



TURNPIKE CLOSE SEMINGTON

FLOOD RISK ASSESSMENT



For

Hollins Strategic Land LLP

HSL | HOLLINS STRATEGIC LAND

NOVEMBER 2025

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**TURNPIKE CLOSE
SEMINGTON
FLOOD RISK ASSESSMENT**

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EXECUTIVE SUMMARY

This Flood Risk Assessment was commissioned by Hollins Strategic Land, referred to hereafter as 'the client'. This report has been prepared to support an application for 48no. residential dwellings on land off Turnpike Close in Semington.

The site lies solely within Flood Zone 1 based on the Environment Agency Flood Map for Planning. The proposals are 'More Vulnerable' in Annex 3: Flood Risk Vulnerability Classification, within the National Planning Practice Framework. The Planning Practice Guidance confirms that more vulnerable development is appropriate when located within Flood Zone 1 providing there is no increase in flood risk elsewhere due to the proposals.

Consultation with the Environment Agency, Wessex Water and Wiltshire Council has identified no previous instances of flooding within or near the site. This report has reviewed all sources of flood risk both to and resulting from the proposed development site. The nearest Main River to the site is Semington Brook located 710m to the north-west. This river runs west, away from the site. The fluvial flood risk from this Main River is 'low' based on the surrounding topography, as was illustrated by the classification as Flood Zone 1 on the Flood Map for Planning.

The online mapping identifies there to be an unnamed Ordinary Watercourse located 570m to the south-east of site. This watercourse routes north, again away from the site and towards Semington Brook. Due to catchment size, the potential flood risks associated will not have been accurately quantified; although a qualitative assessment within has determined that the associated fluvial flood risk is low; based on the proximity from the site and topography.

Based on the long-term flood risk mapping small areas towards the southern boundary and to the north-west are shown to be within areas with medium and high chance of surface water flooding extents. These areas correspond with existing low points and ponds, where the highest susceptibility to ponding water is most likely to occur during extreme and prolonged rainfall events.

To mitigate any potential residual flood risks, it is advised that external levels fall away from the proposed developments, to minimise the flood risk associated with overland flows. By keeping the Finished Floor Levels elevated relative to the externals (typically 150mm to 300mm), this should help create safe overland flood flow routes in the event of any source of flooding including fluvial, surface water and groundwater.

Whilst the additional impermeable areas onsite have the potential to cause an increase in surface water flood risk to others if not managed appropriately. A separate Drainage Management Strategy will be prepared which will detail the drainage proposals, to ensure no increased flood risk results from the proposals in this instance.

To summarise, the proposals are at 'low' flood risk from the key flood sources reviewed as part of this assessment and appropriate mitigation will be put in place to ensure that there is no increase in flood risk because of the proposals. This assessment has been prepared in consultation with the relevant interested parties. The report is commensurate with the scale and nature of the proposals and is appropriate with the Planning Practice Guidance.

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Specialist Software

-  MicroDrainage WinDES (v.2020.1.3) – Calculation of Greenfield run-off volumes, rates of rainfall and stormwater storage estimates.

Abbreviations & Acronyms

AEP	Annual Exceedance Probability
CC	Climate Change
EA	Environment Agency
FRA	Flood Risk Assessment
LLFA	Lead Local Flood Authority
LPA	Local Planning Authority
mAOD	Metres Above Ordnance Datum
NPPF	National Planning Policy Framework
PFRA	Preliminary Flood Risk Assessment
PPG	Planning Practice Guidance
SFRA	Strategic Flood Risk Assessment
TWL	Top Water Level
WC	Wiltshire Council
WW	Wessex Water

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1.0 INTRODUCTION

1.1 Planning Policy Context

- 1.1.1 All forms of flooding and their impact on the natural and built environment are material planning considerations. The revised National Planning Policy Framework (NPPF) sets out the Government's objectives for the planning system, and how planning should facilitate and promote sustainable patterns of development, avoiding flood risk and accommodating the impacts of climate change.
- 1.1.2 Government policy with respect to development in flood risk areas is contained within the revised NPPF and the supporting Planning Practice Guidance (PPG) (refer to extracts in **Appendix A**). A Flood Risk Assessment (FRA) has been completed in accordance with the revised NPPF and the PPG to review all sources of flood risk both to and from the proposed development.
- 1.1.3 The proposals are classified as 'More Vulnerable' in Annex 3: Flood Risk Vulnerability Classification, within the National Planning Practice Framework. The PPG confirms that this type of land-use is appropriate for Flood Zone 1, providing there is no increase in flood risk elsewhere due to the proposals.

Sequential Testing

- 1.1.4 Recent updates to the PPG (September 2025), have noted that whilst the sequential testing is required for new development where flood risk potential is deemed high, A proportionate approach can be taken for such being triggered, when it can be demonstrated that there will be no harm (through appropriate mitigation) because of the proposals. Paragraph 027 (PPG, 2025) states that:

"In applying paragraph 175 a proportionate approach should be taken. Where a site-specific flood risk assessment demonstrates clearly that the proposed layout, design, and mitigation measures would ensure that occupiers and users would remain safe from current and future surface water flood risk for the lifetime of the development (therefore addressing the risks identified e.g. by Environment Agency flood risk mapping), without increasing flood risk elsewhere, then the sequential test need not be applied."

- 1.1.5 In terms of the updated PPG (2025), there are two aspects to the revised PPG in terms of surface water triggering the Sequential Test. In principle most sites, where there are small areas of ponding generated by small catchments contained within the development site itself; then these will inherently be resolved by developing the site and considered appropriately through mitigation. Developing these sites and ensuring appropriate mitigation is in place, would in turn result in a reduction in flood risk to others, due to the formal drainage and attenuated runoff onsite.
- 1.1.6 It can also be acknowledged that where there are significant surface water flood-flow routes through sites, then whilst it is relatively easy to mitigate the risk onsite through levels design; the likelihood for is displacement in these circumstances would be greater. This would therefore have the potential to increase flood risk to others, as those flows would not be captured by the proposed site drainage system. In these cases, there is likely to be a requirement for a more detailed assessment to take place

considering overland flows and how best to capture these within the future design, to evidence to the satisfaction of the EA/LLFA that there will be no adverse impact.

1.2 Site Context

- 1.2.1 This FRA has been prepared to support a planning application for the construction of a residential development on land off Turnpike Close in Semington. The proposals will be complete with access from Turnpike Close, car parking, external works, boundary fencing, external services, and drainage.

1.3 Consultation

- 1.3.1 The NPPF advises that Wiltshire Council (WC) as the Local Planning Authority (LPA) should consult with the EA who will provide advice and guidance on flood issues at a strategic level, and the Lead Local Flood Authority (LLFA) in relation to planning applications.
- 1.3.2 The preparation of this report has been undertaken in consultation with the Environment Agency (EA), Wessex Water (WW) and Wiltshire Council (WC). The consultation responses can be seen in **Appendix B, C and D** respectively.

2.0 EXISTING SITE LOCATION

2.1 Location

2.1.1 The site is located off Turnpike Close in Semington. The nearest Ordnance Survey National Grid Reference is E: 389391, N: 160209 and the nearest postcode is BA14 6GY (see Location Plan in **Appendix E**). The whole site covers 2.6ha and is edged in red in **Figure 1**.

2.1.2 In terms of the surrounding land-use, the site is bound to the north by residential development. To the east is more residential development off Turnpike Close, this is illustrated in **Figure 1**. To the south of the site is the A361, and further south is undeveloped agricultural land. To the west, the site is bound by undeveloped agricultural land, with a commercial caravan storage area beyond.



Figure 1: Existing Features Plan (Google Maps, 2025)

2.2 Existing and Historical Land Use

2.2.1 The wider site is currently undeveloped agricultural land and comprises of low-density vegetation, with larger shrubs and trees located along the site boundaries. Mapping has identified a possible brick wall and a tarmac access from the south, with a dirt path alongside into the boundary. Review of historical mapping from 1888 to 1915 has identified no historical uses of the site other than agricultural.

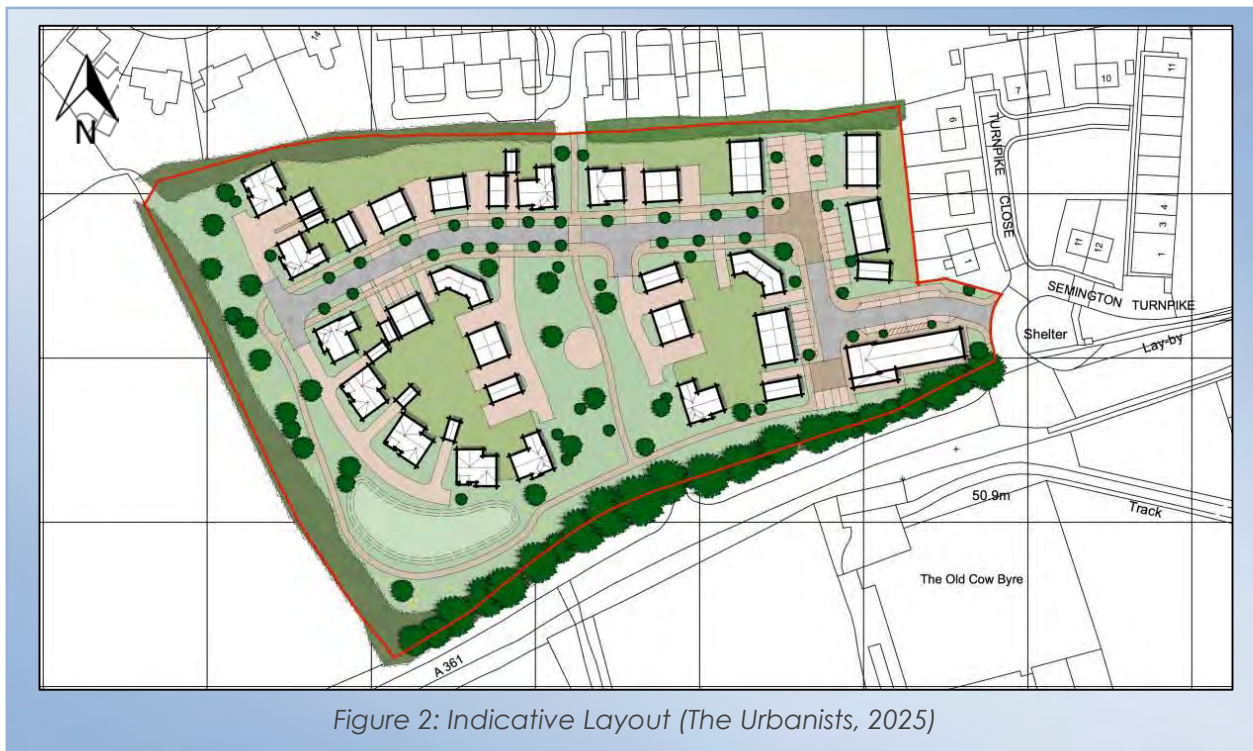
2.3 Topography

- 2.3.1 Generally the levels onsite fall from the north to south-east as illustrated in **Figure 1**; a topographical survey has been completed and is included in **Appendix F**. The highest point of the site is 52.035mAOD along the northern boundary and the lowest is 50.681mAOD in the south-eastern corner. There is a small part of the site (north-western corner) which falls to the north-west away from the rest of the site. The patch of tarmac located along the southern boundary is at 51.453mAOD and lies at a slightly higher level than surrounding land. The arrows shown in **Figure 1** indicate the general falls across the site.

3.0 DEVELOPMENT PROPOSALS

3.1 Nature of the Development

- 3.1.1 This planning application is for the construction of a residential development on land off Turnpike Close, Semington. The proposals comprise of residential development with 48no. dwellings. These will be complete with access, footpaths, car parking, external works, landscaping, boundary fencing, and drainage. The Indicative Layout is included in **Figure 2** (see full plan in **Appendix G**).

