

Flood Risk Assessment

Application Reference: PL/2026/00217

Site Address: Coolon, Cloatley Road, Hankerton, SN16 9LQ

Proposal: Raise roofline of existing bungalow to create first floor; removal of conservatory; erection of two-storey front and side extensions.

1. Introduction

This Flood Risk Assessment (FRA) has been prepared in support of a householder planning application at Coolon, Cloatley Road, Hankerton. The site is in Flood Zone 1.

The proposal relates to alterations and extensions to an existing dwelling and is therefore classified as minor development.

The FRA addresses **surface water flood risk**, following advice from the Local Planning Authority and mapping evidence.

2. Site Description

The site comprises an existing detached bungalow within an established residential curtilage.

- The site lies below the level of Cloatley Road to the front
- Ground levels fall from the highway towards the rear boundary
- A ditch at the rear of the site receives existing surface water runoff
- Existing hardstanding includes a block paved driveway

3. Flood Risk Policy Context

National Planning Policy Framework (NPPF):

- Development should be safe for its lifetime without increasing flood risk elsewhere (Paragraph 173)

Wiltshire Core Strategy:

Core Policy 67 (Flood Risk) requires that development:

- Does not increase flood risk elsewhere
- Incorporates appropriate sustainable drainage systems
- Protects and enhances the natural function of floodplains

As this proposal constitutes minor development, the Sequential and Exception Tests are not required.

4. Flood Risk Overview

4.1 Fluvial Flood Risk (Flood Zone Classification)

The site is located within Flood Zone 1 as defined by the Environment Agency Flood Map for Planning.

Flood Zone 1 comprises land with a low probability of flooding from rivers and the sea.

4.2 Surface Water Flood Risk

The site is identified as being at higher risk of surface water flooding based on:

- Wiltshire Council Strategic Flood Risk Assessment (SFRA)
- Environment Agency surface water mapping

5. Development Proposals and Impact on Flood Risk

5.1 Nature of Development

The proposal comprises extensions and alterations to an existing dwelling.

5.2 Change in Impermeable Area

- Minimal increase in roof area
- Reduction in impermeable surfacing through replacement of block paving with permeable gravel

5.3 Surface Water Drainage Strategy

- Discharge to existing rear ditch
- Use of permeable materials
- No discharge to public sewer

5.4 Overland Flow and Site Levels

- Road is higher than site
- Land slopes away from highway
- No risk of water entering highway

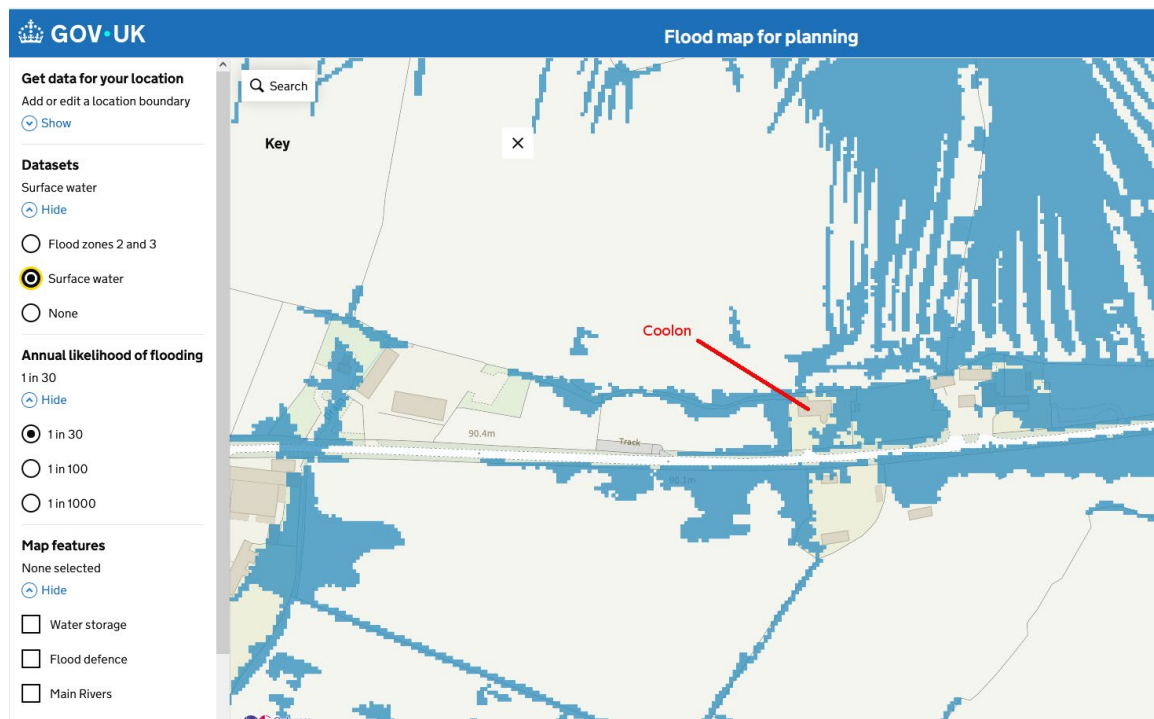
6. Mitigation Measures

- Permeable driveway
- Existing drainage retained
- No increased runoff

7. Conclusion

The development is located in Flood Zone 1, will not increase flood risk, and complies with NPPF and Core Policy 67.

Figure 1: Environment Agency Surface Water Flood Map Extract (Site Location – Coolon)



The above extract from the Environment Agency Flood Map for Planning identifies areas of surface water flood risk affecting the site. The proposed development responds to this through permeable surfacing and retention of existing drainage routes, **ensuring no increase in flood risk.**

The Environment Agency surface water mapping indicates that areas of higher risk (1 in 30 year event – shown in blue) affect parts of the site, primarily within the existing curtilage. The access to the site is not shown to be affected. The mapping reflects potential overland flow routes during intense rainfall events rather than standing water. The proposed development will improve the existing situation through the removal of impermeable block paving and its replacement with a permeable gravel driveway, thereby increasing infiltration and reducing

surface water runoff. As a result, the proposals will reduce the extent and rate of surface water flow across the site and will not increase flood risk elsewhere.