

FLOOD RISK ASSESSMENT

IN RELATION TO A

**CHANGE OF USE OF A FORMER POLICE HOUSE INTO
RESIDENTIAL ACCOMMODATION**

AT:

10 MARKET PLACE, PEWSEY, WILTSHIRE SN9 5AD

APPLICANTS: MESSRS MORTLOCK

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1.0 INTRODUCTION

- 1.1 This document provides information in relation to the Flood Risk Assessment for the change of use of a former police house into a residential dwelling (Use Class C3) under the Town and Country Planning Act 1990. This document is prepared as part of the application.
- 1.2 This document has been prepared in accordance with the National Planning Policy Framework (NPPF), the NPPF technical guidance, Wiltshire Council Core Strategy and the Environment Agency.

2.0 SITE & LOCATION

- 2.1 The property is 10 Market Place, Pewsey, Wiltshire SN9 5AD. Grid Reference: SU16473 60069. A location plan is appended as Appendix 1.
- 2.2 The site comprises a former police house, which has more recently been used as an office. The application is for the change of use of the building into residential accommodation.
- 2.3 The site falls within Flood Zone 3 – an area with a high probability of flooding which can be seen on the plan attached as Appendix 2. The site is situated adjacent to the River Avon, which can be seen on the plan. The definition of Flood Zone 3 is:

‘Land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year’

- 2.4 The building is situated approximately 100m away from Flood Zone 1.

3.0 DEVELOPMENT PROPOSAL

- 3.1 This report accompanies an application for the change of use of a former police house into a residential dwelling (Use Class C3) under the Town and Country Planning Act 1990. Existing and proposed drawings are attached as Appendix 3.
- 3.2 Due to the location of the building, the development is classed as ‘more vulnerable’ as it will become a building used as a dwelling.
- 3.3 The estimated lifetime of the proposal is a minimum of 100 years as it is a residential development.

4.0 SEQUENTIAL TEST

- 4.1 No other location with a lower risk of flooding has been considered for this proposal as there are no alternatives available. This is due to the proposal being a change of use of an existing building as opposed to a new build.
- 4.2 The proposal cannot be located in Flood Zone 1 or 2, as it is the change of use of an existing building. The building has been owned in excess of 40 years and we have been advised that the property has never flooded.

5.0 SITE SPECIFIC FLOOD RISK

- 5.1 The main source of flood risk to the site is rivers and sea, as seen on the plan attached as Appendix 2. This will only be as a result of exceptional weather conditions, the likes of which can be predicted days in advance by the Met Office.
- 5.2 The site is situated within Flood Zone 3, which is defined by the Environment Agency Flood Risk for Planning Map, as:
'Land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year.'
- 5.3 According to the Environment Agency Long Term Flood Risk Maps, the risk of flooding from rivers and the sea is high, and from surface water is very low, see Appendix 4.
- 5.4 JFLOW Fluvial Water depths from the Environment Agency (EA) (copies attached as Appendix 5) confirm that the site has a maximum flow depth of:
- 0-0.5m without flood defences in 1000 years
 - 0-0.5m without flood defences in 100 years
- 5.5 Furthermore, the EA maps confirm that there are flood defences to the north of the site, which would ensure that part of the garden and site to the north are protected from flooding. Please see Appendix 6.

6.0 OCCUPANTS AND USERS OF THE DEVELOPMENT

- 6.1 The building has most recently been used as an office and therefore the overall number of occupants will probably not change significantly. The proposed use is residential which we would expect the occupants to be two parents and possibly some children.

- 6.2 The proposal will change the nature and times of occupation and use of the building. The adjacent and surrounding buildings are also used as residential properties, which have similar nature and times of occupation.
- 6.3 More vulnerable uses of the site, including occupants who will sleep in the building, will use the master bedroom on the 1st floor. Foot and road evacuation routes are shown on the plan attached as Appendix 7.
- 6.4 A flood risk management plan has been prepared to reduce the risk in case the property were to be affected by flooding from the River Avon, attached as Appendix 8.

