

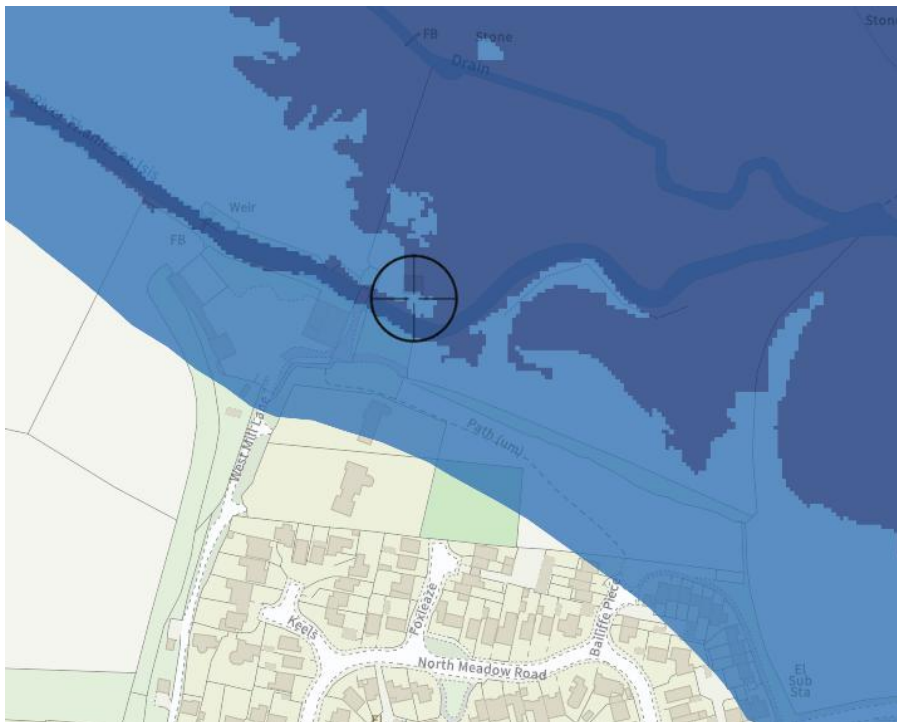


January 2026

West Mill Farm Flood Risk Assessment
Planning Reference - PL/2025/09893

- 1.1 This Flood Risk Assessment (FRA) has been prepared to support a retrospective planning application for the erection of an equestrian pole barn at West Mill Farm (409503,194193 approximate center of the site).
- 1.2 The application site is within flood zones 2 and 3, as confirmed by the Environment Agency Flood Map for Planning, an extract of which can be seen below. The site is not at risk of flooding from surface water.

Insert 1. Flood Map for Planning



- 1.3 The development of the pole barn has already begun with the ground levels being raised above flood levels and supporting poles being installed. The ground levels have been raised through the instillation of a hardcore area approximately 350mm tall. The hardcore has been compacted to provide a stable foundation for the barn whilst remaining

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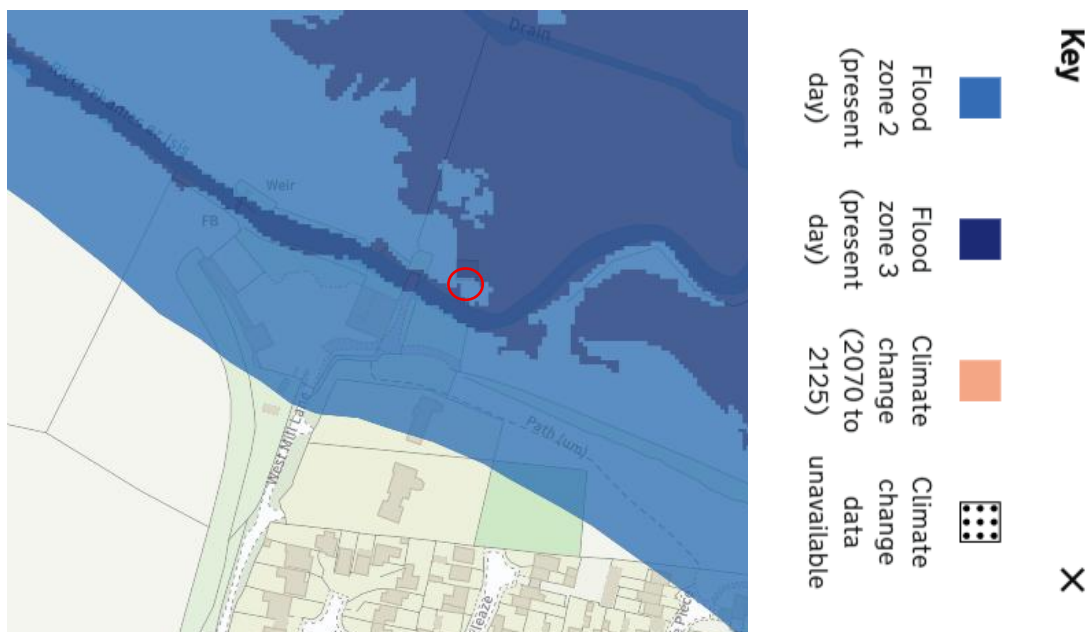
permeable. Annex 3 of the NPPF, titled Flood Risk Vulnerability Classification, identifies the development as less vulnerable development. The development is considered to be less vulnerable to flood risk due to the building being used for agriculture.

