

FLOOD RISK ASSESSMENT

In Support of a Planning Application for a

Proposed Extension, Porch & Store at

The Old Post Office, The Street, Chilmark, Salisbury, Wiltshire, SP3 5AR

Planning Policy Context

The National Planning Policy Framework advises that “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” (Paragraph 170).

The NPPF goes on to advise that 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. However, applications for some minor development and changes of use, which includes householder developments, 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 where required i.e. a site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3.

At the local level, Core Policy 67 ‘Flood Risk’ of the Wiltshire core Strategy (adopted 2015) pre-dates the current national planning policies around flooding, however it advises that all developments should be supported by an appropriate surface water drainage scheme in order to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground.

Core Policy 67

Flood Risk

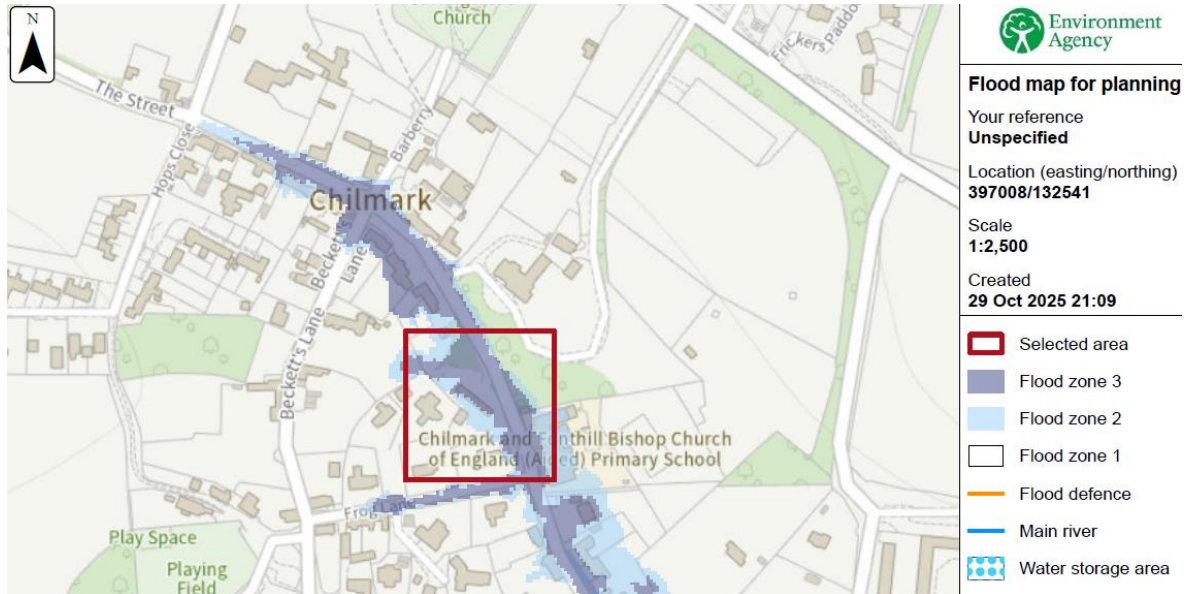
Development proposed in Flood Zones 2 and 3 as identified within the Strategic Flood Risk Assessment will need to refer to the Strategic Housing Land Availability Assessment when providing evidence to the local planning authority in order to apply the sequential test in line with the requirements of national policy and established best practice.

All new development will include measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground (sustainable urban drainage) unless site or environmental conditions make these measures unsuitable.

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The Application Site

The application property falls within Flood Zones 1, 2 and 3 and the area of development to the rear of the dwellinghouse falls within Flood Zone 2, as shown on the Environment Agency's flood risk maps:



The Council's Strategic Flood Risk Assessment, which is referred to within Core Policy 67, identifies the site as falling within Flood Zones 1, 2 and 3 and that the site has a low level of risk from groundwater flooding, but a low to medium level of risk from surface water flooding.

