



TRANSPORT PLANNING

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CHURCH FARM, LOWER SEAGRY, CHIPPENHAM

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Drainage Statement

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REVISIONS

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1 Introduction

1.1 Background

- 1.1.1 IMA Transport Planning Ltd has been appointed to review the Drainage Statement dated 07/12/2023 which considered the Surface Water drainage implications associated with the change of use of an existing agricultural barn to a residential dwelling at Church Farm, Lower Seagry, Wiltshire.
- 1.1.2 This review has been undertaken following the grant of Class Q approval under Application Ref.No. PL/2023/10825. The planning application seeks conversion of the Class Q into Full Planning Permission for one new self-build dwelling. It includes the creation of four-bedrooms with open-plan living space and a garage/workshop.
- 1.1.3 This Drainage Statement addresses surface water and flood risk associated with the new residential dwelling and the proposed conversion of the existing outbuilding into a residential annex comprising a garage, gym, home office, shower room and garden room, accessed via the existing private driveway. A copy of the proposed site layout and elevations is provided in **Appendix B**.
- 1.1.4 It should be noted that there is an existing approved application (Ref. No. PL/2024/10810, dated 07/02/2025) for the detailed design relating to the conversion of existing barns into four dwellings to the south of the application site. This permission is referenced within this report as the proposed drainage strategy utilises the approved surface water drainage system serving those dwellings together with the previously approved Class Q development. Details of sewer connections, together with the location of the proposed foul treatment plant, are shown within the proposed drainage strategy presented in **Appendix J**. The Drainage Strategy and General Arrangement drawing IMA-24-109_004C associated with the above application is also provided in **Appendix J**.

1.2 Scope of Drainage Statement

- 1.2.1 This assessment is undertaken in accordance with guidance as set out in the National Planning Policy Framework (NPPF).
- 1.2.2 Reference has also been made to Environment Agency (EA) Wiltshire Council's Flood Risk Assessment in relation ground and surface water flood risk and Wessex Water asset mapping.
- 1.2.3 The site is identified in relation to its topographical and geographical setting, including the location of any drainage outfalls and watercourses in the vicinity of the existing barn and outbuilding.
- 1.2.4 The existing surface water drainage arrangements serving the new dwelling and outbuilding will be assessed. Any modification required to the existing surface water drainage system to facilitate the proposed development will be identified and evaluated in the context of site constraints. Sustainable Drainage Systems (SuDS) will also be reviewed, with appropriate measures recommended and incorporated, where practicable, to reduce or eliminate flood risk.

2 Planning Policy, Guidance and Development Context

2.1 National Planning Policy Framework

2.1.1 The National Planning Policy Framework (NPPF August 2026, Section 18 F1 - 9) sets out Planning Policies minimise risks to development arising from all sources of flooding and coastal change, taking into account the impacts of climate change, by steering development away from areas of risk, ensuring that development will be safe for its lifetime without increasing flood risk elsewhere, and incorporating sustainable drainage systems where appropriate

2.1.2 F1: Assessing flood risk for plan-making

1. In order to manage development in ways which minimise the risk of flooding to people and property, development plans should:

a. Be informed by an up-to-date strategic flood risk assessment which considers current and future flood risk from all sources, including cumulative impacts in, or affecting, areas susceptible to flooding; and

b. Take account of advice from the Environment Agency and other relevant flood risk management authorities, such as Lead Local Flood Authorities and internal drainage boards, about levels of risk, options for mitigation, and the implications for development in the plan area.

2.1.3 F2: Planning for effective flood risk management

1. Development plans should take a risk-based approach when identifying suitable locations for development, taking into account all sources of flood risk and the current and future impacts of climate change. They should do this, and manage any residual risk, by:

a. Applying the sequential test in policy F5 and, where relevant, policy F6;

b. Safeguarding land that is, or is likely to be, required for current or future flood management;

c. Using opportunities provided by new development and improvements in green and other infrastructure to reduce the causes and impacts of flooding (making as much use as possible of natural flood management techniques as part of an integrated approach to flood risk management); and

d. Where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to relocate development, including housing, to more sustainable locations.

2.1.4 F3: Managing coastal change – Not covered in this report

2.1.5 F4: Assessing flood risk for decision-making

1. To inform the assessment of flood risk and, where relevant, appropriate mitigation, a site-specific flood risk assessment should accompany all development proposals in Flood Zones 2, 3a, and 3b as defined in Annex F, table 1.

2. In Flood Zone 1, a site-specific flood risk assessment should inform and accompany all development proposals involving:

a. Sites of one hectare or more;

b. Land which has been identified by the Environment Agency as having critical drainage problems; and

c. Land identified in a strategic flood risk assessment or the Flood Map for Planning as being at risk of flooding from any source, whether now or in the future.

3. Site-specific flood risk assessments should be appropriate to the scale, nature, and location of development and should, where relevant, support an assessment of whether a development proposal satisfies the sequential and exception tests set out in policies F5 and F6.

2.1.6 F5: The sequential test

1. The aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Where the test applies, development proposals should not be located in areas at risk of flooding where alternative sites, appropriate for the development, are reasonably available in areas with a lower risk of flooding. The area to which the test is applied should not be greater than the anticipated catchment of the development in terms of its likely occupiers or users.
2. The sequential test should be used in areas known to be at risk now or in the future from any form of flooding, other than for:
 - a. Sites allocated in the development plan which were subject to the sequential test during plan preparation;
 - b. Sites where a site-specific flood risk assessment demonstrates clearly that:
 - i. No built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk); or
 - ii. Where the site would be at risk of surface water flooding only, the proposed layout, design, and mitigation measures would ensure that occupiers and users would remain safe from current and future surface water flood risk for the lifetime of the development without increasing flood risk elsewhere in accordance with policy F7.
 - c. For the following types of development:
 - i. Householder development;
 - ii. Small non-residential extensions (with a footprint of less than 250m²); and
 - iii. Changes of use, other than changes of use to a caravan, camping or chalet site, or to a mobile home or park home site.
3. The strategic flood risk assessment covering the area of the proposed development and the Flood Map for Planning should provide the evidential basis for applying the sequential test.

2.1.7 F6: Development in areas at risk of flooding from rivers or the sea

1. In areas falling within flood zones 2, 3a, or 3b (as defined in Annex F, table 1):
 - a. Development proposals should be refused if the use is incompatible with the risk from river or sea flooding, as set out in Annex F, table 3; and
 - b. In certain other circumstances set out in Annex F, table 3, in addition to satisfying the sequential test in policy F5 where applicable, development will only be appropriate where an 'exception test' is satisfied. The exception test involves demonstrating that the development would meet all the following criteria:
 - i. Provide wider sustainability benefits to the community that outweigh the flood risk;
 - ii. Be safe for its anticipated lifetime in accordance with policy F7; and
 - iii. Not increase flood risk elsewhere and, where possible, reduce flood risk overall.

2. The application of the exception test should be informed by a site-specific flood risk assessment. The exception test does not need to be applied:

- a. To those forms of development, or in those circumstances, where the sequential test is not required, as set out in policy F5;
- or b. Where development is proposed on a site allocated in the development plan to which the exception test was applied at the plan-making stage, unless there has been a significant increase in the risk of flooding to the site subsequently, or the nature of the development itself has changed significantly from that which was allocated so as to introduce a more vulnerable use (having regard to Annex F, table 2).

2.1.8 F7: Ensuring development is safe from flooding

- 1. Development proposals should not present a risk from flooding to potential occupiers, users, or visitors, and should not increase flood risk elsewhere.
- 2. Where development is proposed in a location known to be at risk from any form of flooding, now or in the future, it should be refused unless:
 - a. Within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons which justify a different arrangement;
 - b. The development will be safe throughout its lifetime taking account of the vulnerability of its users;
 - c. Any residual risk can be safely managed, and safe access and escape routes are included where appropriate, as part of an agreed emergency plan;
 - d. 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; and e. It can be demonstrated that flood risk will not be increased elsewhere.

2.1.9 F8: Sustainable drainage systems and watercourses

- 1. Development proposals which could affect drainage on or around the development site should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff, in ways which are proportionate to the nature and scale of the proposal. The systems employed should provide multifunctional benefits where possible, facilitating improvements in water quality, biodiversity and amenity.
- 2. Sustainable Drainage Systems should:
 - a. Be designed in accordance with the National Standards for Sustainable Drainage Systems
 - b. Have maintenance arrangements in place to ensure an acceptable standard of operation for the anticipated lifetime of the development; and
 - c. In the case of proposals for major development, take account of advice from the Lead Local Flood Authority.
- 3. Development proposals should not enclose existing watercourses where this is not already the case, unless there are compelling reasons to do so; and should where possible remove existing culverts and renaturalise existing river channels, unless to do so would increase flood risk, result in other environmental harm or cause harm to heritage assets.

2.1.10 F9: Development in Coastal Change Management Areas – Not covered in this report.

2.2 Planning Practice Guidance

- 2.2.1 The Planning Practice Guidance (PPG) provides additional guidance to LPAs to ensure effective implementation of the planning policies set out within the NPPF regarding development in areas at risk of flooding.
- 2.2.2 The PPG states that developers and LPAs should seek opportunities to reduce the overall level of flood risk in the area and beyond through the layout and form of the development, and the appropriate application of SuDS. Referencing information provided by the Environment Agency (EA), the PPG provides advice on taking account of climate change, setting out recommended contingency allowances for net sea level rise and peak rainfall intensities, which should be increased by between 5% and 105% from now until the year 2115. It also advises on flood resilience and resistance measures when dealing with the residual risks remaining after applying the sequential approach and mitigating actions.
- 2.2.3 The PPG also includes advice on flood risk vulnerability and flood zone compatibility. The following flood zones refer to the probability of river and sea flooding, without the presence of defences:
- Zone 1 - low probability: less than 1 in 1000 year annual probability of river or sea flooding (<0.1%) in any year;
 - Zone 2 - medium probability: between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% to 0.1%) or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% to 0.1%) in any year;
 - Zone 3a - high probability: 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability flooding from the sea (>0.5%) in any year; and
 - Zone 3b - the functional floodplain: where water has to flow or be stored in times of flood; identification should take account of local circumstances and would typically flood with an annual probability of 1 in 30 (3.3%) or greater in any year or land that is specifically designed to flood in events up to the 1 in 1000 (0.1%) annual probability event.
- 2.2.4 Flood risk vulnerability is split into five classifications in Annex F of the NPPF, as follows:
- Essential Infrastructure
 - Highly Vulnerable
 - More Vulnerable
 - Less Vulnerable
 - Water Compatible Development
- 2.2.5 Table 2 of the Planning Practice Guidance indicates the compatibility of development vulnerability classes and Flood Zones. It indicates where development is acceptable without the need for the exception test, where the exception test would be required or where development is not permitted regardless of the exception test.

