

FLOOD RISK ASSESSMENT

Project Number:

2026-2608

Project:

Meadow Cottage, Ogbourne St George, Marlborough, Wiltshire, SN8 1SU

Proposal:

Proposed Garden Store

Date:

15th April 2026

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1. Introduction

- 1.1. This Flood Risk Assessment (FRA) has been prepared to accompany a householder planning application for the erection of a garden store within the residential curtilage of Meadow Cottage, Ogbourne St George.
- 1.2. The assessment has been undertaken in accordance with the National Planning Policy Framework (NPPF) and the Planning Practice Guidance, and is proportionate to the scale and nature of the proposed development.

2. Site Context and Flood Risk Designations

- 2.1. The application site comprises a detached dwelling and its established residential curtilage.
- 2.2. The proposed garden store is located on an existing area of hardstanding to the south of the dwelling and lies wholly within Flood Zone 1, as defined by the Environment Agency Flood Map for Planning.
- 2.3. The red line application boundary also includes part of the existing access track serving the dwelling, which passes through areas identified as Flood Zones 2 and 3. No built development is proposed within these areas.

3. Description of the Proposed Development

- 3.1. The proposal comprises a single-storey, non-habitable garden store ancillary to the main dwelling.
- 3.2. The building will not introduce sleeping accommodation, vulnerable uses, or any form of development within areas at higher risk of flooding.

4. Flood Risk Assessment

Fluvial Flood Risk

- 4.1. The proposed garden store is located entirely within Flood Zone 1 and is therefore at low risk of fluvial flooding.
- 4.2. The access route included within the red line boundary reflects the established means of access to the dwelling and does not form part of the proposed development works.
- 4.3. As no built development is proposed within Flood Zones 2 or 3, the proposal is appropriately sequential in accordance with national planning policy.

Surface Water Flood Risk

- 4.4. The proposed development is small in scale and located on existing hardstanding within the domestic curtilage.
- 4.5. The proposal will not result in a material increase in impermeable surfacing and will not increase surface water run-off beyond existing conditions.

Flood Risk Elsewhere

- 4.6. Given the nature and location of the proposal, there is no reasonable risk from groundwater flooding, sewer flooding, or reservoir failure that would warrant further assessment.

5. Flood Risk Management and Mitigation

- 5.1. The proposed garden store will not impede flood flows, reduce floodplain storage, or increase flood risk elsewhere.
- 5.2. No specific flood mitigation measures are required due to the location of the development within Flood Zone 1 and the absence of works within areas at higher risk of flooding.

6. Conclusion

- 6.1. The proposed garden store is located wholly within Flood Zone 1 and will not increase flood risk on or off site.
- 6.2. The inclusion of the access route within the red line boundary is procedural only and does not alter the acceptability of the proposed development.
- 6.3. The proposal is therefore compliant with national planning policy and Core Policy 67 of the Wiltshire Core Strategy, and flood risk considerations do not present a constraint to the grant of planning permission.