

FLOOD RISK ASSESSMENT

Proposed Change of Use, Land at 211 Woodrow Road,
Melksham, Wiltshire SN12 7RD on Behalf Meadowbrook
(Wiltshire) CIC

Date: February 2026
Issue No. 2



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CONTENTS

SECTION	HEADING	PAGE NO.
1.0	INTRODUCTION	1
2.0	THE EXISTING SITE	3
3.0	FLOOD RISK ISSUES	6
4.0	DISCUSSION AND CONCLUSIONS	18

List of Figures

Figure 2.1	BGS Bedrock Geology Map
Figure 2.2	BGS Superficial Geology Map
Figure 2.3	BGS Superficial Geology Map
Figure 3.1	Recorded Flood History
Figure 3.2	EA Flood Map for Planning
Figure 3.3	Flood Zone 3B Extent
Figure 3.4	Flood Warning & Alert Areas
Figure 3.5	EA Surface Water Flood Map
Figure 3.6	EA Surface Water Flood Map Depth to 200mm
Figure 3.7	Risk of Groundwater Emergence
Figure 3.8	Risk of Flooding from Sewers
Figure 3.9	Reservoir Flood Risk Map

List of Tables

Table 3.1	Assessment of Flood Risk to the Development Site Arising from External Sources
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APPENDICES

Appendix 1 – CE Figures

CE Figure 10815/500 Figure 1	Site Location Plan
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Appendix 2 - Drawings by Others

Drawing No. 4405-01	Location Plan & Existing & Proposed Site Plans (by Dolman Architectural Services Ltd)
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Appendix 3 – Public Sewer Records

Appendix 4 – Environment Agency Correspondence and Data

1.0 INTRODUCTION

- 1.1 This *Flood Risk Assessment* has been prepared by Cole Easdon Consultants Limited (CE) on behalf of Meadowbrook (Wiltshire) CIC in respect of a Pre Application submission relating to a retrospective planning application for the change of use of existing agricultural land to Sui Generis community garden, at 211 Woodrow Road, Melksham, Wiltshire SN12 7RD. Refer to CE Figure 10815/500 Figure 1 [*Site Location Plan*] in Appendix 1.

Development Proposals

- 1.2 Retrospective planning permission is sought for a change of use from agricultural to Sui Generis community garden, an existing polytunnel, refreshment bar and composting toilet, and for a proposed yurt and additional polytunnel.
- 1.3 This study is based on Drawing No. 4405-01 [*Location Plan & Existing & Proposed Site Plans*] by Dolman Architectural Services Ltd. Refer to Appendix 2.

Need for Study

- 1.4 The purpose of this assessment is to demonstrate that the development proposal outlined above can be satisfactorily accommodated without worsening flood risk for the area and without placing the development itself at risk of flooding, as per National guidance provided within the National Planning Policy Framework document (NPPF).
- 1.5 Accordingly, this study has been prepared to:
- i. assess flood risk to the development from fluvial sources;
 - ii. assess flood risk to the development from other potential sources, including ditches, sewers, groundwater and overland flows; and
 - iii. ensure that the proposed development will fully comply with the requirements of the Environment Agency's (EA's) policy on the safeguarding of floodplains.

Local Policy

- 1.6 This assessment demonstrates that the proposals meet the requirements set out within Wiltshire Council Core Strategy Policy 67 – Flood Risk.

Scope of Study

- 1.7 In Section 2.0, we describe the characteristics of the existing site and surrounding area. In Section 3.0, we assess flood risk issues. Conclusions are presented in Section 4.0.

-
- 1.8 The following resources have been used for this study:
- Flood Map for Planning – Environment Agency (EA, accessed February 2026);
 - Flood Map for Surface Water – Environment Agency (EA, accessed February 2026);
 - Geological Map – British Geological Survey (BGS, accessed February 2026);
 - Public Sewer Records (Wessex Water, January 2026);
 - Revised Climate Change Allowances (EA, May 2022);
 - EA Product 5, 6 & 7 flood data (EA, December 2025)
 - Wiltshire Strategic Flood Risk Assessment Data Explorer (accessed February 2026)
<https://wiltscouncil.maps.arcgis.com/apps/webappviewer/index.html?id=74a353612a934bd48fee1f2bc564cdd8>
- 1.9 The following publicly available documents have also been reviewed as part of this assessment:
- Building Regulations 2015 – Approved Document H (Drainage and Waste Disposal);
 - National Planning Policy Framework (NPPF) (December 2024);
 - Planning Practice Guidance – Flood Risk and Coastal Change (PPG) (September 2025).
 - Wiltshire Core Strategy Adopted February 2015 (Wiltshire Council 2015)
 - Wiltshire Council Strategic Flood Risk Assessment Level 1 (JBA Consulting May 2019);
 - Wiltshire Local Flood Risk Management Strategy (Wiltshire Council April 2015);
 - Wiltshire Council Core Policy 2015 (Wiltshire Council).
- 1.10 The following abbreviations are used in this Report:
- AOD – Above Ordnance Datum;
 - BGS – British Geological Survey;
 - EA – Environment Agency;
 - FMP – Flood Map for Planning;
 - NPPF – National Planning Policy Framework;
 - SFRA – Strategic Flood Risk Assessment; and
 - SWFM – Surface Water Flood Map.

2.0 THE EXISTING SITE

- 2.1 The development site is an existing parcel of agricultural land located to the south of Woodrow Road, Melksham. It currently comprises an existing grassed area, a barn, polytunnel, refreshment bar, composting toilet and areas designated for growing. It covers an area of approximately 3,000m². Refer to CE Figure 10815/500 Figure 1 [*Site Location Plan*] in Appendix 1 and Drawing No. 4405-01[*Location Plan & Existing & Proposed Site Plans*] (by Dolman Architectural Services Ltd) in Appendix 2.
- 2.2 The site is currently used to provide therapeutic outdoor activities for individuals with mental and physical health challenges.
- 2.3 The site is accessed via a 50m long track which links it with Woodrow Road. The track crosses a bridge adjacent to an existing barn to provide access to the southern part of the site.
- 2.4 The site is bounded to the north by Woodrow Road and gardens of properties on Woodrow Road, and to the east, south and west by agricultural land.
- 2.5 Land use in the vicinity of the site is predominantly agricultural.

