

FLOOD RISK ASSESSMENT March 2026 (written with sight of Wiltshire's Level 1 Strategic Flood Risk Assessment Nov 2024)

Site:

Dolly's Cottage, 39 Church Lane, Cholderton SP4 0DW

Proposed Development:

The replacement of an existing non-mains sewerage system with a small sewage treatment plant (STP), including the installation of associated pipes, cables, vents, ducts, manholes or kiosks, and alongside ancillary engineering operations. Existing surface treatments will be reinstated following works.

Flood Risk:

The proposed development lies partially within flood zone 3 where the principal flood risk is from the River Bourne, which flows approximately 5.5m northwest of the site boundary.

The EA's long term flood risk service ([Where do you want to check? - Check your long term flood risk - GOV.UK](#)) shows this address as having the following flood risks:

Risk of yearly river flooding	Risk of yearly river flooding 2036-2069	Risk of yearly surface water flooding	Risk of yearly surface water flooding 2040-2060	Risk of groundwater flooding	Risk of flooding from reservoirs
Very low	Very low	Very low	Very low	Within a groundwater flood alert area	Unlikely

Risk from Defence Overtopping

The STP will be at permanent risk of flooding as a result of any offsite defences overtopping, as the installation is underground and there are no known defences in place between the river and the new STP. Chances of flooding modelled by the Environment Agency are shown in the table below.

Annual likelihood of surface water flooding	None
Flood zones 2 and 3 2070 to 2125	Extends further into the property

Finished Levels

The STP will be at permanent risk of flooding as installation is underground and within the risks suggested in this report.

Flood Resistance & Resilience

The STP products are designed to avoid failure through flooding. Combined with appropriate project design and installation on site, the STP should meet the following criteria:

- The blower / electronics are above flood level
- Units are fitted with a pumped outlet to ensure continued operation when outlet is under water. The units have a non-return valve built in, allowing the unit to discharge when the outlet is below water.

- The lid will be above the flood level, fitted with a sealed cover to further mitigate risk.
- Sealed covers are fitted to any part of the drainage system to prevent surface water entry.
- The unit will be encased in concrete to prevent floatation.

Supporting Plans and drawings

Drawings of the proposed STP installation have already been provided to the Wiltshire Planning Department as part of the overall planning application. The EA's flood map is shown below.

