside of that area.
- This report is NOT an alternative for an on-site investigation or soakaway test, which might reach a different conclusion.
- This report must NOT be used to justify disposal of foul waste or grey water.
- This report is based on and limited to an interpretation of the records held by the British Geological Survey (BGS) at the time the search is performed. The datasets used (with the exception of that showing depth to water table) are based on 1:50 000 digital geological maps and not site-specific data.
- Other more specific and detailed ground instability information for the site may be held by BGS, and an assessment of this could result in a modified assessment.
- To interpret the maps correctly, the report must be viewed and printed in colour.
- The search does NOT consider the suitability of sites with regard to:
 - previous land use,
 - potential for, or presence of contaminated land
 - presence of perched water tables
 - shallow mining hazards relating to coal mining. Searches of coal mining should be carried out via The Coal Authority Mine Reports Service: <https://www.miningremediation.co.uk/miningreports/>.
 - made ground, where not recorded
 - proximity to landfill sites (searches for landfill sites or contaminated land should be carried out through consultation with local authorities/Environment Agency)
 - zones around private water supply boreholes that are susceptible to groundwater contamination.
- This report is supplied in accordance with the GeoReports Terms & Conditions available separately, and the copyright restrictions described at the end of this report

Explanation of terms

Depth to groundwater

In the shallow subsurface, the ground is commonly unsaturated with respect to water. Air fills the spaces within the soil and the underlying superficial deposits and bedrock. At some depth below the ground surface, there is a level below which these spaces are full of water. This level is known as the groundwater level, and the water below it is termed the groundwater. When water is infiltrated, the groundwater level may rise temporarily. To ensure that there is space in the unsaturated zone to accommodate this, there should be a minimum thickness of 1 m between the base of the infiltration system and the water table. An estimate of the *depth to groundwater* is therefore useful in determining whether the ground is suitable for infiltration.



Groundwater flooding

Groundwater flooding occurs when a rise in groundwater level results in very shallow groundwater or the emergence of groundwater at the surface. If infiltration systems are installed in areas that are susceptible to groundwater flooding, it is possible that the system could become inundated. The susceptibility map seeks to identify areas where the geological conditions and water tables indicate that groundwater level rise could occur under certain circumstances. A high susceptibility to groundwater flooding classification does not mean that groundwater flooding has ever occurred in the past, or will do so in the future as the susceptibility maps do not contain information on how often flooding may occur. The susceptibility maps are designed for planning; identifying areas where groundwater flooding might be an issue that needs to be taken into account.

Geological indicators of flooding

In floodplain deposits, groundwater level can be influenced by the water level in the adjacent river. Groundwater level may increase during periods of fluvial flood and therefore this should be taken into account when designing infiltration systems on such deposits. The *geological indicators of flooding* dataset shows where there is geological evidence (floodplain deposits) that flooding has occurred in the past.

For further information on flood-risk, the likely frequency of its recurrence in relation to any proposed development of the site, and the status of any flood prevention measures in place, you are advised to contact the local office of the Environment Agency (England and Wales) at www.environment-agency.gov.uk/ or the Scottish Environment Protection Agency (Scotland) at www.sepa.org.uk.

Artificial ground

Artificial ground comprises deposits and excavations that have been created or modified by human activity. It includes ground that is worked (quarries and road cuttings), infilled (back-filled quarries), landscaped (surface re-shaping), disturbed (near surface mineral workings) or classified as made ground (embankments and spoil heaps). The composition and properties of artificial ground are often unknown. In particular, the permeability and chemical composition of the artificial ground should be determined to ensure that the ground will drain and that any contaminants present will not be remobilised.

