

FLOOD RISK ASSESSMENT AND OUTLINE DRAINAGE STRATEGY REPORT

Land at Three Daggers,
Westbury Road,
Edington,
Wiltshire

Project No: 10789ADL74

DATE	REVISION	ISSUE PURPOSE	ISSUED BY
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Prepared by	Checked by
Deborah Smith CEng MICE Senior Engineer	Roshnee Valla BA (Hons) Associate Director

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1.0 INTRODUCTION

APPOINTMENT AND BRIEF

- 1.1. Structural Solutions has been appointed to produce a Flood Risk Assessment (FRA) to support the planning application for the proposed development at Three Daggers, Westbury Road, Edington. The development consists of change of use of an existing field to provide additional car parking, and construction of a single-storey extension to the farm shop.
- 1.2. The development is located across Westbury Road, on the eastern side of Edington. The postcode is BA13 4PG and the site has an approximate Ordnance Survey Grid Reference of X393167 Y153280. The site comprises two separate parcels of land; approximately 1.4 hectares and 0.45 hectares to the north and south of Westbury Road respectively, making 1.9 hectares in total.
- 1.3. A site location plan is shown below in **Figure 1** and included in **Appendix A**. The site boundary is shown in **Figure 2** and **Figure 3**.
- 1.4. The Environment Agency's Flood Map for Planning (**Appendix B**) shows the site lies fully within flood zone 1, an area with low probability of flooding from river and sea.
- 1.5. The Lead Local Flood Authority (LLFA) is Wiltshire Council and the Water Authority is Wessex Water.



Figure 1 Site Location Plan (Wiltshire Planning Explorer)



Figure 2 Site location plan with site boundary (OS Maps)



Figure 3 Site location plan with site boundary overlaid on satellite imagery (OS Maps)

STUDY OBJECTIVE

- 1.6. This report investigates flood risk on site and in the area and establishes the mitigation measures required to ensure the sustainability and safety of the proposed development over its lifetime.
- 1.7. The report has been produced in line with the requirements of the National Planning Policy Framework (NPPF) and the Environment Agency (EA) Standing Advice, as well as the requirements of Wiltshire Council (WC).
- 1.8. Development must be located, designed and laid out to ensure that it is safe; the risk from flooding is minimised whilst not increasing the risk of flooding elsewhere; and that residual risks are safely managed. The site lies fully in Flood Zone 1, that is having a low probability of flooding from rivers. The site area is over 1ha and therefore an FRA is required.
- 1.9. The following documents and guidance have been reviewed to inform this report:
 - WC Level 1 Strategic Flood Risk Assessment (November 2024)
 - WC Level 1 SFRA Appendix A – SFRA User Guide
 - WC Level 1 SFRA Appendix C – Flood Map for Planning (2024)
 - WC Level 1 SFRA Appendix F – Impact of Climate Change on RoFSW (2024)
 - WC Level 1 SFRA Appendix G – Ground Water Emergence Map (2024)
 - WC Level 1 SFRA Appendix H – Risk of Flooding from Reservoirs (2024)
 - WC Level 1 SFRA Appendix K – Flood Alert and Warning Areas (2024)
 - WC Level 1 SFRA Appendix N – Summary of Flood Risk in Wiltshire
 - WC Level 1 SFRA Appendix R – Methodology in Support of Performing the Sequential Test
 - WC's online Strategic Flood Risk Assessment Data Explorer, 2024
 - WC's online Wiltshire Planning Explorer maps
 - Topographical Survey of Edington Three Daggers PH (July 2024).
 - Wessex Water Sewer Asset Records
 - British Geological Society (BGS) Online Viewer
 - DEFRA's online Multi-Agency Geographical Information for the Countryside (MAGIC) Map
 - DEFRA's online Hydrology Data Explorer for Climate Change Allowances
 - GOV.UK's online Flood Map for Planning and Long Term Flood Maps.
 - GOV.UK's online Guidance for Flood risk assessments: climate change allowances
 - Cranfield Soil and AgriFood Institute (CSAI) Soilscales mapping.

LIMITATIONS

- 1.10. This report is based on the interpretation and assessment of data provided by third parties.
- 1.11. Whilst every care has been taken to ensure this information is accurate and up-to-date, Structural Solutions is not responsible for the accuracy of the third-party data and the conclusions and findings of this report may change if the data is amended or updated after the date of consultation.

2.0 EXISTING SITE

SITE DESCRIPTION

2.1. Table 1 describes the general site characteristics.

EXISTING SITE CHARACTERISTICS		
Site Area		The total site area within the red line boundary is approximately 1.9ha. The site is presented as two parcels of land, separated by Westbury Road.
Existing Use		The land north of Westbury Road currently comprises of commercial buildings such as a farm shop and a public house, as well as car parks, a playing field and some agricultural land. The land south of Westbury Road currently comprises residential and commercial buildings and a car park, interspersed with lawn areas.
Topography		As can be seen in the site location plan in Figure 1, the site is on a plain at the base of steep incline to higher ground. This incline forms part of a ledge which runs roughly parallel with Westbury Road. The land south of Westbury Road is closest to this ledge. From the surveyed areas of the Topographic Survey (included in Appendix C), this ground slopes down from about 109.5m AOD in the west to 98.9m AOD in the east (1:11 average gradient). The land north of Westbury Road is much flatter but still has a general gentle slope down from about 100.0m AOD in the southwest corner to 89.8m AOD in the northeast corner (1:17 average gradient). The slope is not entirely even, and the topographic survey does suggest some slight depressions.
Boundaries	North	Continuation of the field with the site boundary, with residential properties behind.
	South	Agricultural fields and copses.
	West	Agricultural fields.
	East	Dwellings along Westbury Road and Tinhead Road.
Access		The land south of Westbury Road is accessed via a driveway connecting to the road. There is a public footpath on the eastern side, just outside the site boundary. The land north of Westbury Road is accessed by two vehicle entrance directly onto Westbury Road: one near the farm shop and the other to a contained car park to the east of the public house. There is an additional, less developed, access point for vehicles about halfway up the eastern edge. Public footpaths run along both the eastern and western edges, just outside the site boundary.
Flood Zone		The site lies in flood zone 1 (low probability of flooding from river and sea).

Table 1 Existing Site Characteristics

GEOLOGY AND HYDROGEOLOGY

2.2. British Geological Survey (BGS) mapping indicates that superficial deposits of clay, silt, sand and gravel cover the majority of the site, except the south fringes of the southern parcel. The underlying bedrock geology consists of Upper Greensand Formations (Sandstone) generally, and

West Melbury Marly Chalk Formation (Chalk) on the southern side on the southern parcel. This transition to chalk generally aligns with steep slope to higher ground as described in **Table 1**.

- 2.3. The Soilsmap mapping identifies the site comprising of freely draining lime-rich loamy soils.
- 2.4. According to DEFRA's online Magic Map for Source Protection Zones (SPZ), the site is not located within a groundwater Source Protection Zone or in a Drinking Water Safeguard Zone (Surface Water).
- 2.5. Based on DEFRA's online Magic Map for Groundwater Vulnerability Zones, the bedrock is classified as having a medium-high vulnerability to pollutant discharge generally, with an area of high vulnerability on the southern edge. The Magic Map also identifies that significant soluble rocks are likely to be present which are considered to enable the rapid movement of a pollutant.

EXISTING HYDROLOGY, FLOOD DEFENCES AND STRUCTURES

- 2.6. The topographical survey and OS maps do not indicate the presence of any watercourses in the immediate region.
- 2.7. As per **Figure 4**, OS maps show a small pond located about 10m from the north-east boundary of the plot. A second, slightly larger pond is located approximately 270m north of the northern boundary of the plot. Neither appear to be connected to the site.
- 2.8. From the OS maps, the nearest watercourse is a very small stream about 700m to the west of the site. This is part of a network of streams which eventually join Semington Brook in the north and thence the River Avon.
- 2.9. From the Gov.UK Flood map for planning, there are no known flood defences or water storage areas in the vicinity of the site.



Figure 4 Site Plan showing two nearby ponds (OS Maps)

EXISTING SITE DRAINAGE

- 2.10. A series Wessex Water's Water and Sewerage Network maps are provided in **Appendix D** and compiled together in **Figure 5** below. The following Wessex Water assets are identified in the vicinity of the site:
- A 150mm foul sewer starting part way along and then following Westbury Road west to east.
 - A 150mm foul sewer to the north east, running south to north and serving the nearby houses.
- 2.11. Given the proximity to the foul sewer network, is it assumed that the property connects to the network.
- 2.12. The Topographic Survey (**Appendix C**) shows various inspection chambers in the built regions of the site, as well as rainwater pipes and gullies around the public house. It therefore seems reasonable to assume that the surface water is positively drained although the outfall is unknown.

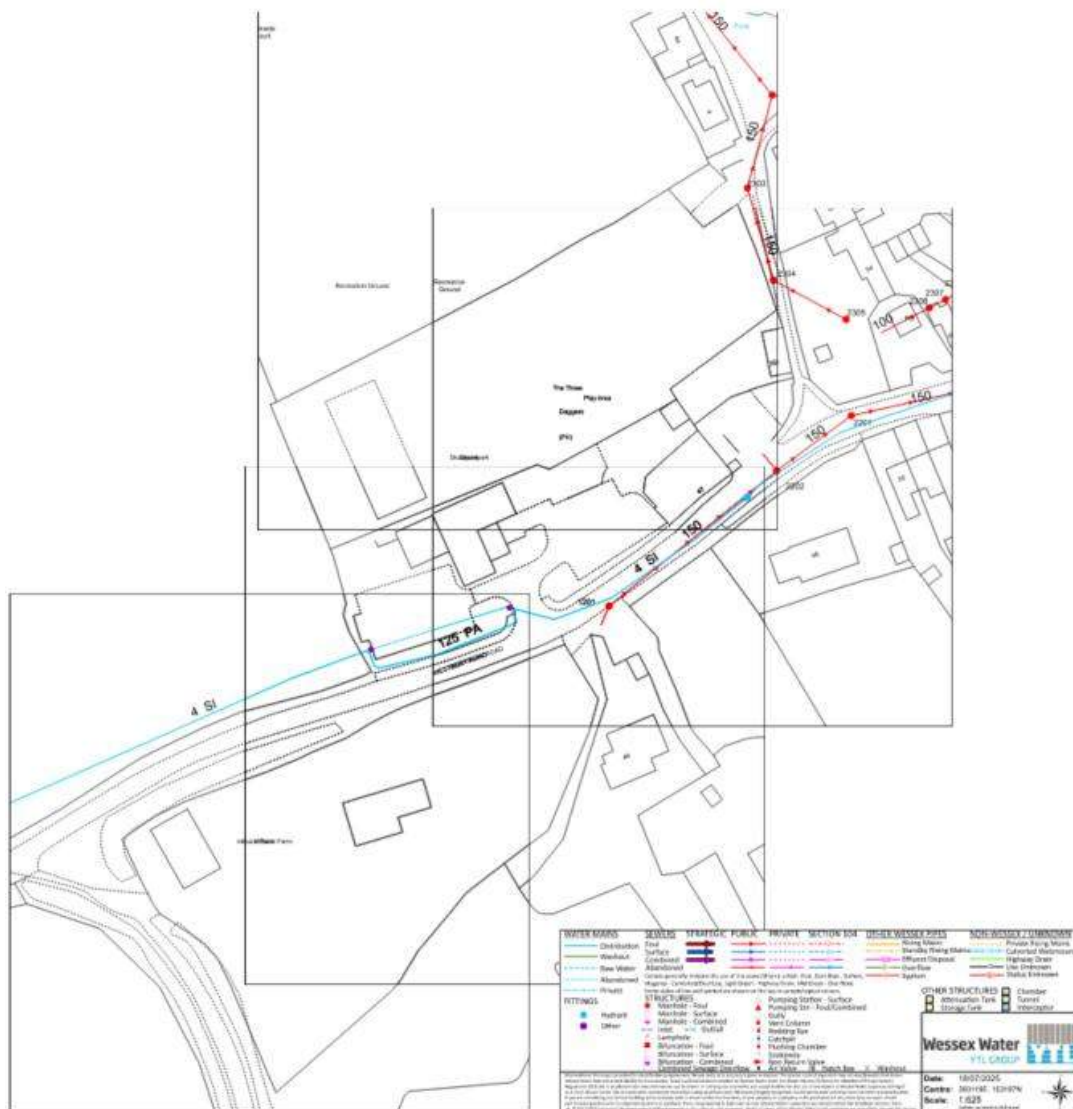


Figure 5 Compilation of Wessex Water's Water and Sewerage Network maps

3.0 PROPOSED DEVELOPMENT

SUMMARY

- 3.1. In the northern area, the development consists of a single storey 120m² café extension to the existing farm shop and a change of use of an existing field to provide additional car parking and a multi-user games area. The new car park is proposed as grid reinforced grass. It is understood that no physical works are proposed for the land south of Westbury Road.
- 3.2. Pedestrian access points from the adjacent public footpaths are proposed at the north-west corner and at about the mid-point of the western edge of the northern land.
- 3.3. The development proposals for the northern area is shown in **Figure 6** and proposals for the whole site are included in **Appendix E**.