More vulnerable

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

2.2.6 (Table 3 of the NPPF similarly indicates this information).

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	X	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	X	X	X	✓ *

2.3 Wiltshire Council Level 1 Strategic Flood Risk Assessment

Review the local SFRA – these can offer value insights. Look for details on groundwater flood risk, historical flood events/mapping, sequential test application for all sources of flood risk, critical drainage areas etc.

2.3.1 The Wiltshire Council Level 1 Strategic Flood Risk Assessment was produced in 2019. This document provides further flood risk information on the Wiltshire Council jurisdiction.

2.3.2 The SFRA also provides GIS data across the region with various flood risk related datasets that supplement the Environment Agency's flood risk mapping.

2.4 Local Authority Drainage Standards/Guidance

Look to see if the local authority has specific drainage design guidance. Most do. These can contain very important variations on good practice/national guidance, often relating to betterment on green/brownfield runoff rates, urban creep, infiltration rates, information required during

2.5 National standards for sustainable drainage systems (SuDS)

2.5.1 The National standards for sustainable drainage systems (SuDS) were published in July 2025 and is the current national documentation for the design, maintenance and operation of SuDS.

2.5.2 The standards are broken into Standards 1-7, which are listed below:

Standard 1: runoff destinations

Standard 2: management of everyday rainfall (interception)

Standard 3: management of extreme rainfall and flooding

Standard 4: water quality

Standard 5: amenity

Standard 6: biodiversity

Standard 7: design of drainage for construction, operation, maintenance, decommissioning and structural integrity

2.6 Environment Agency Flood Risk Assessment Guidance for New Development

2.6.1 The EA's Guidance for Assessing and Managing Flood Risk for New Development states that the requirements for safe access and exit from new developments in flood risk areas are as follows, in decreasing order of preference:

- Safe dry route for people and vehicles;
- Safe dry route for people;
- If a dry route for people is not possible, a route for people where the flood hazard (in terms of depth and velocity of flooding) is low and should not cause a risk to people;
- If a dry route for vehicles is not possible, a route for vehicles where the flood hazard (in terms of depth and velocity of flooding) is low to permit access for emergency vehicles. However, the public should not drive vehicles in floodwater.

2.6.2 Where a dry route is not possible and a route with low hazard is identified, the route should not have any service covers that could be removed, or other underwater hazards. It is often difficult to see underwater hazards even in shallow water, particularly at night or if the water is silty. In addition, the route should be clearly marked, for example using painted posts.

2.7 Water Industry Act

2.7.1 Thames Water is the local Sewerage Undertaker and provides sewerage services under the guidance of the Water Industry Act 1991.

2.7.2 Under Section 106 of the Water Industry Act, the developer currently maintains the automatic right to 'communicate' with the public foul water sewer system.

2.7.3 In this case there are no local Public sewers being a rural area.

3 Development Proposals

3.1 Existing Site Description

- 3.1.1 The existing barn and outbuilding are located at the end of Church Lane within the former farmstead of Church Farm within a grouping of buildings to the South of the main village setting of Lower Seagry. A site location plan can be seen in **Appendix A**.
- 3.1.2 The former farmstead, including the existing barn and outbuilding, is surrounded by open countryside to the north and east. To the south and west lies the main farmhouse, around which a number of associated farm buildings are grouped. These buildings have been developed over time as part of the evolution and operational requirements of the working farm.
- 3.1.3 The farm buildings are located on a flat plateau with the agricultural land gentle sloping away from the farm buildings to the North and East with natural shallow field undulations forming land drainage channels across the open landscape. The land falls more steeply to the South away from the farm buildings to lower lying land and eventually the River Avon which is approximately 300m to the South.
- 3.1.4 The proposed redevelopment of the barn area occupies an area approximately 0.033Ha. The proposed development is centred about OS grid reference 395877E, 180837N.
- 3.1.5 With regard to existing site levels from EA mapping and OS mapping reviewed the land is generally flat around the farm buildings with levels on the approach access lane and barn of around 58.0m AOD. As indicated the land falls away from the farm to main drainage ditches to the East which is noted at 55.00m AOD and to the South 54.00m AOD with the River Avon similarly 54.00 AOD. The River Avon at the Seagry Mill and Wier to the southwest of the farmstead has a level drop from 54.00m to 51.00m AOD being a 3m drop. It is noted that the weir sluice gate is closed at periods of extreme wet weather and this creates the flooding in the lower lying land to the south and below the farm which is used as a flood plain by the EA but is still some considerable distance and level drop below the farm buildings, barn and outbuilding.

3.2 Site Geology

- 3.2.1 BGS Mapping (Appendix C) confirms that the bedrock geology for the site is Sandstone sedimentary bedrock formed during the Jurassic period. The superficial deposits being River terrace deposits of sand and gravel.
- 3.2.2 Reference to the Soils mapping (Appendix D) suggests that the land is “slightly acid loamy and clayey soils with impeded drainage” draining to stream network (Soilscape 8). This is borne out by the notes on levels in 2.1 above.
- 3.2.3 It is noted that the existing buildings have rainwater pipes to ground and that the existing surface water drainage of the yard and barns go to a field drainage system with sump type tank on northern field boundary (see photos in **Appendix I**) as such no site testing has been undertaken at this stage as the intention is to utilise the existing drainage which will be retained to ground. Any damaged pipework being replaced accordingly as part of the existing surface water drainage system.

3.3 Main Rivers / Watercourses

- 3.3.1 As noted above, the River Avon is the nearest main River to the farmstead, located approximately 300m to the south and 4m lower in elevation. The river flows in a westerly direction.

3.3.2 A network of existing land drainage ditches is located to the east and south of the farmstead. These ditches convey surface water to the River Avon and discharge in the vicinity of Seagry Mill, as noted above.

3.3.3 The surrounding agricultural land has low lying drainage fallows that fall to the main drainage ditches on the field boundaries and discharge to the River Avon.

3.4 Flood Risk

3.4.1 With reference to the EA Flood Map for Planning, the Farm and hence barn is located within Flood Zone 1 with a low probability of flooding (an annual probability of exceedance [AEP] greater than 0.1%). A copy of the flood map can be found in **Appendix E**.

3.5 Surface Water

3.5.1 With reference to the EA surface Water Mapping for the area around the barn please refer to **Appendix F** where the mapping for Low to High-risk surface water mapping is detailed. Please refer to these maps but also note the photographs in **Appendix H** and comments in 2.5.5 below.

3.5.2 A copy of an aerial photograph, taken from Google Maps and annotated to outline the existing drainage ditches to the East and South of the farm and barn, has also been included for clarity, in **Appendix G**. The photograph also highlights the location of the Seagry Mill and Weir on the River Avon to the South.

3.5.3 From the surface water mapping it can be seen that the risk of flooding to the Barn and Farm is low, in that, during an extreme rainfall event, surface water run-off is expected to flow through the open agricultural field to the north of the barn, towards the east and the existing drainage ditch. The water then runs along the field boundary drainage ditch to the main drainage ditch, which conveys flows to the River Avon via the weir and sluice gate.

3.5.4 The lower lying land to the southern extent of the agricultural is below the level of the farmland and run-off is directly to the River Avon. The extent of surface water runoff routes and flooding is clearly shown and defined by the mapping and reference to the OS mapping.

3.5.5 Photographs included in **Appendix H**, taken on 20th October 2023 during Storm Babet confirm the above assessment and indicate that the EA surface water flood mapping is generally correct, with the mapped surface water flood route passing through the field to the north of the barn. However, it should be noted that surface water flows into low-lying fallow land, which acts as a natural drainage channel along the field boundary, away from the barn and farm buildings. As expected, the surface water is seen to flow in an easterly direction away from the barn and farm buildings before turning southwards via low-lying natural depressions and drainage channels towards the existing drainage ditches and the River Avon.

3.5.6 Given the above, the Risk of Surface Water Flooding to the existing barn and farm buildings is considered to be low.

3.6 Existing Sewers

3.6.1 We have reviewed the online Wessex Water asset mapping, which confirms that there are no public foul or surface water sewers in the vicinity of the site.

3.6.2 The absence of sewers would suggest not unreasonable in this rural area that the existing housing in Lower Seagry are therefore served by individual private soakaways and septic tanks. Church Farm being similar in this regard.

3.6.3 There is an existing drainage system serving the farmyard and barns as shown on the topographical survey in **Appendix A**. The locations of the existing cover slabs to the north-east

of the existing barn are identified on the aerial photograph in **Appendix G**. The existing drainage inspection chambers, outfall and gullies are shown in the photographs contained in **Appendix I** and are incorporated within the conceptual drainage strategy presented in **Appendix J**.

3.7 Site Layout

- 3.7.1 This planning application seeks conversion of a Class Q into Full Planning Permission for one new self-build dwelling. It includes the creation of four-bedrooms with open-plan living space and a garage/workshop. The proposal will include private parking and a paved courtyard incorporating permeable paving.
- 3.7.2 Within the proposals, the dwelling attracts the highest vulnerability classification, as defined in the National Planning Policy Framework Technical Guidance document.
- 3.7.3 By its nature, the site complies with the requirements of the sequential approach to development, by placing the land uses most sensitive to flood risk in areas that are at least risk of flooding, with the site being wholly located in Flood Zone 1 and some 3 - 4 m above the flood plain to the River Avon.
- 3.7.4 The impermeable surface areas associated with the existing roofs, concrete farmyard and parking hardstanding within the proposed development site have been measured. These are shown on the Catchment Areas Plan (drawing IMA-26-082_001) in **Appendix J** of this report. The site comprises 586m² of impermeable area and 105m² of permeable area.
- 3.7.5 The proposed impermeable surface areas associated with the new dwelling and outbuilding conversion have been measured based on the new and retained roof areas, together with the proposed permeable surface areas resulting from the removal of the existing concrete farmyard and parking areas. These areas will be replaced with permeable paving and landscaped surfaces. The proposed surface areas are also shown on the Catchment Areas Plan (Drawing No. IMA-26-082_001) in **Appendix J** of this report. The proposed development comprises 332m² of impermeable area and 345m² of permeable area.
- 3.7.6 The total effective impermeable area associated with the proposed development has been measured from the proposed site plan. This indicates that the impermeable surface area has been reduced from 586m² to 332m². The remaining impermeable area is 57% of the existing. This reduction is expected to improve the on-site rainwater run-off.
- 3.7.7 The surface water system is to be constructed to the relevant guidance including the Water UK publication Design & Construction Guidance, Building Regulations Specification (Part H) and any relevant Local Authority specification, where appropriate.
- 3.7.8 Given the above notes and the nature of the existing building and proposed development, the impermeable area of the site will not be increased and, as such, there will be no increased risk of surface water flooding caused by the proposals to the site or downstream catchment area.
- 3.7.9 The existing impermeable area associated with the barn and outbuilding comprises predominantly the roof area. The proposed development increases the roof area by only 4m², from 328m² to 332m² (0.033ha). In accordance with Building Regulations, Part H3, Diagram 1 (Rainfall intensities for gutter and rainfall pipes) assuming a 30° pitched roof (worst-case scenario), the existing peak roof runoff is calculated as:

$$328\text{m}^2 \times 1.29 \times 0.02 = 8.46\text{l/s max.}$$

The proposed runoff is calculated as:

$$332\text{m}^2 \times 1.29 \times 0.02 = 8.57\text{l/s max.}$$

This represents an increase of only 0.11l/s which is considered negligible when compared with the previously approved scheme.