Nearby Watercourses/Drainage Features

- 2.6 The Forest Brook flows in a southerly direction under Woodrow Road and then flows south alongside the existing site access track, to meet an unnamed tributary of the River Avon, which flows west.

Existing Topography

- 2.7 A topographical survey is not available. Online mapping indicates that existing ground levels fall from approximately 42.00mAOD in the south of the site, to 41.00mAOD adjacent to Woodrow Road. The existing ground level is approximately 40.30mAOD in the vicinity of the unnamed tributary which is routed west to east through the site.

Existing Ground Conditions

- 2.8 British Geological Survey (BGS) records indicate that the site is underlain by mudstone bedrock (Oxford Clay). Refer to Figure 2.1 below.
- 2.9 Superficial deposits comprise clay, silt, sand and gravel (Alluvium) in the vicinity of the unnamed tributary, and clay and silt (Head) at the site's southern boundary. Refer to Figures 2.2 and 2.3.

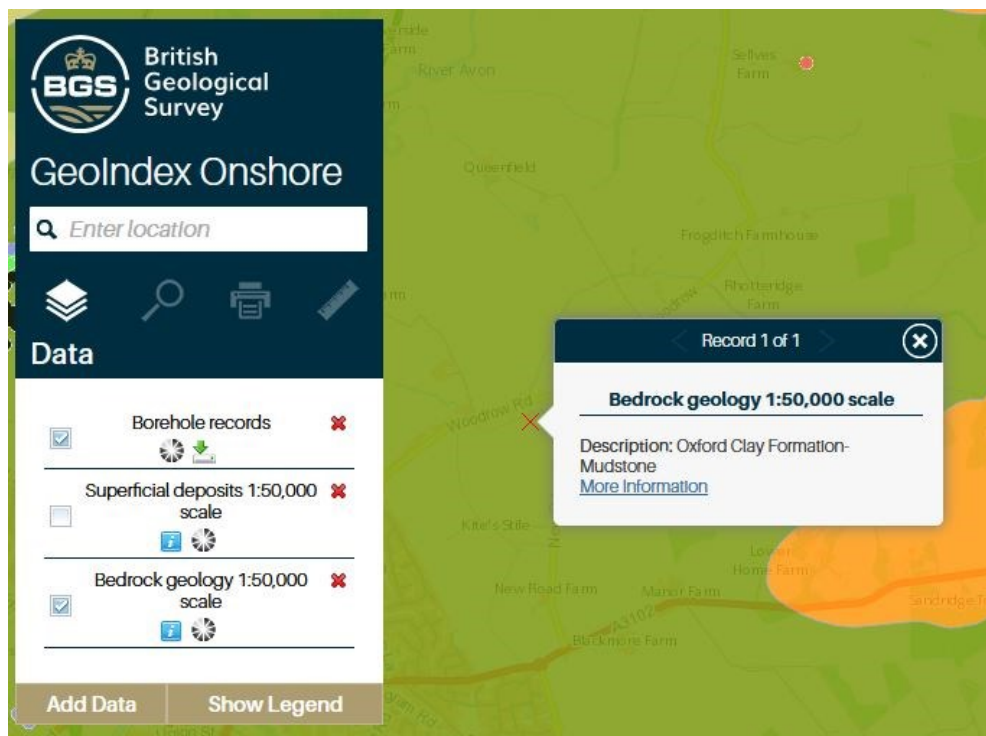


Figure 2.1 BGS Bedrock Geology Map

Source: <https://geologyviewer.bgs.ac.uk>

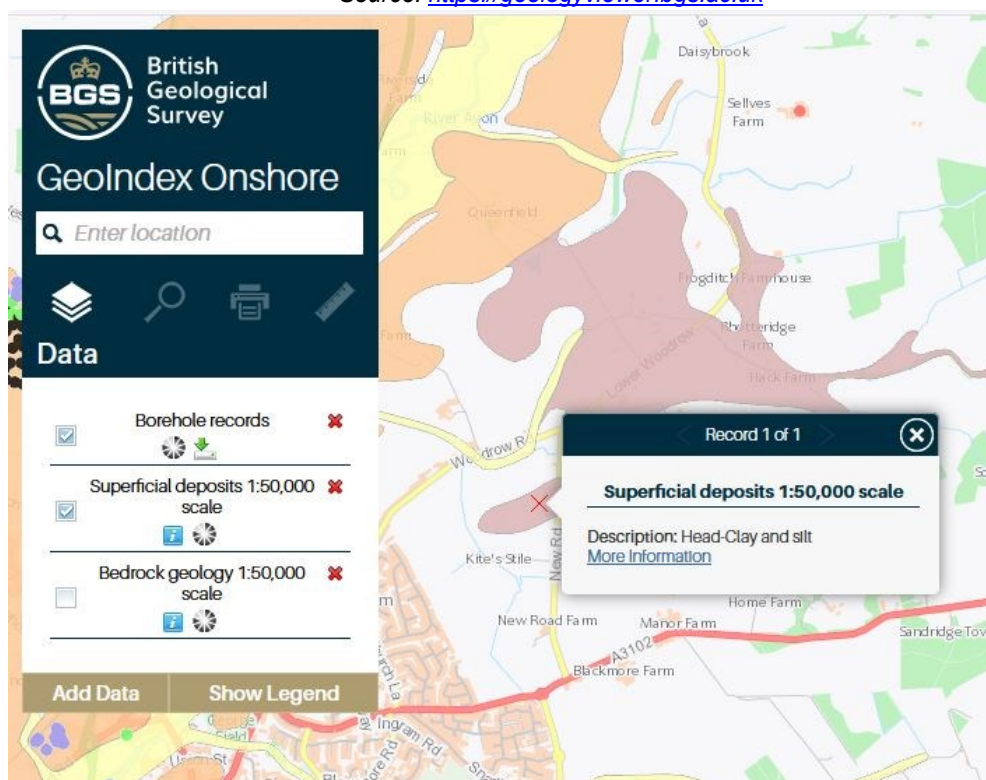


Figure 2.2 BGS Superficial Geology Map

Source: <https://geologyviewer.bgs.ac.uk>

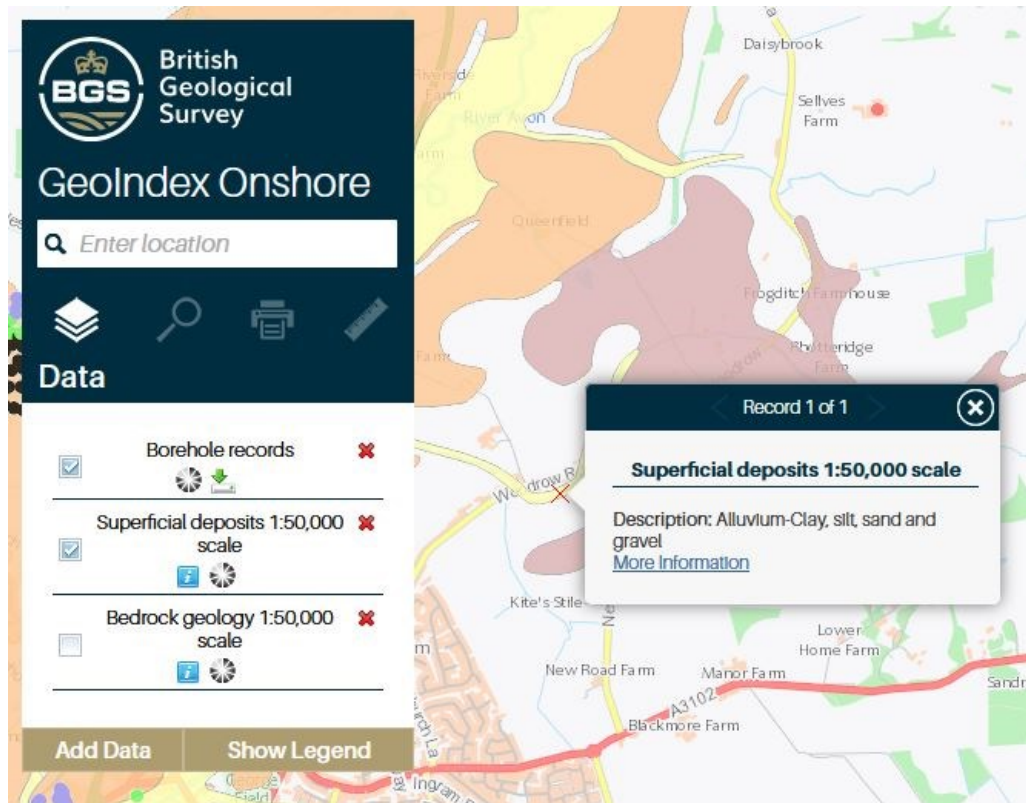


Figure 2.3 BGS Superficial Geology Map

Source: <https://geologyviewer.bgs.ac.uk>

Existing Sewers

