

Appendix H

Photographs of Surface water flooding 20th October following natural field drainage
shallow cuttings to main drainage ditch away from existing barn



View to the North of the Barn of Church Lane surface water run-off entering the agricultural field boundary and following field drainage shallow cut.



View north from barn including what appears to be the main surface water drainage tank adjacent to low lying field drainage cut – flows to the east before turning south – well away from the barn.



View of northern drainage field cut running east away from the barn just down from the surface water tank system.



Surface water flowing to the North along field boundary away from the Barn



Surface Water flowing along eastern fields to main drainage ditches and River Avon to the south



Surface Water flowing along eastern fields to main drainage ditches and River Avon to the south

Appendix I

General Photographs of drainage around the barn RWP and Gullies



View on approach to barn from access road to farm – gully in middle of drive





View of barn looking north at southern elevation RWP



View of Barn yard looking East on Southern side – note gullies and channels





View of fields to the East of barn





View of field looking North note low lying ground on field boundary



View looking East to northern side of barn within field noting gentle fall of ground away from barn to the field boundary. It is along this field Boundary that surface water flows eastwards then turning south to the River Avon – Refer to **Appendix H**



View of Barn northern elevation noting RWPS which drain to eastern corner field drainage system



View of existing field drain located to the northeast corner of the barn



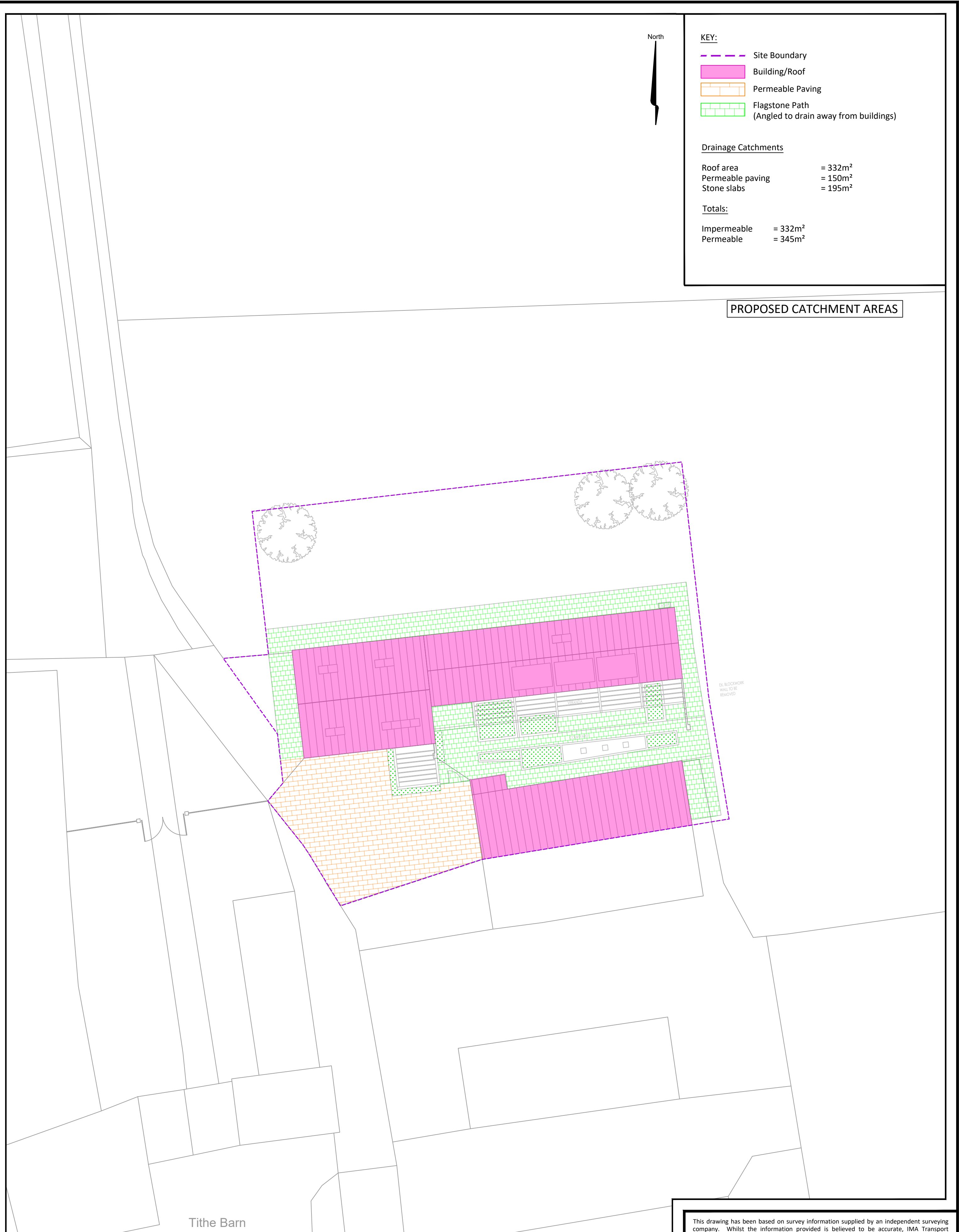
View of the existing manhole located to the northeast corner of the field

