



Cole Easdon

TECHNICAL NOTE – 7889/01

FLOOD EMERGENCY PLAN

Proposed Conversion of Agricultural Buildings to Residential
Dwellings, Chestnut Farm, Church Lane, Dauntsey on
Behalf of E & V Kidner

DOCUMENT ISSUE RECORD

Client: E & V Kinder
Project: Proposed Conversion of Agricultural Buildings to Residential Dwellings, Chestnut Farm, Church Lane, Dauntsey, SN15 4HW
Job Number: 7889
Document Title: Technical Note – 7889/01 Flood Emergency Plan

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Date	November 2025			
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Document Check	C. Spanner BA (Hons)			

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1.0 INTRODUCTION

- 1.1 This *Technical Note* has been prepared by Cole Easdon Consultants on behalf of E & V Kinder in support of the discharge of planning Condition 8 associated with approved planning for the conversion of agricultural buildings to residential dwellings at Chestnut Farm, Church Lane, Dauntsey, SN15 4HW. Refer to enclosed CE Figure 7889/500 Figure 1(A) [*Site Location Plan*].
- 1.2 The development proposal involves the conversion of 3 No. existing agricultural barns to form 4 no. residential dwellings together with demolition of some of the ancillary buildings/outbuildings. Access to the site is off Church Lane as per the current arrangement.
- 1.3 Refer to Drawings P-S-02 [*Proposed Site Plan C*] AE Evans enclosed with this *Technical Note*.
- 1.4 The proposals were granted planning approval in March 2024 by Wiltshire Council (Planning Reference PL/2023/09594). Refer to the Decision Notice enclosed with this *Technical Note*.
- 1.5 This *Technical Note* advises on an appropriate flood emergency plan in relation to Planning Condition 8:

8. 'The development shall not be first occupied until an emergency plan that details the procedure for emergency access/egress from the site during a flood event, along with confirmation from the Environment Agency that the resulting dwellings will have access to the Environment Agency's early flood warning service. REASON: To ensure the safety of residents in the case of a flooding event and to ensure compliance with the recommendations of the Flood Risk Assessment. '

2.0 FLOOD EMERGENCY PLAN

Flood Warning

- 2.1 All residents will be required to subscribe to the EA 'Floodline Warnings Direct' service. The service can provide flood warnings direct to the premises by various means including the telephone, mobile phone or email. DEFRA's Data Services Platform website confirms that the site is within an area covered by a Flood Warning Area service. Refer to Figure 2.1 below.

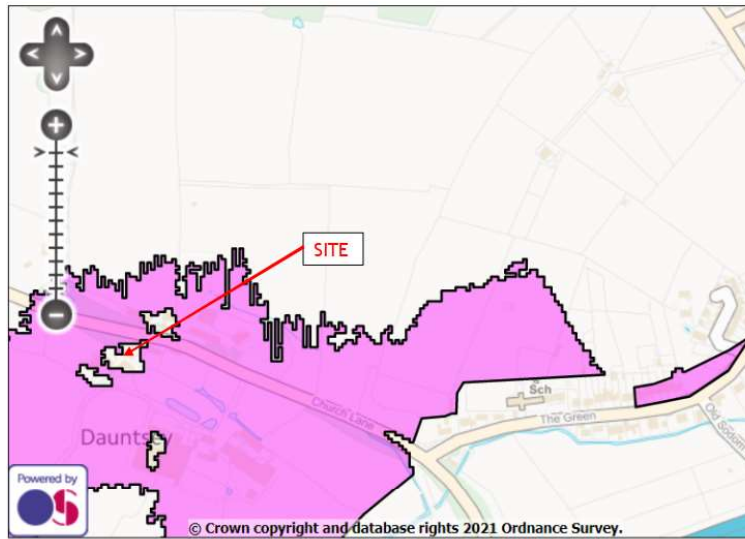


Figure 2.1: EA Flood Warning Area (Pink fill indicates area covered by Flood Warning Service)

