



Spring Park Data Centre Expansion

Flood Risk Assessment

For Ark Data Centres Limited

Date 10 May 2024

Doc ref 24639-HYD-XX-XX-RP-WENV-0001

Document control sheet

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Document revision record

Issue number	Status	Date	Revision details
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P03	S3	13/11/2023	Third issue - following comments from client
P04	S3	10/04/2024	Final issue - following updated site plan
P05	S3	10/05/2024	Final issue - following updated site plan and site boundary, amendment to site description.

Hydrock Consultants Limited has prepared this report in accordance with the instructions of the above named client for their sole and specific use. Any third parties who may use the information contained herein do so at their own risk.

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1. INTRODUCTION

This report has been prepared by Hydrock Consultants Limited (Hydrock) on behalf of our client Ark Data Centres Limited in support of a planning application for the proposed expansion of the existing data centre at an area of land south-west of Westwells Road, Corsham, Wiltshire, SN13 9ET.

Local Planning Authorities are advised by the Government's National Planning Policy Framework (NPPF) to consult the Environment Agency (EA) on development proposals in areas at risk of flooding and / or for sites greater than 1 hectare in area. The EA requires a Flood Risk Assessment (FRA) to be submitted in support of the planning application for the proposed development.

The report has been prepared to consider the requirements of NPPF through:

- » Assessing whether the proposed development is likely to be affected by flooding;
- » Assessing whether the proposed development is appropriate in the suggested location; and
- » Detailing measures necessary to mitigate any flood risk identified, to ensure that the proposed development and occupants would be safe, and that flood risk would not be increased elsewhere.

The report considers the requirements for undertaking an FRA as stipulated in NPPF Technical Guidance. Only those requirements that are appropriate to a development of this nature have been considered in the compilation of this report.

This report has been prepared in accordance with current EA policy.

2. SITE INFORMATION

2.1 Location

The site is located in Westwells, south-west of Corsham, to the south of Westwells Road, Wiltshire, England.

The site is bound:

- » To the north by Rowan Lane and Westwells Road, beyond which lies residential dwellings to the north-east, the Rescue Centre Hospital and Ministry of Defence Corsham to the north, and the existing Ark Data Centres to the north-west;
- » To the east by Moor Green (road), beyond which lies residential dwellings;
- » To the south-east by greenfield (undeveloped) land and an auction house;
- » To the south by greenfield land and woodland, a care home and some commercial units with some residential dwellings; and
- » To the west by woodland and Rowan Lane.

Access is provided from Rowan Lane and Westwells Road to the north, Moor Green to the east, and Rowan Lane to the west. there also appears to be an existing road running through the central extents of the site, accessed via Moor Green to the east.

The site address and Ordnance Survey Grid Reference is provided in Table 1 below, with site boundary and location shown in Figure 1.

Table 1: Site Referencing Information

Site Referencing Information	
Site Address	Land south-west of Westwells Road, Corsham, Wiltshire, SN13 9ET
Grid Reference	385291, 168752 ST852687
Site Area (hectares)	7.37

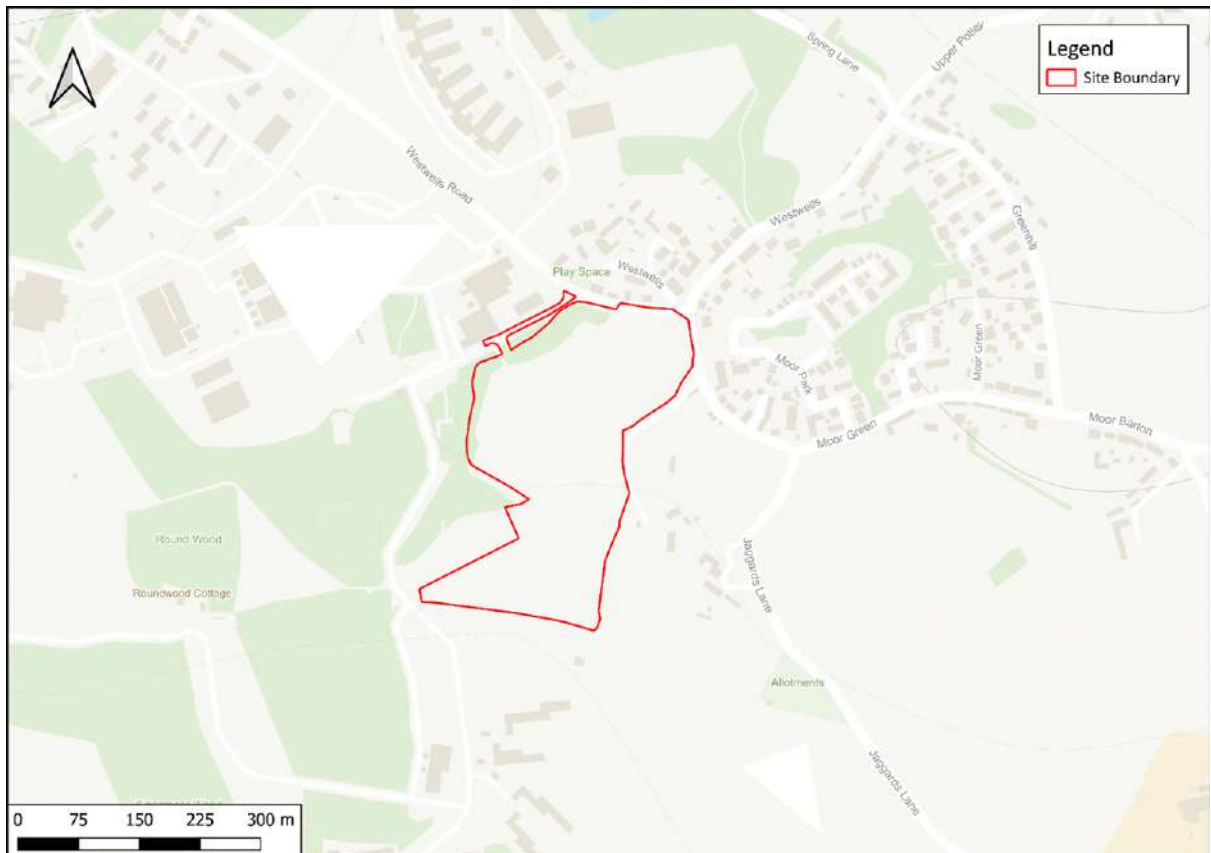


Figure 1: Site Location Plan

2.2 Topography

Topographic levels to metres Above Ordnance Datum (m AOD) have been derived from a 1 m resolution EA composite Light Detecting and Ranging (LiDAR) DTM. The site is shown to slope down from the south-west towards to north east, from approximately 109 m AOD in the south-west to approximately 105 m AOD in the north-east. A LiDAR plan is shown in Figure 2 below.

