Ashley Grange Nursing Home, Lode Hill, Downton, Salisbury, Wiltshire, SP5 3PP

Hartford Care Ltd

Flood Risk Assessment

December 2023



Document Control

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Contents

Document Control 1
1 Introduction 3
2 Existing Site & Hydrology Characteristics 5
3 Development Vulnerability & Flood Zone Classification 7
4 Site Specific Flooding 8
5 Flood Mitigation Measures 12
6 Summary and Conclusions 13

List of Figures and Tables

Figure 2.1 Site Location 5
Figure 4.1 Environment Agency Flood Map for Planning 9
Figure 4.2 Environment Agency Surface Water Flood Risk Map 10
Figure 4.3 Groundwater Flood risk Mapping 11

Appendices

Appendix A – Proposed Development Drawings
Appendix B – Topographical Survey Information
Appendix C – Wessex Water Sewer Records

1 Introduction

Background

1.1 The purpose of this FRA is to assess the risk of flooding to the proposed development and where possible provide sufficient mitigation to demonstrate that the future users of the development would remain safe throughout its lifetime, that the development would not increase flood risk on site and elsewhere and, where practicable, that the development would reduce flood risk overall.

Site Proposals

1.2 Construction of new 32 care bedroom extension to existing 55-bedroom care home together with ancillary accommodation. Re-application for previously time-expired approval application no S/2006/2142. The internal layouts have been amended to achieve compliance with modern space standards, and to regularise internal arrangement of structure and services including ASHP and sprinkler installation.

1.3 A copy of the proposed development drawings is included within **Appendix A**.

National & Local Planning Policy

1.4 The National Planning Policy Framework (NPPF)[1] sets out the Government's national policies on different aspects of land use planning in England in relation to flood risk. Planning Practice Guidance (PPG) is also available online[2].

1.5 The PPG sets out the vulnerability to flooding of different land uses. It encourages development to be located in areas of lower flood risk where possible and stresses the importance of preventing increases in flood risk off site to the wider catchment area.

1.6 The NPPF states that a site-specific Flood Risk Assessment will be required for proposals:

a) that are greater than 1 hectare in area within Flood Zone 1
b) for all proposals for new development (including minor development and change of use) in Flood Zones 2 and 3
c) in an area within Flood Zone 1 which has critical drainage problems; and where proposed development or a change of use to a more vulnerable class may be subject to other sources of flooding
d) in an area within Flood Zone 1 identified in a Strategic Flood Risk Assessment as being at increased flood risk in the future
e) in an area in Flood Zone 1 that may be subject to other sources of flooding, where its development would introduce a more vulnerable use

1.7 This FRA aims to provide sufficient flood risk information to satisfy the requirements of the NPPF, PPG and regional/local government plans and policies.

[1] https://www.gov.uk/government/publications/national-planning-policy-framework--2
[2] https://www.gov.uk/guidance/flood-risk-and-coastal-change

1.8 This assessment considers the risks of all types of flooding to the site including tidal, fluvial, surface, groundwater, sewer and artificial sources and provides mitigation measures to ensure that the flood risk to the site is minimised and that flood risk off-site is not increased.

Sources of Information

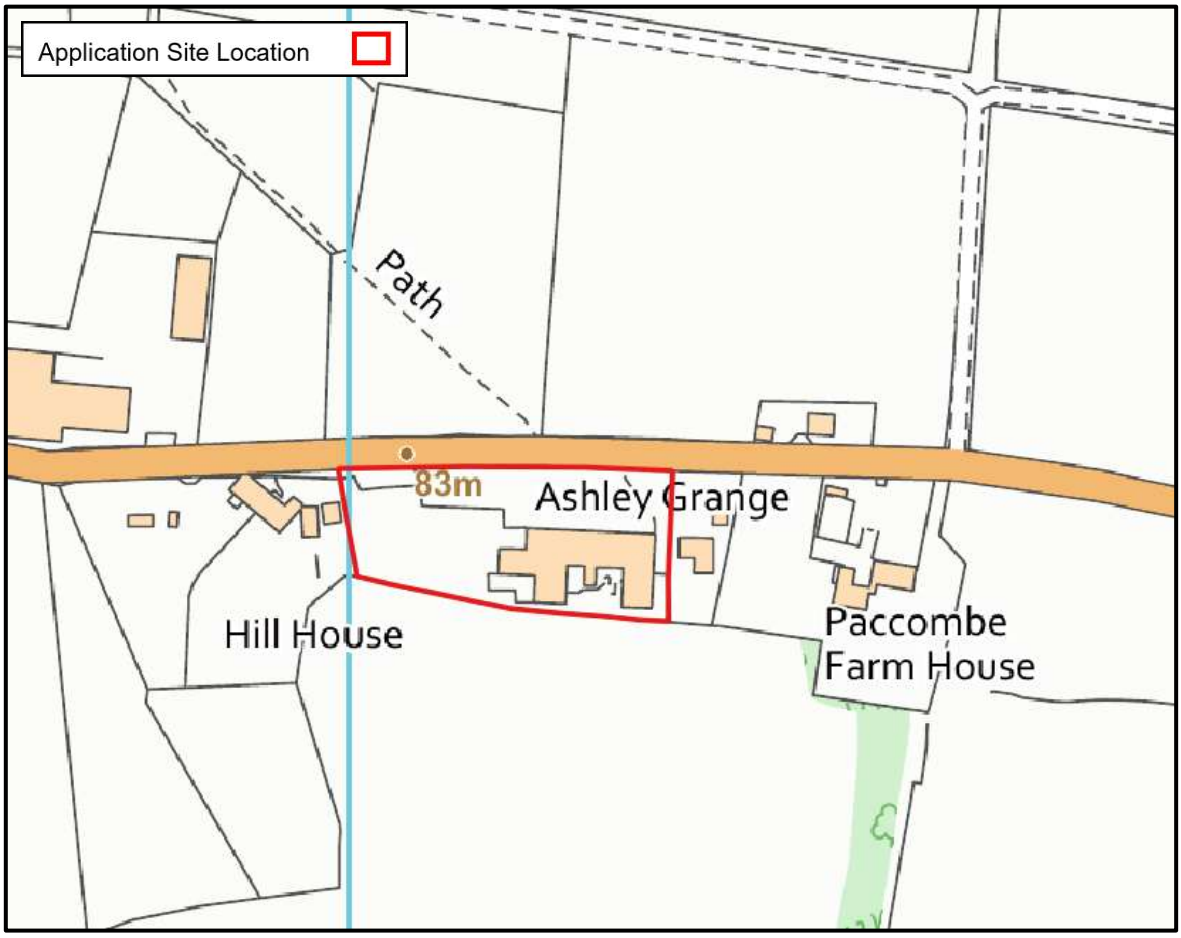
1.9 This FRA has been based on the following sources of information:

a) NPPF
b) NPPF-PPG
c) Site Layout Plan
d) Ordnance Survey mapping
e) Site Topographical Survey
f) DEFRA Magic mapping
g) Environment Agency mapping
h) Wiltshire Council Pre-App Guidance
i) Wiltshire Council Strategic Flood Risk Assessment & Interactive Mapping
j) Web Based Soil Mapping
k) British Geological Survey Drift & Geology Maps
l) Wessex Sewer Records
m) Local Press Flood Reports / Anecdotal Evidence

2 Existing Site & Hydrology Characteristics

Site Location & Composition

2.1 The site is located off the B3080, situated between the villages of Downton to the west and Morgans Vale to the east. The approximate co-ordinates for the centre of the site are E: 419088; N: 121471, with the nearest post code of SP5 3PP. The site location is approximately shown outlined in red in **Figure 2.1**. The current site comprises of a 55 bed residential care home with landscaped gardens.



