

Title **Truant House Groundwater Advice Note**

Job Name Truant House, Froxfield

Job number 24-293

Date 03/11/2025

1 INTRODUCTION

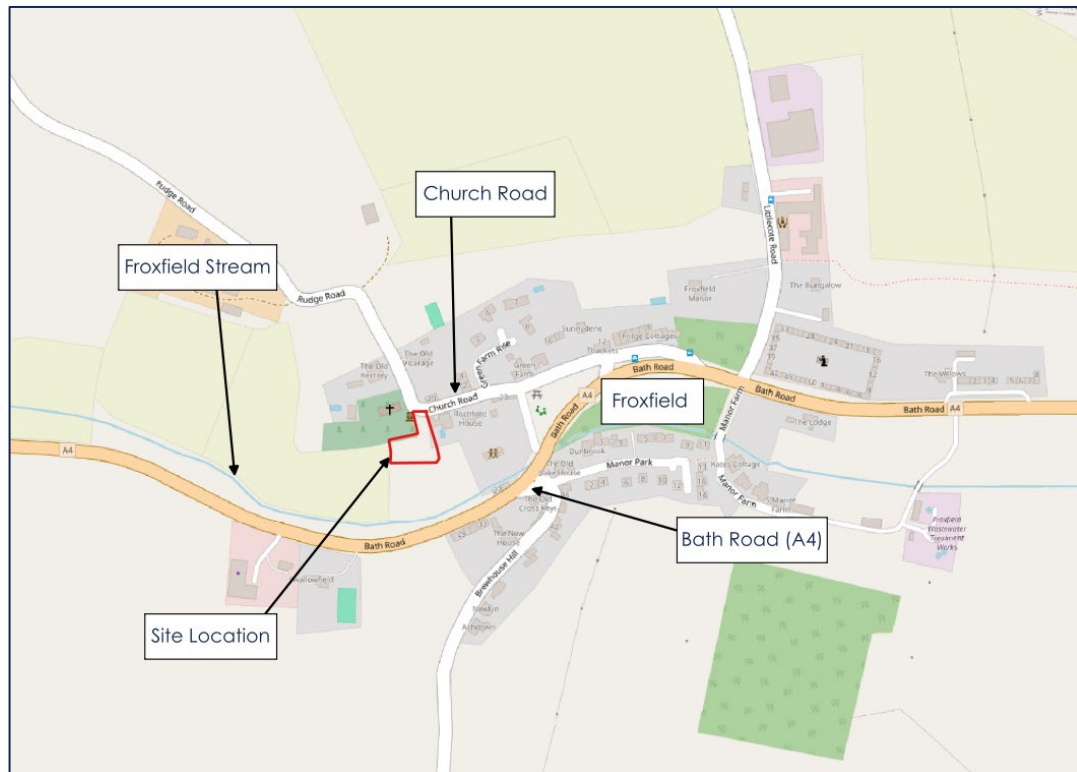
1.1 Background

- 1.1.1 This Advisory Note has been prepared to summarise the potential flood risk, including groundwater, for a prospective residential dwelling on land adjacent to Church Lane, Froxfield.

1.2 Site Location

- 1.2.1 The site is located on the western side of the village of Froxfield, near Hungerford and falls within the administrative area of Wiltshire. The approximate NGR for the site is 429600,167960. Figure 1-1 shows the site location.
- 1.2.2 The existing site comprises a parcel of greenfield land. The north of the site is bound by Church Lane. To the south is the Froxfield Stream and Bath Road (A4).

Figure 1-1 Site Location



1.3 Hydrology

- 1.3.1 The nearest known watercourse to the site is the Froxfield stream located to the south of the site, shown in Figure 1-1.
- 1.3.2 There is a public sewer located underneath Church Road, to the north of the site.
- 1.3.3 A review of relevant OS mapping indicates there are no springs located within the vicinity of the site.

1.4 Topography and Geology

- 1.4.1 The site topography is demonstrated in Figure 1-2, which shows the site and surrounding areas slope to the south, before levelling out. Levels are approximately 113.4mAOD at the northern extent of the site, falling to approximately 109.2mAOD in the southeast corner.
- 1.4.2 Church Road is slightly elevated above the site, at approximately 113.7mAOD at the site entrance. Land to the north beyond the site and Church Road continues to rise northwards, albeit at a slightly steeper gradient than the site itself.

- Page 3

Figure 1-3 BGS Superficial Deposits



- 1.4.5 The Soilscales website shows the entire site is underlain by 'Freely draining slightly acid but base rich soils'.
- 1.4.6 The site is not located within a Source Protection Zone.
- 1.4.7 There are no recorded boreholes within the immediate vicinity of the site. the closest borehole to the site is located approximately 180m northwest of the site. The borehole is located at a significantly higher elevation compared to the site.

2 PROPOSALS

- 2.1.1 It is proposed to construct a single residential dwelling on the site.
- 2.1.2 The new dwelling will have its own access from Church Road and parking area, which is recommended to be constructed from permeable surfacing.
- 2.1.3 It is presumed that some cut and fill will be required to manage to the slope across the site (cut into the northern part of the site and fill in the southern part of the site).
- 2.1.4 The site proposals are enclosed with this note.

3 FLOOD RISK REVIEW

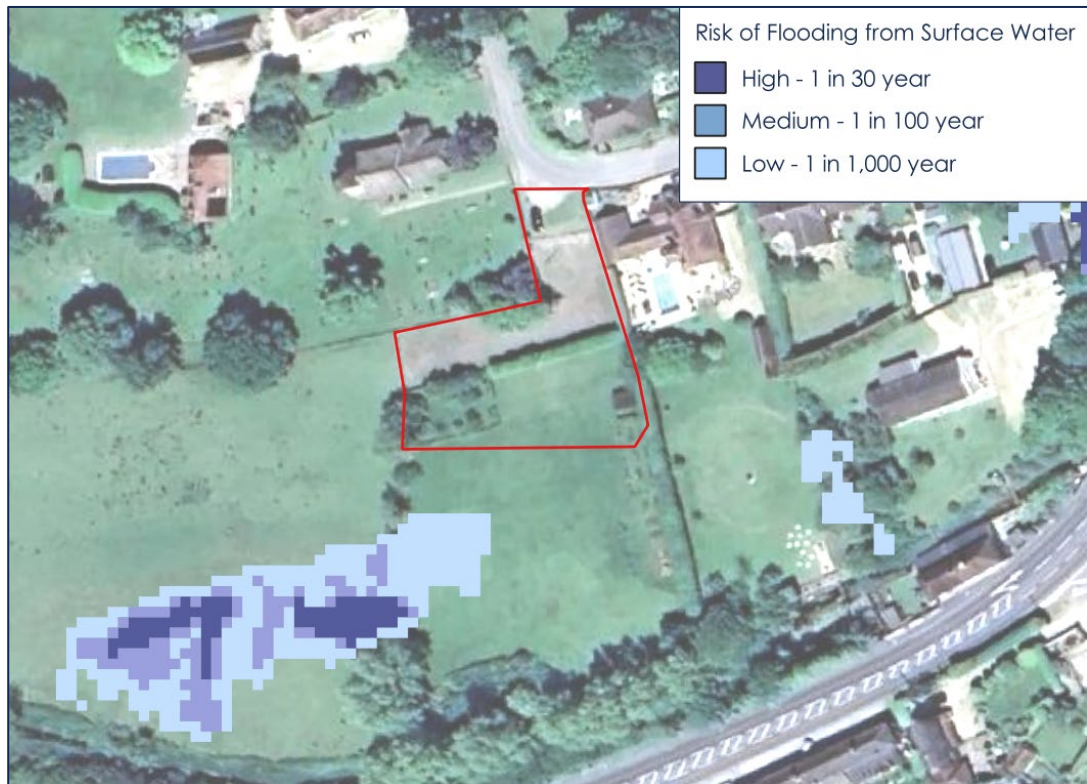
- 3.1.1 There are no records of flooding at the site according to the Environment Agency historic flood records nor the SFRA.
- 3.1.2 The Flood Map for Planning (FMfP) defines the site as being located in Flood Zone 1 and is considered to be at a Low risk of fluvial flooding. Figure 3-1 shows the Flood Zones at the site.

