



Flood Risk Management Report (FRMR)

Mr Richard Oram – Manor Farm Allington

PL/2025/06176

Roger Griffin

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Version Number – 1.2

1. Executive Summary

This Flood Risk Management Report (FRMR) has been prepared to accompany a post-assent drainage application and retrospective planning application for a pond and sluice installed at the outflow of the pond within the garden of Manor Farmhouse, Allington. The River Gog, a headwater tributary of the Hampshire Avon, flows through the site. The purpose of this report is to assess flood risk, evaluate impacts on catchment and ecology, and identify mitigation measures. The analysis concludes that the sluice installation and pond do not increase flood risk to third-party land or property and may provide modest ecological enhancements by diversifying habitats.

2. Introduction

This report has been prepared in line with the National Planning Policy Framework (NPPF) and Environment Agency (EA) Flood Risk Standing Advice. It supports the application for the sluice structure installed at Manor Farmhouse Pond, assessing site-specific and catchment-level risks.

The reports should be read in combination with the drainage assessment report sent to Wiltshire Council (Helena Carney) on 12/09/25.

3. Site and Development Description

The site is located within the grounds of Manor Farmhouse (appendix 1), owned by Mr. Richard Oram, and includes a pond constructed five years ago on the River Gog. The sluice structure was installed three years ago at the outflow of the pond. The River Gog flows through the property, with riparian woodland upstream and arable and pasture fields to the east and south (appendix 2), all within Manor Farm ownership. The pond dimensions are approximately 35m by 16m, with a depth of 1.2m. The sluice overtops at 0.9m, providing a storage capacity of approximately 504m³ and when the sluice is open the pond discharges in 10 minutes.

4. Sources of Flood Risk

The principal source of flood risk is fluvial, associated with the River Gog. The catchment covers approximately 260 hectares. A significant flood event was recorded on 6th January 2024, consistent with a 1-in-100-year event. Surface water flood pathways align with natural contours and direct flows through land owned by Manor Farm toward the Kennet and Avon Canal. There is no evidence of tidal or groundwater flooding, nor impacts from sewer flooding.

5. EA Flood Data and Hydrological Assessment

The River Gog exhibits a fall of 0.5% (0.4m per 100m) through the garden to the Kennet and Avon Canal. At normalised flow (0.15m depth), velocity is 0.75 m/s, equating to a flow of 0.09 m³/s. At bankfull stage, flows may reach 1.62 m³/s. The pond provides attenuation of up to

504 m³, although this volume is discharged within 5–10 minutes when the sluice is fully opened. Given the overtopping threshold of 0.9m, the sluice does not materially alter flood storage or conveyance during storm events.

6. Flood Risk Mitigation and Management Measures

The pond and the sluice are situated along the channel of the River Gog and do not impede the natural route of the water course. The sluice structure is designed to overflow naturally when water exceeds 0.9m, ensuring flows continue downstream and if the pond overtops it flow to the south, west, and east following the natural contours of the land adjacent to the garden which is owned by Manor farm and does not contain any property. The image at Appendix 3 was taken on 6th January 2024, which was a flood event consistent with a 1 in 100-year event. Flooding was primarily caused by capacity restrictions at a sedimented culvert upstream of the site, which diverted excess water across farmland and through the Manor Farm garden. The image demonstrates the pond will not have a material effect as the water levels are considerably higher than the banks of the pond.

The nearest properties are the house owned by Richard Oram which is 80m west of the pond and a house 120m north of the pond.

During high flow events:

- Water levels exceed the sluice crest, and flows continue downstream through the existing channel.
- Exceedance flows follow the existing river corridor and natural land gradients toward the canal, see appendix 3 natural slope contours.
- Floodwater routing occurs entirely within Manor Farmland ownership, meaning that no additional flood risk is posed to neighbouring properties.

Natural flow of the river extends from the pond, through 150m south through a 2.3ha permanent grass field to the Kennet and Avon Canal and is adjacent to 15ha arable block to the east and a 24ha arable field to the west all owned by Manor Farm.

6.1 Consideration of Climate Change (38% Central Allowance)

- The sluice structure overtops naturally at 0.9 m, ensuring that flows are not impounded during higher rainfall events.
- The attenuation provided by the pond is small relative to the catchment size (260 ha) and therefore does not materially influence catchment hydrology during extreme rainfall.
- The river channel gradient (approximately 0.5%) allows flows to continue downstream toward the canal without prolonged upstream storage.

- The flow capacity of the channel (bankfull flow approximately 1.62 m³/s) significantly exceeds the normalised flow rate of 0.09 m³/s, indicating substantial conveyance capacity during higher rainfall events.

With the application of the 38% climate change uplift, rainfall intensity and peak flows within the catchment would increase. However, because the structure does not restrict flows and overtops during higher water levels, it would continue to function as a passive flow-through feature rather than a controlling flood structure.

As a result, the pond and sluice are not expected to materially increase flood levels, flood extents, or risk to people and property under climate change scenarios.

