

Flood Risk and Surface Water Drainage Assessment
Showell Farm, B4528, Chippenham, SN15 2NU
19th February 2026

Policy

1. The National Planning Policy Framework (NPPF) (December 2024), paragraph 170 states; *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.*
2. Paragraph 178 states; *The application of the exception test should be informed by a strategic or site specific flood risk assessment, depending on whether it is being applied during plan production or at the application stage. To pass the exception test it should be demonstrated that:*
 - a) *the development would provide wider sustainability benefits to the community that outweigh the flood risk; and*
 - b) *the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.*
3. Paragraph 181 states; *When determining any planning applications, local planning authorities 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, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:*
 - a) *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;*
 - b) *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;*
 - c) *it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;*
 - d) *any residual risk can be safely managed; and*
 - e) *safe access and escape routes are included where appropriate, as part of an agreed emergency plan.*
4. The Wiltshire Core Strategy (adopted January 2015) Core Policy 67 Flood Risk – *Development proposed in Flood Zones 2 and 3 as identified within the Strategic Flood Risk Assessment will need to refer to the Strategic Housing Land Availability Assessment when providing evidence to the local planning authority in order to apply the sequential test in line with the requirements of national policy and established best practice. All new development will include measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground (sustainable urban drainage)*

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unless site or environmental conditions make these measures unsuitable.

5. The Wiltshire Groundwater Management Strategy, paragraph 11.4 Groundwater flood resilience and resistance - *Whilst it is almost impossible to completely flood proof a property, steps can be taken to reduce the impact of any flooding and assist in the recovery once the flood event has passed.*

Assessment

6. The impacts of flood risk have been considered, and the site is located wholly within Flood Zone 1, as shown on image A below. Therefore, there is less than a 1 in 1,000 annual probability of river or sea flooding.
7. Surface water flooding is indicated outside of the site, to the north. Image B (below) shows the 1 in 100 year likelihood of surface water flooding.
8. Groundwater flooding is indicated in red on image C (below). This area covers the whole of the site. The map states that; Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.
9. Regarding depth range the map states; Groundwater levels are either at or very near (within 0.025m of) the ground surface.
10. The development as a whole will have a reduced run off area than that of the existing, due to the removal of the redundant dairy building which will be replaced by a permeable parking area. There will be the addition of a link room connecting the Granary to the existing building attached to the farmhouse. The additional runoff area is substantially less than the runoff area of the redundant dairy that will be demolished and a permeable area created. Therefore, surface water runoff will be reduced.
11. The rainwater that falls upon the proposed dwelling, including link corridor will be directed to the existing soakaways.
12. To mitigate against the potential impact of ground water flooding landscaping on the site will support the absorption of surface water. Resistance and resilience measures will be taken during the construction process and the final stages of the development of the proposed dwelling. The Granary section of the proposed dwelling is raised above ground level, as existing, which will reduce the risk of

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water damage to the property or its contents. The whole property will be sealed, including making good any existing render. Electricians will be installed at high level to prevent any potential water damage.

13. Foul sewage will be directed to a sealed sewage treatment plant, the details of which have been submitted with this application.