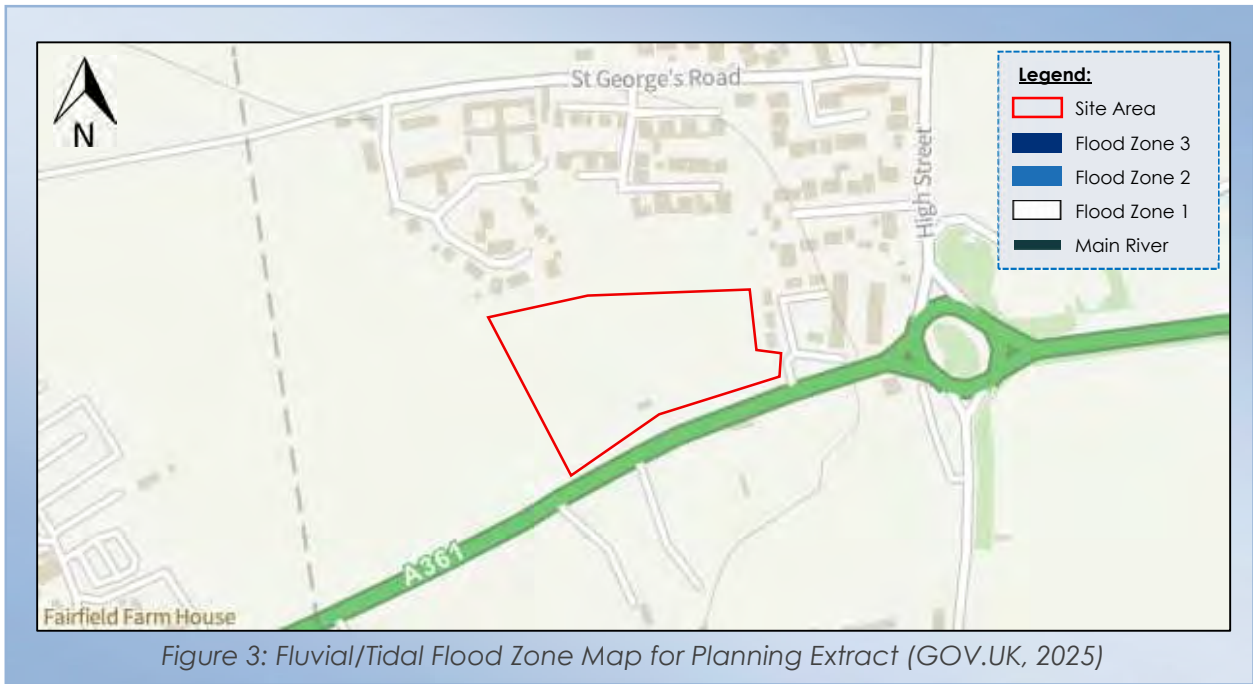


- 3.1.2 In accordance with NPPF (Dec 2024), built development should also avoid areas onsite at high/medium risk from all sources where possible considering possible impacts of future climate change (including surface water). It is understood that the updated PPG (Sept 2025), notes that where a *site-specific flood risk assessment demonstrates clearly that the proposed layout, design, and mitigation measures would ensure that users would remain safe from current and future surface water flood risk for the lifetime of the development, without increasing flood risk elsewhere*, then the sequential test need not be applied.
- 3.1.3 The total site covers 2.6ha and is understood to be 100% permeable at present. The impermeable areas onsite will increase post-development, and this is assumed due to the nature of the development to cover 55% of the development area. Opportunities to provide soft landscaping on the site would provide added benefits to water quality and ecology. Betterment in the form of permeable surfaces as opposed to external hardstanding should also be considered to reduce the surface water run-off.
- 3.1.4 National and local policy identifies that SUDS should be incorporated into new development where feasible to manage surface water run-off generated. A separate Drainage Management Strategy will be prepared to support the planning application which will detail the drainage strategy proposed.

4.0 SOURCES OF FLOOD RISK

4.1 Fluvial Flood Risk

- 4.1.1 Information relating to flood risk at the site has been obtained from the Environment Agency and the Gov.uk website. An extract of the EA's Flood Zone Map for Planning is shown in **Figure 3**, which illustrates that the site is located solely within Flood Zone 1. Flood Zone 1 is an area considered to be at little or no flood risk from rivers and/or the sea (as defined by the EA).



Main Rivers

- 4.1.2 The nearest Main River to the site is Semington Brook located 710m to the north-west. The fluvial flood risk to the site from this Main River is 'low' based on the surrounding topography.
- 4.1.3 This is supported by the Flood Map for Planning which shows the site to be within Flood Zone 1 and at little risk from fluvial or tidal flooding (extract within **Figure 3**). This is corroborated by the Risk of Flooding from Rivers and Sea mapping which shows the site is at little risk (see **Appendix B**).

Ordinary Watercourses

- 4.1.4 The online mapping shows there to be an Ordinary Watercourse over 570m to the south-east. This watercourse routes north towards Semington Brook. Watercourses with catchments greater than 2km² are typically considered as part of the national flood mapping, however; in this case, the contributing catchments are less than this. Due to catchment size of this Ordinary Watercourse, the potential flood risks associated will not have been accurately quantified by the EA or LLFA.
- 4.1.5 This assessment has therefore qualitatively assessed the potential flood risk from the nearby Ordinary Watercourse. The site lies at a ground level of 51mAOD in the south-east corner of site, whereas the ordinary watercourse lies at a ground level of 43mAOD. The ground levels have a difference of 8mAOD.

- 4.1.6 Based on existing topography, any exceedance of this watercourse would route north-east, away from the site boundary. Based on both the location of this watercourse and the surrounding topography, the risk from this ordinary watercourse is therefore 'low'.

4.2 Tidal Flood Risk

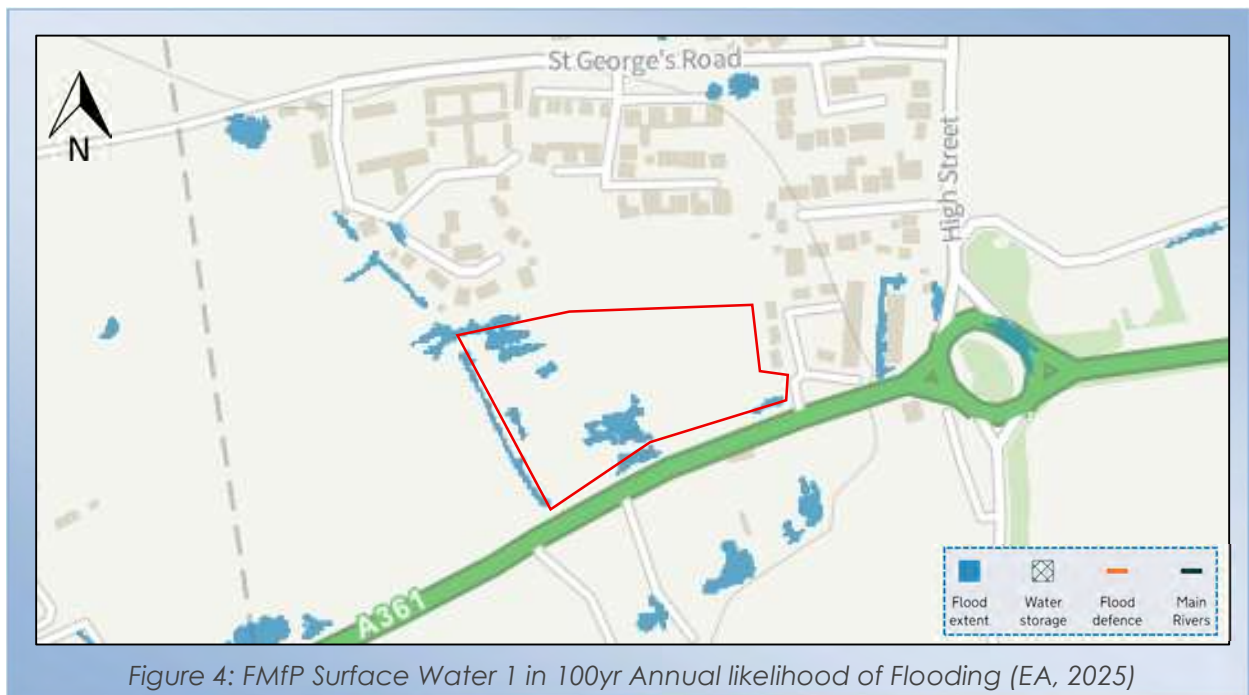
- 4.2.1 The coastline is located over 43km to the north-west. The tidal flood risks associated are therefore 'low'. This is supported by the EA's Flood Map for Planning and Risk of Flooding from Rivers and Sea mapping datasets, which show the site in Flood Zone 1 and at little/no risk from tidal sources (see mapping in **Appendix B**).

4.3 Flood Risk Vulnerability Classification and Flood Zone Compatibility

- 4.3.1 The proposals are classified as 'More Vulnerable' in Annex 3: Flood Risk Vulnerability Classification within the National Planning Policy Framework. The Planning Practice Guidance confirms that this type of land-use is appropriate for Flood Zone 1, providing there is no increase in flood risk elsewhere due to the proposals.

4.4 Surface Water Flood Risk

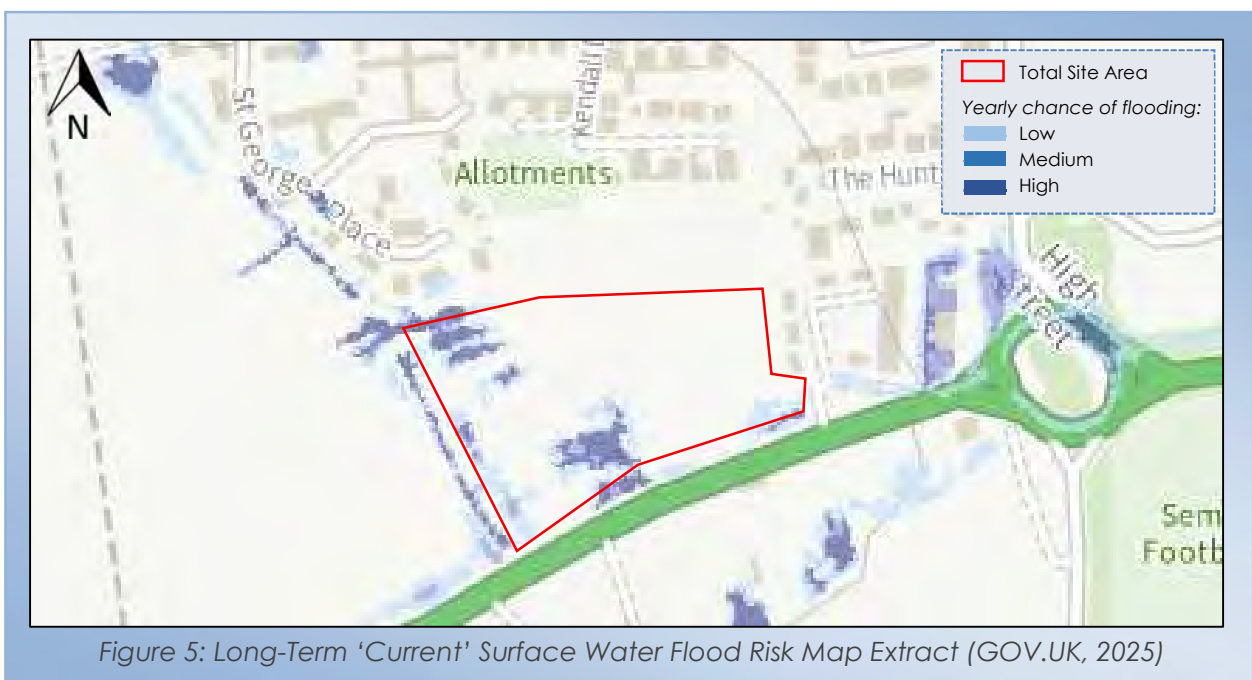
- 4.4.1 Surface water flooding occurs when rainwater is unable to drain away through the normal drainage systems or soak into the ground but lies on or flows over the ground instead. The updated Flood Map for Planning (FMfP) data (25th March 2025), includes new published information relating to surface water flooding. The Surface Water Flood Map for Planning data includes present-day chance of flooding and does not currently show climate change scenarios for surface water.



- 4.4.2 Considering the Surface Water extracts on the Flood Map for Planning, the development proposals are currently shown to be partially within areas considered to

be at risk in the 1 in 30yr return period event (see mapping extracts in **Appendix B**). The development proposals are also partially located within the extents of the 1% AEP (1 in 100yr) return period event, as illustrated within **Figure 4** (see full mapping within **Appendix B**). This is considered to represent the medium chance of flooding scenario.

- 4.4.3 When we consider the 0.1% AEP (1 in 1000yr) return period event (see mapping extracts in **Appendix B**). Those areas onsite considered to be at some risk in this scenario are more extensive than the medium and high chance events but are generally associated with same areas, that being the existing conveyance routes, and areas of the site which are naturally low-lying at present.
- 4.4.4 The EA also provide further information in terms of surface water flooding in the form of the long-term Risk of Flooding from Surface Water (RoFSW) mapping, extracts from which have been included subsequently and discussed (**Figure 5**). Whilst this data is not intended for use in planning, the guidance does say that it can be used as part of initial risk assessment works.
- 4.4.5 The EA RoFSW dataset shows the current present-day risk from surface water, represented on a 2m resolution grid. The risk is displayed as one of three likelihood categories:
- High (greater than or equal to 1 in 30 or 3.3% chance of flooding for any given year);
 - Medium (less than 1 in 30 or 3.3%, but greater than or equal to 1 in 100 or 1% chance of flooding in any given year), and;
 - Low (less than 1 in 100 or 1% chance of flooding, but greater than or equal to 1 in 1000 or 0.1% chance of flooding in any given year).



