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Planning App Ref:	PL/2025/10016
Service Ref:	Drainage
Date:	18/02/2026

PROPOSAL

Full application Conversion of Class Q into Full Planning Permission for one new self-build dwelling.

SITE LOCATION

Church Farm, Lower Seagry, Chippenham, SN15 5EP

SUMMARY OF THE CONSULTEE POSITION

Object	
Holding Objection: Further information required	
Support	
No comment	
No objection	
No objection subject to conditions	X
Consultation not required	

APPLICATION DOCUMENTS REVIEWED

- Application Form
- Site Location Plan
- Site Layout Plan
- Flood Risk Assessment
- Planning Statement
- Existing Plans and Elevations – Outbuilding
- Existing Plans and Elevations
- Proposed Plans and Elevations – Outbuilding
- Proposed Plans and Elevations

ASSESSMENT OF THE PROPOSAL

Context

In planning terms, flood risk refers to the potential for development to increase the likelihood or severity of flooding on-site or elsewhere, while drainage considerations relate to the capacity of the site and surrounding infrastructure to manage surface water runoff in a sustainable and effective manner.

The local planning authority must be satisfied that the proposed development will not increase flood risk, either on-site or elsewhere, and that surface water will be managed in a sustainable and coordinated manner.

Where necessary, planning conditions or legal agreements may be used to secure the implementation, maintenance, and monitoring of SuDS and other drainage infrastructure.

Assessment

The application has been supported with a Site-Specific Flood Risk Assessment (FRA). It should be noted that our comments below are reliant on the accuracy and completeness of the FRA and we do not take any responsibility for incorrect data or interpretation made by the authors.

The application seeks full planning permission for the conversion of a previously approved Class Q building to provide 1 self-build dwelling, together with the conversion of an existing outbuilding for ancillary domestic uses such as an office, workshop, gym, garage, or hobby space. This submission represents a subsequent application to the previously approved scheme PL/2023/10825, which granted prior approval for the change of use of one agricultural building to a single residential dwelling.

According to the submitted Flood Risk Assessment (FRA), the site lies within Flood Zone 1 as defined by the Environment Agency Flood Map for Planning and is considered to be at low risk of surface water flooding. However, no information has been provided on groundwater flood risk.

The Wiltshire Council SFRA identifies a risk of both surface and subsurface groundwater flooding at the site, with groundwater levels recorded at or very close to the ground surface (approximately 0.025 m). Under such conditions, groundwater may emerge, flow overland, and/or accumulate in local low-lying areas.

The site is located approximately 300 m from the River Avon, with existing surface water draining towards the river through land drainage ditches and the barn's existing surface water drainage system.

It is acknowledged that the proposed development will reduce the extent of impermeable area from 442 m² to 230 m², through the removal of concrete hardstanding and the introduction of gravel, permeable surfacing, and landscaping.

The applicant states that the existing surface water drainage field systems are to be retained and modified for continued use and considers that ground conditions are likely to present impeded infiltration. On this basis, they propose that surface water from all impermeable areas be collected and discharged to ground via the existing private surface water drainage system, working in conjunction with the field drainage networks to the north, east, and south of the farmstead and barn, with flows ultimately directed towards the River Avon.

RECOMMENDATION

No objection subject to the following conditions

- 1. No development shall take place until a surface water drainage strategy, complying with Wiltshire Council requirements, NPPF, PPG, Non Statutory Technical Standards for SuDS and the National Standards for SuDS has been submitted to and approved in writing by the Local Planning Authority.**

In order to discharge the above drainage condition the following additional information must be provided:

- A clearly labelled drainage layout plan showing the pipe networks and any SuDS features. The plan should clearly distinguish between existing and proposed drainage elements and include their respective sizes and invert levels (ILs).
- Calculations that demonstrate the sizing of drainage features, including the proposed permeable pavements and detailed cross section drawings of these features.
- Calculations must also be provided to demonstrate that the existing drainage components, into which the proposed development is intended to discharge does not cause flooding to any building (including a basement) or utility plan during a 1 in 100 year plus climate change rainfall event.
- With regards the control of surface water discharges from brownfield sites, Wiltshire Council requires post development discharges to be as close as reasonably practicable to greenfield runoff for both peak flow and volume. For more information refer to Wiltshire Council's betterment policy update which can be found [here](#).
- Pre and post development exceedance routing that demonstrates flood risk is not increased elsewhere.
- The site lies in an area susceptible to groundwater flooding. As the proposed development is classed as more vulnerable , a sitespecific groundwater flood risk assessment is required in accordance with [Wiltshire Council's Groundwater Management Strategy](#), the applicant is required to carry out a site-specific groundwater flood risk assessment that includes all available information and data from local sources such as historical records, parish councils, flood action groups, borehole records and demonstrate that appropriate floodrisk mitigation is ensured. In areas susceptible to groundwater flooding infiltration SuDS is not permitted unless it can be demonstrated to be appropriate. The groundwater assessment must include/consider the following:-specific groundwater flood risk assessment is required -risk mitigation
 - Groundwater level monitoring (taking into account seasonal variations).
 - The interaction between different sources of flooding.
 - How groundwater will impact on the proposed drainage system.
 - The interaction between groundwater, groundwater recharge and aquifers.