Figure 3-1 Flood Map for Planning



- 3.1.3 The site is not shown to be at a risk from surface water flooding by the Environment Agency's Risk of Flooding from Surface Water (RoFSW) mapping, which is reflected in Figure 3-2. Therefore, no mitigation is required for this source.

Figure 3-2 RoFSW Mapping



3.1.4 The land upstream of the site is relatively rural in nature and is unlikely to be served sewer network sufficient to produce significant means of flooding, therefore the site has been assessed as being at Very Low risk of sewer flooding.

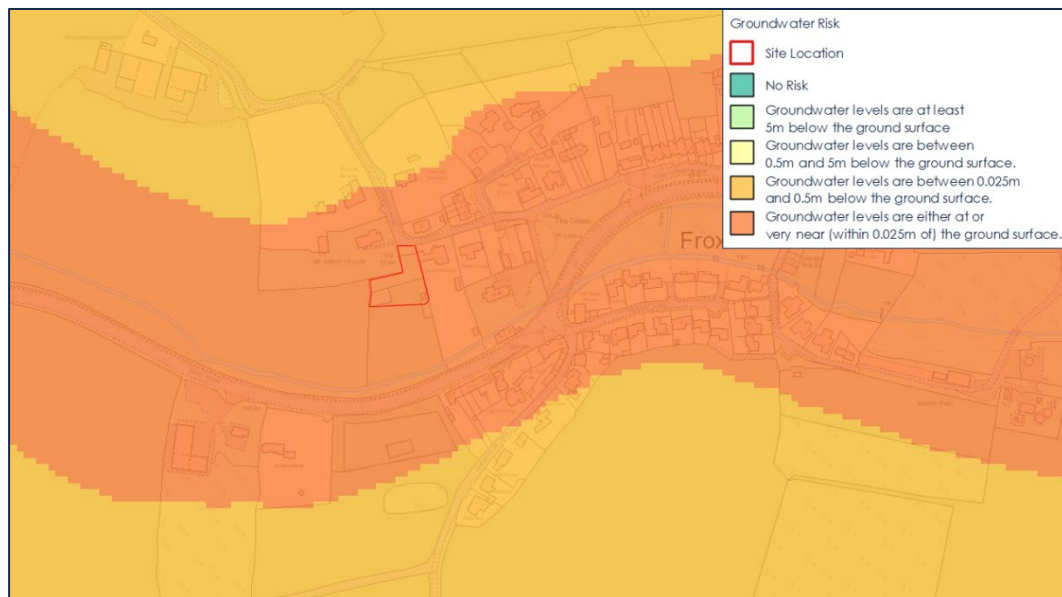
3.1.5 The site lies outside areas predicted to be at risk following a reservoir breach and is therefore at Negligible risk of flooding from reservoirs or artificial sources.

3.2 Groundwater Flooding

Wiltshire SFRA Mapping

3.2.1 According to the Wiltshire Strategic Flood Risk Assessment (SFRA), reproduced in Figure 3-3, Groundwater Flood Map, the entire site is located within the area defined as having groundwater levels between 0.025m and 0.5m below the ground.

Figure 3-3 Wiltshire SFRA Groundwater Mapping

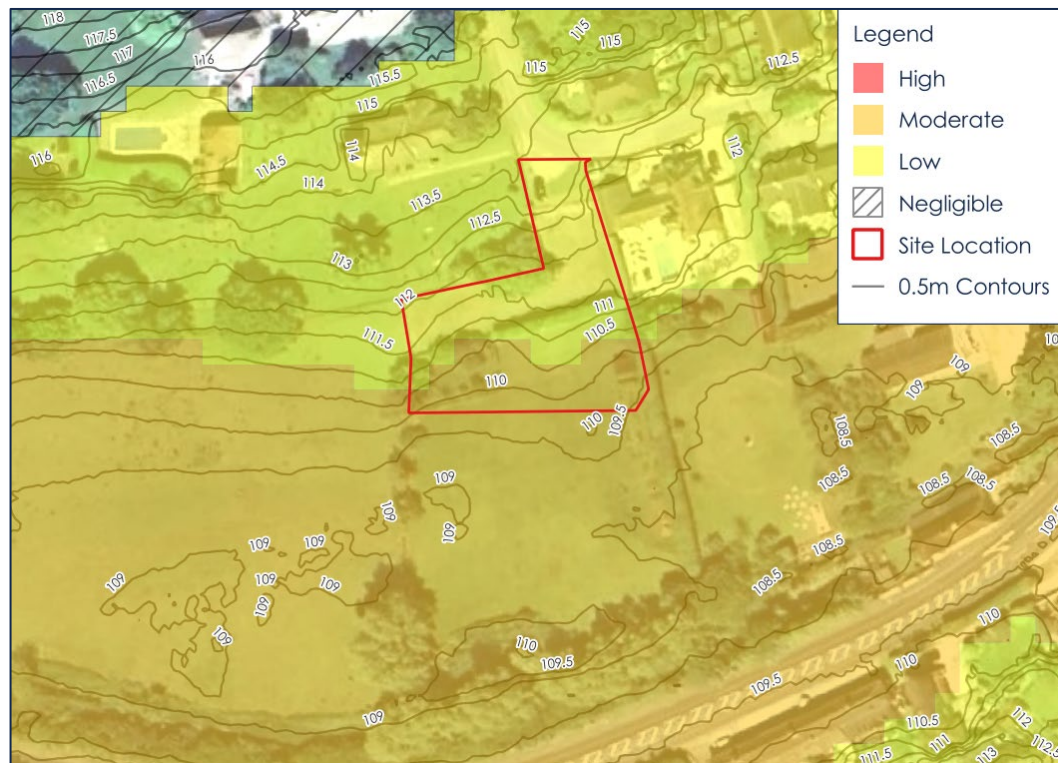


- 3.2.2 Section 3.4.3 of the SFRA states that the groundwater mapping *'should be used in combination with other information, such as local data or historic data. It should not be used as the sole evidence for any specific flood risk management, land use planning or other decisions at any scale.'*
- 3.2.3 In the event that a risk of groundwater flooding is identified by a more detailed assessment, mitigation would be required. Such mitigation would be straightforward and could include raising of floor levels of the dwellings above the surrounding ground or flood resilient designs of ground floors. The details of such mitigation would need to consider the impact of building height as well as ensure compliance with the Equalities Act.