(Source: Promap)

Figure 2.1 Site Location

Topography

2.2 A detailed topographic survey was carried out during month year, a copy of which is included within **Appendix B**. Ground levels on the site fall in a western direction from 86.64mAOD metres Above Ordnance Datum (mAOD) to 81.60mAOD.

Ground Conditions

2.3 Geological data held by the British Geological Survey (BGS)[3] shows that the bedrock geology underlying the site is Portsdown Chalk. Superficial deposits are recorded as river terrace deposits, sand and gravel. Soilscapes mapping[4] indicates the underlying soil as freely draining.

2.4 Department for Environment, Food & Rural Affairs (DEFRA) Magic Service Mapping[5] shows the site is located in a groundwater Source Protection Zone (SPZ). The site is located within the 400-day travel time 'Outer Zone' (Zone 2) of a groundwater abstraction.

Existing Drainage & Hydrology

2.5 The site is located approximately 985m east of the River Avon, which flows through Downton. No other watercourses are shown on OS mapping to be present at or near the site. A minor watercourse is considered to be present approximately 424m south of the site based on Environment Agency flood risk mapping, although not displayed on OS mapping.

2.6 Wessex Water asset plans show that there are no public sewers within the vicinity of the site. Sewer records are contained in **Appendix C**.

2.7 The DEFRA Magic Map (England and Wales) shows there are no designated sites (SSSIs) in or close to the site including downstream (from a flood risk and drainage perspective).

2.8 The current care home site drains via soakaway and foul drainage is understood to be disposed of via connection to the Wessex Water sewer system south of the site via a pumped connection.

[3] https://geologyviewer.bgs.ac.uk/
[4] http://www.landis.org.uk/soilscapes/
[5] https://magic.defra.gov.uk/MagicMap.aspx

3 Development Vulnerability & Flood Zone Classification

National Planning Policy Framework

3.1 Local Planning Authorities, (LPA) have a statutory obligation to consult the Environment Agency, (EA) on all applications in flood risk zones. The EA will consider the effects of flood risk in accordance with the NPPF.

3.2 NPPF requires that, as part of the planning process:

a) A ‘site specific’ Flood Risk Assessment will be undertaken for any site that has a flood risk potential.
b) Flood risk potential is minimised by applying a 'sequential approach' to locating 'vulnerable' land uses.
c) Sustainable drainage systems are used for surface water disposal where practical.
d) Flood risk is managed through the use of flood resilient and resistant techniques.
e) Residual risk is identified and safely managed.

3.3 Table 1 of NPPF, categorises flood zones into:

a) Zone 1- Low risk, less than 0.1% Annual Event Probability (AEP) (< 1 in 1000 years)
b) Zone 2- Medium risk, 0.1% AEP (1 in 1000 - 1 in 100 years)
c) Zone 3a- High risk, 1% AEP (> 1 in 100 years)
d) Zone 3b- High risk - Functional Floodplain, 3.33% AEP (>1 in 30 years)

Environment Agency Flood Map for Planning

3.4 The Environment Agency Flood Zones are the current best information on the extent of the extremes of flooding from rivers or the sea that would occur without the presence of flood defences, since these can be breached, overtopped and may not be in existence for the lifetime of a development.

3.5 The site is located within Flood Zone 1 as shown on the Environment Agency Flood Map for Planning[6] and **Figure 4.1**. This is the area shown to be at low risk of river flooding associated with the River Avon.

Flood Risk Vulnerability

3.6 The proposed development is considered to be ‘more vulnerable’ in terms of its land use type flood risk vulnerability as shown in Annex 3 of the PPG[7]. The NPPF sets out a matrix indicating the flood risk vulnerability types of development that are acceptable in different flood zones based upon the Flood Map for Planning as shown in Table 2 of the PPG. More vulnerable development is appropriate in Flood Zone 1.

[6] https://flood-map-for-planning.service.gov.uk/
[7] https://www.gov.uk/guidance/flood-risk-and-coastal-change#flood-zone-and-flood-risk-tables

4 Site Specific Flooding

National Planning Policy Framework (NPPF)

4.1 In accordance with the National Planning Policy Framework, this Flood Risk Assessment considers all sources of flooding including:

a) Tidal flooding – from sea;
b) Fluvial flooding – from rivers and streams;
c) Pluvial flooding – overland surface water flow and exceedance;
d) Groundwater flooding – from elevated groundwater levels or springs;
e) Flooding from sewers – exceedance flows from existing sewer systems; and
f) Artificial sources – reservoirs, canals etc.

Historic Flooding

4.2 The Environment Agency recorded flood map dataset does not show the site or surrounding local area to have been affected by historical flooding.

4.3 There are no apparent local press reports or articles available on the Internet to indicate the care home has been affected by flooding historically, nor are there any records documented within the Wiltshire Council SFRA information.