- 2.10 Wessex Water sewer records show a public foul sewer (diameter unconfirmed) flowing in a westerly direction through the land to the north of Woodrow Road. Refer to Appendix 3.

Existing Drainage

- 2.11 The site is largely greenfield and drains into the adjacent watercourses. There are no formal drainage systems present.

3.0 FLOOD RISK ISSUES

3.1 This Section presents an assessment of flood risk to the development and includes recommended flood risk mitigation measures appropriate to the level of perceived risk. Flood risk issues and proposed mitigation measures are summarised in Table 3.1 below.

Historic Flooding

3.2 The online Wiltshire Strategic Flood Risk Assessment Data Explorer (SFRA) contains mapping showing recorded flood incidents. The mapping shows no record of flooding within the site. Two surface water flooding incidents and a blocked drain are recorded to the west of the site. A fourth flood incident is shown to the west of the site, but the source of flooding is not confirmed. Refer to Figure 3.1.

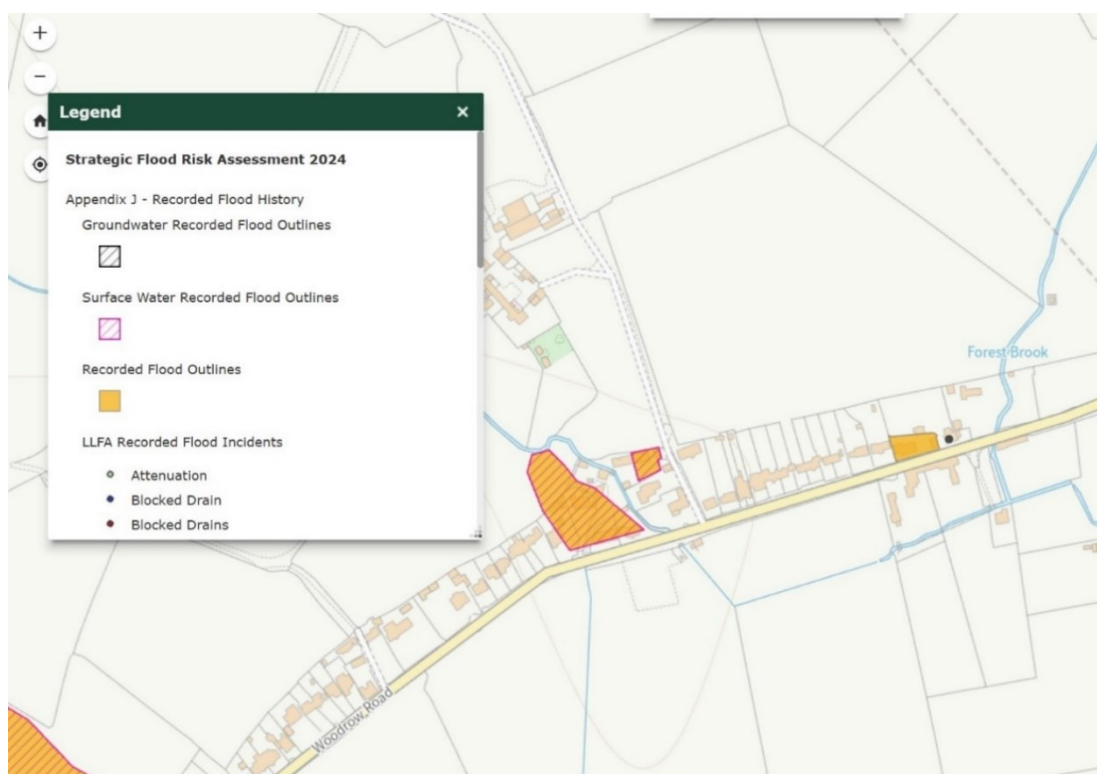


Figure 3.1: Recorded Flood History
Source: Wiltshire Strategic Flood Risk Assessment Data Explorer

Assessment of Flood Risk from Fluvial Sources

3.3 The Flood Map for Planning (FMP) for the locality is shown in Figure 3.2 below. According to the FMP, it can be seen that the majority of the site lies within fluvial Flood Zone 1 (Low Risk).