- 4.4.6 As indicated in **Figure 5**, the site has a varied chance of flooding from surface water. Areas of medium and high probability coincide with existing conveyance routes and areas that are low-lying at present (where ponding is most likely to occur during extreme and prolonged rainfall). There are areas along the western boundary, an area

in the north-western corner and an area located along the southern boundary which are shown to be at medium and high chance of surface water flooding.

- 4.4.7 Whilst the Flood Map for Planning does not include climate change projected chance of flooding scenarios for consideration, future climate change scenarios have been provided as part of the recently updated long-term Risk of Surface Water Flooding mapping. This updated future scenario indicates the predicted impacts of climate change on future flood risk. The climate change allowances are based on the latest UK Climate Projections (UKCP18) from the Met Office, using the Representative Concentration Pathway (RCP) 8.5. A near-term epoch (2040 – 2060 “2050s” epoch) and central allowances are used.
- 4.4.8 When comparing the current extents to the future extents, there are still areas within the wider site considered to have a medium/high chance of surface water flooding. The extents are slightly greater than those indicated by the current scenario (**Figure 5**) but are associated with the same general areas.
- 4.4.9 The future surface water flood risk mapping shows there to be an area along the southern boundary which is located within medium and high chance of surface water flooding extent. This is thought to be due to the land-use and existing ground levels. There are also large areas in the north-western corner shown to be located within medium and high chance of surface water flooding extent. This is again due to it being low lying meaning these areas have a greater chance of ponding during extreme and prolonged rainfall events).
- 4.4.10 Where residential development is required within these higher likelihood locations, it has been determined that these high chance areas are essentially localised low spots within the site and as the catchments originate onsite, this risk can be adequately mitigated. Mitigation in the form of both appropriate levels design and implementation of formal surface water drainage infrastructure will be proposed.
- 4.4.11 We have reviewed the online mapping to gain an understanding of the possible flood depths across the proposed development area associated with the medium and high surface water flood extents discussed above. The mapping shows that most of site would have flood depths less than 30cm where medium and high-risk locations have been identified. No built development will however be located within these medium and high chance extents meaning the proposed residential development is located in those parts of site at least risk (see mapping extracts in **Appendix B**).
- 4.4.12 In terms of safeguarding any residual risks onsite post-development, it is advised that external levels fall away from the proposed dwellings, to minimise the flood risk from a variety of sources. By keeping the Finished Floor Levels elevated relative to the externals (typically 150mm-300mm to conform to standard Building Regs), this should help create safe overland flood flow routing in the event of flooding from a variety of possible sources.
- 4.4.13 Furthermore, potential residual flood risk from surface water will be managed, post-development through the implementation of a sustainable surface water management regime, to manage surface water run-off generated by the proposed development in a sustainable and efficient manner. Any run-off conveying through the

site at present should be catered for through continued routing in an appropriate manner, this will ensure no increased run-off elsewhere because of the proposals.

- 4.4.14 As such based on the updated PPG, appropriate mitigation can be incorporated on this site-specific design to ensure no adverse impacts to others result from the proposals and the proposals themselves can be designed in such a way that the potential flood risk is minimised.

Pluvial (Overland run-off) Flood Risk

- 4.4.15 Intense rainfall that is unable to soak into the ground or enter drainage systems can run-off land and result in flooding. Local topography and the land-use can have a strong influence on the direction and depth of flow. Interception ditches can be incorporated along boundaries where the potential for overland flow is identified during the detailed design stage (either onto site or resulting from the site).
- 4.4.16 The north of the site is bounded by residential development, these areas will likely be served by formal drainage infrastructure, in turn reducing the risk of pluvial flows. To the east, the site is bound by Turnpike Close and residential development off Turnpike Close. As stated above, these are developed areas at present and are likely served by formal drainage. Based on existing topography, Turnpike Close is 0.5mAOD lower than the east site boundary and any exceedance would route further east, away from the site. Based on the above, the risk to the site from pluvial flooding from this direction is considered 'low'.
- 4.4.17 Immediately south of the site is the A361. As this is developed it is likely to be served by formal drainage infrastructure. Further south is more undeveloped agricultural land with a farmhouse located on the opposite side of the A361. Based on existing topography, any run-off generated would route south, away from the site, and towards Little Marsh, which would be served by formal drainage. Based on the above, the risk to the site from pluvial flooding from this direction is considered 'low'.
- 4.4.18 To the west of the site is undeveloped agricultural land. Based on existing topography, run-off generated here would route in an eastern direction, towards the site boundary. Interception ditches can be incorporated along the site western boundary to intercept flows directing towards the site, ultimately routing through to outfall as it does at present.
- 4.4.19 The volume and rate of overland flow from land can be exacerbated if development increases the percentage of impermeable areas. Any overland flows generated by the development must be carefully controlled; safe avenues directing overland flow away from adjacent development are advised.
- 4.4.20 An appropriate surface water management regime will be implemented post-development, to cater for the increase in impermeable areas on the site, meaning a reduction in the overland flows generated on the site.

Sewer Flood Risk

- 4.4.21 In urban areas, rainwater is frequently drained into surface water sewers or sewers containing both surface and wastewater known as 'combined sewers'. Foul water

flooding often occurs in areas prone to overland flow and can result when the sewer is overwhelmed by heavy rainfall and will continue until the water drains away.

- 4.4.22 Consultation with Wessex Water (WW) has been undertaken; no record or incidences of flooding have been identified due to exceedance or blockage of any sewer infrastructure (see **Appendix C** for correspondence).
- 4.4.23 Regardless, it is advised that external levels fall away from the proposed developments to minimise the flood risk from a variety of sources. By keeping the Finished Floor Levels elevated relative to the externals, this should help create an overland flood flow route in the event of a breach or any other source of overland flooding.

4.5 Groundwater Flood Risk

- 4.5.1 High groundwater levels are usually the key source of groundwater flooding, which occurs when excess water emerges at the grounds surface (or within manmade underground structures such as basements). Groundwater flooding is often more insistent than surface water flooding and would typically last for weeks/months rather than days meaning the result to property is often more severe.
- 4.5.2 In general terms groundwater flooding can occur from three main sources:
- If groundwater levels are naturally close to the surface, then this can present a flood risk during times of intense rainfall. No groundwater flood risk has been identified during consultation with the various interested parties, including review of the Wiltshire Council Strategic Flood Risk Assessment (SFRA) (2024).
 - Seepage and percolation occur where embankments above ground level hold water. In these cases, water travels through the embankment material and emerges on the opposite side of the embankment. At present there are no reported problems with groundwater flooding.
 - Groundwater recovery/rebound occurs where the water table has been artificially depressed by abstraction. When the abstraction stops the water table makes a recovery to its original level. There is the potential for groundwater flooding in low lying areas where groundwater levels have been depressed below their pre-pumping conditions, where these were at or close to ground level. As with the seepage scenario the likelihood of flooding from this source is low.
- 4.5.3 The mapping data for groundwater shows that the site is underlain by a Secondary A Bedrock aquifer, which permeable layers capable of supporting water supplies at a local rather than strategic scale. The site is also underlain with unproductive strata, which refer to rock layers or drift deposits with low permeability that have negligible significance for water supply.
- 4.5.4 The online BGS mapping also provides information on Groundwater Vulnerability, this mapping illustrates the vulnerability of the groundwater to a pollutant discharged at ground level. The mapping uses hydrological, geological, hydrogeological and soil properties within a one-kilometre, square grid. In this case, the site area is shown to be located within a high-risk area, which means that it is in an area with a high likelihood of a pollutant reaching the groundwater (i.e., the vulnerability).

- 4.5.5 The Wiltshire Council Strategic Flood Risk Assessment (SFRA) (2024) online mapping shows the entirety of the site to be in the orange zone. Within the orange zone, there is a risk of groundwater flooding to surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally (mapping extracts in **Appendix H**).
- 4.5.6 No historical flooding at or within proximity of the site due to groundwater related sources has however been identified as part of this assessment, including review of the Wiltshire Council SFRA (2024) (see mapping extracts in **Appendix H**) and review of the Phase 1 Geo-Environmental Assessment Report by Brownfield Solutions LTD (June 2025). This report suggests the potential of groundwater flooding to be considered negligible within 50m.
- 4.5.7 Irrespective, it is advised that external levels fall away from the proposed developments to minimise the flood risk from a variety of sources. By keeping the Finished Floor Levels elevated relative to the externals, this should help create an overland flood flow route in the event of a breach or any other source of overland flooding.

Groundwater Source Protection Zones

- 4.5.8 In addition to the aquifer bedrock designations, mapping is available that shows the extent of groundwater Source Protection Zones (SPZs). The SPZs show the risk of contamination from any activities that might cause pollution in the area. Sources include wells, boreholes, and springs. The site is not located within an SPZ.

4.6 Artificial Sources of Flood Risk

- 4.6.1 National policy states that an FRA should consider the potential risks from a variety of other flood sources including artificial sources (such as risks from reservoirs and canals).

Reservoirs

- 4.6.2 The Environment Agency recognises reservoirs as bodies of water over 25,000cu.m and the long-term flood mapping is included in **Appendix B**. The mapping shows that the site is not susceptible to flooding should a failure occur in a nearby reservoir.
- 4.6.3 Irrespective, it is advised that external levels fall away from the proposed dwellings, to minimise the flood risk from a variety of sources. By keeping the Finished Floor Levels elevated relative to the externals, this should help create an overland flood flow route in the event of a breach or any other source of reservoir flooding.

Ponds

- 4.6.4 There are existing bodies of water that are under the EA threshold for reservoirs but still considered to be large bodies of water worth considering from a flood risk perspective. The nearest being a pond located south of the site within the farmhouse fields. Due to the differing ground levels and existing topography, it is concluded that any exceedance to this body of water would route east, away from site and would not impact the site location.
- 4.6.5 Irrespective, it is advised that external levels fall away from the proposed dwellings, to minimise the flood risk from a variety of sources. By keeping the Finished Floor Levels elevated relative to the externals, this should help create an overland flood flow route in the event of a breach or any other source of reservoir flooding.

Canals

- 4.6.6 The Kennet and Avon Canal is located 0.33 miles north of the site boundary. Based on existing topography, the canal is 11mAOD lower than the lowest part of site. Any exceedance from the canal would route north, away from site and join Semington Brook. The flood risk to the site from canals is therefore considered to be 'very low'.
- 4.6.7 Irrespective, it is advised that external levels fall away from the proposed developments, to minimise the flood risk from a variety of sources. By keeping the Finished Floor Levels elevated relative to the externals, this should help create an overland flood flow route in the event of a breach or any other source of canal flooding.

4.7 Historical and Anecdotal Flooding Information

- 4.7.1 Review of the Wiltshire Council Strategic Flood Risk Assessment (SFRA) (2024) shows no historical flooding near the site; the closest shown incidents are located 500m north-east on the junction of High Street and Church Street (**Appendix H**). Further review has identified flooding to Semington Brook prior to flood defences in the area being constructed. No other historical flooding has been recorded in proximity to the site.
- 4.7.2 Consultation with the Environment Agency (EA), Wessex Water (WW), Wiltshire Council (WC) has been carried out for this application and has identified no historical flood incidences to the site (correspondence in **Appendix B, C and D**).

4.8 Flood Risk Mitigation Measures & Residual Risks

- 4.8.1 The development area is located wholly within Flood Zone 1 and are at little risk of fluvial/tidal flooding. To observe a conservative approach however, mitigation measures have been proposed below to safeguard against other potential residual sources of flood risk. The mitigation measures also consider the uncertainties of climate change in accordance with the revised NPPF and PPG.

Mitigation Measures

- 4.8.2 Regarding the areas of medium and high food risk, an intra-site sequential approach has been taken, and the proposed residential development avoids medium and high chance of surface water flooding areas where practical. Where residential development is required within these higher likelihood locations, it has been determined that these high chance areas are essentially localised low-spots onsite and as the catchments originate onsite, this risk can be adequately mitigated. Mitigation in the form of both appropriate levels design and implementation of formal surface water drainage infrastructure will be proposed.
- 4.8.3 It is advised that external levels fall away from the proposed development, to minimise the flood risk from a variety of sources. By keeping the Finished Floor Levels elevated relative to the externals (typically 150 to 300mm where practical), should help create a safe overland flood flow route externally in the event of a flooding associated with a variety of sources.
- 4.8.4 Any run-off conveying through the site at present should be catered for through continued routing in an appropriate manner, this will ensure no increased run-off

elsewhere because of the proposals. Safe avenues directing overland flow away from any existing/proposed buildings is advised.