A topographic survey has also been undertaken by D&H surveys in March 2008, provided by the client. The survey indicates that the site elevation ranges from 115.86 in the south-west to approximately 109 m AOD in the north-east. The topographic survey is included within Appendix A.

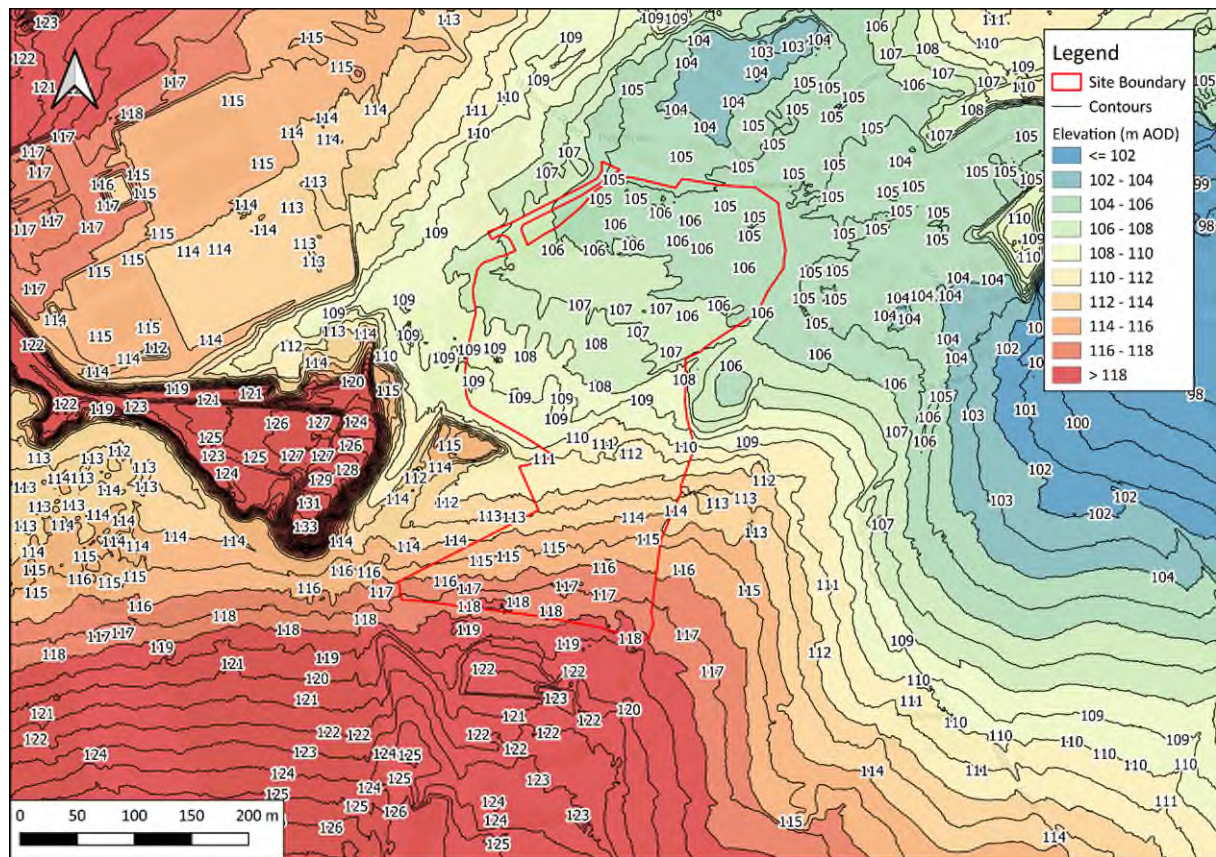


Figure 2: LiDAR Plan

2.3 Hydrology

The nearest watercourse is an Ordinary Watercourse (under the jurisdiction of the LLFA) approximately 400 m north of the site. Other features in the area include a surface water pond located approximately 340 m north of the site. There is another Ordinary Watercourse located approximately 950 m east of the site.

2.4 Geology

According to British Geological Survey (BGS) geology mapping [accessed 09/04/2024], the underlying Bedrock Deposits are described as Forest Marble Formation, comprising mudstone. According to Soilscape¹ mapping [accessed 09/04/2024], the site is located in 'lime-rich loamy and clayey soils with impeded drainage'.

2.5 Hydrogeology

MAGIC mapping [accessed 09/04/2024] indicates that the bedrock deposits are classified as a Secondary A Aquifer. Secondary A Aquifers are 'permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers.

¹ <https://www.landis.org.uk/soilscape/>

The Source Protection Zone (SPZ) mapping provided by MAGIC indicates that the site is location within SPZ II (Outer Protection Zone), associated with water abstraction between 3 and 5 km to the south-east of the site.

2.6 Current Site Use

The site currently comprises brownfield land with previous building footprints and pathways visible on aerial imagery. The remaining areas at the site comprise green open space with woodland to the western edge.

The Site boundary also includes land to the south and southwest of the main part of the Site. Whilst no built development is proposed in this location, additional landscaping and habitat management and enhancement is proposed here

2.7 Proposed Site Use

The proposed development is to comprise an extension of the pre-existing data centre by construction of a new building on a separate site to the south of the current buildings. A Site layout plan and masterplan are included within Appendix B.

2.8 Local Policy

Wiltshire Council Core Strategy (adopted in January 2015) contains the following policies related to flood risk:

Core Policy 67: Flood Risk

'Development proposed in Flood Zones 2 and 3 as identified within the Strategic Flood Risk Assessment will need to refer to the Strategic Housing Land Availability Assessment when providing evidence to the local planning authority in order to apply the sequential test in line with the requirements of national policy and established best practice.'

All new development will include measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground (sustainable urban drainage) unless site or environmental conditions make these measures unsuitable'.

Consultation for a new local plan is currently underway.

3. SOURCES OF FLOOD RISK

3.1 Tidal Flood Risk

The Site is situated at a minimum elevation of 105 m AOD and this is significantly above sea level. As such, the site is concluded to be at 'negligible' risk of tidal / coastal water flooding.

3.2 Fluvial Flood Risk

The nearest watercourse is an Ordinary Watercourse approximately 400 m north of the site. Other features in the area include a surface water pond located approximately 340 m north of the site. There is another Ordinary Watercourse located approximately 950 m east of the site.

According to the current EA Flood Map for Planning (Figure 3), the site is wholly located within Flood Zone 1 (Low Probability). The immediate surrounding land is also located within Flood Zone 1. As the site is outside of the extents of Flood Zones 2 and 3, there is no hydraulic modelling available for the site or the immediate surroundings (Appendix C).