GeoSmart Groundwater Data

- 3.2.4 GeoSmart data considers topographical and groundwater level data to inform the assessment, together with bespoke hydrogeological and risk models to provide a more accurate assessment of the likely risk of groundwater flooding. The model is calibrated and validated using a national database of recorded groundwater flood events collated by GeoSmart from various sources. The outputs at the site are shown in Figure 3-4.

Figure 3-4 GeoSmart Groundwater Flood Risk



- 3.2.5 The GeoSmart data shows the southern part of the site lies within an area of predicted Moderate risk, with the northern, elevated, parts of the site at predicted Low risk. The boundary between Low and Moderate risk roughly follows the 110.5m AOD contour.
- 3.2.6 GeoSmart defines the Moderate risk band as having 'a Moderate risk of groundwater flooding in this area with a chance of 1% annual probability of occurrence or greater (1 in 100 year, typically considered to be the design event)'.
- 3.2.7 Furthermore, the definition of Moderate risk states that the significant possibility of groundwater flooding will likely be in the form of shallow pools or streams. There may be basement flooding, but road and rail closures should not be needed, and should pose no significant risk to life.
- 3.2.8 GeoSmart defines the Low risk band as having 'a Low risk of groundwater flooding in this area with a chance of 1% annual probability of occurrence or greater (1 in 100 year, typically considered to be the design event)'.
- 3.2.9 Furthermore, the definition of Low risk states that the remote possibility of groundwater flooding will likely be limited to seepages and waterlogged ground, damage to basements and subsurface infrastructure and should pose no significant risk to life.
- 3.2.10 In the extremely unlikely event that groundwater emergence were to occur in the northern part of the site, it would likely drain downslope towards the lower lying parts of the site and the Froxfield Stream (and its floodplain) without causing ponding at the

dwelling location. Furthermore it is unlikely that the extent of groundwater flooding would exceed that of fluvial flooding (Flood Zone 3). As a result, the risk of groundwater flooding is deemed to be **Low**. Nonetheless, some embedded mitigation is proposed to ensure a precautionary approach.

4 MITIGATION AND RECCOMENDATIONS

- 4.1.1 As mentioned previously, the dwelling will be located in Flood Zone 1 and at low risk of flooding from all sources.
- 4.1.2 To mitigate against flooding, cut and fill will likely be required in order to facilitate the construction of the dwelling, as mentioned in Section 2. It is therefore recommended that the minimum floor level of the dwelling is set to at least 110.5mAOD, but ideally at least 111mAOD, therefore above the 110.5mAOD threshold between the mapped moderate and low risk banding for groundwater flooding.
- 4.1.3 Emerging site designs have been subject to a surface water drainage strategy which is detailed in a separate drainage strategy report, reference 25-264-80-04. This promotes a drainage approach through the use of permeable surfacing and SuDS planters attached to downpipes. This would manage runoff as close to the source as possible and therefore the site would be self-sufficient without an onward connection.
- 4.1.4 Foul drainage is proposed to be pumped northwards towards the existing public sewer underneath Church Road.

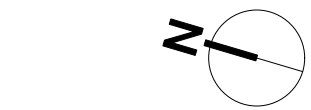
5 SUMMARY

- 5.1.1 It is proposed to construct a new residential dwelling on a greenfield site adjacent to Church Road in Froxfield, Wiltshire.
- 5.1.2 There is an existing public sewer located underneath Church Road.
- 5.1.3 The site is located in Flood Zone 1 and is assessed to be at a Low risk of flooding from rivers.
- 5.1.4 Additionally, the site is not at a mapped risk of surface water flooding, therefore the site has been assessed as being at a Very Low risk of surface water flooding.
- 5.1.5 The site is likely to be at Negligible risk from artificial sources and Very Low risk from sewers.
- 5.1.6 The site is within an area identified by the SFRA as having potentially shallow groundwater. In such circumstances the SFRA recommends more detailed analysis to assess the likely risk of flooding from groundwater.

- 5.1.7 GeoSmart Groundwater Flood Risk data identifies the southern, lower, part of the site is potentially at moderate risk of groundwater flooding, with part of the site in the north being identified as low risk. The threshold between moderate and low risk areas in the site sits at an approximate elevation of 110.5mAOD.
- 5.1.8 Cut and fill is likely to be required at the site in order to facilitate the construction of the dwelling (cut in the north and fill in the south). The ground for the dwelling can be raised to approximately 111mAOD to help mitigate against groundwater flooding.
- 5.1.9 Surface water drainage has been detailed in note 25-264-80-02, which demonstrates runoff will be managed on-site without the need for an onward connection.
- 5.1.10 Foul drainage is proposed to be pumped northwards towards the existing public sewer underneath Church Lane.
- 5.1.11 This note demonstrates how the proposals and the occupiers would remain safe from flooding without increasing risk to third parties. Consequently, the proposals meet the requirements of the NPPF.

