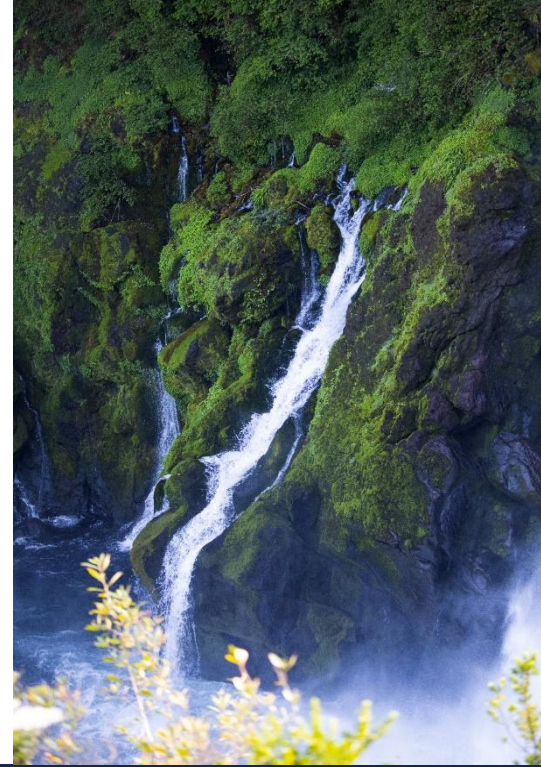




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water, civils and environment

Flood Risk Assessment AEG9923_SN14_CastleCombe_01

Site Address: The Weavers House
Castle Combe
Wiltshire
SN14 7HX

UK Experts in Flood Modelling, Flood Risk
Assessments, and Surface Water Drainage Strategies

degadea
water, civils and environment

Document Issue Record

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Reference: AEG9923_SN14_CastleCombe_01

Site Location: The Weavers House, Castle Combe, Wiltshire, SN14 7HX

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Summary

Development Description	Existing	Proposed
Development Type	A residential dwelling	Change of use of a residential dwelling to a mixed use development including a holiday let and long term let, with no external or internal floor layout change.
EA Vulnerability Classification	More Vulnerable	No change – development to stay as More Vulnerable.
Ground Floor Level	Ground levels derived using EA LiDAR data. Ground floor FFL is approximately 76.13m AOD.	No change –internal or external.
Surface Water Drainage	N/A ¹	The proposal is a change of use, with no works or change to footprint. Surface water runoff will continue to be discharged via the existing drainage system.
Site Size	663m ²	No change.
Risk to Development	Summary	Comment
EA Flood Zone	Flood Zone 3	
Flood Source	Fluvial	The site is located within Flood Zone 3. EA hydraulic modelling indicates that during the design 1 in 100 year + 30% CC event, flood levels on site could reach approximately 76.99m AOD, with corresponding flood depths of up to 0.86m. The proposal comprises a change of use only, with no external or internal alterations and no increase in built footprint. The flood risk vulnerability classification remains unchanged, and the development will not increase flood risk on- or off-site.
SFRA Available	Wiltshire Council Level 1 Strategic Flood Risk Assessment (Wiltshire Council, 2024)	
Management Measures	Summary	Comment
Ground floor level above extreme flood levels	No	The site is located within the design 1 in 100 year plus 30% CC and 1 in 1000 year extreme flood extent, with

	have a negligible impact on hydraulic performance.
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¹ not required for this assessment

² data not available

1. Introduction

- 1.1. Aegaea were commissioned by LP Planning to undertake a Flood Risk Assessment (FRA) to facilitate a planning application for the proposed development. This FRA has been prepared in accordance with the requirements set out in the National Planning Policy Framework (NPPF) and the associated Planning Practice Guidance.
- 1.2. This FRA is intended to support a full planning application and as such the level of detail included is commensurate and subject to the nature of the proposals.

Site Overview

- 1.3. The site of the proposed development is The Weavers House, Castle Combe, Wiltshire, SN14 7HX (Figure 1). The site currently comprises a residential dwelling and associated garden space.

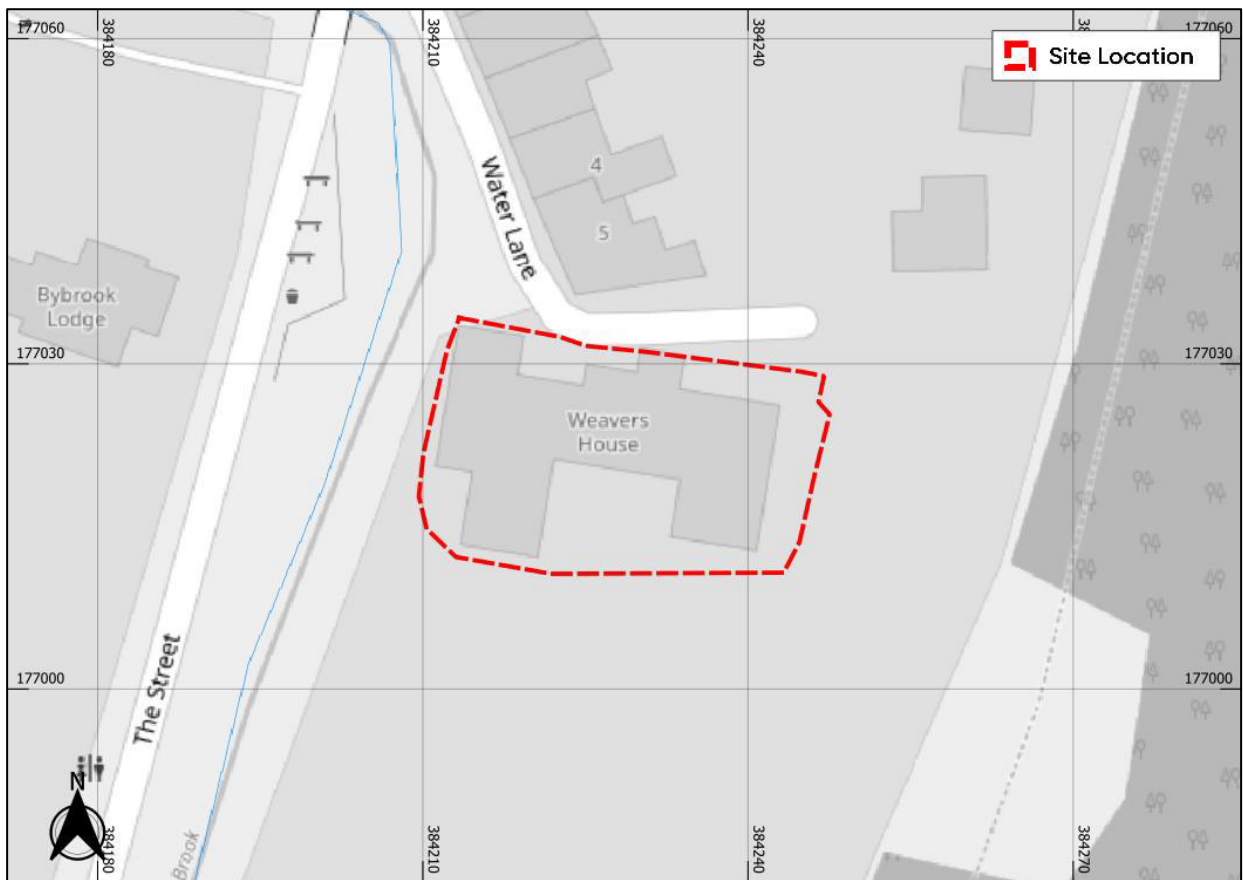


Figure 1: Site Location (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors)

- 1.4. The client is seeking planning permission for the change of use of the residential dwelling to a mixed use development including a residential holiday let and long term let, with no external or internal floor layout change.
- 1.5. In the absence of a topographical survey, Environment Agency Light Detection and Ranging (LiDAR) data Digital Terrain Model has been used to review the topography of the site. The EA

LiDAR data shows the ground elevation of the site varies between approximately 75.74m AOD (metres Above Ordnance Datum) in the west and 76.18m AOD in the east (Figure 2). Analysis of topographic levels indicates that the site generally slopes with a fall to the west.