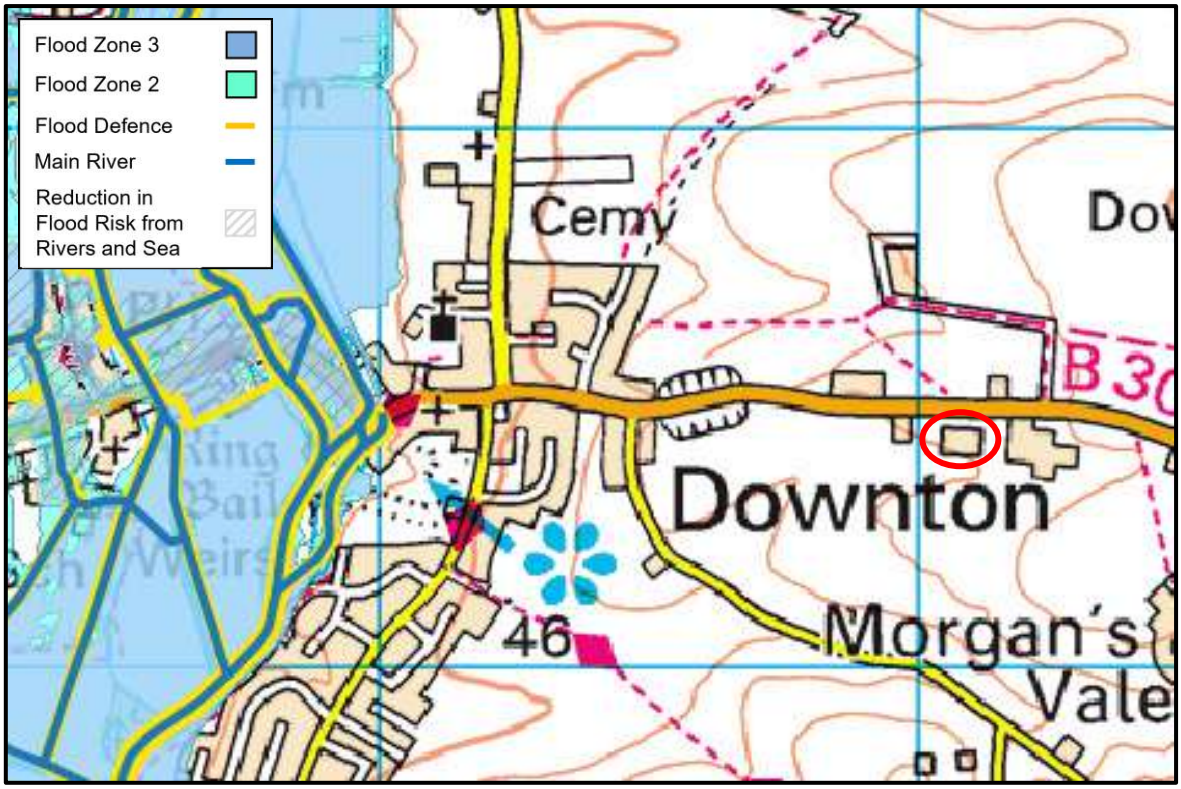
Tidal Flooding

4.4 There are no watercourses/waterbodies in the vicinity of the site that pose a tidal risk to the site. The risk of tidal flooding is therefore negligible.

Fluvial Flooding

4.5 Flooding from watercourses occurs when flows exceed the capacity of the channel, or where a restrictive structure is encountered, which leads to water overtopping the banks into the floodplain. This process can be exacerbated when debris is mobilised by high flows and accumulates at structures.

4.6 The site is located within Flood Zone 1 as shown on **Figure 4.1** (site circled in red). This is the area shown to be at low risk of river flooding.



(Source: Promap/Environment Agency)

Figure 4.1 Environment Agency Flood Map for Planning

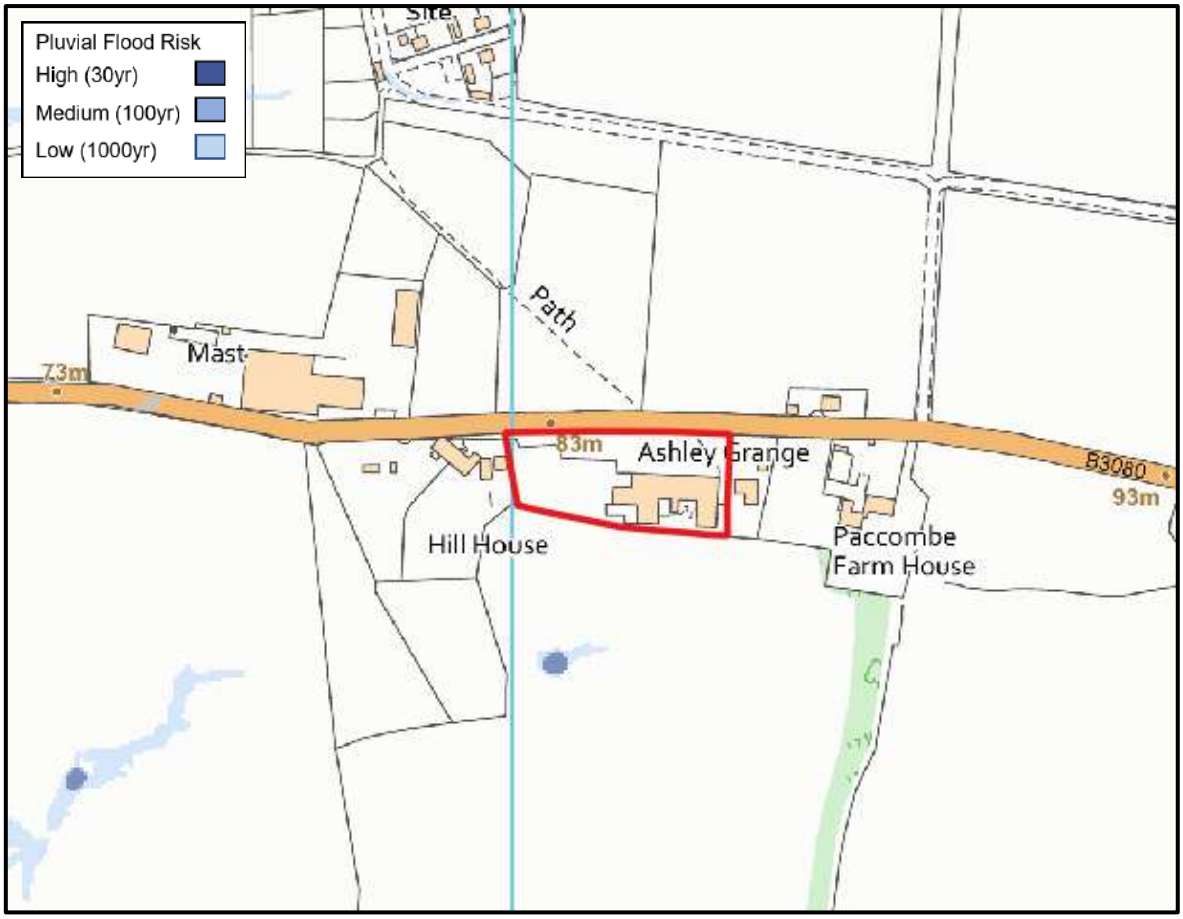
Pluvial Flooding

4.7 Pluvial flooding can occur during prolonged or intense storm events when the infiltration potential of soils, or the capacity of drainage infrastructure is overwhelmed leading to the accumulation of surface water and the generation of overland flow routes.

4.8 Risk of flooding from surface water mapping has been prepared[8], this shows the potential flooding which could occur when rainwater does not drain away through the normal drainage systems or soak into the ground but lies on or flows over the ground instead.

4.9 The Surface Water (Pluvial) Flood map provided by the Environment Agency (**Figure 4.2**) indicates that the site is outside any area identified to be at risk of pluvial flooding.