- 4.8.5 To minimise the flood risk to neighbouring properties, it is recommended that the surface water run-off generated by the proposals be managed effectively with the peak rates of run-off being restricted to the equivalent of the pre-development situation (with betterment where required).
- 4.8.6 The proposed onsite surface water drainage system will need to be sized to contain exceedance from storm events up to and including the 1 in 100yr return period storm event with a 45% allowance for climate change being contained onsite. A separate Drainage Management Strategy will be prepared to support the application, which details the drainage strategy.
- 4.8.7 As with any drainage system, blockages within either the foul or surface water system have the potential to cause flooding or disruption. It is important that should any drainage systems not be offered for adoption then an appropriate maintenance regime should be scheduled with a suitably qualified management company for these private drainage systems.

Residual Risks

- 4.8.8 If an extreme rainfall event exceeds the design criteria for the drainage system it is likely that there will be some overland flows that are unable to enter the system, it is important that these potential overland flows are catered for within the development site if the capacity of the drainage system is exceeded, or in the event of a system failure.

5.0 SUMMARY AND CONCLUSIONS

- 5.1 The proposals are classified as 'More Vulnerable' in Annex 3: Flood Risk Vulnerability Classification, within the National Planning Practice Framework. The Planning Practice Guidance confirms more vulnerable development is appropriate when located within Flood Zone 1 providing there is no increase in flood risk elsewhere due to the proposals.
- 5.2 Consultation with the Environment Agency, Wessex Water, Wiltshire Council have identified no historical flooding events near or to the site. This report has reviewed all sources of flood risk both to and resulting from the proposed development site. The nearest Main River to the site is Semington Brook, 710m to the north-west. The fluvial flood risk to the site from this Main River is 'low' based on the surrounding topography, and the flood map for planning.
- 5.3 An intra-site sequential approach should be taken when locating more-vulnerable development, whereby new development should be steered to areas at least risk of flooding. The proposed residential development is located outside of Flood Zone 2 and 3 extents and avoids medium and high chance of surface water flooding areas where practical. Where residential development is required within these higher likelihood locations, it has been determined that these high chance areas are essentially localised low-spots onsite and as the catchments originate onsite, this risk can be adequately mitigated.
- 5.4 The site is shown to be at varied risk from surface water flooding. The areas onsite shown to have the greatest chance of surface water flooding correspond with low points and conveyance routes. Here ponding is most likely to occur during extreme and prolonged rainfall at present.
- 5.5 The future surface water flood likelihood extents are associated with the same areas when compared to the current surface water extents, but general areas are slightly larger. High chance of surface water flooding is located along the southern boundary and areas in the north-west corner. These areas have a greater probability of surface water flooding due to being low lying at present (where ponding is most likely to occur during extreme and prolonged rainfall events). Additional proposed impermeable areas onsite have the potential to cause an increase in flood risk to others if not managed appropriately. A separate Drainage Management Strategy will be prepared which will detail the drainage proposals.
- 5.6 To mitigate any potential residual flood risks, it is advised that external levels fall away from the proposed developments, to minimise the flood risk associated with overland flows. By keeping the Finished Floor Levels elevated relative to the externals (typically 150mm to 300mm), this should help create safe overland flood flow routes in the event of any source of flooding including fluvial, surface water and groundwater.
- 5.7 To summarise, the proposals are at 'low' flood risk from the key flood sources reviewed as part of this assessment and appropriate mitigation will be put in place to ensure that there is no increase in flood risk because of the proposals. This assessment has been prepared in consultation with the relevant interested parties. The report is commensurate with the scale and nature of the proposals and is appropriate with the Planning Practice Guidance.

6.0 RECOMMENDATIONS

- 6.1 An intra-site sequential approach should be taken when locating more-vulnerable development, whereby new development should be steered to areas at least risk of flooding. The proposed residential development is located outside of the predicted Flood Zone 2 and 3 extents and avoids medium and high chance of surface water flooding areas where practical. Where residential development is required within these higher likelihood locations, it has been determined that these high chance areas are essentially localised low-spots onsite and as the catchments originate onsite, this risk can be adequately mitigated.
- 6.2 It is advised that external levels fall away from the proposed developments to minimise the flood risk from a variety of sources. By keeping the Finished Floor Levels elevated relative to the externals, this should help create a safe overland flood flow route externally in the event of a flooding associated with a variety of sources, including residual groundwater and surface water flooding.
- 6.3 Any run-off conveying through the site at present should be catered for through continued routing in an appropriate manner, this will ensure no increased run-off elsewhere because of the proposals. Safe avenues directing overland flow away from any existing/proposed buildings is advised.
- 6.4 To minimise the flood risk to the neighbouring properties it is recommended that the surface water run-off generated by the proposals be managed effectively with the peak rates of run-off being restricted to the equivalent of the pre-development situation (with betterment where required).
- 6.5 The proposed onsite surface water drainage system will need to be sized to contain the 1 in 30yr return period event with exceedance from storm events up to and including the 1 in 100yr return period storm event with a 45% allowance for climate change being contained onsite.
- 6.6 As with any drainage system, blockages within either the foul or surface water system have the potential to cause flooding or disruption. It is important that should any drainage systems not be offered for adoption then an appropriate maintenance regime should be scheduled with a suitably qualified management company for these private drainage systems.

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United Utilities – <https://www.unitedutilities.com/>

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APPENDIX A: NPPF & PPG EXTRACTS

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14. Meeting the challenge of climate change, flooding and coastal change

161. The planning system should support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

Planning for climate change

162. Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating and drought from rising temperatures⁶¹. Policies should support appropriate measures to ensure the future health and resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.
163. The need to mitigate and adapt to climate change should also be considered in preparing and assessing planning applications, taking into account the full range of potential climate change impacts.
164. New development should be planned for in ways that:
- a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through incorporating green infrastructure and sustainable drainage systems; and
 - b) help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings in plans should reflect the Government's policy for national technical standards.
165. To help increase the use and supply of renewable and low carbon energy and heat, plans should:
- a) provide a positive strategy for energy from these sources, that maximises the potential for suitable development, and their future re-powering and life extension, while ensuring that adverse impacts are addressed appropriately (including cumulative landscape and visual impacts);

⁶¹ In line with the objectives and provisions of the Climate Change Act 2008.

- b) consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development; and
 - c) identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.
166. In determining planning applications, local planning authorities should expect new development to:
- a) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and
 - b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.
167. Local planning authorities should also give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights). Where the proposals would affect conservation areas, listed buildings or other relevant designated heritage assets, local planning authorities should also apply the policies set out in chapter 16 of this Framework.
168. When determining planning applications for all forms of renewable and low carbon energy developments and their associated infrastructure, local planning authorities should:
- a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and give significant weight to the benefits associated with renewable and low carbon energy generation and the proposal's contribution to a net zero future;
 - b) recognise that small-scale and community-led projects provide a valuable contribution to cutting greenhouse gas emissions;
 - c) in the case of applications for the repowering and life-extension of existing renewable sites, give significant weight to the benefits of utilising an established site.
169. Once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas.

Planning and flood risk

170. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where

development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

171. Strategic policies should be informed by a strategic flood risk assessment, and should manage flood risk from all sources. They should consider cumulative impacts in, or affecting, local areas susceptible to flooding, and take account of advice from the Environment Agency and other relevant flood risk management authorities, such as lead local flood authorities and internal drainage boards.
172. All plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by:
 - a) applying the sequential test and then, if necessary, the exception test as set out below;
 - b) safeguarding land from development that is required, or likely to be required, for current or future flood management;
 - c) using opportunities provided by new development and improvements in green and other infrastructure to reduce the causes and impacts of flooding, (making as much use as possible of natural flood management techniques as part of an integrated approach to flood risk management); and
 - d) where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to relocate development, including housing, to more sustainable locations.
173. A sequential risk-based approach should also be taken to individual applications in areas known to be at risk now or in future from any form of flooding, by following the steps set out below.
174. Within this context the aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test.
175. The sequential test should be used in areas known to be at risk now or in the future from any form of flooding, except in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk).
176. Applications for some minor development and changes of use⁶² should also not be subject to the sequential test, nor the exception test set out below, but should still meet the requirements for site-specific flood risk assessments set out in footnote 63.

⁶² This includes householder development, small non-residential extensions (with a footprint of less than 250m²) and changes of use; except for changes of use to a caravan, camping or chalet site, or to a mobile home or park

177. Having applied the sequential test, if it is not possible for development to be located in areas with a lower risk of flooding (taking into account wider sustainable development objectives), the exception test may have to be applied. The need for the exception test will depend on the potential vulnerability of the site and of the development proposed, in line with the Flood Risk Vulnerability Classification set out in Annex 3.
178. The application of the exception test should be informed by a strategic or site-specific flood risk assessment, depending on whether it is being applied during plan production or at the application stage. To pass the exception test it should be demonstrated that:
- a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and
 - b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.
179. Both elements of the exception test should be satisfied for development to be allocated or permitted.
180. Where planning applications come forward on sites allocated in the development plan through the sequential test, applicants need not apply the sequential test again. However, the exception test may need to be reapplied if relevant aspects of the proposal had not been considered when the test was applied at the plan-making stage, or if more recent information about existing or potential flood risk should be taken into account.
181. When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment⁶³. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:
- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
 - b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;
 - c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;

home site, where the sequential and exception tests should be applied as appropriate.

⁶³ A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.

- d) any residual risk can be safely managed; and
 - e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.
182. Applications which could affect drainage on or around the site should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff, and which are proportionate to the nature and scale of the proposal. These should provide multifunctional benefits wherever possible, through facilitating improvements in water quality and biodiversity, as well as benefits for amenity. Sustainable drainage systems provided as part of proposals for major development should:
- a) take account of advice from the Lead Local Flood Authority;
 - b) have appropriate proposed minimum operational standards; and
 - c) have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development.

Coastal change

183. In coastal areas, planning policies and decisions should take account of the UK Marine Policy Statement and marine plans. Integrated Coastal Zone Management should be pursued across local authority and land/sea boundaries, to ensure effective alignment of the terrestrial and marine planning regimes.
184. Plans should reduce risk from coastal change by avoiding inappropriate development in vulnerable areas and not exacerbating the impacts of physical changes to the coast. They should identify as a Coastal Change Management Area any area likely to be affected by physical changes to the coast, and:
- a) be clear as to what development will be appropriate in such areas and in what circumstances; and
 - b) make provision for development and infrastructure that needs to be relocated away from Coastal Change Management Areas.
185. Development in a Coastal Change Management Area will be appropriate only where it is demonstrated that:
- a) it will be safe over its planned lifetime and not have an unacceptable impact on coastal change;
 - b) the character of the coast including designations is not compromised;
 - c) the development provides wider sustainability benefits; and
 - d) the development does not hinder the creation and maintenance of a continuous signed and managed route around the coast⁶⁴.

⁶⁴ As required by the Marine and Coastal Access Act 2009.

186. Local planning authorities should limit the planned lifetime of development in a Coastal Change Management Area through temporary permission and restoration conditions, where this is necessary to reduce a potentially unacceptable level of future risk to people and the development.

How can neighbourhood plans and neighbourhood development/community right to build orders take account of coastal change?

In any instance where a Neighbourhood Area is proposed in a Coastal Change Management Area, careful attention should be paid to the guidance on [what development would be appropriate in such an area](#), including whether [time-limiting planning permissions](#) are needed. The local planning authority will need to be consulted about existing and anticipated levels of risk, and the types of development that may or may not be appropriate.

See related policy in [paragraphs 170 to 173 of the National Planning Policy Framework](#) (<https://www.gov.uk/guidance/national-planning-policy-framework/14-meeting-the-challenge-of-climate-change-flooding-and-coastal-change>).

Paragraph: 076 Reference ID: 7-076-20220825

Revision date: 25 08 2022

Flood Zone and flood risk tables

- Table 1: Flood Zones
- [National Planning Policy Framework Annex 3 - Flood risk vulnerability classification](#) (<https://www.gov.uk/guidance/national-planning-policy-framework/annex-3-flood-risk-vulnerability-classification>)
- [Table 2: Flood risk vulnerability and flood zone 'incompatibility'](#)

Paragraph: 077 Reference ID: 7-077-20220825

Revision date: 25 08 2022

Table 1: Flood Zones

Flood Zone	Definition
Zone 1 Low Probability	Land having a less than 0.1% annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map for Planning – all land outside Zones 2, 3a and 3b)
Zone 2 Medium Probability	Land having between a 1% and 0.1% annual probability of river flooding; or land having between a 0.5% and 0.1% annual probability of sea flooding. (Land shown in light blue on the Flood Map)

Flood Zone	Definition
Zone 3a High Probability	Land having a 1% or greater annual probability of river flooding; or Land having a 0.5% or greater annual probability of sea. (Land shown in dark blue on the Flood Map)
Zone 3b The Functional Floodplain	This zone comprises land where water from rivers or the sea has to flow or be stored in times of flood. The identification of functional floodplain should take account of local circumstances and not be defined solely on rigid probability parameters. Functional floodplain will normally comprise: • land having a 3.3% or greater annual probability of flooding, with any existing flood risk management infrastructure operating effectively; or • land that is designed to flood (such as a flood attenuation scheme), even if it would only flood in more extreme events (such as 0.1% annual probability of flooding). 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. (Not separately distinguished from Zone 3a on the Flood Map)

Note: The Flood Zones shown on the Environment Agency's Flood Map for Planning (Rivers and Sea) do not take account of the possible impacts of climate change and consequent changes in the future probability of flooding. Reference should therefore also be made to the [Strategic Flood Risk Assessment \(https://www.gov.uk/guidance/local-planning-authorities-strategic-flood-risk-assessment\)](https://www.gov.uk/guidance/local-planning-authorities-strategic-flood-risk-assessment) when considering location and potential future flood risks to developments and land uses.