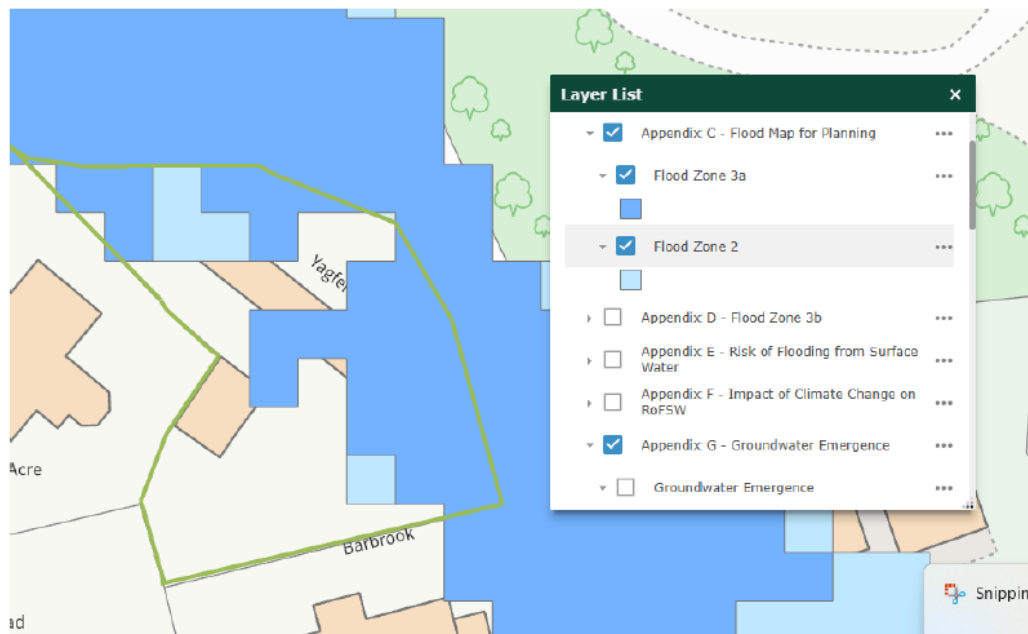
Flood Risk Assessment

The Lead Local Authority advised during the pre-application enquiry for the proposed extension to the dwelling house that a full planning application would need to be supported by a comprehensive site-specific Flood Risk Assessment (FRA). The site-specific FRA should demonstrate that the site is not adversely affected by flood risk from different sources, and how the flood risk from all sources will be managed without increasing flood risk to the development itself or elsewhere. It should also outline the proposed drainage strategy for the site.

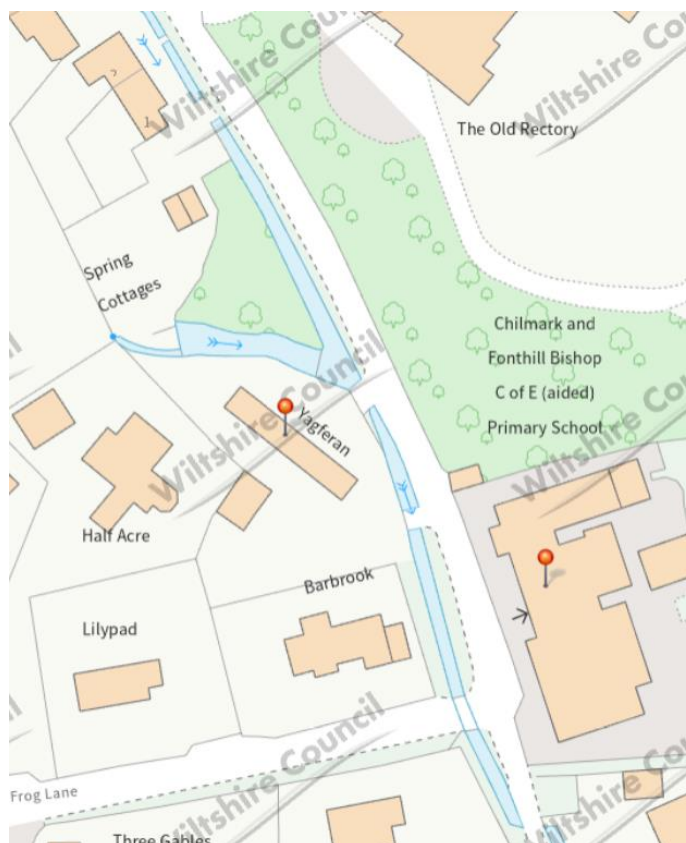
The Planning Practice Guidance on 'flood risk and coastal change' advises that even minor developments can affect flood risk within or beyond the property, particularly in areas susceptible to flooding. As such, while a FRA will be required, the guidance advises that "A pragmatic approach should be taken to the scope and level of detail of the assessment – a shorter, simpler assessment is likely to be sufficient in most such cases. As a minimum, the assessment needs to show that the development will be safe for its users for the intended lifetime of the development, without increasing flood risk elsewhere, and be sufficiently flood resistant and resilient to the level and nature of the flood risk".