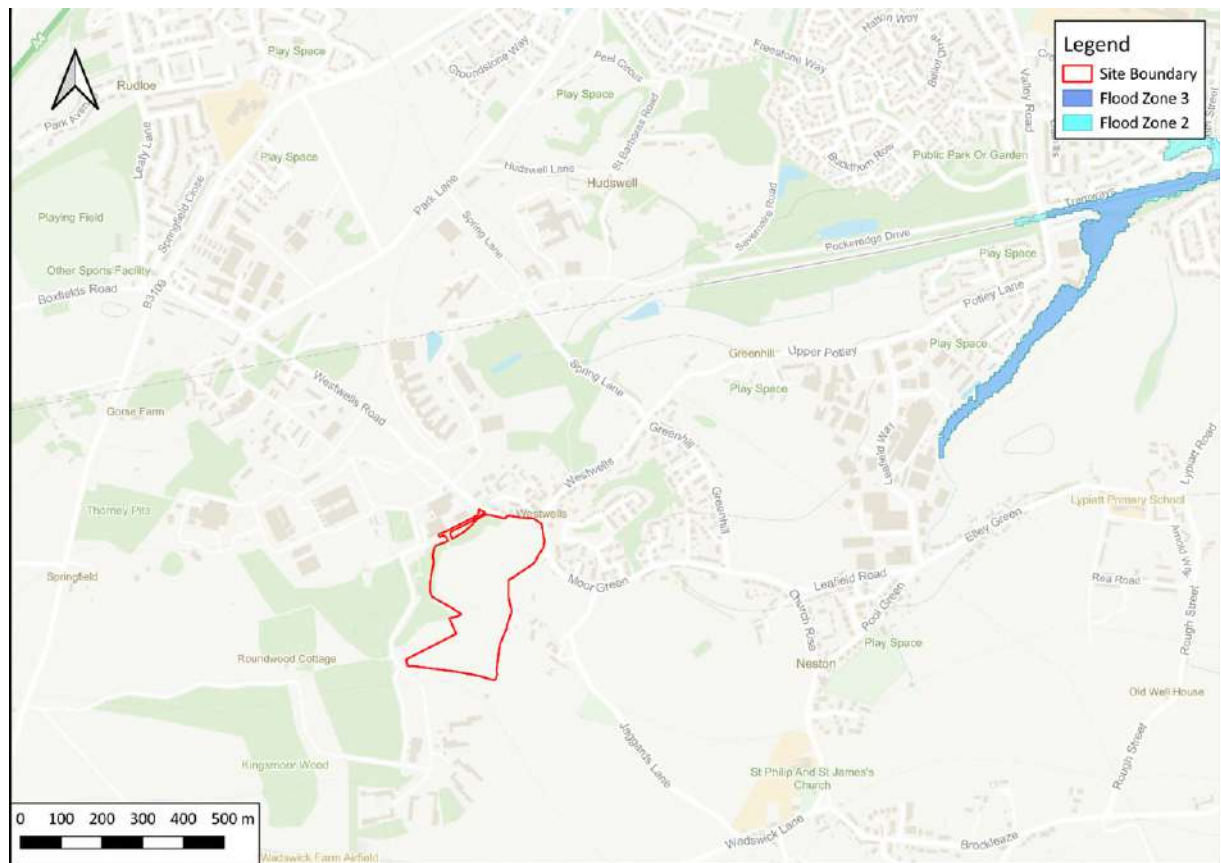


Figure 3: EA Flood Map for Planning (Rivers and Seas)

For reference, the Environment Agency Flood Zones are defined as follows:

- » Flood Zone 1 (Low Risk) comprises land assessed as having a $\leq 0.1\%$ AEP of fluvial flooding in any given year, equivalent to the $\geq 1,000$ yr return period flood event.
- » Flood Zone 2 (Moderate Risk) comprises land assessed as having a 0.1-1% AEP of fluvial flooding in any given year, equivalent to the 1,000-100yr return period flood event.
- » Flood Zone 3 (High Risk) comprises land assessed as having a $\geq 1\%$ AEP of fluvial flooding in any given year, equivalent to the ≤ 100 yr return period flood event.
 - » Flood Zone 3a (High Risk) comprises land assessed as having a 1-3.33% AEP of fluvial flooding in any given year, equivalent to the 100-30yr return period flood event.
 - » Flood Zone 3b (Functional Floodplain) comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency.

According to the 'Recorded Flood Outlines' dataset provided by the EA, the site is shown to be outside of the extents of a historical flood event, shown in Figure 4 below. Further data utilising records from multiple sources within the 2011 PFRA, show the site to be outside of the extents of any recorded floods.