Source: <https://data.gov.uk>

- 2.2 The EA issues flood warnings according to a set of three easily recognisable codes, which indicate the level of danger involved. The codes may not always be issued in sequence. Paragraph 2.7 below comprises a description of each Flood Warning Code, with details of the appropriate action to be taken at the site by occupants.
- 2.3 The site is located in Flood Zones 1 (low risk) and 2 (medium risk) associated with the Dauntsey Brook.
- 2.4 When a Flood Warning is received, all occupants should be made aware of its receipt and then remain alert for further instructions. Upon receipt of a Flood Warning of any level, the recipient should contact the EA Floodline on 0345 988 1188 for more detailed guidance on the expected onset of any flooding at the site.
- 2.5 In the event of a flood all occupants, should seek safe refuge on upper floors of residences. If the emergency services order the evacuation of the buildings in the event of a flood, the following rules of safety should be observed:
- **Stay in pairs** – when following evacuation procedures work in pairs;
 - **Don't walk through flowing water** – currents can be deceptive and even shallow water can knock you off your feet;
 - **Don't swim through fast flowing water** – you may be swept away or struck by objects in the water;
 - **If you have to walk in standing water** – use a pole or stick to ensure you do not step into deep water or into an open manhole or stairway;
 - **Don't drive through a flooded area** – abrupt drop-offs may not be visible. Just 0.5 metres of water can carry a car away; and
 - **Avoid direct contact with floodwater whenever possible** – it may contain sewage, hydrocarbons or other harmful substances.

- 2.6 If an evacuation is undertaken, and water has not reached the properties, all occupants should exit the site via Church Lane and walk or drive west to Great Somerford some 1.5 miles away. The evacuation route will be via Church Lane (which becomes Dauntsey Road). Parts of Church Lane and Dauntsey Road along the escape route are within Flood Zones 2 and 3. As such, evacuation should be carried out before the onset of flooding, following timely warning from the EA as discussed below, or at the direction of the emergency services. Following the onset of flooding, the decision to evacuate an affected area should only be made by the emergency services (Police or Fire and Rescue Service).

EA Floodline Warnings Direct – Flood Warning Codes

- 2.7 This Section comprises a description of each Flood Warning Code given by the EA Floodline Warnings Direct Service, with details of appropriate action to be taken at the site should a warning be issued.

Flood Alert - Flooding is possible. Be prepared.



The site is located in Flood Zones 1 and 2 associated with the Dauntsey Brook. With this in mind, the following measures should be initiated at the Flood Alert stage:

- Flood levels should be monitored closely;
- Call the EA's Floodline on 0345 988 1188 for advice;
- Stay tuned to local media;
- Be prepared to place valuable items above floor level should floodwaters encroach upon the site; and
- Be prepared for evacuation.

Flood Warning – Flooding is expected. Immediate action required.



- The buildings should be evacuated if instructed by the Emergency Services, if floodwaters encroach on the buildings. Otherwise, all occupants should seek safe refuge on upper floors of residences;
- Call the EA's Floodline on 0345 988 1188 for advice;
- Stay tuned to local media; and
- Valuable items should be placed above floor level.

Severe Flood Warning – Severe flooding. Danger to life.



- Valuable items should be placed above floor level **only if it is safe to do so**;
- The Emergency Services should be contacted if evacuation on foot is not possible; and
- If the surrounding area is inundated, occupants, staff and customers should seek safe refuge on upper floors of residences and await instructions from the emergency services.

Warning no longer in force – No further flooding is expected. Water levels will begin to fall.

- Only return to the site if it is safe to do so. Do not wade or drive through floodwater;
- Be aware of hazardous debris, including effluent and other contaminants, slippery mud, and sharp objects left by the floodwaters; and
- Contact the insurer before attempting any clean up or return to the site.

2.8 Subscription to the EA Floodline Warning Direct Service and adherence to instructions from the emergency services in the event of a flood will ensure occupants' safety.

