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# FLOOD RISK ASSESMENT

**Job No - 4308**

APPLICATION FOR PLANNING PERMISSION FOR A 2 BEDROOM ANNEX IN THE GROUNDS OF 68 SAND STREET, LONGBRIDGE DEVERILL.

## History:

The site contains an existing property constructed prior to 1800 known as 68 Sand St. The existing property footprint is approximately 82m2 and constructed from dressed rubble stonework under a thatched roof.

The existing house has always been used as a residential dwelling since its completion.

Historically The property has not been known to flood and even with the recent heavy rain of recent months none of the buildings on the site where subjected to flooding of any kind.

## Proposals:

The brief is to create a new 2-bedroom Annex with access, parking, and landscaping within the grounds of 68 Sand St.

## Plans:

The EA Flood risk assessment (Appendix A.) shows the property sits within Flood Zone 1 and is therefore not at risk of flooding.

However, the Wiltshire council Strategic Flood Risk Assessment Data Explorer plans (Appendix B) shows that the property may be at risk of Groundwater Flooding as the Groundwater levels are shown as being at or very near (within 0.025m of) the ground surface.

## Proposals:

Given that there is a risk of Groundwater Flooding and under the Environment Agency standing advice the floor levels of the proposed Annex will be a minimum of 300mm above the existing floor levels.



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# Flood map for planning

| Your reference | Location (easting/northing) | Created |
|---|---|---|
| **<Unspecified>** | **387122/141004** | **10 Oct 2023 9:52** |

