

# Flood Risk Assessment (FRA)

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To accompany

A Householder Application

For a

**PROPOSED**

**Rear Two-Storey Extension**

and

**Replacement Garage**

*at*

**Corton Glebe Cottage,**

27 Manor Road,

Upton Lovell,

BA12 0JW



**Affinity  
Architects**

43 Albany Road, Salisbury, Wilts, SP1 3YQ

E: [admin@affinityarchitects.co.uk](mailto:admin@affinityarchitects.co.uk)

T: 01722 741683



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*This document has been prepared by Affinity Architects, to comply with the planning requirements of a Flood Risk Assessment to accompany the planning and listed building application submission.*

*It meets the information provision set out in the Environment Agency's guidance on preparation of Flood Risk Assessments for Householders and Minor Development.*

### References:

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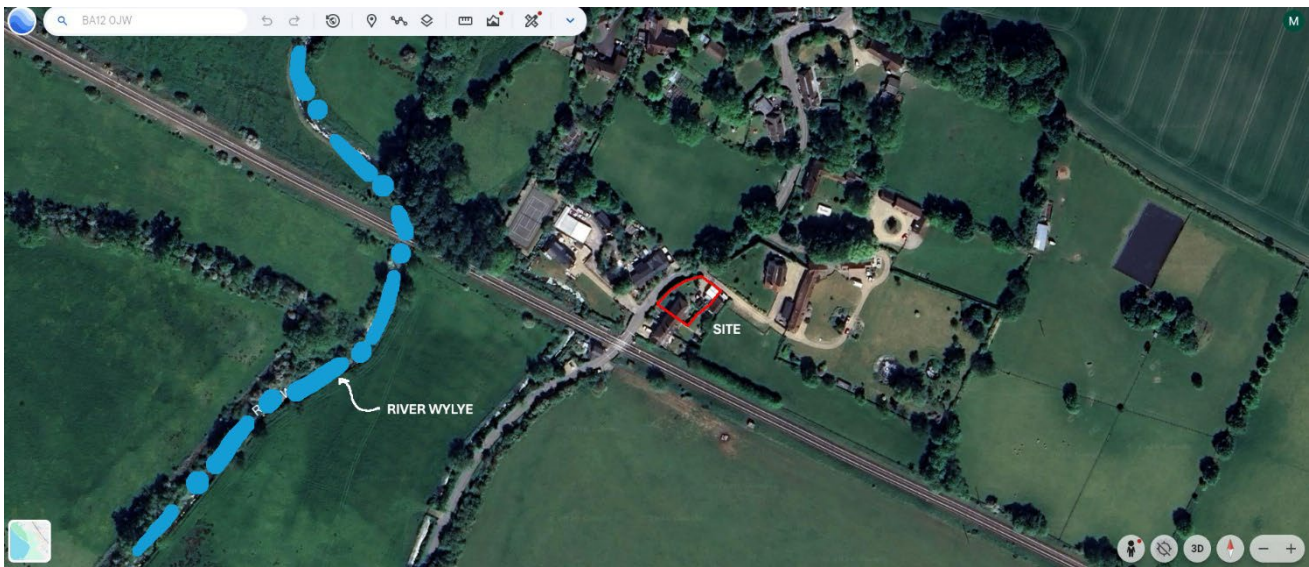
- Environment Agency - Flood Map for Planning ([gov.uk](http://gov.uk))
- Wiltshire Council – Strategic Flood Risk Assessment
- [Check Your Long Term Flood Risk](#)
- [Environment Agency Standing Advice for Minor Extensions](#)
- [Local Planning Authority Strategic Flood Risk Assessment \(SFRA\)](#)
- [Environment Agency Product 4 Detailed Flood Risk Data](#)
- [National Planning Policy Framework \(NPPF\) and Planning Practice Guidance](#)
- [Climate Change Allowances for Flood Risk Assessments](#)
- Ordnance Survey (OS) Topographical Data and Ordnance Datum (AOD)
- Defra Data Services Platform

## 1. Site Description

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- **Property:** Corton Glebe Cottage
- **Address:** 27 Manor Road, Upton Lovell, Warminster, BA12 0JW
- **Heritage Status:** Forms the northern end of a **Grade II Group Value listed** terrace of three cottages.
- **Current Use:** Residential (C3)
- **Proposed Development:** Construction of a **two-storey rear extension** to the existing dwelling.
- **Flood Risk Vulnerability Classification:** *Less Vulnerable* (NPPF)

The cottage sits within the village of Upton Lovell, close to the River Wylfe, a known fluvial flood source in the Wylfe Valley.