In addition, the existing concrete yard will be replaced with permeable paving. Should attenuation be required, runoff from this area will be restricted to a maximum discharge rate of 1l/s. Consequently, the overall discharge from the site will be substantially lower than the existing unrestricted runoff to the existing farm yard sewer system, providing a significant betterment over the current situation.

Photographs of the fields and landscape are included in **Appendix I**, which also includes photos of the existing surface water rainwater downpipes and farm yard gullies and grates draining the existing barn to the existing underground surface water field system.

4 Surface Water Strategy

4.1 Planning Policy

- 4.1.1 The future development of this site should in no way cause a greater flood risk to the site, or the downstream catchment area than already exists and should where practicably reduce flood risk, both now and in the future.
- 4.1.2 Current policy suggests that all proposed development should be allocated a minimum 100-year design life, therefore any storm water attenuation features should be designed to meet this guidance / requirement. Obviously, if the attenuation design is based around a 1:100-year storm event, then the 1:30 year storm event would also be catered for.
- 4.1.3 There are indications that the climate in the UK is already changing. Current expert opinion suggests that higher intensity, short duration storms will occur more frequently as a result of climate change. Periods of prolonged rainfall are also likely to occur more frequently. The potential impacts of climate change on the site are likely to be caused by an increased rainfall intensity and duration.
- 4.1.4 The National Planning Policy Framework details requirements for allowances in climate change on flooding from land and River sources. Current guidance proposes that peak rainfall allowances for the 3.3% (1:30) annual exceedance rainfall event will increase by 40%, with the 1% (1:100) annual exceedance rainfall event increasing by 45% for the 2070's epoch, for development with a lifetime between 2061 and 2125.
- 4.1.5 The proposed development should be approached with a view to managing the surface water run-off, taking in to account water quantity (flooding), water quality (pollution) and amenity issues, all being collectively referred to as Sustainable Drainage Systems (SuDS).
- 4.1.6 SuDS are generally regarded as a management train, consisting of control structures and strategies that are designed to drain surface water run-off efficiently and sustainably, while minimising pollution and managing the impact on water quality of local water bodies and groundwater aquifers below.
- 4.1.7 Therefore, in the first instance and in keeping with SuDS planning hierarchy, the proposed drainage scheme for the new dwelling and outbuilding conversion should be designed with a view to utilising SuDS drainage techniques, returning as much of the surface water run-off to ground as close to the source as possible i.e. utilising infiltration.
- 4.1.8 Where this is not feasible, a discharge to a surface water body, such as a main River, ordinary watercourse or local land drainage feature is the preferred approach to surface water treatment. Where a surface water body is not available, a connection to a surface water sewer, highway drain or suitable receiving drainage system may be considered. Ultimately, although prior approval will be required, a connection to a combined sewer may be considered.
- 4.1.9 The design of all SuDS infrastructure shall be approved by the LLFA or relevant approving body at the time of design, prior to commencing construction.
- 4.1.10 The design / sizing of the SuDS features and drainage network shall be confirmed at detailed design, following intrusive ground investigation works at the site of the feature / structure and modelling of the proposed development drainage system and shall be designed to mimic, and where possible, better the current greenfield performance of the site as identified above.
- 4.1.11 Noting that the existing barn surface water drainage system is directly to ground and existing field drainage network it is proposed to continue to utilise this form of drainage which is in line with the above SuDs requirements as noted in 4.1.8 above.

4.2 Conceptual Surface Water Drainage Strategy

- 4.2.1 Further to sections 3.3 and 3.5 above, taking consideration of the existing surface water drainage field systems which are to be retained and modified for reuse and given the anticipated ground conditions with impeded infiltration, in keeping with SuDS hierarchy the proposed strategy for the development site is for all impermeable areas to be collected and discharged to ground via the existing private surface water drainage system combined with the field systems to the North, East and South of the farmstead and barn down to the River Avon which is some 4m lower than church Farm to the South.
- 4.2.2 As part of the works the exact location and depth of the existing field drainage system will be traced to confirm connections are achievable or recording any required minor amendments to the scheme which will also be recorded for future maintenance. (Noting currently recorded due to works on site for the Barn conversions to the south under PA Ref. No. PL/2024/10810, dated 07/02/2025)
- 4.2.3 To assist with the provision of sufficient attenuation storage within the site, the private courtyard / driveway and rear terrace / patio areas shall be provided in a permeable pavement construction, affording infiltration to ground at source if proven to be achievable or attenuated and discharges as the existing concrete farmyard to the existing drainage system.
- 4.2.4 It is also intended that at least one of the rainwater down pipes will be connected to a rainwater butt to collect rainwater for re-use in gardening and that this will have a high-level overflow to the existing drainage system. This complies with SuDS requirements.
- 4.2.5 Given the above and presence of existing surface water system to the barn and farmyard percolation testing has not been undertaken. However, infiltration testing will be undertaken during the site works to confirm that this is or is not an option due to the recorded geology.
- 4.2.6 With a view to the proposed ground levels, it is envisaged that the proposed finished levels will mimic / maintain any existing exceedance overland flow paths through the farm and to the local agricultural fields and catchment area towards the existing filed drainage ditches and features to the River Avon.
- 4.2.7 To ensure that the development surface water sewers are constructed to an appropriate standard, these should all be designed and constructed in accordance with the Water UK publication Design & Construction Guidance, Building Regulations Specification and any relevant Local Authority specification, where appropriate.
- 4.2.8 As noted in 3.7.7 above the surface water system is to be constructed to the relevant guidance including the Water UK publication Design & Construction Guidance, Building Regulations Specification (Part H) and any relevant Local Authority specification, where appropriate.

4.3 Finished Floor Levels

- 4.3.1 The existing barns floor levels are predominantly above the surrounding agricultural field levels but due to the introduction of screes and floor coverings will be as a minimum, in accordance with Building Regulations 150mm above the field ground levels.
- 4.3.2 The intended flag stone path around the perimeter of the building on the North will be angled with a level fall away from the building directing any rainwater onto grassed area.

4.4 Access & Evacuation

- 4.4.1 The National Planning Policy Framework requires that, where important to the overall safety of a proposed development, safe access and escape is available to and from new developments in flood risk areas.
- 4.4.2 The site and surrounding area are located within Flood Zone 1; therefore, a dry access and evacuation route is therefore deemed to be achievable for this site.

5 Future Maintenance

- 5.1.1 The drainage will be retained in private ownership, with the development using the existing surface water system. It is intended that the following maintenance schedule be provided for the owners use.
- 5.1.2 We would propose that the following information is included as a minimum:
- i. Clear details of ownership and responsibilities of drainage systems across the site.
 - ii. Copy of the installed as built drainage drawings.
 - iii. Copies of standard product specifications used for relevant drainage elements including (*but not limited to*):
 - a. Inspection chambers/ manholes
 - b. Pipework
 - c. Access covers
 - d. Permeable Paving
 - e. Packaged Treatment Plant
 - f. Drainage field
 - iv. Information relating to the SuDS features provided:
 - a. Environmental Permits / Licences
 - b. Manufacturers' details and specifications including design life.
 - c. Recommendation for inspections and cleaning out intervals/jetting.
 - d. Details of intended proper operation.
 - e. Potential safety issues.
 - v. Notes on warranties offered by the developer as may be appropriate – for call out service.
 - vi. Contact details for Maintenance Company in event of blockage and emergency.
 - vii. Contact details for local pipe jetting / cleaning companies in event of blockage.

6 Conclusion

- 6.1.1 The development is located within Flood Zone 1 and is considered to be at a very low risk of flooding.
- 6.1.2 In accordance with the SuDS hierarchy, the preferred drainage strategy for the proposed dwelling and the conversion of the existing outbuilding is to retain and utilise the existing farmstead surface water drainage system where appropriate. Surface water runoff from the courtyard, private driveway and parking areas will, where ground conditions permit, be managed by infiltration using permeable paving and/or a soakaway. Should infiltration prove to be unsuitable, an attenuated discharge to the existing surface water drainage system will be provided in accordance with the requirements of the LLFA.
- 6.1.3 The proposed development results in only a minimal increase in peak surface water runoff of approximately 0.11l/s compared with the existing situation. Additionally, the incorporation of permeable paving within the courtyard area has the potential to reduce overall surface water discharge by allowing runoff to infiltrate directly into the ground, subject to suitable ground conditions.
- 6.1.4 There is no increase in flood risk to the surrounding area or downstream catchment area resulting from the development.
- 6.1.5 A dry access and evacuation route is wholly achievable within the farm boundary and beyond to the north into Lower Seagry and public highway network.
- 6.1.6 In summary, this Drainage Statement confirms that the proposed development is achievable in a sustainable manner, without increasing flood risk on Church Farm or within the greater catchment area and would be in accordance with both National Planning Policy Framework and Local Policies.