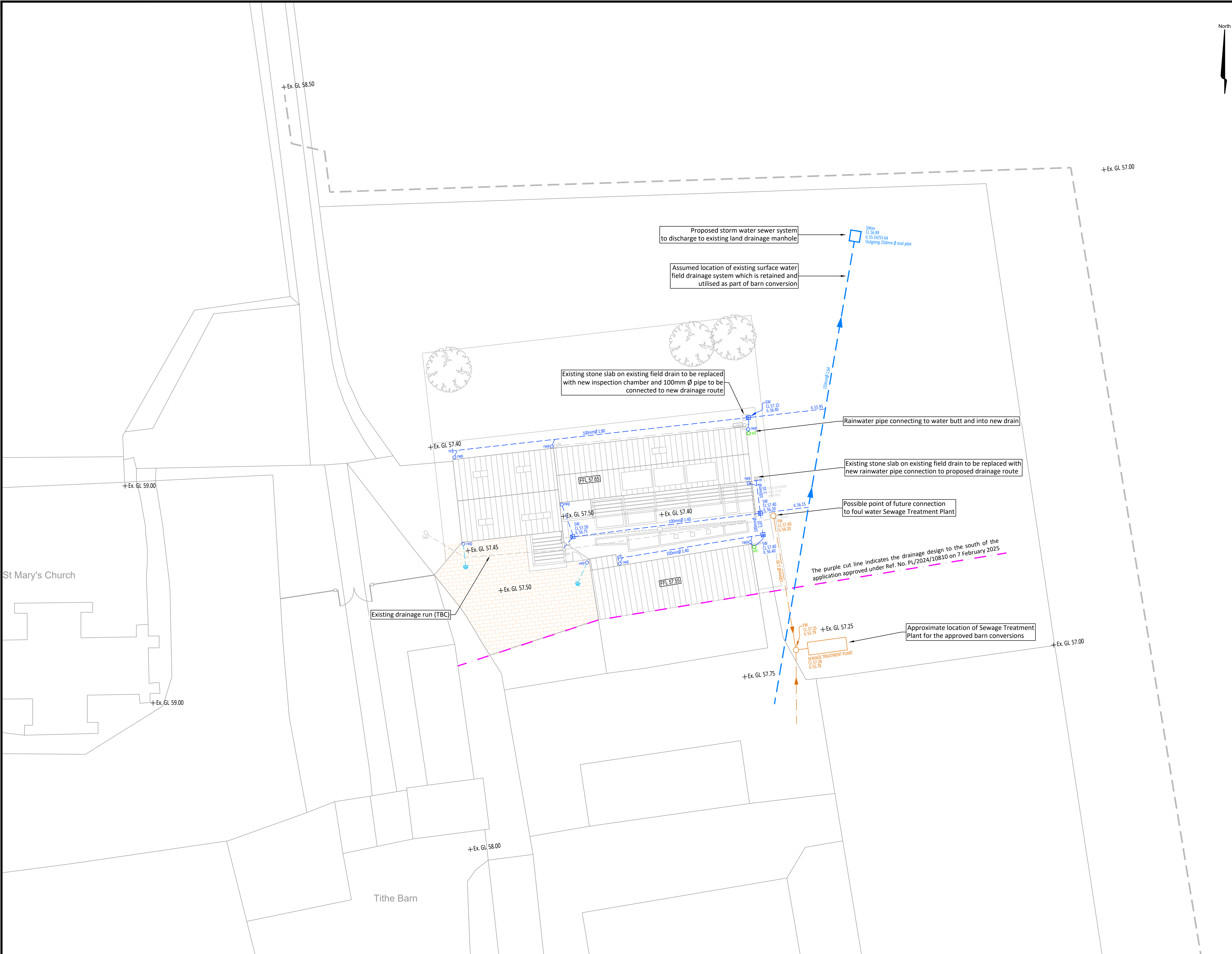
Appendix J

Existing and proposed Catchment Areas Plan

Conceptual Drainage Strategy

Approved Drainage Strategy and General Arrangement drawing IMA-24-109_004C





Legend:

Existing drainage

- Route of surface water run off from field to River Avon
- Existing drainage channel to be removed
- Downpipe to be retained
- Sump (Stone slab on top)
- Stone slab
- Existing gullies to be retained

Proposed drainage

- Proposed tanked permeable paving
- Proposed storm water sewer
- Storm water sewer inspection chamber and 100mmØ plastic connection pipe to existing field drainage system
- New gully and 100mm Ø connection pipe
- New rain water pipe and 100mm Ø connection pipe
- Rodding eye
- Proposed Storm water sewer diffuser within lined porous sub base
- Water butt with rainwater diverted kit and connection to new drain
- Plot finished floor levels

St Mary's Church

Existing drainage run (TBC)

Tithe Barn

Proposed storm water sewer system to discharge to existing land drainage manhole

Assumed location of existing surface water field drainage system which is retained and utilised as part of barn conversion

Existing stone slab on existing field drain to be replaced with new inspection chamber and 100mm Ø pipe to be connected to new drainage route

Rainwater pipe connecting to water butt and into new drain

Existing stone slab on existing field drain to be replaced with new rainwater pipe connection to proposed drainage route

Possible point of future connection to foul water Sewage Treatment Plant

The purple cut line indicates the drainage design to the south of the application approved under Ref. No. PL/2024/10810 on 7 February 2025

Approximate location of Sewage Treatment Plant for the approved barn conversions

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TRANSPORT PLANNING

11 KINGSMEAD SQUARE
BATH BA1 2AB
T: 01225 444 011
www.ima-tp.com

REV	DATE	BY	DESCRIPTION	CHK	APP
A	29/07/2026	PDI	First Issue	DS	DS

NOTES:

CLIENT:

Heather Waddington

PROJECT:

Church Farm, Lower Seagry
Wiltshire, SN15 5EP

TITLE:

Conceptual Drainage Strategy

This drawing has been based on survey information supplied by an independent surveying company. Whilst the information provided is believed to be accurate, IMA Transport Planning Ltd shall not be liable for any inaccuracies or deficiencies arising from it.