7.0 RISK

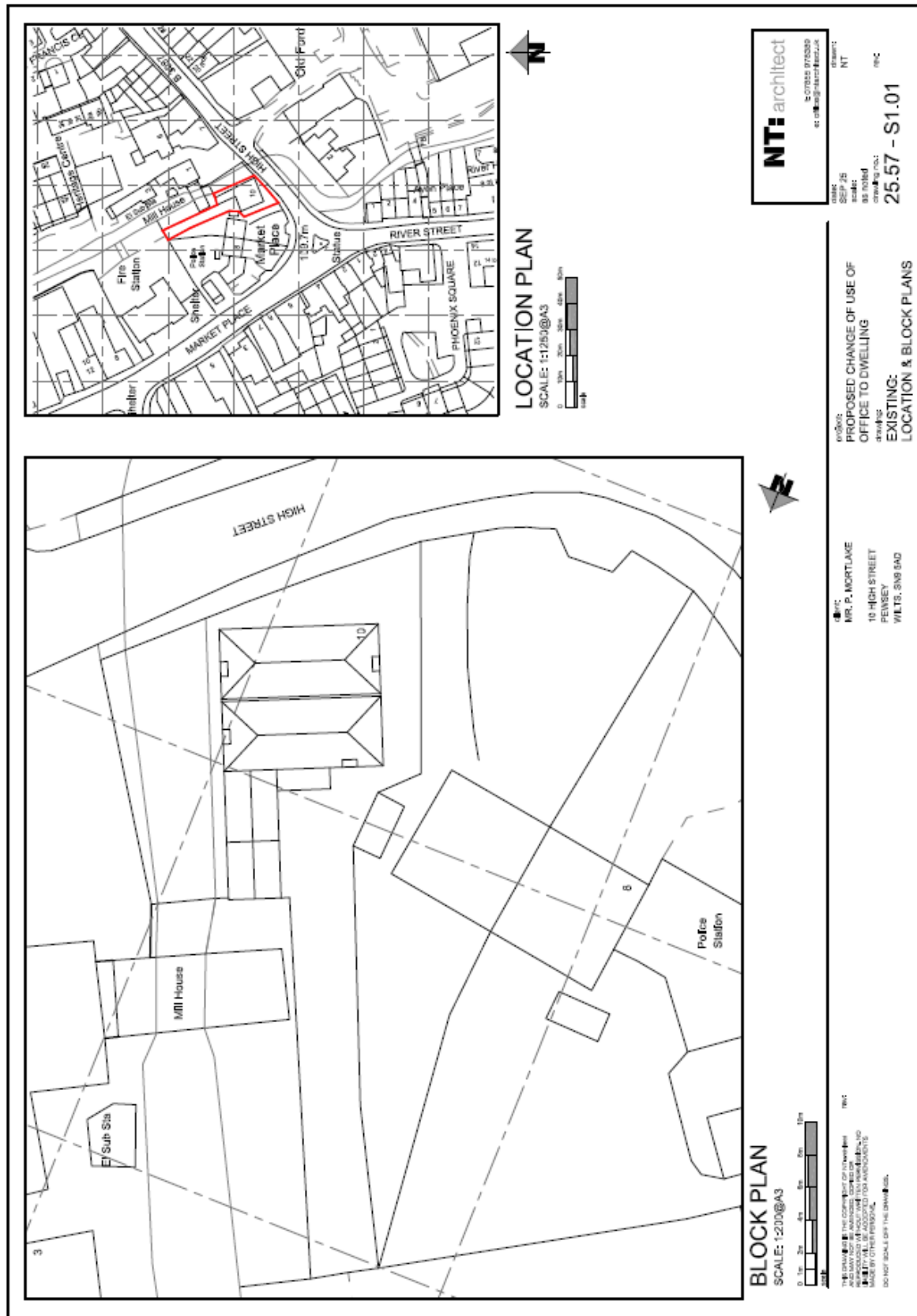
- 7.1 In the event of a flood, the residents will retreat to the first floor, only in extreme circumstances. Otherwise it will be recommended residents do not stay within the property, but seek higher ground in Pewsey, at an agreed meeting point, which is in Flood Zone 1. This will allow access to emergency and evacuation services in case of extreme events.
- 7.2 It is anticipated that an extreme flood event, whereby the flood waters rise above ground floor height, would only occur with significant prior warning. The property is situated within a flood risk zone that benefits from partial flood defences. If such an event did occur in sufficient time to prevent escape from ground floor level, it would be recommended that an evacuation is coordinated by local emergency and rescue services.
- 7.3 Any risks associated with the development will be managed throughout the lifetime of the dwelling by the occupier. A Flood Risk Management Plan has been prepared to reduce the risk in case the property were to be flooded, this can be seen attached at Appendix 8. This plan is to be kept in the property and read and updated regularly by the occupants. This management plan provides evacuation routes in case of flooding which all occupants must be aware of.
- 7.4 Additionally, the Environment Agency Floodline Warnings Direct and Met Office Weather Warnings will be monitored by residents of the property. This will increase the likelihood of receiving any flood warnings in good time, to allow the Flood Risk Management Plan to be followed. All visitors to the property will be briefed on what to do in event of a flood and evacuation, and how they will be informed of any impending flood. This will include ensuring all windows and doors are secured, exiting through ground floor doors where it is safe and possible to do so. The applicant will ensure suitable means of escape are available to enable exit from first floors, if it is deemed safe for this to take place, if not emergency services will be called and residents will be required to stay on the first floor.

- 7.5 Additional flood emergency measures can be added to the Flood Risk Management Plan by agreement with the Environment Agency and South Gloucestershire Council's Flood Officer.