Superficial permeability

Superficial deposits are those geological deposits that were formed during the most recent period of geological time (as old as 2.6 million years before present). They generally comprise relatively thin deposits of gravel, sand, silt and clay and are present beneath the pedological soil in patches or larger spreads over much of Britain. The ease with which water can percolate through these deposits is controlled by their permeability and varies widely depending on their composition. Those deposits comprising clays and silts are less permeable and thus infiltration is likely to be slow, such that water may pool on the surface. In comparison, deposits comprising sands and gravels are more permeable allowing water to percolate freely.

Bedrock permeability

Bedrock forms the main mass of rock forming the Earth. It is present everywhere, commonly beneath superficial deposits. Where the superficial deposits are thin or absent, the ease with which water will percolate into the ground depends on the permeability of the bedrock.

Natural ground instability

Natural ground instability refers to the propensity for upward, lateral or downward movement of the ground that can be caused by a number of natural geological hazards (e.g. ground dissolution/compressible ground). Some movements associated with particular hazards may be gradual and of millimetre or centimetre scale, whilst others may be sudden and of metre or tens of metres scale. Significant natural ground instability has the potential to cause damage to buildings and structures, especially when the drainage characteristics of a site are altered. It should be noted, however, that many buildings, particularly more modern ones, are built to such a standard that they can remain unaffected in areas of significant ground movement.

Shrink-swell

A shrinking and swelling clay changes volume significantly according to how much water it contains. All clay deposits change volume as their water content varies, typically swelling in winter and shrinking in summer, but some do so to a greater extent than others. Contributory circumstances could include drought, leaking service pipes, tree roots drying-out the ground or changes to local drainage patterns, such as the creation of soakaways. Shrinkage may remove support from the foundations of buildings and structures, whereas clay expansion may lead to uplift (heave) or lateral stress on part or all of a structure; any such movements may cause cracking and distortion.

Landslides (slope stability)

A landslide is a relatively rapid outward and downward movement of a mass of ground on a slope, due to the force of gravity. A slope is under stress from gravity but will not move if its strength is greater than this stress. If the balance is altered so that the stress exceeds the strength, then movement will occur. The stability of a slope can be reduced by removing ground at the base of the slope, by placing material on the slope, especially at the top, or by increasing the water content of the materials forming the slope. Increase in subsurface water content beneath a soakaway could increase susceptibility to landslide hazards. The assessment of landslide hazard refers to the stability of the present land surface. It does not encompass a consideration of the stability of excavations.

Soluble rocks (dissolution)

Some rocks are soluble in water and can be progressively removed by the flow of water through the ground. This process tends to create cavities, potentially leading to the collapse of overlying materials and possibly subsidence at the surface. The release of water into the subsurface from infiltration systems may increase the dissolution of rock or destabilise material above or within a cavity. Dissolution cavities may create a pathway for rapid transport of contaminated water to an aquifer or water course.

Compressible ground

Many ground materials contain water-filled pores (the spaces between solid particles). Ground is compressible if a building (or other load) can cause the water in the pore space to be squeezed out, causing the ground to decrease in thickness. If ground is extremely compressible the building may sink. If the ground is not uniformly compressible, different parts of the building may sink by different amounts, possibly causing tilting, cracking or distortion. The compressibility of the ground may alter as a result of changes in subsurface water content caused by the release of water from soakaways.

Collapsible deposits

Collapsible ground comprises certain fine-grained materials with large pore spaces (the spaces between solid particles). It can collapse when it becomes saturated by water and/or a building (or other structure) places too great a load on it. If the material below a building collapses it may cause the building to sink. If the collapsible ground is variable in thickness or distribution, different parts of the building may sink by different amounts, possibly causing tilting, cracking or distortion. The subsurface underlying a soakaway will experience an increase in water content that may affect the stability of the ground. This hazard is most likely to be encountered only in parts of southern England.

Running sand

Running sand conditions occur when loosely-packed sand, saturated with water, flows into an excavation, borehole or other type of void. The pressure of the water filling the spaces between the sand grains reduces the contact between the grains and they are carried along by the flow. This can lead to subsidence of the surrounding ground. Running sand is potentially hazardous during the drainage system installation. During installation, excavation of the ground may create a space into which sand can flow, potentially causing subsidence of surrounding ground.