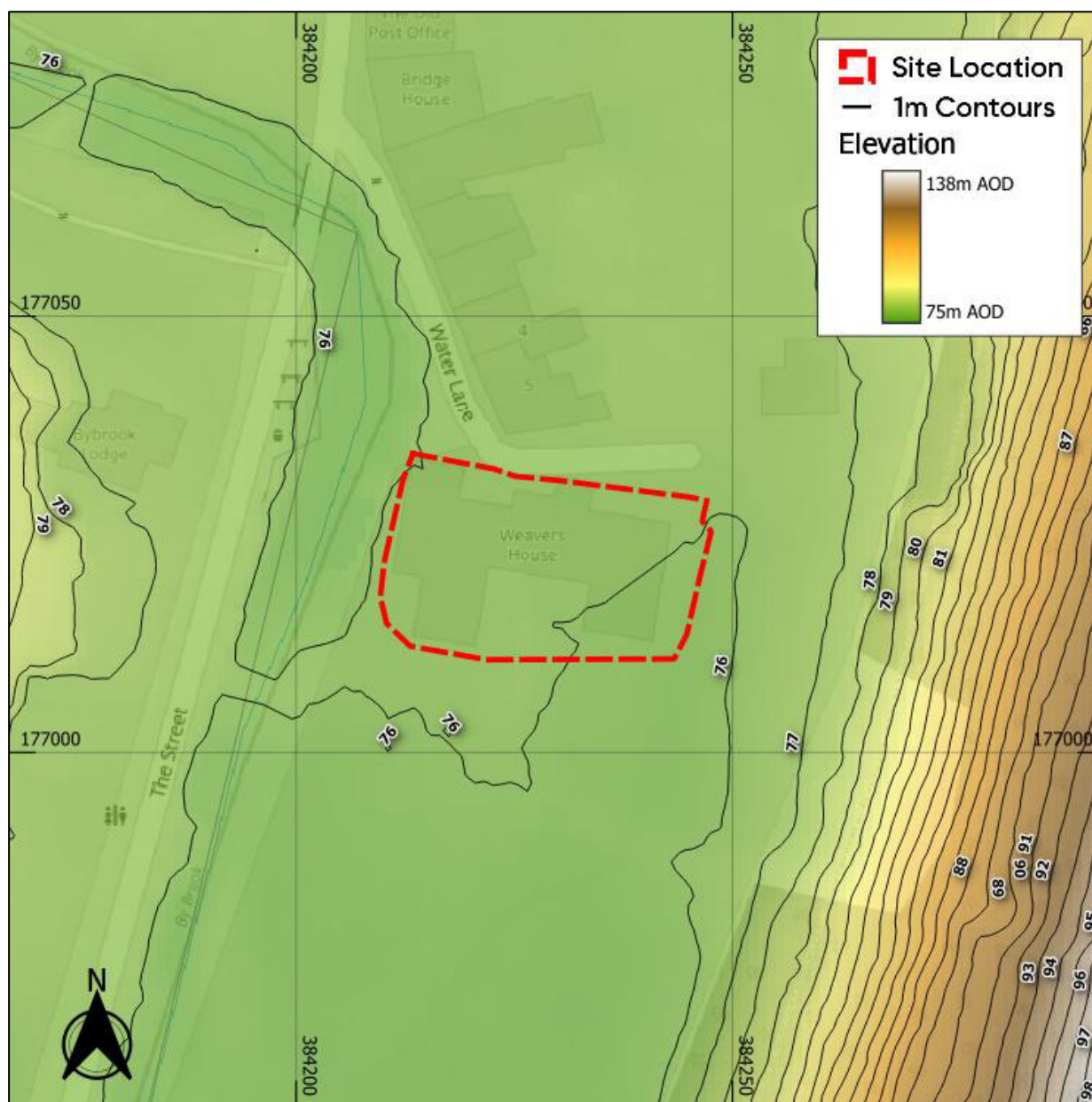


Figure 2: Site Topography (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

- 1.6. Ground levels at the site have been derived using Environment Agency LiDAR data. The LiDAR ground level immediately outside the lowest point of entry to the property, identified as the front door, is approximately 76.13m AOD. Review of available street-level imagery and mapping (Google Maps accessed 20/01/2026) indicates that the front door threshold is at ground level.

On this basis, the finished floor level (FFL) of the ground floor is estimated to be approximately 76.13m AOD.

- 1.7. Wiltshire Council is the Local Planning Authority (LPA) for the site and also the designated Lead Local Flood Authority (LLFA). The site sits within the Environment Agency's Wessex region.

Planning Policy and Guidance

- 1.8. UK government planning guidance states¹ that an FRA is required for developments which are:

- ***in flood zone 2 or 3 including minor development and change of use***
- *more than 1 hectare (ha) in flood zone 1*
- *less than 1 ha in flood zone 1, including a change of use in development type to a more vulnerable class (for example from commercial to residential), where they could be affected by sources of flooding other than rivers and the sea (for example surface water drains, reservoirs)*
- *in an area within flood zone 1 which has critical drainage problems as notified by the Environment Agency*

- 1.9. The site is located within Flood Zone 3 and therefore an FRA is required in accordance with UK government planning guidance.

- 1.10. The objective of this FRA is to demonstrate that the proposals are acceptable in terms of flood risk. This report summarises the findings of the study and specifically addresses the following issues in the context of the current legislative regime:

- Fluvial/tidal flood risk
- Surface water flood risk
- Risk of flooding from other sources

¹<https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications#when-you-need-an-assessment>

2. Planning Policy

- 2.1. Inappropriate development in a flood risk area could pose significant risk in terms of personal safety and damage to property for the occupiers of the development or for people elsewhere. The approach taken in the assessment of flood risk at the planning stage is set out in national, regional, and local planning policy and associated guidance. This section summarises the key policies and guidance relevant to the proposed development.

National Planning Policy Framework (NPPF)

- 2.2. The National Planning Policy Framework² (NPPF) (MHCLG, 2024) which includes UK Government policy on development and flood risk states:

170. 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.

181. When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;*
- b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;*
- c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;*
- d) any residual risk can be safely managed; and*
- e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.*

*176. Applications for some minor development and **changes of use** 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 set out in footnote 63.*

- 2.3. The proposal would be considered a Change of Use.

²<https://www.gov.uk/guidance/national-planning-policy-framework>, last updated Dec 2024

2.4. Footnote 63 of the NPPF states:

A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.

2.5. Flood Zones in England are defined as follows:

Table 1: Flood Zone Definitions

Flood Zone	Definition
Zone 1 Low Probability	Land having less than 1 in 1,000 annual probability of river or sea flooding (all land outside Zones 2 and 3).
Zone 2 Medium Probability	Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding.
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding.
Zone 3b The Functional Floodplain	This zone comprises land where water from rivers or the sea has to flow or be stored in times of flood. The identification of functional floodplain should take account of local circumstances and not be defined solely on rigid probability parameters. Functional floodplain will normally comprise: land having a 3.3% or greater annual probability of flooding, with any existing flood risk management infrastructure operating effectively; or land that is designed to flood (such as a flood attenuation scheme), even if it would only flood in more extreme events (such as 0.1% annual probability of flooding). Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map)

- 2.6. An FRA should be appropriate to the scale, nature, and location of the development. It should identify and assess the risk from all sources of flooding to and from the development and demonstrate how any flood risks will be managed over the lifetime of the development.
- 2.7. An assessment of hydrological impacts should be undertaken, including to surface water runoff and impacts to drainage networks in order to demonstrate how flood risk to others will be managed following development and taking climate change into account.

Local Plan

2.8. The Local Plan prepared by the Local Planning Authority, Wiltshire Council, sets out the policies for development in the local area.

2.9. Policy 95 - Flood risk outlines the requirements for new development within the area. It states:

The council will follow a sequential approach to flood risk management, in line with national policy and guidance.

All development proposals will be required to consider the effect of the proposed development on flood risk from all sources, both on and offsite, commensurate with the scale and impact of the development.

2.10. Policy 67 - Flood Risk outlines the requirements for new development within the area. It states:

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.

Sequential and Exception Tests

2.11. The Sequential and Exception Tests are applied in specific cases defined by UK Government policy. Their purpose is to drive development to areas of low flood risk and to support developments which improve flood risk for developments in areas at risk of flooding.