Paragraph: 078 Reference ID: 7-078-20220825

Revision date: 25 08 2022

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

Notes to table 2:

- This table does not show the application of the [Sequential Test](#) which should be applied first to guide development to the lowest flood risk areas; nor does it reflect the need to avoid flood risk from sources other than rivers and the sea;
- The Sequential and [Exception Tests](#) do not need to be applied to those developments set out in [National Planning Policy Framework footnote 56](#) (<https://www.gov.uk/guidance/national-planning-policy-framework/14-meeting-the-challenge-of-climate-change-flooding-and-coastal-change>). The Sequential and Exception Tests should be applied to ‘major’ and ‘non major’ development;
- Some developments may contain different elements of vulnerability and the highest vulnerability category should be used, unless the development is considered in its component parts.

“†” In Flood Zone 3a essential infrastructure should be designed and constructed to remain operational and safe in times of flood.

APPENDIX B: EA INFORMATION & CORRESPONDENCE

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Hollie Waud
Betts Hydro
holliewaud@betts-associates.co.uk

Our ref: EIR2025/16511
Date: 22nd July 2025

Dear Hollie Waud,

Thank you for your enquiry which was received on 3rd July 2025. We respond to requests under the Freedom of Information Act 2000 and Environmental Information Regulations 2004.

Abstract

Name	Product 4
Description	Detailed Flood Risk Assessment Map for BA14 6GY NGR: ST8939160209
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 2025 Ordnance Survey AC0000807064.

Open Data

Environment Agency published datasets are 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: [Find open data - data.gov.uk](#)

Examples of datasets you may require:

- Flood Map for Planning
- Recorded Flood Outlines
- Historic Flood Map
- Surface Water for Spatial Planning extents

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://check-long-term-flood-risk.service.gov.uk/>

If you have requested this information to help inform a development proposal, then you should also note the detail in the attached advisory text on the use of Environment Agency Information and Further Guidance for FRAs.

Recorded Historic Flood Events

We no longer produce pdf copies of the Historic Flood Map. This information is available to search select, and download free of charge as part of the Government's 'Open Data' project as

- Recorded Flood Outlines
- Historic Flood Map

These are GIS layers and can be downloaded from: [Environment Agency - Publishers - data.gov.uk](https://data.gov.uk/publishers/environment-agency)

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 it's records if new evidence emerges.

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/14497/SD67-Wiltshire-Level-1-Strategic-Flood-Risk-Assessment-2024/pdf/SD67_Wiltshire_Level_1_Strategic_Flood_Risk_Assessment_2024.pdf?m=1733141632550

The Wiltshire Council Local Plan is available via this link: <https://www.wiltshire.gov.uk/planning-policy-local-plan-review-consultation>. Please contact Wiltshire Council for further information about their latest SFRA.

Planning Advice

We now charge for aspects of discretionary planning advice including pre-application enquiries. This approach provides advice to developers in two ways. Firstly, there is the provision of 'free' high level 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 obtain more detailed advice, we may be able to provide this through our discretionary chargeable scheme aimed at recovering our costs. If you have questions regarding elements of your enquiry related to Planning and Development, please contact our Sustainable Places team on wx.sp@environment-agency.gov.uk.

Flood 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.

Please note: If your site is in Flood Zone 1 but the Flood Map for Planning (FMfP) or your Local Planning Authority's (LPA) Strategic Flood Risk Assessment (SFRA) shows it will be at increased risk of flooding from rivers or the sea during the development lifetime, you should make sure a Flood Risk Assessment (FRA) is done, and treat the site as if it were in Flood Zone 2 when deciding which advice you need to access.

Environmental Permit for Flood Risk Activities

In addition to any other permission(s) that you may have already obtained e.g. planning permission, you may need an environmental permit for flood risk activities (formerly known as Flood Defence Consent prior to 06 April 2016) if you want to do work:

- in, under, over or near a main river (including where the river is in a culvert)
- on or near a flood defence on a main river
- in the flood plain of a main river
- on or near a sea defence

For further information and to check whether a permit is required please visit:

<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

For any further advice, please email Blandford.frap@environment-agency.gov.uk.

Flood Defences

If there are any formal flood defences within 1km of the site boundary provided, a PDF containing flood defence information will be enclosed. This information has been taken from our Asset Information Management System database (AIMS). A data download can be accessed here: [AIMS Asset Bundle](#)

Please note that flood defences can increase water levels elsewhere e.g. through channels being restricted by defences, or because defences prevent flood water flowing back into the river channel.

Further Information

We advise that you also contact 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>

If you have requested this information to help inform a development proposal, then you should note the information on GOV.UK on the use of Environment Agency Information for FRAs:

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

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

We hope you find this information helpful. It is provided subject to the guidance below, which we strongly recommend you read.

Yours sincerely

Katy Barnes

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)
EIR2025/16511 Defences Map & Data (if applicable)

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>

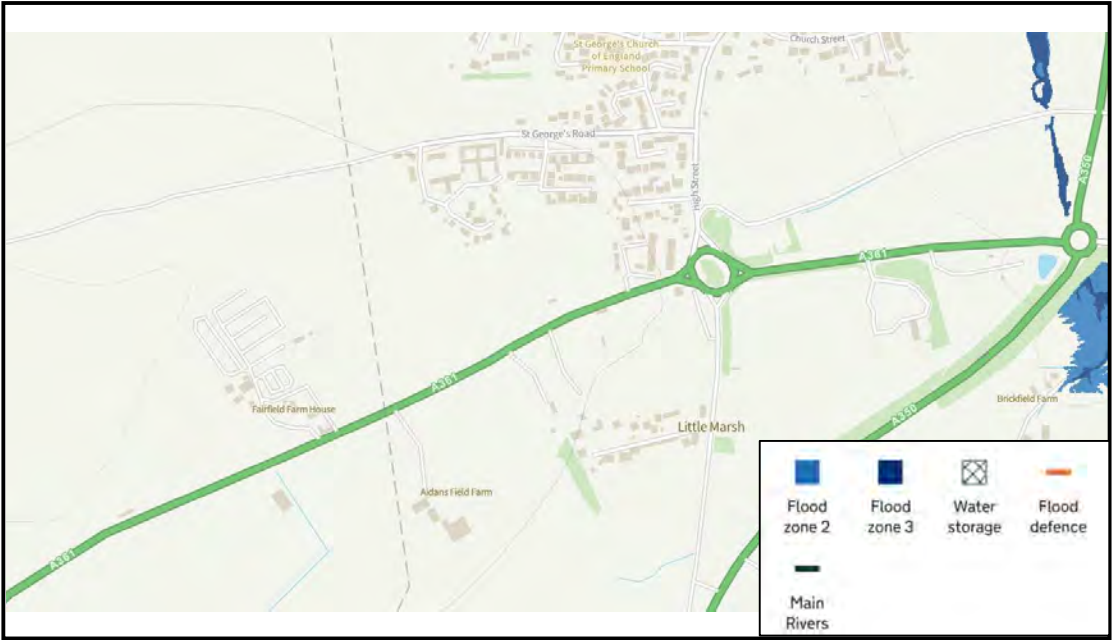
<https://www.gov.uk/government/publications/planning-applications-assessing-flood-risk>

NATIONAL FLOOD MAPPING

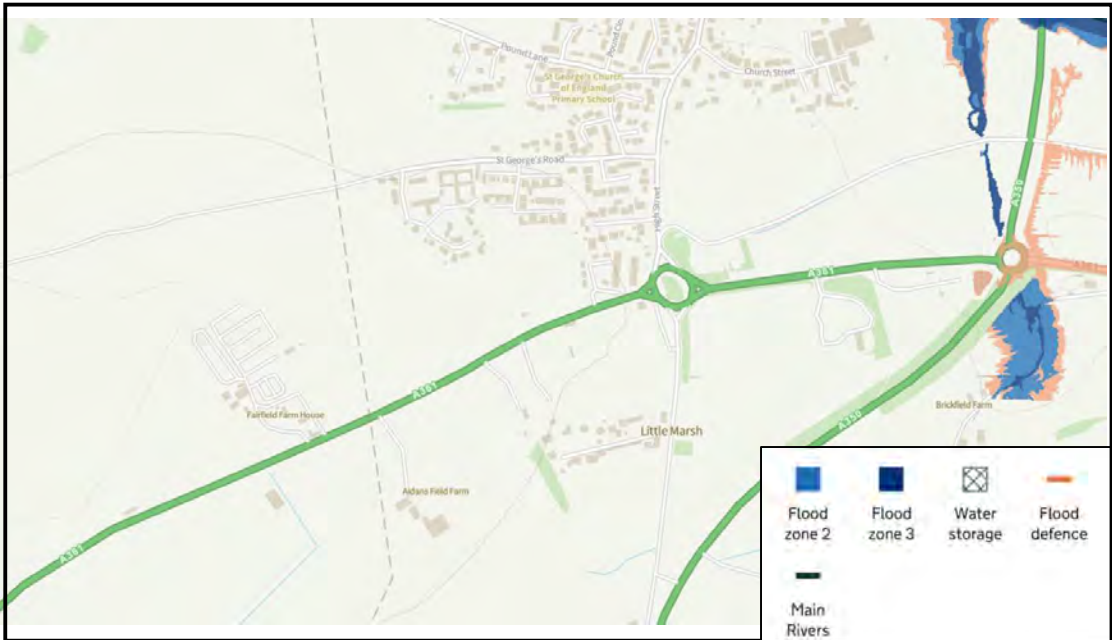


FLOOD MAP FOR PLANNING

Flood Zones (Present Day)



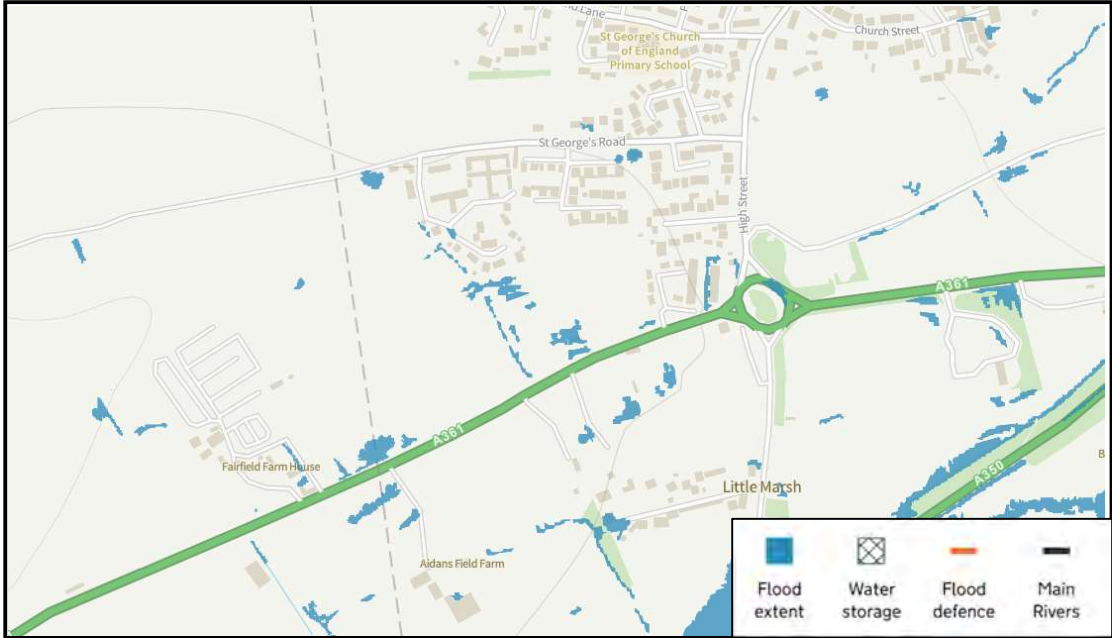
Flood Zones (2070 to 2125)