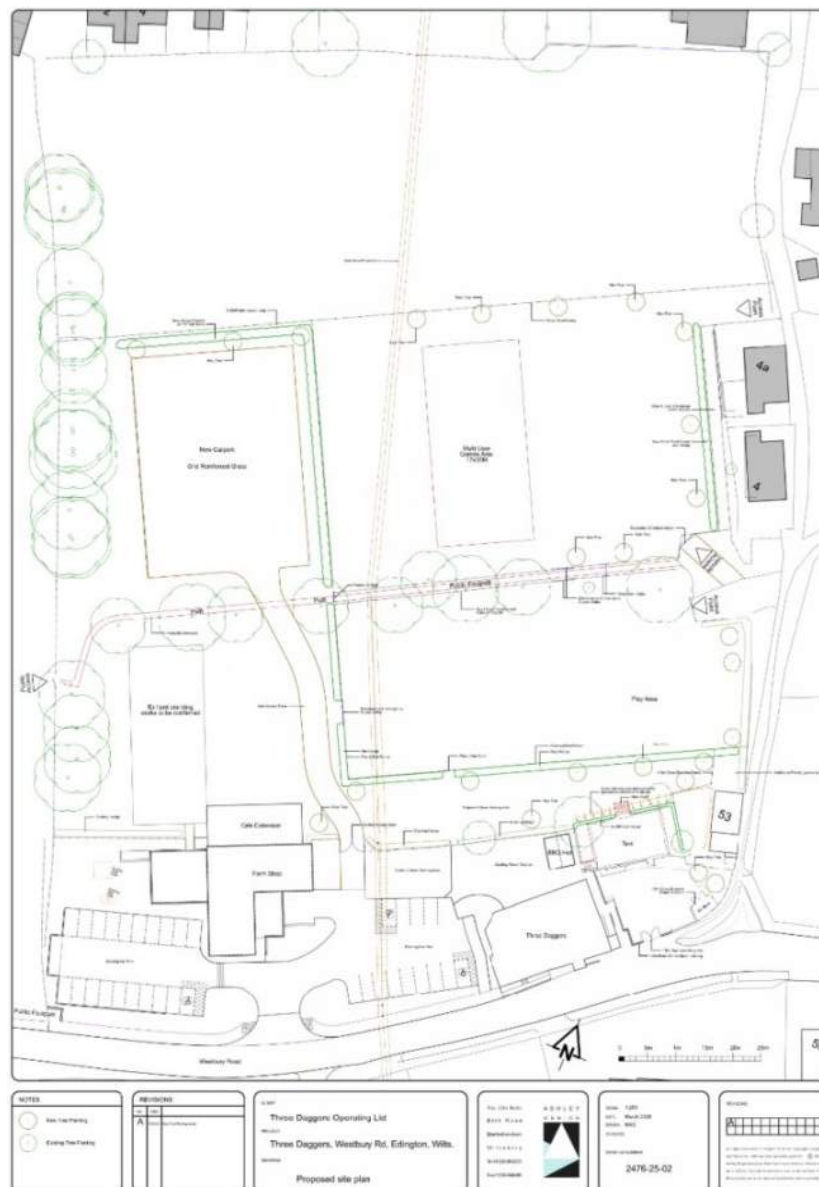


Figure 6 Proposed Site Layout, Northern area

VULNERABILITY CLASSIFICATION

- 3.4. As commercial use and car park, the site is generally classified as “less vulnerable” based on Annex 3 of the NPPF (Dec 2024). The multi-user games area is classified as “water-compatible development” and the existing house as “more vulnerable”.
- 3.5. The site lies in Flood Zone 1.

SEQUENTIAL AND EXCEPTION TESTS

- 3.6. As stated in the NPPF, a sequential, risk-based approach to determine the suitability of land for development in flood risk areas should be applied at all stages of the planning process giving precedence to low flood risk areas wherever possible.
- 3.7. The development falls in Flood Zone 1 and from Table 2 of the NPPF (extract in **Figure 7** below), is considered to be in an appropriate location for residential development and therefore no exception test needs to be performed.

Table 2: Flood risk vulnerability and flood zone ‘incompatibility’

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	✓ *	✓ *

Key:

✓ Exception test is not required

X Development should not be permitted

Figure 7 Extract from NPPF

4.0 FLOOD RISK ASSESSMENT

- 4.1. The SFRA and other LLFA documents have been used, where appropriate, along with UK Government Flood Mapping in this section of the report to identify fluvial, tidal, groundwater, reservoir, and surface water flooding. Relevant maps are included in **Appendix F**.
- 4.2. The WC's online SFRA Data Explorer 'Recorded Flood History' does not note any recorded flood incidents in Edington. The nearest recorded flood incident is approximately 1.3km to the west of the site.

FLUVIAL/TIDAL FLOODING

- 4.3. Fluvial/tidal flooding occurs when the capacity of a watercourse is exceeded and the banks are overtopped.
- 4.4. Based on the online GOV.UK Flood Map for Planning, the site is located in Flood Zone 1 (**Figure 8**) where the probability of river or sea flooding is less than 0.1% (1 in 1000) chance in any given year.
- 4.5. The SFRA Flood Map for Planning similarly shows the site to be in Flood Zone 1.
- 4.6. The SFRA Flood Alert and Warning Areas map confirms the site lies outside any affected areas.
- 4.7. Based on the information available, the probability of fluvial and tidal flooding can be assessed as **low**.

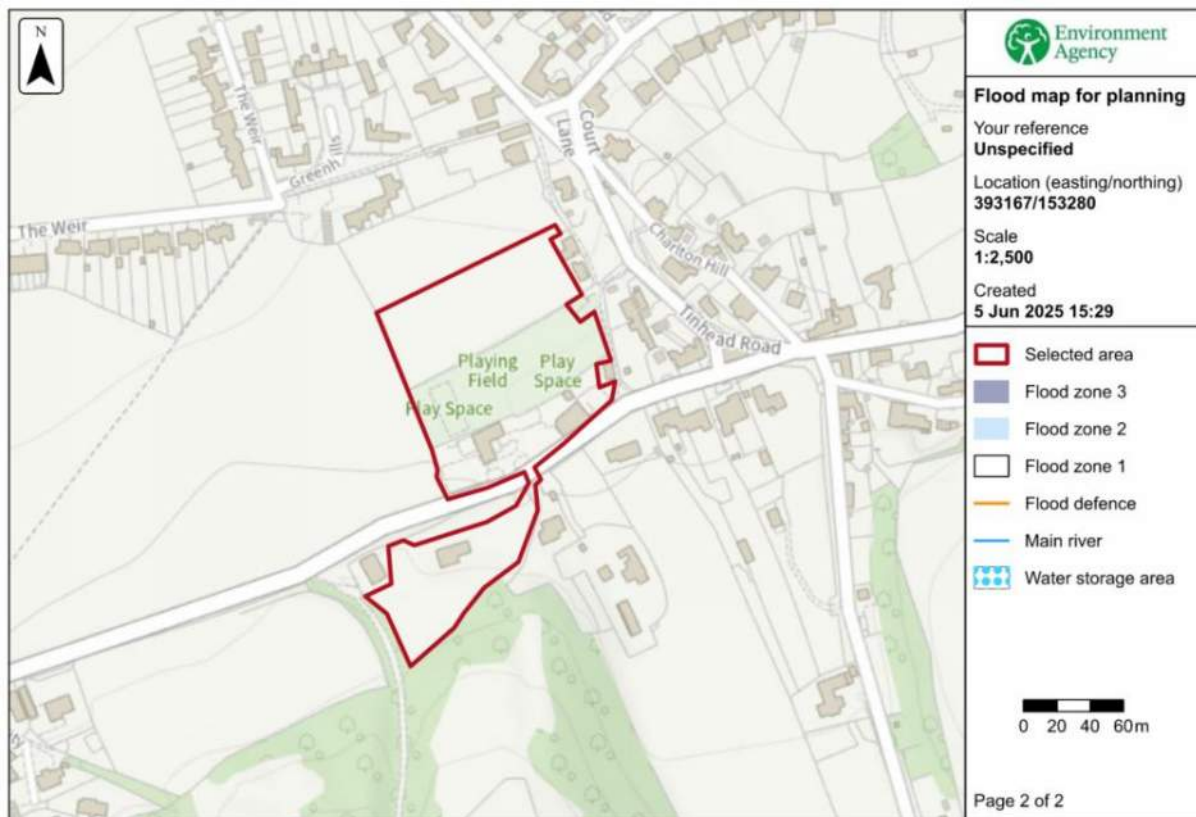


Figure 8 Flood Map for Planning

GROUNDWATER FLOODING

- 4.8. Groundwater is the water that is usually held in rocks and soil underground. Groundwater flooding happens when this water rises and flows above the surface. Groundwater flooding usually occurs in low lying areas underlain by permeable rock and aquifers that allow groundwater to rise to the surface through the permeable subsoil following long periods of wet weather.
- 4.9. The WC's online SFRA Data Explorer 'Groundwater Emergence' map (**Figure 9**) shows the site to be within a zone where "there is risk of groundwater flooding to surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally".
- 4.10. The SFRA Groundwater Flood Zone for Application of the Sequential Test map (**Figure 10**) shows there to be a "groundwater sequential test area" within the site which appears to be due to a very slight depression in the land and runs across the proposed multi-user games area and just to the east of the existing public house.
- 4.11. The online GOV.UK's Check Long Term Flood Risk service (**Appendix G**) states "flooding from groundwater is unlikely in this area", although it is noted that this is for a specific address, not the site as a whole.
- 4.12. Based on the information available, some of the existing buildings on site are considered to be at **medium** risk from ground water flooding. However, the proposed games area is 'water-compatible' and the proposed café extension and car park are located on higher ground. Therefore the probability of groundwater flooding impacting the new development is assessed as being **low**.

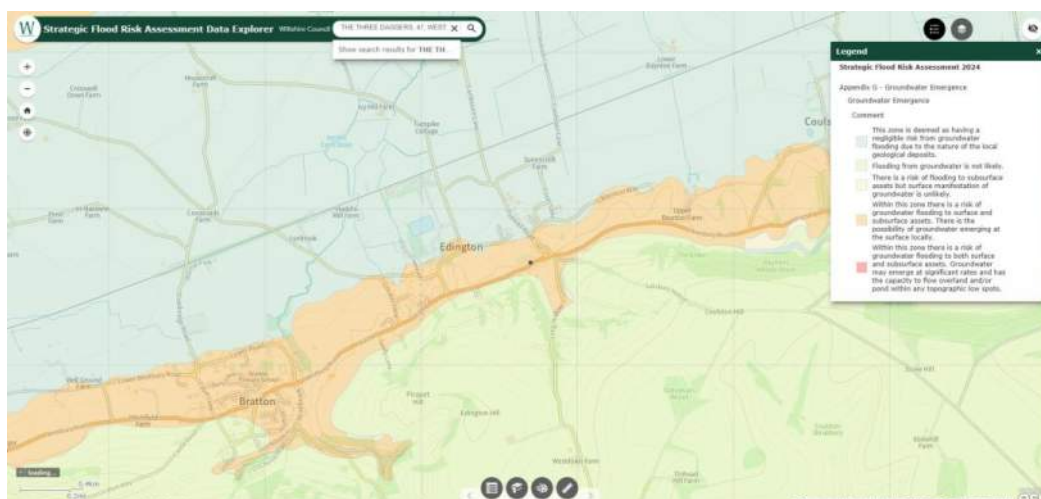


Figure 9 Extract from Wiltshire Council's online SFRA Data Explorer Groundwater Emergence map



Figure 10 Extract from WC's SFRA Appendix R Groundwater Flood Zone for Application of the Sequential Test map

SURFACE WATER FLOODING

- 4.13. Overland flow and surface water flooding typically arise following periods of intense rainfall, often of short duration, that is unable to soak into the ground or enter drainage systems. It can run quickly off land and result in localised flooding. Localised flooding can be attributed to topographic depressions, insufficient capacity within ordinary watercourses and culverts, as well as obstructions to surface water flow paths.
- 4.14. The online GOV.UK's Flooding Map for Planning identifies that, for the majority of the site, there is a very low risk of surface water flooding, (**Figure 8**). Topographical depressions appear to cause medium risk of floods at the very North-East tip of the plot, however this is extremely localised and affects a part of the site classed as "water-compatible development".
- 4.15. The online GOV.UK's Check Long Term Flood Risk service (**Appendix G**) categorises the yearly chance of flooding as 'very low', although it is noted that this is for a specific address, not the site as a whole.
- 4.16. The WC's online SFRA Data Explorer 'Risk of Flooding from Surface Water' map (**Figure 12**) shows no risk of flooding for a 3.3% AEP (1 in 30 year) event.
- 4.17. Based on the available information, the probability of surface water flooding is considered **low**.