2.12. Under the NPPF, all new planning applications should undergo a Sequential Test in accordance with Paragraph 172. This test should be implemented by local planning authorities with a view to location, particularly vulnerable new developments outside of the floodplain.

2.13. However, Paragraph 176 of the NPPF states:

*176. Applications for some minor development and **change of use** should also not be subject to the sequential test nor the exception test but should still meet the requirements for site-specific flood risk assessments set out in footnote 63.*

2.14. As such, a site-specific Sequential and Exception Test for the proposed change of use is not considered necessary in line with the NPPF.

Summary

2.15. This flood risk assessment has been prepared with due consideration to the above local and national policy.

3. Consultation and Review

Consultation

- 3.1. Aegaea requested product data from the EA in December 2025. A response was received in January 2026, including Product 6 data from the By Brook 2015 Flood Model. This has been analysed in Section 4, in order to determine the fluvial flood risk to the site.

Documents and Online Mapping

- 3.2. Local Governments and Lead Local Flood Authorities provide documents which contain data and policies on flood risk and new development in their areas. These documents are introduced and briefly summarised below. For the purposes of this FRA, these documents have been reviewed for relevant information and any relevant data is discussed within the appropriate sub heading of this report.
- 3.3. The following sources of information have been reviewed for this assessment:
- Flood Map for Planning on the Environment Agency website <https://flood-map-for-planning.service.gov.uk/>
 - Long Term Flood Risk Information on the Environment Agency website <https://www.gov.uk/check-long-term-flood-risk>
 - National Planning Policy Framework (NPPF) (Ministry of Housing, Communities and Local Government, 2024)
 - Planning Practice Guidance - Flood Risk and Coastal Change (Ministry of Housing, Communities and Local Government, 2022)
 - Geoindex Onshore (British Geological Survey, 2024)
 - Wiltshire Local Plan 2020-2038, Regulation 19 (Wiltshire Council, emerging 2023)³ and Wiltshire Core Strategy (Wiltshire Council, 2015)⁴
 - Preliminary Flood Risk Assessment Addendum (Wiltshire Council, 2017)⁵ and Preliminary Flood Risk Assessment (Wiltshire Council, 2011)⁶
 - Wiltshire Council Level 1 Strategic Flood Risk Assessment (Wiltshire Council, 2024)⁷

³ https://www.wiltshire.gov.uk/media/11971/Planning-for-Trowbridge-September2023/pdf/Planning_for_Trowbridge_September2023.pdf

⁴ https://www.wiltshire.gov.uk/media/4176/Wiltshire-Core-Strategy-Adopted-Jan-2015/pdf/Wiltshire_Core_Strategy_Adopted_Jan_2015.pdf

⁵ https://assets.publishing.service.gov.uk/media/5accb54640f0b617df3356c9/PFRA_Wiltshire__County__Council_2017.pdf

⁶ https://www.wiltshire.gov.uk/media/203/Wiltshire-preliminary-flood-risk-assessment/pdf/Flood_Risk_Assessment_-_Appendix_1.pdf?m=1572622981843

⁷ https://www.wiltshire.gov.uk/media/14497/SD67-Wiltshire-Level-1-Strategic-Flood-Risk-Assessment-2024/pdf/SD67_Wiltshire_Level_1_Strategic_Flood_Risk_Assessment_2024.pdf?m=1733141632550

- Wiltshire Local Flood Risk Management Strategy (Wiltshire Council, 2015)⁸

Preliminary Flood Risk Assessment (PFRA)

- 3.4. The PFRA, published in 2011 and 2017, is a high-level appraisal of flood risk across Lead Local Flood Authority Wiltshire Council. The flood risk from all sources, including fluvial, surface water, groundwater, and surcharged sewers is evaluated. It is the basis upon which the Local Flood Risk Management Strategy is produced.
- 3.5. The PFRA, and its addendum, summarises historical flood incidents in Wiltshire Council. The site is recorded as having been affected by a flood event.

Strategic Flood Risk Assessment (SFRA)

- 3.6. The SFRA, published in 2024, provides the evidence base for the Local Planning Authority Wiltshire Council Local Plan and guidance for consideration when determining planning applications. The SFRA seeks to place new development into areas of lower flood risk taking into account current flood risk, future flood risk, and the effect a proposed development would have on the risk of flooding.
- 3.7. The SFRA mapping provided by Wiltshire Council has been used throughout production of this report as a source of information, particularly pertaining to historical flood incidents.

Local Flood Risk Management Strategy (LFRMS)

- 3.8. The Local Flood Risk Management Strategy sets out roles and responsibilities for flood risk management, assesses the risk of flooding in the area, where funding can be found to manage flood risk, and the policies, objectives, and actions of the Lead Local Flood Authority.
- 3.9. The Wiltshire Council LFRMS is used within this report to identify any flood management infrastructure and historical incidences of flooding.

⁸ <https://www.wiltshire.gov.uk/media/204/Wiltshire-local-flood-risk-management-strategy/pdf/Flood-risk-management-strategy-civil-emergencies.pdf>

4. Sources of Flood Risk

Fluvial

- 4.1. Flooding from watercourses arises when flows exceed the capacity of the channel, or where a restrictive structure is encountered, resulting in water overtopping the banks into the floodplain.

Main Rivers and Ordinary Watercourses

- 4.2. The nearest Main River to the site is the By Brook, located approximately 6m west of the site.
- 4.3. There are no other mapped watercourses within 1.0km of the site based on OS mapping.

EA Flood Map for Planning

- 4.4. The site is located within Flood Zone 3 (Figure 3). Flood Zone 3 denotes a risk of flooding from fluvial sources greater than 1 in 100 (1%) annual probability.

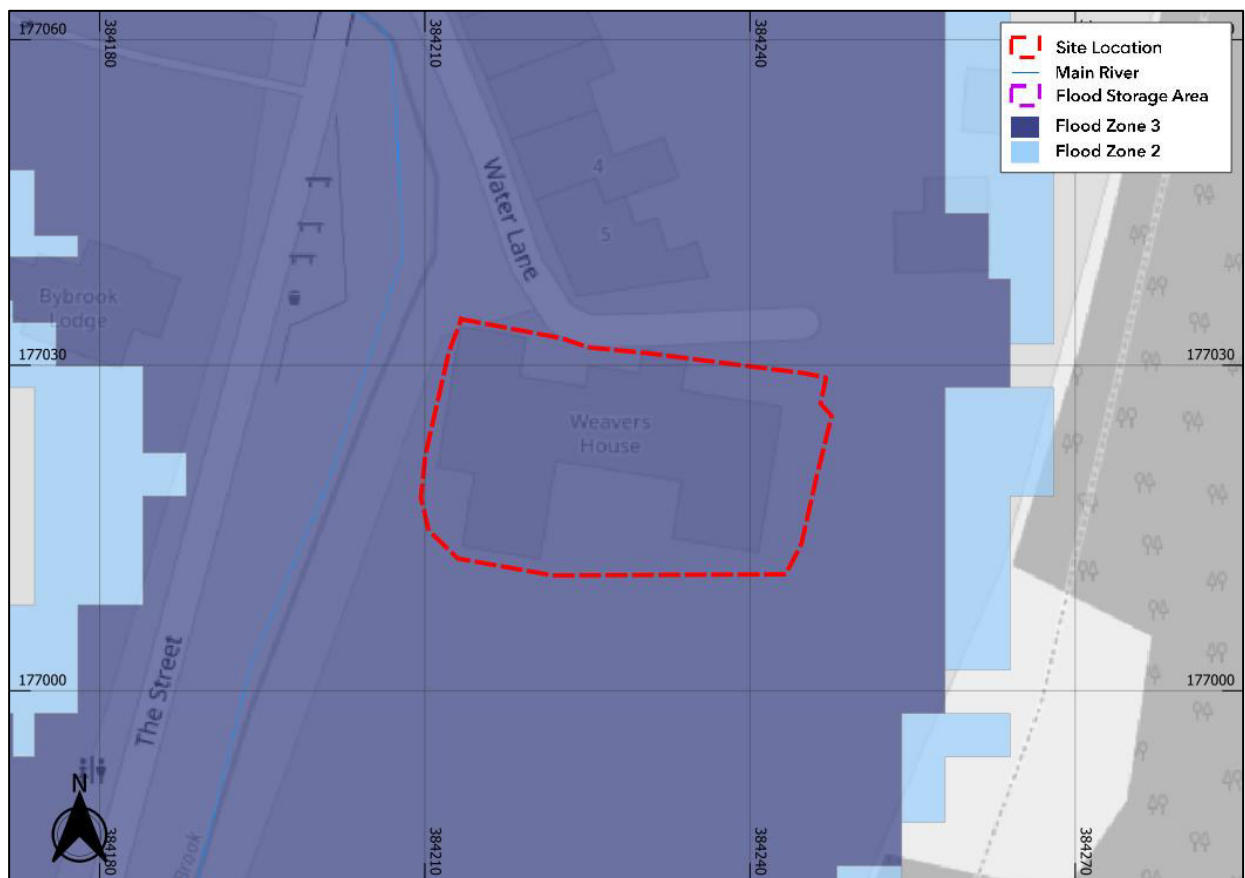


Figure 3: EA Flood Map for Planning (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