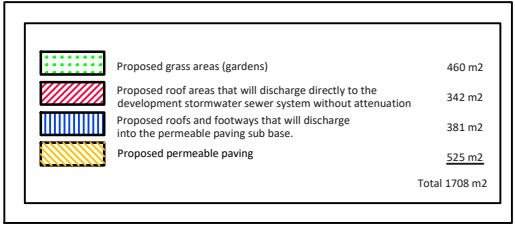
Drawing Status: For Planning			
SCALE (A1)	1:200	CHECKED: DS	APPROVED: DS
CAD FILE:	IMA-26-082_002.dwg	DESIGN/DRAWN: PDI	DATE: July 2026
PROJECT NO:	IMA-26-082	DRAWING NO:	002
REV:	A		



PROPOSED DRAINAGE LAYOUT
Scale 1:250



PROPOSED DRAINAGE CATCHMENTS



STORM DRAINAGE DESIGN					
Link	Catchment m2	Design Flow l/s	Sewer dia mm	Fall	Design Capacity l/s
1.000	180	2.5	100Ø	1 in 71	7.2
1.001	837	11.7	150Ø	1 in 66	21.9
1.002	1248	17.5	150Ø	1 in 64	22.3

Storm Water Drainage Strategy:

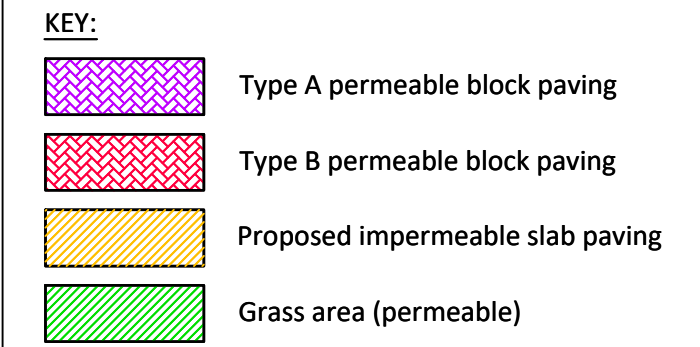
- At present the site to be developed consists of one storey farm buildings surrounded by impermeable hardstandings. Existing stormwater flows are picked up by a system of stormwater sewers and discharged to the land drainage system located beneath the field to the west.
- The footprint of the area to be developed is 1708 m2. On completion of the scheme the impermeable area that will discharge directly to the adjacent land drainage system will reduce to 342m2. The remainder of the site will comprise of either gardens, permeable paved areas or of roofs that will discharge into the porous sub base beneath the permeable proposed paving.
- Hence it can be reasonably concluded that the proposed development will reduce peak stormwater flows off site by the order 80%. For this reason further no assessment has been undertaken of the proposed drainage system under a 1 in 100 year storm with an appropriate up lift for climate change as these proposals will self-evidently bring betterment.
- At present no ground permeability data is available. Should usable permeability be found then the design of the permeable paving will permit some discharge to ground. Should the local geology prove to be effectively impermeable then water volumes within the permeable sub base will discharge via fin drains to the site stormwater system. It is proposed that these outflows will not be controlled by a formal flow control device. Instead they would be attenuated by the flow route through the porous sub base.
- A detailed assessment of the existing stormwater sewer system will be required to fully establish which gully/rainwater downpipe/manhole is connecting to which. This will be required to ensure that these drainage proposals do not impact on the drainage systems of the adjacent properties to the west. At present it is believed that they will not but this will need to be fully confirmed. Should these adjacent properties be impacted then the storm drainage layout will need to be revised to address this
- In designing the sewers for the new stormwater system it has been conservatively assumed that all catchments, other than gardens, would be impermeable. The calculated design flows use the 0.014 l/s/m2 recommended by Building regs part H3 para 2.4. The pipe full design capacity has come from Microdrainage.
- All stormwater sewers will be 100Ø unless noted otherwise.

STORMWATER DRAINAGE STRATEGY

Foul Water Drainage Strategy:

- There are no adopted foul water sewers local to the site. Hence it is proposed to take all foul flows from the proposed housing to a single proprietary package foul treatment plant located just to the east.
- Local topography dictates that the plant will need to have a pumped outlet. An additional benefit of this is that the pump will protect the plant operation from high water levels at the storm water drainage outfall. During extreme rainfall events it would be reasonable to anticipate high water levels within the adjacent land drainage system. Should these back up into the treatment plant then its operation would be impacted.

FOUL WATER DRAINAGE STRATEGY



PROPOSED FINISHED SURFACING
Scale 1:500