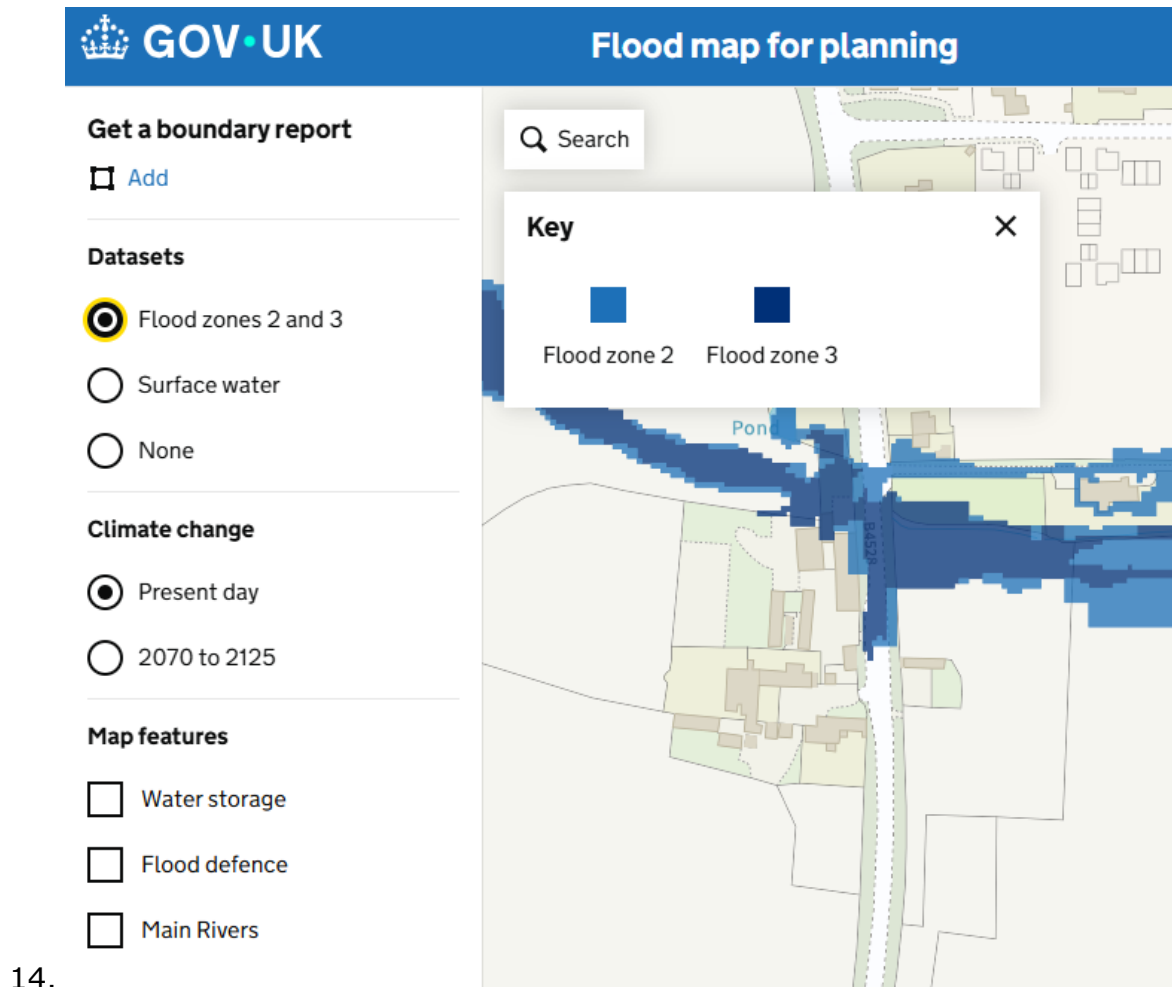


Image A; EA flood map showing the whole site within Flood Zone 1.

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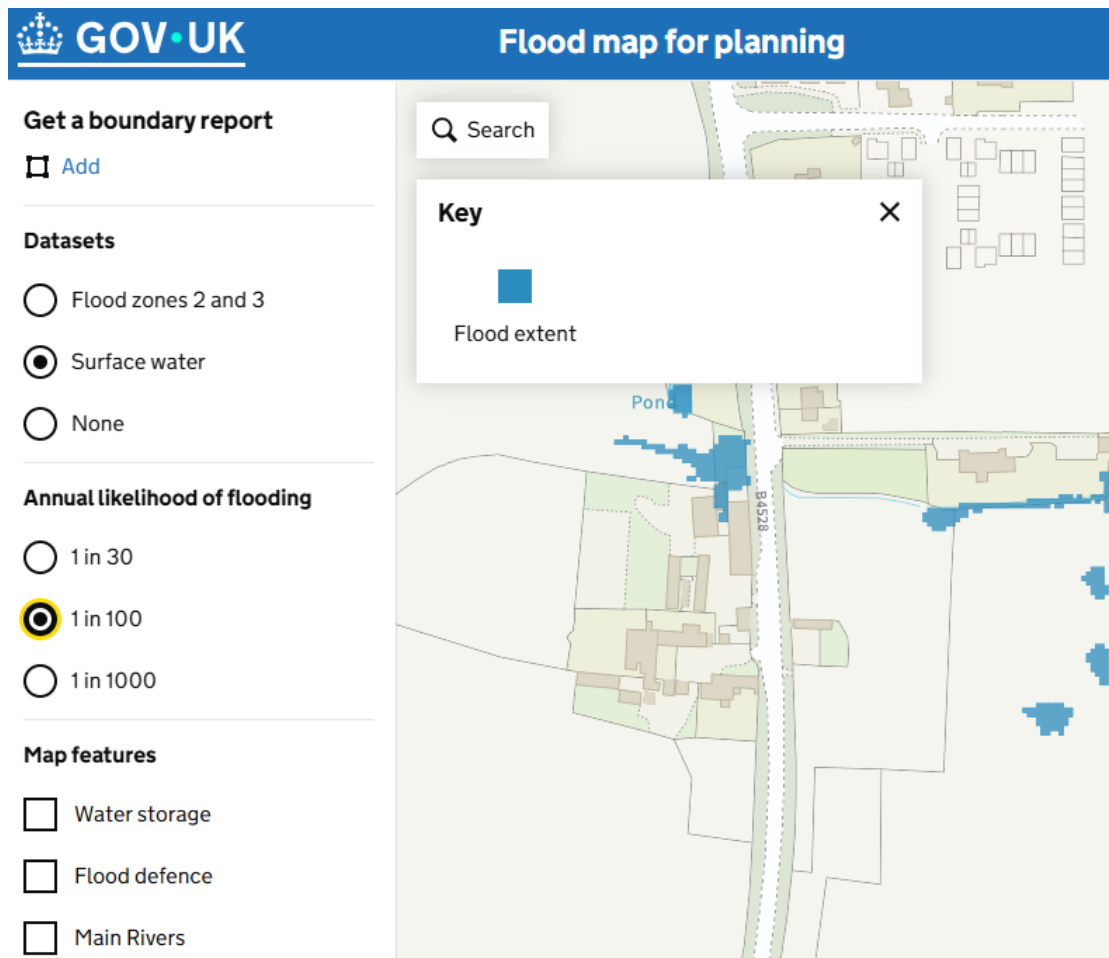