- 4.5. According to EA's AIMS database, there are flood defences along both banks of the By Brook, recorded as natural high ground. The dataset indicates a crest level of 76.40m AOD downstream

event plus a 30% climate change allowance, which has therefore been used as the most appropriate conservative scenario to represent potential peak river flows for the design event.

Present Day Scenarios

- 4.9. Based on the By Brook hydraulic model, the proposed development is located within all present-day modelled defended fluvial flood extents, including the 1 in 30 year event, up to and including the 1 in 1000 year event (Figure 5).

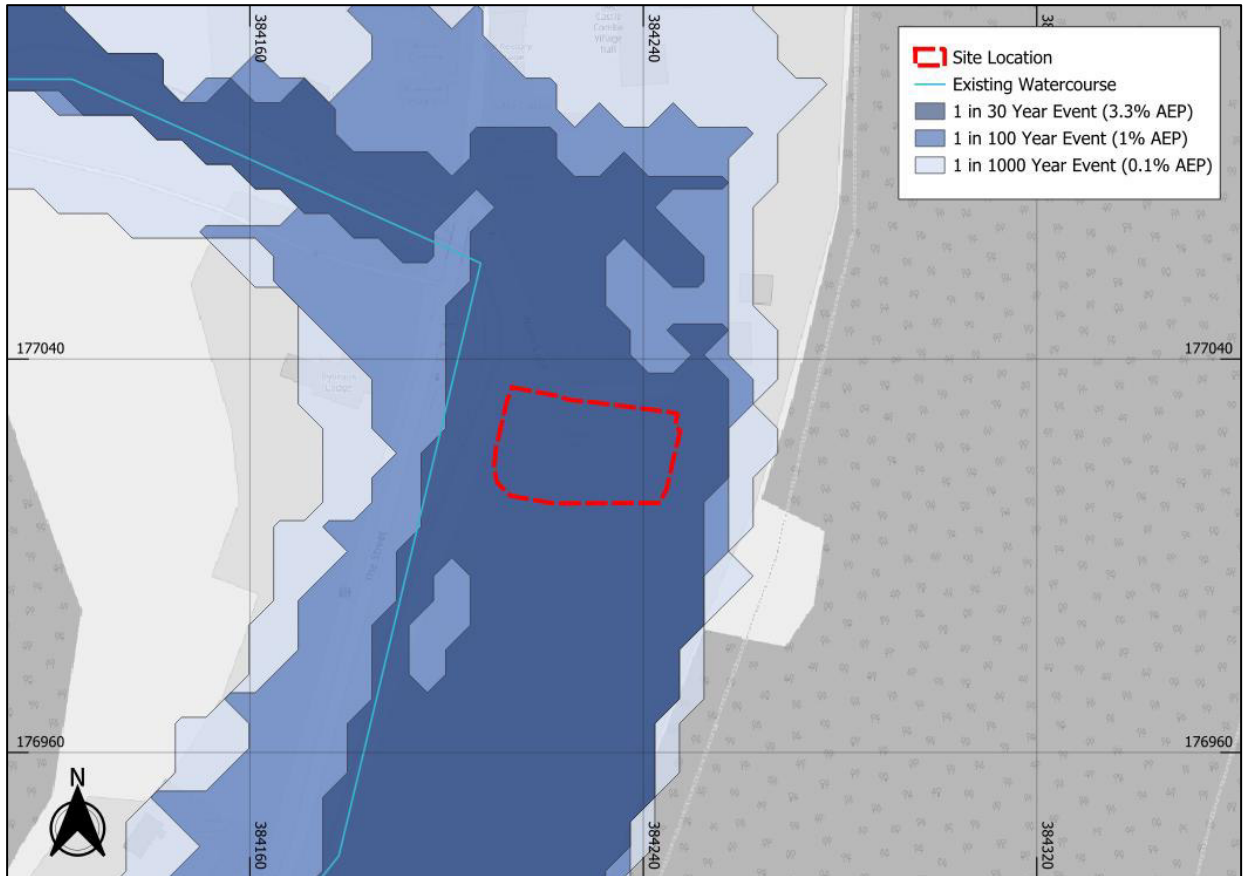


Figure 5: Modelled Present Day Flood Extents from the By Brook (2015) hydraulic flood model.

- 4.10. Modelled flood levels at the site are approximately 76.41m AOD during the 1 in 30 year event and 76.68m AOD during the 1 in 100 year event. Estimated flood levels and depths are presented in Table 2.

Table 2: By Brook Model Defended Present Day and Climate Change Flood Levels and Depths

	Modelled Scenarios (Defended) - Flood Levels and Depths			
	1 in 30 year (2% AEP)	1 in 100 year (1% AEP)	1 in 100 year (1% AEP + 30% CC)	1 in 1000 year (0.1% AEP)
Max Flood Level (m AOD)	76.41	76.68	76.99	77.48

Flood depth (76.13m AOD Ground Floor FFL) (m)	0.28	0.55	0.86	1.35
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Climate Change Scenario

- 4.11. Review of the By Brook model indicates that the site is located within the extent of the 1 in 100 year fluvial flood event including 30% climate change (Figure 6), with flood levels on site at approximately 76.99m AOD. Based on an estimated ground floor finished floor level of approximately 76.13m AOD, this corresponds to an indicative flood depth of approximately 0.86 m above ground floor level (Table 2).