[8] https://flood-warning-information.service.gov.uk/long-term-flood-risk/map



(Source: Promap/Environment Agency)

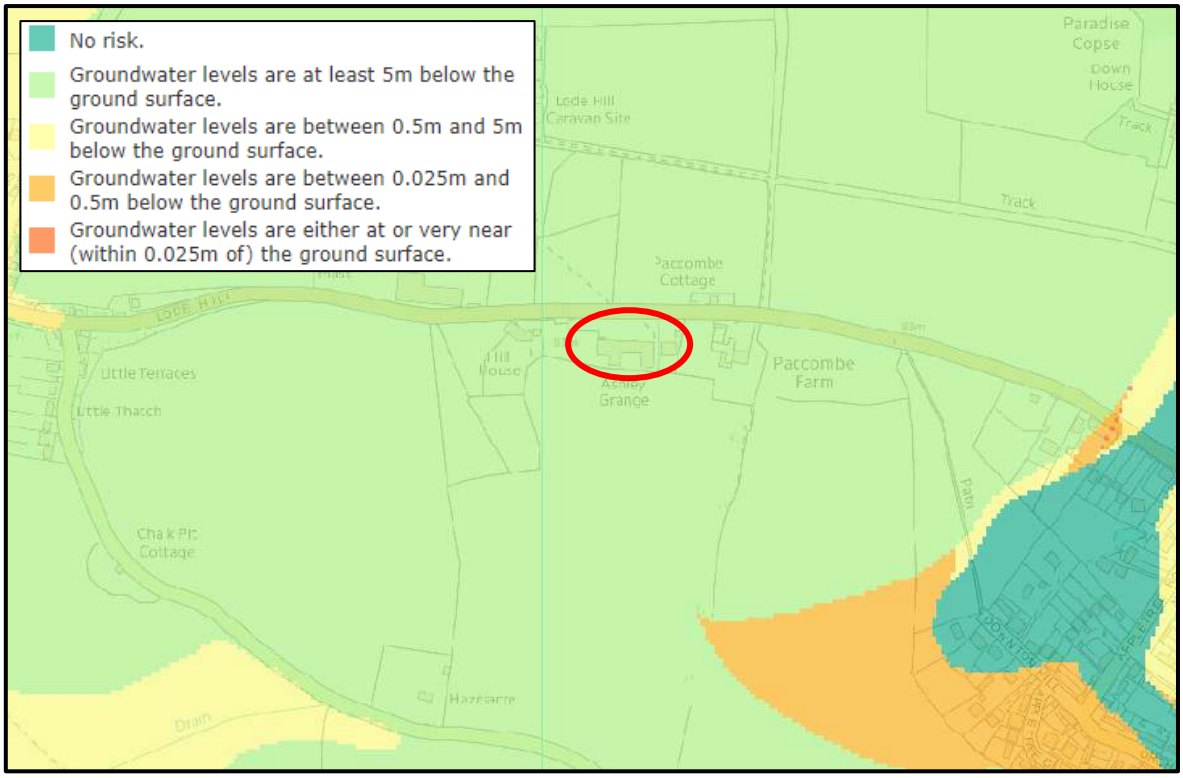
Figure 4.2 Environment Agency Surface Water Flood Risk Map

Groundwater Flooding

4.10 Groundwater flooding occurs when the water table rises above ground elevations. It is most likely to happen in low lying areas underlain by permeable geology. This may be regional scale chalk or sandstone aquifers, or localised deposits of sands and gravels underlain by less permeable strata such as that in a river valley.

4.11 **Figure 4.3** displays the risk of groundwater flooding to the site (location circled in red) based upon Wiltshire Council Strategic Flood Risk Assessment Data Explorer mapping. This indicative mapping suggests the site to be in an area at low risk of groundwater flooding with groundwater levels at least 5m below surface.

4.12 No records of groundwater flooding for the site or surrounding area are documented in SFRA documentation. The risk of groundwater flooding is considered to be low.



(Source: Wiltshire Council)

Figure 4.3 Groundwater Flood risk Mapping

Sewer Flooding

4.13 Sewer flooding can occur when the capacity of the infrastructure is exceeded by excessive flows, or as a result of a reduction in capacity due to collapse or blockage, or if the downstream system becomes surcharged. This can lead to the sewers flooding onto the surrounding ground via manholes and gullies, which can generate overland flows.

4.14 The risk of sewer flooding to the site is considered to be negligible due to there being no Wessex Water sewers present in proximity to the site.

Flooding from Artificial Sources

Reservoirs

4.15 Flooding can occur from large waterbodies or reservoirs if they are impounded above the surrounding ground levels or are used to retain water in times of flood. Although unlikely, reservoirs and large waterbodies could overtop or breach leading to rapid inundation of the downstream floodplain.

4.16 To help identify this risk, reservoir failure flood risk mapping has been prepared[9], this shows the largest area that might be flooded if a reservoir were to fail and release the water it holds. The map displays a worst case scenario and is only intended as a guide. This identifies the site isn't at risk from this source.

[9] https://flood-warning-information.service.gov.uk/long-term-flood-risk/map

5 Flood Mitigation Measures

Introduction

5.1 It is important to demonstrate that future users will not be at risk from flood hazards during the lifetime of the development, as well as ensuring that flood risk is not increased elsewhere.

Sequential Arrangement

5.2 As the site is located in Flood Zone 1, the proposals are considered sequentially preferrable. The low risk of groundwater flooding does also not give rise to the requirement for the Sequential Test to be addressed.

Finished Floor Levels (FFLs)

5.3 It is recommended that FFLs be set a minimum of 150mm above the proposed ground levels to provide protection against flooding from surface water runoff.

Access & Egress

5.4 Safe pedestrian access/egress is available in order to access the wider road/street network and land outside areas at risk of fluvial or pluvial flooding.

Drainage

5.5 To mitigate the proposed developments impact on the current runoff regime through the increased rate of runoff that would result due to the impermeable areas to be introduced; it is proposed to incorporate surface water attenuation and storage as part of the development proposals. The proposed drainage strategy is to follow as an update to this report.

5.6 It is proposed to retain the existing pumped means of foul drainage disposal. Surface water from the proposed extension and car park is to be drained via infiltration.

6 Summary and Conclusions

Summary

6.1 This assessment has considered the risks of all types of flooding to the site including tidal, fluvial, surface, groundwater, sewer and artificial sources and provides mitigation measures to ensure that the flood risk to the site is minimised and that flood risk off-site is not increased.