**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 that 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)

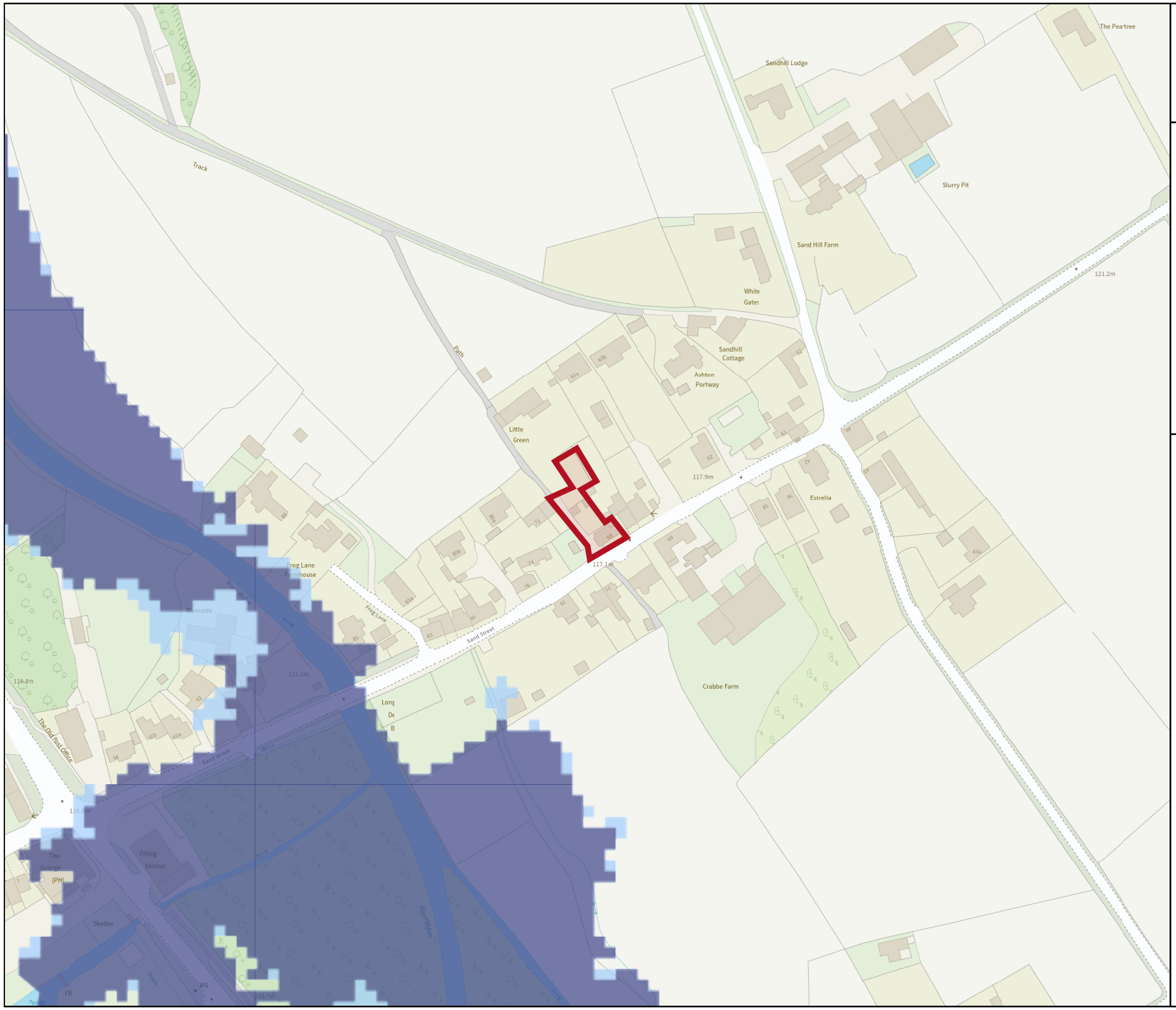
**Notes**

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/

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Environment Agency

## Flood map for planning

Your reference
**<Unspecified>**

Location (easting/northing)
**387122/141004**

Scale
**1:2500**

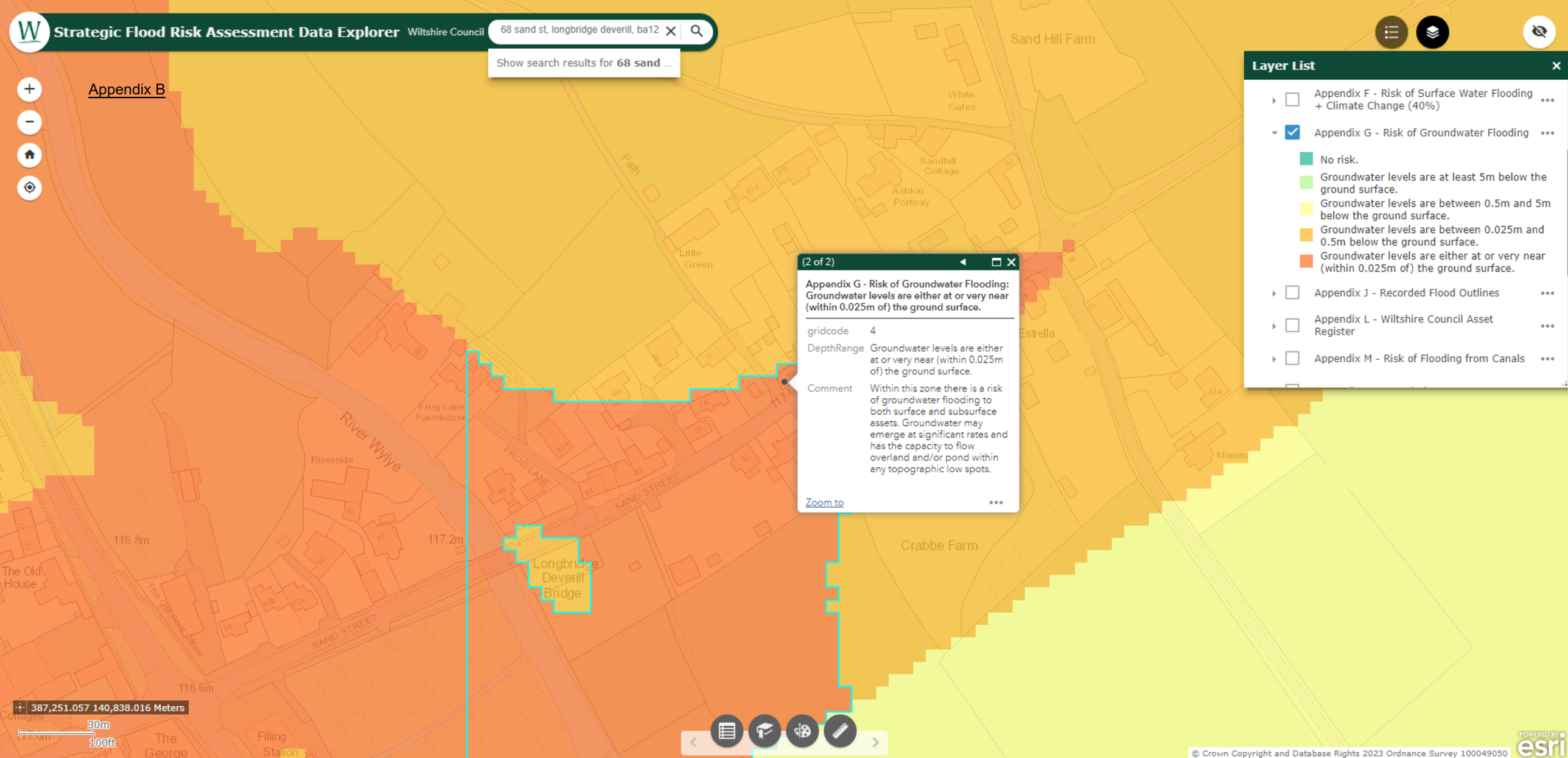
Created
**10 Oct 2023 9:52**

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

0 20 40 60m



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Strategic Flood Risk Assessment Data Explorer
Wiltshire Council
68 sand st, longbridge deverill, ba12
Show search results for 68 sand ...
Appendix B
Layer List
Appendix F - Risk of Surface Water Flooding + Climate Change (40%)
Appendix G - Risk of Groundwater Flooding
No risk.
Groundwater levels are at least 5m below the ground surface.
Groundwater levels are between 0.5m and 5m below the ground surface.
Groundwater levels are between 0.025m and 0.5m below the ground surface.
Groundwater levels are either at or very near (within 0.025m of) the ground surface.
Appendix J - Recorded Flood Outlines
Appendix L - Wiltshire Council Asset Register
Appendix M - Risk of Flooding from Canals
(2 of 2)
Appendix G - Risk of Groundwater Flooding: Groundwater levels are either at or very near (within 0.025m of) the ground surface.
gridcode 4
DepthRange Groundwater levels are either at or very near (within 0.025m of) the ground surface.
Comment 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.
Zoom to
Sand Hill Farm
White Gates
Sandhill Cottage
Ashton Portway
Little Green
Frog Lane Farmhouse
River Wylye
Riverside
FROG LANE
SAND STREET
Crabbe Farm
Longbridge Deverill Bridge
The Old House
116.8m
117.2m
116.6m
387,251.057 140,838.016 Meters
30m
100ft
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