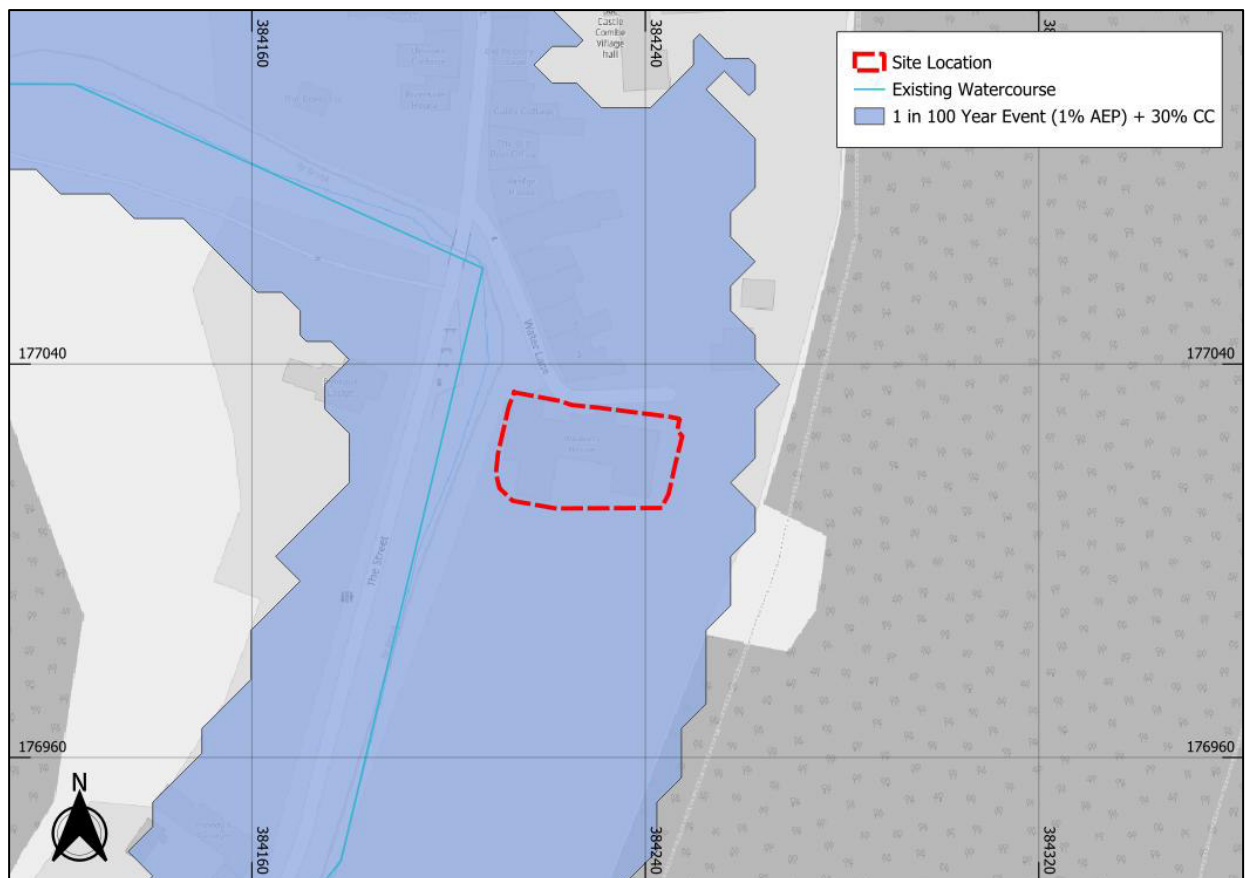


Figure 6: Modelled Present Day Flood Extents from the By Brook (2015) hydraulic flood model.

Fluvial Summary

- 4.12. The site is located within Flood Zone 3 and is shown by EA detailed hydraulic modelling to be affected by fluvial flooding under present-day and climate change scenarios, with flooding of the ground floor predicted during events up to 0.86m/76.99m AOD in the design 1 in 100 year plus climate change event.

- 4.13. Based on the information reviewed, the risk of fluvial flooding to the site is considered to be high.
- 4.14. It must be noted that the proposal comprises a change of use only, with no internal or external alterations, no change to ground levels, and no increase in flood risk vulnerability (remaining 'More Vulnerable'). The proposal will not impede flood flows, reduce floodplain storage, or increase flood risk elsewhere, and the flood risk vulnerability at the property will remain unchanged.
- 4.15. Safe refuge remains available at first-floor level within the existing dwelling, and flood risk to occupants can be managed through recommendations included in Section 5.

Tidal

- 4.16. Tidal flooding occurs when a high tide and high winds combine to elevate sea levels. An area behind coastal flood defences can still flood if waves overtop the defences or break through them. Tidal flooding can also occur a long way from the coast by raising river levels. Water may overtop the river bank or river defences when tide levels are high.
- 4.17. The site is a significant distance from any tidal source and above the anticipated extreme tidal levels, even when considering the impacts of climate change. There is no record of historical tidal or sea flooding on-site.
- 4.18. The risk of flooding from tidal sources is therefore low.

Canals

- 4.19. The Canal and River Trust (CRT) generally maintains canal levels using reservoirs, feeders, and boreholes and manages water levels by transferring it within the canal system.
- 4.20. According to the CRT map⁹, the nearest canal to the proposed development is located at a distance of greater than 1km.
- 4.21. Therefore, the site is considered to be at a low risk of canal flooding.

Pluvial

- 4.22. Pluvial flooding can occur during prolonged or intense storm events when the infiltration potential of soils, or the capacity of drainage infrastructure is overwhelmed leading to the accumulation of surface water and the generation of overland flow routes.
- 4.23. The National Flood Risk Assessment (NaFRA2) has updated the Risk of Flooding from Surface Water (RoFSW) products, which shows the likelihood of flooding from surface water to areas of land. The RoFSW products are an assessment of where surface water flooding may occur when rainwater does not drain away through normal drainage systems or soak into the ground but lies

⁹ https://www.wiltshire.gov.uk/media/4176/Wiltshire-Core-Strategy-Adopted-Jan-2015/pdf/Wiltshire_Core_Strategy_Adopted_Jan_2015.pdf

in or flows over the ground instead. It includes information about flooding extents and depths, including the potential impact of climate change on flood risk based on the latest UK climate projections (UKCP18).

4.24. Risk is displayed as one of three likelihood categories:

- High - greater than or equal to 1 in 30 (3.3%) likelihood of flooding in any year.
- Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) likelihood of flooding in any given year.
- Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1000 (0.1%) likelihood of flooding in any given year.

4.25. The RoFSW depth mapping shows the annual likelihood of flooding (based on the three risk categories listed above) beyond a specific depth, for depths at the following intervals from 20cm to 120cm. The maps provide information on flood depths to show the likelihood that different depths of flooding could be reached or exceeded¹⁰ :

- 0.2m, 0.3m, 0.6m, 0.9m, 1.2m

4.26. Review of present day and climate change extents are similar, thus the 'worst-case' scenario climate change extents and modelling have been assessed below.

RoFSW Climate Change Analysis

4.27. Examination of the EA's climate change RoFSW mapping, indicates that the majority of the site is located outside of the high, medium and low likelihood extents of flooding (Figure 7).

¹⁰ <https://www.gov.uk/government/publications/flood-risk-maps-for-surface-water-how-to-use-the-map/risk-of-flooding-from-surface-water-understanding-and-using-the-map>

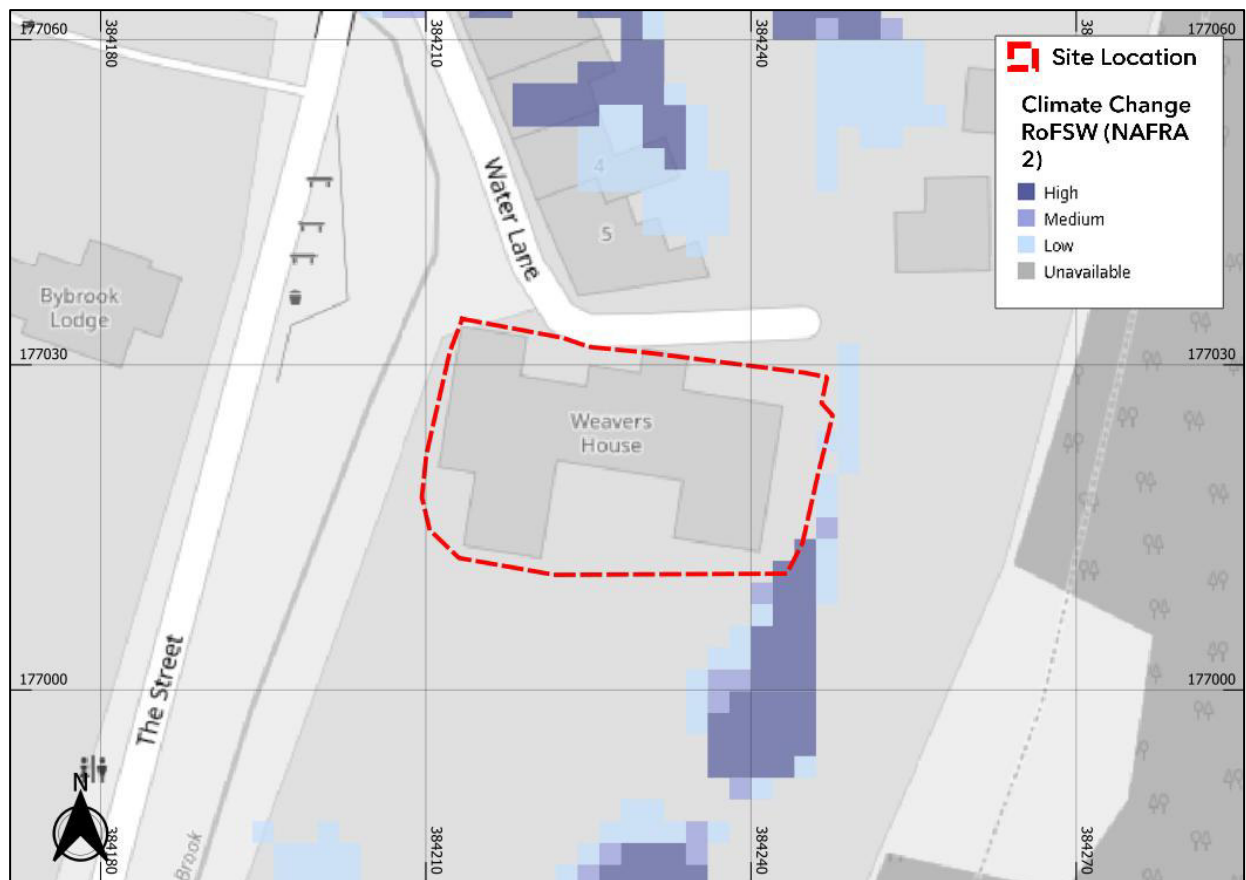


Figure 7: EA Surface Water Flood Risk Mapping (with Climate Change) (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