Appendix A

Site Location Plan

Topographical Survey



NOTES:

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REVISIONS

Rev.	Date	Description

Client :

MRS HEATHER
WADDINGTON

CHURCH FARM
LOWER SEAGRY
CHIPPENHAM

Drawing Title:

LOCATION
PLAN

Scale:

1:1250 @A4

Date:

AUG 2026

Drawn By Checked

JL

Drawing No:

1264 100

Revision:

A

PLANNING



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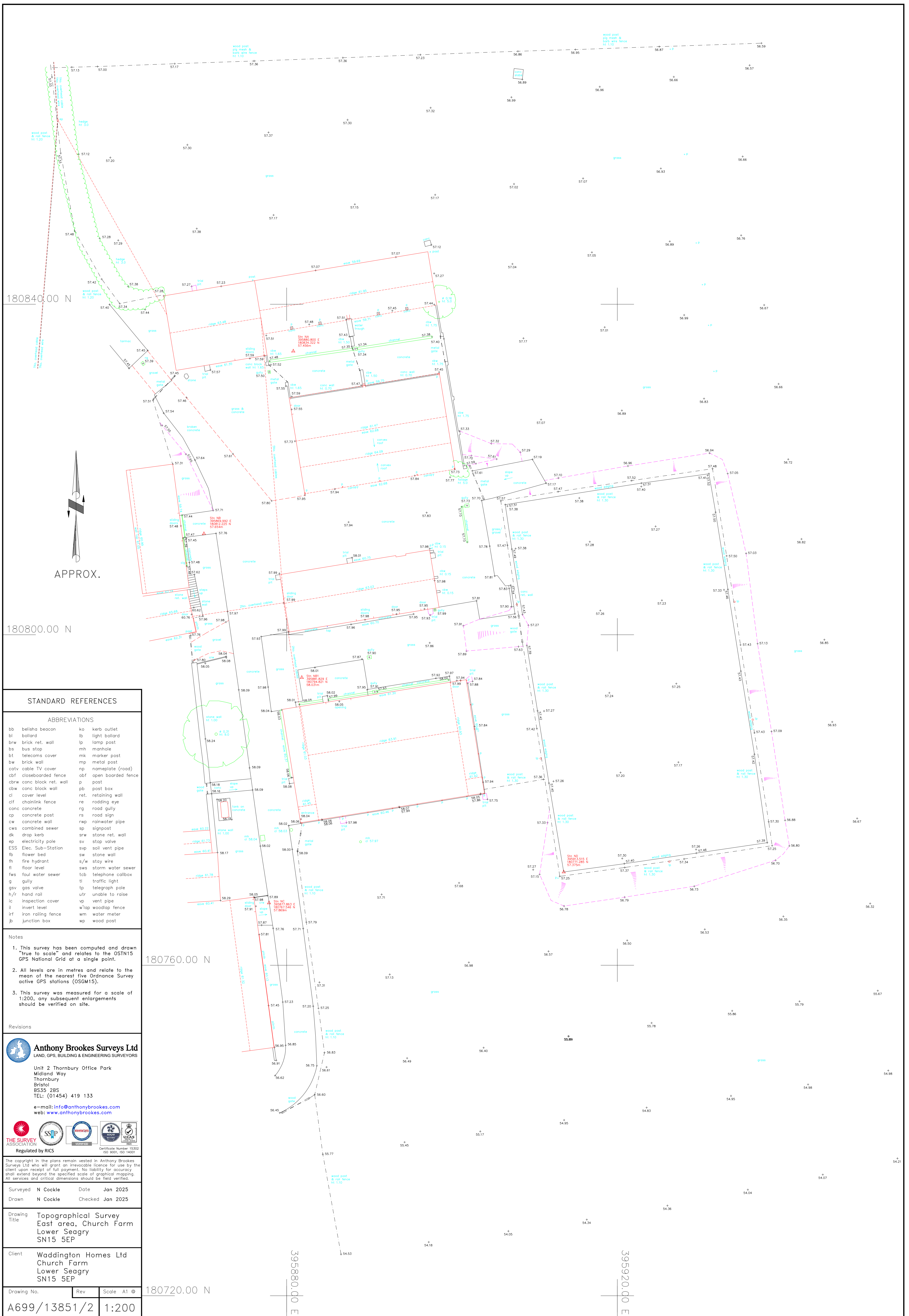


0m

50mFB

100m

1:1250



Appendix B

Proposed Site Layout

Proposed Ground and First Floor Plan

Proposed Elevations

GIA and Footprint Calculations

Proposed Colour Site Plan

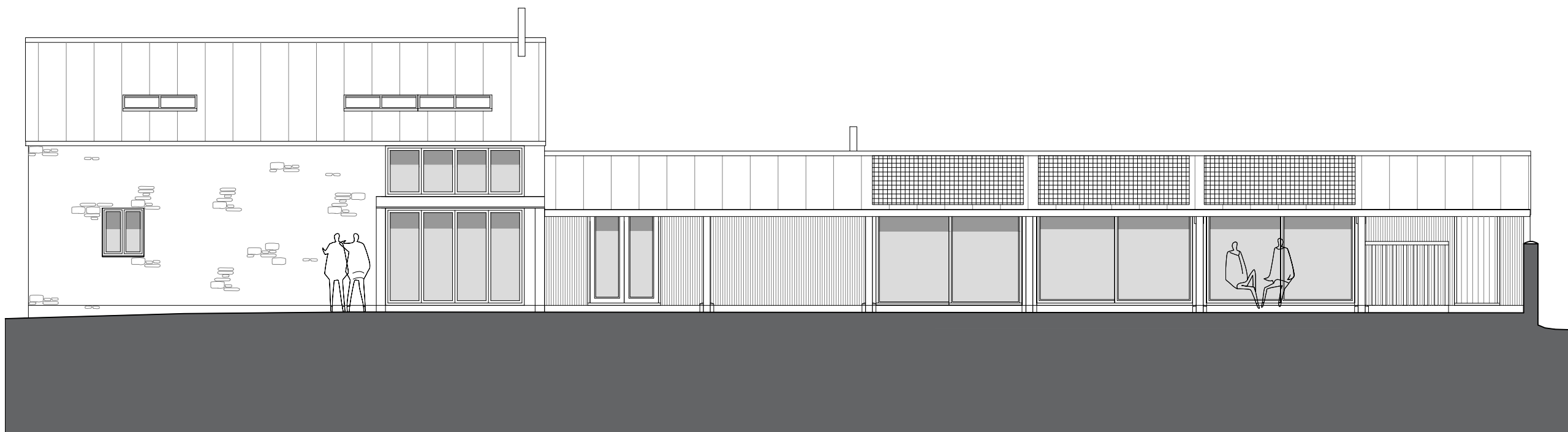


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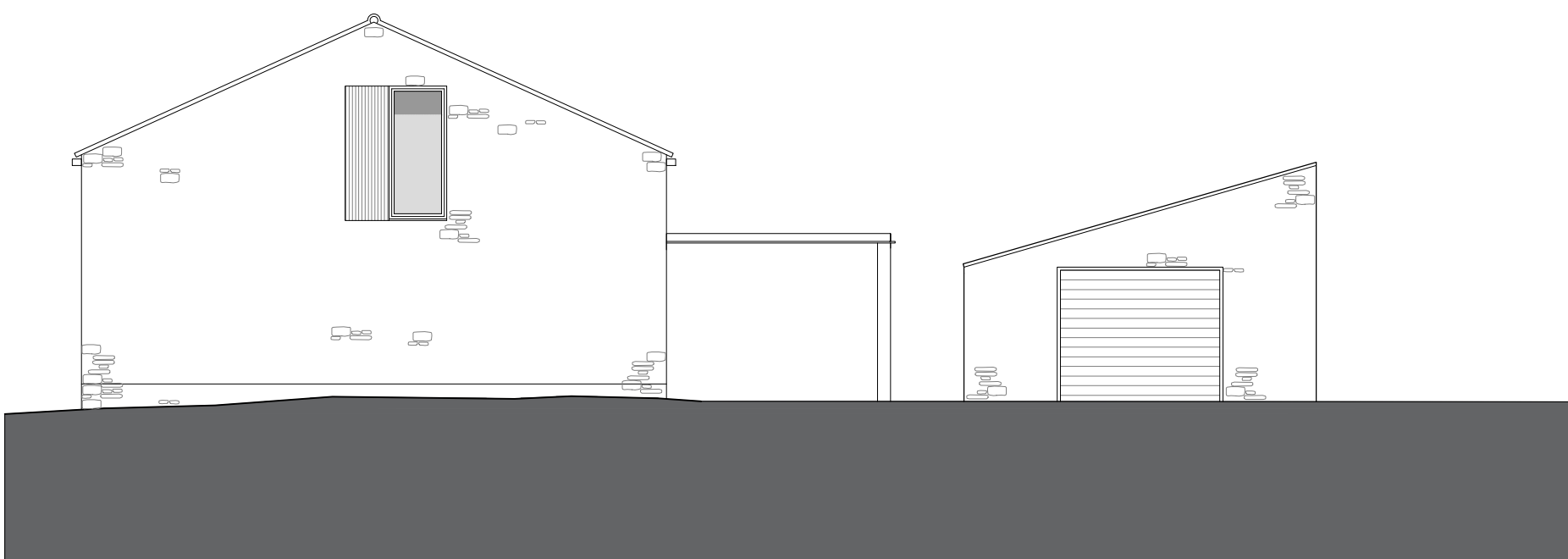
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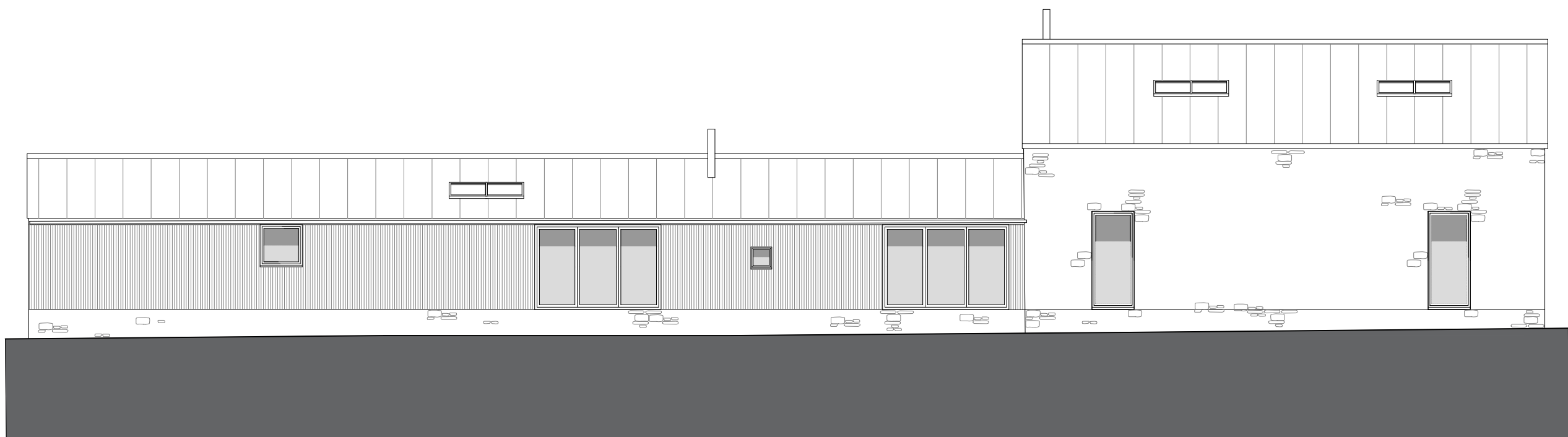
Rev.	Date	Description



