



SMART
LAND MANAGEMENT
& ECOLOGY

Flood Risk Management Report (FRMR)

Mr Richard Oram – Manor Farm Allington
PL/2025/06176

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1. Executive Summary

This Flood Risk Management Report (FRMR) has been prepared to accompany a post-assent drainage application and retrospective planning application for a pond and sluice installed at the outflow of the pond within the garden of Manor Farmhouse, Allington. The River Gog, a headwater tributary of the Hampshire Avon, flows through the site. The purpose of this report is to assess flood risk, evaluate impacts on catchment and ecology, and identify mitigation measures. The analysis concludes that the sluice installation and pond do not increase flood risk to third-party land or property and may provide modest ecological enhancements by diversifying habitats.

2. Introduction

This report has been prepared in line with the National Planning Policy Framework (NPPF) and Environment Agency (EA) Flood Risk Standing Advice. It supports the application for the sluice structure installed at Manor Farmhouse Pond, assessing site-specific and catchment-level risks.

The reports should be read in combination with the drainage assessment report sent to Wiltshire Council (Helena Carney) on 12/09/25.

3. Site and Development Description

The site is located within the grounds of Manor Farmhouse (appendix 1), owned by Mr. Richard Oram, and includes a pond constructed five years ago on the River Gog. The sluice structure was installed three years ago at the outflow of the pond. The River Gog flows through the property, with riparian woodland upstream and arable and pasture fields to the east and south (appendix 2), all within Manor Farm ownership. The pond dimensions are approximately 35m by 16m, with a depth of 1.2m. The sluice overtops at 0.9m, providing a storage capacity of approximately 504m³.

4. Sources of Flood Risk

The principal source of flood risk is fluvial, associated with the River Gog. The catchment covers approximately 260 hectares. A significant flood event was recorded on 6th January 2024, consistent with a 1-in-100-year event. Surface water flood pathways align with natural contours and direct flows through Manor Farm land toward the Kennet and Avon Canal. There is no evidence of tidal or groundwater flooding, nor impacts from sewer flooding.

5. EA Flood Data and Hydrological Assessment

The River Gog exhibits a fall of 0.5% (0.4m per 100m) through the garden to the Kennet and Avon Canal. At normalised flow (0.15m depth), velocity is 0.75 m/s, equating to a flow of 0.09 m³/s. At bankfull stage, flows may reach 1.62 m³/s. The pond provides attenuation of up to 504 m³, although this volume is discharged within 5–10 minutes when the sluice is fully

opened. Given the overtopping threshold of 0.9m, the sluice does not materially alter flood storage or conveyance during storm events.

6. Flood Risk Mitigation and Management Measures

- The sluice structure is designed to overflow naturally when water exceeds 0.9m, ensuring flows continue downstream.
- The garden topography and land gradient direct exceedance flows safely to the River Gog channel and onward to the Kennet and Avon Canal.
- No third-party land or property is affected by pond or sluice operation.
- The pond introduces additional hydro-morphological diversity, benefitting local biodiversity.

7. Residual Risks and Emergency Planning

Residual risks are limited to extreme fluvial events that exceed modelled flood thresholds. The EA Flood Alert system identifies overland flow pathways within Manor Farm ownership, confirming no off-site risk. The sluice is unlikely to exacerbate flood conditions during such events. Landowners are registered for EA Flood Warning services.

8. Ecological Considerations

The River Gog within the site is relatively narrow and lacks notable in-channel features. The riparian zone consists of native trees and scrub, which will not be adversely affected. The pond contributes positively to ecological value by providing habitat for amphibians and invertebrates. No downstream ecological impacts are anticipated.

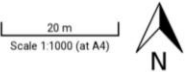
9. Conclusions

This Flood Risk Management Report demonstrates that the sluice installation and pond created at Manor Farmhouse do not impede the flow of water and do not increase flood risk to people, property, or land before or beyond the site boundary. The pond follows the existing land contours, and the structure is designed to operate passively, allowing overflow under flood conditions and providing limited attenuation capacity. The proposal is consistent with EA and NPPF requirements for flood risk management and incorporates ecological benefits. It is therefore considered acceptable in flood risk terms.