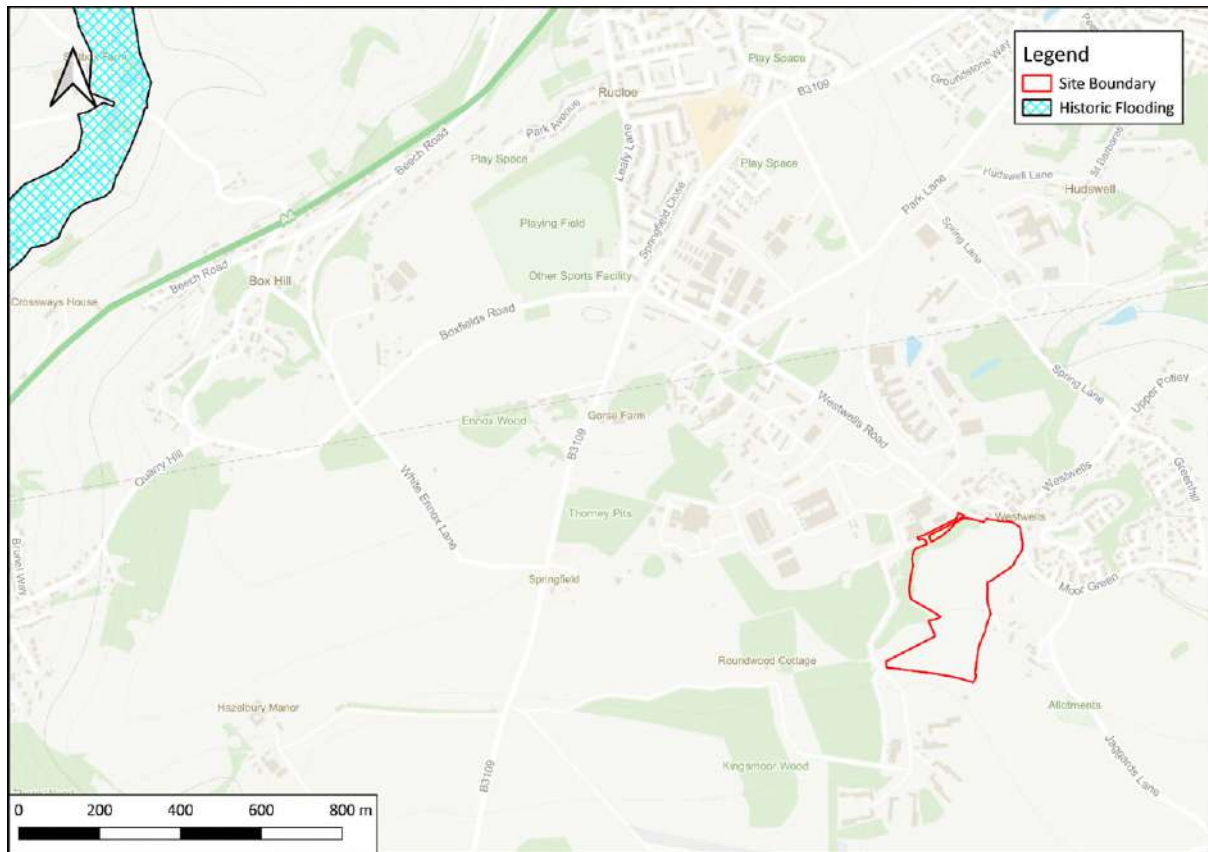


Figure 4: Historical Flooding

As such, the site is concluded to be at 'low' risk of fluvial water flooding.

3.3 Surface Water Flooding

Surface water flooding occurs as the result of an inability of intense rainfall to infiltrate the ground. This often happens when the maximum soil infiltration rate or storage capacity is reached. Flows generated by such events either enter existing land drainage features or follow the general topography which can concentrate flows and lead to localised ponding/flooding.

According to the EA Long Term Flood Risk Map (Surface Water) in Figure 5 below, the site is predominantly at Very Low risk (<0.1% annual probability) of surface water flooding, with a small route through the northern extents of the site at Low risk (0.1 - 1% annual probability) and an isolated area in the east at High risk ($\geq 3.3\%$ annual probability).

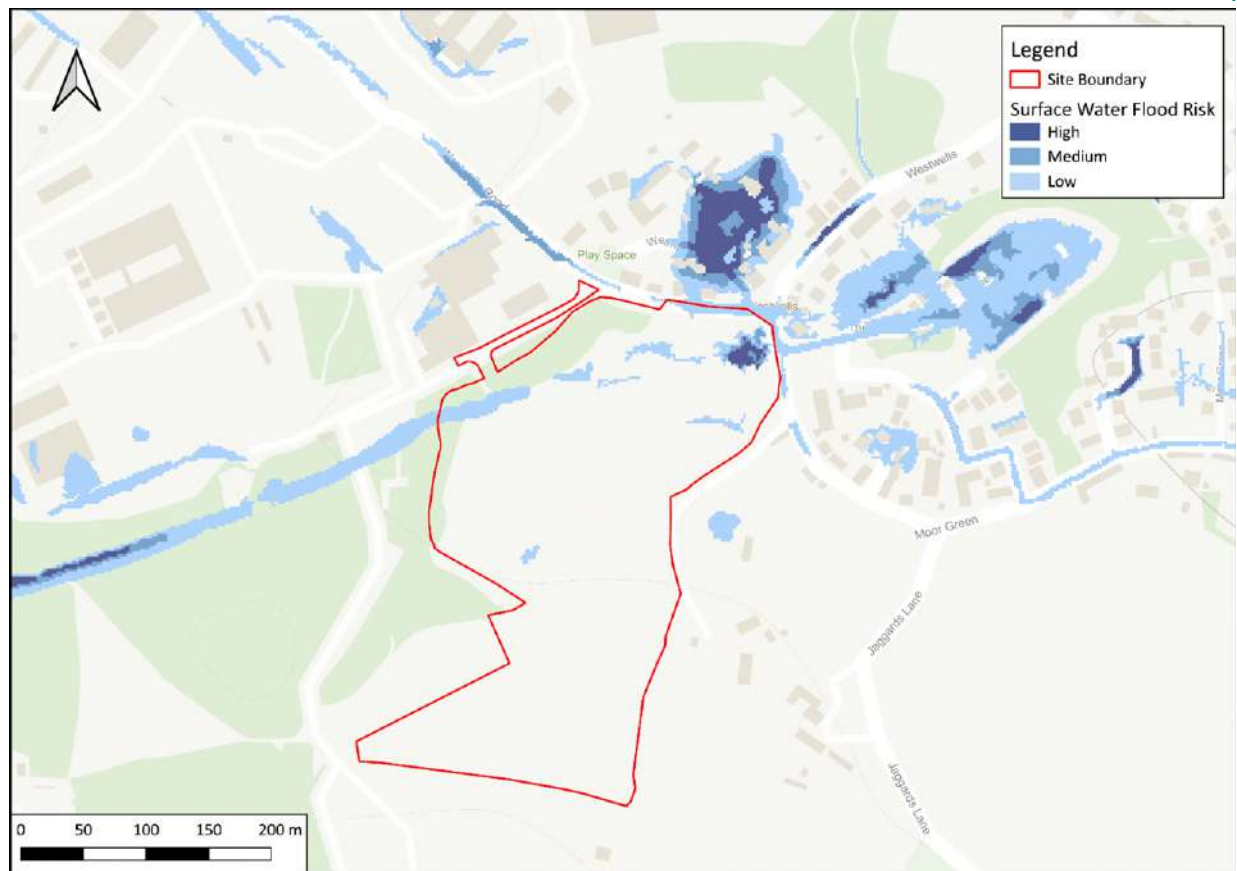


Figure 5: EA Long Term Flood Risk Map (Surface Water)

There is a distinct flow route which directs water towards the site from the west during the Low risk scenario. It appears the flows broadly follow the topography of the site, flowing in a north-easterly direction before pooling in an isolated depression in a residential estate to the east of the site.

Flood depths are expected to remain below 300 mm during the High and Medium risk scenarios, with a small area in the east of the site reaching depths exceeding 300 mm during the Low risk scenario, which is considered to be impassable to people and vehicles. This area should therefore be avoided during extreme rainfall events. It is also important to note that the EA Long Term Flood Risk Map does not take into account local drainage. The flow route which moves through the site remains at depths below 300 mm in the Low risk scenario.

There is no evidence contained within relevant third party reports to suggest that the Site has historic surface water flooding issues. The 2019 Wiltshire Council online SFRA mapping² suggests that the risk of surface water flooding mapping for the 1 in 100 year + climate change (40%) allowance extents encroach into the site in small areas in the east, south and west. However, as shown within the proposed development plan in Appendix B no development is proposed within these areas.

As such, the site is concluded to be at 'low' risk of surface water flooding.

²<https://wiltscouncil.maps.arcgis.com/apps/webappviewer/index.html?id=28c00215d87b468a9a0cd79c63d3d270>

3.4 Groundwater Flood Risk

As outlined in Section 2.4, BGS Mapping shows the site to be underlain by bedrock geology described as Forest Marble Formation (mudstone), shown in Figure 6.

