



Flood Risk Assessment



18 Rodwell Park, Trowbridge, Wiltshire, BA14 7LY

10 February 2026

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FLOOD RISK ASSESSMENT (Householder & Minor Extensions)

Site: 18 Rowell Park, Trowbridge, Wiltshire, BA14 7LY

Proposal: Minor domestic extension

LPA: Wiltshire Council

Applicant: Mr Earland

Planning Reference: PL/2026/00686

1. Site Address and Description

18 Rowell Park is a two-storey residential dwelling within an established suburban estate in Trowbridge. The plot is fully within a developed residential area served by adopted highways and existing drainage infrastructure. Ground levels are broadly consistent with surrounding properties, with gentle localised falls typical of the area. No watercourses exist within or immediately adjacent to the site.

2. Proposed Development

The proposal comprises a minor householder extension for a two storey side extension within the existing residential curtilage.

Key characteristics:

- No change of use (remains C3 residential).
- No new dwelling created.
- No basement accommodation.
- Small increase in impermeable area only.
- No alteration to existing site levels other than localised construction works.

The scale and nature of the proposal fall within Wiltshire's "Householder & Minor Extensions" FRA category.

3. Flood Zone Classification

According to the Environment Agency Flood Map for Planning, the site lies within:

- Flood Zone 1 – land assessed as having less than 0.1% annual probability of fluvial or tidal flooding.

Flood Zone 1 is appropriate for all land uses, including "More Vulnerable" residential development. No Sequential or Exception Test is required for householder development in Flood Zone 1.

4. Evidence of Historic Flooding

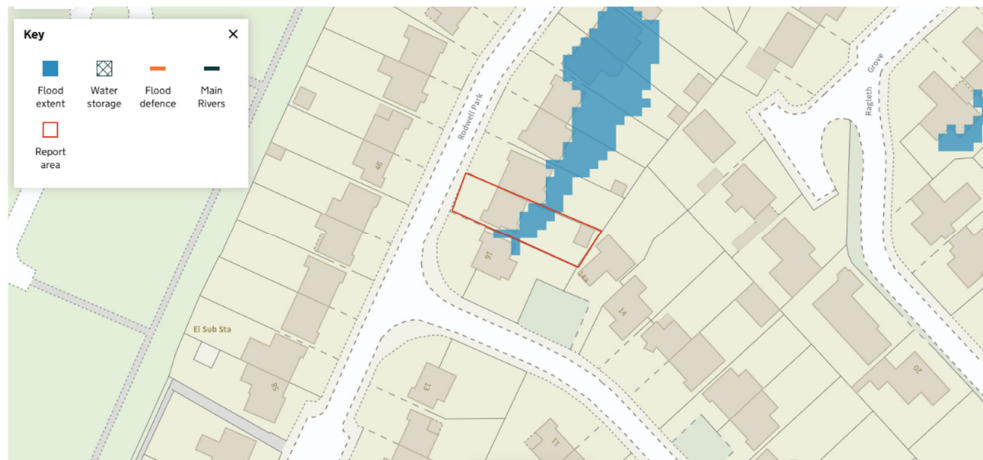
There are no recorded incidents of fluvial, groundwater, or sewer flooding affecting the property.

Localised surface water ponding may occur on roads or gardens during extreme rainfall, consistent with urban drainage behaviour, but no evidence suggests internal flooding at the property.