NATIONAL FLOOD MAPPING



Surface Water Annual Likelihood of Flooding – 1 in 30yr



Surface Water Annual Likelihood of Flooding – 1 in 100yr



NATIONAL FLOOD MAPPING



Surface Water Annual Likelihood of Flooding – 1 in 1000yr

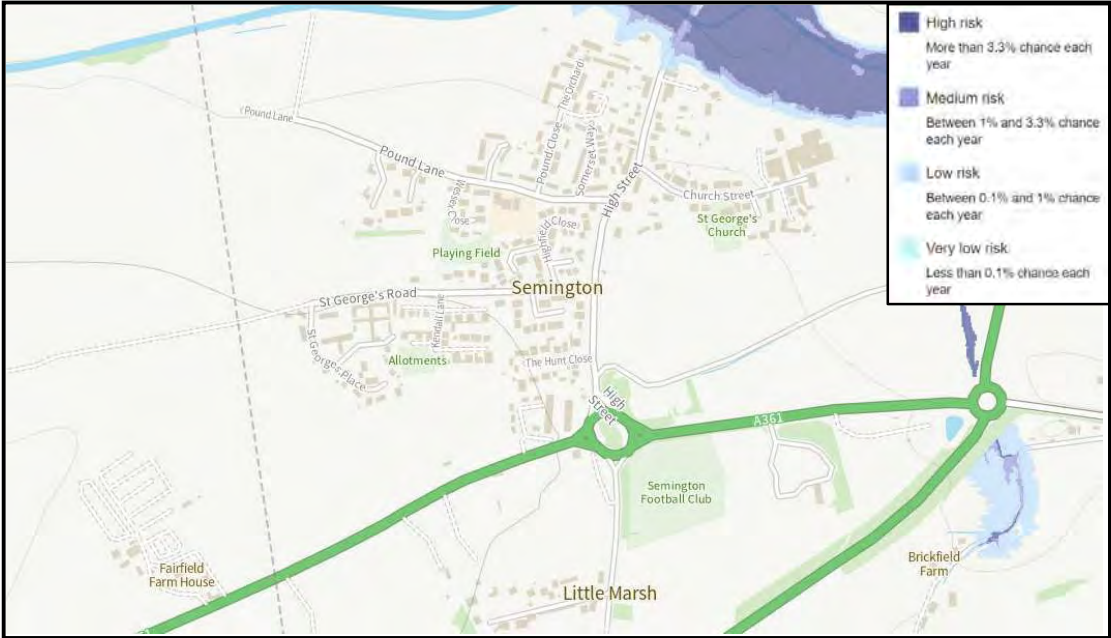


NATIONAL FLOOD MAPPING



LONG TERM RISK OF FLOODING MAPPING

Rivers or Sea – Current



Rivers or Sea – Future (2036-2069)



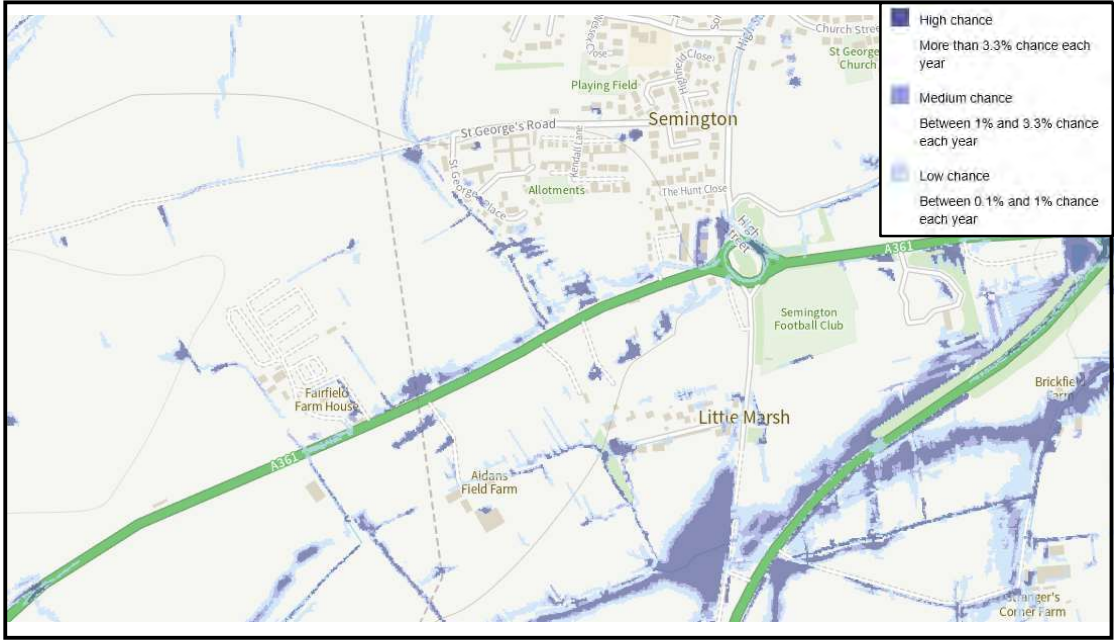
NATIONAL FLOOD MAPPING



Surface Water – Current



Future (2040-2060)



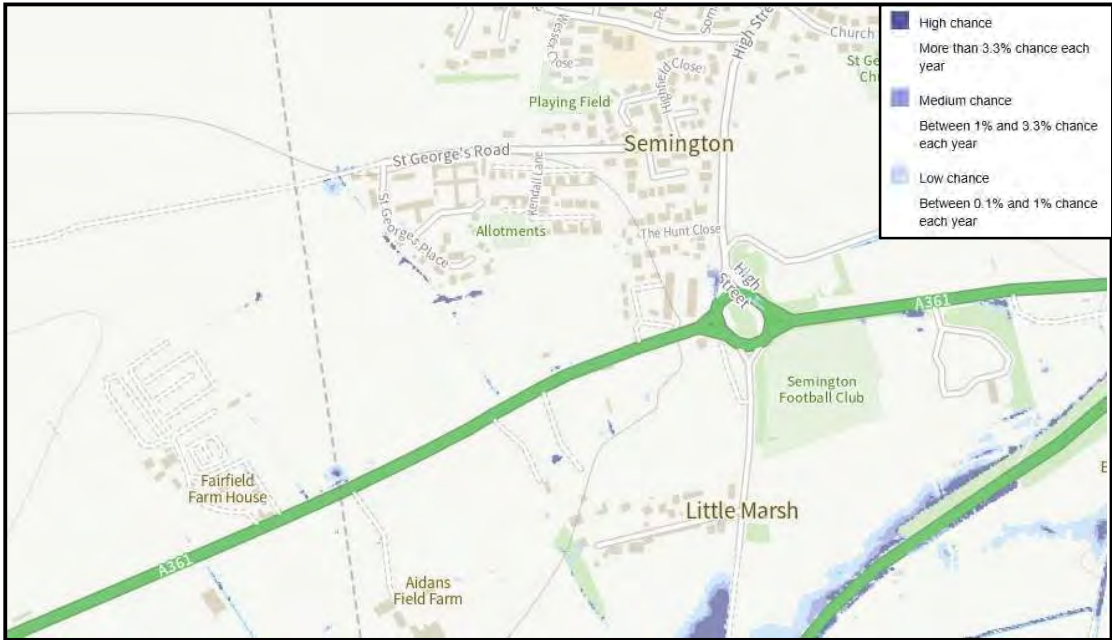
NATIONAL FLOOD MAPPING



Surface Water – Future Depth (To 20cm)



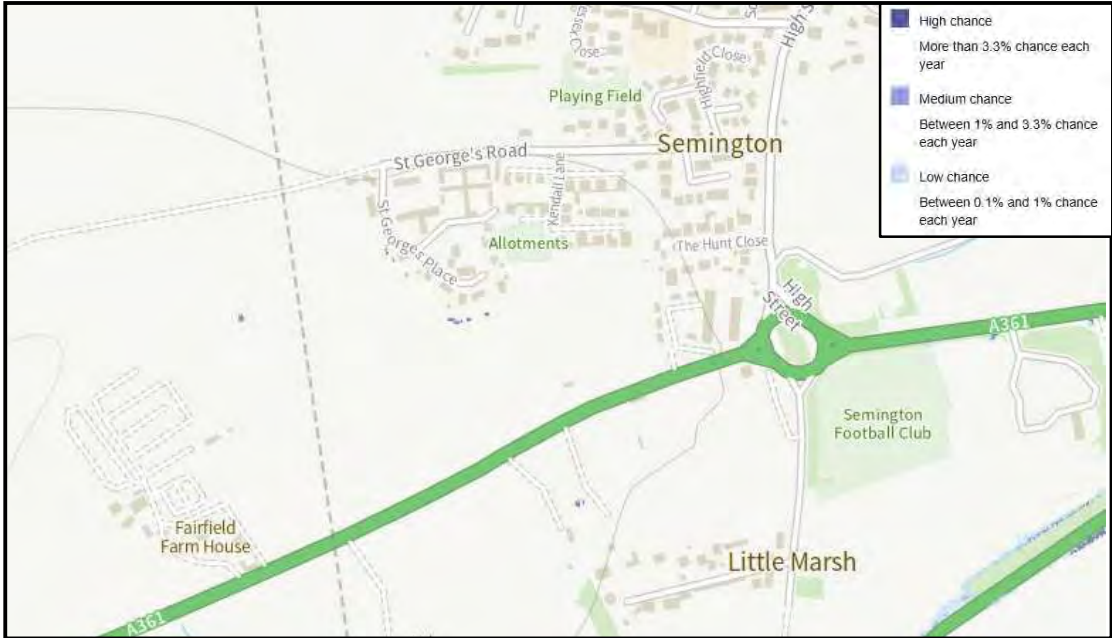
Surface Water – Future Depth (To 30cm)



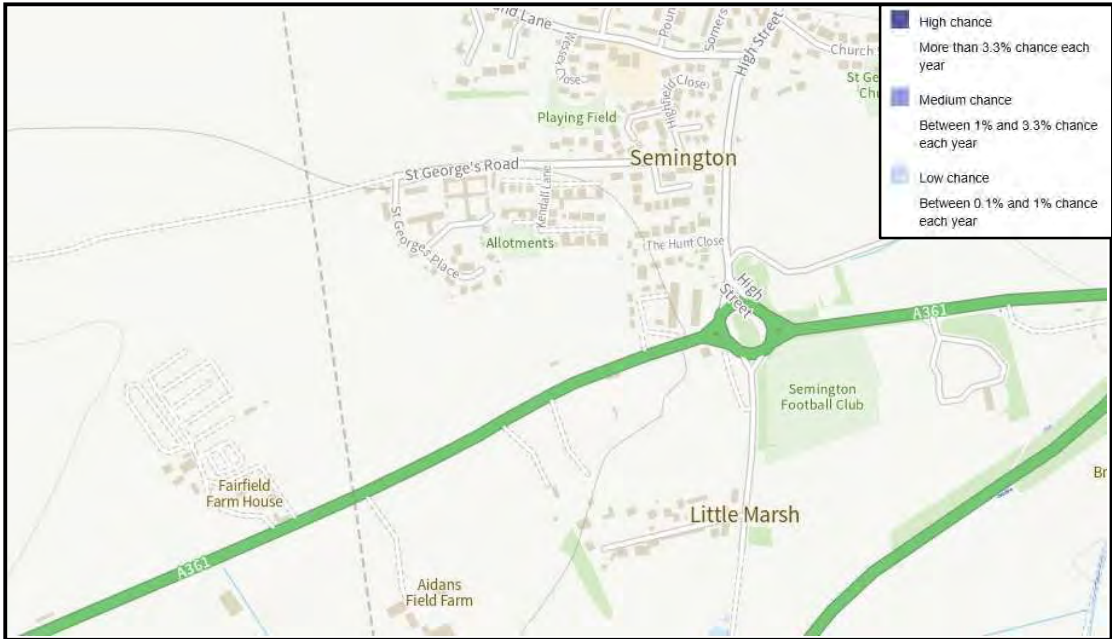
NATIONAL FLOOD MAPPING



Surface Water – Depth Extent (To 60cm)



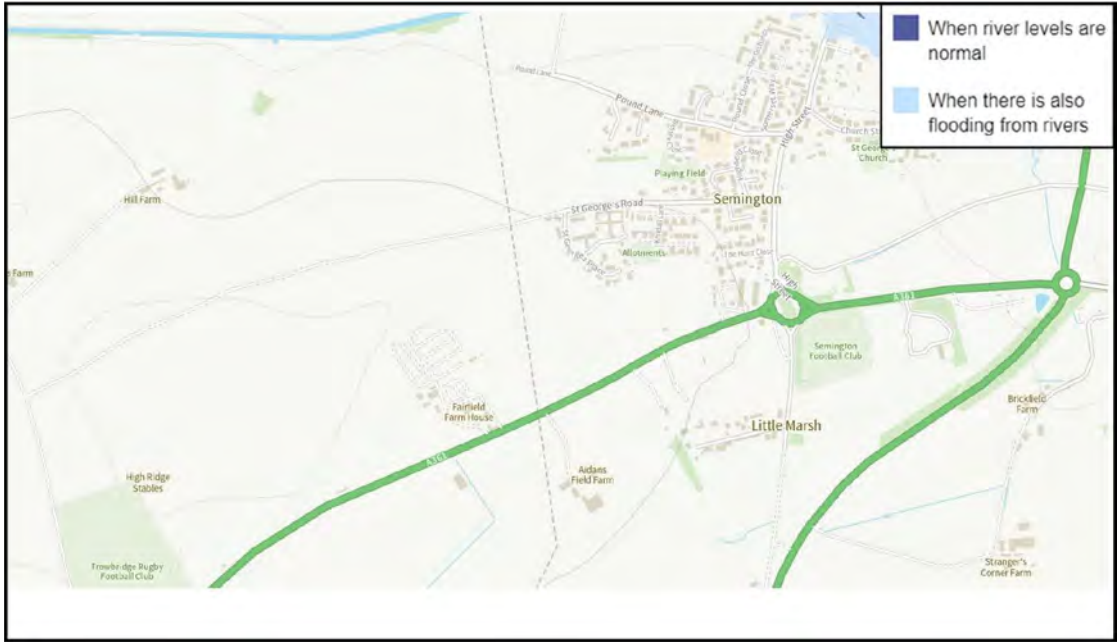
Surface Water – Future Depth (To 90cm)



NATIONAL FLOOD MAPPING

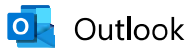


Long Term Flood Risk - Reservoirs



APPENDIX C: WW CORRESPONDENCE

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WW Dev Resp PL53247 Turnpike Close, Semington.