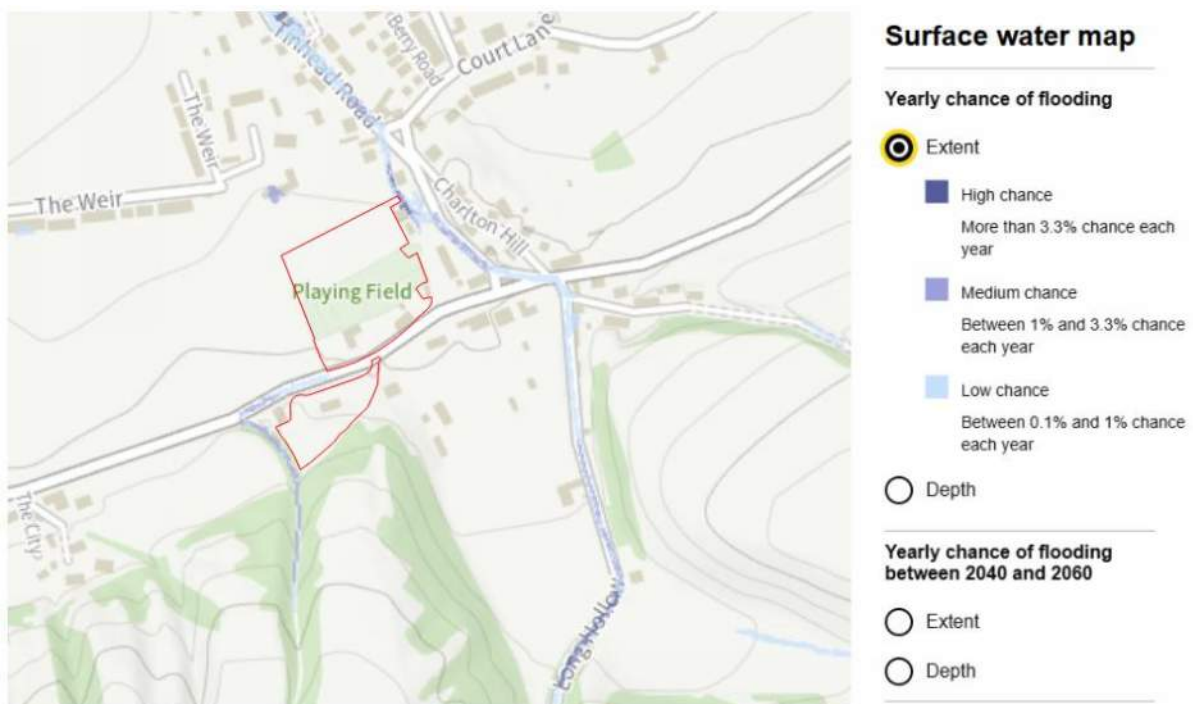


Figure 11 GOV.UK's Long Term Flood Risk Map for Surface Water Flood Map

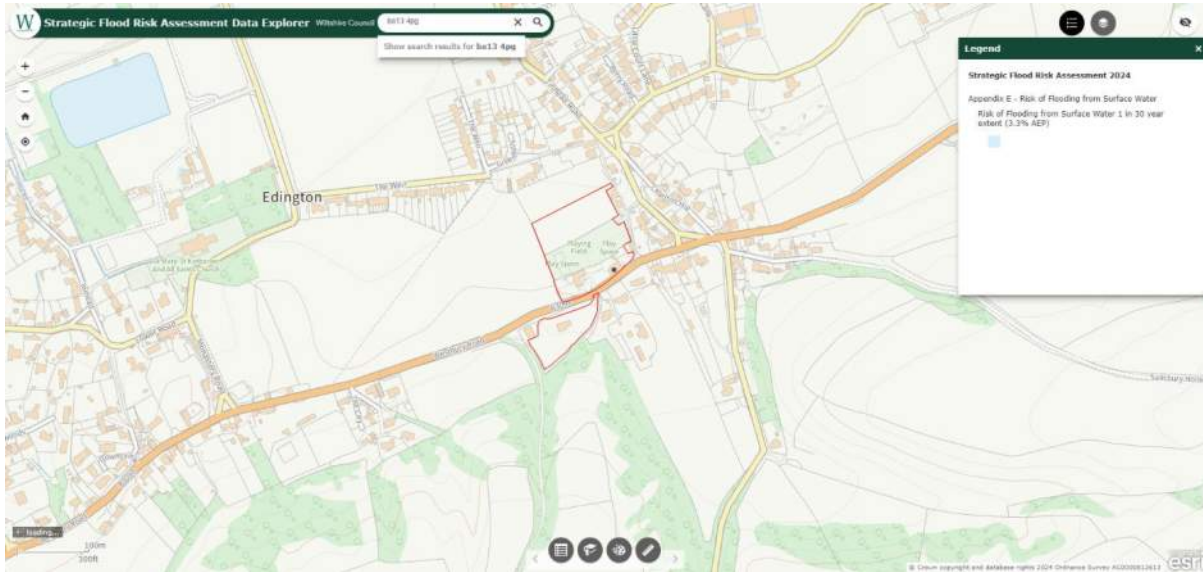


Figure 12 Extract from Wiltshire Council's online SFRA Data Explorer Risk of Flooding from Surface Water map

SEWER FLOODING

- 4.18. During heavy rainfall, flooding from the sewer system can occur if, eg:
 - The rainfall event exceeds the capacity of the sewer system/drainage system
 - The system becomes blocked by debris, sediment or fat
 - The system surcharges due to high water levels in receiving watercourses
- 4.19. Wiltshire Council's SFRA does not include the site's postcode area (BA13) in the table of sewer flooding incidents recorded by Wessex Water.
- 4.20. Wiltshire Council's online SFRA Data Explorer 'Risk of Flooding from Sewers' map shows no recorded sewer flood incidents in the Edington area.
- 4.21. The existing buildings within the site are believed to be positively drained.
- 4.22. Based on the information available the probability of sewer flooding impacting the site can be assessed as **low**.

ARTIFICIAL SOURCES OF FLOODING

- 4.23. The failure of a reservoir has the potential to cause catastrophic damage due to the sudden release of large volumes of water. An area is considered at risk if people's lives could be threatened in the event of a dam or reservoir failure.
- 4.24. The SFRA Reservoir Flood Extents map shows the site not to be within a reservoir flood extent zone.
- 4.25. From the online GOV.UK's Check Long Term Flood Risk service (**Appendix G**), flooding from reservoirs for this site is unlikely.
- 4.26. Based on the available information, the probability of flooding from reservoirs can be assessed as **not at risk**.

IMPACT OF CLIMATE CHANGE ON THE PROPOSED DEVELOPMENT

- 4.27. The Environment Agency 'Flood Risk Assessments: Climate Change Allowances' issued in February 2016 and updated in May 2022 provides up to date information on expected changes in rainfall, river flows and sea level rise as a consequence of climate change.

Impact of Climate Change on Fluvial Flood Risk

- 4.28. For development in Flood Zone 1, the use of peak river flow allowance is not required.
- 4.29. The WC's online SFRA Data Explorer 'Fluvial plus Central Climate Change Flood Risk' map shows the site is not in an area at risk of fluvial flooding with 1%AEP and central climate change allowance, nor does it fall within a proxy flood zone 2 area.

Impact of Climate Change on Surface Water Flood Risk

- 4.30. The WC's online SFRA Data Explorer 'Impact of Climate Change on RoFSW' map (**Figure 13**) shows there to be a region where surface water flooding is impacted by climate change (1 in 100 year, upper end CC) within the site. This appears to be due to a very slight depression in the land and runs across the proposed multi-user games area and just to the east of the existing public house.

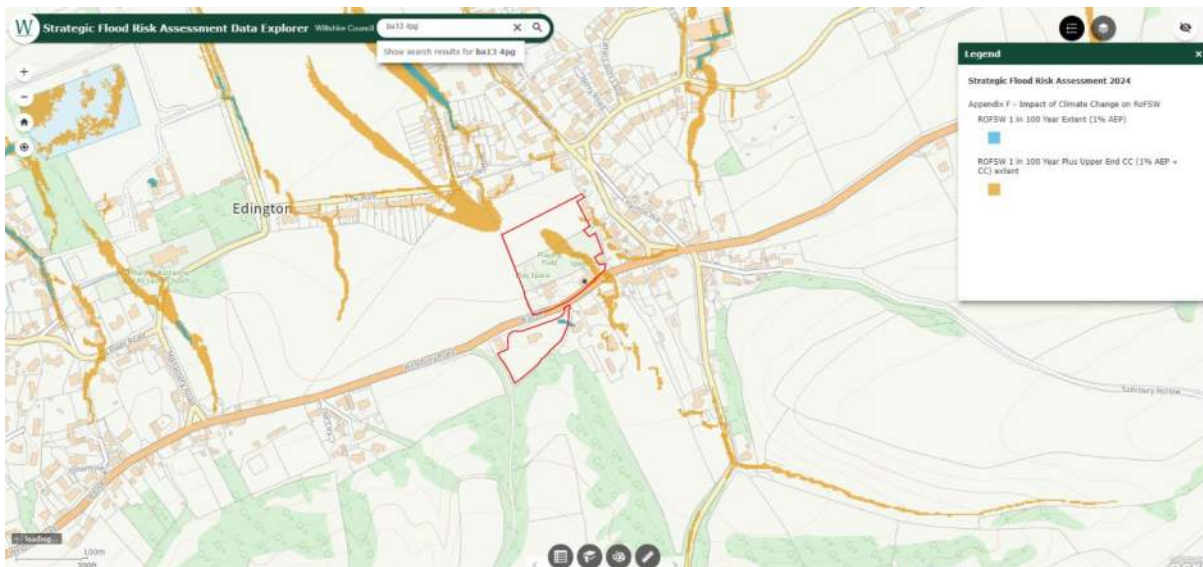


Figure 13 Extract from Wiltshire Council's online SFRA Data Explorer Impact of Climate Change on RoFSW map

- 4.31. The existing site includes a residential building on the southern area of land, which has a minimum life span of 100 years. The proposed development use is commercial for which there is a typical lifespan of 75 years. The proposed development therefore has a lifetime of between 2061 and 2100.
- 4.32. In the EA guidance, **peak rainfall allowances** are provided for the 1% and 3.3% annual exceedance probability (AEP) events. The guidance states that for development with a lifetime between 2061 and 2100, the central allowance for the 2070s epoch (2061 to 2125) should be assessed. The development should be designed so that for the central allowance, in the 1% annual exceedance probability event, there is no increase in flood risk elsewhere and the development will be safe from surface water flooding.

4.33. Based on this, the contingency peak rainfall allowances for climate change that are potentially applicable to the site are:

Avon Bristol and North Somerset Streams Management Catchment

- 3.3% annual exceedance rainfall event – central allowance - 25% for 2070s epoch
- 1% annual exceedance rainfall event – central allowance - 25% for 2070s epoch

4.34. Therefore drainage network to the proposed café extension should be designed to accommodate runoff during all events up to and including the 1 in 100 year storm event plus 25% climate change allowance.

