

Householder and Minor Extensions Flood Risk Assessments

Introduction

Flooding from rivers and coastal waters is a natural process that plays an important role in shaping the natural environment. Flooding can also threaten life and cause substantial damage to property.

Although flooding cannot be entirely prevented, its impacts can be avoided and reduced through good planning and management.

All forms of flooding and their impact on the natural and built environment are material planning considerations.

The planning process looks to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas at highest risk of flooding. Please see the EA's guidance on [Flood risk and coastal change](#). Where new development is necessary in high-risk areas, it must be made safe without increasing flood risk elsewhere and where possible, reducing flood risk overall.

Flooding should be considered as early as possible in preparing development proposals.

When do I need to provide an FRA?

If you are submitting a planning application for small scale proposals (householder development/domestic extensions, or non-domestic extensions of less than 250sqm footprint) on a site which is located within flood risk zone 2 or 3 / shown to have groundwater potentially within 0.5m of ground level / shown to be in an area at risk of surface water flooding in 1 in 1000yr event or greater, you should complete the application form below to satisfy the requirement to provide a site-specific flood risk assessment.

All other applications for development in areas identified as being at potential risk of flooding must be accompanied by a site-specific flood risk assessment developed in accordance with the requirements of the Planning Practice Guidance, and National Planning Policy Framework.

If you do not provide this information or a site-specific flood risk assessment your application will be **invalid**.

Before submitting a FRA you should refer to the Environment Agency's [standing advice](#).

Flood Zones can be checked using the Check the long-term flood risk for an area in [England](#)

Groundwater flood risk can be checked using the Councils [SFRA](#)

It is your responsibility to fully assess flood risk, propose measures to mitigate it and demonstrate that any residual risks can be safely managed. Flood resistance and resilience measures should not be used to justify development in inappropriate locations where sequential and exceptions tests cannot be passed.

Site Details

Site Address
Cobblers Cottage, 35 Farm Lane, Great Bedwyn, Marlborough, SN8 3LU

Flood Risk Information

Is the site identified to be within the following?	Source Information	Yes / No
Flood Zone 2/3	EA Flood map for planning	No
Surface Water Flooding at 1 in 1000yr event or greater		No
Groundwater levels within 0.5m of ground level?	Wiltshire SFRA	Yes

Please append screenshots of the flood maps to your application.

If the LLFA has further concerns on local flood risk, they may request a more detailed FRA to be completed.

Flood Mitigation Measures

Mitigation Measure Options You should indicate which option(s) you are using to mitigate flood risk. You will need to submit supporting evidence of this	Option to be used (X)
Option 1 - Floor levels within the proposed development will be set no lower than existing levels, AND, property flood resilience measures will be incorporated into the property as follows: - Flood boards to prevent water ingress to building - Flood doors to prevent water ingress to building - Electrical sockets to be raised a min 400mm above floor level - Flood resilient finishes / materials - Self-closing air bricks / non-return valves on drainage to be fitted - Other – summarise below: The proposed rear extension to Cobblers Cottage will be designed to incorporate appropriate flood-resilient construction measures at ground floor level. These include the use of water resistant materials, such as lime-based plaster on the walls, closed cell insulation, and tiled flooring laid with waterproof adhesive. A solid concrete ground floor incorporating a damp-proof membrane is proposed to improve resistance to moisture ingress and to allow for ease of cleaning and drying in the event of flooding.	☐ ☐ ☒ ☒ ☒ ☐