Conclusions

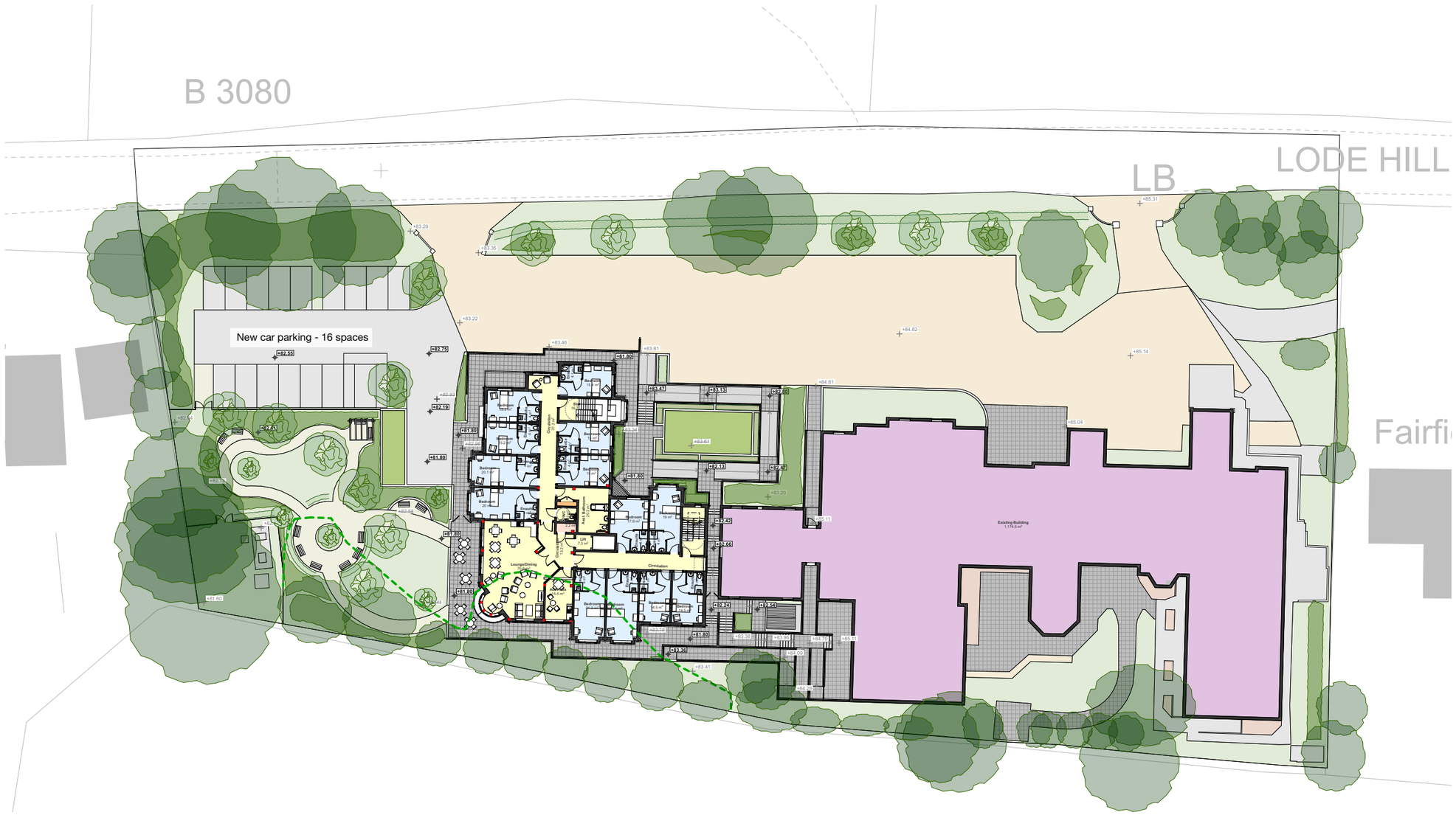
6.2 The site is located within Flood Zone 1. This is the area shown to be at low risk of river flooding.

6.3 As the site is located in Flood Zone 1, the proposals are considered sequentially preferrable. The low risk of groundwater flooding does also not give rise to the requirement for the Sequential Test to be addressed.

6.4 The site is identified to be at negligible to low risk of all forms of flooding assessed. The proposed development is therefore considered to be entirely appropriate for its intended location and will be safe from the sources of flooding reviewed.

6.5 In compliance with the requirements of the National Planning Policy Framework, and subject to the mitigation measures proposed, the development will not cause or be subject to significant flood risk issues.

Appendix A – Proposed Development Drawings



©Copyright
Prior to commencement of works on the site, the contractor should check all dimensions on the drawings and check against actual site dimensions, and report and discrepancies immediately to the Architect.

Written dimensions are to take precedence over scaled dimensions.

0 1 3 5 10 20

1:500 @ A3

Key

+ +00.00 Existing Level Retained
+ +~~00.00~~ Former Level
+ **+00.00** Proposed Level

Rev	Date	By	Description
01	2023.10.18	RM	First Issue for planning

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Job
Ashley Grange

Client
Hartford Care

Drawing Title
Proposed Site Plan - Upper Ground Floor Plan

Drawing Number

Project	Number	Revision
2255	2002	01

Purpose of Issue	Scale
Planning	1:500

Drawn	Checked	Issue Date YMD	Size
RM/TH	SD	2023.10.18	A3

NOMA Project No	Owner	Zone	Level	Type	Role	Status
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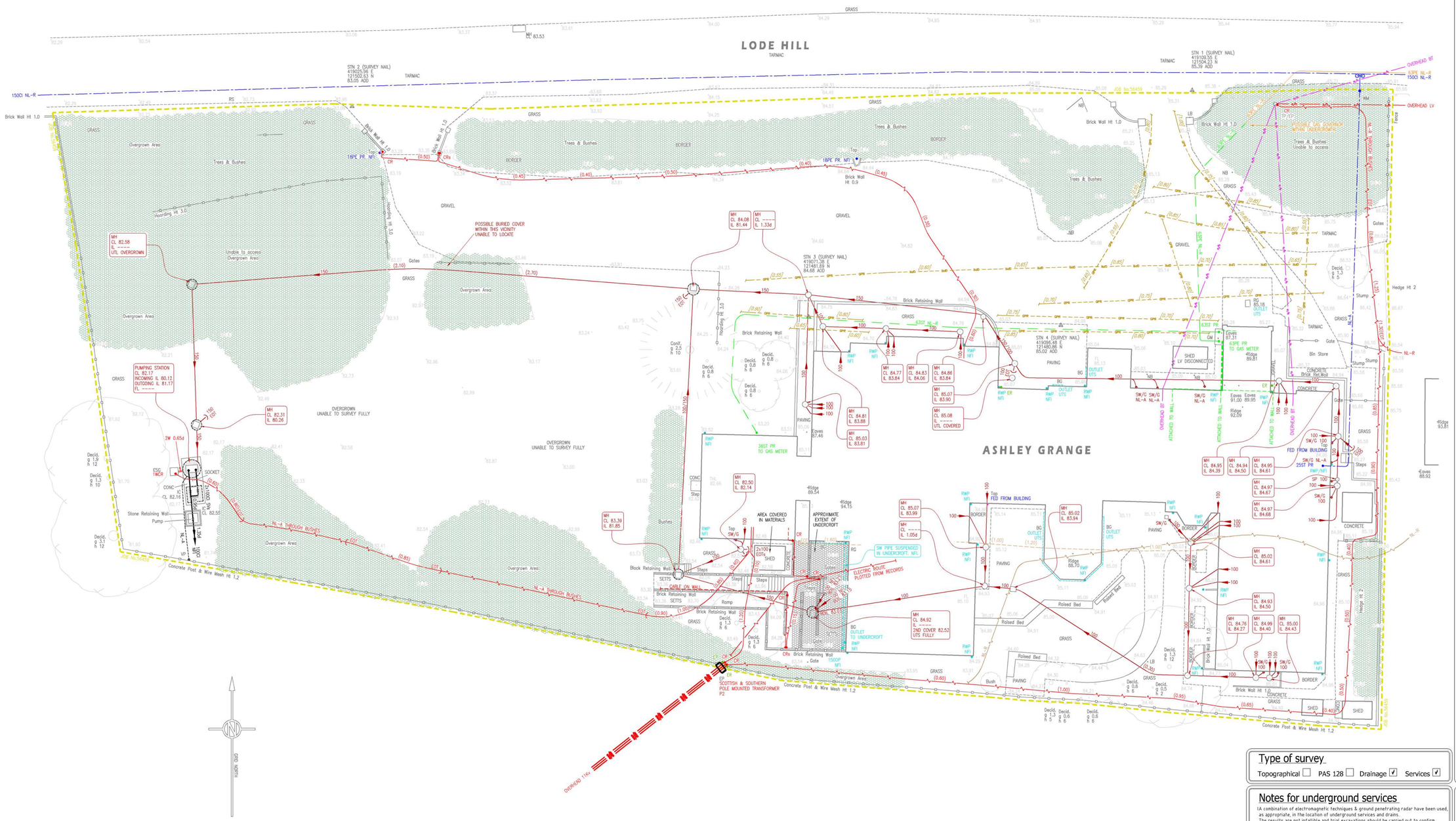
Appendix B – Topographical Survey Information