3.4 The existing access track and barn are within fluvial Flood Zone 3 (High Risk).

- 3.5 According to the FMP the existing and proposed built development which make up this application is located to the south of the floodplain, within Flood Zone 1 (Low Risk).
- 3.6 The *NPPF* classifies the proposed site usage ('amenity open space, nature conservation, biodiversity, outdoors sports and recreation') as 'Water Compatible' development. In accordance with *NPPF Practice Guidance*, Water Compatible development is appropriate within all flood zones.
- 3.7 Fluvial flood risk to the site is considered to vary from High to Low.

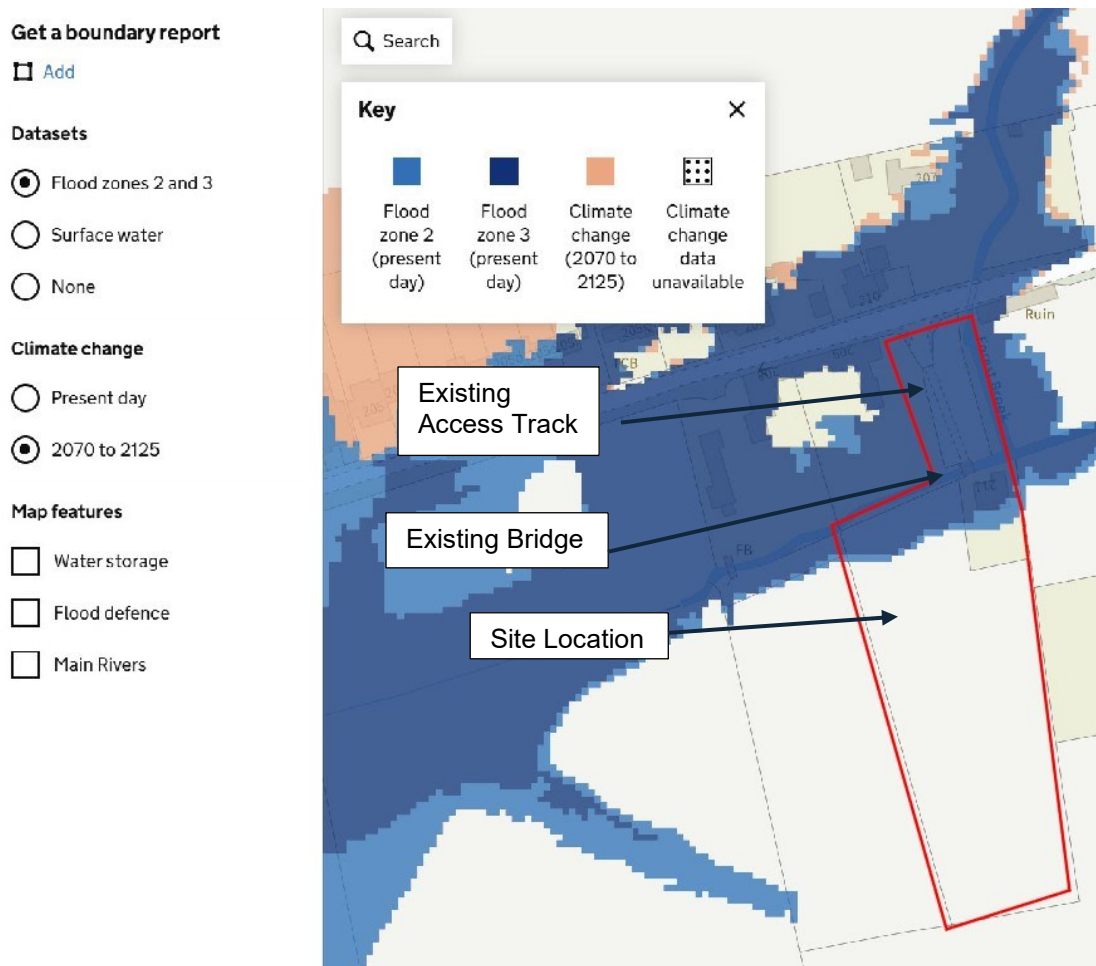


Figure 3.2: EA Flood Map for Planning
Source: <https://flood-map-for-planning.service.gov.uk/>

Climate Change

- 3.8 The latest EA guidance for the Avon Bristol and North Somerset Streams Management Catchment within which the site lies advises that a 26% allowance should be applied to the 1 in 100 year flood level in order to account for the predicted effects of future climate change.

Modelled Flood Levels

- 3.9 The latest modelled flood levels were obtained from the EA in December 2025. The EA has supplied the hydraulic model and result files from the Melksham (2025) model in lieu of Product 4 data. Refer to EA correspondence in Appendix 4.
- 3.10 Undefended, 2D, 1 in 100 year + 26% fluvial flood depths within the site have been obtained from the model outputs. Flood depths are listed below. Refer also to Appendix 4 for hydraulic model screenshots.
- On Woodrow Road, at the junction with the existing site access track: 15mm
 - Northern end of existing access track: 79mm
 - Access track to the north of the unnamed tributary: 16mm
 - Access track immediately adjacent to the unnamed tributary: 105mm
 - Access track at the southern extent of the floodplain: 46mm
- 3.11 The water depths are shallow and would not significantly impede access to the site or prevent the safe use of the existing and proposed facilities.
- 3.12 The maximum flood depth (105mm) in the vicinity of the unnamed tributary could be safely negotiated by cars and emergency vehicles.
- 3.13 The existing and proposed structures/facilities are not within the fluvial floodplain and can therefore be used safely during flooding.

Functional Floodplain

- 3.14 Flood extents for Flood Zone 3B (the Functional Floodplain) viewed within the EA model outputs confirm that the existing and proposed facilities lie outside the Functional Floodplain. Refer to Figure 3.3.