Cole Easdon Consultants Limited
December 2025

Enclosures

CE Drawing 7889/500/Figure 1(A)

Site Location Plan

Drawing No. P-S-02(C)

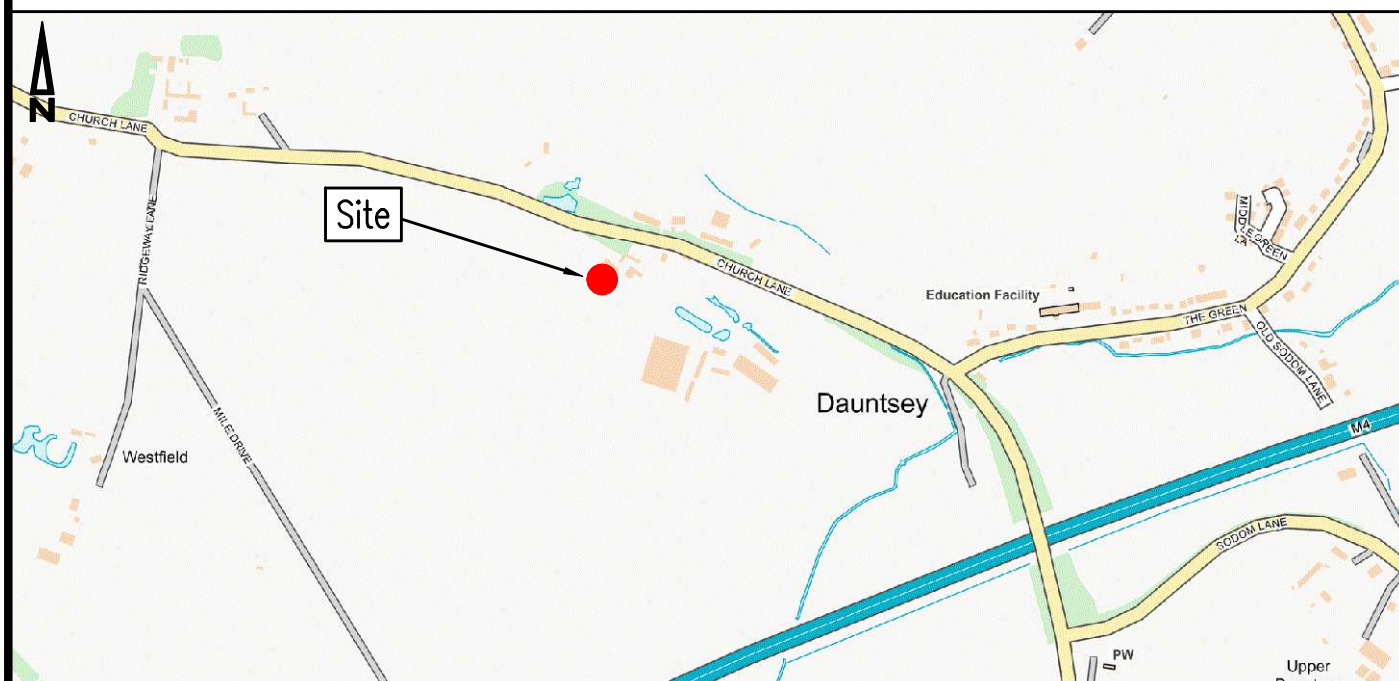
Proposed Site Plan (by AE.Evans)

Decision notice

Enclosures



Scale 1:25,000



Scale 1:10,000

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Job Title:

Chestnut Farm
Church Lane
Dauntsey
SN15 4HW

Drawing Title:

Site Location Plan

A | HP | 25.08.22 | titleblock updated

Client:

E & V Kidner

Drawing Status:

CONSTRUCTION AT CONTRACTOR RISK	FOR COMMENT	
	FOR PLANNING	
	FOR TENDER	
	FOR APPROVAL	
	FOR CONSTRUCTION	
	AS BUILT	

Drawn By

LS

Date Drawn

March 2021

Scale

As Shown @ A4

Checked By

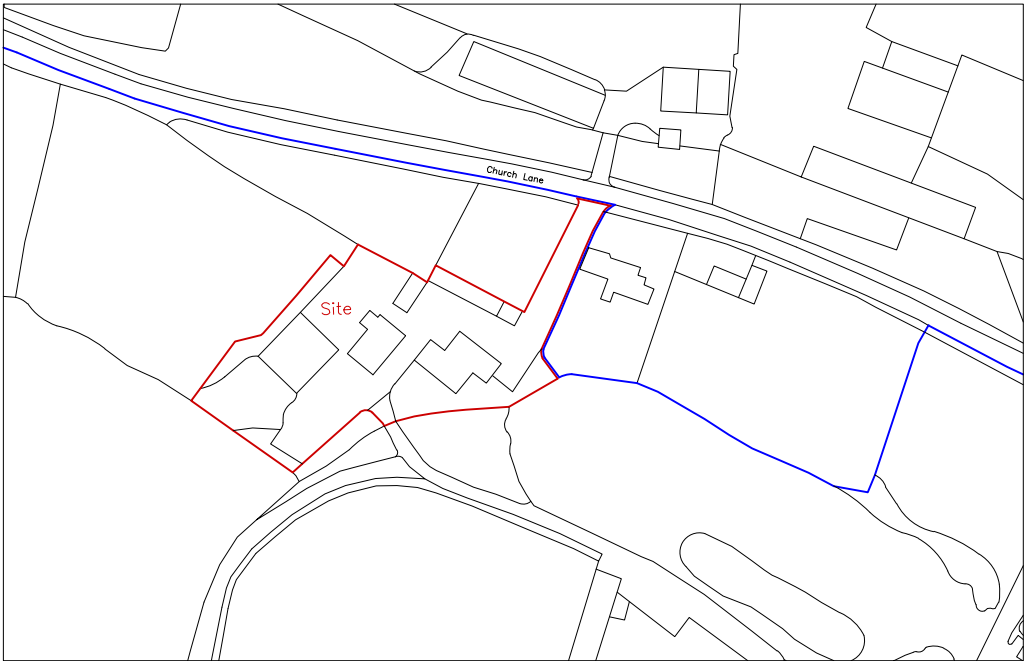
NP

Drawing No.

7889/500/Figure1

Revision

A



S-02 LOCATION PLAN
SCALE 1:1000 @ A1



S-02 PROPOSED SITE PLAN
SCALE 1:250 @ A1

- GRAVEL AREA
- PRIVATE GARDEN AREA (GRASS)
- GRASSLAND ENHANCED WITH NATIVE WILD FLOWER SPECIES
- CAR PARKING

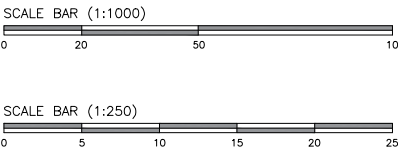
- BOUNDARIES:
- TIMBER POST & RAIL FENCING TO BE USED WHERE PRIVATE GARDEN AREAS ARE ADJACENT TO OPEN FIELDS
 - RECLAIMED BRICK WALLS (LOCALLY SOURCED) TO BE USED BETWEEN PRIVATE GARDEN AREAS FOR PRIVACY

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REV:	DESCRIPTION:	BY:	DATE:
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PROJECT:
CHESTNUT FARM
CHURCH LANE
DAUNTSEY
CHIPPENHAM
SN15 4HW

CLIENT:
E. + V. KIDNER

TITLE:
PROPOSED SITE PLAN

SCALE: 1:1000/1:250 @ A1	DATE: 01.07.2023	DRAWN: AE	CHECKED:
PROJECT NO: KIDN01	DRAWING NO: P-S-02	REVISION: B	



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2023/09594

Decision Date: 18 March 2024

Applicant: E & V Kidner
Union Farm, Church Lane, Dauntsey, Chippenham , SN15 4HW

Particulars of Development: Change of use and alterations to 3 no. agricultural buildings to form 4 no. dwellings and associated works.