LODE HILL
TARMAC
ASHLEY GRANGE
STN 1 (SURVEY NAIL)
419109.56 E
121504.23 N
85.39 AOD
STN 2 (SURVEY NAIL)
419025.96 E
121502.63 N
83.05 AOD
STN 3 (SURVEY NAIL)
419077.38 E
121481.85 N
84.68 AOD
STN 4 (SURVEY NAIL)
419096.48 E
121480.86 N
85.02 AOD
150Ø NL-R
Brick Wall Ht 1.0
18PE PR NFI
Brick Wall Ht 0.9
GRASS
GRAVEL
TARMAC
CONCRETE
Overgrown Area
Trees & Bushes
BORDER
Hedge Ht 2
Hedge Ht 3.0
Boarding Ht 1.0
Brick Retaining Wall
Block Retaining Wall
Concrete Post & Wire Mesh Ht 1.2
POSSIBLE BURIED COVER WITHIN THIS VICINITY. UNABLE TO LOCATE
POSSIBLE GAS OVERRUN WITHIN UNDERGROWTH
Unable to access Overgrown Area
OVERGROWN UNABLE TO SURVEY FULLY
PUMPING STATION
CL 82.17
INCOMING IL 80.12
OUTGOING IL 81.17
FL ----
MH
CL 82.58
IL ----
UTL OVERGROWN
MH
CL 82.31
IL 80.26
MH
CL 84.08
IL 81.44
MH
CL ----
IL 1.33d
MH
CL 82.50
IL 82.14
MH
CL 83.39
IL 81.85
MH
CL 84.77
IL 83.84
MH
CL 84.83
IL 84.06
MH
CL 84.86
IL 83.84
MH
CL 85.07
IL 83.90
MH
CL 85.08
IL ----
UTL COVERED
MH
CL 84.81
IL 83.88
MH
CL 85.03
IL 83.81
MH
CL 85.07
IL 83.99
MH
CL ----
IL 1.05d
MH
CL 84.92
IL
2ND COVER 82.52
UTS FULLY
MH
CL 85.02
IL 83.94
MH
CL 84.95
IL 84.39
MH
CL 84.94
IL 84.50
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CL 84.95
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MH
CL 85.00
IL 84.43
MH
CL 85.02
IL 84.61
SHED
LV DISCONNECTED
SHED
SHED
SHED
OUTLET UTS
PAVING
Raised Bed
Ridge 89.81
Ridge 92.09
Ridge 89.54
Ridge 94.15
Ridge 93.84
Eaves 87.31
Eaves 91.00
Eaves 89.95
Eaves 87.46
Eaves 88.92
63SST PR
63SST NL-R
63PE PR
TO GAS METER
63PE NL-R
150Ø NL-R
OVERHEAD BT
OVERHEAD LV
OVERHEAD 11Kv
ATTACHED TO WALL
FED FROM BUILDING
SW/G NL-A
SW/G 100
25ST PR
RWP/NFI
RWP NFI
RWP ER NFI
SP 100
Gate
Steps
Ramp
Fence
Stump
Bin Store
Brick Pier Ind
Decid. g 1.3 h 5
Decid. g 0.8 h 6
Decid. g 1.9 h 12
Decid. g 3.1 h 12
Conif. g 2.5 h 10
Decid. m 0.8 h 6
Decid. g 1.3 h 12
Decid. g 0.5 h 2
Decid. g 0.6 h 6
Decid. g 1.2 h 5
Decid. g 0.6 h 8
Stone Retaining Wall
Pump
SOCKET
ESC
IWCR
CONC
IC
CL 82.16
CL 82.55
SW 0.65d
150 EDT
150 CDT
100 SWD
100 FWD
100 VP
100 RWP
100 SVP
100 SW
100 FW
100 RG
100 CR
100 GR
100 GPR
100 SP
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100 SW
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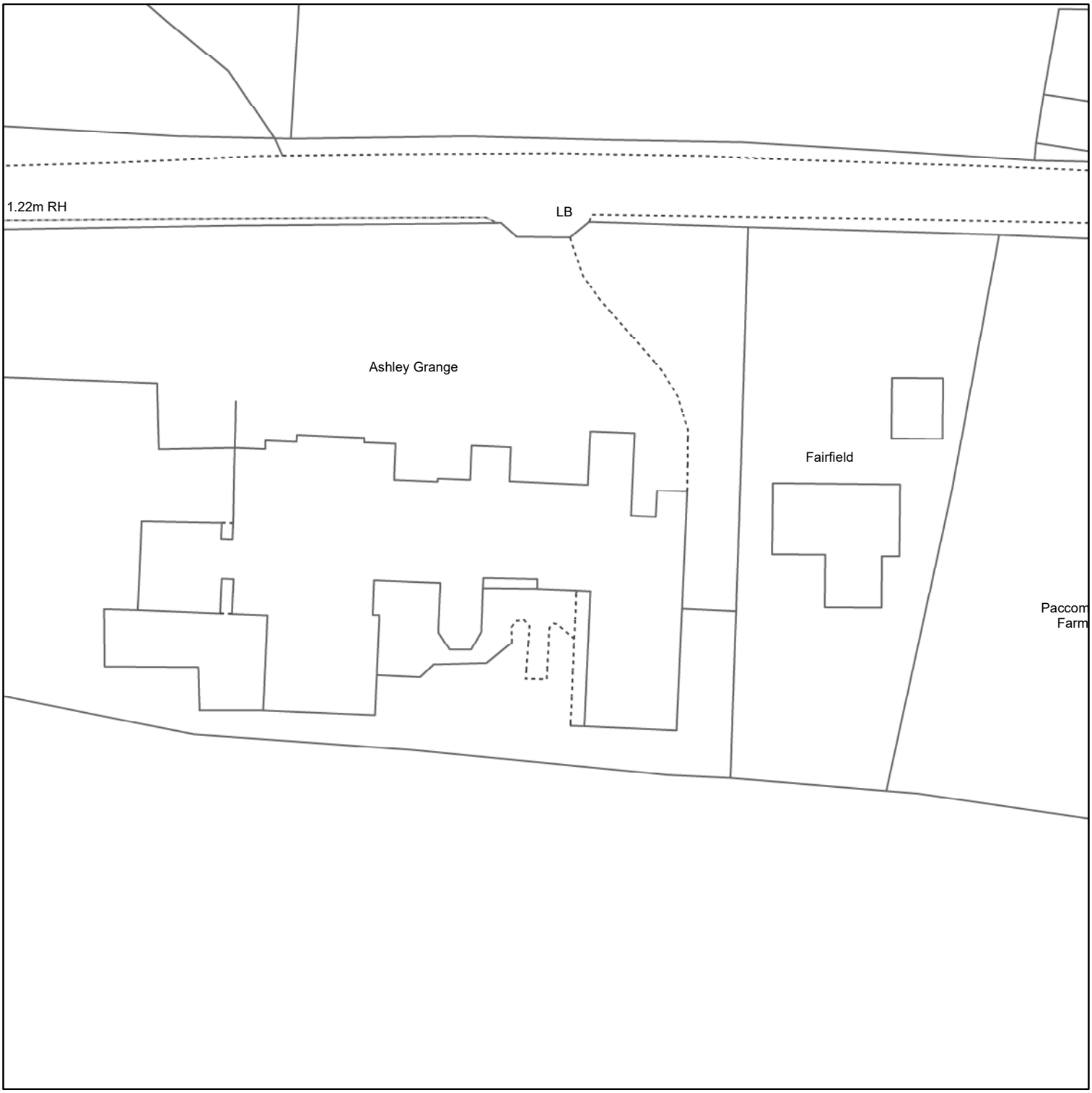
100 GR
100 GPR
100 SP
100 RW