From Stella Davies <Stella.Davies@wessexwater.co.uk>

Date Mon 2025-07-07 10:49 AM

To Hollie Waud <holliewaud@betts-associates.co.uk>; Hayley Freeman <Hayley.Freeman@wessexwater.co.uk>

 1 attachment (1,020 KB)

WW Dev Map PL53247 Turnpike Close, Semington.pdf;

Thank you for your recent enquiry. From the information provided it is hard to determine the exact location and site boundary. Only high-level response is available at this stage. Developer is required to submit a new enquiry when housing numbers are known and masterplan is established as this will dictate supply demands.

Map of Wessex Water assets in the vicinity of the area is attached.

-
Foul Sewerage

Wessex Water will accommodate domestic type foul flows in the public foul sewer with connections made on a size for size basis. Developers fund the cost of connecting to the nearest 'size for size' sewer and Wessex Water will manage the sewer network to accommodate foul flows from granted development. We fund this through our infrastructure charging arrangements.

The developer should contact the local development team development.north@wessexwater.co.uk to agree proposals for the Section 104 adoption or Section 106 connection and submit details for technical review prior to construction. We will not accept foul connections from below ground level, foul flows from below ground level must be pumped to ground level prior to connection to the public foul sewer.

Please Note: No surface water runoff or land drainage will be accepted into the foul sewer either directly or indirectly.

Surface Water Drainage:

Surface water must be disposed of via the SuDS Hierarchy which is subject to Building Regulations and NPPF.

No surface water runoff, land drainage or ground water will be accepted into a public sewer that carries sewerage, either directly or indirectly.

The National Planning Policy Framework (NPPF) mandates that Sustainable Drainage Systems (SuDS) must be incorporated into new developments to manage surface water runoff, mitigate flood risks, and provide additional benefits, including enhanced water quality and green spaces. However, the proposed surface water drainage strategy fails to meet NPPF requirements regarding SuDS and sustainable development. Additionally, it omits compliance with the surface water discharge hierarchy.

In line with the drainage hierarchy outlined in Approved Document H of the Building Regulations, Planning Practice Guidance, and the necessity to address water scarcity, all surface water runoff should aim to be discharged as high up the following hierarchy as feasible:

- Rainwater reuse through harvesting or greywater recycling
- An adequate soakaway or other infiltration system

- A hybrid solution involving infiltration and discharge to a surface water body
 - Discharge directly to a surface water body (e.g., an ordinary watercourse)
 - Discharge to a surface water sewer, highway drain, or other drainage system
- Proposed surface water strategy to be agreed with LLFA.

Wessex Water statement on surface water discharge can be accessed via the following link:
<https://developerservices.wessexwater.co.uk/media/m4rjrfmg/wwds-dev063p-rainwater-drainage-policy.pdf>

Water Supply – Point of Connection

Water mains are available in the area.

Wessex Water can provide a point of connection for new water mains to be laid into the development site, either through a Section 41 agreement or a self-lay arrangement. Developers may connect to our water network on a 'size for size' basis at their cost and Wessex Water will undertake any network reinforcement that may be required to accommodate granted development, this is funded through our infrastructure charging arrangements.

We can liaise with you to agree the point of connection subject to your site layout.

For more details and guidance for applying to connect to our networks please see our website:
<https://www.wessexwater.co.uk/services/building-and-developing/building-multiple-properties-or-large-developments>

Note: These comments are based upon known circumstances prevailing at the time of writing. A review of the contents of this email is required where 18 months or more have elapsed since issue or in the light of significant changes likely to impact upon the response (e.g. changes in development numbers or phasing). Please email review requests to planning.liason@wessexwater.co.uk

Best Regards,

Stella Davies

Senior Planning Liaison Engineer



Wessex Water

Operations Centre, Claverton Down, Bath BA2 7WW

Web ytl.com | wessexwater.co.uk

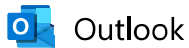


Disclaimer

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APPENDIX D: LPA/LLFA CORRESPONDENCE

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RE: Historic Flood Risk and Drainage Information Request / Turnpike, Semington

From Drainage <Drainage@wiltshire.gov.uk>
Date Fri 2025-07-04 10:30 AM
To Hollie Waud <holliewaud@betts-associates.co.uk>
Cc Drainage <Drainage@wiltshire.gov.uk>

Hi Hollie,

We are unable to provide information outside of the planning process, further information on pre-application advice is available on our website: [Pre-application advice - Wiltshire Council](#)

Best regards,
Emma

Emma Biggs IEng MICE
Drainage Engineer
Highways Asset Management and Commissioning



From: Hollie Waud <holliewaud@betts-associates.co.uk>
Sent: 03 July 2025 09:17
To: Drainage <Drainage@wiltshire.gov.uk>
Subject: Historic Flood Risk and Drainage Information Request

You don't often get email from holliewaud@betts-associates.co.uk. [Learn why this is important](#)

To whom it may concern,

(Turnpike Close, Semington)

Please could you confirm whether you have any information that you feel would be valuable to a Flood Risk Assessment and Drainage Management Strategy for the above site (location plan attached), including details of historical flooding and specific drainage requirements; this would be greatly appreciated. If there are any other specific requirements that you require in a scope of works for this site, please can you advise at this stage so that it can be fully incorporated into the proposals at an early stage.

Please do not hesitate to contact me on the details below to discuss further should you require additional information or clarification.

Kind Regards

Hollie Waud BSc(Hons)

Graduate Flood Risk Analyst

BETTS HYDRO

Consulting Engineers

Old Marsh Farm Barns, Welsh Road, Sealand, Flintshire, CH5 2LY

Chester +44 (0)1244 289041

holliewaud@betts-associates.co.uk

www.betts-associates.co.uk

CIVIL | STRUCTURAL | GEO-ENVIRONMENTAL | HYDROLOGY | FLOOD RISK MANAGEMENT

SUDS | STRUCTURAL SURVEYS | PARTY WALL DUTIES | INFILTRATION | GEOTECHNICAL

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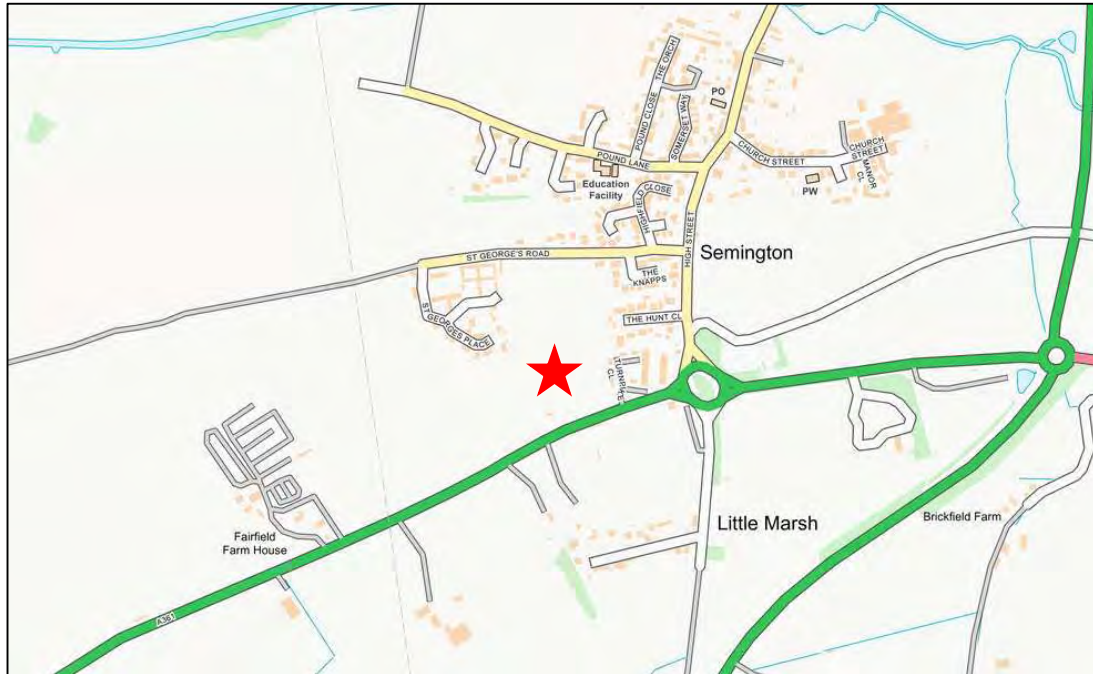
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APPENDIX E: LOCATION PLAN

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LOCATION PLAN

Turnpike Close, Semington



OS X (Easting)	389391
OS Y (Northings)	160209
Nat Grid	ST893602 / ST8939160209
Nearest Post Code	BA14 6GY
Lat (WGS84)	N51:20:27 (51.340866519510634)
Long (WGS84)	W2:09:13 (-2.1536914267103158)
Lat,Long (WGS84)	51.340866519510634,-2.1536914267103158
Lat (OSGB36)	N51:20:25 (51.340367111065106)
Long (OSGB36)	W2:09:08 (-2.152322541451127)
Lat,Long (OSGB36)	51.340367111065106,-2.152322541451127



APPENDIX F: TOPOGRAPHIC SURVEY

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SURVEY ORIENTATED TO REAL TIME GPS

0m 10m 20m 30m 40m

SCALE BAR 1:500

NOTES AND AMENDMENTS
ONLY MANHOLES AND SERVICES VISIBLE AT SURFACE SHALL BE SHOWN. ALL SERVICES AND DRAINAGE INFORMATION MUST BE CHECKED AND VERIFIED WITH LOCAL AUTHORITY RECORDS PRIOR TO WORK COMMENCING. If any services or drainage are observed at the surface during the survey, they shall be shown on the plan. (For more information see the notes on the back of the plan).
TREE SPREADS ARE SYMBOLIC ONLY AND ARE REPRESENTATIVE OF THE AVERAGE SPREAD. THE DRIP LINE LAYER DENOTES THE TREES EXTREMITY

REVISIONS

REV	DESCRIPTION	DATE	BY

Topographical Survey Legend	
1	Topographic point
2	Spot height
3	Spot height
4	Spot height
5	Spot height
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99	Spot height
100	Spot height

BENCH MARK INFORMATION

All data collected by JPL GPS

Datum: Geoid Height

SURVEY STATIONS	
STN1	389488.738 160115.015 19.434
STN2	389495.363 160100.839 19.460
STN3	389500.185 160044.124 19.439
STN4	389481.174 160097.207 19.424

JLP Surveying

JLP Surveying & Construction Ltd.
Registered Office: 100, High Street,
Barnsley, South Yorkshire S10 2TA
VAT: 254 545 4230
E: info@jpls.co.uk
JPLS: jplsurveying@jpls.co.uk