At: Chestnut Farm, Church Lane, Dauntsey, Chippenham, SN15 4HW

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 38 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

Conditions: (8)

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
Drawing No. P-A-03 Revision A: Building A Proposed GF Floor Plan and Elevations, dated 10.03.2024 and received 11 March 2024;
Drawing No. P-A-04 Revision A: Building A Proposed FF Floor Plan and Section, dated 10.03.2024 and received 11 March 2024;
Drawing No. P-B-03 Revision A: Building B Proposed GF Plan and Elevations, dated 01.07.2023 and received 06 November 2023;
Drawing No. P-B-04 Revision A: Building B Proposed FF Plan and Section, dated 01.07.2023 and received 06 November 2023;
Drawing No. P-C-03 Revision A: Proposed GF Plan and Elevations, dated 01.07.2023 and received 06 November 2023;
Drawing No. P-C-04 Revision A: Building C Proposed FF Plan and Section, dated 01.07.2023 and received 06 November 2023;
Drawing No. P-S-02 Revision C: Proposed Site Plan, dated 01.07.2023 and received 06 November 2023;

Flood Risk Assessment Issue 3 (including Drawing No. 7889/501: Drainage Strategy), dated October 2023 and received 06 November 2023;
Ecology Report, dated 28th April 2023 and received 06 November 2023;
Planning Statement, dated October 2023 and received 06 November 2023; and
Application Form, dated 02/11/2023 and received 06 November 2023.

REASON: For the avoidance of doubt and in the interests of proper planning.

- 2 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no extensions, additions or enlargements (including by way of the construction of additional storeys) to any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions/extensions or external alterations.

- 4 No development shall commence on site, including vegetation removal and demolition, until a Biodiversity Mitigation and Enhancement Plan has been submitted to and approved in writing by the Local Planning Authority. The plan should include but not be limited to a Soft Landscape Plan which also includes the location and specification of bird and bat boxes to be installed. The approved details shall be implemented before occupation of the final works.

The installation of these features detailed within the plan will be supervised by a professional ecologist. These features will continue to be available for wildlife for the lifetime of the development.

REASON: To mitigate for impacts to biodiversity arising from the development.

- 5 No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:-

- a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- means of enclosure;
- all hard and soft surfacing materials;
- minor artefacts and structures (e.g. furniture, refuse and other storage units, signs, lighting etc); and
- proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc).

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features and the amenity of the development's future occupants.

- 6 All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 7 The development shall not be first occupied until details of the sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. The details shall include an operation and maintenance plan confirming who is responsible for maintenance and a timetable for ongoing maintenance.

REASON: To ensure ongoing compliance with the sustainable drainage recommendations of the Flood Risk Assessment hereby approved.

The development shall not be first occupied until an emergency plan that details the procedure for emergency access/egress from the site during a flood event, along with confirmation from the Environment Agency that the resulting dwellings will have access to the Environment Agency's early flood warning service.

REASON: To ensure the safety of residents in the case of a flooding event and to ensure compliance with the recommendations of the Flood Risk Assessment.

Informatives: (5)

- 9 Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.
- 10 The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

- 11 The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.
- 12 The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and

Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website <https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy>.

- 13 Wiltshire Council is the land drainage authority under the Land Drainage Act 1991. Land drainage consent is required if a development proposes to discharge flow into an ordinary watercourse or carry out work within 8m of an ordinary watercourse.
- An ordinary watercourse is a watercourse that does not form part of a main river. The term watercourse includes all rivers and streams and all ditches, drains, cuts, culverts, dikes, sluices, sewers (other than public sewers within the meaning of the Water Industry Act 1991) and passages, through which water flows.
- Wiltshire Council's land drainage bylaws, as well as the land drainage consent application form and guidance notes can be found on the Wiltshire Council website.

Parvis Khansari ~ Corporate Director, Place

NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
 - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
 - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk
- 4 **CIL.** The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website www.wiltshire.gov.uk/planninganddevelopment/planningpolicy