Shallow mining hazards (non coal)

Current or past underground mining for coal or for other commodities can give rise to cavities at shallow or intermediate depths, which may cause fracturing, general settlement, or the formation of crown-holes in the ground above. Spoil from mineral workings may also present a pollution hazard. The release of water into the subsurface from soakaways may destabilise material above or within a cavity. Cavities arising as a consequence of mining may also create a pathway for rapid transport of contaminated water to an aquifer or watercourse. The mining hazards map is derived from the geological map and considers the potential for subsidence associated with mining on the basis of geology type. Therefore if mining is known to occur within a certain rock, the map will highlight the potential for a hazard within the area covered by that geology.

For more information regarding underground and opencast **coal mining**, the location of mine entries (shafts and adits) and matters relating to subsidence or other ground movement induced by **coal mining** please contact the Coal Authority, Mining Reports, 200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG; telephone 0845 762 6848 or at www.coal.gov.uk. For more information regarding other types of mining (i.e. non-coal), please contact the British Geological Survey.

Groundwater source protection zones

In England and Wales, the Environment Agency has defined areas around wells, boreholes and springs that are used for the abstraction of public drinking water as source protection zones. In conjunction with Groundwater Protection Policy the zones are used to restrict activities that may impact groundwater quality, thereby preventing pollution of underlying aquifers, such that drinking water quality is upheld. The Environment Agency can provide advice on the location and implications of source protection zones in your area (www.environment-agency.gov.uk/)

Contact Details

Keyworth Office

British Geological Survey
Environmental Science Centre
Nicker Hill
Keyworth
Nottingham
NG12 5GG
Tel: 0115 9363100
Email: enquiries@bgs.ac.uk

Edinburgh Office

British Geological Survey
Lyell Centre
Research Avenue South
Edinburgh
EH14 4AP
Tel: 0131 6671000
Email: enquiry@bgs.ac.uk

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General Terms & Conditions

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Important notes about this Report

- The data, information and related records supplied in this Report by BGS can only be indicative and should not be taken as a substitute for specialist interpretations, professional advice and/or detailed site investigations. You must seek professional advice before making technical interpretations on the basis of the materials provided.
- Geological observations and interpretations are made according to the prevailing understanding of the subject at the time. The quality of such observations and interpretations may be affected by the availability of new data, by subsequent advances in knowledge, improved methods of interpretation, and better access to sampling locations.
- Raw data may have been transcribed from analogue to digital format, or may have been acquired by means of automated measuring techniques. Although such processes are subjected to quality control to ensure reliability where possible, some raw data may have been processed without human intervention and may in consequence contain undetected errors.
- Detail, which is clearly defined and accurately depicted on large-scale maps, may be lost when small-scale maps are derived from them.
- Although samples and records are maintained with all reasonable care, there may be some deterioration in the long term.
- The most appropriate techniques for copying original records are used, but there may be some loss of detail and dimensional distortion when such records are copied.
- Data may be compiled from the disparate sources of information at BGS's disposal, including material donated to BGS by third parties, and may not originally have been subject to any verification or other quality control process.
- Data, information and related records, which have been donated to BGS, have been produced for a specific purpose, and that may affect the type and completeness of the data recorded and any interpretation. The nature and purpose of data collection, and the age of the resultant material may render it unsuitable for certain applications/uses. You must verify the suitability of the material for your intended usage.
- If a report or other output is produced for you on the basis of data you have provided to BGS, or your own data input into a BGS system, please do not rely on it as a source of information about other areas or geological features, as the report may omit important details.
- The topography shown on any map extracts is based on the latest OS mapping and is not necessarily the same as that used in the original compilation of the BGS geological map, and to which the geological linework available at that time was fitted.
- Note that for some sites, the latest available records may be historical in nature, and while every effort is made to place the analysis in a modern geological context, it is possible in some cases that the detailed geology at a site may differ from that described.