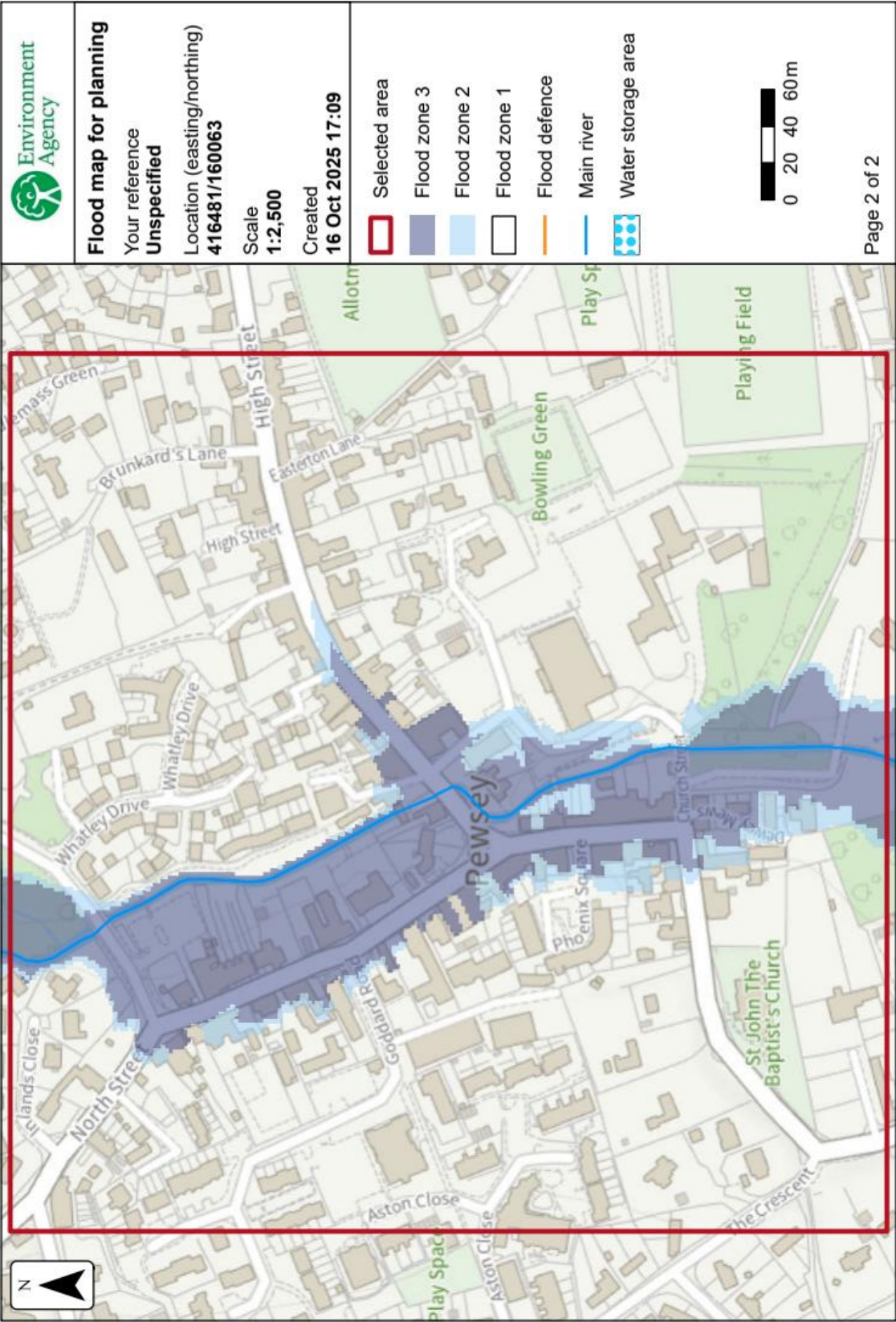
8.0 CONCLUSION

- 8.1 The site has been classified within Flood Zone 3 according to the Environment Agency Flood Risk map however, part of the site benefits from flood defences. Additionally, A safe point has been identified approximately 50m away from the applicant's property which is outside of both Flood Zone 2 and 3.
- 8.2 The risk of flooding has been identified due to the proposal to change the use of the building from a former police house into a residential dwelling under The Town and Country Planning Act 1990, and to reduce the risk, a Flood Risk Management plan has been prepared alongside this report for the applicant and/or future occupants of the dwelling.
- 8.3 Having considered the above points, the proposal is deemed appropriate and acceptable in relation to the potential flood risk and will be safe over its lifetime of 100 years.

Appendix 1: Location Plan



Appendix 2 – Flood Map for Planning



Appendix 3 – Existing and Proposed Drawings





FRONT ELEVATION
(SOUTHEAST)



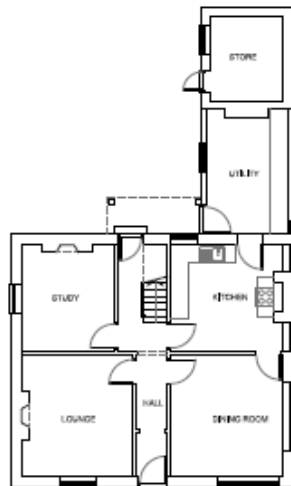
SIDE ELEVATION
(NORTHEAST)



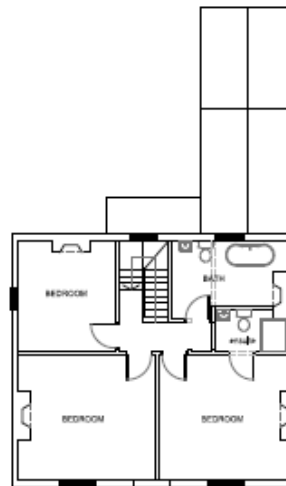
REAR ELEVATION
(NORTHWEST)



SIDE ELEVATION
(SOUTHWEST)



GROUND FLOOR PLAN



FIRST FLOOR PLAN



THE DRAWING IS THE PROPERTY OF NTi architect
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10 HIGH STREET
PENBURY
WILTS, SN9 5AD

PROPOSED CHANGE OF USE OF
OFFICE TO DWELLING
PROPOSED
FLOOR PLANS & ELEVATIONS

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Appendix 4 – Flooding

Rivers and the sea [More about your rivers and sea flood risk](#)

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](#)

Surface water [More about your surface water flood risk](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2040 and 2060