1.4 As shown in Insert 1, the site is located within flood zones 2 and 3. If a vulnerable use was proposed for the site, it would be appropriate to try to find an alternative site nearby, with a lower flood risk. However, this is not possible for this site:

- All land owned by the applicant is located within flood zone 2 or 3;
- The use of the pole barn is less vulnerable;
- The land is already in use;
- The pole barn needs to be in close proximity to the main equestrian buildings within the site.

1.5 The Environment Agency and the NPPF require a consideration of climate change on flood risk for any proposed development. The flood risk to the pole barn is not expected to change due to climate change, as can be seen on the Environment Agencies flood map with the climate change data applied.

Insert 2. Flood Map for Planning with Climate Change Data (approximate site marked in red)



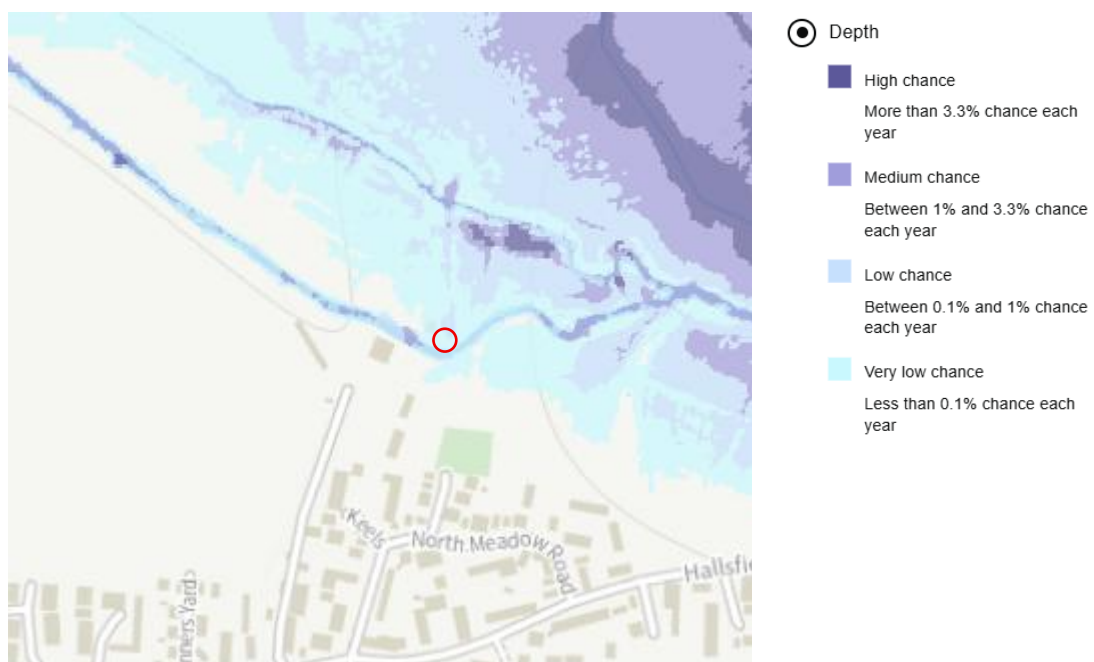
1.6 The only source of flood risk is shown to be fluvial from the River Thames, as can be seen in Insert 2. The majority of the pole barn is situated within flood zone 2 with a small area situated within flood zone 3. The majority of the barn is affected by the 1:1,000-year flood but not the 1:100-year event.

- 1.7 Long term flood risk mapping shows the site to be in a high and medium chance of flooding, as can be seen in Insert 3. However, the depth of the flooding has a very low chance of exceeding 30cm, Insert 4. With the pole barn being constructed on raised ground it is highly unlikely that flood waters will be able to enter the barn.