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**Report issued by
BGS Enquiry Service**

Appendix D

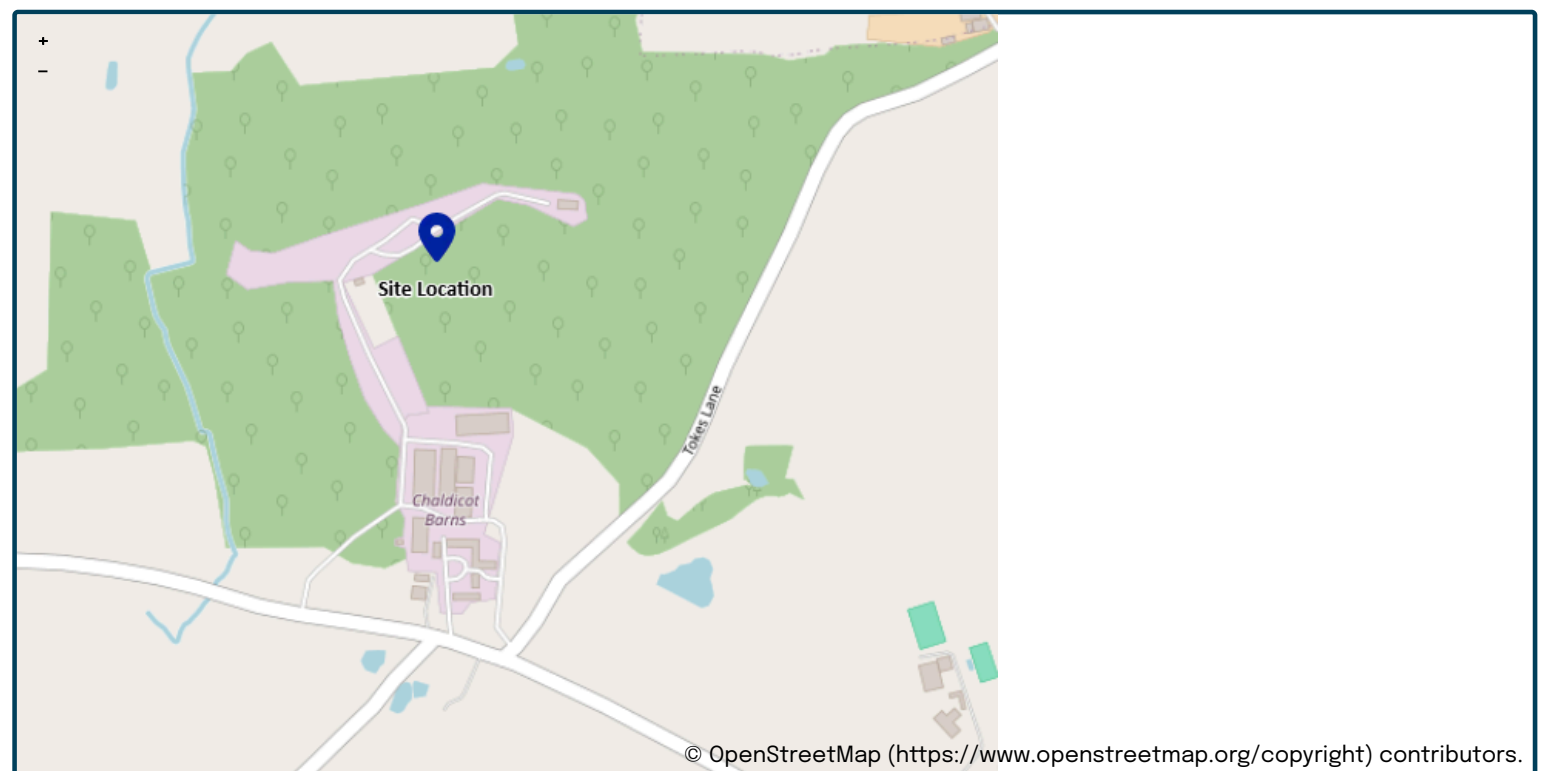
This is an estimation of the greenfield runoff rates that are used to meet normal best practice criteria in line with Environment Agency guidance “Rainfall runoff management for developments”, SC030219 (2013), the SuDS Manual C753 (CIRIA, 2015) and the non-statutory standards for SuDS (Defra, 2015). 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	20/07/2026
Calculated by	
Reference	
Model version	2.2.3