4.35. In consideration of the above, some of the existing buildings on site are considered to be a **medium** risk from the impacts of climate change water flooding. However, the proposed games area is 'water-compatible' and the proposed café extension is located on higher ground. Therefore, subject to the application of the above rainfall allowance, the risk of flooding from the impacts of climate change on the new development can be assessed as **low**.

SUMMARY OF FLOOD RISK

4.36. Structural Solutions have assessed the risk of flooding to the site from all current and future potential sources of flooding. **Table 2** summarises the findings of the assessment.

SOURCE	RISK
Fluvial / Tidal	Low
Groundwater	Medium for existing buildings Low for proposed development
Surface Water	Low
Sewer	Low
Artificial Sources	Not at risk
Climate Change	Medium for existing buildings Low for proposed development, subject to Flood Risk Management

Table 2 Summary of Flood Risk

5.0 FLOOD RISK MANAGEMENT AND MITIGATION MEASURES

- 5.1. This section of the report details the flood risk mitigation measures required to manage the identified risk of flooding from different sources. The information below is based on best practice as well as EA and LLFA advice.
- 5.2. As discussed in the previous sections, the potential sources of flooding identified that have a reasonable probability of affecting the site area, based on the information collected, is ground water and the effects of climate change on surface water flooding.

SITE LOCATION AND LAYOUT

- 5.3. The Environment Agency's Flood Map for Planning indicates that the development is located within Flood Zone 1. The new developments, classed as 'less vulnerable' and 'water compatible', are acceptable in Flood Zone 1 as stated in Table 2 of the Flood Risk and Coastal Change Chapter of the UK Government's Planning Practice Guidance. The new developments have been positioned on higher ground, thus away from areas at higher risk of ground water and surface water flooding.

SITE LEVELS

- 5.4. Finished site levels of the proposed development should be engineered to provide positive drainage, prevent ponding and channel flows away from the premises during exceedance events. The accumulation of standing water would therefore not occur and thus not pose a risk to the development.
- 5.5. The SFRA does not recommend any minimum floor levels without any residual risk of flooding and finished floor levels of the proposed building may be set a minimum of 150mm above surrounding ground levels. This will mitigate against any flood risk that may occur during an extreme rainfall event and taking future climate change into consideration.

SITE ACCESS AND EGRESS

- 5.6. In general, the site access and surrounding area are located in Flood Zone 1 with low surface water flood risk, therefore safe routes for access and egress should not be affected by flooding.
- 5.7. The proposed pedestrian access point at the northeast corner coincides with the very localised risk of surface water flooding. However, this gives access to 'water compatible' area to which there are various other safe routes of access and escape.
- 5.8. Groundwater flooding or surface water flooding accounting for climate change may create a strip of flooding running from the proposed multi-user games area (water compatible) to the tented commercial area and the public house's eastern car park (low vulnerability). The public house itself (also low vulnerability) has alternative access via the car park on its western side which is on higher ground.
- 5.9. The new development has access route which are not affected by potential flood areas from ground water emergence and surface water accounting for climate change.

SURFACE WATER DRAINAGE STRATEGY

- 5.10. For the proposed development, the flood risk is deemed to be low but with potential risk of surface water flooding when accounting for climate change. This will be mitigated by implementing a positive drainage system to the proposed building, designed to account for the lifespan of the building work and the effects of climate change is recommended as a surface water management measure to reduce the risk. Given the risk of the site to groundwater flooding, a soakaway is not deemed appropriate.

GROUNDWATER STRATEGY

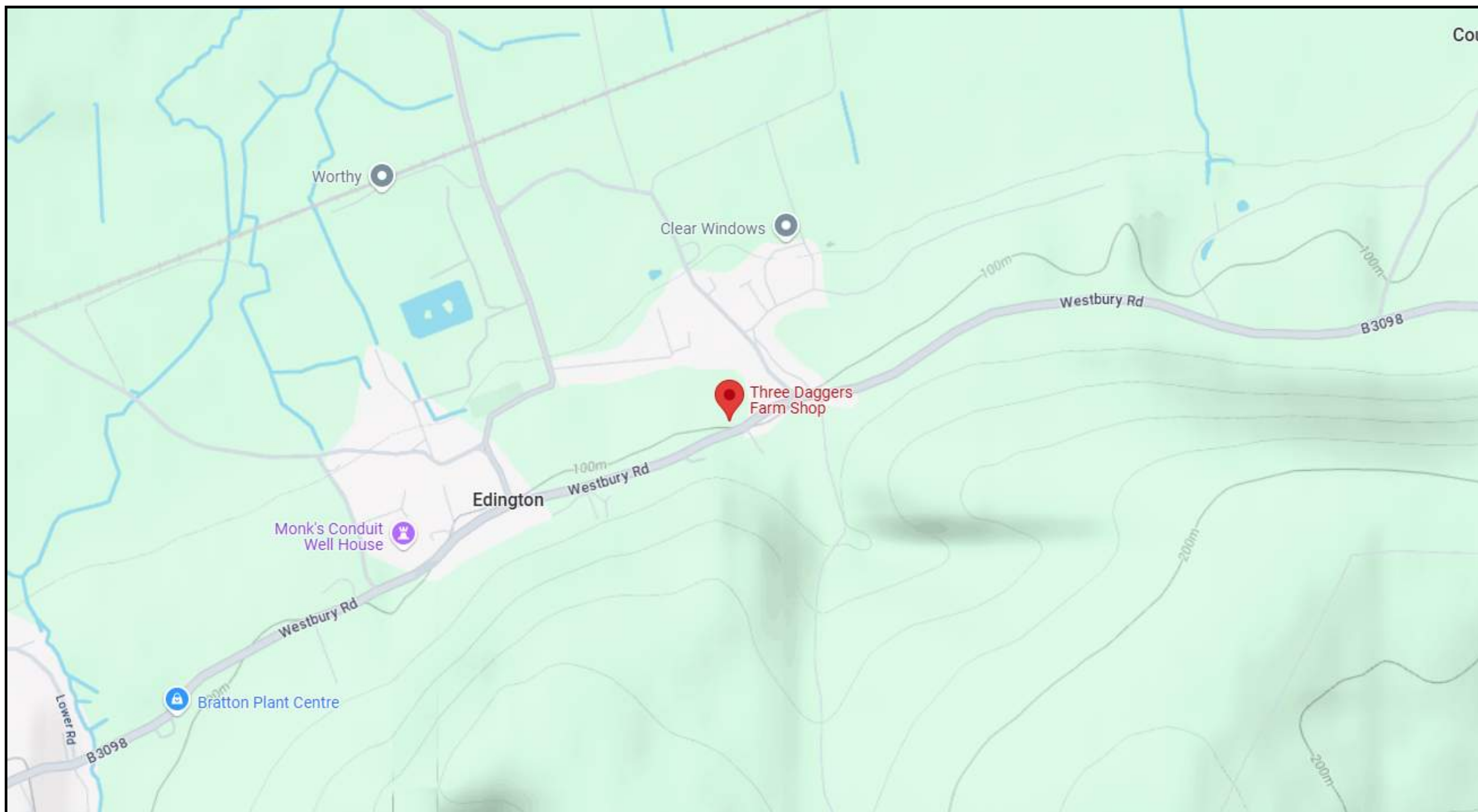
- 5.11. There is some risk of flooding for the existing buildings due to groundwater emergence. However, the layout of the of the proposed site plan means that the proposed developments are considered to be at low risk of flooding. Therefore no specific mitigation measure are suggested for the proposed development.

6.0 CONCLUSION

- 6.1. This FRA has been prepared to support the planning application for the proposed development at Three Daggers, Westbury Road, Edington. The development consists of single storey, 120m² café extension to an existing farm shop, and the change of use of an existing field to provide additional carparking and a multi-user games area. The new car park will be grid reinforced grass.
- 6.2. According to the EA Flood Map for Planning part of the site is located in Flood Zone 1 where the probability of river or sea flooding is less than 0.1% (1 in 1000) chance in any given year and the probability of fluvial flooding is therefore assessed as negligible.
- 6.3. Existing buildings are at some risk of flooding from groundwater emergence of surface water accounting for the effects of climate change, however these buildings are classed as 'less vulnerable' infrastructure and should retain reasonable access and egress.
- 6.4. Surface water accounting for the effects of climate change poses a source of flood risk for the proposed development. The provision of a positive draining to the proposed building, designed to account for the lifespan of the building work and the effects of climate change is recommended as a surface water management measure to reduce this risk to low.
- 6.5. The proposed development is at low risk or not at risk from all other sources of flooding.
- 6.6. The proposed development should not increase flood risk to the site or to third party land providing that the suggested mitigation measures are implemented.
- 6.7. This FRA demonstrates that the risk of flooding to people and property can be managed safely for the lifetime of the development. The proposal is therefore in line with the guidance given in the NPPF.

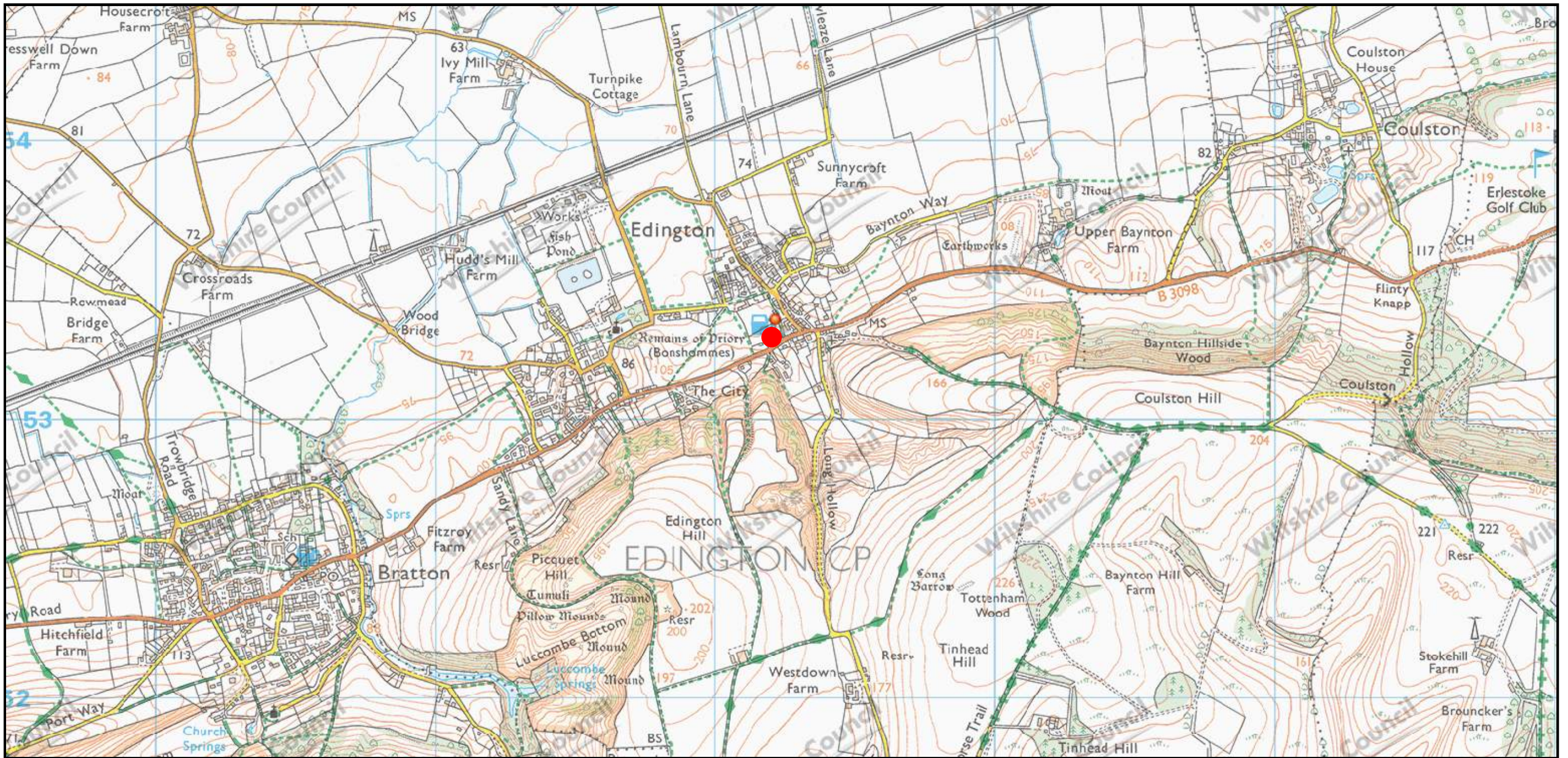
APPENDIX A

Site Location Plan



Site Address: Three Daggers, Westbury Road, Edington, BA13 4PG

Approximate Ordnance Survey Grid Reference: X393167 Y153280



Site Address: Three Daggers, Westbury Road, Edington, BA13 4PG

Approximate Ordnance Survey Grid Reference: X393167 Y153280

APPENDIX B

Flood Map For Planning

Flood map for planning

Your reference
Unspecified

Location (easting/northing)
393167/153280

Created
5 June 2025 15:29

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)