Very low

Low

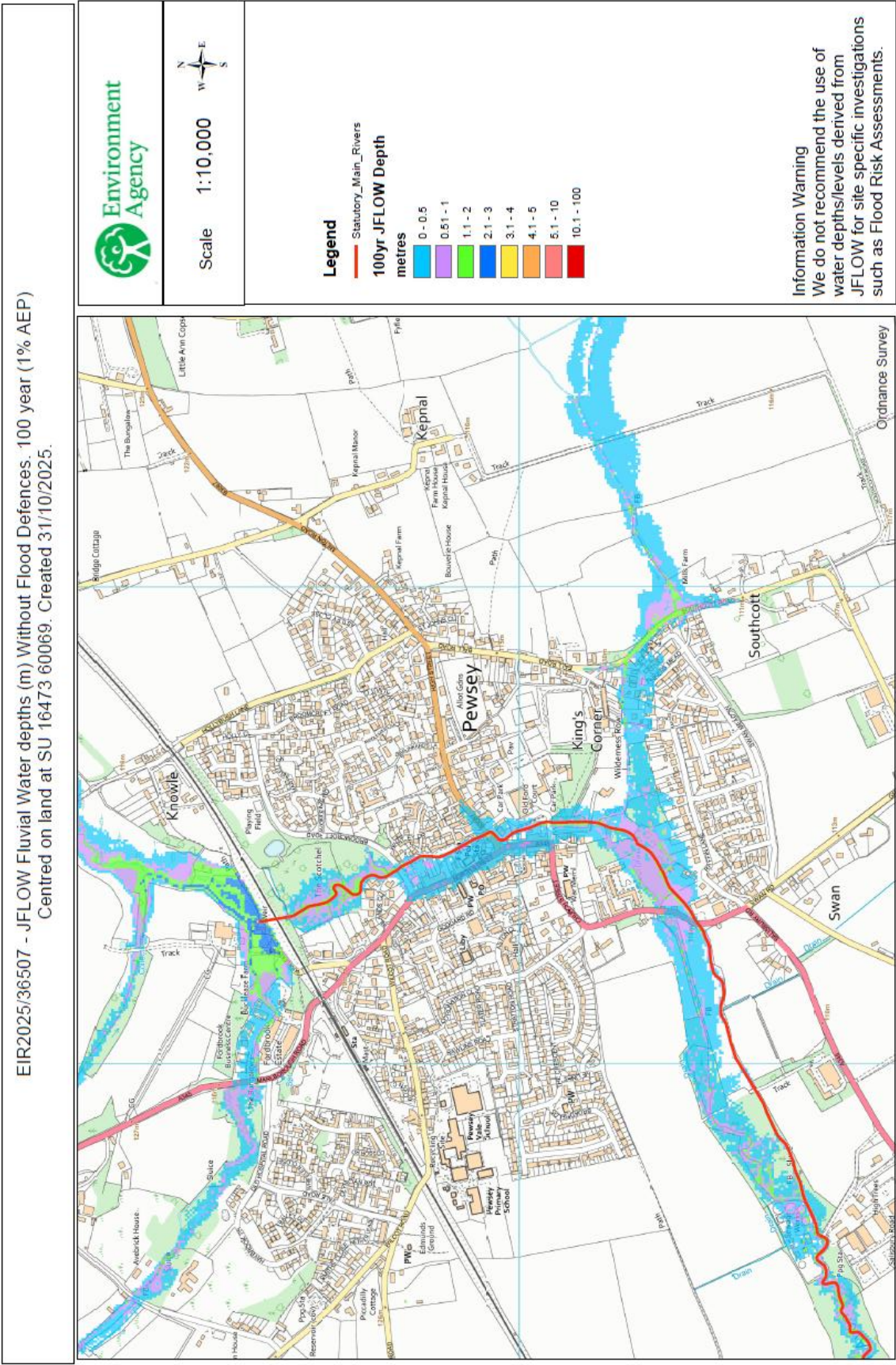
Medium

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.

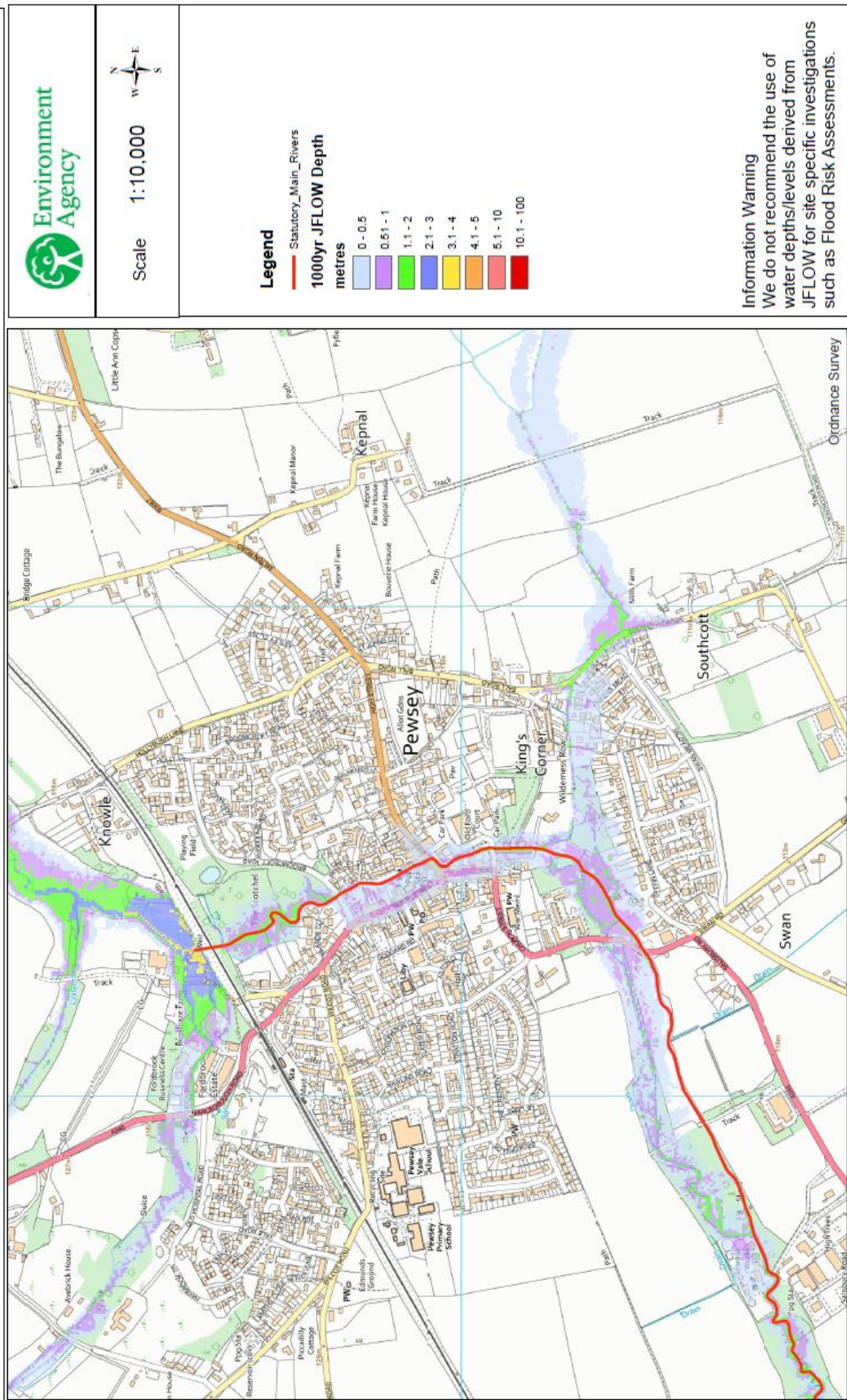
▶ [Why surface water flooding is a problem](#)