- 4.28. A small area along the south east site boundary has a high likelihood of flooding, linked to a surface water flow path to the south, however this area is small and the flow path does not directly impact the existing property.
- 4.29. Analysis of the 0.2m flood depth interval (with allowance for climate change) mapping indicates that the entire site is located outside of the high, medium, and low likelihood extents of flood depths exceeding 0.2m (Figure 8).

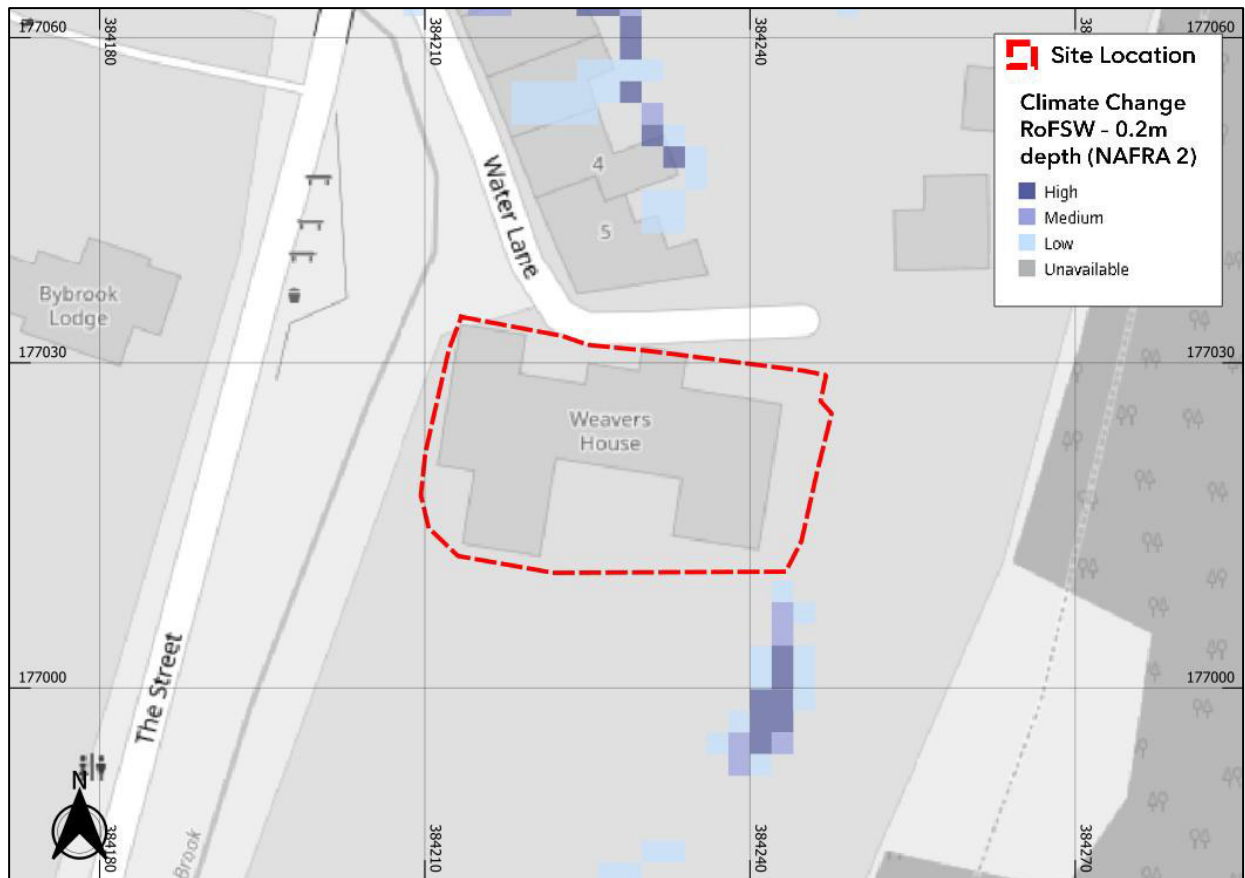


Figure 8: EA Surface Water Flood Risk Mapping (with Climate Change) - 0.2m Depth Interval (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

- 4.30. Review of the higher flood depth intervals (0.3m, 0.6m, 0.9m, and 1.2m) indicates that the entire site is located outside all flood likelihood extents.
- 4.31. Based on the information reviewed, the site is considered to be at low risk from pluvial flooding.

Reservoirs

- 4.32. Large waterbodies or reservoirs that have walls built above the surrounding ground level pose a risk of flooding. Walls could fail due to old age, accident, or because excess flood water has been added to the reservoir. Although a breach is unlikely the consequences would be significant, leading to rapid inundation of the downstream floodplain.
- 4.33. According to the EA's Flood Risk from Reservoirs mapping the site is outside flood extents in the event of reservoir flooding (Figure 9).