ENCLOSURES

Site Proposals



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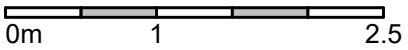
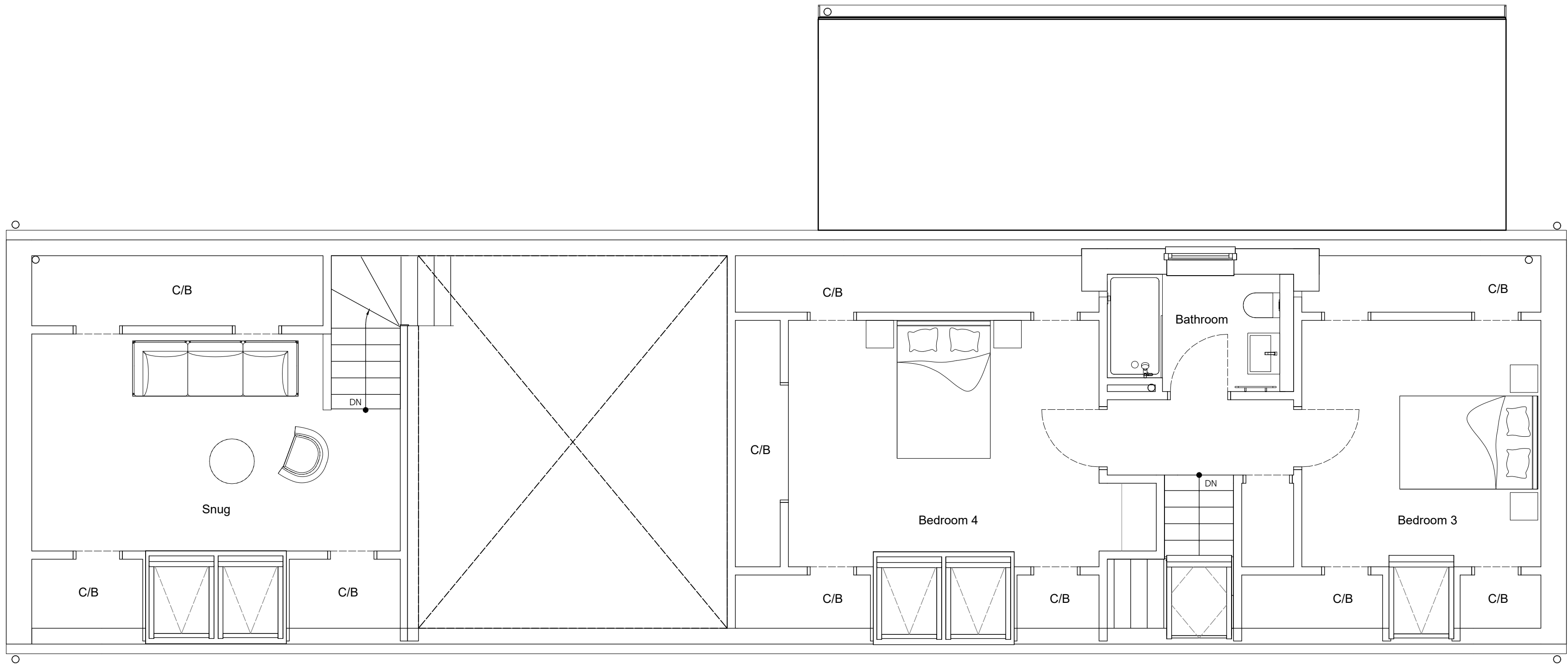
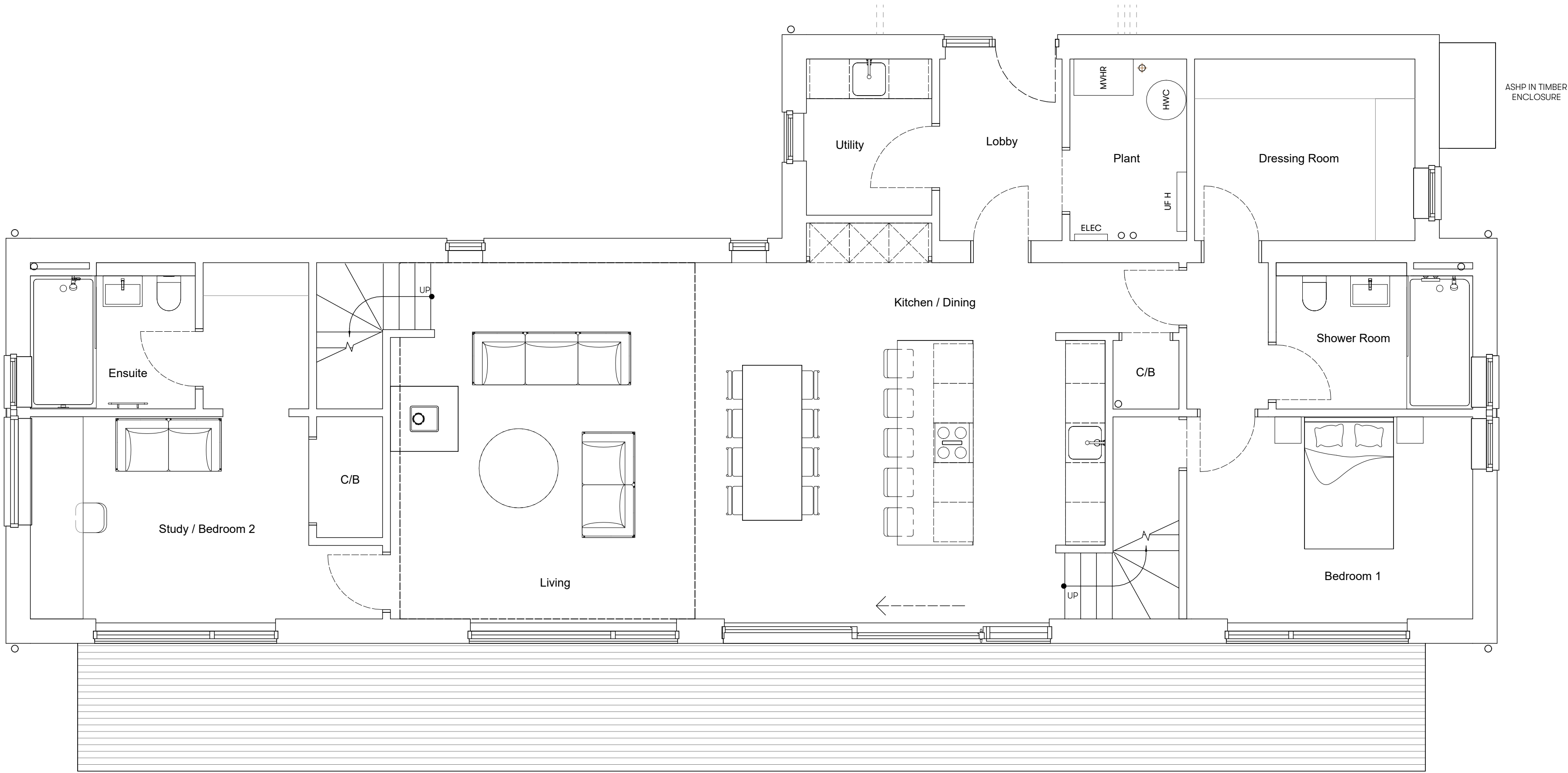
Milton Architects Ltd
Old Stables Court The Parade
Marlborough Wiltshire SN8 1NE
Telephone 01672 514354
Email mail@miltonarchitects.co.uk

milton architects

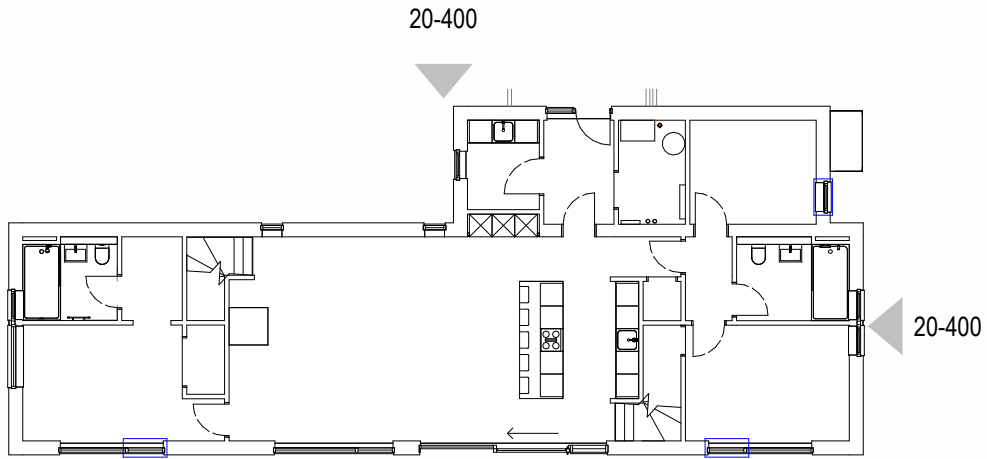
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Land west of Truant House
Froxfield, Wiltshire
Contents: PROPOSED - Site Plan