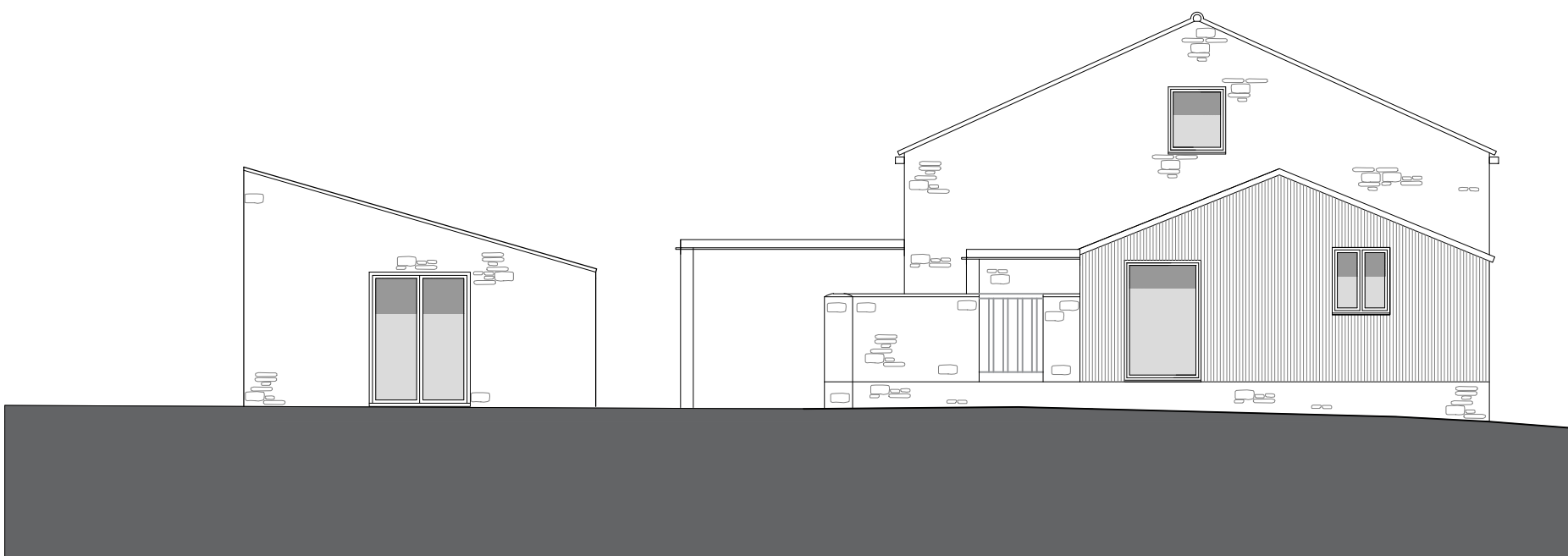
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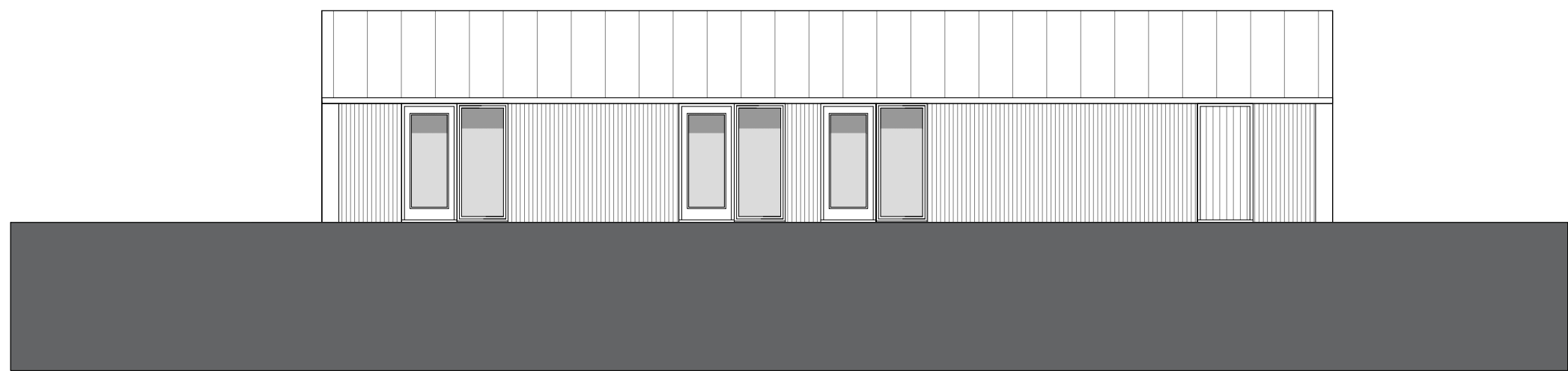
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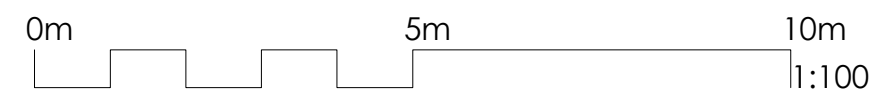
NORTH ELEVATION



EAST ELEVATION



NORTH ELEVATION ANNEX



Client :
MRS HEATHER
WADDINGTON

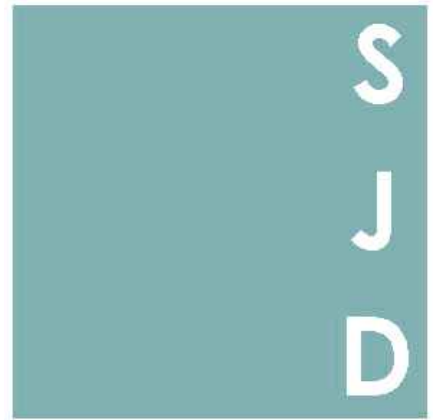
Job :
CHURCH FARM
LOWER SEAGRY
CHIPPENHAM

Drawing Title:
PROPOSED
ELEVATIONS

Scale:
1:100 @ A1
Date: JUL 2026 Drawn By: JL Checked: JL

Drawing No: 1264 104 Revision:

PRELIMINARY



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Rev.	Date	Description



GROUND FLOOR PLAN
0m 5m 10m
1:100

Client :
MRS HEATHER
WADDINGTON

Job :
CHURCH FARM
LOWER SEAGRY
CHIPPENHAM

Drawing Title:
PROPOSED
GROUND FLOOR
PLAN

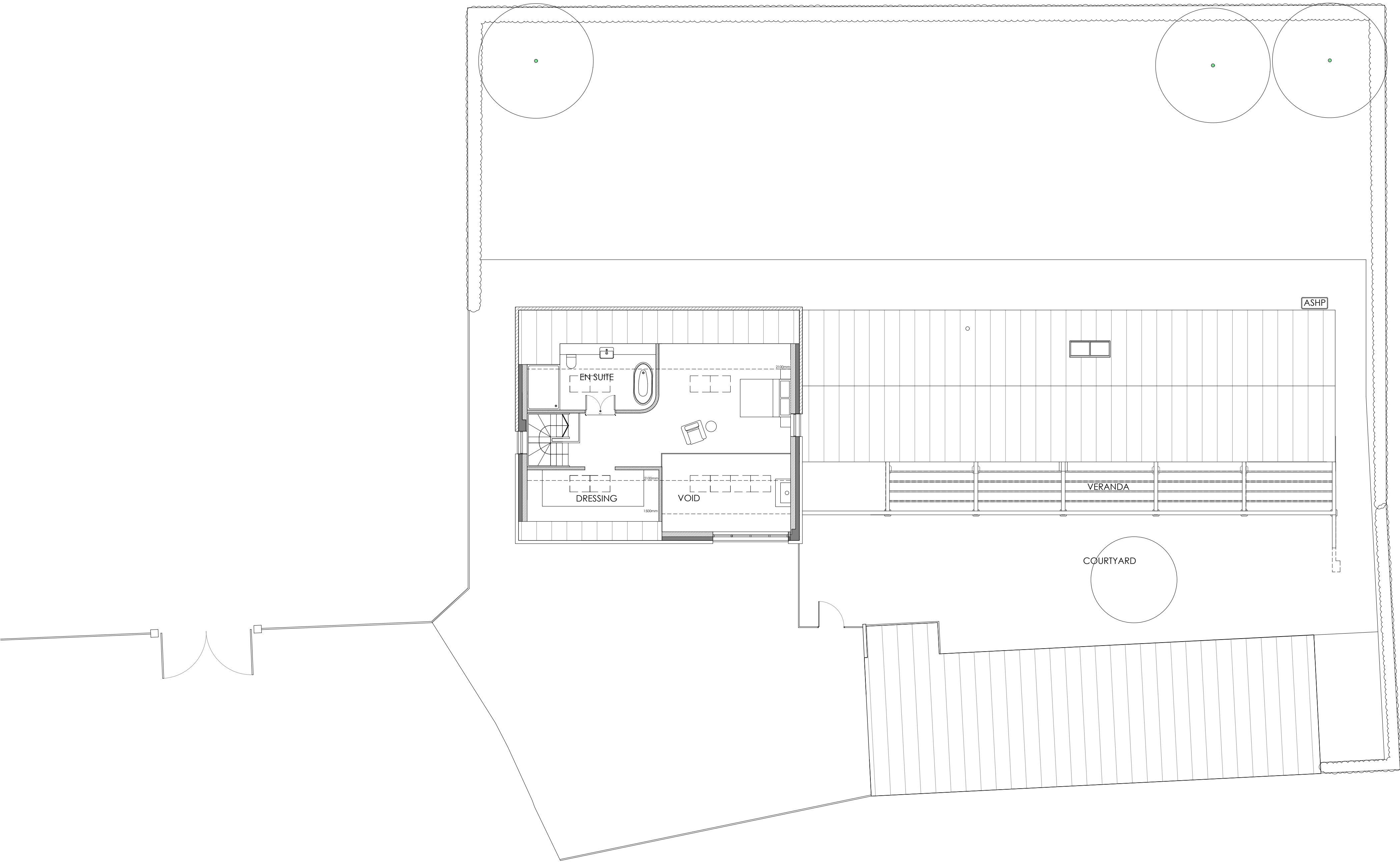
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1:100 @ A1
Date: AUG 2026 Drawn By: JL Checked:

Drawing No: 1264 102 Revision: D



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FIRST FLOOR PLAN

0m 5m 10m

1:100

NOTE: SURVEY INFORMATION FROM THIRD PARTIES.