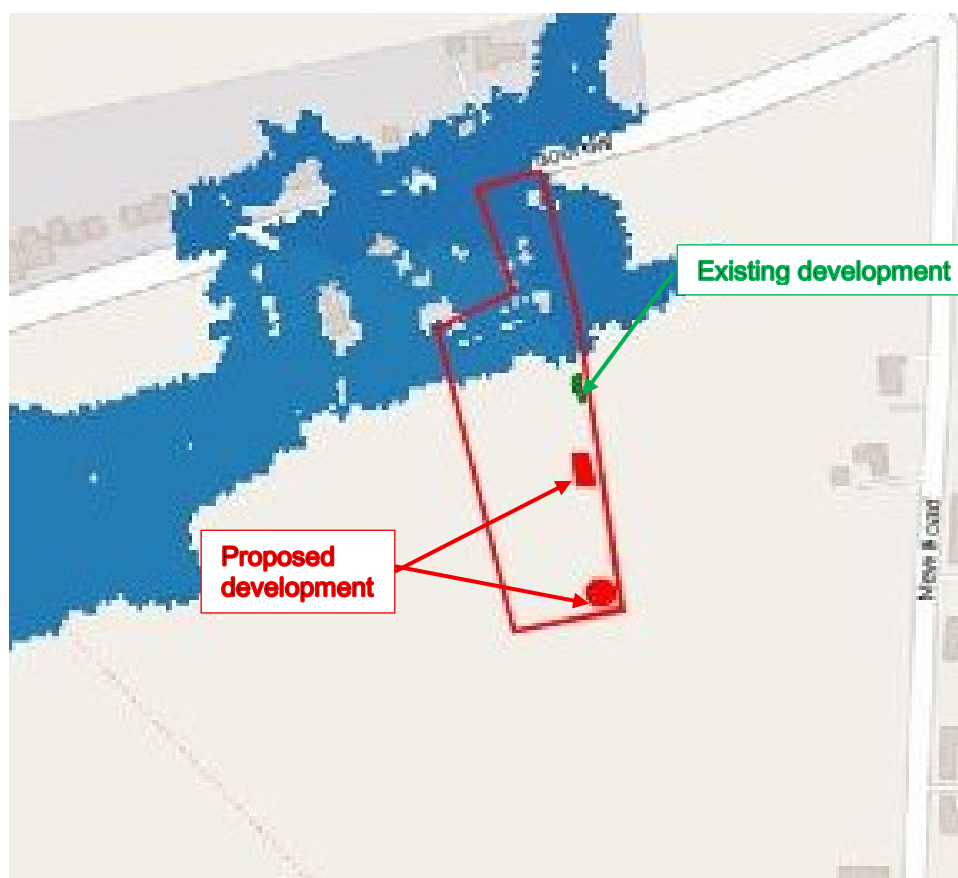


Figure 3.3: Flood Zone 3B Extent

Source: EA Flood Model Output – Melksham (2025)

Fluvial Flood Risk Mitigation Measures

Flood Warning & Evacuation Plan

- 3.15 Notwithstanding that predicted fluvial flood depths are shallow, it is proposed that the site adopts a Flood Warning & Evacuation Plan in order to mitigate any residual risk of fluvial flooding to site users, some of whom may have disabilities.
- 3.16 SFRA mapping confirms that flood warnings/alerts are available for the site and surrounding area. Refer to Figure 3.4 below.
- 3.17 Staff will be present at the site at all times when it is in use. If flooding is predicted, an EA warning will therefore be issued directly to the premises via telephone and email.

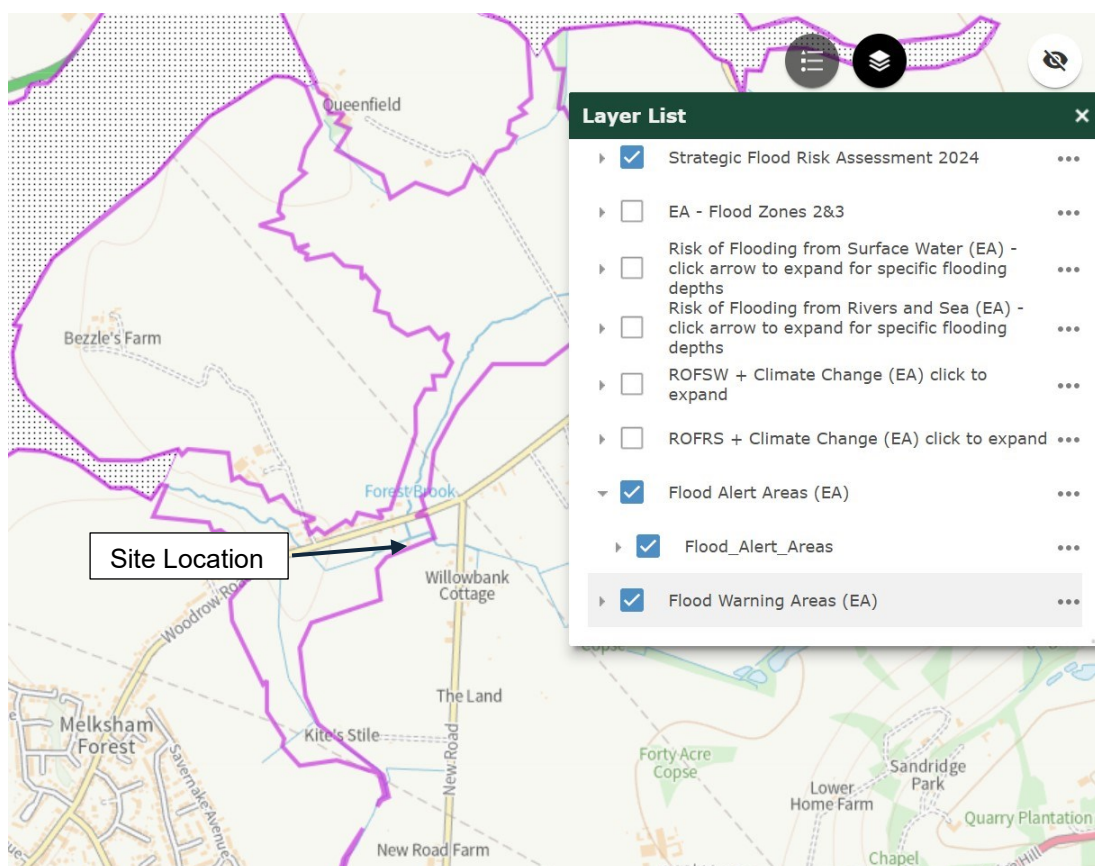


Figure 3.4: Flood Warning & Alert Areas
Source: Wiltshire Strategic Flood Risk Assessment Data Explorer