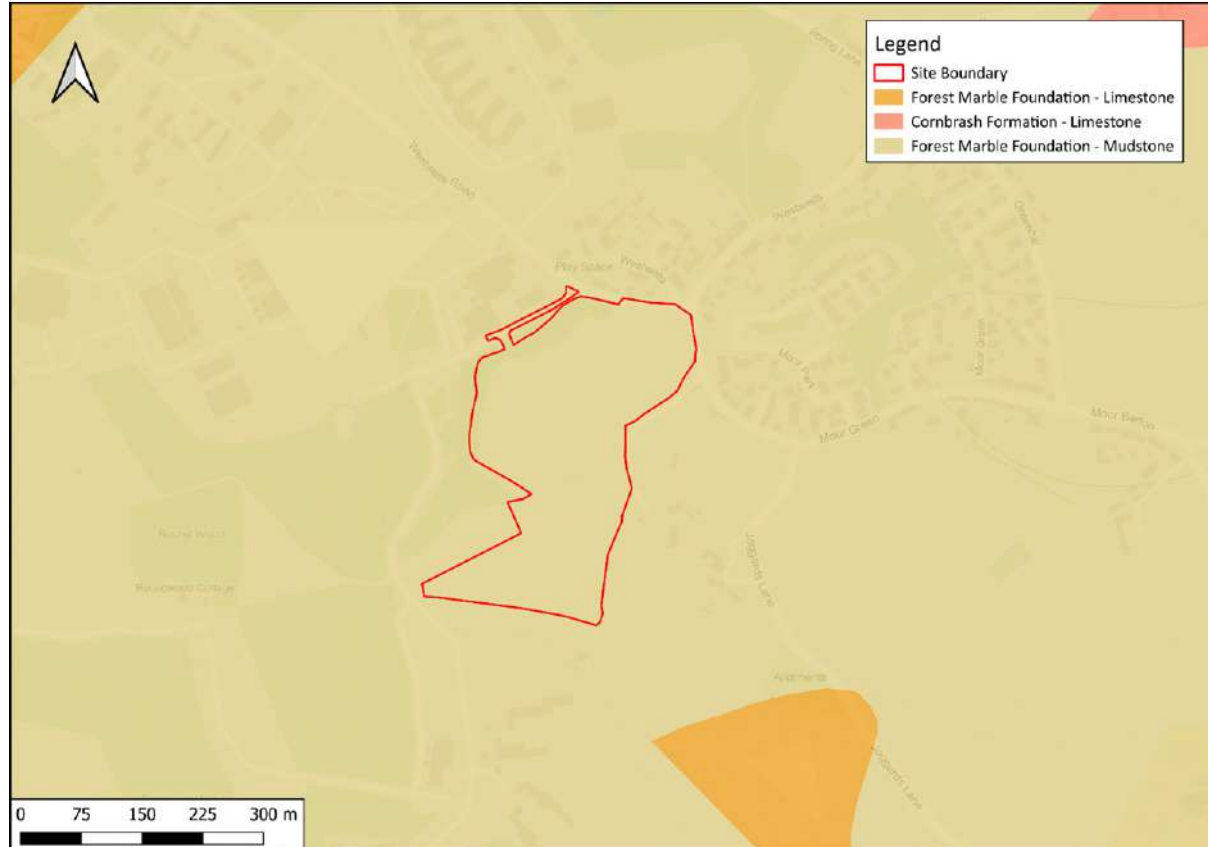


Figure 6: BGS Bedrock Deposits

As stated within the Hydrock Geo-Environmental desk study (report ref: 24639-HYD-XX-XX-G-RP-1000) available information indicates that the current groundwater levels are below the present mine workings as they are dry. The report states that there is a slope shaft and abandoned quarry workings in the west of the site. Quarry workings extend to the north of the slope shaft towards the north and east of the site.

According to an Envirocheck®³ report, the site is not within an area reported to have potential for groundwater flooding to occur. Furthermore, the 2019 Wiltshire Council online SFRA mapping indicates that the site is not at risk of groundwater flooding.

In accordance with the 2019 SFRA, as the site is located in groundwater SPZ II (Outer Protection Zone), SuDS schemes should be "suitably designed" following best practice guidance in the CIRIA SuDS Design Manual. This should be included within an appropriate Drainage Strategy.

As such, the site is concluded to be at 'low' risk of groundwater flooding.

³ <https://www.envirocheck.co.uk/>

3.5 Infrastructure Flooding

There are no recorded canals in close proximity to this site. The 2019 Wiltshire Council online SFRA mapping indicates that the site is not at risk of flooding from canals. Due to this, it is unlikely that any infrastructure failure related to canals would result in a flood event affecting the site.

The EA Reservoir Failure Extent mapping (EA, 2024)⁴ shows the site to lie outside of the extents of potential reservoir flooding. The EA state that reservoir flooding is extremely unlikely to happen. All large reservoirs must be inspected and supervised by reservoir panel engineers. As the enforcement authority for the Reservoirs Act 1975 in England, the EA ensure that reservoirs are inspected regularly, and essential safety work is carried out.

Sewer flooding is difficult to predict, the existing site is undeveloped and is considered unlikely to have a sewer system serving it, and nearby sewers would likely be located within the roads bordering the site. Due to the sloping topography of the site towards the north-east, it is unlikely that any potential sewer flooding would be directed onto the area of the site proposed for development.

Given that there is no known risk of flooding from canals or any other artificial sources at the site, it can be concluded that the risk of flooding from infrastructure failure is 'low'.

⁴Your long term flood risk assessment - Check your long term flood risk - GOV.UK (check-long-term-flood-risk.service.gov.uk)

4. NATIONAL PLANNING POLICY FRAMEWORK

4.1 Sequential & Exception Tests

This assessment has demonstrated that the site is on land designated by the EA's Flood Zone Mapping as Flood Zone 1 (Low Probability). The site is at low risk of surface water flooding and low risk from all other assessed sources.

Paragraph 023 of the Flood Risk and Coastal Change National Planning Practice Guidance (NPPG) states that the Sequential Test 'is designed to ensure that areas at little or no risk of flooding from any source are developed in preference to areas at higher risk. This means avoiding, so far as possible, development in current and future medium and high flood risk areas considering all sources of flooding including areas at risk of surface water flooding.' As outlined in Section 3.3, there is a small area in the eastern extents of the site, noted as 'High Risk' of surface water flooding. The proposed development plan in Appendix B shows that development will be located outside of this area and that the area of increased risk is repurposed as a SuDS balancing pond.

The NPPG Flood Risk Vulnerability and Flood Zone Compatibility matrix (Table 2 of the NPPG) (Table 2) also indicates 'less vulnerable' developments are "appropriate" in Flood Zone 1 without application of the Exception Test.