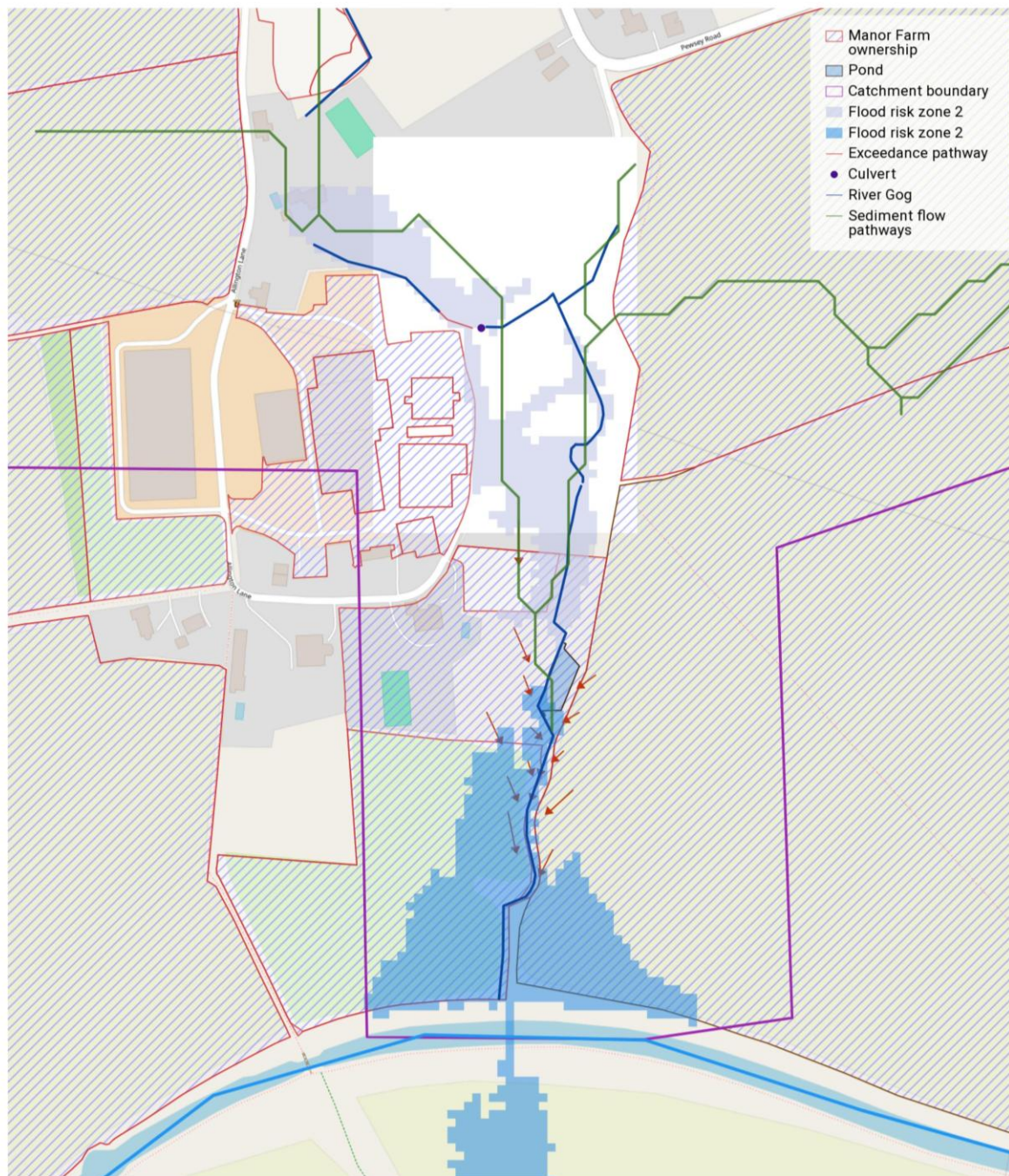
Appendix 1 Pond location



Produced on Land App, Jun 16, 2025.
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Appendix 2 Land ownership and flood zones



Produced on Land App, May 15, 2025.
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