Date : October 2025
Scale : 1:200
Size : ISO A1

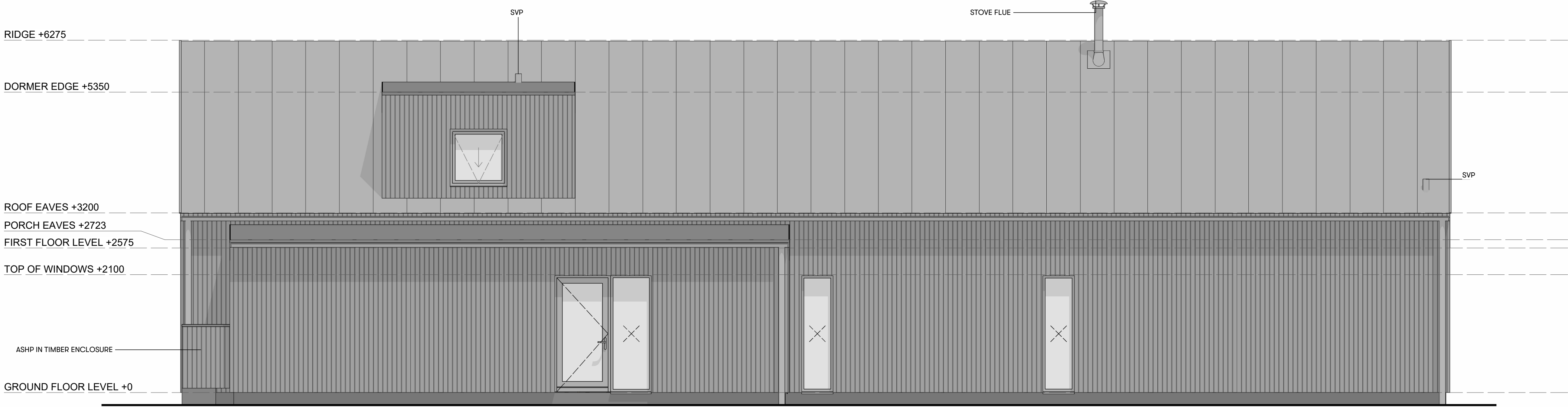
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	DRAWING TITLE GA PLANS		DATE: 24-04-25				AC		28-04-25
	DRAWN BY AC	CHECKED: AA / JH / BC	SCALE 1 : 50 @ A1				AC		29-04-25
	PURPOSE FOR ISSUE: For Stage Approval	HOUSE TYPE: LH302PD.2	STATUS: S4				AC	AA / JH / BC	07-05-25
	PLANNING APPLICATION								11-09-25



KEY PLAN



1 PLANNING_FRONT ELEVATION

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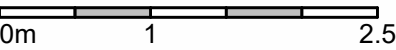


3 PLANNING_SIDE ELEVATION 1

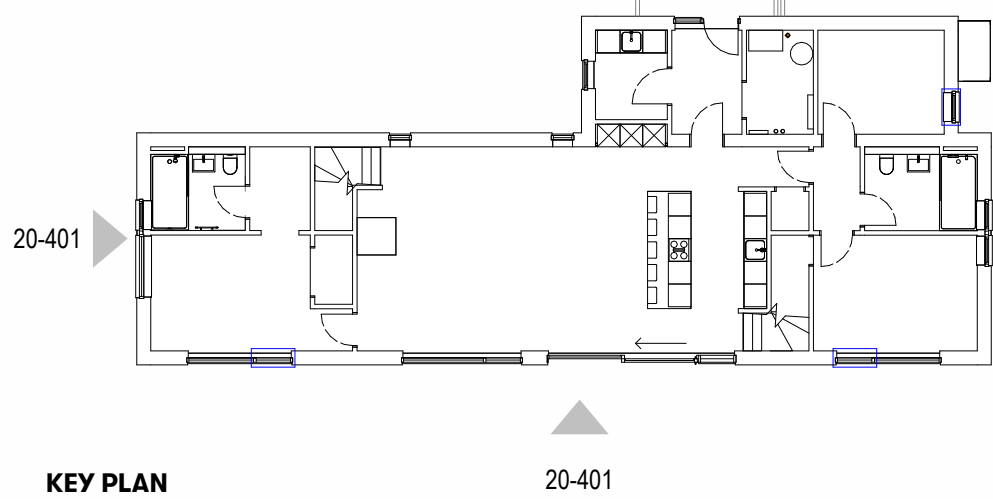
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Proposed External Finishes

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Roof: Standing Seam, Black/ Grey Finish
Gutters: Galvanised Steel
Windows: Aluminium Clad in Black