- 3.18 Upon receiving a warning, staff and site users will gather for a roll call and evacuate the site before the onset of flooding, so that site users will not be exposed to flooding. Much of the surrounding area is within Flood Zone 1 (Low risk) therefore site users can easily reach safety.
- 3.19 In the unlikely event that evacuation is not possible, or a warning is not received in time to permit evacuation, site users should remain in the southern part of the site, which is within Flood Zone 1 (Low Risk) and where the existing/proposed buildings will provide shelter and welfare facilities (toilets and bar/café), and await assistance.
- 3.20 All staff are to receive training in emergency and evacuation procedures as part of normal induction training. The records of training and personnel receiving the training are to be logged in Health & Safety Files.
- 3.21 All site users will be briefed in the proposed procedures.

- 3.22 Evacuation is to be practised at minimum intervals of 6 months. This can be combined with other emergency procedures for the site, such as fire safety drills
- 3.23 The EA issues flood alerts according to a set of three easily recognisable codes, which indicate the level of danger involved. The codes may not always be issued in sequence. Paragraph 3.26 below comprises a description of each Code, with details of the appropriate action to be taken at the site by occupants.
- 3.24 When a Flood Alert is received, occupants should remain alert for further instructions. Upon receipt of a Flood Alert of any level, the recipient should contact the EA Floodline on 0345 988 1188 for more detailed guidance on the expected onset of any flooding at the site.
- 3.25 If the site must be evacuated during flooding, the following rules of safety should be observed:
- Stay in pairs – when following evacuation procedures work in pairs;
 - Don't walk through flowing water – currents can be deceptive and even shallow water can knock you off your feet;
 - Don't swim through fast flowing water – you may be swept away or struck by objects in the water;
 - If you have to walk in standing water – use a pole or stick to ensure you do not step into deep water or into an open manhole or stairway;
 - Don't drive through a flooded area – abrupt drop-offs may not be visible. Just 0.5 metres of water can carry a car away; and
 - Avoid direct contact with floodwater whenever possible – it may contain sewage, hydrocarbons or other harmful substances.

Flood Warning Codes

- 3.26 This Section comprises a description of each Flood Warning Code given by the EA, with details of appropriate action to be taken at the site should a warning be issued.

Flood Alert - Flooding is possible. Be prepared.



- Flood levels should be monitored closely;
- Call the EA's Floodline on 0345 988 1188 for advice;
- Stay tuned to local media;

- Be prepared for evacuation.

Flood Warning – Flooding is expected. Immediate action required.



- Call the EA's Floodline on 0345 988 1188 for advice;
- Stay tuned to local media;
- Valuable items should be placed above floor level; and
- Evacuate the site

Severe Flood Warning – Severe flooding. Danger to life.



- The Emergency Services should be contacted if evacuation on foot is not possible; and;
- If the surrounding area is inundated, occupants should remain within the building and await instructions from the emergency services;

Warning no longer in force – No further flooding is expected. Water levels will begin to fall;

- Only return to the site if it is safe to do so. Do not wade or drive through floodwater;
- Be aware of hazardous debris, including effluent and other contaminants, slippery mud, and sharp objects left by the floodwaters; and
- Contact the insurer before attempting any clean up or return to the site.

Assessment of Flood Risk from Overland Flow (Pluvial)

- 3.27 According to the Surface Water Flood Map (SWFM), flood risk to the land immediately adjacent to the Forest Brook between No 211 Woodrow Road and Woodrow Road varies from high to low. Refer to Figure 3.5 below.
- 3.28 The SWFM also indicates that the land adjacent to the unnamed tributary of the Avon is at low risk of surface water flooding.
- 3.29 The proposed polytunnel and yurt are not within a surface water flood zone.

- 3.30 A small part of the existing access track, to the west of the existing barn is indicated to be within the Low Risk surface water flood zone. The majority of the access track is not at risk from surface water flooding.

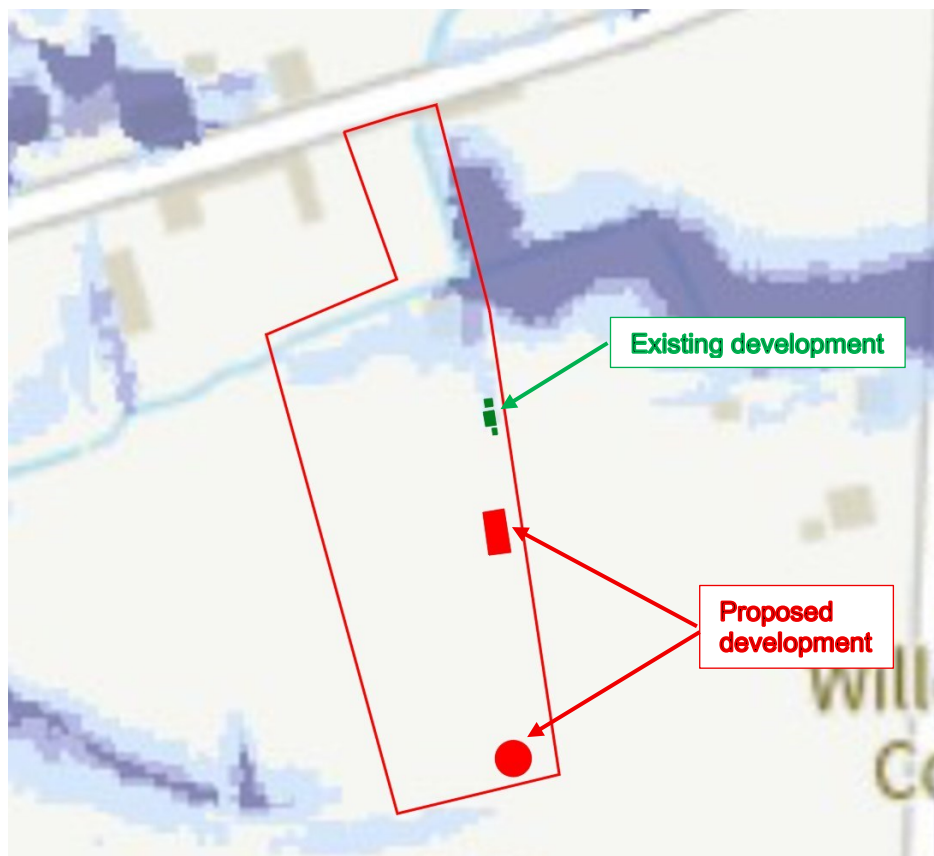


Figure 3.5: EA Surface Water Flood Map
Source: <https://flood-map-for-planning.service.gov.uk/>