6.2 Blockage and Maintenance of Water Control Structures

A potential residual risk associated with any watercourse structure is the blockage or reduced efficiency of flow controls due to debris, sediment, or vegetation.

Within the Manor Farm site:

- The sluice structure is located within privately managed land owned by the applicant. Mr Oram
- The upstream watercourse is bordered by riparian vegetation, which may introduce natural debris such as leaves or branches during storm events.
- Upstream flooding during the January 2024 event was primarily influenced by sedimentation and blockage at an upstream culvert, rather than by the pond or sluice structure itself.

The risk of blockage at the sluice structure is considered low, as:

- The structure is designed to overtop, allowing water to pass over the crest even if the sluice gate is partially obstructed.
- The watercourse maintains natural channel conveyance alongside the pond feature.
- Any debris accumulation would be readily visible and accessible for clearance.

Appendix 4 demonstrate the natural slope of the and the natural flow of the river extending 150 m south of the pond through a 2.3ha permanent grass field with and 15ha arable block to the east and a 24ha arable field to the west all owned by Manor Farm.

7. Residual Risks and Emergency Planning

Residual risks are limited to extreme fluvial events that exceed modelled flood thresholds. The EA Flood Alert system identifies overland flow pathways within Manor Farm ownership, confirming no off-site risk. The sluice is unlikely to exacerbate flood conditions during such events. Landowners are registered for EA Flood Warning services.

8. Ecological Considerations

The River Gog within the site is relatively narrow and lacks notable in-channel features. The riparian zone consists of native trees and scrub, which will not be adversely affected. The pond contributes positively to ecological value by providing habitat for amphibians and invertebrates. No downstream ecological impacts are anticipated.

