



Site Specific Flood Risk Assessment & Drainage Strategy

Proposal: PL/2026/01531; Erection of agricultural storage building with integral domestic garage, and a polytunnel
Site: Southview Farm, Widbrook, Bradford on Avon. BA15 1UH
Our Reference: 2499B_FRA

Preamble

This assessment has been undertaken in accordance with Site-Specific Flood Risk Assessment: Checklist of the Flood Risk and Coastal Change Guidance (March 2014) contained within the Planning Practice Guidance, produced by the MCLG.

1.0 Development site and location

- 1.1 The application site is located at Southview Farm, Widbrook, Bradford on Avon. BA15 1UH.
- 1.2 The location plan is shown on drawing 1979_001; produced as **Appendix 1** of this assessment.
- 1.3 The application site lies entirely within Flood Zone 1; the Flood Map for Planning is produced as **Appendix 2** of this assessment.
- 1.4 The Wiltshire Council Level 1 Strategic Flood Risk Assessment (May 2019) indicates a risk of groundwater flooding to surface and subsurface assets and the possibility of groundwater emerging at the surface locally. The results of interrogation of the SFRA interactive map are produced as **Appendix 3** of this assessment.

2.0 Development proposals

- 2.1 This document has been prepared in support of a planning application for erection of agricultural storage building with integral domestic garage, and a polytunnel; reference PL/2026/01531.
- 2.2 Infiltration testing has not been undertaken in support of this FRA, as the available information, together with the Applicant's knowledge of the characteristics of the application site, and wider holding, confirm that the development will not compromise the existing hydrology of the area, give rise to flooding impacts elsewhere or require significant engineering operations to manage surface, or ground-water.
- 2.3 The application proposes the disposal of surface water to the ground from the proposed buildings; soakaway to groundwater is the second preferred option in the drainage hierarchy.
- 2.4 The Flood Risk Vulnerability Classification is 'Less Vulnerable' as the proposed development is agricultural and a small area of domestic storage. Table 3 of the Flood Zone and Flood Risk Tables confirms that this vulnerability classification is a compatible use within Flood Zone 1.
- 2.5 The estimated lifetime of the development is 20+ years.

3.0 Sequential Test

- 3.1 As the application site lies wholly within Flood Zone 1 there is no requirement to undertake a Sequential Test.

4.0 Climate Change

- 4.1 The Wiltshire Council SFRA (May 2019) found that there would be no increased risk from a 1 in 100 year flood event plus 40% uplift for climate change.

5.0 Site specific flood risk & Surface water management

- 5.1 The available information shows that the application site is at limited risk of flooding from groundwater emergence.

- 5.2 The polytunnel will not have an internal floor and limited emergence of groundwater is highly unlikely to compromise its use or function, surface water from the structure will dissipate into significant area of undeveloped field surrounding the application site.
- 5.3 Surface water from the barn will be directed to water butts from down pipes off the roof with overflows directed to soakaway into the ground. The limited area of the roof will have no material impact on the groundwater levels, such that a flood event will occur.
- 5.4 Based on the site characteristics and ground conditions, no specific flood resilience measures are proposed beyond the installation of water butts, the continued maintenance of the existing drainage network and good husbandry of the land.
- 5.5 Extreme rainfall events may exceptionally cause local pooling of surface water but these can be easily accommodated by the site and ground.

6.0 Exception Test

- 6.1 As the application site is within Flood Zone 1 the exception test does not need to be met.