Table 2: Flood Risk Vulnerability and Flood Zone 'incompatibility'

	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	✓

Accordingly, the application of the Exception Test is concluded to not be required in this instance.

4.2 Mitigation Measures

Whilst an Exception Test is not explicitly required under the NPPG, the following section details any measures recommended to mitigate any 'residual' flood risks and to ensure that the proposed development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, akin to the requirements of section 'b' of the Exception Test as outlined in the NPPG.

4.2.1 Flow Route Mitigation

From the proposed layout in Appendix B, it can be viewed that no surface water flow routes will be affected or obstructed by development. Any potential surface water flooding occurring at the site during the Low risk scenario would be directed over external areas of the site such as the car park in the north, however this is a low probability (<0.1% annual probability) event. It is therefore

recommended to keep site levels as close to existing In these areas in order to maintain existing flow routes without obstruction.

4.2.2 Safe Access and Egress

The site proposed to be accessed via Westwells Road to the north of the site boundary which is shown to be within Flood Zone 1 and at low risk of surface water flooding and all other assessed sources.

4.2.3 Floodplain Storage

Paragraph 049 of the NPPG states that 'development or the cumulative impacts of development may result in an increase in flood risk elsewhere as a result of 'loss of floodplain storage, the deflection or constriction of flood flow routes or through inadequate management of surface water'. Therefore, where flood storage from any source of flooding is lost, as a result of development, on-site level-for-level compensatory storage should generally be provided.

Given that the site is located within Flood Zone 1 and considered to remain at Low risk of surface water flooding, it is not considered necessary to elevate site levels.

5. SUMMARY

This report has been prepared by Hydrock Consultants Limited (Hydrock) on behalf of our client Ark Data Centres Limited in support of a planning application for the proposed expansion of the existing data centre at an area of land south-west of Westwells Road, Corsham, Wiltshire, SN13 9ET.

A detailed assessment of flood risk has identified that the site is located within Flood Zone 1 and therefore considered to be at 'low' risk of fluvial flooding. The Site is identified as at Negligible to Low risk of flooding from all remaining sources, including surface water flooding.

This report therefore demonstrates that, in respect to flood risk, the proposed development:

- » Is suitable in the location proposed if mitigation measures are considered;
- » Will be adequately flood resistant and resilient;
- » Will not place additional persons at risk of flooding, and will offer a safe means of access and egress;
- » Will not increase flood risk elsewhere as a result of the proposed development through the loss of floodplain storage or impedance of flood flows; and
- » Will put in place measures to ensure surface water is appropriately managed.

As such, the application is concluded to meet the flood risk requirements of the NPPF.

6. REFERENCES

Table 3: References

Author	Date	Description
Wiltshire Council	2011	Preliminary Flood Risk Assessment - click here
Wiltshire Council	2014	Local Flood Risk Management Strategy - click here
Wiltshire Council	2019	Level 1 Strategic Flood Risk Assessment - click here

Appendix A - Topographic Survey

D&H Surveys

The Manor Station, Great Somerford, Chippenham

Wiltshire, SN15 5TH

Tel (01249) 720545

Email: admin@dhsurveys.co.uk

Website: www.dhsurveys.co.uk

Topographic Surveys

Elevation Surveys

Floor Plan Surveys

Volumetric Surveys

As Built Drainage Surveys

Site Setting Out

Coordination Of Site Layouts

Rectified Photo Elevations

C.A.D Plotting Bureau

Project Name:

West Wells

Drawing Title:

Topographic Survey

Client:

CMS Bath Ltd

Agent:

Date:

March 2008

Scale:

A0 @ 1:500

Drawn

Surveyor

Dwg No

Revision

KJH

SCB

SU 01

Site Datum

OSBM Reference

Ordnance Survey (GPS)

OSBM OCT02

Grid Orientation

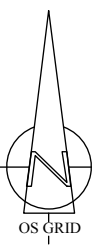
Sheet ID

Ordnance Survey (GPS)

CMS-Westwood

Disclaimer

D & H Surveys will Guarantee that this Survey Data is correct to the indicated Scale only.



cms

Bath Limited

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S.N 1 3 O.E.Z mail@cmsbath.co.uk

08.1176.SK(P)01

Copyright: Do not scale this drawing. Check all dimensions on site.
This drawing is only to be used on the job for which designed.

Client: Putney Investments Ltd.