It is evident that the application property is at risk from flooding however the site of the proposed development (the area immediately to the rear of the dwellinghouse)

is on the boundary of the Flood Zone 2, which is defined by strategic analysis and mapping, as shown on the extract below from the Strategic Flood Risk Assessment:



The proposed extension to the dwellinghouse will not therefore be within the centre of a flood zone or at risk of being submerged or surrounded by water. The risk of flooding comes from the overflow from the adjacent watercourse which is shown on the map below:-



The watercourse flows through the centre of the village therefore Chilmark Parish Council has produced a 'Flood Risk Assessment & Local Flood Plan'. It explains that Wiltshire Council has a duty under the Flood & Water Management Act to establish, quantify and record levels of flooding within the county. Wiltshire Council requires that all town and parish councils assist with the discharge of this duty by providing relevant information about flood events and perceived flood risks in each locality. As such, all Parish Councils are encouraged to appoint a Flood Warden to help identify and notify the potential flooding problems to the Lead Local Flood Authority (Wiltshire Council), monitor the state of watercourses within the community and to assist the community in times of flooding emergencies.

The Parish Council's statement goes on to explain that whilst the geology of Chilmark appears to give rise to potential flood risks and the Environment Agency Flood Map shows part of the village to be on a flood plain the risks can be minimised by regular clearance of the Winterbourne by Riparian owners and regular maintenance of highway drainage facilities by the local Highway Authority. The Flood Warden will carry out regular inspections of the Chilmark Winterbourne and work with local riparian and non-riparian villagers in order to keep it free flowing and free from obstruction. The Flood Warden will also liaise with The Wiltshire Council Highways Agency and the councils Sewer & Gulley's team to keep the gulleys and drainage clear and free flowing to reduce the risk of any flooding.

The applicants of the current planning application has been in contact with the local Flood Warden and will continue to liaise as appropriate.

The application site itself is however an existing area of hard surface as shown on the photograph below. The hard surfaced area extends along the entire rear of the dwellinghouse as shown on the aerial photograph below.





The proposed construction of the extension will not therefore result in the loss of an undeveloped 'greenfield' area and will not result in a change to the amount of surface water that flows from the property. A copy of a Proposed Site Plan is appended to this statement which shows the position of the existing gully drains and manhole within the application property. The proposed extension will have guttering to capture rain and direct it to the existing on-site drainage infrastructure i.e. discharge to on-site soakaway. The applicants have discussed the development with the local Flood Warden as mentioned above.