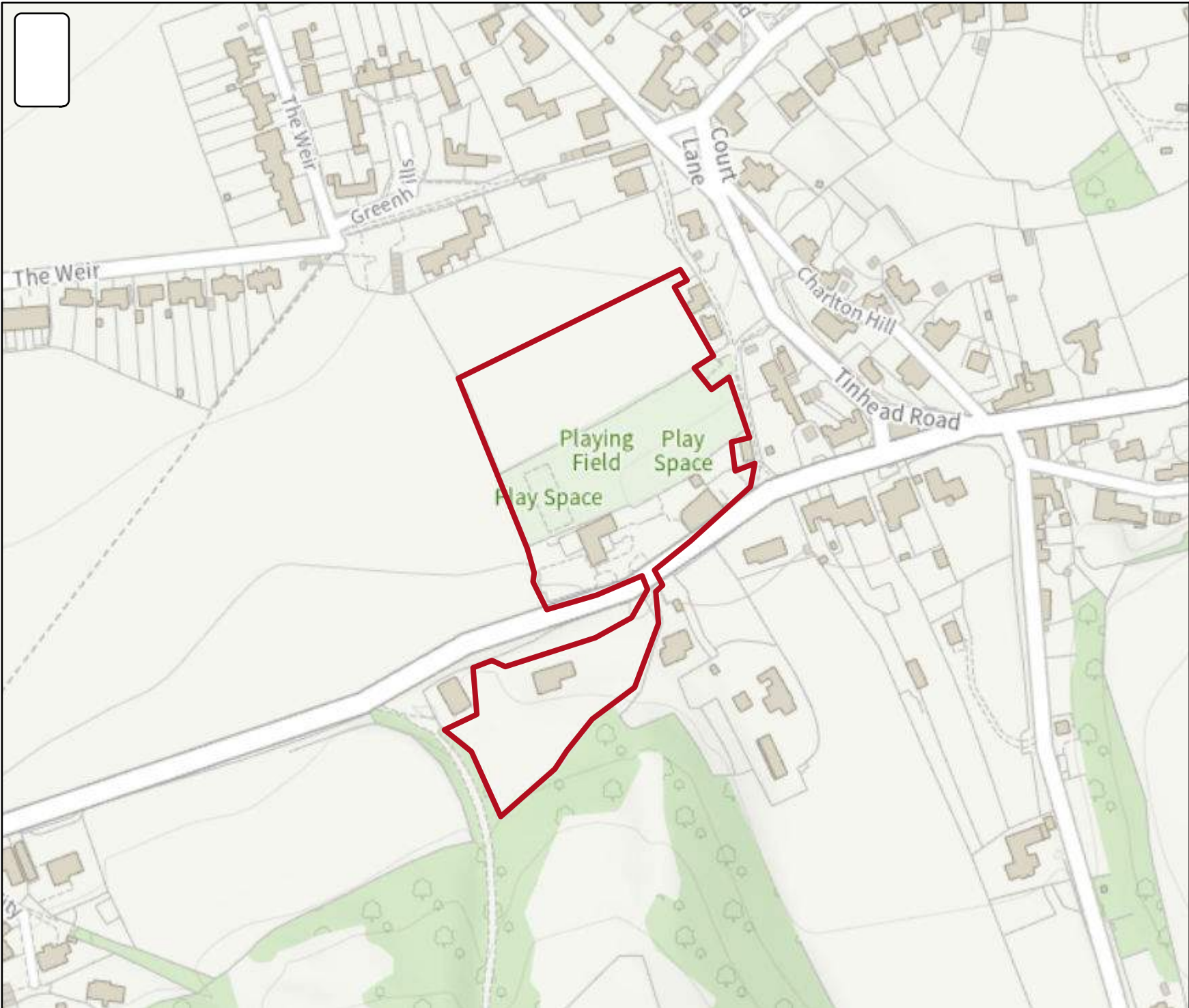
Notes

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 2025 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



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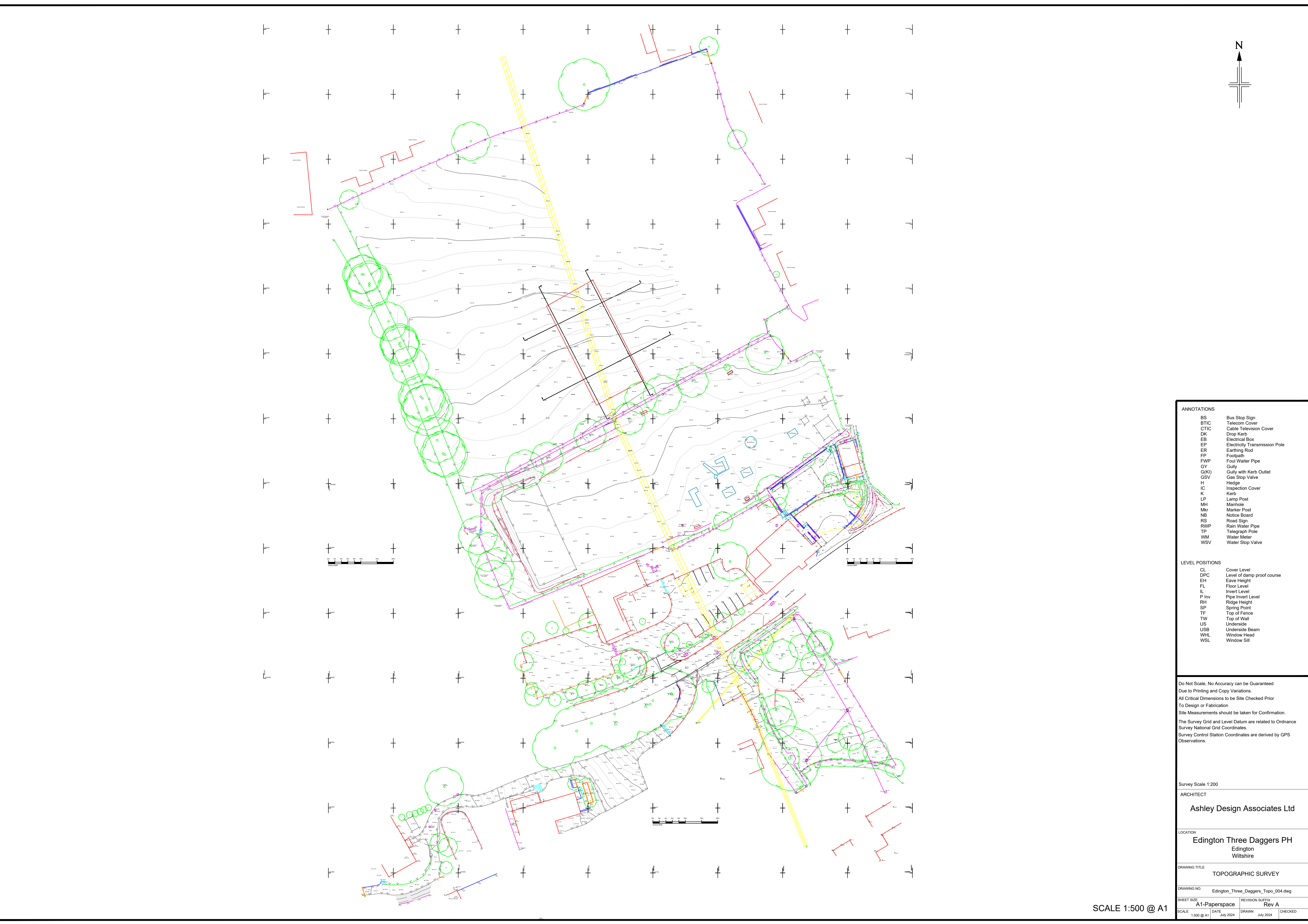


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APPENDIX C

Topographic Survey



ANNOTATIONS

BS	Bus Stop Sign
BTIC	Telecom Cover
CTIC	Cable Television Cover
DK	Drop Kerb
EB	Electrical Box
EP	Electricity Transmission Pole
ER	Earthing Rod
FP	Footpath
FWP	Foul Water Pipe
GY	Gully
G(KI)	Gully with Kerb Outlet
GSV	Gas Stop Valve
H	Hedge
IC	Inspection Cover
K	Kerb
LP	Lamp Post
MH	Manhole
Mkr	Marker Post
NB	Notice Board
RS	Road Sign
RWP	Rain Water Pipe
TP	Telegraph Pole
WM	Water Meter
WSV	Water Stop Valve

LEVEL POSITIONS

CL	Cover Level
DPC	Level of damp proof course
EH	Eave Height
FL	Floor Level
IL	Invert Level
P Inv	Pipe Invert Level
RH	Ridge Height
SP	Spring Point
TF	Top of Fence
TW	Top of Wall
US	Underside
USB	Underside Beam
WHL	Window Head
WSL	Window Sill

Do Not Scale, No Accuracy can be Guaranteed
Due to Printing and Copy Variations.
All Critical Dimensions to be Site Checked Prior
To Design or Fabrication
Site Measurements should be taken for Confirmation.
The Survey Grid and Level Datum are related to Ordnance
Survey National Grid Coordinates.
Survey Control Station Coordinates are derived by GPS
Observations.

Survey Scale 1:200

ARCHITECT

Ashley Design Associates Ltd

LOCATION

Edington Three Daggers PH
Edington
Wiltshire

DRAWING TITLE

TOPOGRAPHIC SURVEY

DRAWING NO.		Edington_Three_Daggers_Topo_004.dwg	
SHEET SIZE		A1-Paperspace	
SCALE		1:500 @ A1	
DATE	DRAWN	CHECKED	
July 2024	July 2024		

REVISION SUFFIX

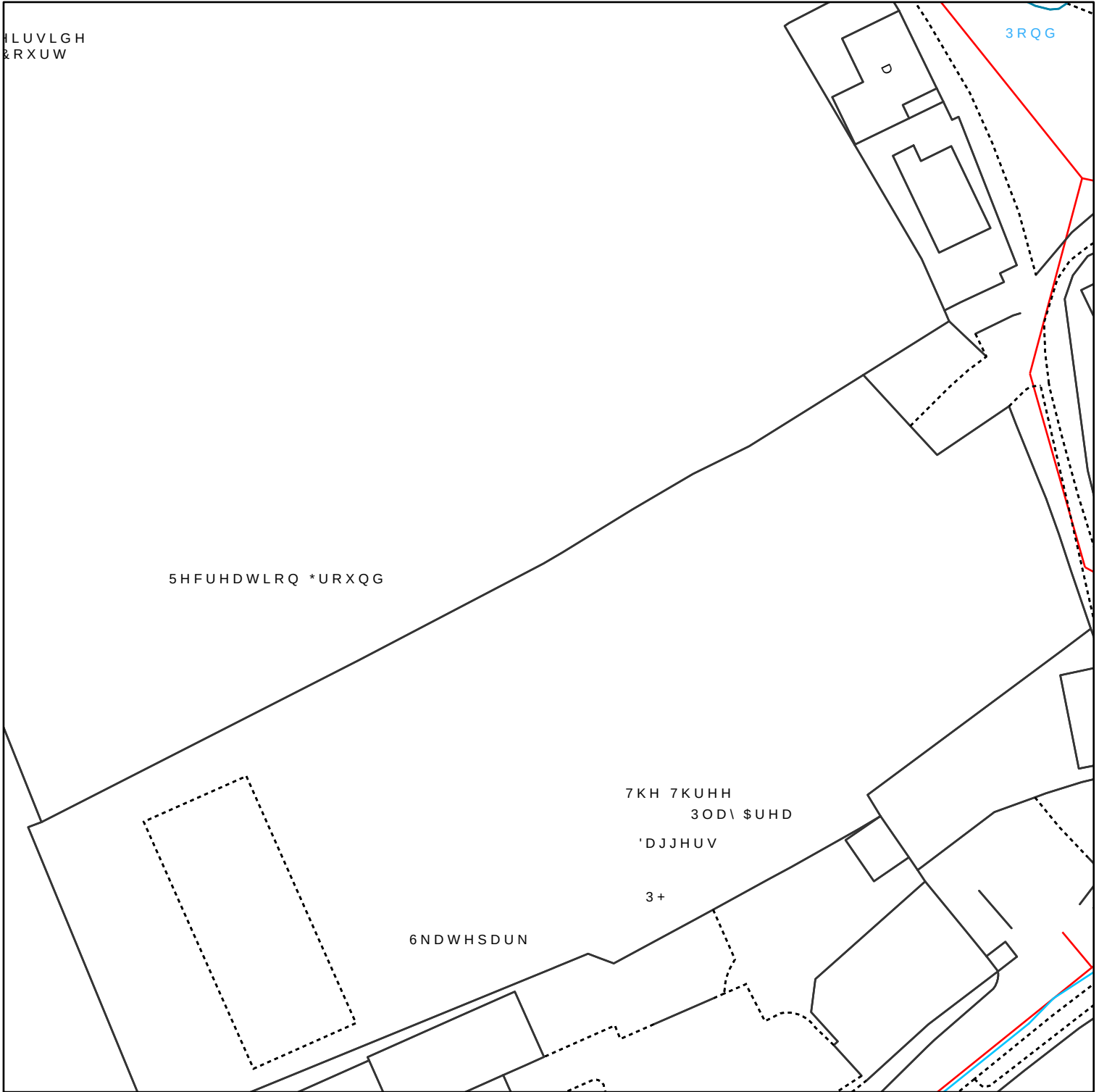
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APPENDIX D