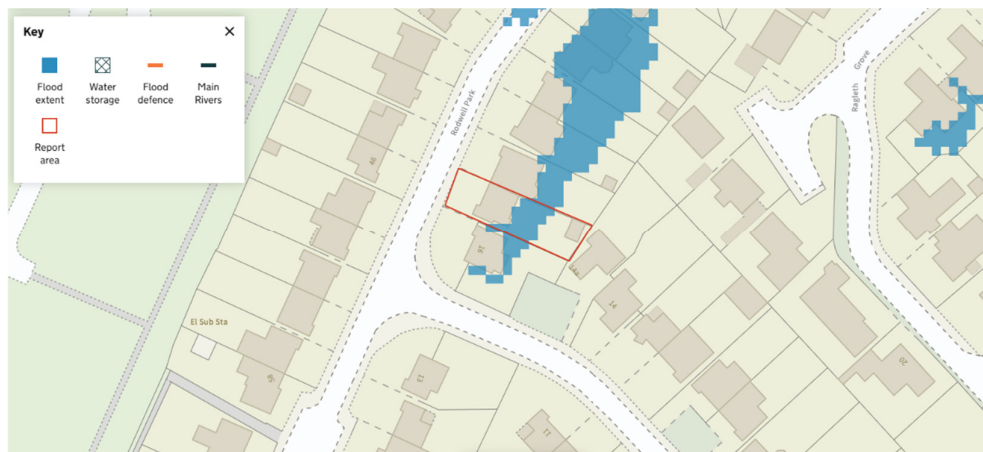
5. Surface Water Flood Risk (Including 1 in 1000 Year Event)

Environment Agency Risk of Flooding from Surface Water (RoFSW) mapping indicates:

- Low to Very Low risk for the 1 in 30 and 1 in 100 year events.

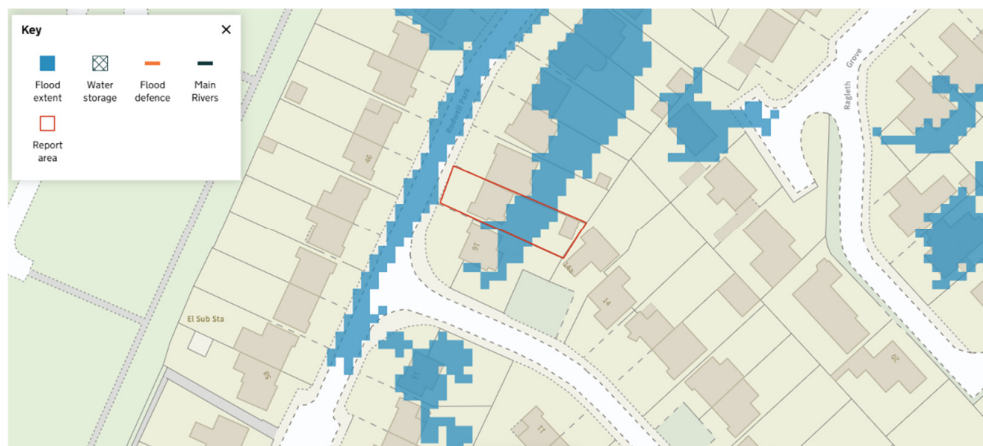


1 in 30 Year Event



1 in 100 Year Event

- Low risk of shallow, temporary ponding in the 1 in 1000 year (0.1%) event, typically confined to external areas such as gardens, driveways, or road channels.



1 in 1000 Year Event

At 18 Rowell Park:

- Any exceedance flows are expected to follow existing road gradients and garden depressions.
- No mapped overland flow route crosses the footprint of the proposed extension.

- Depths in the 1 in 1000 event are expected to be shallow and short-lived.

6. Other Sources of Flood Risk

Groundwater Flooding

The site is not within a groundwater susceptibility hotspot. Risk is low.

Sewer/Drainage Flooding

Residual risk exists during extreme storms, as in any urban area, but no evidence of historic issues. Risk is low.

Reservoir/Artificial Sources

EA reservoir flood mapping shows very low risk.

7. Vulnerability Classification

Residential use is classed as "More Vulnerable", but:

- The proposal does not introduce a new dwelling.
- The site is in Flood Zone 1, which is appropriate for this vulnerability category.

The development is therefore acceptable in principle.

8. Finished Floor Levels (FFL)

To ensure resilience:

- The extension's FFL will match the existing dwelling's FFL.
- No new low points or depressions will be created adjacent to thresholds.