## 2. Flood Risk Mapping and Classification

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### 2.1 Environment Agency Flood Map for Planning

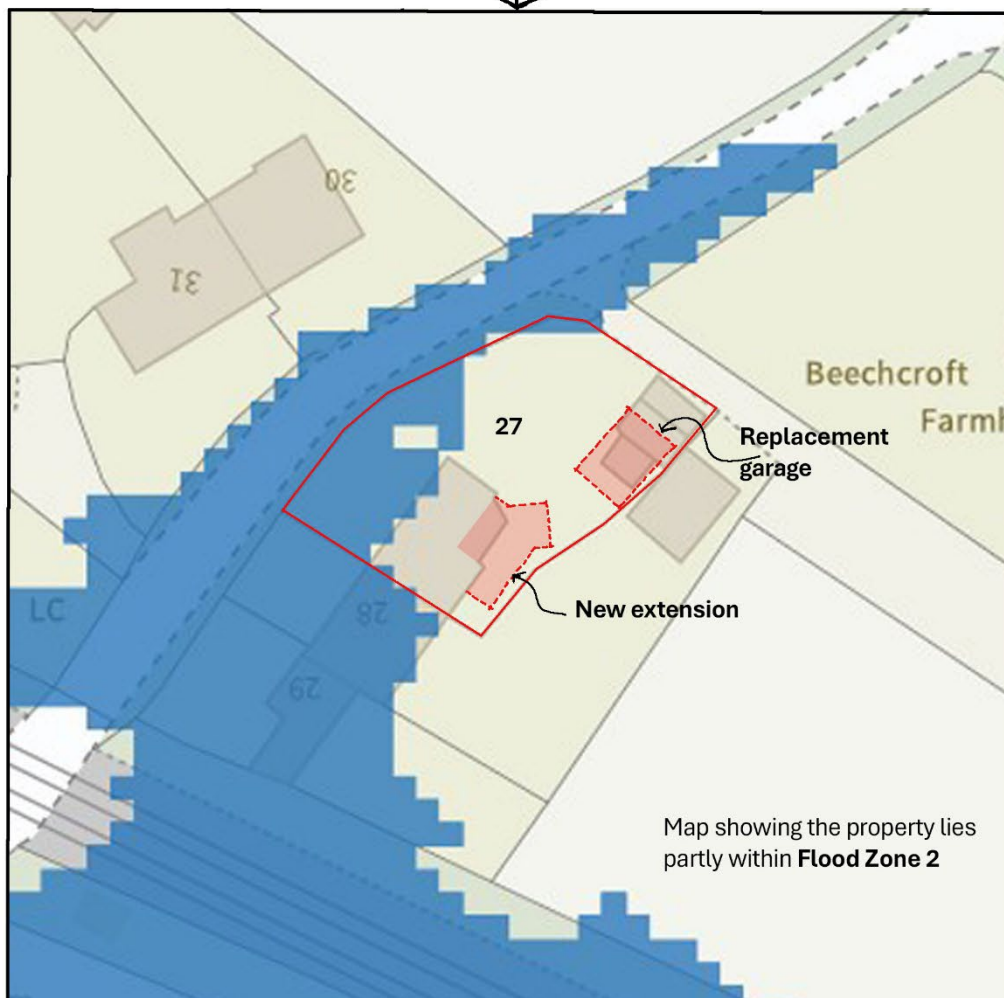
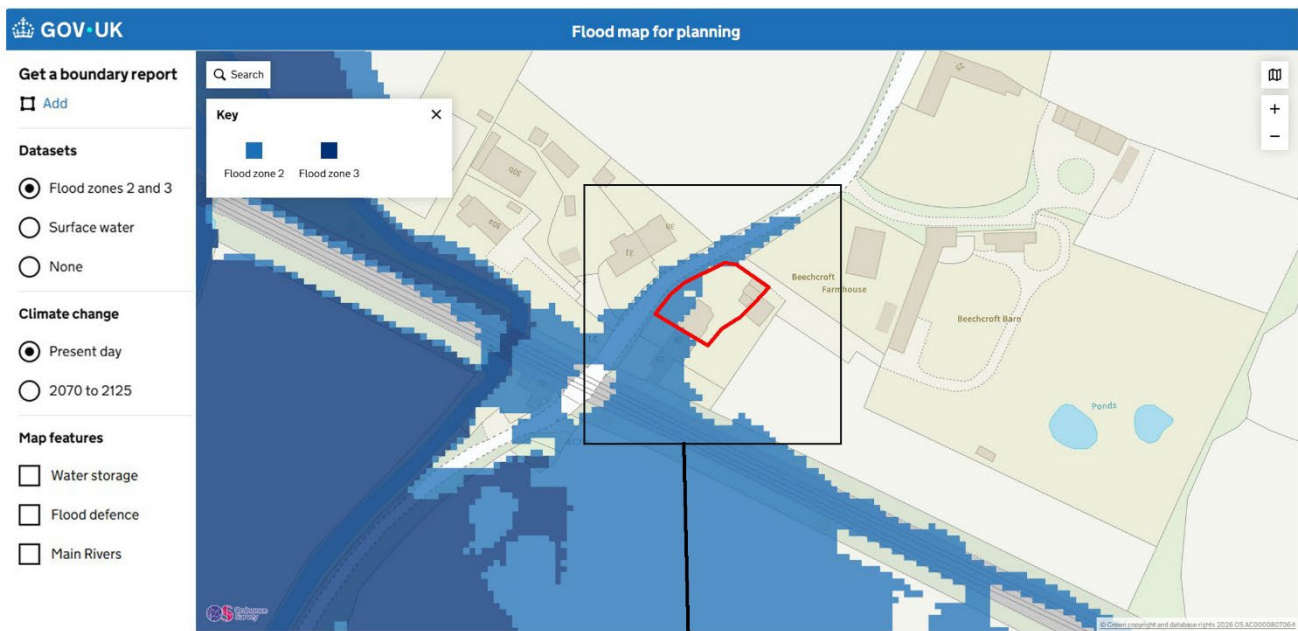
The Environment Agency Flood Map for Planning identifies the following flood zones:

- **Flood Zone 1:** <0.1% annual probability
- **Flood Zone 2:** 0.1–1% annual probability
- **Flood Zone 3:** >1% annual probability

### 2.2 Flood Zone at the Application Site

Environment Agency mapping for Upton Lovell shows:

- The River Wylfe floodplain runs through the village.
- The highest-risk areas (Flood Zone 3) lie closest to the river.
- Corton Glebe Cottage is **near** but **not within** the highest-risk floodplain.
- The site is understood to lie within **Flood Zone 1**, or marginally within **Flood Zone 2**, depending on precise ground levels.



Above: Extract from GOV.UK and Environment Agency Flood map in Jan 2026

Overlay of proposed development clarified on extract box with enlarged footprint of site

### 3. Sources of Flood Risk

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#### 3.1 Fluvial Flooding (Rivers)

- The River Wylfe is the primary flood source.
- EA long-term flood risk data indicates **some fluvial risk** in the wider area.
- The cottage itself is not shown within the highest-risk zone.

#### 3.2 Surface Water Flooding

- Surface water risk in the village is generally **low to medium**, concentrated in road depressions and natural low points.
- No evidence suggests the site is within a high surface-water hazard area.

#### 3.3 Groundwater Flooding

- The Wylfe Valley is underlain by chalk aquifers.
- Groundwater emergence is possible in extreme conditions but is **not mapped as high risk** at this address.

#### 3.4 Reservoir Flooding

- EA mapping indicates **no significant reservoir flood risk**.

### 4. Flood Risk to the Proposed Development

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#### 4.1 Probability of Flooding

- The extension is located to the rear of the cottage. The replacement garage is at the top and highest part of the site. The existing building is on raised ground at least **600mm above the road which lies at 87.02 AOD, the extension site at 87.73 AOD and the garage at 87.90 AOD**.
- The likelihood of flooding at the site is deemed **low to moderate**, depending on the exact flood zone boundary.

#### 4.2 Flood Depth and Hazard

- EA data did not indicate significant flood depths at the property boundary.
- The extension is unlikely to be exposed to hazardous flood conditions.

#### 4.3 Climate Change

- Climate change allowances may increase fluvial flood extents in the Wylfe Valley.
- The modest scale of the extension and its position relative to the river mean the risk remains manageable with standard mitigation.

## 5. Mitigation Measures

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### 5.1 Finished Floor Levels

- New floor levels will be set **no lower than existing finished floor levels**.
- This avoids creating a lower-lying internal space vulnerable to water ingress.

### 5.2 Flood-Resilient Construction

Appropriate measures include:

- Use of water-resistant materials at ground-floor level.
- Raised electrical sockets and services where feasible.
- Lime-based materials where required to protect the listed building fabric.
- Non-return valves on drainage outlets.

### 5.3 Surface Water Management

- Roof runoff from the extension and the garage will be directed to existing drainage or a new soakaway (subject to infiltration testing).
- No significant increase in impermeable area is proposed.

### 5.4 Safe Access and Egress

- The lane to Beechcroft Farmhouse and Manor Road both provide safe access to higher ground.
- The development does not increase occupancy or introduce more vulnerable users.

## 6. Impact on Flood Risk Elsewhere

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- The extension footprint is small relative to the plot, and partially replaces an existing conservatory
- No ground raising is proposed.
- Surface water will be managed on site.
- The development will **not displace floodwater** or increase flood risk elsewhere.

## 7. Conclusion

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- The site is in an area of **low to moderate flood risk**, likely Flood Zone 1 or marginally Flood Zone 2.
- As an existing householder extension and replacement garage building constituting minor development under planning policy, the risk category is deemed as **Less Vulnerable**.
- The development **does not increase flood risk** to the property or surrounding area.
- The extension and proposed replacement garage are on the east and north-east side of the plot, and largely outside of the flood mapping area.
- With the mitigation measures outlined, the proposal is acceptable in flood-risk terms and complies with the **National Planning Policy Framework (NPPF)** and **Planning Practice Guidance**.

# Flood map for planning

|                |                             |                       |
|----------------|-----------------------------|-----------------------|
| Your reference | Location (easting/northing) | Created               |
| Unspecified    | 394499/140578               | 29 January 2026 15:26 |

**Your selected location is in flood zone 2, an area with a medium probability of flooding.**

## This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>)

## Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2026 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



## Flood map for planning

Your reference

**Unspecified**

Location (easting/northing)  
**394499/140578**

Scale  
**1:2,500**

Created  
**29 Jan 2026 15:26**

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area



0 20 40 60m