Appendix 5 – EA JFLOW Maps

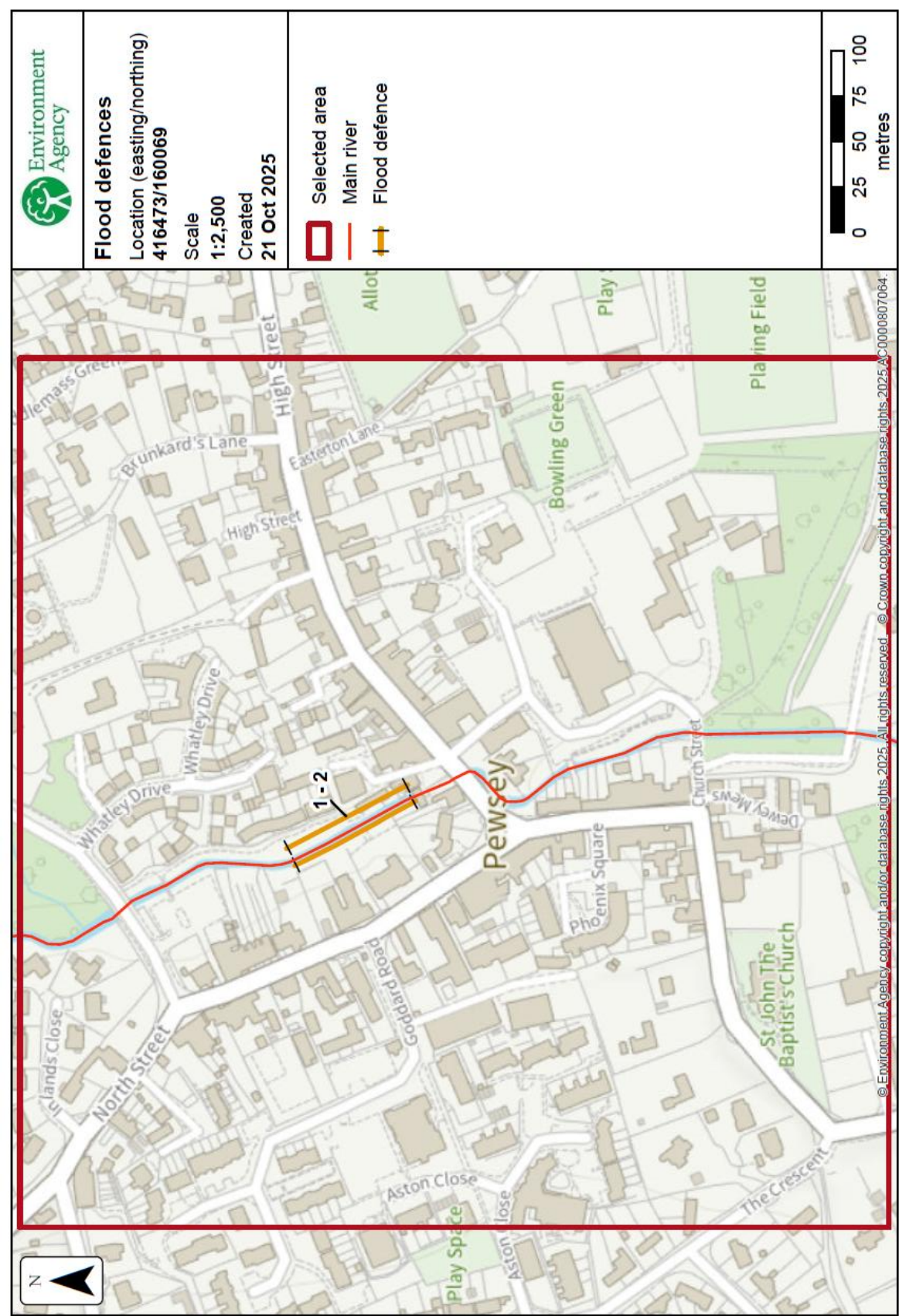


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EIR2025/36507 - JFLOW Fluvial Water depths (m) Without Flood Defences. 1000 year (0.1% AEP)
Centred on land at SU 16473 60069. Created 31/10/2025.