7.0 Residual risk

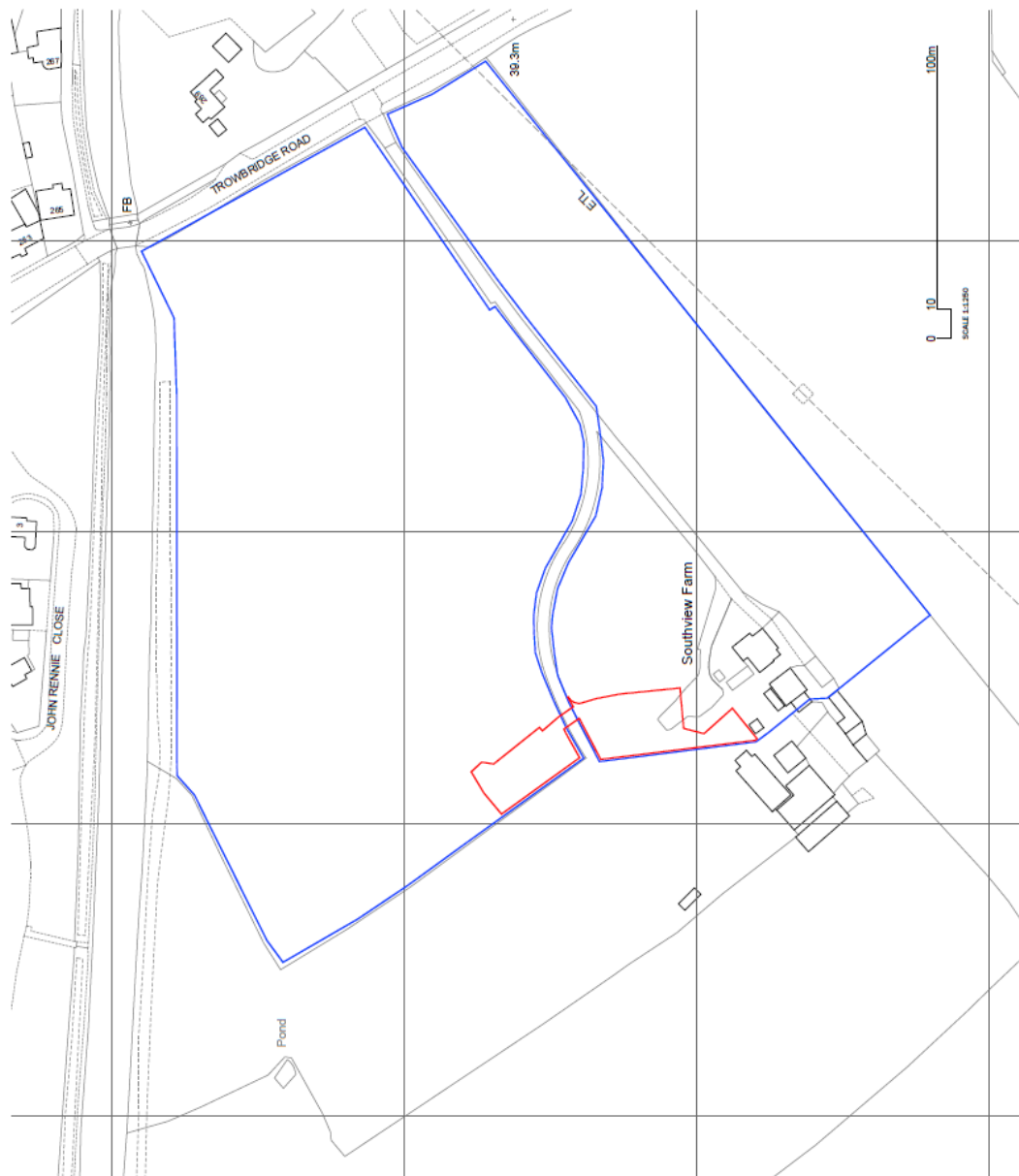
- 7.1 The site and development is at extremely low risk of flooding and the proposed development has limited vulnerability to flooding, therefore the residual risk is not considered to be significant.

8.0 Flood Risk Assessment Credentials

- 8.1 This assessment was undertaken by Benjamin D Pearce BA(Hons) MA(TC&P).
- 8.2 The assessment was completed on 5th May 2026.

Appendix 1

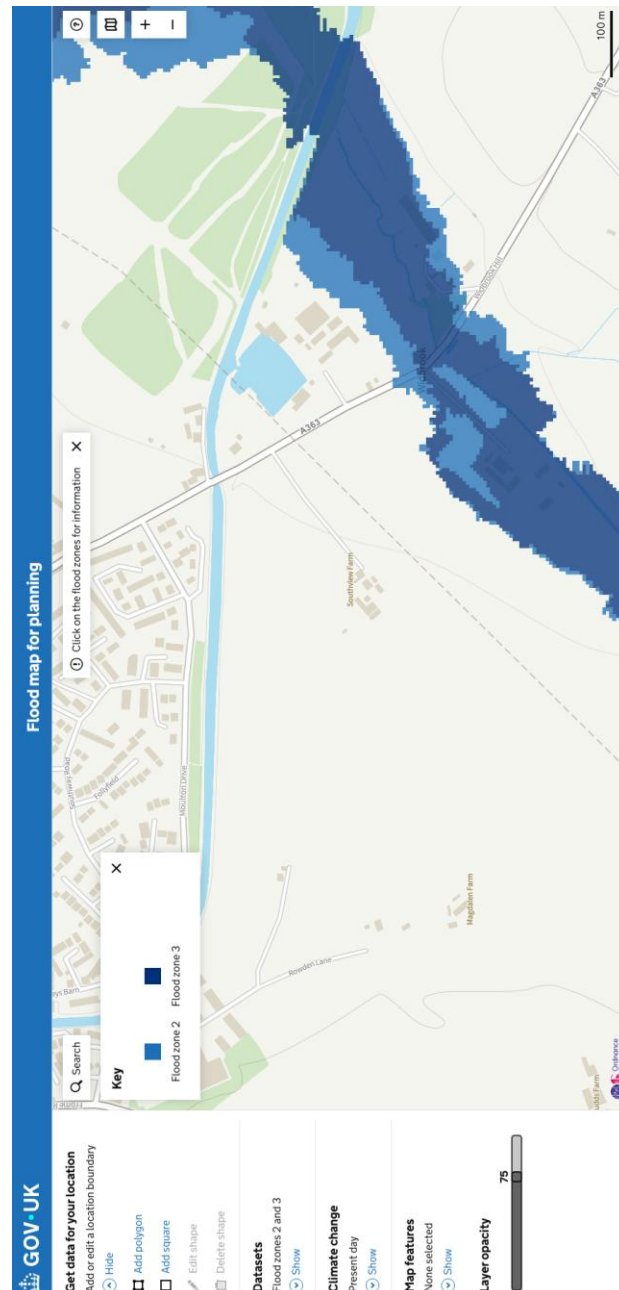
Location plan





Appendix 2

Flood Map for Planning Extract



Appendix 3

SFRA Interactive Map Extract