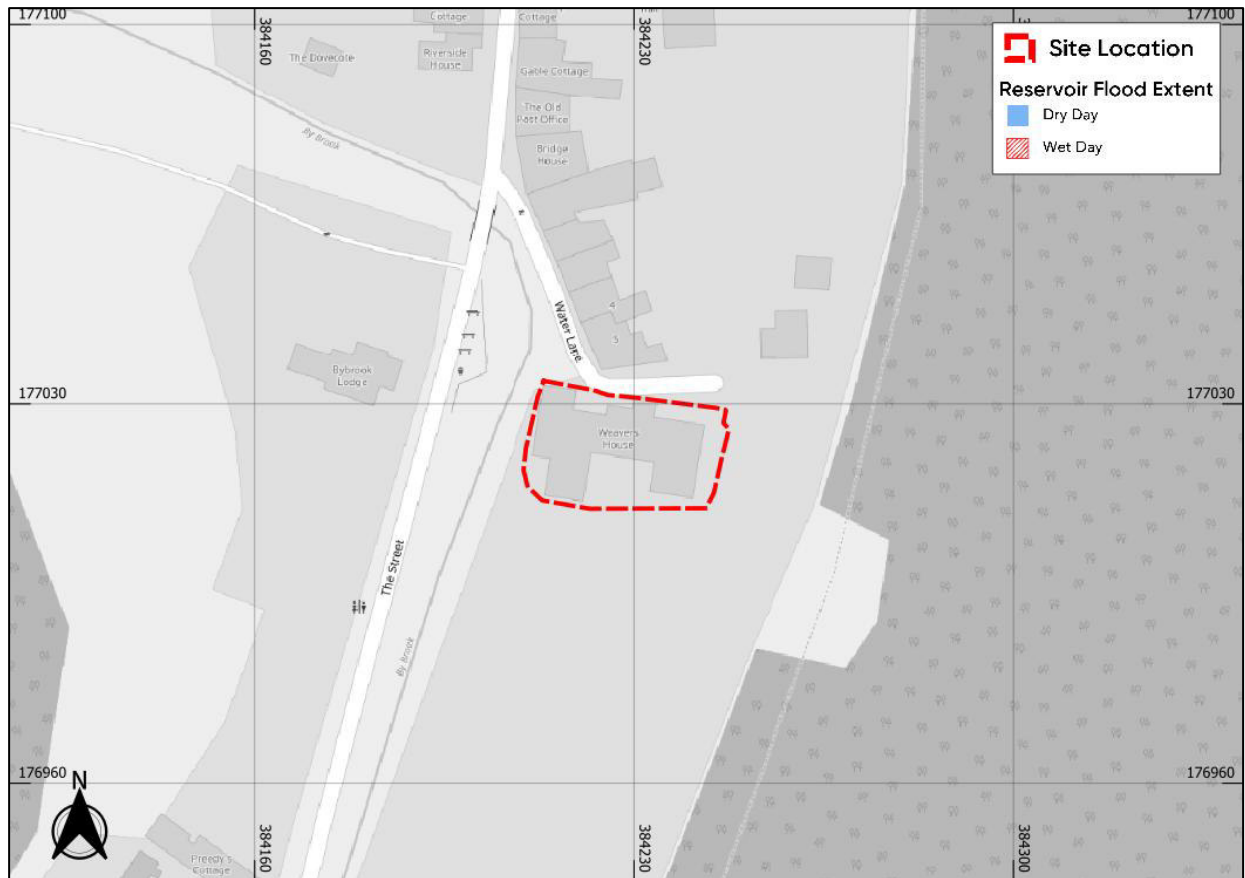


Figure 9: EA Reservoir Flood Risk Mapping (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). ©<https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

4.34. Therefore, the risk of reservoir flooding to the site is considered to be low.

Groundwater

- 4.35. Groundwater flooding occurs in areas where underlying geology is permeable and water can rise within the strata sufficiently to breach the surface.
- 4.36. The British Geological Survey's (BGS) mapping indicates superficial deposits of Alluvium comprising clay, silt, sand and gravel underlying the site. The bedrock geology is defined as Fuller's Earth Formation, comprising calcareous mudstone.
- 4.37. There are no historical BGS boreholes within a 100m vicinity of the site.
- 4.38. The 2024 SFRA presents JBA's groundwater emergence mapping (Figure 10) assesses the potential for groundwater to emerge at the ground surface during extreme groundwater conditions. Outputs are presented as broad risk bands indicating areas where groundwater is expected to be at or near the ground surface, as well as areas where groundwater is predicted to be several metres below ground level and where emergence is unlikely.
- 4.39. Review of the SFRA groundwater emergence mapping indicates that, while the resolution of the data does not allow precise site-specific assessment, the site is located within an area

considered to have a negligible risk of groundwater flooding or an area where groundwater flooding is not likely.

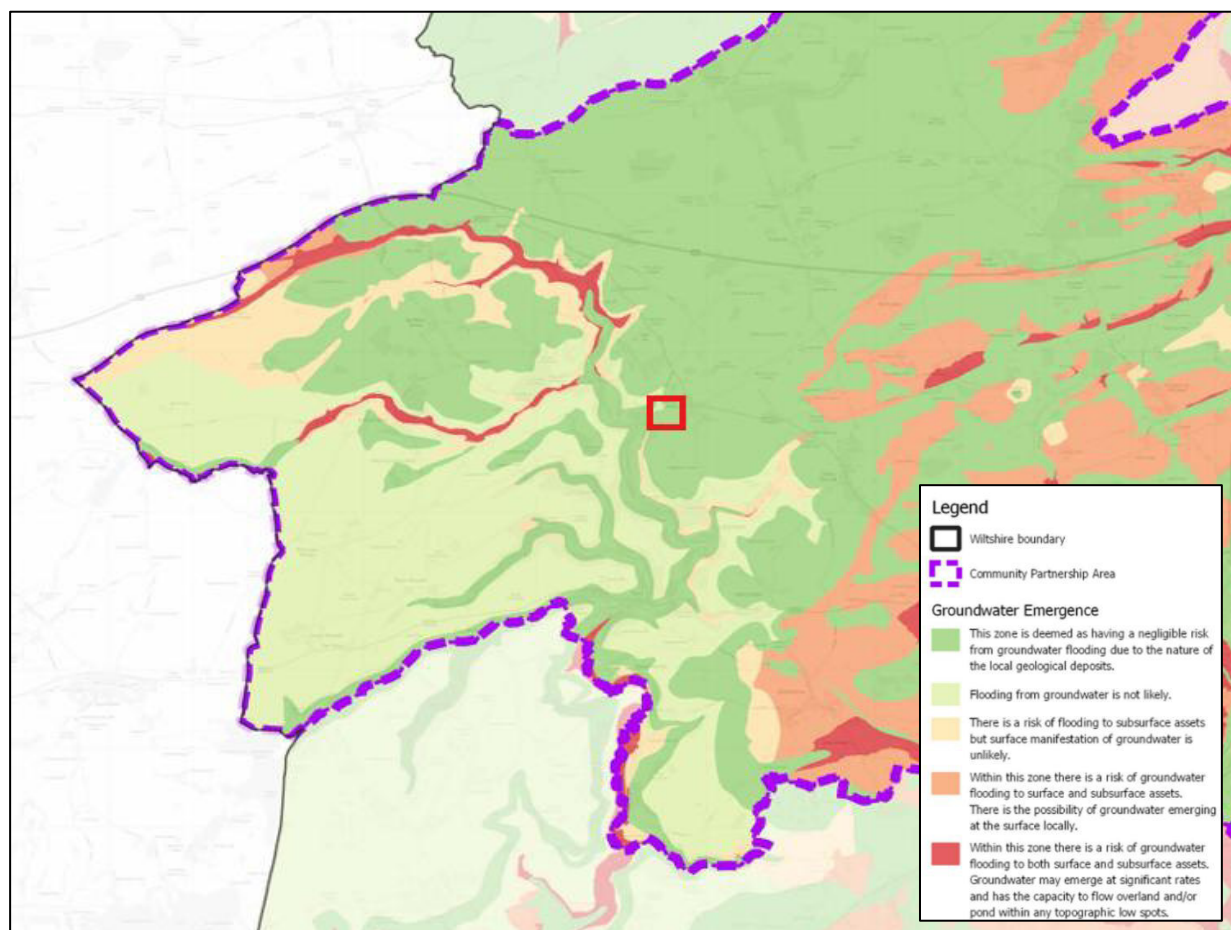


Figure 10: JBA groundwater emergence mapping (Wiltshire SFRA, 2024) (approximate site location in red square)

- 4.40. As the development proposals do not include any proposed basements, nor any change to the foundations or fabric of the existing building the risk from groundwater to the development is considered to be low.

Sewers

- 4.41. Foul or surface water sewers can be a cause of flooding if the drainage network becomes overwhelmed, either by blockage or due to local development beyond the designed capabilities of the drainage system.
- 4.42. The 2024 SFRA includes DG5 operational incident records from Wessex Water, Thames Water, and Southern Water. For the postcode SN14 7, the SFRA records 0 historic sewer flooding incidents (Figure 11).