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WADDINGTON

Job :
CHURCH FARM
LOWER SEAGRY
CHIPPENHAM

Drawing Title:
PROPOSED
FIRST FLOOR
PLAN

Scale:
1:100 @ A1

Date: AUG 2026 Drawn By: JL Checked:

Drawing No: 1264 103 Revision: A



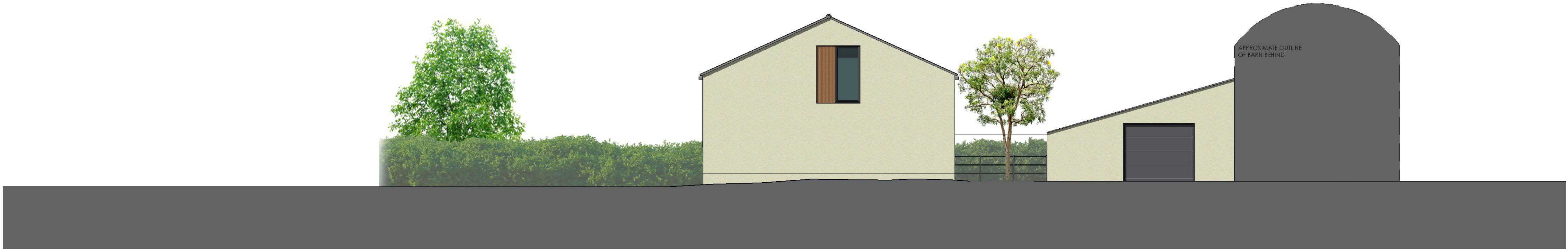
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SOUTH ELEVATION



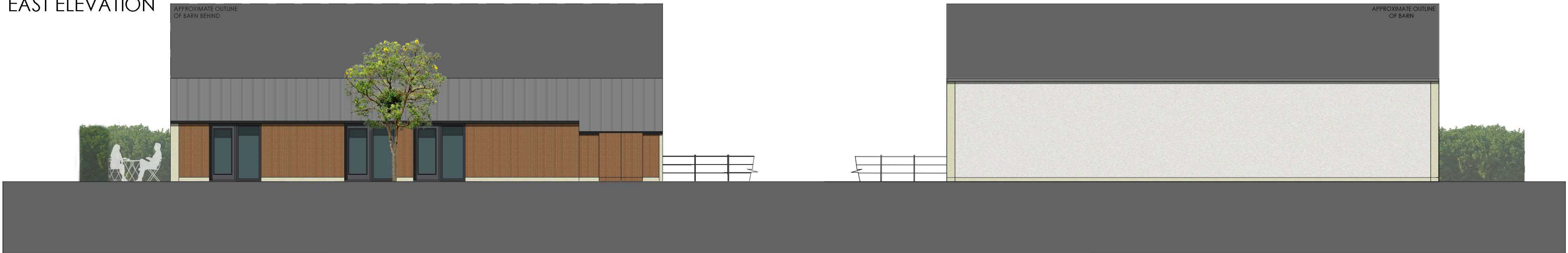
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WEST ELEVATION

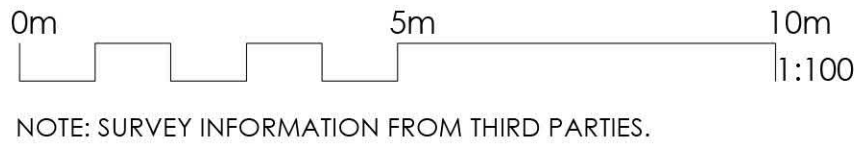


EAST ELEVATION



NORTH ELEVATION ANNEX

SOUTH ELEVATION ANNEX



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REVISIONS		
Rev.	Date	Description

Client :
MRS HEATHER
WADDINGTON

Job :
CHURCH FARM
LOWER SEAGRY
CHIPPENHAM

Drawing Title:
PROPOSED
ELEVATIONS

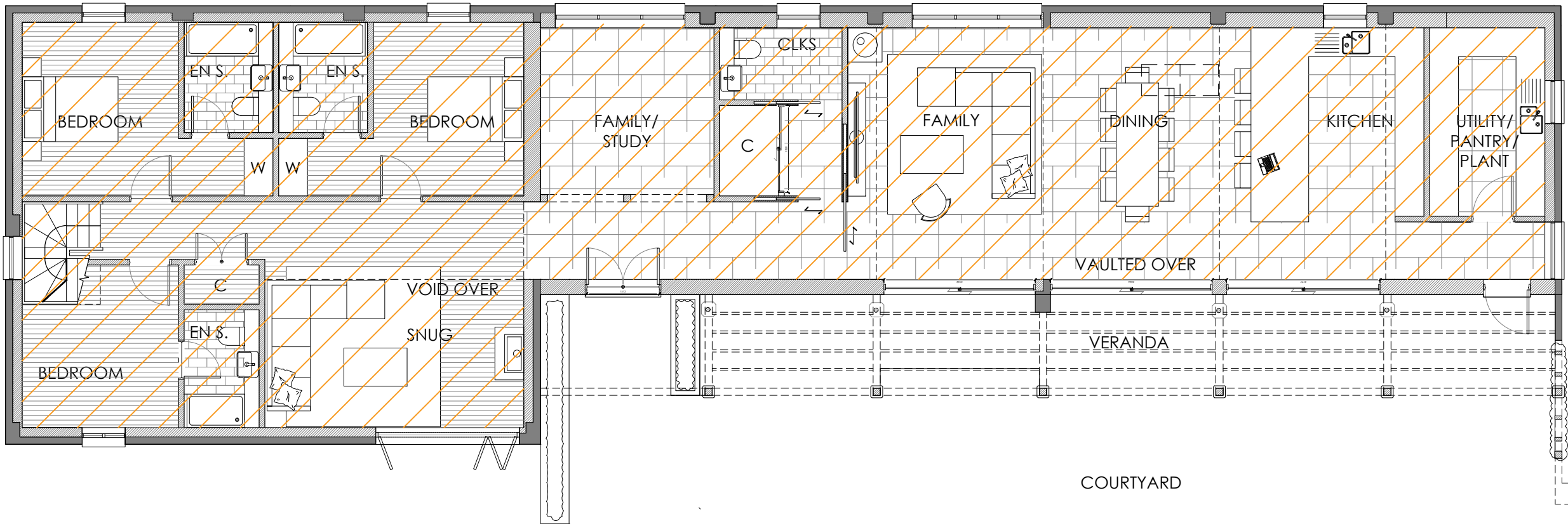
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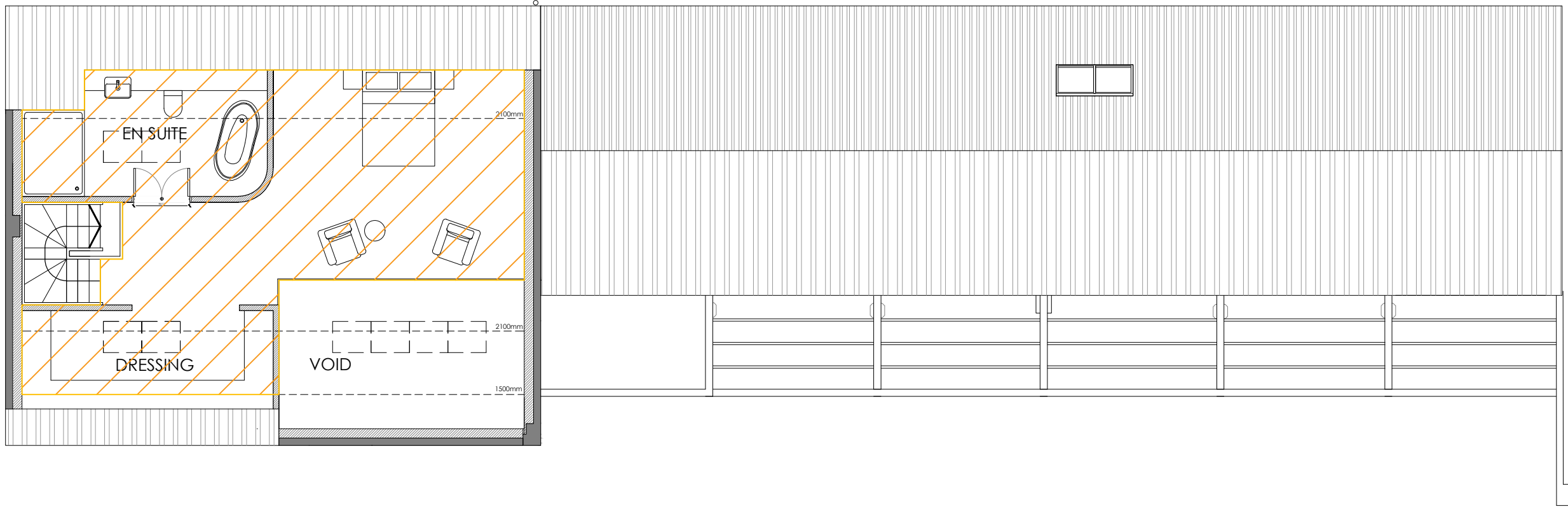
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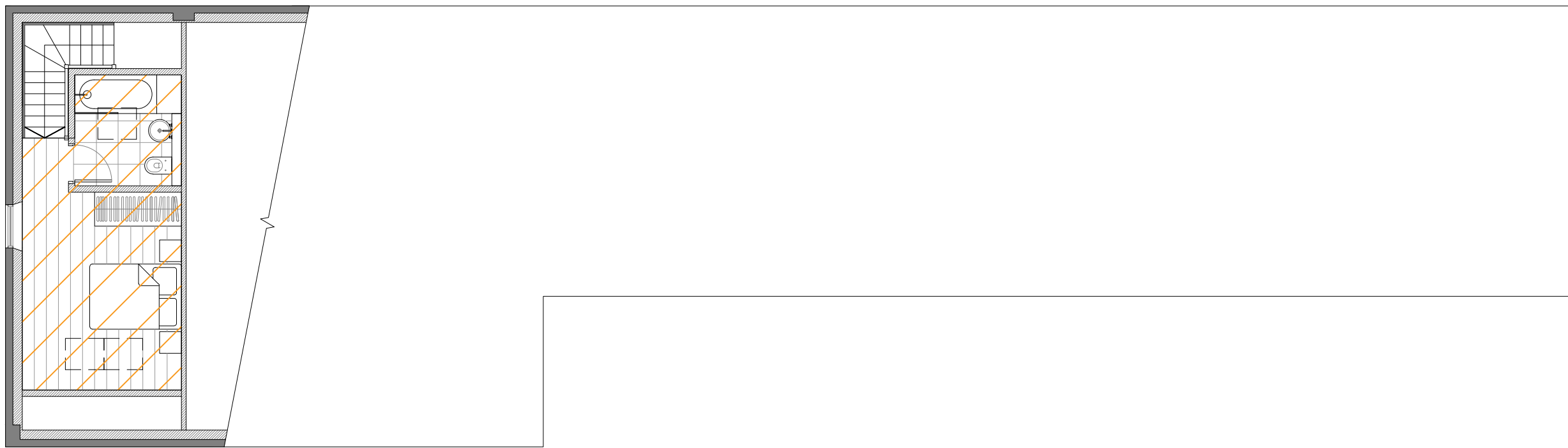
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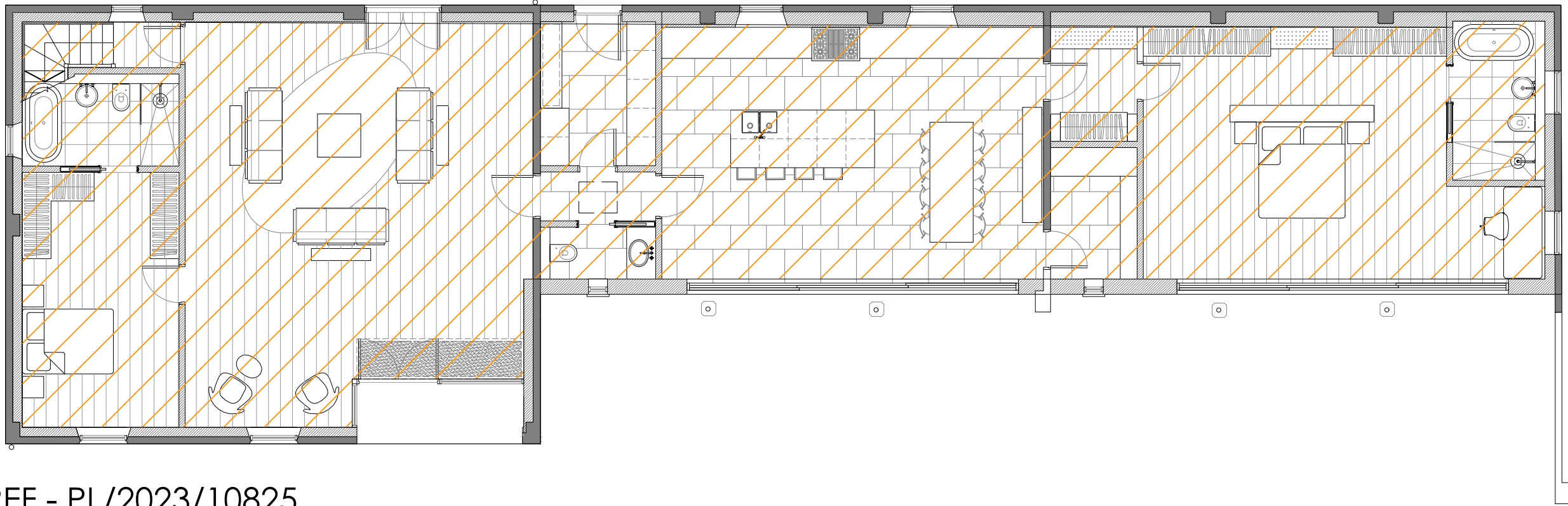
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GROUND FLOOR PLAN