TURNPIKE CLOSE
SEMINSTON

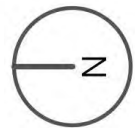
Topographical Land Survey

SCALE	DATE	BY	REVISED
1:500	10/01/2023	JPL	1

ST18-1093

APPENDIX G: PLANNING LAYOUT

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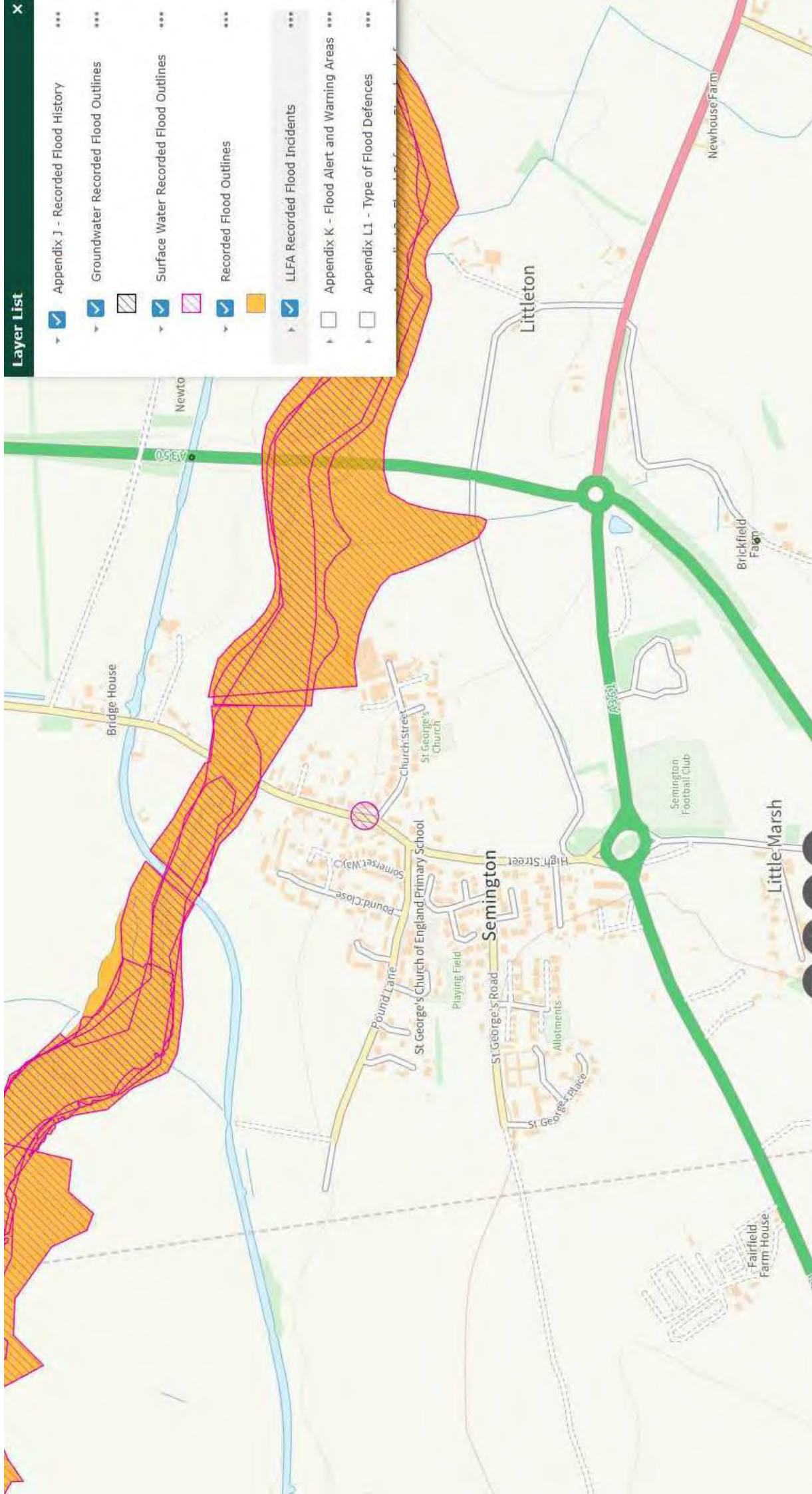


Drawing Title: Illustrative Masterplan
Drawing Number: 2829 - URB - XX - XX - DR - UD - 9001
Project: Land at Turnpike Close, Semington, Wiltshire

Revision: 03
Scale: 1:1000 @ A3
Date: 18.11.2025

APPENDIX H: PFRA/SFRA PLANNING EXTRACTS

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Layer List

☒

Appendix J - Recorded Flood History

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Groundwater Recorded Flood Outlines

...

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Surface Water Recorded Flood Outlines

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Recorded Flood Outlines

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☒

LLFA Recorded Flood Incidents

...

☐

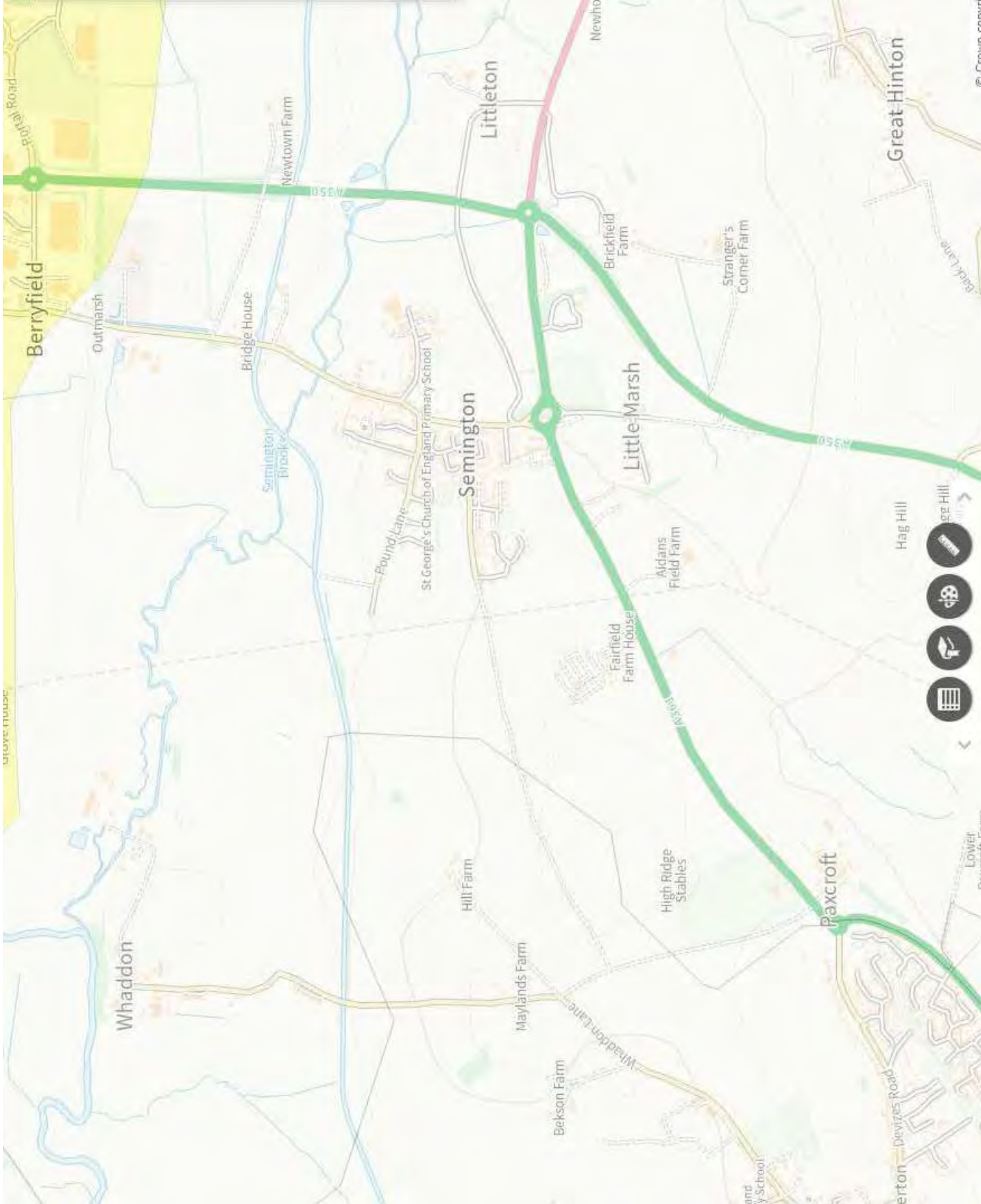
Appendix K - Flood Alert and Warning Areas

...

☐

Appendix L1 - Type of Flood Defences

...



Layer List

☐ Appendix G - Groundwater Emergence

☐ Appendix H - Risk of Flooding from Reservoirs

☒ Appendix I - Risk of Flooding from Sewers

☒ Sewer Flood Incidents

0

1 - 10

11 - 20

20 - 50

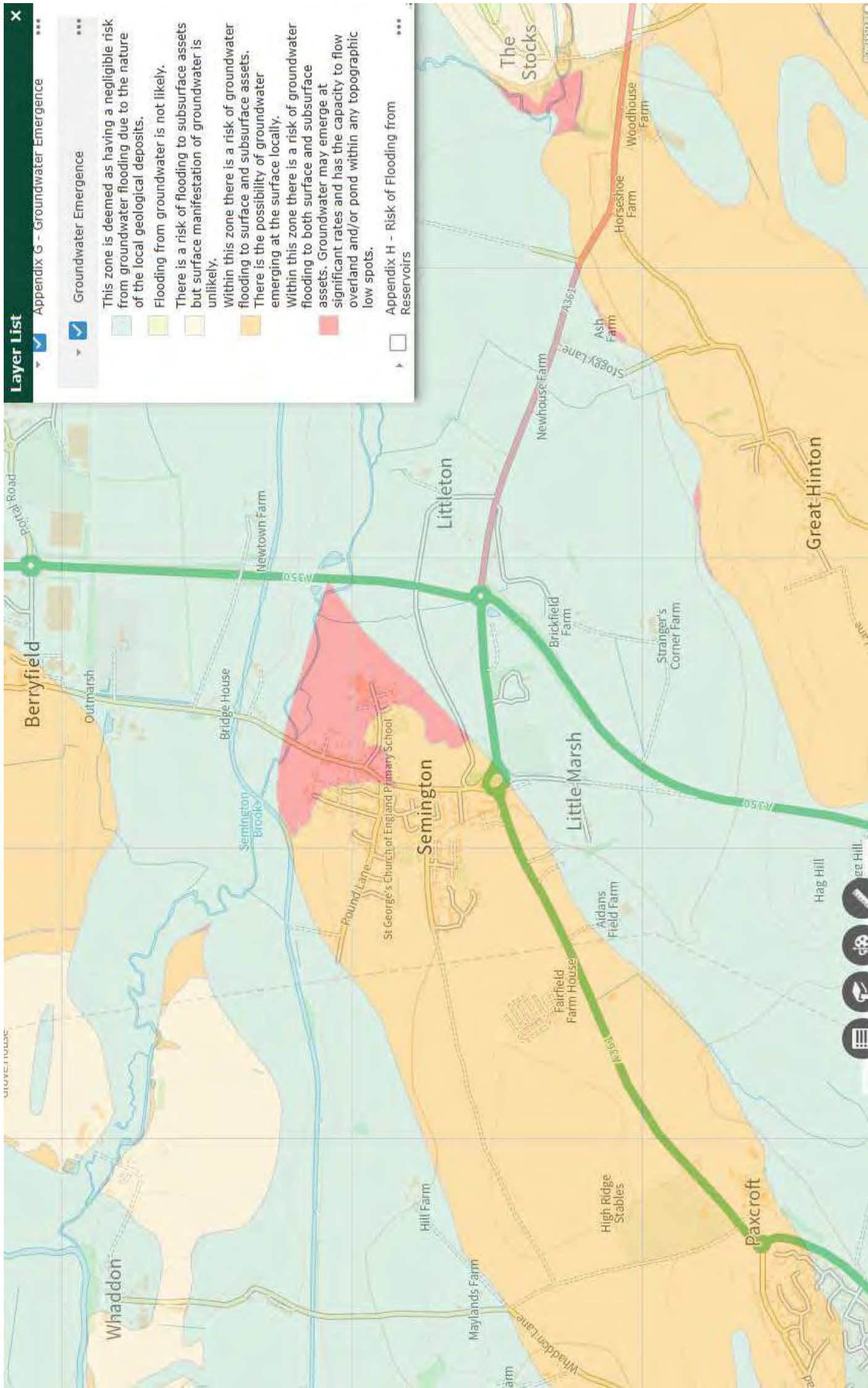
100 - 130

>200

☐ Appendix J - Recorded Flood History

☐ Appendix K - Flood Alert and Warning Areas





APPENDIX I: NOTES OF LIMITATIONS

The data essentially comprised a study of available documented information from various sources together with discussions with relevant authorities and other interested parties. There may also be circumstances at the site that are not documented. The information reviewed is not exhaustive and has been accepted in good faith as providing representative and true data pertaining to site conditions. If additional information becomes available which might impact our conclusions, we request the opportunity to review the information, reassess the potential concerns and modify our opinion if warranted.

It should be noted that any risks identified in this report are perceived risks based on the available information.

This report was prepared by Betts Hydro Ltd for the sole and exclusive use of the titled client in response to particular instructions. Any other parties using the information contained in this report do so at their own risk and any duty of care to those parties is excluded.

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