Wessex Water's Water and Sewerage Network maps

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Wessex Water

YTL GROUP

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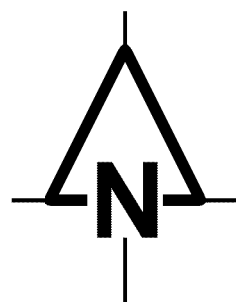
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APPENDIX E

Proposed Site Layout



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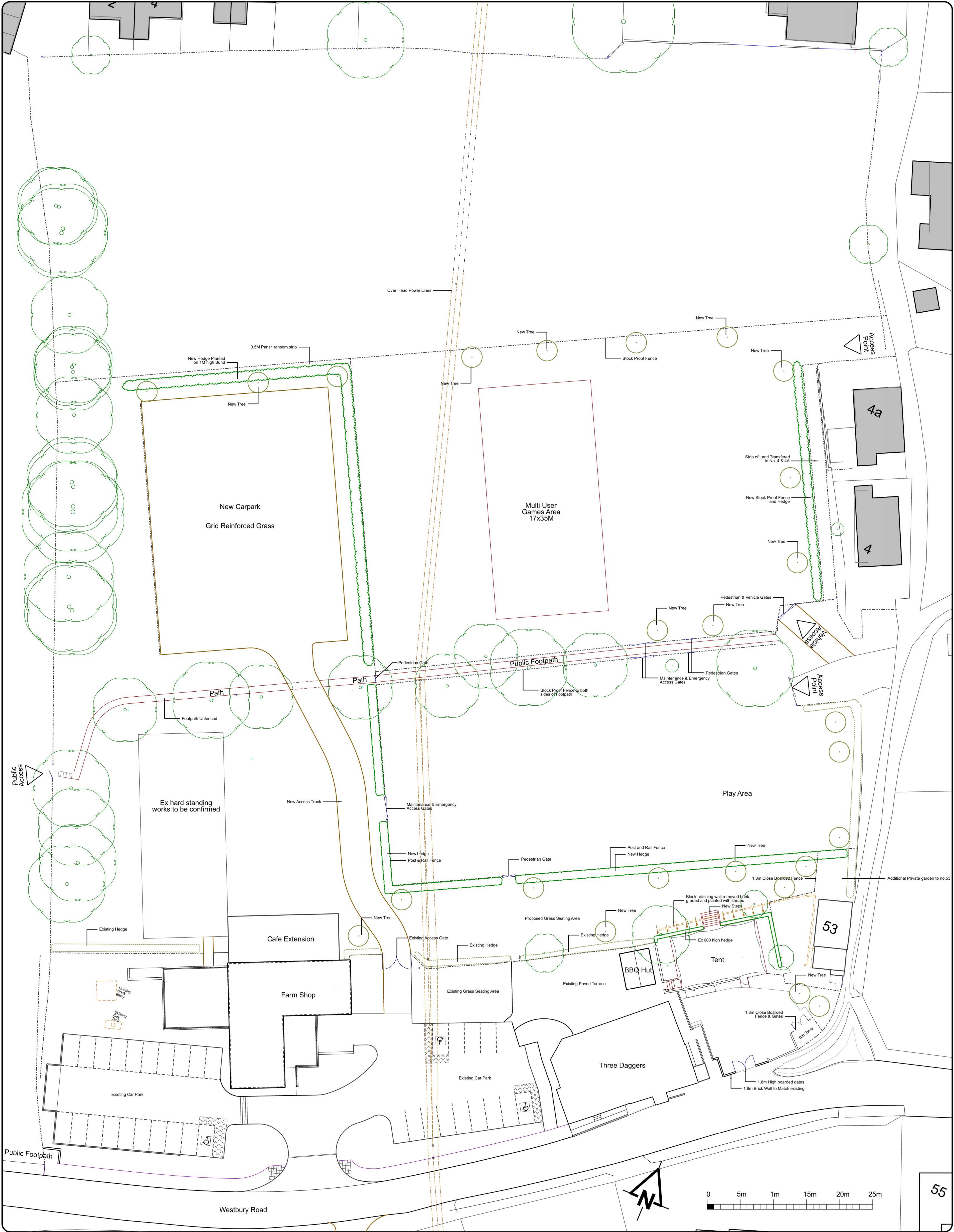


The Old Ride
Bath Road
Bradford on Avon
Wiltshire
Tel 01225 865220
Fax 01225 866086



CLIENT Three Dagers Operating Ltd
PROJECT Three Dagers, Westbury Rd, Edington, Wilts.
DRAWING TITLE Location Plan
SCALE 1:1250 DRAWN MAS DATE May 2025

DRAWING NUMBER
2476-25-06
REVISIONS
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NOTES	
	New Tree Planting
	Existing Tree Planting

REVISIONS	
rev	date
A	13.05.25
New Tree Planting added	

CLIENT	Three Dagers Operating Ltd
PROJECT	Three Dagers, Westbury Rd, Edington, Wilts.
DRAWING	Proposed site plan

The Old Ride	ASHLEY DESIGN
Bath Road	
Bradford on Avon	
Wiltshire	
Tel 01225 865220	
Fax 01225 866086	

SCALE	1:250
DATE	March 2025
DRAWN	MAS
CHECKED	
DRAWING NUMBER	2476-25-02

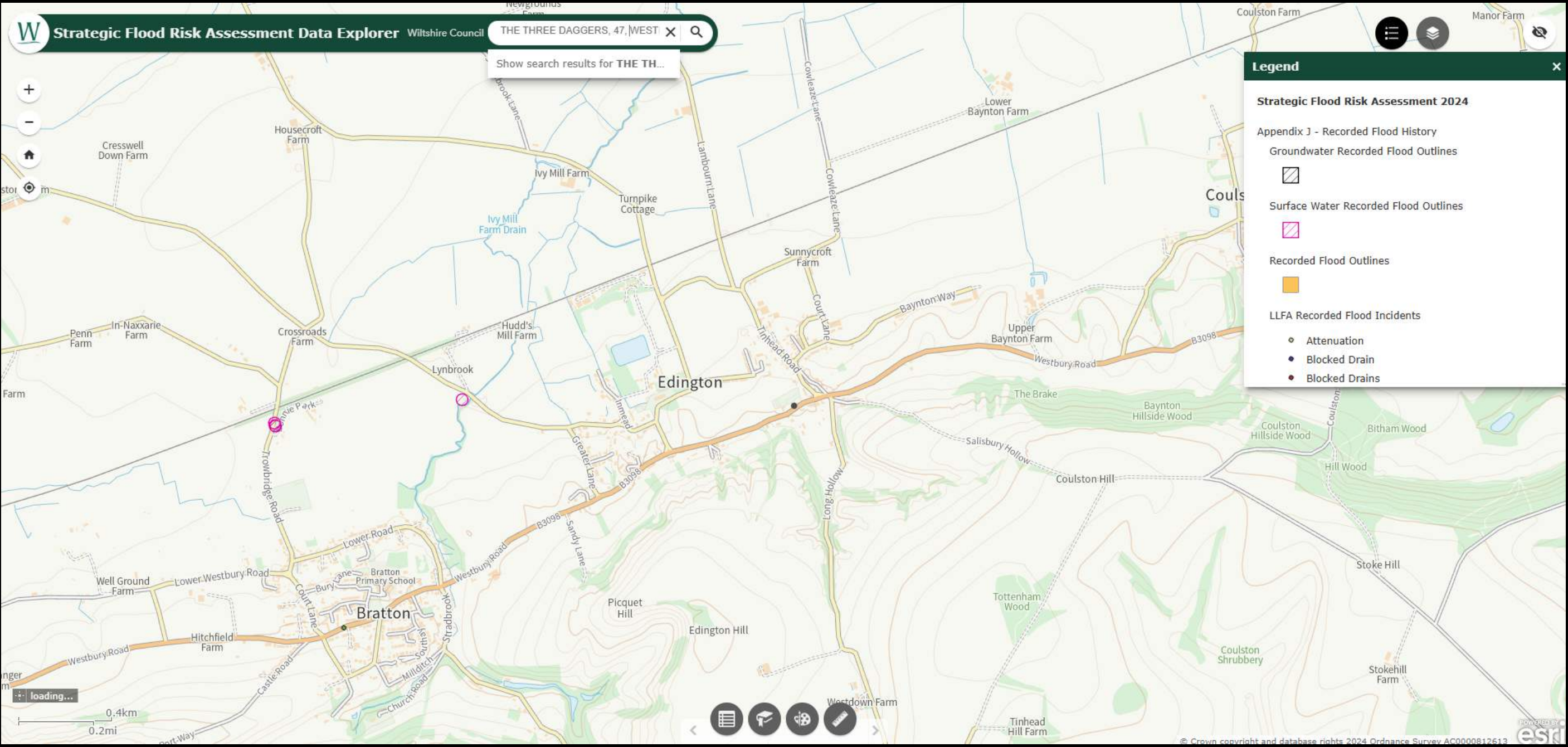
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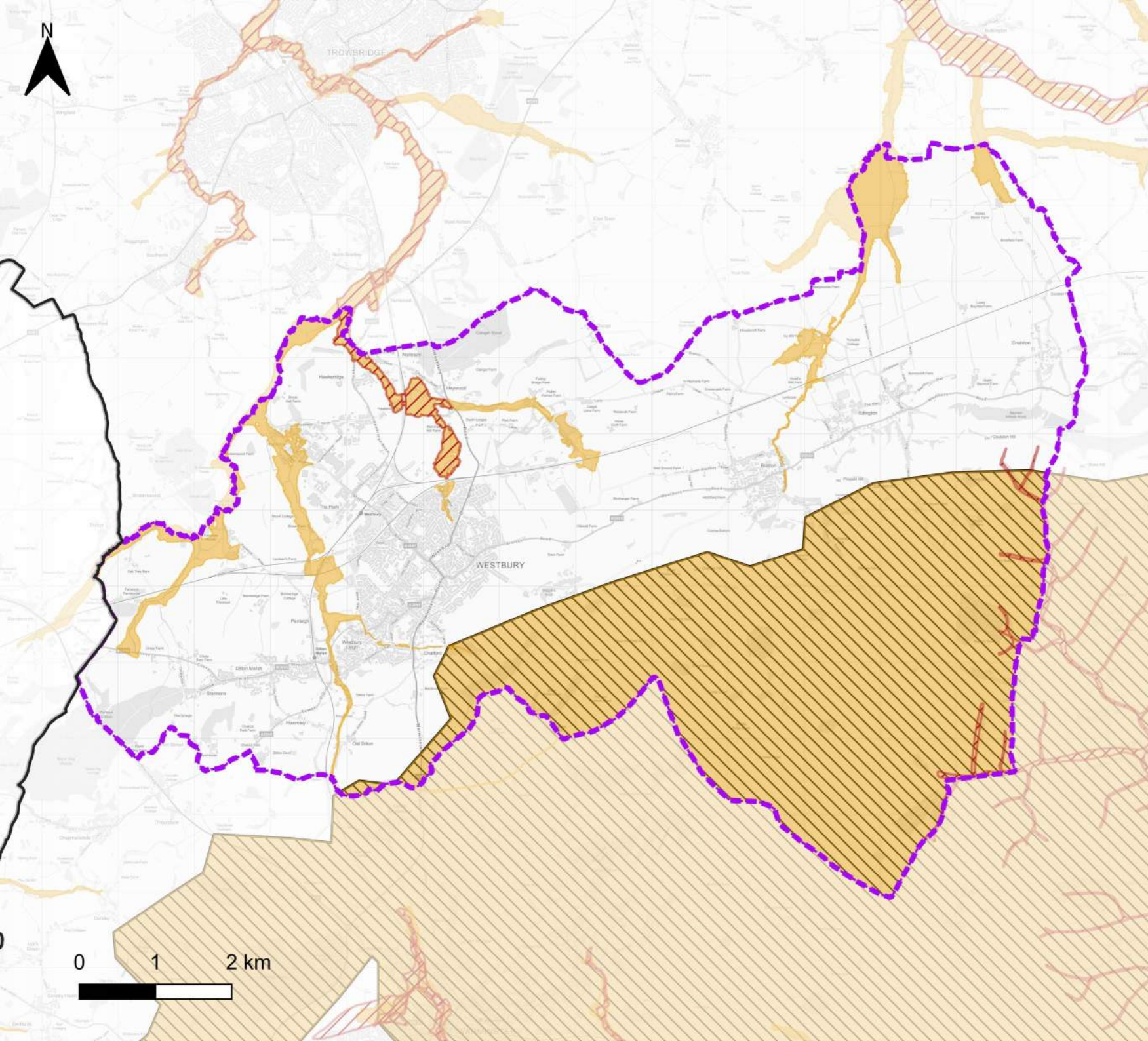
APPENDIX F