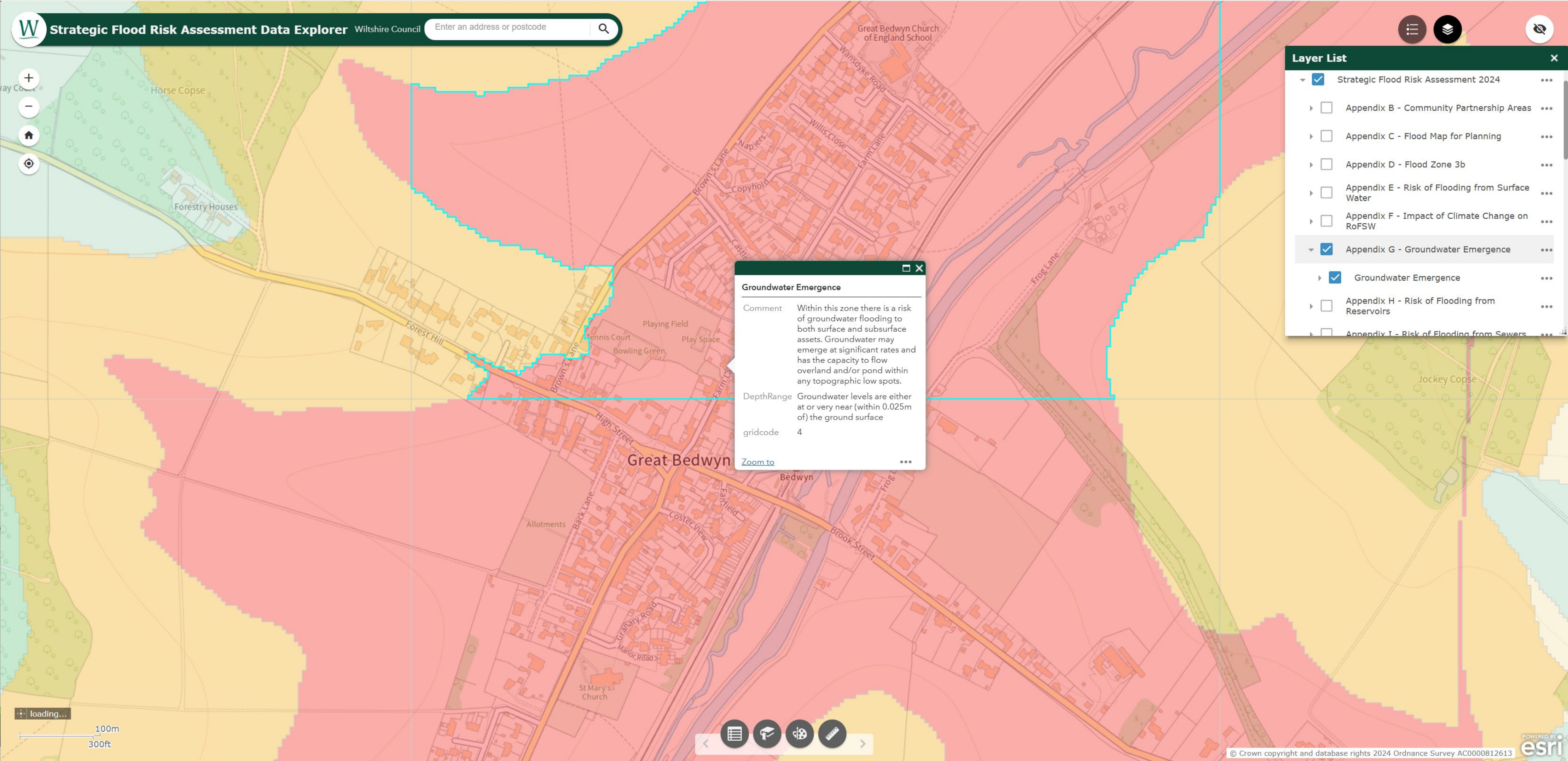
See [Prepare for flooding: Protect your property - GOV.UK](#) for more information

Mitigation Measure Options You should indicate which option(s) you are using to mitigate flood risk. You will need to submit supporting evidence of this	Option to be used (X)
Option 2 – Floor levels within the extension will be set 300mm above the known or modelled 1 in 100 annual probability flood (1%) in any year. This flood level is the extent of the Flood Zones. Supporting evidence required (submitted with your application): This must be demonstrated by a plan that shows finished floor levels relative to the known or modelled flood level. All levels should be stated in relation to Ordnance Datum (mAOD)	☐
Option 3 - The proposed development only comprises of one or more of the following: - Loft conversion - New boundary wall or fencing - New hard standing - New roof / windows	☐

Details of person completing the assessment form	
Name	Caroline Ferris
Company (if relevant)	PKA Architects
Date	12/01/2026
Role	Applicant / Agent for Applicant / Technical Expert

Included Appendices	
Extract of Risk of Flooding from Rivers and Seas Mapping	☐
Extract of Risk of Flooding from Surface Water Mapping	☐
Extract of Strategic Flood Risk Assessment showing Groundwater Emergence Risk	☒
Details of Property Flood Resilience Measures proposed (per Option 1)	☒
Details of Finished Floor Levels in relation to 1% Flood Levels	☐

see comments under 'Other' above



Groundwater Emergence

Comment

Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.

DepthRange

Groundwater levels are either at or very near (within 0.025m of) the ground surface

gridcode

4

Zoom to

Layer List

Strategic Flood Risk Assessment 2024

Appendix B - Community Partnership Areas

Appendix C - Flood Map for Planning

Appendix D - Flood Zone 3b

Appendix E - Risk of Flooding from Surface Water

Appendix F - Impact of Climate Change on RoFSW

Appendix G - Groundwater Emergence

Groundwater Emergence

Appendix H - Risk of Flooding from Reservoirs

Appendix I - Risk of Flooding from Sewers

loading...

100m
300ft