Location

Site name	Chaldicott Barns
Site location	Semley



Site easting (British National Grid)	388020
Site northing (British National Grid)	127542

Site details

Total site area (ha)	1.96	ha
----------------------	-----------------------------------	----

Greenfield runoff

Method

Method	FEH statistical (2025)
--------	------------------------

FEH statistical (2025)

	<u>My value</u>	<u>Map value</u>
SAAR9120 (mm)	929	mm
BFIHOST19scaled	0.232	
QMed-QBar conversion	1.136	1.136
QMed (l/s)	19.2	l/s
QBar (FEH statistical 2025) (l/s)	21.9	l/s

Growth curve factors

	<u>My value</u>	<u>Map value</u>
Hydrological region	7	7
1 year growth factor	0.85	
2 year growth factor	0.88	
10 year growth factor	1.62	
30 year growth factor	2.3	
100 year growth factor	3.19	
200 year growth factor	3.74	

Results

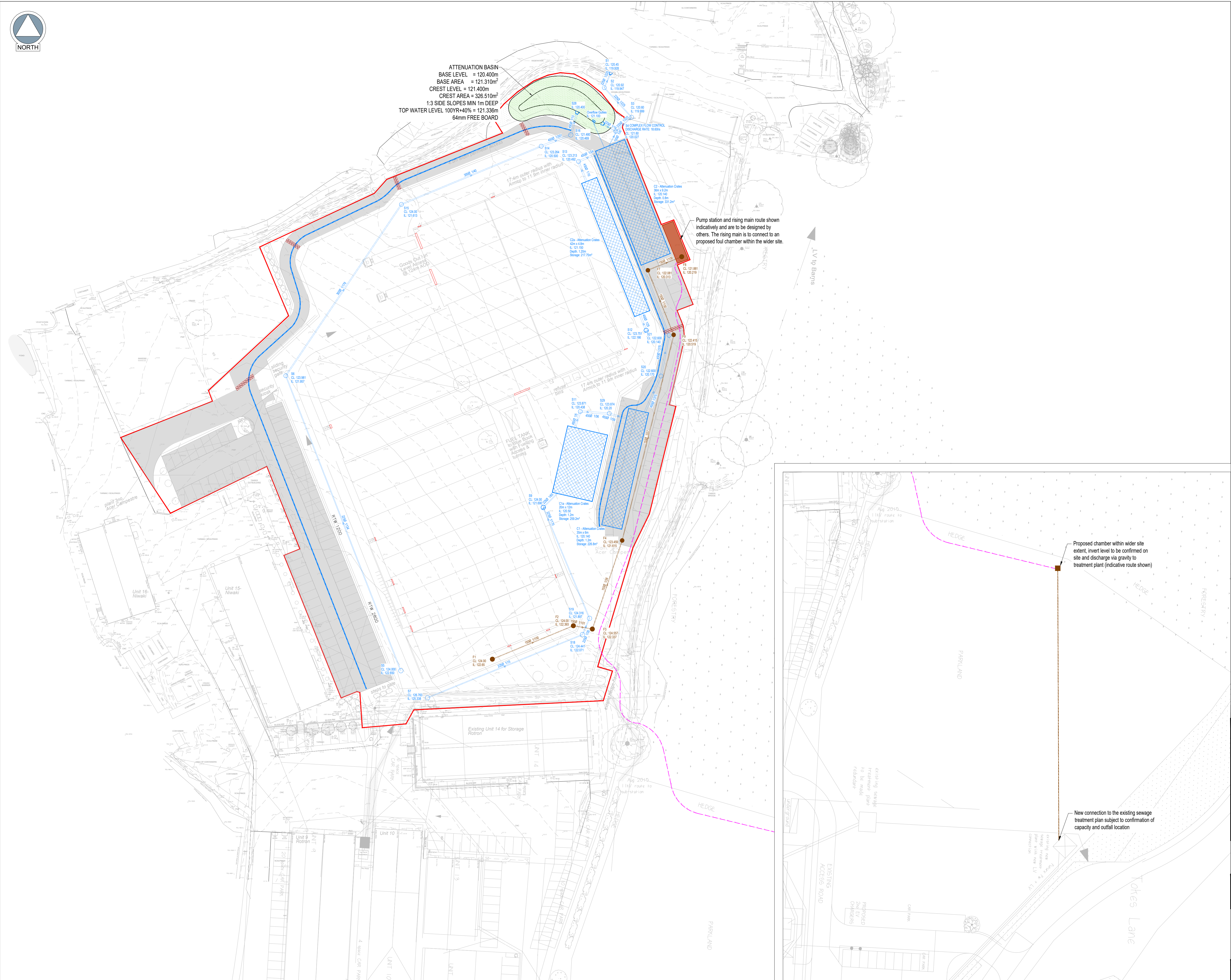
Method	FEH statistical (2025)
Flow rate 1 year (l/s)	18.6
Flow rate 2 year (l/s)	19.2
Flow rate 10 years (l/s)	35.4
Flow rate 30 years (l/s)	50.3
Flow rate 100 years (l/s)	69.7
Flow rate 200 years (l/s)	81.8