Project: Sand Quarry, Westwells

Drawing: Topographical Survey

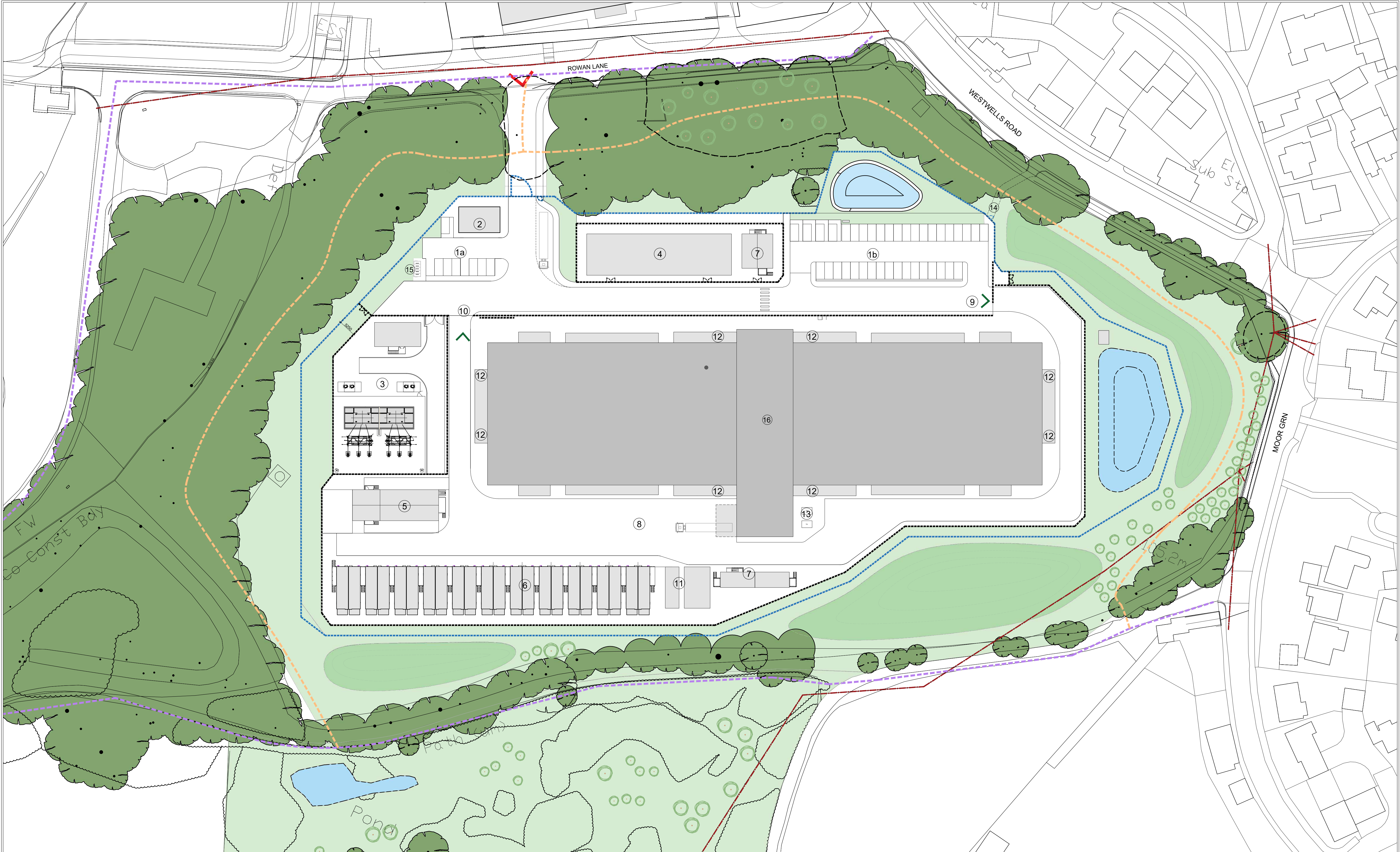
Scale: 1:500 @ A0

Date: October 2008

Drawn: PDR Checked: JS

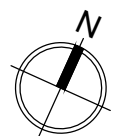
TOPOGRAPHICAL SURVEY

Appendix B - Proposed Development Plan



Disclaimer:
Subject to survey.

Notes:



0m 10 20 30 40m
1:500 @ A1

Rev: Notes: Date: Dwn: Iss:

P1 Planning Issue 07/05/2024 RS HA

KEY

- Applicant Ownership Boundary
- Proposed Site Boundary 7.37 hectares (to be verified)
- Campus Entrance
- Overhead Line
- Inner security fenceline
- Outer Campus fenceline
- Diverted PROWs
- Existing PROWs
- Retaining Structure

- 1a - Visitors car parking (8 spaces)
- 2 - Visitor Reception Centre
- 3 - Substation compound
- 4 - Water treatment plant
- 5 - HV/LV Switchroom
- 6 - Generators
- 7 - Splitter buildings
- 8 - Service Yard
- 9 - Ingress gate
- 10 - Egress gate
- 11 - Fire Suppression Plant/Tank
- 12 - Energy Centre AHU
- 13 - LV Switchroom Transformers
- 14 - Emergency Pedestrian Access Gate
- 15 - Cycle Shelter (10 cycles)
- 16 - Data Centre
- Trees to be removed for Health & Safety reasons to be replaced with new trees

- P6 - DC01 4 Floors (G, 1st, 2nd & 3rd)
Approx height +18.3m to top of roof mounted plant
+15.4m high to building parapet
4 x data halls / floor @ 0.75MW each - 3MW / floor
IT Load 12MW
- P6 - DC02 3 Floors (G, 1st & 2nd)
Approx height +14.5m to top of roof mounted plant
+11.6m high to building eaves
4 x data halls / floor @ 0.75MW each - 3MW / floor
IT Load 9MW

hale
ARCHITECTURE
22c Leathermarket Street, London, SE1 3HP
Client:

ARK
DATA CENTRES

Issue Purpose:
PLANNING

Project:
**Land South of Westwells Road,
Spring Park, Corsham**

Drawing Title:
Proposed Site Plan

Project No:
22077

Scale @ A1:
1:500

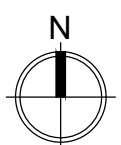
Revision:
P1

Drawing No:
HAL-SPP6-SW-XX-DR-A-000007



Disclaimer:
Subject to survey.

Notes:



0m 20 40 60 80m
1:1000 @ A1

Rev: Notes: Date: Dwn: Iss:
P1 Planning Issue 07/05/2024 RS HA

KEY

- Applicant Ownership Boundary
- Proposed Site Boundary 7.37 hectares (to be verified)
- Campus Entrance
- Overhead Line
- Inner security fenceline
- Outer Campus fenceline
- Diverted PROWs
- Existing PROWs
- Retaining Structure

- 1a - Visitors car parking (8 spaces)
- 1b - Staff car parking (38 spaces)
- Visitor Reception Centre
- Substation compound
- Water treatment plant
- HV/LV Switchroom
- Generators
- Splitter buildings
- Service Yard
- Ingress gate
- Egress gate
- Fire Suppression Plant/Tank
- Energy Centre AHU
- LV Switchroom Transformers
- Emergency Pedestrian Access Gate
- Cycle Shelter (10 cycles)
- Data Centre
- Trees to be removed for Health & Safety reasons to be replaced with new trees

- P6 - DC01 4 Floors (G, 1st, 2nd & 3rd)
Approx height +18.3m to top of roof mounted plant
+15.4m high to building parapet
4 x data halls / floor @ 0.75MW each - 3MW / floor
IT Load 12MW
- P6 - DC02 3 Floors (G, 1st & 2nd)
Approx height +14.5m to top of roof mounted plant
+11.6m high to building eaves
4 x data halls / floor @ 0.75MW each - 3MW / floor
IT Load 9MW

hale
ARCHITECTURE
22c Leathermarket Street, London, SE1 3HP
Client:

ARK
DATA CENTRES

Issue Purpose:
PLANNING

Project:
**Land South of Westwells Road,
Spring Park, Corsham**

Drawing Title:
Proposed Masterplan

Project No: 22077	Scale @ A1: 1:1000	Revision: P1
Drawing No: HAL-SPP6-SW-XX-DR-A-000006		

Appendix C - EA Consultation

Isobel Randall
Hydrock
IsobelRandall@hydrock.com

Our ref: 298623-WX
Your ref: 24639 Spring Park
Date: 21 February 2023

Dear Isobel

Thank you for your enquiry which was received on 24th January 2023. We respond to requests under the Freedom of Information Act 2000 and Environmental Information Regulations 2004.

Abstract

Name	Product 4
Description	Flood Risk Information for land at Spring Park, Westwells Road, Corsham, SN13 9GB NGR: ST8517068865
Licence	Open Government Licence
Information Warnings	<i>The mapping of features provided as a background in this product is © Ordnance Survey. It is provided to give context to this product. The Open Government Licence does not apply.</i>
Attribution	Contains Environment Agency information © Environment Agency and/or database rights. Contains Ordnance Survey data © Crown copyright 2020 Ordnance Survey 100024198.