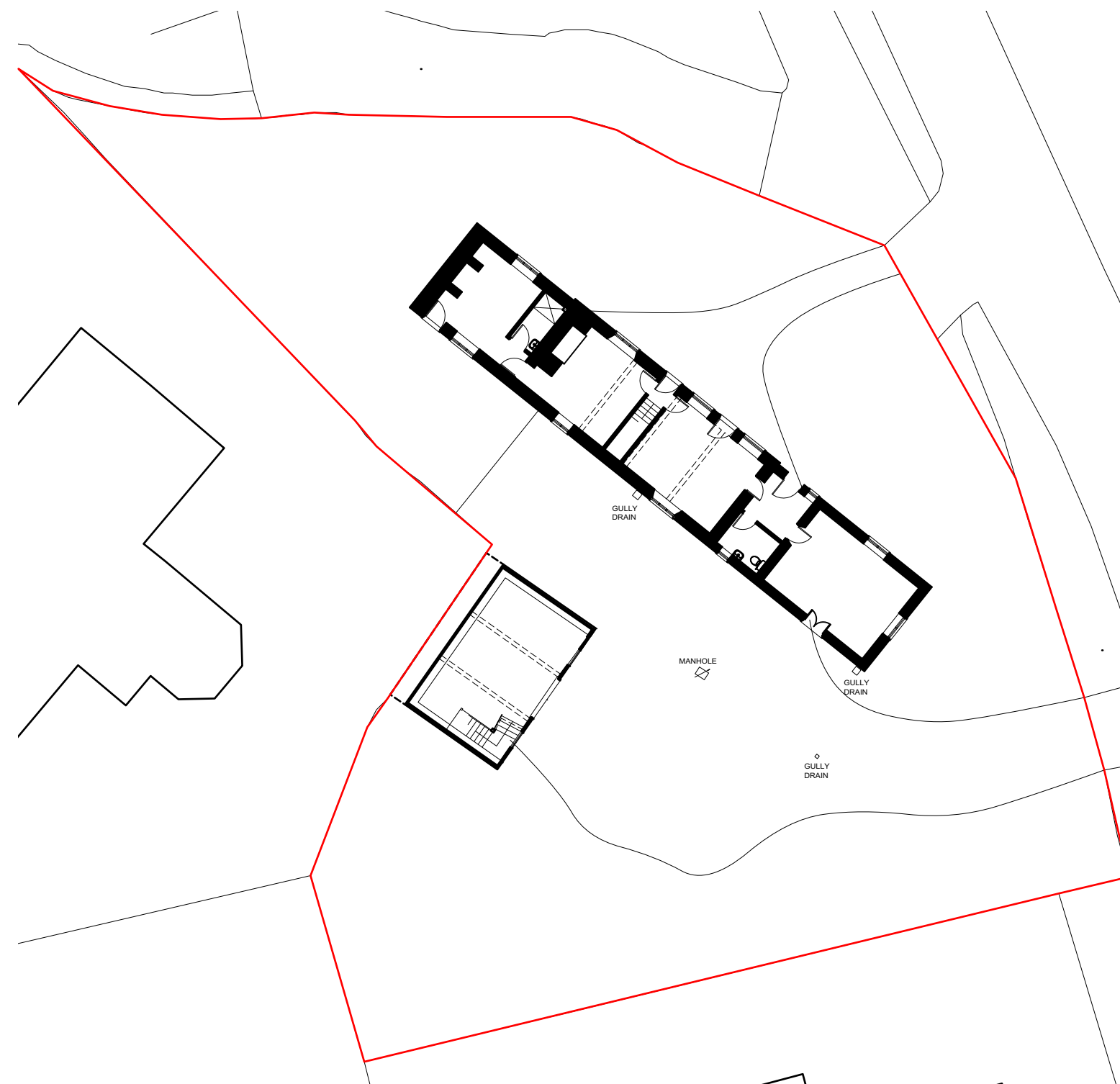
In terms of the design of the proposed extension, it will not accommodate sleeping accommodation and there will be no change in the flood risk classification, however to ensure it is safe for its users and as mitigation in the event of an extreme flood event, flood resilience measures will be incorporated into the design, namely:

- Electrical sockets to be raised a minimum of 400mm above floor level
- Flood resilient finishes / materials where possible
- Self-closing air bricks / non-return valves on drainage to be fitted

The extension will be on the rear of the dwellinghouse next to land outside flood zones 2 and 3. The occupiers of the property will therefore have safe unrestricted access to land that is not at risk from flooding. The development will therefore be safe for its users. Furthermore, because surface water will be managed and there will be no increase in flows over and above the status quo the development will not increase the flood risk elsewhere.

In line with Core Policy 67 'Flood Risk' of the WCS through design and flood resilience measures the development will be safe and will have a negligible impact on flood risk outside the application property.

Morgan Jones
Associate
LPC (Trull) Ltd



1 **EXISTING SITE PLAN**
SCALE 1:250@A3



2 **PROPOSED SITE PLAN**
SCALE 1:250@A3

NOTES:
DO NOT SCALE OFF THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE.
PLANNING PERMISSION SHOULD BE RECEIVED PRIOR TO STARTING WORKS IF
RELEVANT. ALL PROPOSALS TO BE CHECKED WITH A STRUCTURAL ENGINEER,
APPROVED BUILDING INSTRUCTOR AND PARTY WALL SURVEYOR.



North

FOR PLANNING REV: -

POB. ARCHITECTS WWW.PICKOURBRAINS.CO.UK	
PROJECT NAME:	THE OLD POST OFFICE
PROJECT NUMBER:	280
CLIENT:	LINTIN
DRAWING TITLE:	SITE PLAN
DRAWING NO:	002
SCALE: 1:250@A3	DATE: FEB 2026