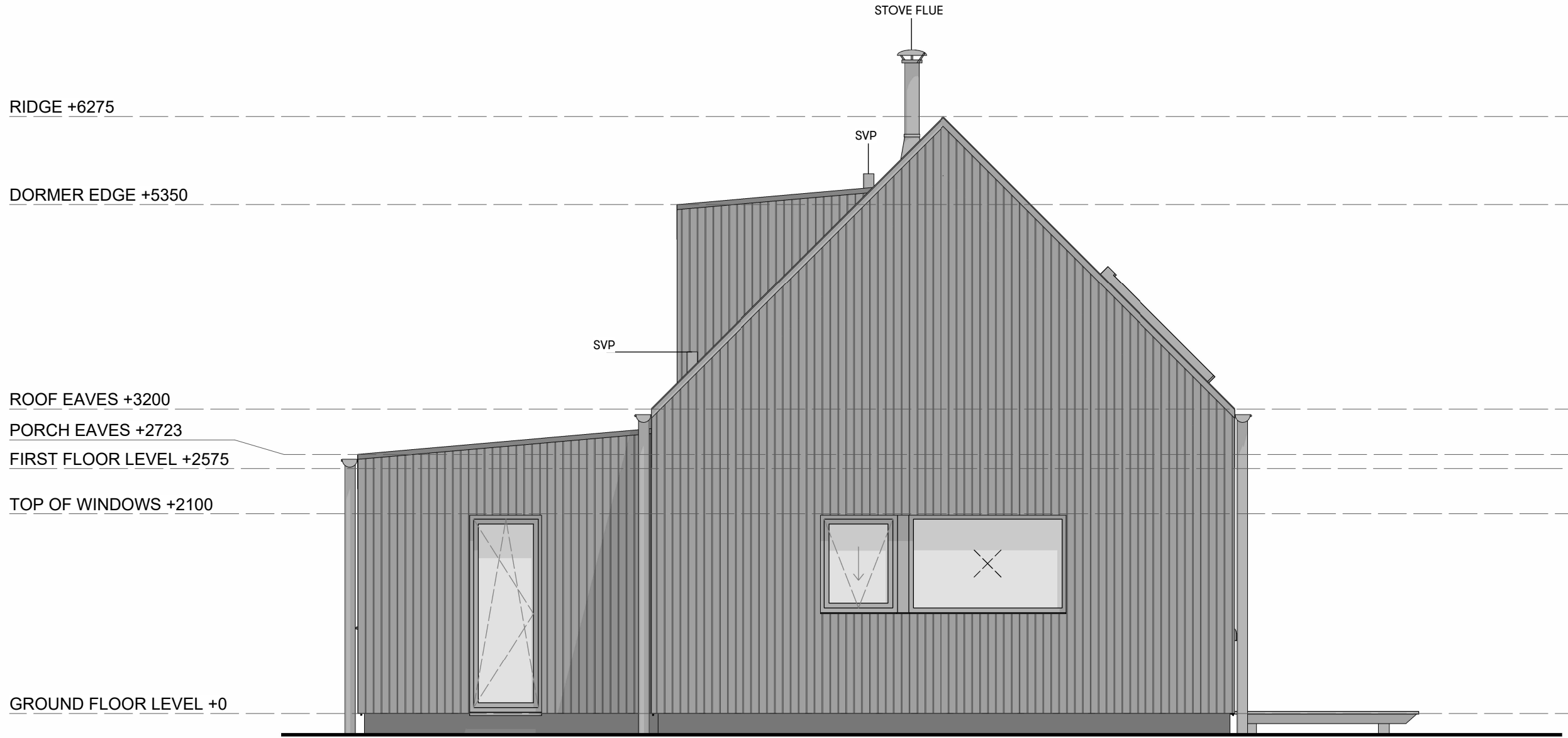


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	DRAWN BY AC	CHECKED: AA / JH / BC	SCALE 1 : 50 @ A1					
	PURPOSE FOR ISSUE: For Stage Approval	HOUSE TYPE: LH302PD.2	STATUS: S4					
	PLANNING APPLICATION							



1 PLANNING_REAR ELEVATION

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2 PLANNING_SIDE ELEVATION 2

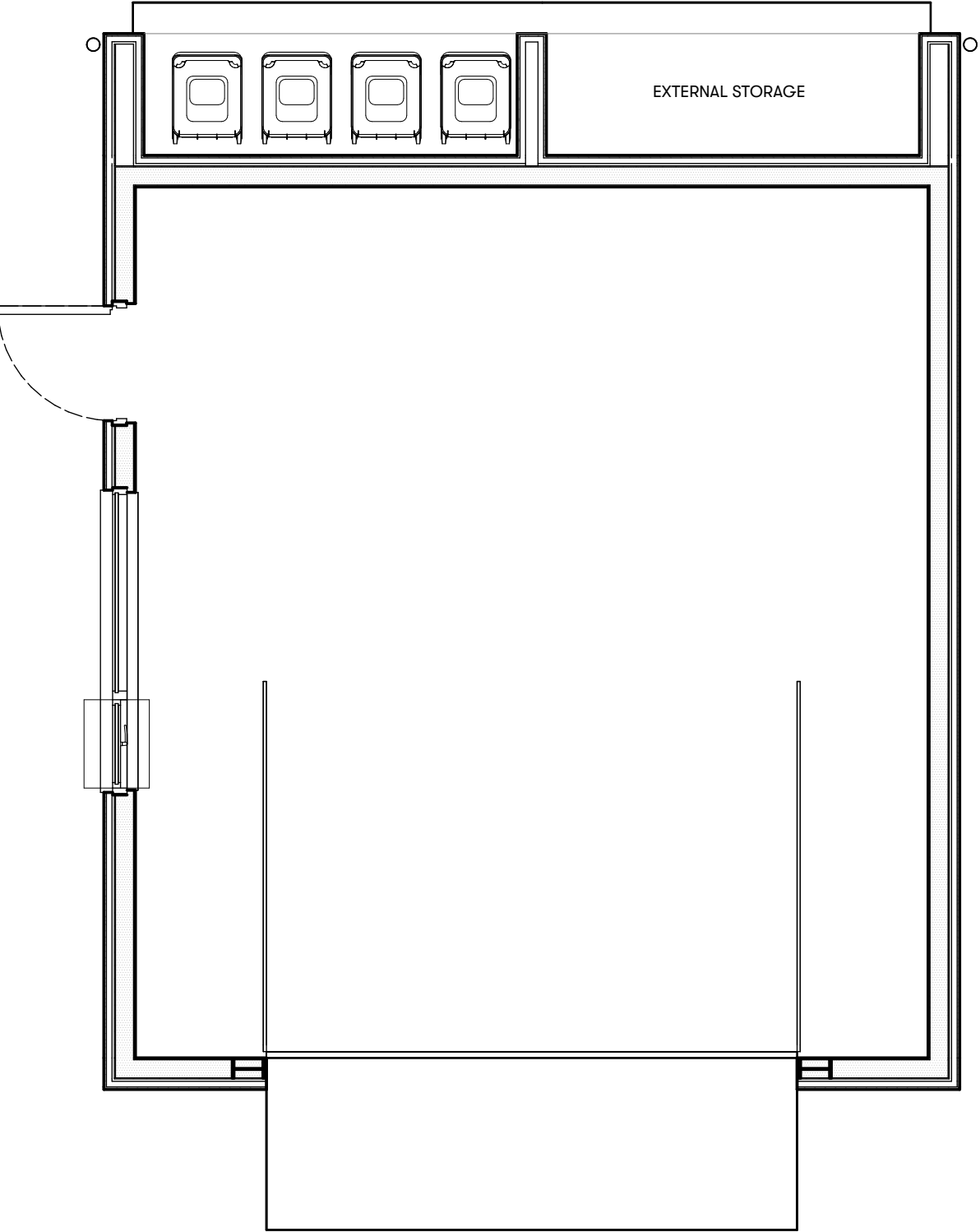
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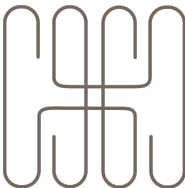
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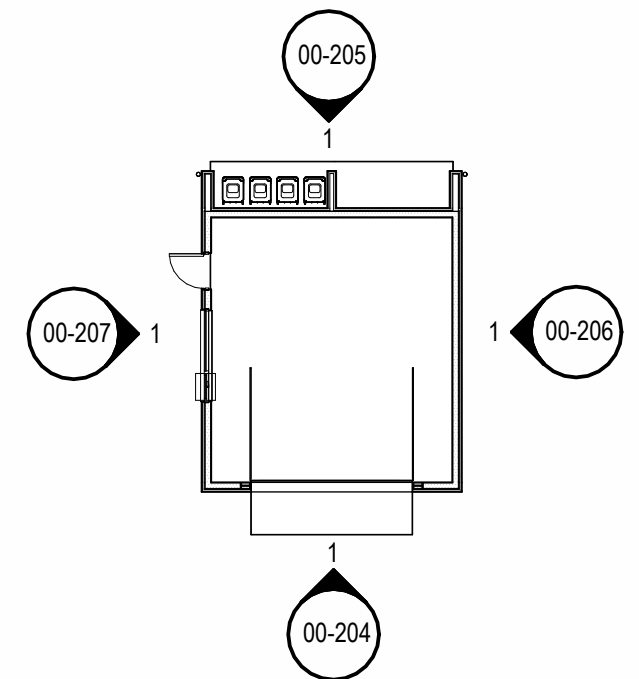
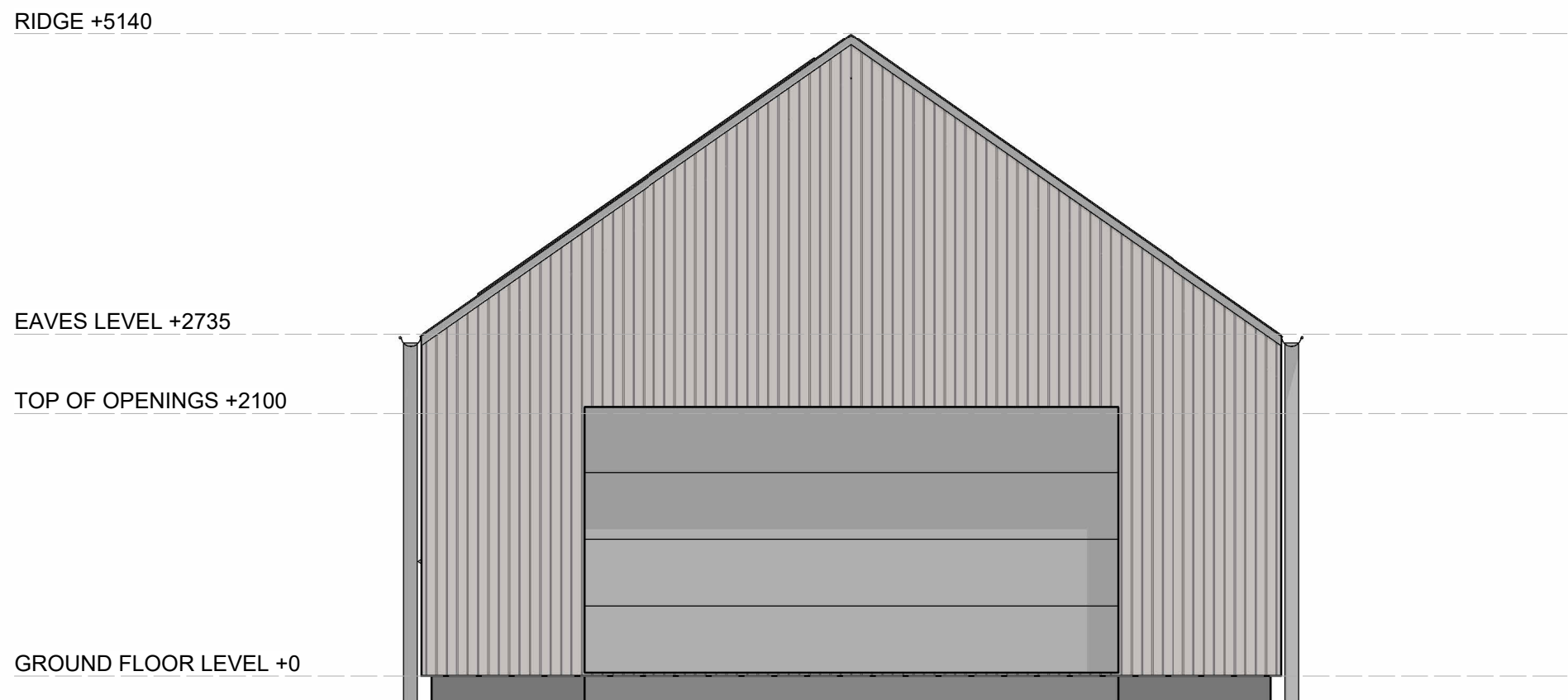
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Roof: Standing Seam, Black/ Grey Finish
Gutters: Galvanised Steel
Windows: Aluminium Clad in Black