Open Data

The following Environment Agency published datasets are now available on the weblink below as part of the Government's 'Open Data' project and are available for you to download free of charge.

Environment Agency published datasets: <https://data.gov.uk/data/search?publisher=environment-agency&unpublished=false>

You will need to search and select the name of the following datasets to take you directly to the weblink to enable you to download the data:

- Flood Map for Planning (Rivers and the Sea) – Flood Zones 2 and 3
- Flood Map for Planning (Rivers and Sea) – Areas Benefiting from Defences
- Flood Map for Planning (Rivers and Sea) Spatial Flood Defences
- Flood Map for Planning (Rivers and Sea) Flood Storage Areas
- Recorded Flood Outlines
- Historic Flood Map
- Risk of Flooding from Surface Water Extent for:
 - 3 percent annual chance
 - 1 percent annual chance
 - 0.5 percent annual chance

You can also access the Flood Map for Planning here: <https://flood-map-for-planning.service.gov.uk/>

You can also access the Risk of Flooding from Surface Water maps and Risk of Flooding from Reservoirs information here: <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>

Recorded Historic Flood Events

We do not have any record of the area flooding from the river or sea. Please note, however, that this could mean either that the site has not flooded, or that the site has flooded, and we are not aware of the fact that the site has flooded.

Please note - we cannot guarantee that this is an exhaustive list of all past flood events in this location. All reasonable care has been taken to ensure that the historical flood event data is as accurate as possible. The Environment Agency will update its records if new evidence emerges.

Modelled Fluvial Water Levels

The site is situated outside of Flood Zone 2 and Flood Zone 3. Therefore we do not have any relevant 1D/ 2D modelled water level or depth data to provide.

For more information on climate change allowances please see the guidance on the Gov.UK website here: [Flood risk assessments: climate change allowances - GOV.UK](#). **Please be aware that this information is subject to change, please check the guidance regularly.**

Ordinary Watercourse

The watercourse adjoining this site is classed as an 'Ordinary Watercourse' not a 'Main River' under our control. It is under the jurisdiction of Wiltshire Council by email: drainage@wiltshire.gov.uk, or by phone: 0300 456 0105, based at: Bythesea Road, Trowbridge, Wiltshire, BA14 8JN. Please contact them for information about the management of any assets or future works on the watercourse.

Flood Asset Information

This site is not located within 1 kilometre of any formal flood defences. However it *may* benefit from assets further afield.

Planning

If you have questions regarding the planning nature of your enquiry, or require advice on floor levels, please contact our Sustainable Places team on SWX.SP@environment-agency.gov.uk. Please be aware that we now charge for planning advice when consulted on pre-application enquiries. This new approach provides advice to developers in two ways. Firstly, there is the provision of 'free' advice available to everyone where we give a preliminary opinion on a proposed development. This sets out the environmental constraints together with any issues this raises for us. Should you wish us to review in detail any of these issues then we can do this through a chargeable scheme aimed at recovering our costs.

Strategic Flood Risk Assessment (SFRA)

When preparing a FRA to support a development proposal in this location you should refer to Wiltshire Council's SFRA Reports Level 1 which is available to download via the following link: https://www.wiltshire.gov.uk/media/5691/Strategic-Flood-Risk-Assessment-Level-1/pdf/Wiltshire_Council_Level_1_SFRA_v5.0.pdf?m=637459765054370000

The Wiltshire Council Local Plan is available via this link: <https://www.wiltshire.gov.uk/planning-policy-local-plan-review-consultation>

Further Information

We advise that you also contact the drainage engineer/ flood risk management team at Wiltshire Council by email: drainage@wiltshire.gov.uk, or by phone: 0300 456 0105, based at: Bythesea Road, Trowbridge, Wiltshire, BA14 8JN, as they may be able to provide further advice with respect to localised flooding and drainage issues.

Further details about the Environment Agency information supplied can be found on our website: <https://www.gov.uk/browse/environment-countryside/flooding-extreme-weather>

We hope you find this information helpful. It is provided subject to the attached notice 'Use of Environment Agency Information for Flood Risk Assessments', which we strongly recommend you read.

Yours sincerely

Corinne Moyse

Customer & Engagement, Wessex
Rivers House, East Quay, Bridgwater, Somerset, TA6 4YS
Email: wessexenquiries@environment-agency.gov.uk

Enc: Use of Environment Agency Information for Flood Risk Assessments (below)

Use of Environment Agency Information for Flood Risk Assessments (FRAs)

Important

Use of Environment Agency data: you should note that

1. Information supplied by the Environment Agency may be used to assist in producing a Flood Risk Assessment (FRA) where one is required, but the use of Environment Agency information does not constitute such an assessment on its own.
2. As part of your data request, we have provided all of the modelled data we hold for your location. Please note that some of our modelled information may have been produced for purposes other than for flood zone generation. This may mean that some of the modelled data you have been provided with has a lower confidence level, and has not been used in producing our flood map, nor definitively reflects the predicted flood water level at the property/development site scale. To check the suitability of the use of this information in your FRA please contact your local Partnership & Strategic Overview (PSO) team.
3. This information covers flood risk from main rivers and the sea, and you will need to consider other potential sources of flooding, such as groundwater or surface water runoff. The information produced by the Local Planning Authority and the Lead Local Flood Authority (LLFA) may assist in assessing other sources of flood risk.
4. Where a planning application requires a FRA and this is not submitted or deficient, the Environment Agency may well raise an objection.
5. For more significant proposals in higher flood risk areas, we would be pleased to discuss details with you ahead of making any planning application, and you should also discuss the matter with your Local Planning Authority.

Pre-Planning Advice from the Environment Agency

If you have requested this information to help inform a development proposal, then we recommend that you undertake a formal pre-application enquiry using the form available from our website:

Pre-application Preliminary Opinion:

<https://www.gov.uk/government/publications/pre-planning-application-enquiry-form-preliminary-opinion>

Pre-application Charged Service:

<https://www.gov.uk/government/publications/planning-advice-environment-agency-standard-terms-and-conditions>

Depending on the enquiry we may also provide advice on other issues related to our responsibilities, including flooding, waste, land contamination, water quality, biodiversity, navigation, pollution, water resources, foul drainage or Environmental Impact Assessment.

Flood Risk Assessment (FRA) Guidance

You should refer to the Planning Practice Guidance of the National Planning Policy Framework (NPPF) and the Environment Agency's Flood Risk Standing Advice for information about Flood Risk Assessment (FRA) for new development in the different Flood Zones. These documents can be accessed via:

National Planning Policy Framework Planning Practice Guidance:

<http://planningguidance.planningportal.gov.uk/>

Environment Agency advice on FRAs:

<https://www.gov.uk/flood-risk-assessment-for-planning-applications#when-to-follow-standing-advice>

<https://www.gov.uk/government/publications/planning-applications-assessing-flood-risk>