Appendix 6 – EA Flood Defence Map

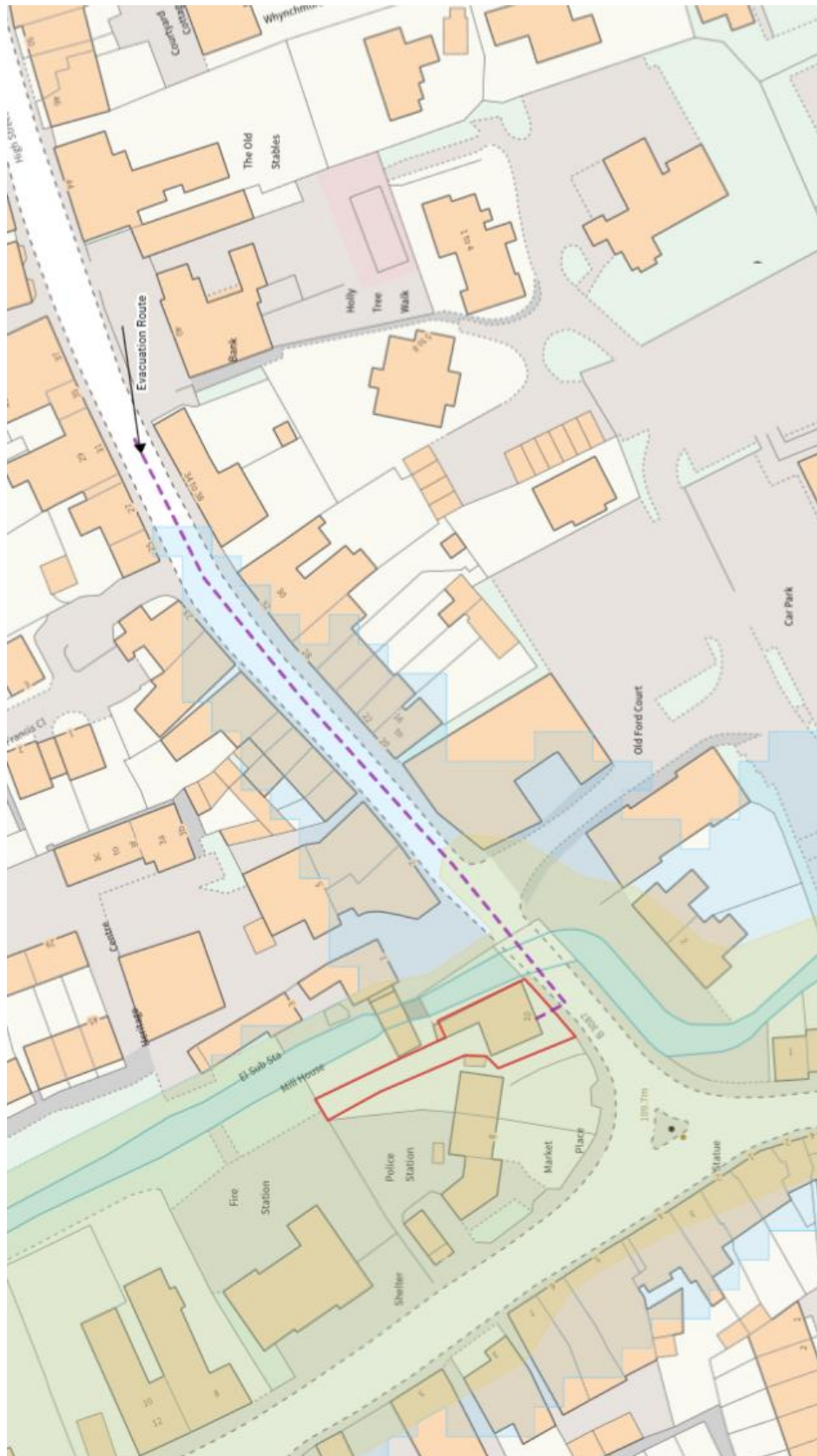


Flood defences data

Label	Asset ID	Asset Type	Standard of protection (years)	Current condition	Downstream actual crest level (mAOD)	Upstream actual crest level (mAOD)	Effective crest level (mAOD)
1	813	Embankment	5		110.49	110.49	
2	41527	Wall	5		110.48	110.48	

Any blank cells show where a particular value has not been recorded for an asset.

Appendix 7 – Evacuation Route



FLOOD RISK MANAGMENT AND EVACUATION PLAN
FOR
CHANGE OF USE OF A FORMER POLICE HOUSE INTO
RESIDENTIAL ACCOMMDOATION

AT:

10 MARKET PLACE, PEWSEY, WILSTHIRE SN9 5AD

This plan is to ensure the effective evacuation of the above building
in the event of a flood.

To the resident or occupier of the 10 Market Place, Pewsey – this Flood Warning and Evacuation Plan should be read and kept in a safe place where it can be located in a hurry if required. When a new copy of this plan is issued the old copy should be destroyed.

1.0 Planning and Procedures for Management and Users of the Site

This plan has been produced to ensure the owners and/or occupiers of the proposed site are satisfactorily prepared for a flood event. The site will take an 'evacuate' policy in the event of a flood if it's deemed safe to do so as the nearest point of high ground is located approximately 110m east of the property along High Street, Pewsey. This site can be easily accessed by foot or vehicle.

This edition of the flood risk management and evacuation plan has been written prior to the gaining of planning permission so a number of assumptions have had to be made; these are listed below. It is recommended that this plan be revised before the building is occupied.