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 (2.2.3) 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



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General Notes

- This drawing is intended to be read in conjunction with all relevant Architects, Engineers, Services and Specialist drawings, details and specifications. Any variations or discrepancies should be drawn to the attention of the Architect and/or the Engineer for clarification.
- All figured dimensions to be taken in preference to scaled dimensions. Do not scale this drawing.
- The main contractor shall be responsible for the setting out and accuracy of all dimensions.
- It is the main contractor's sole responsibility for ascertaining safe disposal of any off-site excavated spoil. No claim resulting from abnormal tip requirements will be entertained.
- All temporary work requirements are the responsibility of the main contractor.
- This drawing should only be used for construction if the project phase in the title frame below is shown as "construction". Paul Basham Associates accepts no responsibility for construction works undertaken to drawings which are not marked under this phase.
- Paul Basham Associates accepts no responsibility for the accuracy of background information produced by third parties - this must be treated as indicative only. Third party plans as per the following:
7.1. Topographical Survey drawing reference LDS/21148 - TPI To 5 by LDS
7.2. Architects Site Layout drawing reference 1624-950-1G by ACS Architect

DRAINAGE LEGEND

- SITE BOUNDARY
- PROPOSED FOUL WATER
- PROPOSED SURFACE WATER
- PROPOSED SW CHAMBER
- ⊗ PROPOSED FLOW CONTROL CHAMBER
- ▽ HEADWALL
- ▢ PROPOSED FLOW CONTROL CHAMBER
- PROPOSED VORTEX SEPARATOR
- PROPOSED UNDERDRAIN 225Ø
- PROPOSED FW CHAMBER
- PROPOSED FW RISING MAIN
- PROPOSED ATTENUATION POND
- FINISHED FLOOR LEVEL
- PERMEABLE TARMAC
- ▨ PROPOSED PERMEABLE PAVEMENT
- ▨ CHECK DAM