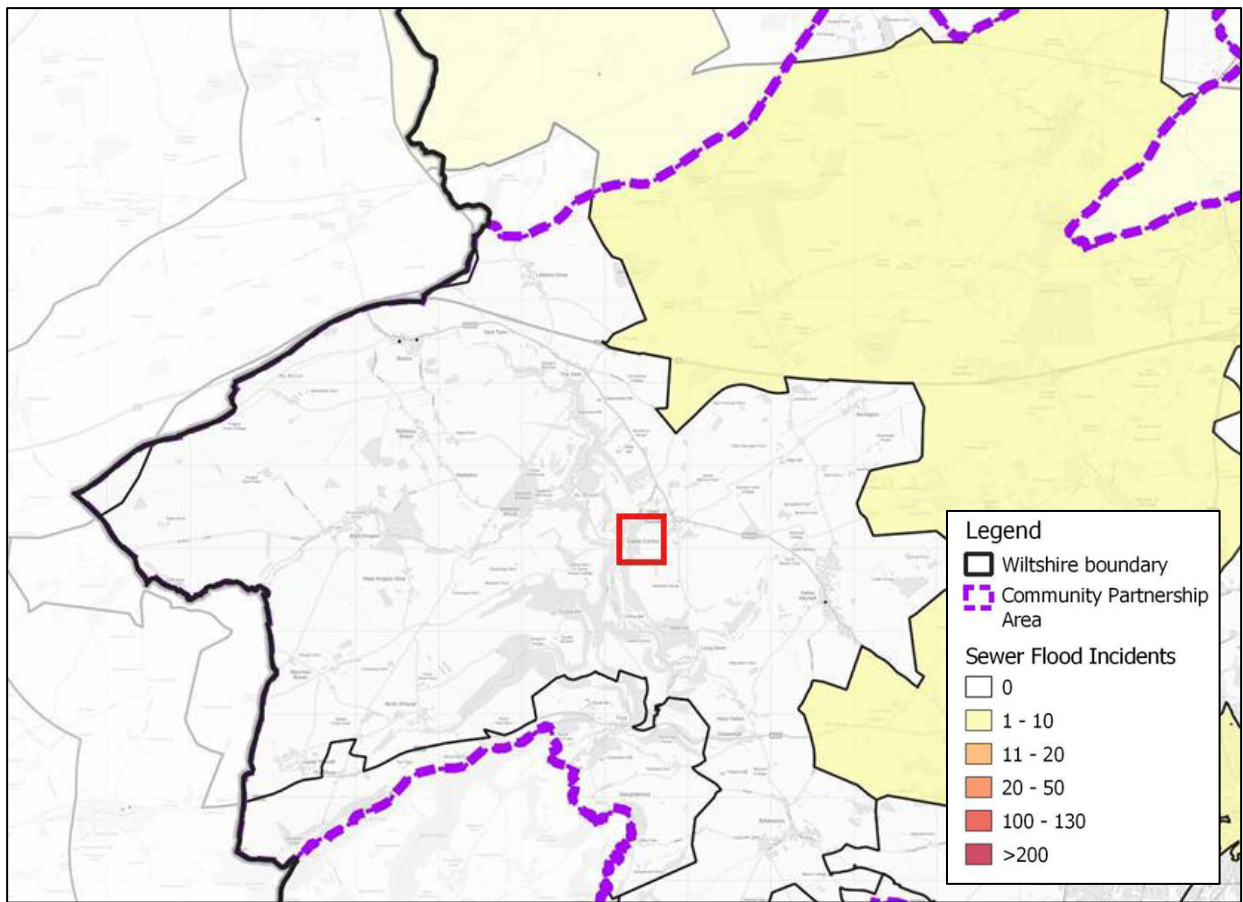


Figure 11: Southern Water, Thames Water, and Wessex Water Sewer Flood Events (Wiltshire SFRA, 2024) (approximate site location in red square)

- 4.43. Furthermore, the proposal comprises a change of use to the existing property with no internal or external changes to the property. Therefore, there would be no increase in SW discharge to the public sewer network.
- 4.44. Based on the information above, the proposed development is considered to be at a low risk of sewer flooding.

5. Flood Risk Mitigation

Fluvial

- 5.1. The site is located within Flood Zone 3 and is affected by fluvial flooding from the By Brook. Detailed EA hydraulic modelling indicates that flooding of the ground floor can occur in present-day and climate change scenarios (refer to Section 4) with flood depths of up to 0.86m in the design 1 in 100 year +30% climate change scenario, and 1.35m in the 1 in 1000 year scenario.
- 5.2. The proposal comprises a change of use only, with no internal or external works, no change to FFLs and ground levels, and no increase in flood risk vulnerability (remaining More Vulnerable). The proposal will not impede flood flows, reduce floodplain storage, or increase flood risk elsewhere, and the baseline level of flood risk at the property will remain unchanged.
- 5.3. Given the nature of the proposals (including a holiday let), and the Grade II listed status of the building, the approach to mitigation focuses on occupant safety and management of residual risk, rather than physical alterations to the building.
- 5.4. Safe refuge remains available at first-floor level within the existing building. The site owner and long-term occupants should register with the Environment Agency Flood Warning Service. A Flood Warning and Evacuation Plan (FWEP) should be prepared and made available to all occupiers, as set out below.
- 5.5. For the holiday-let use, residual risk will be further managed through operational controls, including not permitting occupation during forecast flood events and ensuring the property is vacated in advance where flood warnings are issued.
- 5.6. The property is Grade II listed and significant physical mitigation measures are therefore not proposed and are not required to support the change of use. Any future consideration of property-level flood resilience or resistance measures would be owner-led, subject to heritage constraints and any necessary consents. In accordance with the CLG guidance *Improving the Flood Performance of New Buildings: Flood Resilient Construction* (2007)¹¹, the owner may wish to consider proportionate and reversible measures to help manage residual flood risk at the property such as:

- *Demountable flood protection measures to external door thresholds and other low level openings, which can be deployed in response to flood warnings to help reduce the ingress of floodwater*

¹¹ https://assets.publishing.service.gov.uk/media/602d673ee90e0709e8d085d8/Improving_the_Flood_Resilience_of_Buildings_Through_Improved_Materials__Methods_and_Details_Technical_Report.pdf

Flood Warnings

- 5.7. The site is in the Environment Agency 'By Brook at Castle Combe' flood warning service area. This service allows site owners to register an address along with contact details so that, in the event of a flood being forecast, they are sent an alert. As a further precaution and risk reduction, the owner and long term occupants of the site should sign up.
- 5.8. Flood warnings/alerts can be enforced at any time of the day or night. Signing up for this service provides site owners and occupants some notice before a flood event. The amount of time afforded before a flood occurs depends on the site-specific location (e.g. proximity to the source of flooding, topography of the surrounding area) and the flood mechanism (e.g. bank over topping versus a breach event). Flood alerts and warnings provide site owners and occupants with time to take necessary action, e.g. communication of the risk of flooding to occupants etc, evacuation of occupants offsite or to a safe level, removal of valuable items out of reach of flooding and the mounting of site-specific flood defences.

Flood Warning and Evacuation Plan

- 5.9. A Flood Warning and Evacuation Plan (FWEP) should be prepared for the property and made available to occupants.
- 5.10. The plan should set out clear triggers for action based on Environment Agency flood alerts and warnings, identify safe refuge at first-floor level, and outline evacuation procedures where necessary. For the holiday let use, the plan should also include arrangements for managing occupation during forecast flood events, including ensuring the property is vacated and closed to occupants in advance where flood warnings are issued.

Pluvial, Tidal, Canals, Reservoirs, Groundwater and Sewers

- 5.11. Flood risk from other sources is deemed to be low, therefore mitigation is not required.

Increase to Flood Risk Elsewhere

- 5.12. The existing site is a residential dwelling. The client is seeking planning permission for the change of use of the residential dwelling to a mixed use including a holiday let and long term let, with no external or internal floor layout change.
- 5.13. Given the proposed development is for change of use and there is no increase to the built footprint or external changes. The proposal will not cause an increase in floodwater displacement or increase flood risk in the nearby area.

6. Conclusions

- 6.1. This FRA has been undertaken with reference to the requirements of NPPF and Planning Practice Guidance with respect to the development at The Weavers House, Castle Combe, Wiltshire, SN14 7HX. It has been written to support a planning application and prepared with due consideration to the nature of the proposed development to provide the appropriate level of detail.
- 6.2. An assessment of the risk of flooding from all sources has been undertaken and is summarised in the table below:

Source of Flooding	Flood Risk Summary
Fluvial	The site is located within Flood Zone 3 and is at high risk of fluvial flooding from the By Brook. Detailed EA hydraulic modelling indicates that during the design 1 in 100 year plus 30% climate change event, flood levels on site could reach approximately 76.99 mAOD, corresponding to flood depths of up to 0.86 m above ground floor level. The proposal comprises a change of use only, with no internal or external works, no change to the building footprint, and no change to finished floor levels. The flood risk vulnerability classification remains More Vulnerable, and the development will not increase flood risk on- or off-site. Safe refuge is available at first-floor level, and residual risk can be managed through a FWEP.
Tidal Pluvial Reservoirs Groundwater Sewers Canals	The site is considered to be at low risk from other sources.

- 6.3. The FRA supports the planning application and demonstrates that there is an acceptable level of flood risk to the site. The development does not increase flood risk off site or to the wider area.
- 6.4. This Flood Risk Assessment should be submitted as part of the planning application to satisfy the requirements under NPPF.

Appendix A - Development Proposals