1. For this plan to be effective under most conditions it has been assumed that immediately prior to any flooding it is winter, dark, raining, blowing a gale, that there is a widespread electrical power failure and also a consequential failure of the mobile phone network.
2. It is presumed that the owners of the property would be responsible for the following:
 - Periodic revision of this plan. It is suggested that this be carried out every three years or when there is a significant change in circumstances. The revision should be carried out by suitably qualified and experienced persons.
 - Maintain a list of persons who have been issued with a copy of this plan. This will help to ensure that when the plan is revised, the new version is issued to all the relevant people.
 - Providing all residents with a copy of the most up to date Flood Risk Management and Evacuation Plan. This is because it is important that the people occupying and using the building are aware of the Plan and its contents.
 - Signing up with the Environment Agency Flood Warning Scheme and Met Office Weather Warnings (and any successor schemes) and distribute contact details to the residents occupying the building.
 - Maintenance of a pedestrian emergency evacuation route in perpetuity.
 - The appointment of one Flood Warden from the residents of the dwelling. The main duties of the Flood Warden would be to monitor the EA flood warnings, inform the other residents of the issue of a severe flood warning and to marshal people to be evacuated if required. It would therefore be a requirement that the Flood Warden and Deputy were familiar with the pedestrian evacuation route under all weather conditions. They should also be aware of any people who are likely to require special attention in the event of a flood such as the very young, the elderly or the infirm.
 - Maintain an emergency contact list for residents and make it available to the Flood Warden.

2.0 Source of Flooding

As shown on the Environment Agency website plan attached at Appendix 2 the site is situated within an area at risk of flooding by the River Avon. The proposed dwelling is situated in Zone 3, but also an area which benefits from flood defences.

3.0 Flood Warning from the Environment Agency

The owner/occupier should sign up to the automated flood warnings direct service provided by the Environment Agency and Met Office weather warnings. The possibility of flooding of the area will trigger an automatic 24 hour warning service to the owner/manager's mobile number via text.

The warning service relates to the likelihood of flooding affecting the roads, properties and bridges in the area and is not specific to 10 Market Place. This service is the best available at the moment and may trigger concern that is not specifically relevant to the site, however this will provide the owner/occupier with current information on the Environment Agency evaluation of conditions in the area and serve as a warning to them to monitor potential flood conditions.

Additional information can be found via the Environment Agency:

Call Floodline 24 hours a day on 0345 9881188

Website: <https://www.gov.uk/sign-up-for-flood-warnings>

When the situation is serious, flood warnings will also be broadcast on local television and radio news. Any information received through the various sources must be relayed to any other occupants at the soonest appropriate time.

4.0 Environment Agency Flood Warning Levels

If flooding is forecast, warnings are issued using a set of four easily recognisable codes. Each of the codes indicates the level of danger associated with the warning. The codes are not always issued in sequence: for example in the case of a flash flood, a severe flood warning may be issued immediately, with no other warning code preceding it. See page 22/23 for the flood warning codes.

5.0 Preparation for Flood Event

- Put procedures in place for owner/occupier to receive flood information as discussed in section 3.0.
- Residents should follow advice given by the Environment Agency, in particular regarding to evacuation.

- Residents should always be aware of the contents of this document and prepare their own flood plan.
- Make up a flood kit for occupants – including key documents, torch, mobile phone, rubber gloves, waterproof clothing, first aid kit and ensure blankets are available.
- Make a list of useful numbers that occupants may need along with emergency services.
- Make sure the owners/occupiers have adequate insurance.
- Be aware that in the event of a flood, the property is likely to be deprived of drinking water and electrical power and the heating and toilets are likely to be inoperable.

6.0 Personal Safety in a Flood Event

The actions described in the following sections should be carried out with personal safety considered first and foremost. If any of the actions cannot be carried out without undue risk then they should be ignored in favour of protecting people. All owners/occupiers of the site should bear in mind the following;

- Stay safe in a flood.
- If the flood is posing a threat to your safety, call the emergency services immediately.
- Floods can kill, don't walk or drive through flood waters. Six inches of fast flowing water can knock you over and two feet of water will float a car. Manhole covers may have come off and there may be other hazards unseen.
- Don't walk on river banks, sea defences or cross bridges if possible. These may collapse in extreme situations or you may be swept away.
- Avoid contact with flood water as it may be contaminated with sewage. If you're exposed, wash your hands and clothes thoroughly in clean water.
- If it is not safe or not necessary to evacuate the site, seek refuge with bottled water and flood kit. In extreme flood events where there is a threat to safety in attempting to evacuate the building contact emergency services (tel.999) and await rescue.
- Don't allow children to play in or near floodwater.

7.0 Response to Flood Warnings

The owner/occupier should be signed up to receive flood warnings via the phone by text to relevant mobile phones via the Floodline Direct Service. All occupants will be informed immediately if the Floodline Direct Service issues any code other than 'all clear'. The required response from the owner/occupiers to this information will depend on the code.

In the event of a 'flood watch' code, the owner/occupiers will continue to monitor local news, weather forecasts and be aware of local water levels. This information should be relayed to any other occupiers.

If a 'flood warning' or 'severe flood warning' code is given then this will act as the trigger point for the owner/occupiers to evacuate the site and seek refuge at high ground if considered safe to do so.