Image B; EA Flood Map showing the 1 in 100 year surface water flood risk

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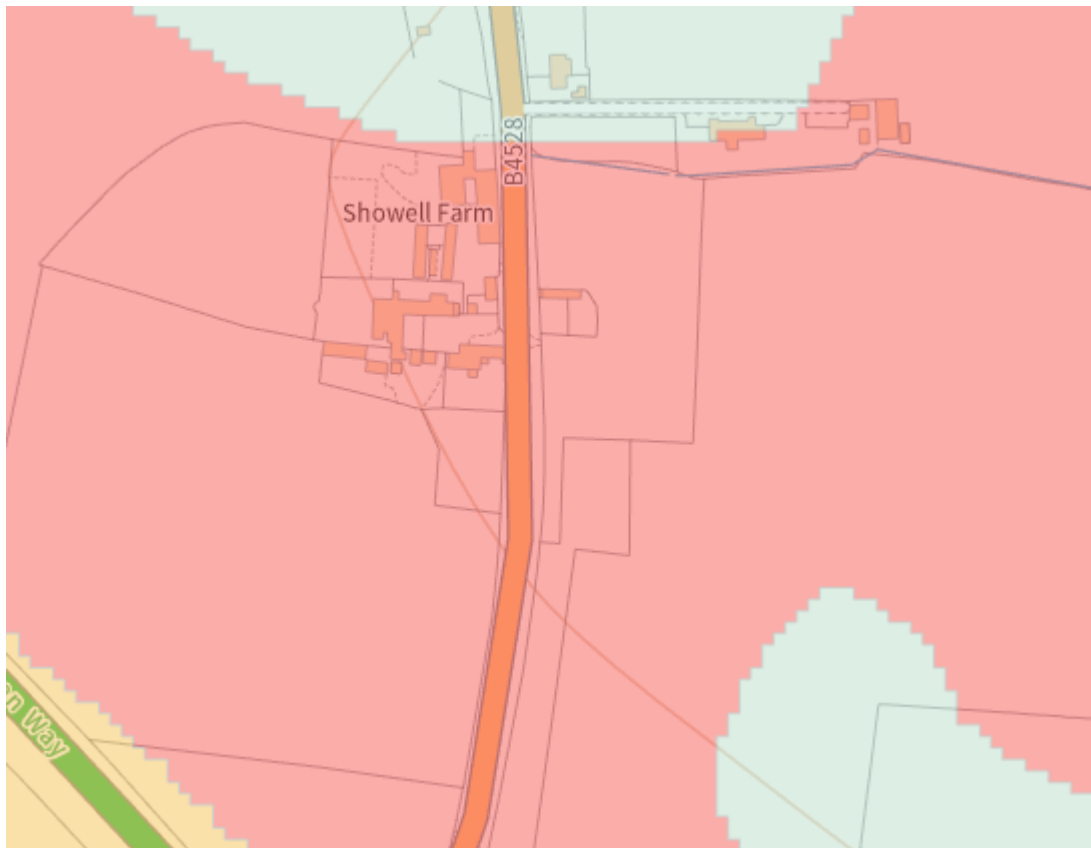


Image C; Wiltshire Council's Strategic Flood Risk Assessment Data Explorer indicating Groundwater Emergence zone in red.