Appendix C – Wessex Water Sewer Records

Wessex Water Network Map



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WATER MAINS
- Distribution
- Washout
- Raw Water
- Abandoned
- Private

FITTINGS
- Hydrant
- Other

SEWERS — STRATEGIC / PUBLIC / PRIVATE / SECTION 104
- Foul
- Surface
- Combined
- Abandoned

Colours generally indicate the use of the sewer/drain (i.e Red - Foul, Dark Blue - Surface, Magenta - Combined/Dual Use, Light Green - Highway Drain, Mid Green - Overflow).
Some styles of line and symbol are shown on the key in sample/typical colours.

STRUCTURES
- Manhole - Foul
- Manhole - Surface
- Manhole - Combined
- Inlet / Outfall
- Lamphole
- Bifurcation - Foul
- Bifurcation - Surface
- Bifurcation - Combined
- Combined Sewage Overflow
- Pumping Station - Surface
- Pumping Stn - Foul/Combined
- Gully
- Vent Column
- Rodding Eye
- Catchpit
- Flushing Chamber
- Soakaway
- Non Return Valve
- Air Valve
- Hatch Box
- X Washout

OTHER WESSEX PIPES
- Rising Mains
- Standby Rising Mains
- EDM — Effluent Disposal
- Overflow
- S — Syphon

NON-WESSEX / UNKNOWN
- Private Rising Mains
- CW — Culverted Watercourse
- H — Highway Drain
- ? — Use Unknown
- SU — Status Unknown

OTHER STRUCTURES
- Attenuation Tank
- Storage Tank
- Chamber
- Tunnel
- Interceptor