SFRA Maps

Wiltshire Council SFRA Appendix J - Recorded Flood History

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

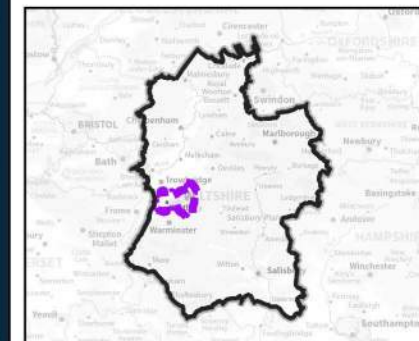




Arlington House
Park Five
Harrier Way
Sowton
Exeter
EX2 7HU
+44 (0)1392 706050
info@jbaconsulting.com

JBA
consulting

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Flood Alert and Warning Areas: Westbury

Legend

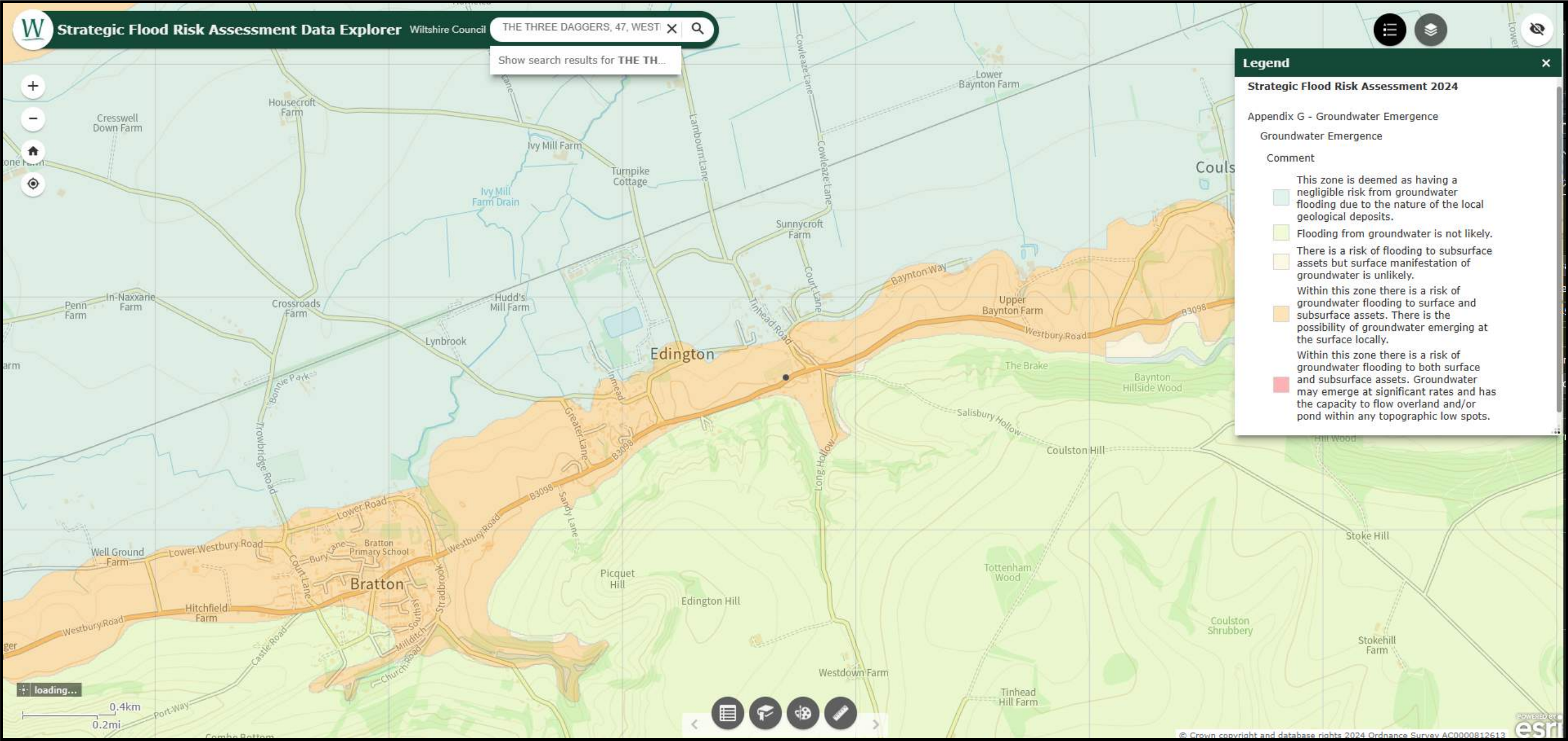
- Wiltshire boundary
- Community Partnership Area
- Groundwater Alert Area
- Flood Alert Area
- Flood Warning Area

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Wiltshire Council SFRA Appendix J - Groundwater Emergence

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

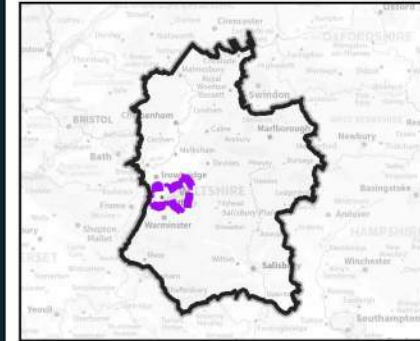




Arlington House
Park Five
Harrier Way
Sowton
Exeter
EX2 7HU
+44 (0)1392 706050
info@jbaconsulting.com

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Groundwater Flood Zone for application of the Sequential Test: Westbury

Legend

-  Wiltshire boundary
-  Community Partnership Area
-  Groundwater Sequential Test area

The analyses performed to prepare the mapping are all for a 1 in 100-year (1% AEP) event and so provide a risk of groundwater flooding to the surface as they are based on predicted difference between groundwater level and the ground surface.

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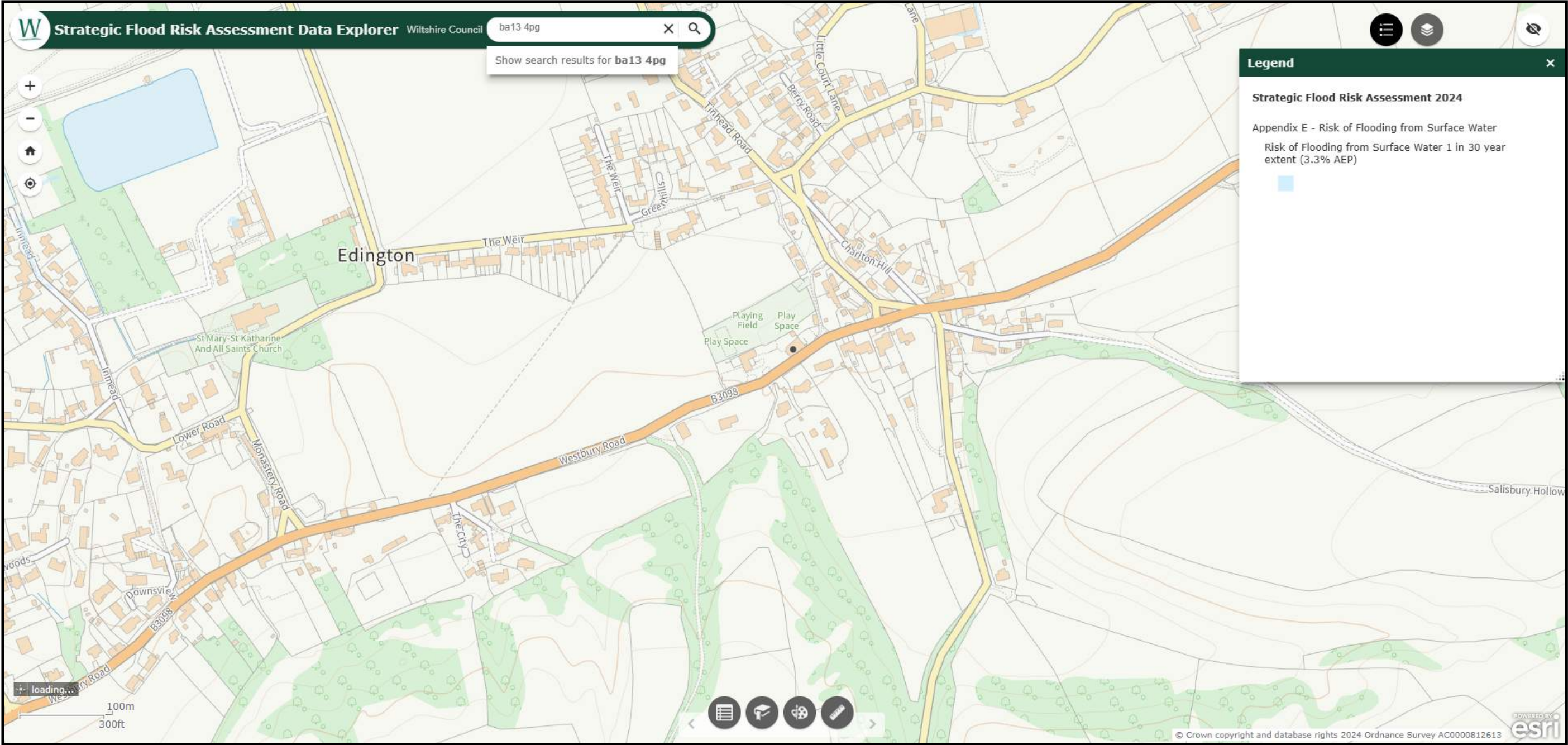
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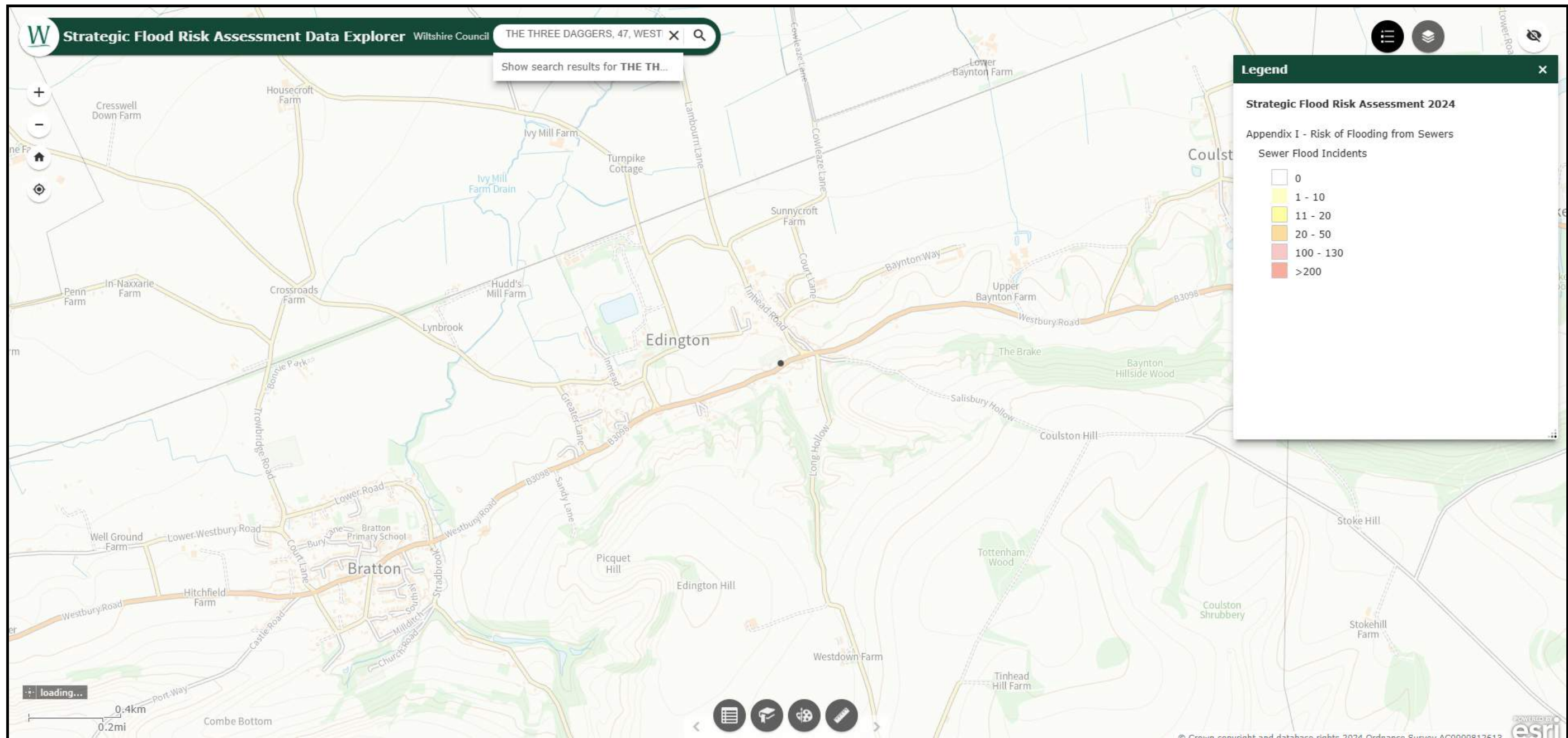
Wiltshire Council SFRA Appendix E - Risk of Flooding from Surface Water