The applicant is referred to Wiltshire Council's [Surface Water Soakaway Guidance](#) for the standards that must be met for planning approval and adoption.

- If access to the site is predicted to flood, an emergency plan must be agreed with Wiltshire Council. Guidance on the preparation of an emergency plan can be found [here](#).

INFORMATIVES

- All new drainage will need to comply fully with Building Regulations Part H (and they should engage with the building control department in order to ensure this).
- In line with the NPPF and National Standards for SuDS, the applicant should seek to use SuDS wherever practicable as part of the surface water drainage strategy.
- Prior to any works commencing on the upstream drainage network, the approved outfall structure and flow control device shall be fully constructed, tested, and commissioned. No discharge to the receiving system (including watercourses, waterbodies, sewers, or drains) shall occur until these measures are operational to ensure compliance with agreed discharge rates and prevent an increase in flood risk elsewhere.
- Wiltshire Council is the land drainage authority under the Land Drainage Act 1991. Land drainage consent is required if a development proposes to increase the rate of 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 can be downloaded [here](#). The land drainage consent application form and guidance notes can be found on our website [here](#).
- The applicant is advised that the approved drainage strategy and its maintenance regime must be secured within the property's title deeds, to ensure that all future owners are aware of and responsible for the ongoing management of the drainage system.

RELEVANT PLANNING POLICY & GUIDANCE

National Planning Policy Framework (NPPF) [NPPF December 2024 Link](#)
Planning and Flood Risk (Paras 170–182)

Wiltshire Core Strategy – Adopted January 2015 [Wiltshire Core Strategy Link](#)
Core Policy 67 requires that all new development must address flood risk from all sources and not increase flood risk elsewhere. It supports the use of Sustainable Drainage Systems (SuDS) and requires that developments demonstrate how surface water will be managed sustainably.

Wiltshire Local Plan (emerging) [Local Plan Review Link](#)
Development must avoid high flood risk areas using the sequential approach. Proposals require a Flood Risk Assessment, Surface Water Drainage Strategy, and Groundwater Assessment where relevant. All schemes must include Sustainable Drainage Systems (SuDS), with major developments achieving a 30% reduction in runoff compared to greenfield rates, following the surface water discharge hierarchy.

Culverting and building over watercourses is discouraged, and natural drainage features should be retained or restored. Drainage strategies must ensure safety during extreme flood events (1-in-100-year + climate change) and provide safe access/egress. SuDS should also deliver biodiversity, amenity, and water quality benefits.

Supplementary Planning Documents

Wiltshire Council Drainage Betterment Strategy (2024) [SPD Link](#)
This technical guidance outlines expectations for surface water discharge hierarchy, attenuation, exceedance routes, water quality, and post-development monitoring.

Wiltshire Design Guide (March 2024) [SPD Link](#)
Includes principles of good design, including integration of SuDS and flood resilience.

Other Relevant Policies and Guidance

Planning Practice Guidance (PPG) – Flood Risk and Drainage [Guidance Link](#)
Covers detailed expectations for flood risk assessments, SuDS design, discharge hierarchy, sequential testing and climate change allowances.

Wiltshire SFRA (2024) [SFRA Link](#)

This document underpins the Sequential and Exception Test application and provides site screening evidence.

Section 19 Flood Investigation Reports [Section 19 Reports Link](#)

These documents summarise investigations into significant local flood incidents and establish what caused the flooding, how authorities responded, and actions needed to prevent future floods.

National Standards for Sustainable Drainage Systems (SuDS) June 2025 [Guidance Link](#)

Establishes mandatory criteria for runoff destination hierarchy, interception, flood resilience, water quality, amenity, biodiversity, and long-term maintenance for all new developments in England.

SuDS Manual (CIRIA C753)

This document set outs design principles, especially where attenuation, exceedance routing, and water quality are discussed.

Infiltration drainage design must be supported by ground investigations, including infiltration testing in accordance with *British Research Establishment (BRE) Digest 365 – Soakaway Design*, and groundwater level monitoring that accounts for seasonal variation.