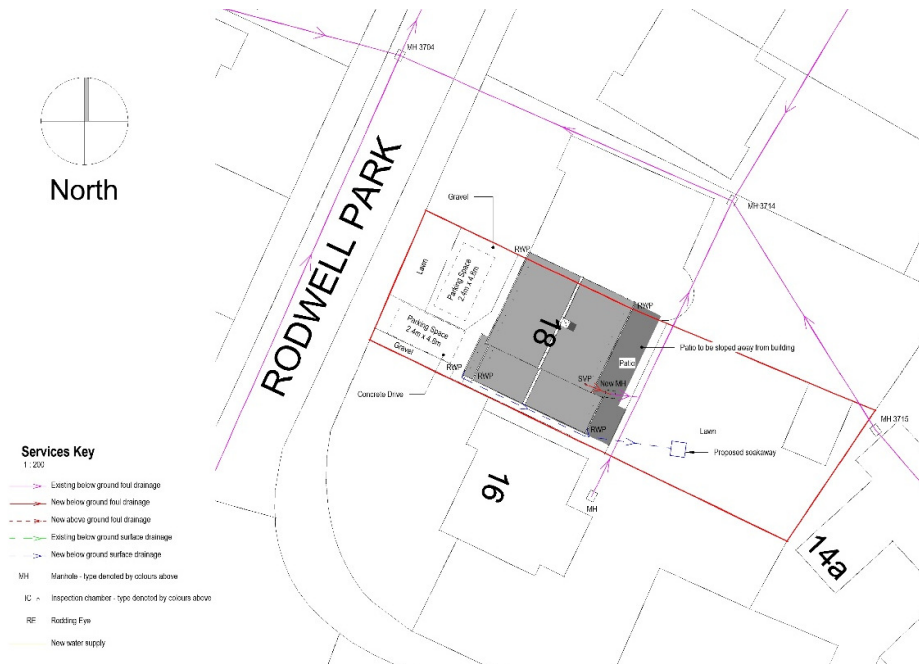
This provides protection against shallow surface water ponding in extreme rainfall events, including the 1 in 1000 scenario.

9. Surface Water Management / Drainage Strategy

The proposal will not increase runoff or flood risk elsewhere. Measures include:

9.1 Roof Water Management

Roof water from the extension will discharge to a soakaway in the rear lawn



9.2 Permeable Surfaces

Where possible, external hardstanding will be permeable or drained to soft landscaping.

9.3 Overland Flow Routing

- External ground levels where changed will fall gently away from the building.
- Overland exceedance flows will be directed to garden areas, not towards thresholds.

9.4 Construction Materials

Use of water-resistant materials at low level (e.g., tiled floors, water-resistant plasterboard) provides additional resilience.

10. Access and Egress

The site is served by the existing adopted highway network.

In a 1 in 1000 surface water event:

- Some shallow ponding may occur locally, but
- Safe refuge exists at first-floor level, and
- Emergency services would operate according to wider area plans.

Access and egress arrangements are therefore acceptable.

11. Climate Change

Climate change primarily affects rainfall intensity and surface water behaviour.

The proposed mitigation measures—SuDS, appropriate FFLs, and maintained overland flow routes—provide robust protection for the lifetime of the development, including under uplifted rainfall scenarios.

12. Residual Risk

Residual risks include:

- Blocked gullies or drains.
- Exceedance of drainage capacity during extreme storms.
- Unpredictable changes in catchment behaviour.

These are mitigated by:

- No basement accommodation.
- Safe refuge at first-floor level.
- Overland flow routing away from the building.
- Resilient construction materials.

Residual risk is low and acceptable.

13. Conclusions

- The site is in Flood Zone 1 (lowest fluvial/tidal risk).
- Surface water risk is low, with shallow ponding possible only in the 1 in 1000 year event.
- The proposal is a minor householder extension with no change in vulnerability.
- With the proposed mitigation measures, the development will:
 - Be safe for its lifetime,
 - Not increase flood risk elsewhere, and
 - Comply fully with Wiltshire Council's validation requirements for a Householder & Minor Extensions FRA.

The development is therefore acceptable in flood risk terms.