- 3.31 According to the SWFM, the existing toilet, polytunnel and bar are located on the outer edge of the low risk surface water flood zone.
- 3.32 The SWFM depth mapping does not show flooding on the existing access (which is routed north – south to the west of the existing barn) or in the vicinity of the existing toilet, polytunnel and bar. EA Depth Mapping does not indicate flood depths where they are less than 75mm, therefore this indicates that the flood depth in these areas would be very shallow at less than 75mm. Refer to Figure 3.6.
- 3.33 The shallow depth of flooding predicted in the vicinity of the existing access track and existing temporary structures would not prevent access to the site, cause damage to the existing temporary structures at the site or affect the use of these structures/facilities.

3.34 Surface water flood risk at the site is therefore considered to be low.

Overland Flow Flood Risk Mitigation Measures

3.35 No mitigation is necessary.

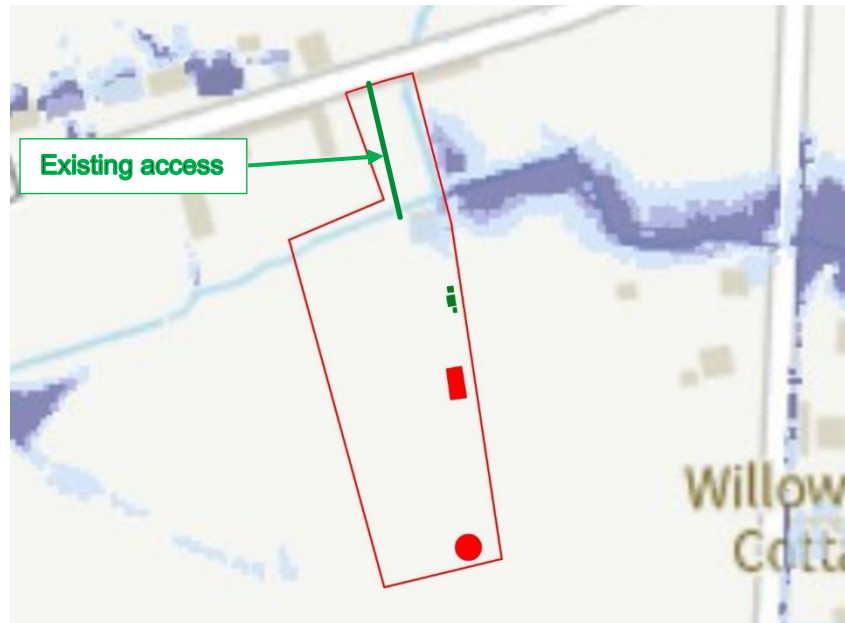


Figure 3.6: EA Surface Water Flood Map Depth up to 200mm

Source: <https://flood-map-for-planning.service.gov.uk/>

Assessment of Flood Risk from Groundwater

3.36 The online Wiltshire SFRA indicates that the site is situated within an area which is not considered to be at risk from groundwater emergence or groundwater flooding. Refer to Figure 3.7.

3.37 If groundwater were to emerge at the site it would be conveyed off site by the existing watercourses and would not accumulate within the site. The risk of groundwater flooding is therefore considered to be low.

Groundwater Flood Risk Mitigation Measures

3.38 No mitigation is required.

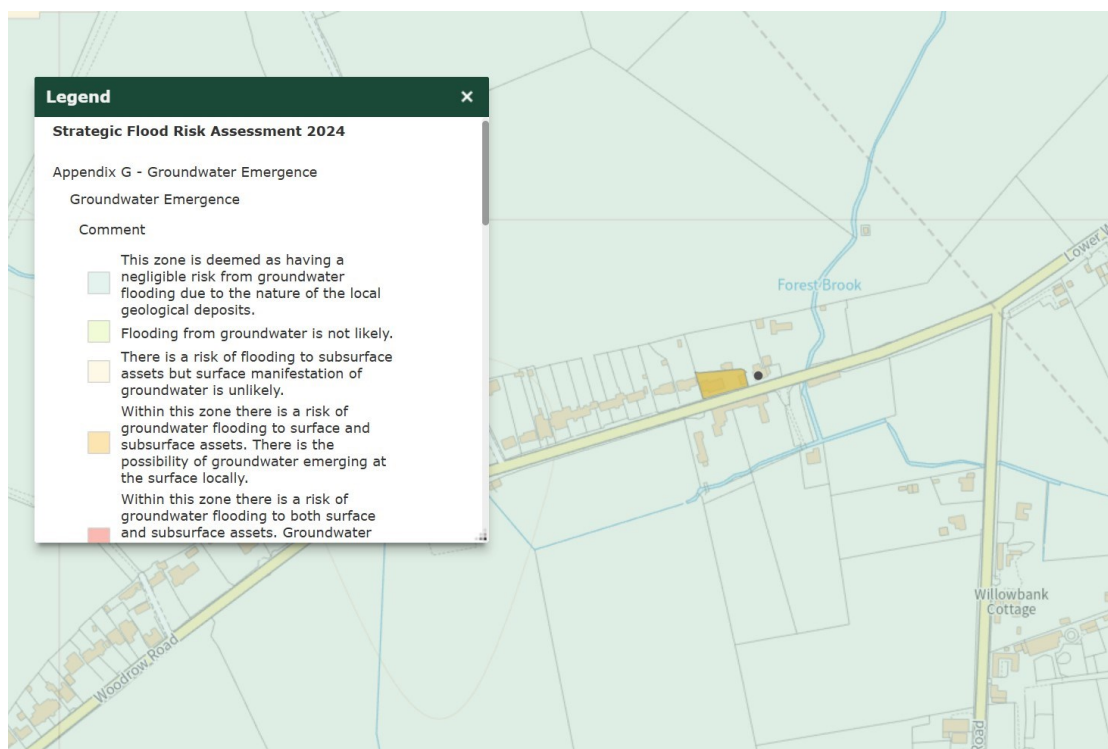


Figure 3.7 Risk Of Groundwater Emergence
Source: Wiltshire Strategic Flood Risk Assessment Data Explorer