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SITE ADDRESS: 20 Church Lane Froxfield Marlborough	DRAWN BY AC	CHECKED: AA / JH / BC	SCALE 1:50	@ A1			
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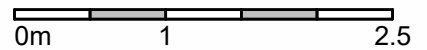


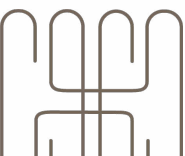
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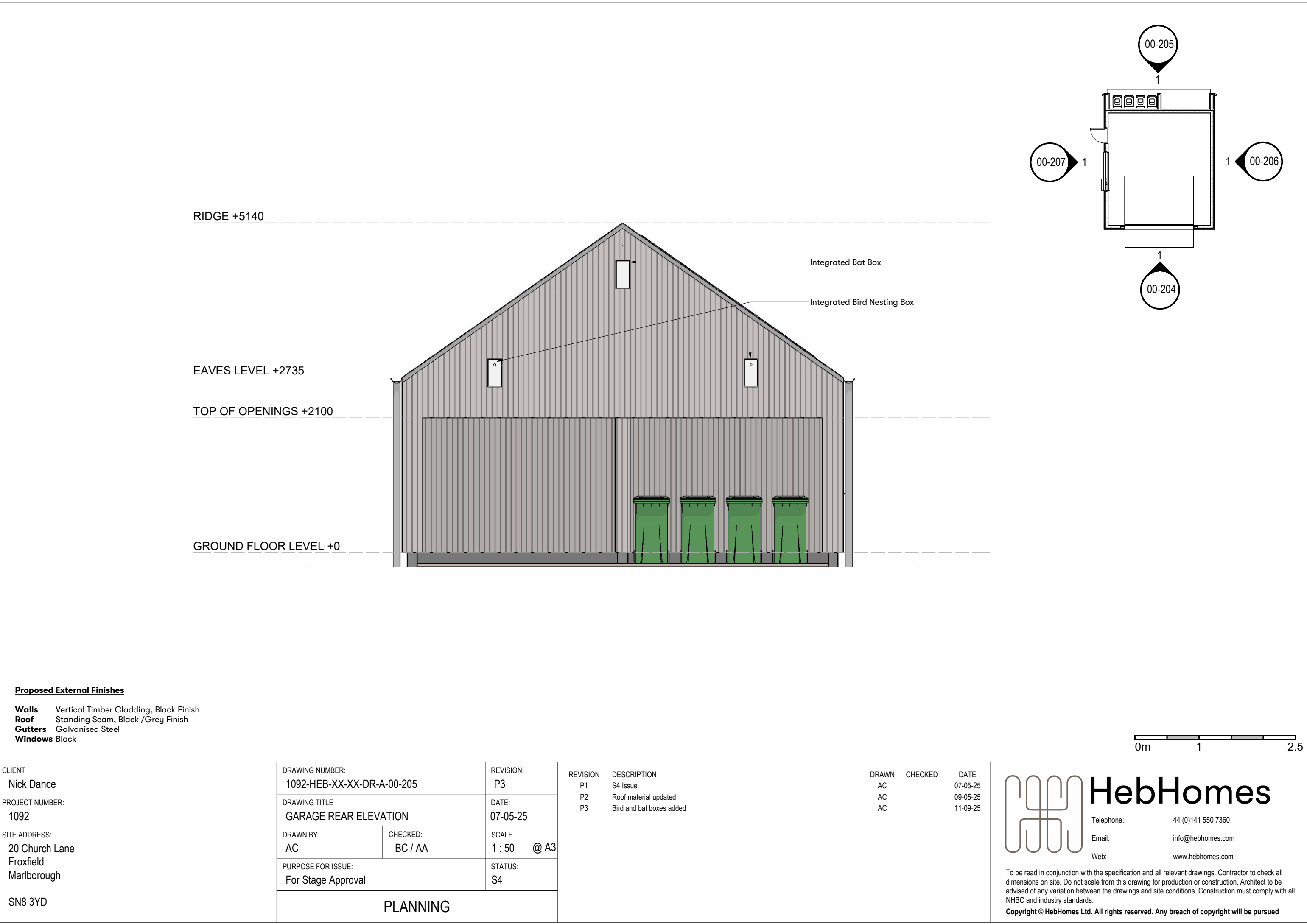