1:500 0m 25m

NOT APPROVED
DRAWING/DESIGN IS STILL 'SUBJECT TO APPROVAL'
YOU ARE ADVISED TO MAKE DUE ALLOWANCE

P01	FIRST ISSUE	18.09.2026	JIL	JRH	JFS
Rev	Description	Date	By	Chk	Appr

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01329 711 999
info@paulbashamassociates.com www.paulbashamassociates.com

Client
Thomas Wilde & Partners

Project Name
CHALDICOTT BARN, SEMLEY

Title
**PROPOSED SURFACE AND FOUL
WATER DRAINAGE STRATEGY**

Project Phase PRELIMINARY			
Drawn By 28.08.2026 JIL	Drawn By 28.08.2026 JIL	Approved By JFS	Suitability Code -
PBA Project Number 020.51075	Scale 1:500	(AT A1)	
PBA Drawing No: 020.51075.003	Revision P01		

Appendix F

Date: 01/07/2026

Our ref: PL53983

Developer Contact Details: Samuel Flesher - s.flesher@paulbashamassociates.com

Site address: Chaldicott's Barn, SP7 9AW

Development description: Proposal for a general industrial unit

Thank you for consulting us with regards to the proposed development. Please find attached a map showing the approximate location of our services near the site.

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 via 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.

Wessex Water can advise the following.

Existing assets

The following Wessex Water assets are located within / on the proposed site boundary: -

- 63mm Public distribution main – 3m minimum standoff either side from the outer edge of the pipe.

Standoff Around Water Mains

Wessex Water requires access to undertake our statutory duties as set out in the Water Industry Act 1991 to maintain and repair our assets. Therefore, there must be no buildings within a

- minimum of 3m either side of the outer edge of the 63mm diameter water supply

main and no tree planting within a minimum of 6m. This includes no surface water attenuation features and associated earthworks in the standoff strip, changes in ground levels resulting in additional loading or excavation can lead to instability in the pressurised pipe which is carrying large volumes of water. The water main must not run through enclosed private rear gardens, it must be within a 6m (3m either side) open access strip or roads. Wessex Water require unrestricted access to maintain and repair our apparatus.

Measurements are given for a pipeline depth of between 900mm and 2000mm. The stand-off distance may increase for a strategic water main due to material, size, depth and pressure.

Wessex Water reserves the right to change the requirements for specific sites or strategic mains.

Protection Measures

Developer will need to agree protection arrangements for the existing apparatus which cross the site (standoff details as given above). Any damage to our apparatus by third parties will result in a compensation claim. All existing apparatus must be accurately located on site and marked on deposited drawings. A map showing all known Wessex Water Assets within the area of the proposed site is attached. Additional maps can be obtained

Surface water drainage

Surface water must be disposed of via the SuDS Hierarchy which is subject to Building Regulations and National Planning Policy Framework (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.

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.

Review of our mapping indicates that there are no public surface water sewers in close proximity to the site, therefore the lowest priority destination is discharge to an above ground surface water body.

Foul drainage

There are no public sewers within close proximity to the development site.

Water supply

No information as to supply requirements has been submitted. Please submit details of water supply requirements for a point of connection review.

Developers may connect to our water network on a size for size basis at their cost and Wessex Water will undertake any network reinforcement that may be required to accommodate granted development, this is funded through our infrastructure charging arrangements.

For more details and guidance for applying to connect to our networks please see our website:

[Wessex Water Developer Services](#)

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

Camilla Pearson

Planning Liaison Technician



Wessex Water

Operations Centre, Claverton Down, Bath BA2 7WW

Email planning.liaison@wessexwater.co.uk

Web ytl.com | wessexwater.co.uk





WATER MAINS		SEWERS		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								Effluent Disposal		Highway Drain
	Abandoned		Abandoned								EDM		Use Unknown
	Private										Syphon		Status Unknown
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								
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.													
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 526333 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.													
Date: 01/07/2026 Centre: 387964E, 127372N Scale: 1:2,500 (when printed at A2 size)													