Once all young, elderly or mobility impaired occupiers are safely to the refuge point the following procedures should be followed in order to protect the occupiers and property, whilst minimising the damage flooding can cause. These actions should only be carried out if the individual deems it safe to do so as discussed in section 6.0.

a) Protecting the site

- Be prepared to cut off electricity.
- Weigh down manhole covers to prevent them lifting and leaving a hazardous hole.
- Move anything not fixed down into a safe location e.g. dustbins, chemicals.

b) Protecting buildings/properties

- Move vehicles to higher ground to avoid damage.

c) Electricity and water

- If applicable plug sinks/baths and weigh them down with something heavy and put sandbags in toilet bowls to prevent back flow.
- Unplug all electrical items and store as high as possible.

d) Reduce flood water entering the building

- Install flood boards in doorways.

e) Furniture and appliances if applicable

- Raise furniture and appliances up on bricks or blocks.
- Move furniture away from walls as this aids drying the property later.
- Roll up rugs and store them as high as possible.
- Hang curtains over rails so they are kept above flood water.
- Leave internal doors open

f) Important documents

- Keep important documents in a sealed bag and in a location safe from flood water.

8.0 Evacuation

If a 'flood warning' or 'severe flood warning' code is given then this will act as the trigger point for the owner/occupiers to evacuate the site and seek refuge at high ground if considered safe to do so. If a Severe Flood Warning is issued, 10 Market Place should be evacuated.

The medical condition of the people who might be evacuated should be considered and if children, the elderly or infirm are to be evacuated this should be via road transport. The evacuation of these people should not be delayed since they may not be able to undertake the suggested pedestrian route. As a general point it is not possible to give detailed advice now to cover all situations apart from to suggest that the advice given by the Environment Agency at the time be followed.

8.1 Evacuation before start of flooding (via road)

- Before flooding starts to occur drive or walk along the High Street, Pewsey to a safe point. Do not delay.
- Be aware that roads may be flooded and you may have to seek an alternative route.
- On leaving, make sure the building is secure. The services to the building (water supply, electricity and gas if applicable) should also be turned off.

8.2 Evacuation after start of flooding (by foot only)

- If flooding has already started the safest evacuation route is by foot along High Street as shown by the red line on the plan as shown at Appendix 8.
- Very foggy conditions could make the pedestrian flood emergency route difficult to follow and this should be considered before undertaking this journey during such conditions.
- It is suggested that if the building is being evacuated via the pedestrian access route that the state of the river should be considered. It would be better to evacuate the building when the water is falling rather than rising.
- On leaving, make sure the building is secure and the services to the building (water supply, electricity and gas if applicable) are turned off.

8.3 Staying in the building - SUGGESTED ONLY IF THERE IS NO ALTERNATIVE

- People who were not evacuated via road earlier and who are not able to make the foot journey over the pedestrian evacuation route (young children, the elderly and the infirm) should stay on upper floors and the emergency refuge area and inform emergency services.
- The services to the building (water supply, electricity and gas if applicable) should be turned off.

8.4 In case of injury, contact Ambulance and Police (999)

8.5 Stand-down

- If the building has been evacuated and then the EA Flood Warning is removed with no flooding having taken place, the building can be reoccupied if safe to do so.
- It is suggested that the EA Flood Warnings should still be monitored even after the building has been reoccupied.

8.6 Reoccupation after a flood

- If the building has been flooded then it should only be reoccupied when the emergency services declare it safe to do so.
- It may take some time before the building can be used again after the flood water has subsided.
- Not only will the building services (electricity, etc) need to be made safe but the parts of the building which have been flooded would require work to be carried out. This is likely to include decontamination since the flood waters may contain harmful material and the replacement of damaged plasterwork and timber. The fabric of the relevant parts of the building would also need to be allowed to dry out.

9.0 After a flood

- Commission immediate emergency pumping/repair work where appropriate to prevent further damage.
- If applicable open doors and windows to ventilate the property.
- Find out where you can get help to clean up. Check with local authority or health authority in the first instance.
- If applicable contact your electricity and water company. Have your power supplies checked before using them to make sure they have dried out and are safe for use. Wash taps and run them for a few minutes before use.
- Throw away any food which may have been in contact with flood water. Contact your local Environmental Health department for advice.
- Keep a record of flood damage (especially photographs and/or video footage) and retain correspondence with insurers after a flood.
- Call your insurance companies' emergency helpline. They will be able to provide information on dealing with your claim.
- Restock emergency supplies.
- An advice guide to repairing and restoring flood damaged property, 'After a flood', is available from Floodline (0345 9881188)

Flood Warning

10 Market Place is located within an Environment Agency Flood Warning Area. The residents of the dwelling should sign up with the Environment Agency Flood Warning Scheme and Met Office and distribute contact details to all residents. This free service allows flood warnings to be received by phone, text or email.

Contact Details for the Environment Agency:

Call Floodline 24 hours a day on 0345 9881188

Web site: <https://www.gov.uk/sign-up-for-flood-warnings>

When the situation is serious, flood warnings will be broadcast on local television and radio news.

The residents of 10 Market Place should follow the advice given below for each stage of flood warning.

What the flood warning codes mean and what action to take. They can be issued in any order.

1. Flood Alert 	What it means Flooding is possible. Be prepared. When it's used Two hours to two days in advance of flooding. What to do • Be prepared to act on your flood plan. • Prepare a flood kit of essential items. • Monitor local water levels and the flood forecast on the Met Office website.
2. Flood Warning 	What it means Flooding is expected. Immediate action required. When it's used Half an hour to one day in advance of flooding. What to do • Move family, pets and valuables to a safe place. • Turn off gas, electricity and water supplies if safe to do so. • Put flood protection equipment in place.
3. Severe Flood Warning 	What it means Severe flooding. Danger to life. When it's used When flooding poses a significant threat to life. What to do

	• Stay in a safe place with a means of escape. • Be ready should you need to evacuate from your home. • Co-operate with the emergency services. • Call 999 if you are in immediate danger.
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