Proposed External Finishes

Walls	Vertical Timber Cladding, Black Finish
Roof	Standing Seam, Black /Grey Finish
Gutters	Galvanised Steel
Windows	Black



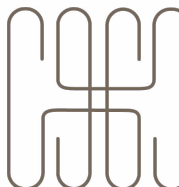
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	PLANNING									



Proposed External Finishes

- Walls** Vertical Timber Cladding, Black Finish
- Roof** Standing Seam, Black /Grey Finish
- Gutters** Galvanised Steel
- Windows** Black

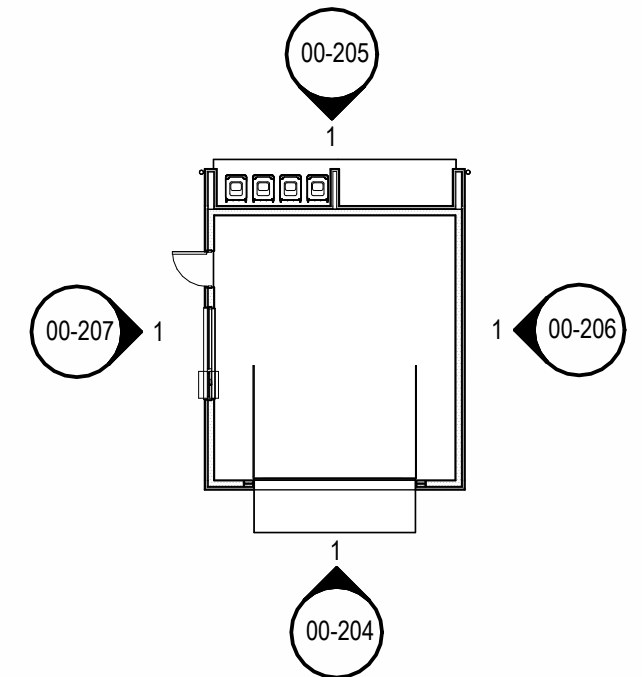
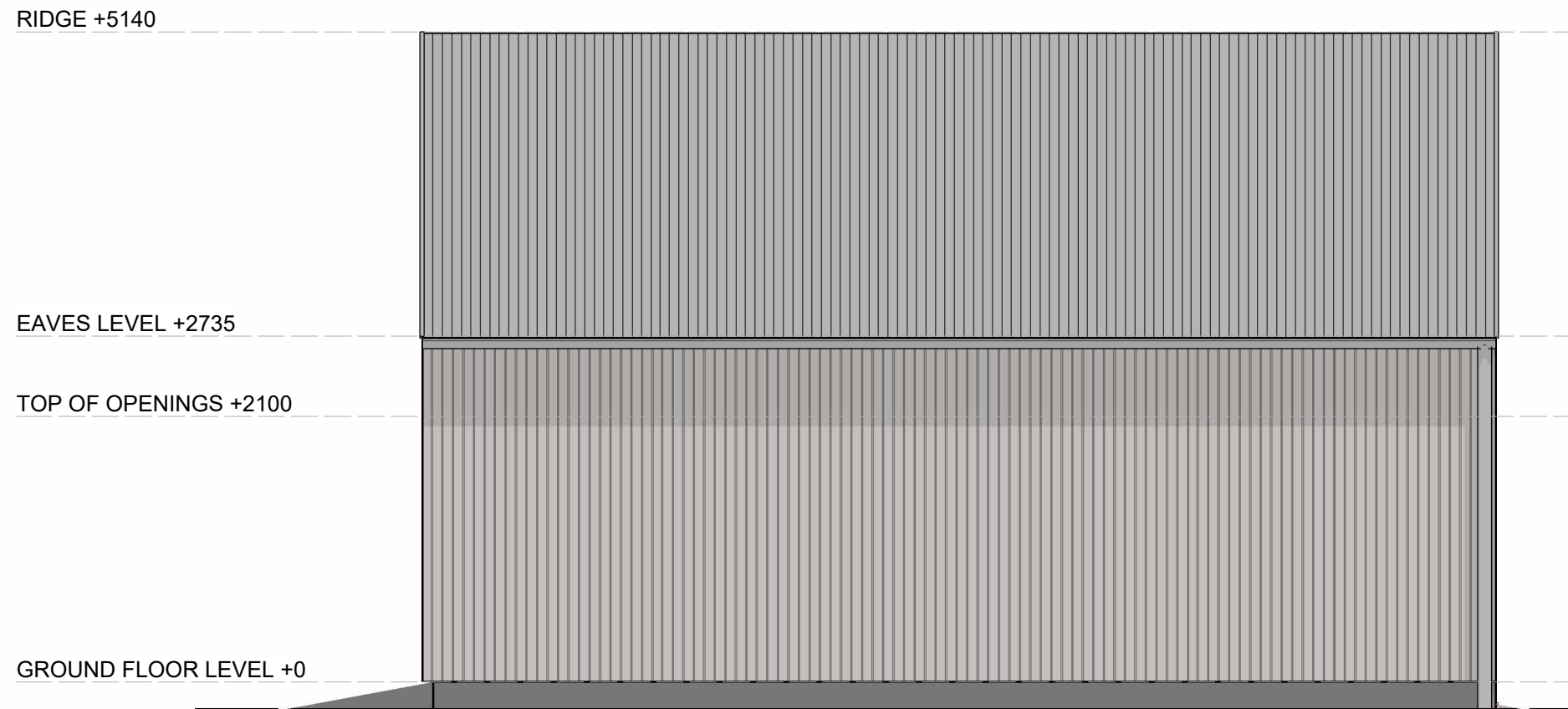
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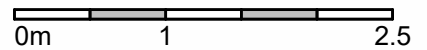
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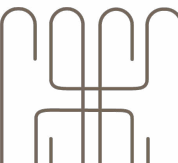
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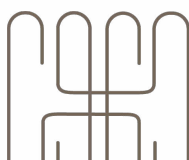


Proposed External Finishes

Walls	Vertical Timber Cladding, Black Finish
Roof	Standing Seam, Black /Grey Finish
Gutters	Galvanised Steel
Windows	Black



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