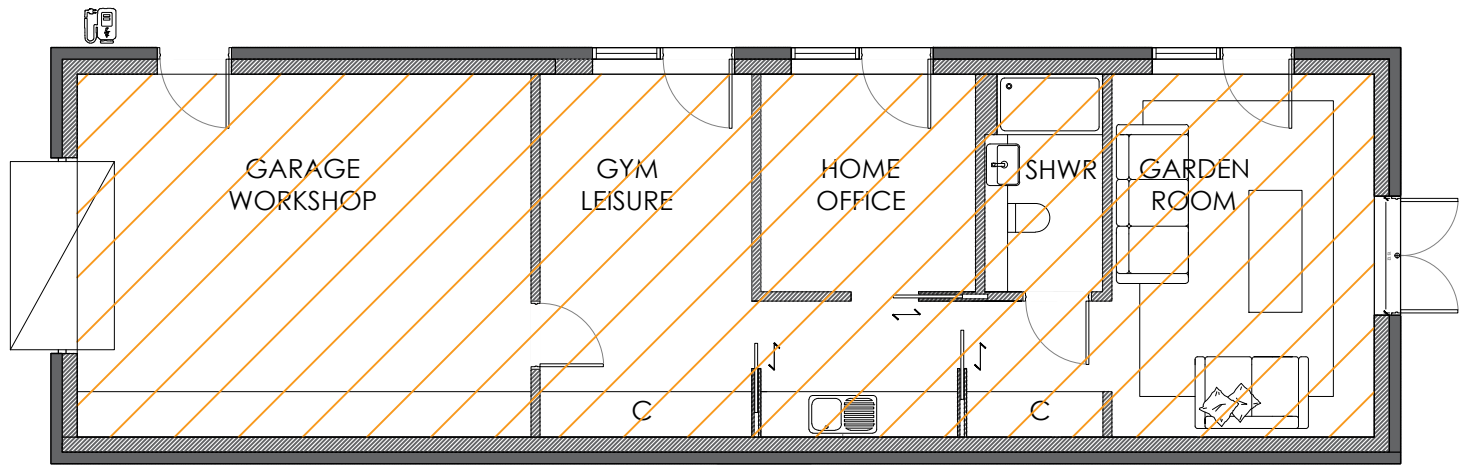
PROPOSED
FIRST FLOOR PLAN



REF - PL/2023/10825
FIRST FLOOR PLAN



REF - PL/2023/10825
GROUND FLOOR PLAN



PROPOSED ANNEX
FLOOR PLAN

PROPOSED BARN
GIA - 253.7m²
FOOTPRINT - 229.9m²

PROPOSED ANNEX
(OUTBUILDING)
GIA - 82.3m²
FOOTPRINT - 98.2m²

REF - PL/2023/10825
GIA - 221.8m²
FOOTPRINT - 229.9m

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Job :
CHURCH FARM
LOWER SEAGRY
CHIPPENHAM

Drawing Title:
GIA AND
FOOTPRINT
CALCULATIONS

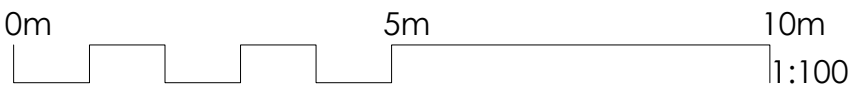
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Rev.	Date	Description

Client :
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WADDINGTON

Job :
CHURCH FARM
LOWER SEAGRY
CHIPPENHAM

Drawing Title:
PROPOSED
COLOUR
SITE PLAN

Scale:
1:500 @ A1

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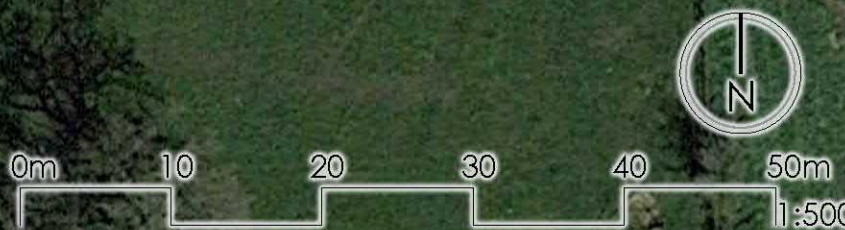
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Appendix C

BSG Geological Mapping



Geology Viewer



About this layer:

Combination of bedrock and superficial geology



Info



Opacity



Legend

-  Alluvium - Clay, silt, sand and gravel
-  River Terrace Deposits, 1 - Sand and...
-  River Terrace Deposits, 2 - Sand and...
-  Kellaways Clay Member - Mudstone
-  Kellaways Sand Member - Sandstone
-  Oxford Clay Formation - Mudstone

OPTIONS

 Select Basemap

 Settings

 Contact BGS

 More data? Try BGS GeoIndex

Version 0.0.53 (BETA)



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Powered by  Esri

Appendix D

Soil Scape Mapping



Get Soils Data for your GIS



Soilscales map

Soil descriptions

Help

Search

Contact

About

LandIS

0.6km
0.4mi

Adjust transparency

Legend

Search

Soil information

Soilscape 8:

Slightly acid loamy and clayey soils with impeded drainage

Texture: Loamy some clayey

Coverage: England: 10.6% Wales: 1.9% England & Wales: 9.4%

Selected area: 4.9km²

Drainage: Slightly impeded drainage

Fertility: Moderate to high

Habitats: Wide range of pasture and woodland types

Landcover: Arable and grassland

Carbon: Low

Drains to:

Developed by Cranfield University and sponsored by DEFRA

For more detailed soil information visit [Soil Site Reporter](#)

For soils education visit [soil-net.com](#)

Appendix E

EA Flood Map for Planning – Seas and Rivers

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
395877/180837

Created
5 Oct 2023 14:35

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

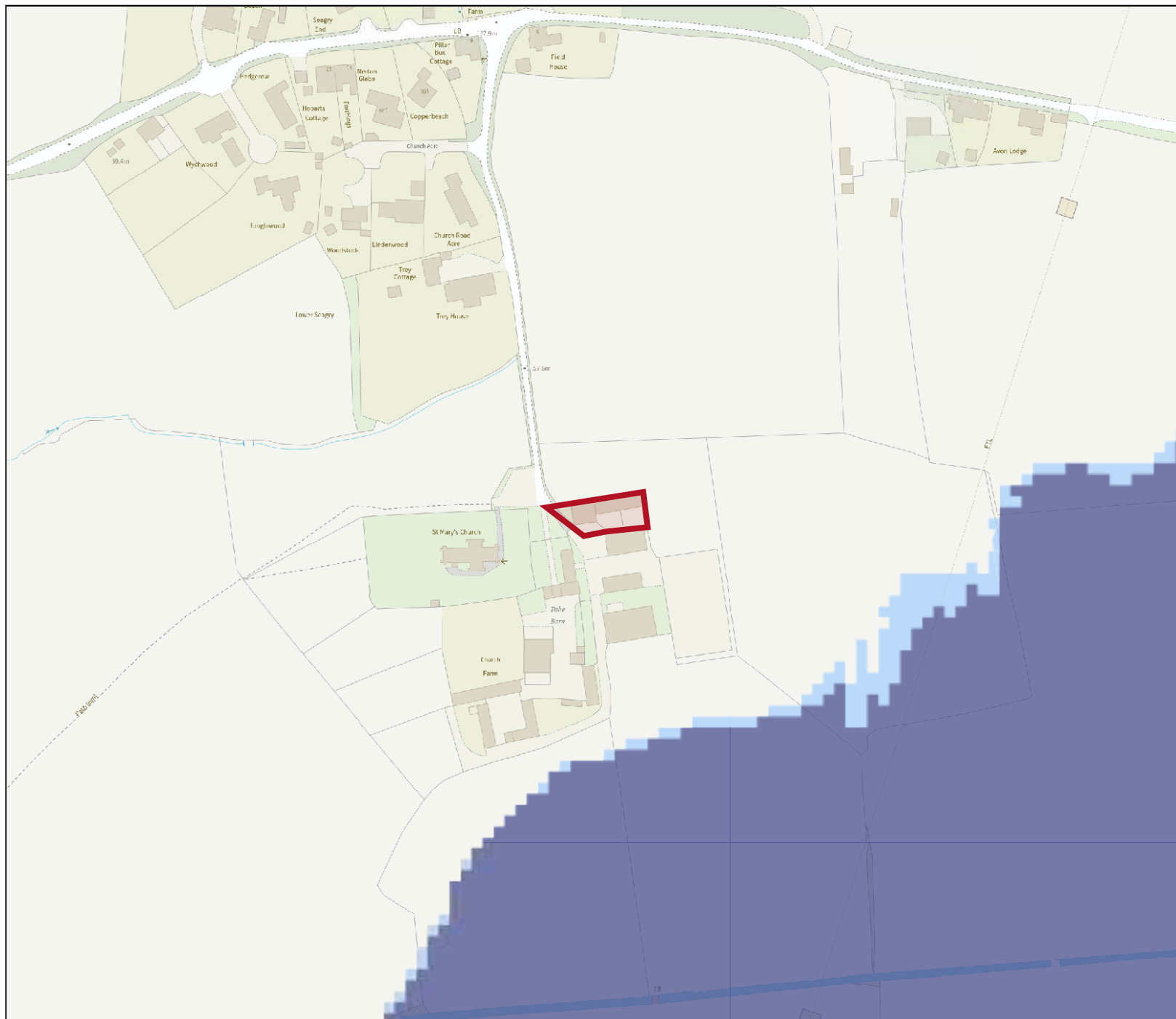
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2022 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>



Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
395877/180837

Scale
1:2500

Created
5 Oct 2023 14:35

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

0 20 40 60m

Appendix F

EA Surface Water Mapping

Cookies on Check your long term flood risk

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Learn more about this area's flood risk

Select the type of flood risk information you're interested in. The map will then update.

Flood risk

Extent of flooding



Location

Church Farm



Extent of flooding from surface water

[High](#)[Medium](#)[Low](#)[Very low](#)

Location you selected

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Learn more about this area's flood risk

Select the type of flood risk information you're interested in. The map will then update.

Flood risk

High risk: depth



Location

Church Farm



Surface water flood risk: water depth in a high risk scenario

Flood depth (millimetres)

Over 900mm

300 to 900mm

Below 300mm

Location you selected

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Learn more about this area's flood risk

Select the type of flood risk information you're interested in. The map will then update.

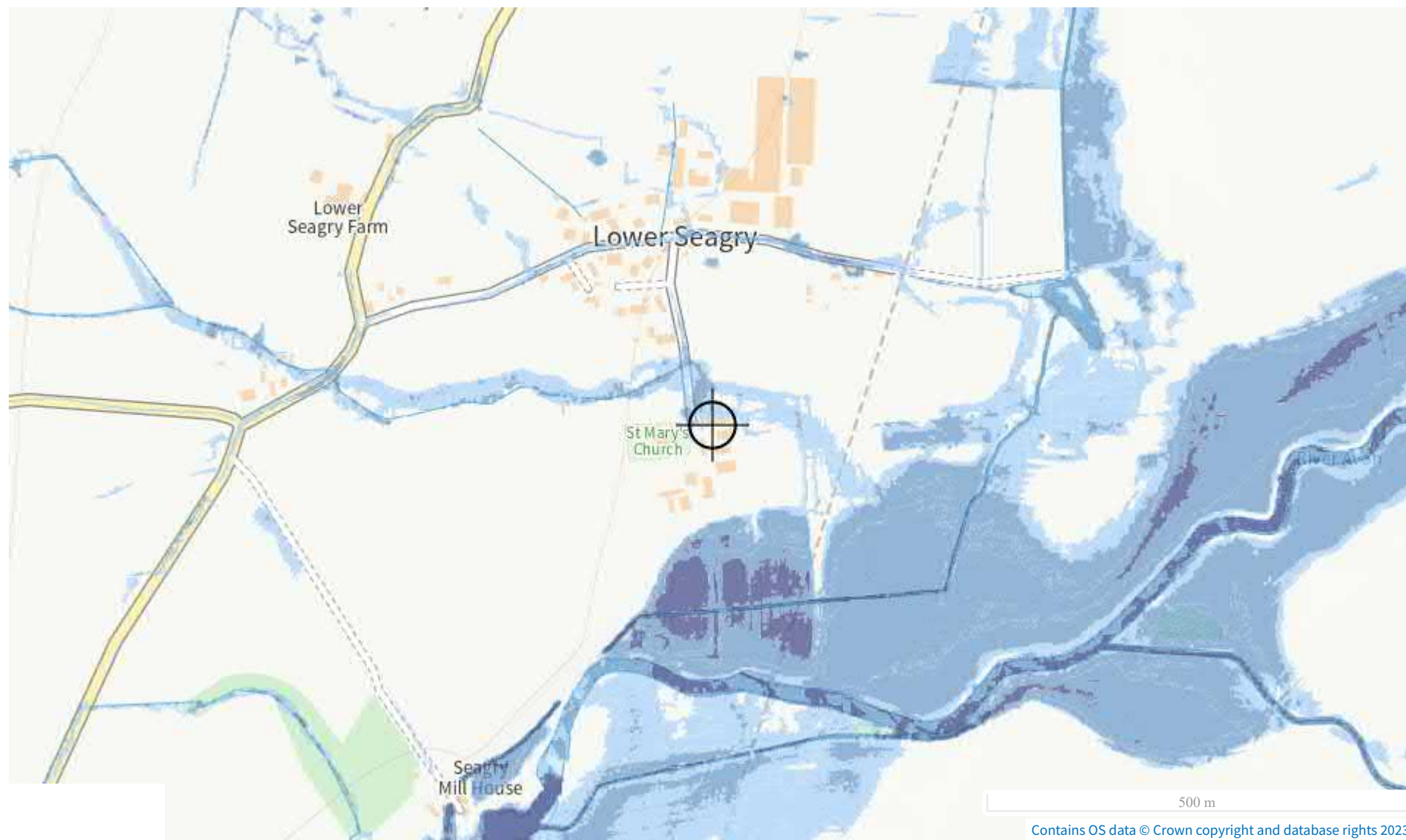
Flood risk

Low risk: depth



Location

Church Farm



Surface water flood risk: water depth in a low risk scenario

Flood depth (millimetres)

Over 900mm

300 to 900mm

Below 300mm

Location you selected

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Learn more about this area's flood risk

Select the type of flood risk information you're interested in. The map will then update.

Flood risk

Medium risk: depth



Location

Church Farm



Surface water flood risk: water depth in a medium risk scenario

Flood depth (millimetres)

Over 900mm

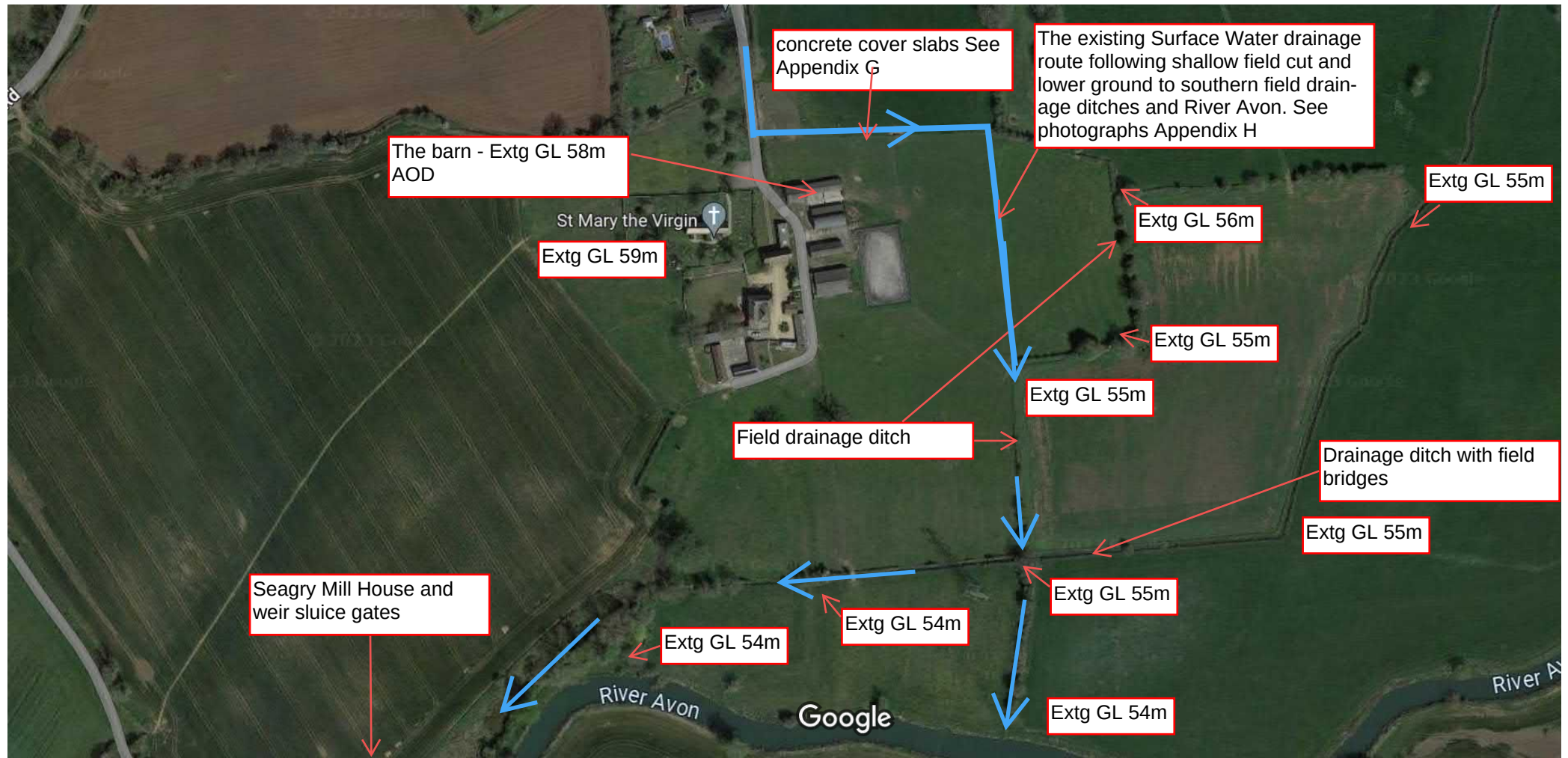
300 to 900mm

Below 300mm

Location you selected

Appendix G

Google Map aerial photograph with drainage ditches and levels indicated



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