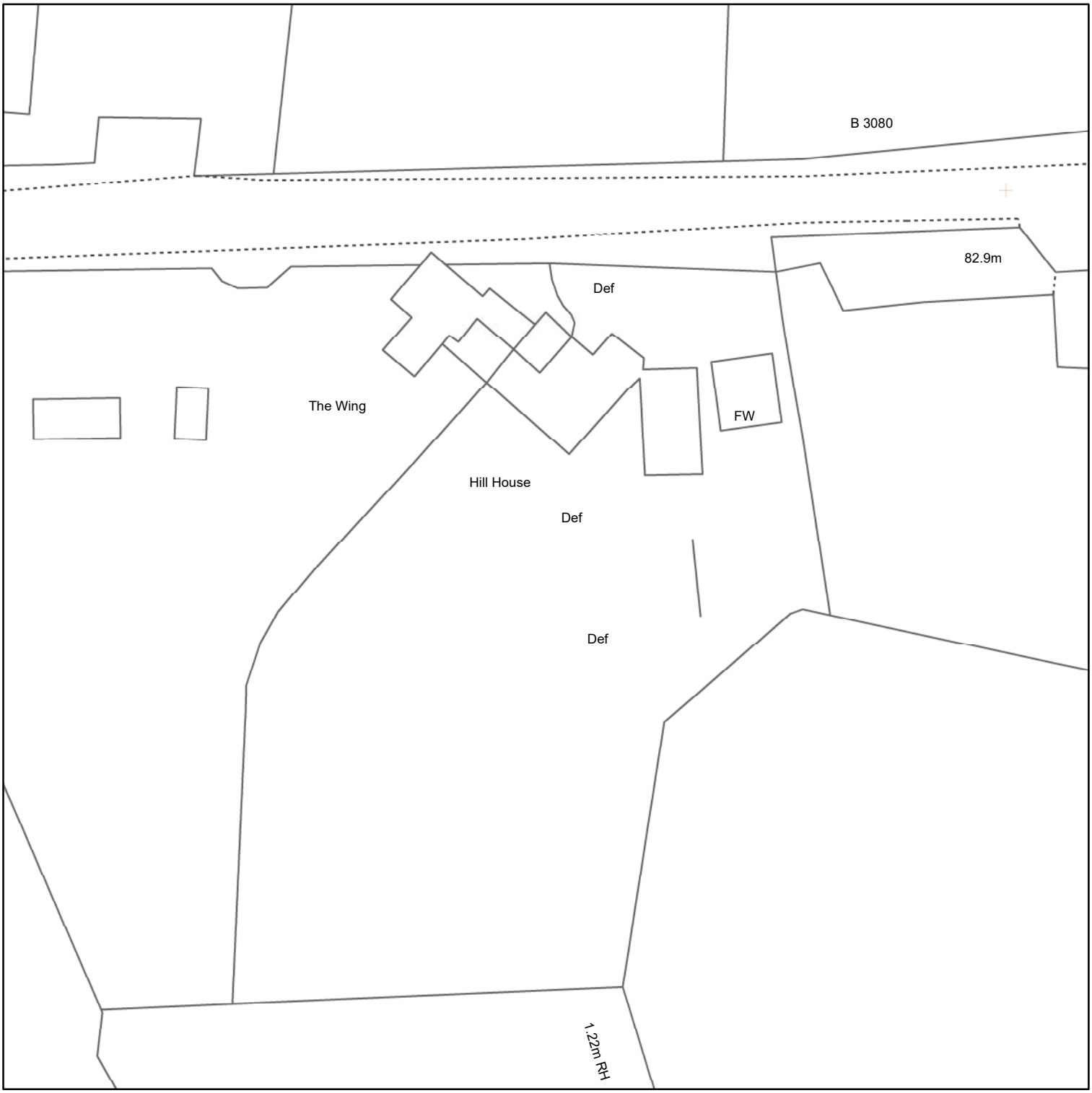
Wessex Water
YTL GROUP

Information in this map is provided for identification purposes only. No warranty as to accuracy is given or implied. The precise route of pipe work may not exactly match that shown. Wessex Water does not accept liability for inaccuracies. Sewers and lateral drains adopted by Wessex Water under the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011 are to be plotted over time and may not yet be shown. In carrying out any works, you accept liability for the cost of any repairs to Wessex Water apparatus damaged as a result of your works. You are advised to commence excavations using hand tools only. Mechanical digging equipment should not be used until pipe work has been precisely located. If you are considering any form of building works and pipe work is shown within the boundary of your property or a property to be purchased (or very close by) a surveyor should plot its exact position prior to commencing works or purchase. If you are proposing to build over or near Wessex Water's apparatus you should contact the Developer Services Team, tel: 01225 526333 or e-mail: developer.enquiries@wessexwater.co.uk to discuss your proposals. Details of assets within Wessex Water's land ownership are unavailable through this service.

Date: 12/10/2023
Centre: 419107, 121467
Scale: 1:625
(when printed at A4 size)

N W E S

Wessex Water Network Map



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Wessex Water
YTL GROUP

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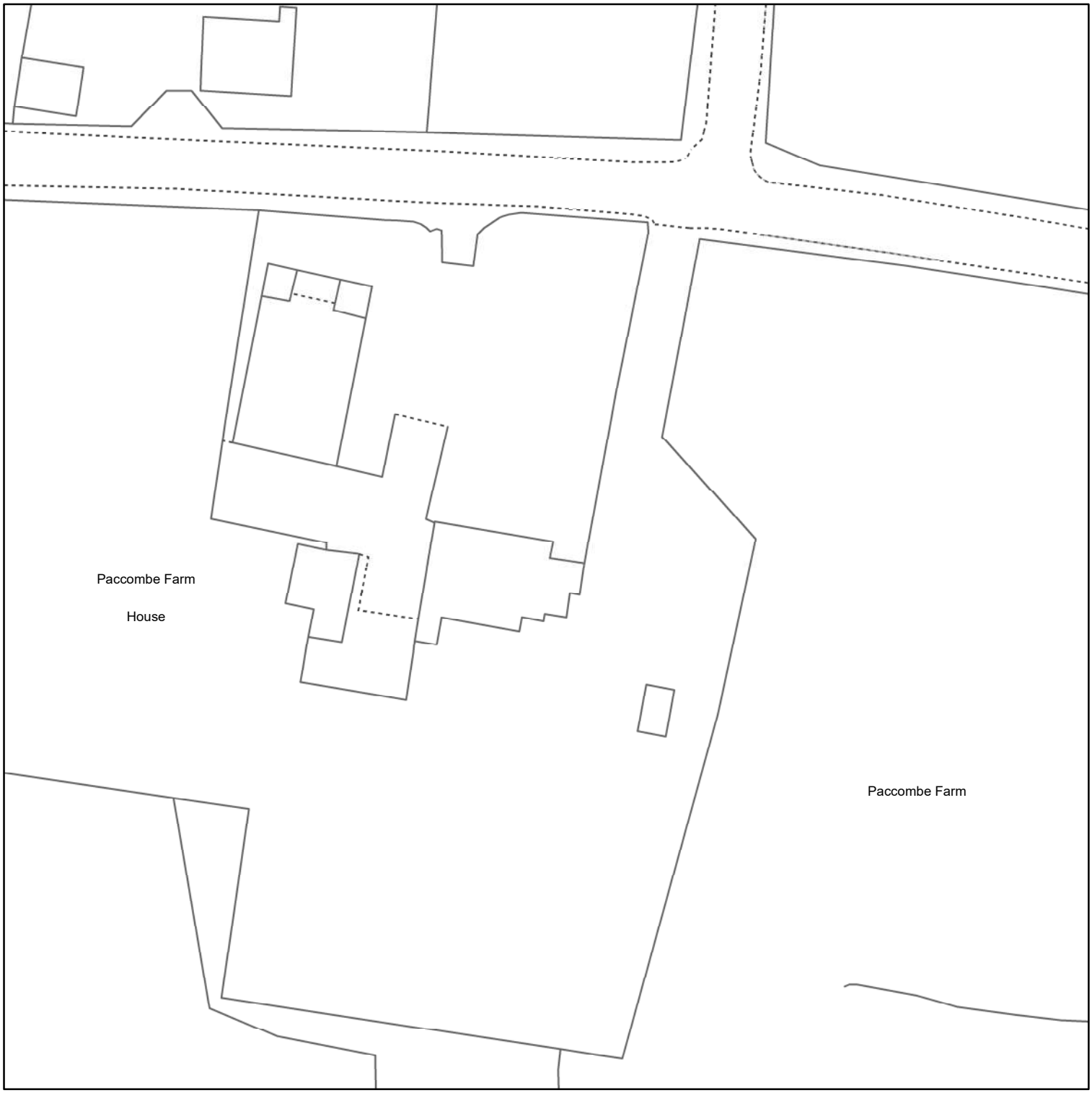
Date: 12/10/2023
Centre: 418971, 121466
Scale: 1:625
(when printed at A4 size)

N W E S

Wessex Water Network Map



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WATER MAINS
- Distribution
- Washout
- Raw Water
- Abandoned
- Private

FITTINGS
- Hydrant
- Other

SEWERS — STRATEGIC / PUBLIC / PRIVATE / SECTION 104
- Foul
- Surface
- Combined
- Abandoned

Colours generally indicate the use of the sewer/drain (i.e Red - Foul, Dark Blue - Surface, Magenta - Combined/Dual Use, Light Green - Highway Drain, Mid Green - Overflow).
Some styles of line and symbol are shown on the key in sample/typical colours.

STRUCTURES
- Manhole - Foul
- Manhole - Surface
- Manhole - Combined
- Inlet
- Outfall
- Lamphole
- Bifurcation - Foul
- Bifurcation - Surface
- Bifurcation - Combined
- Combined Sewage Overflow
- Pumping Station - Surface
- Pumping Stn - Foul/Combined
- Gully
- Vent Column
- Rodding Eye
- Catchpit
- Flushing Chamber
- Soakaway
- Non Return Valve
- Air Valve
- Hatch Box
- Washout

OTHER WESSEX PIPES
- Rising Mains
- Standby Rising Mains
- EDM — Effluent Disposal
- Overflow
- S — Syphon

NON-WESSEX / UNKNOWN
- Private Rising Mains
- CW — Culverted Watercourse
- H — Highway Drain
- ? — Use Unknown
- SU — Status Unknown

OTHER STRUCTURES
- Attenuation Tank
- Storage Tank
- Chamber
- Tunnel
- Interceptor

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