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



Wiltshire Council SFRA Appendix I - Risk of Flooding from Sewers

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

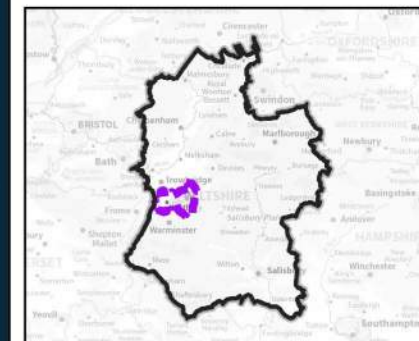




Arlington House
Park Five
Harrier Way
Sowton
Exeter
EX2 7HU
+44 (0)1392 706050
info@jbaconsulting.com

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Reservoir Flood Extents: Westbury

Legend

- Wiltshire boundary
- Community Partnership Area
- Dry Day Extent
- Wet Day Extent
- Fluvial Contribution

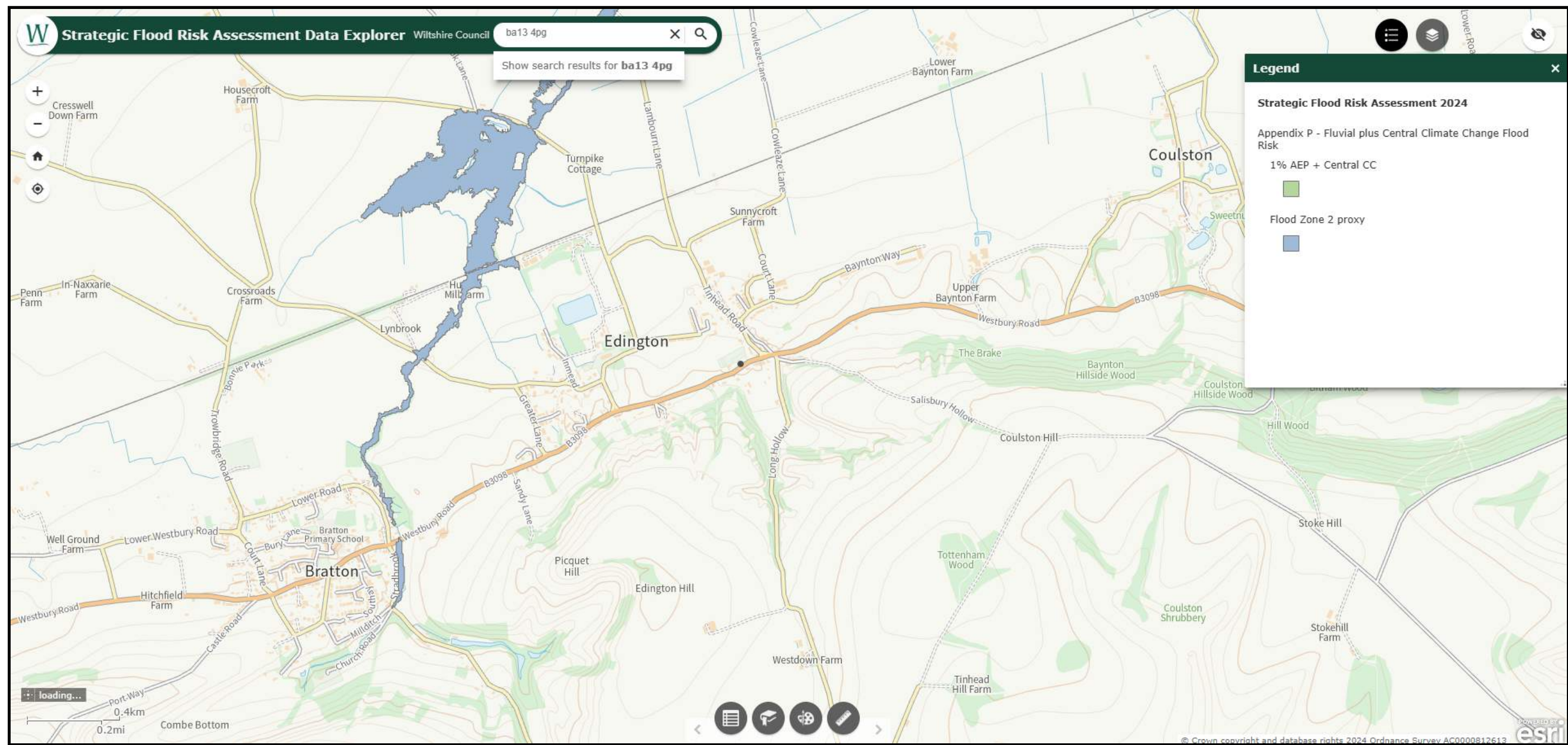
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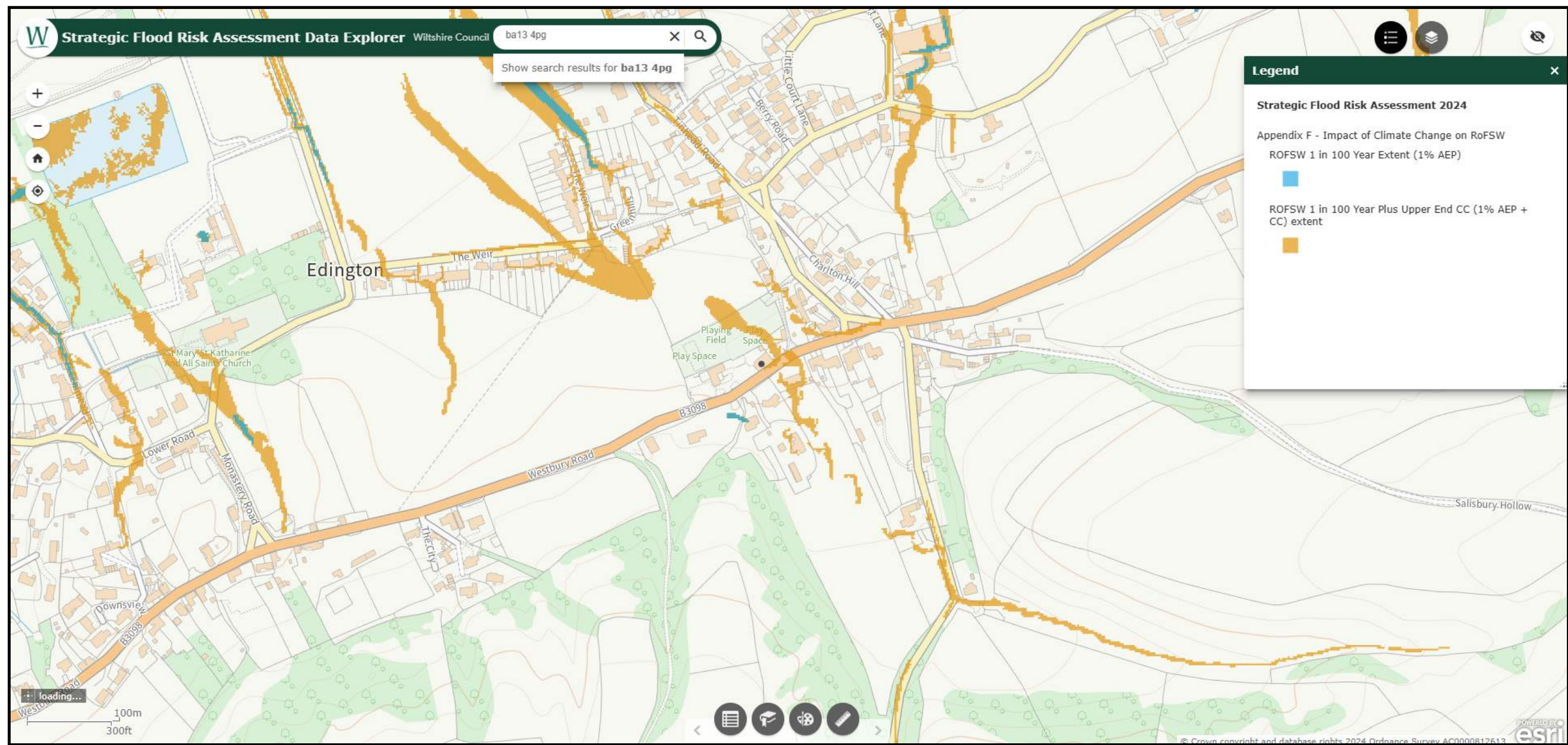
Wiltshire Council SFRA Appendix P - Fluvial plus Central Climate Change Flood Risk

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



Wiltshire Council SFRA Appendix F - Impact of Climate Change on Risk of Flooding from Surface Water

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



APPENDIX G

Gov.UK's Flood Risk Summary

[< Back to select an address](#)

Flood risk summary

Your selected location: The Three Daggers, 47, Westbury Road, Edington, Westbury, BA13 4PG

This information tells you the flood risk of the land around a building, not the building itself.

► [How we assess an area's flood risk](#)

► [Flood risk and climate change](#)

Surface water

[More about your surface water flood risk \(/surface-water\)](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2040 and 2060

Very low

Low

Medium

High

What surface water is

Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

► [Why surface water flooding is a problem](#)

Rivers and the sea

[More about your rivers and sea flood risk \(/rivers-and-sea\)](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2036 and 2069

Very low

Low

Medium

High

What makes rivers and sea flooding more likely

Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise.

This information takes into account any flood defences.

► [Why flood defences cannot completely prevent flooding](#)

Other flood risks

[More about groundwater and reservoirs \(/ground-water\)](#)

Groundwater

Flooding from groundwater is unlikely in this area.

Reservoirs

Flooding from reservoirs is unlikely in this area.