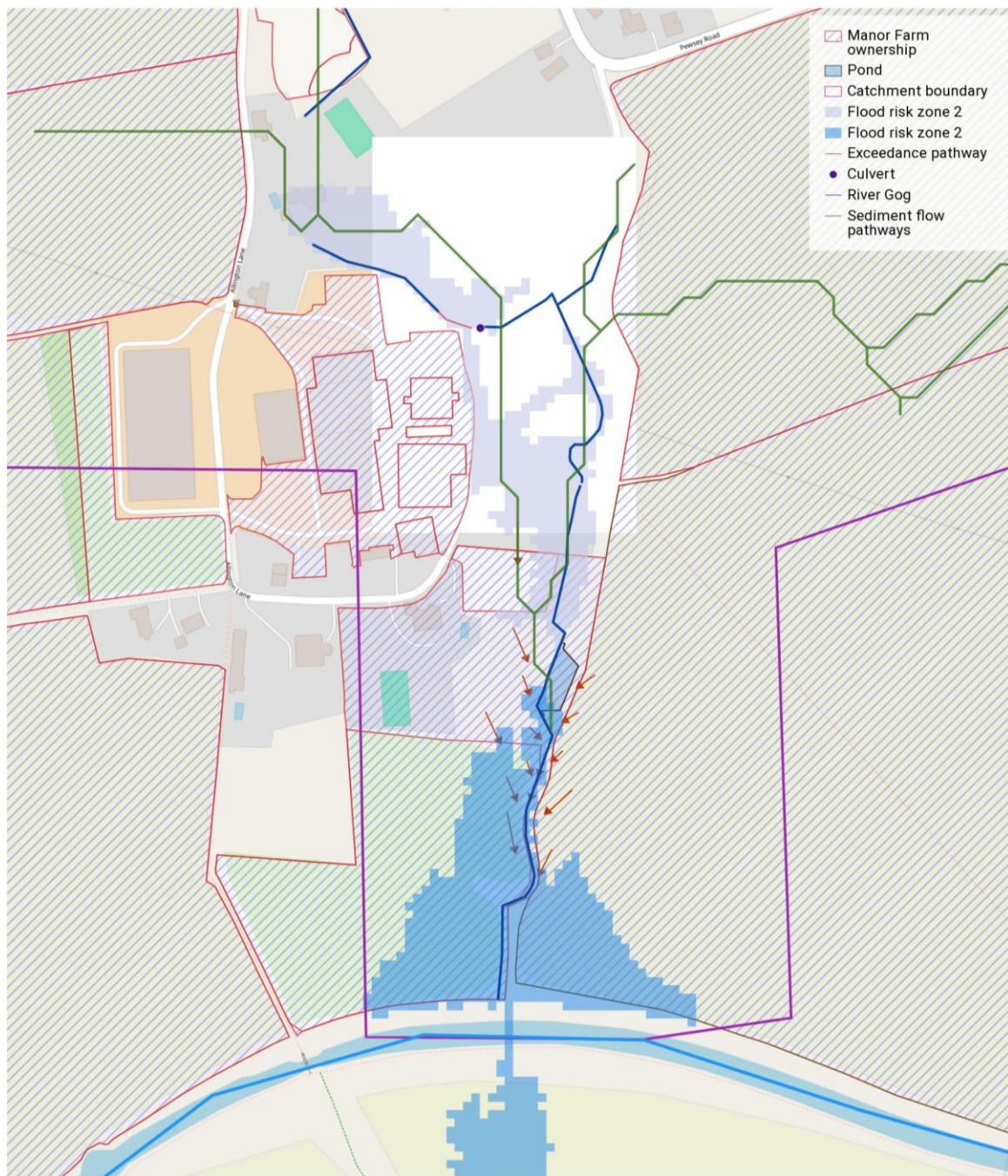
9. Conclusions

This Flood Risk Management Report demonstrates that the sluice installation and pond created at Manor Farmhouse do not impede the flow of water and do not increase flood risk to people, property, or land before or beyond the site boundary. The pond follows the existing land contours, and the structure is designed to operate passively, allowing overflow under flood conditions and providing limited attenuation capacity. The proposal is consistent with EA and NPPF requirements for flood risk management and incorporates ecological benefits. It is therefore considered acceptable in flood risk terms.

Appendix 1 Pond location



Appendix 2 Land ownership and flood zones



Produced on Land App, May 15, 2025.
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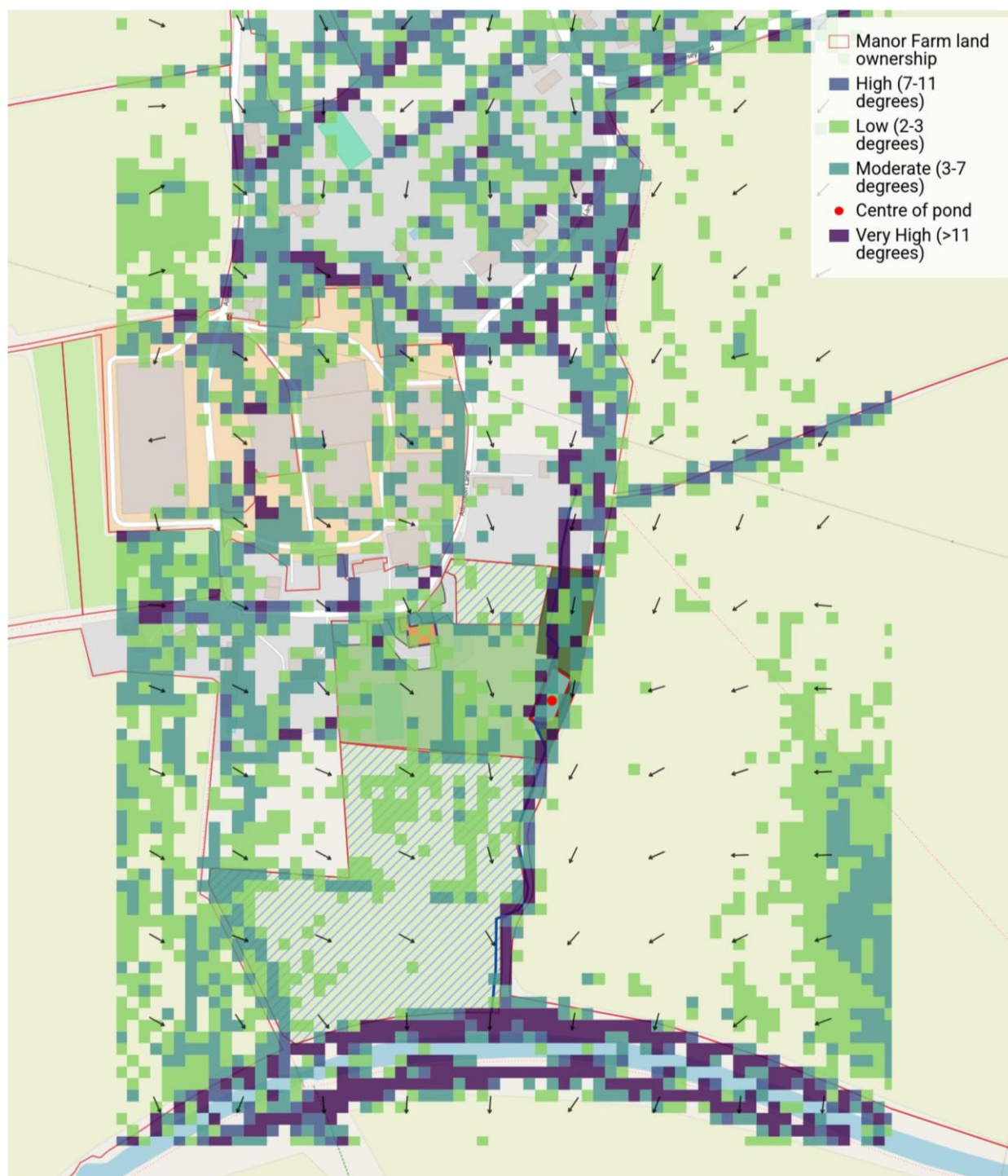
100 m
Scale 1:3000 (at A4)



Appendix 3 2024 flood event



Appendix 4 Slope identifier (Land App tool)



Produced on Land App, Mar 16, 2026.
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50 m
Scale 1:3000 (at A4)