Insert 3. Flood Risk Mapping (site indicated)



Insert 4. Flood Depth Mapping (site indicated)

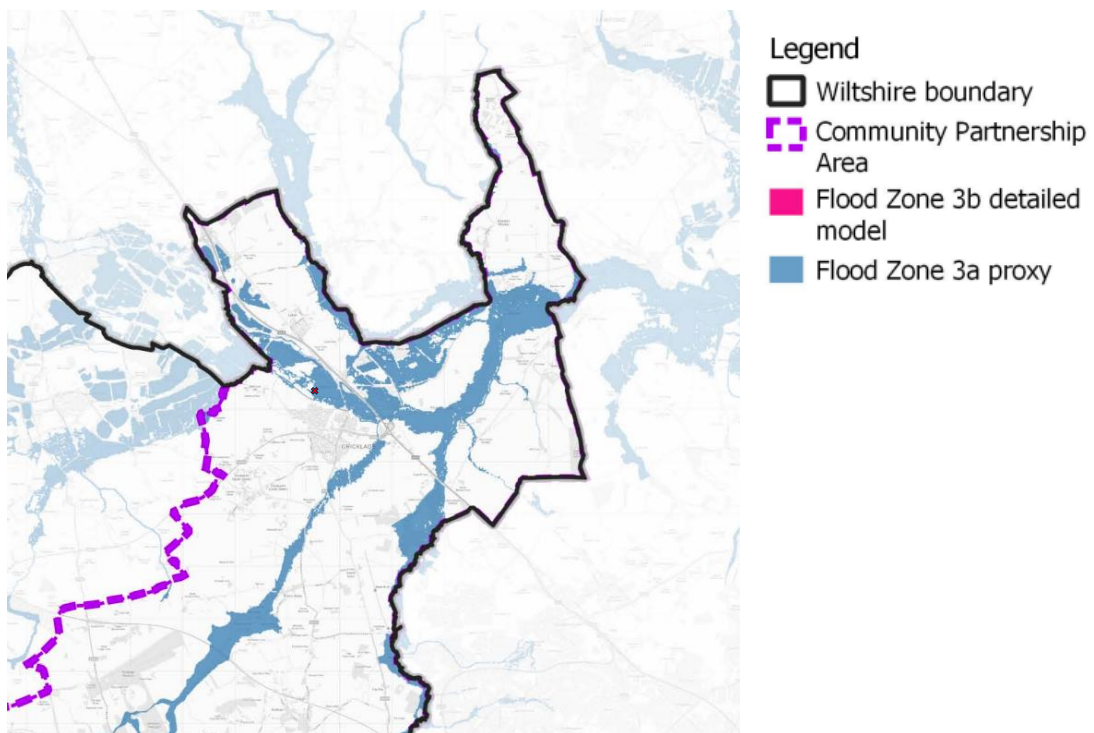


- 1.8 The sequential test is described in the NPPF and is further described in the PPG. The aim of the sequential test is to ensure that areas at little to no risk of flooding are developed in preference to areas at higher risk. The pole barn has begun construction so can not realistically be moved to another location with a lower flood risk, more so the land under

the applicant's control is within flood zones 2 and 3, so no suitable areas outside of the flood zones are available for the development of the pole barn.

- 1.9 Given that the Environment Agencies' flood mapping shows the entirety of West Mill Farm to be within Flood zones 2 and 3 there is no land where the barn could be located outside of a flood zone. To combat this the applicant has built up the land where the pole barn is situated to a level above any likely flood levels. Due to the nature of the pole barn, there is unlikely to be any discernable increase in surface run off, as no sealed ground is being constructed, surface water will be able to infiltrate through the ground back into the water table. The permeable ground conditions combined with the raised ground where the pole barn is situated will allow for, in a worst-case scenario where the barn floods, for the use to be reinstated quickly with little to no work needed.
- 1.10 The exception test is not required for this development as according to the Wiltshire Level 1 Strategic Flood Risk Assessment Appendix D, an extract of which is shown in Insert 5, the Site is not located within Flood Zone 3b. The guidance on flood risk and coastal change sets out when and where an exception test is required in Table 2. The pole barn is classed as less vulnerable development and is located within Flood Zone 3a, Table 2 of the guidance shows the exception test is not required.

Insert 5. Flood Zone 3b Mapping (Site marked approximately)



- 1.11 In conclusion the flood risk should not be a constraint to this development. The development is classed as less vulnerable and as such is to be deemed appropriate in flood zones 1, 2 and 3a. The pole barn is not likely to increase surface water run off nor increase the likelihood of fluvial flooding in nearby areas. Furthermore, there are no areas within the land controlled by the applicant that are not affected by flooding, and no areas controlled by the applicant not within flood zone 2. The development meets the requirements of both the sequential and exception tests.