Assessment of Flood Risk from Existing Sewers/Drains

- 3.39 There are no sewers or drains within the site. Refer to public sewer records in Appendix 3.
- 3.40 If the existing public foul sewer to the north of Woodrow Road were to flood, it is expected that floodwaters would enter the existing watercourses at the site and would be drained away without accumulating within the site.
- 3.41 Online Wiltshire SFRA mapping indicates that the site is situated in an area where between 1 and 10 incidents of sewer flooding have been recorded. Refer to Figure 3.8. Flood risk from this source is therefore considered to be low.

Sewer/Drain Flood Risk Mitigation Measures

- 3.42 Mitigation is not required.

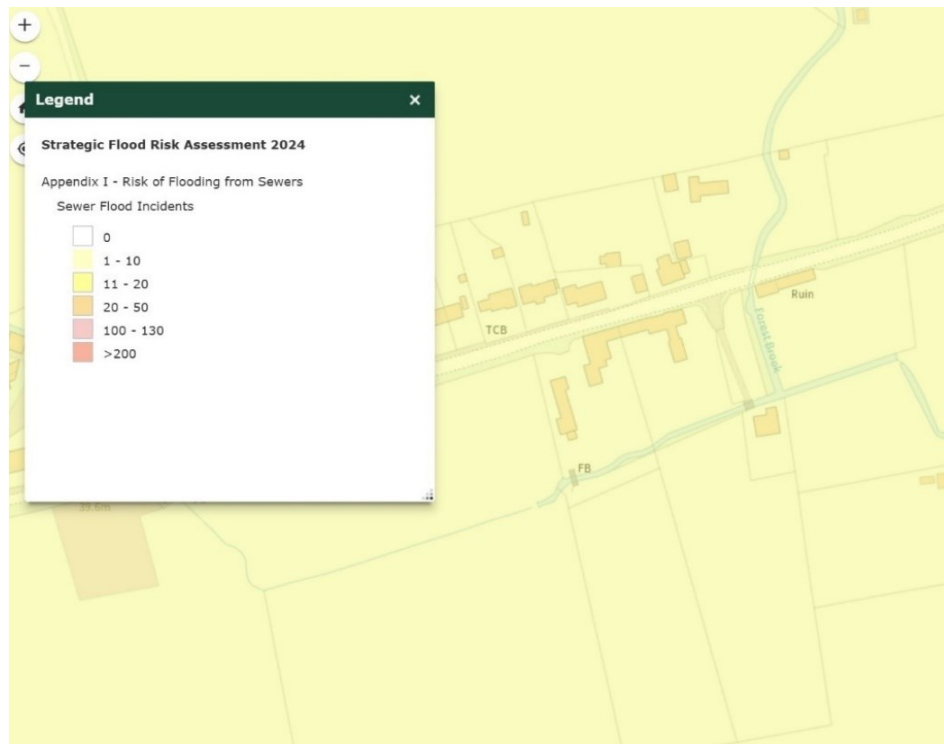


Figure 3.8 Risk of Flooding from Sewers
Source: Wiltshire Strategic Flood Risk Assessment Data Explorer

Assessment of Flood Risk from Reservoirs

- 3.43 The EA Risk of Flooding from Reservoirs map shows that the site is not risk of flooding from reservoirs, therefore flood risk from this source is considered to be low. Refer to Figure 3.8 below.

Reservoir Flood Risk Mitigation Measures

- 3.44 No mitigation is required.

Proposed Surface Water Drainage Strategy

- 3.45 In view of the small scale and temporary nature of the existing and proposed structures at the site, surface water drainage systems are not required, however water butts should be provided to retain rainwater for irrigation.

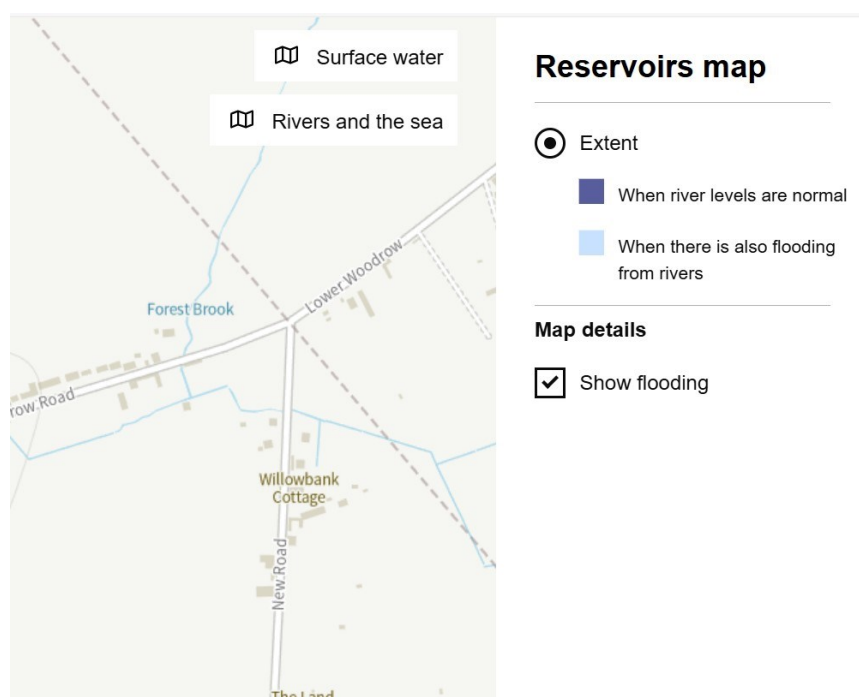


Figure 3.9 Reservoir Flood Risk Map

Source: <https://flood-map-for-planning.service.gov.uk/>

Table 3.1: Assessment of Flood Risk to the Development Site Arising from External Sources

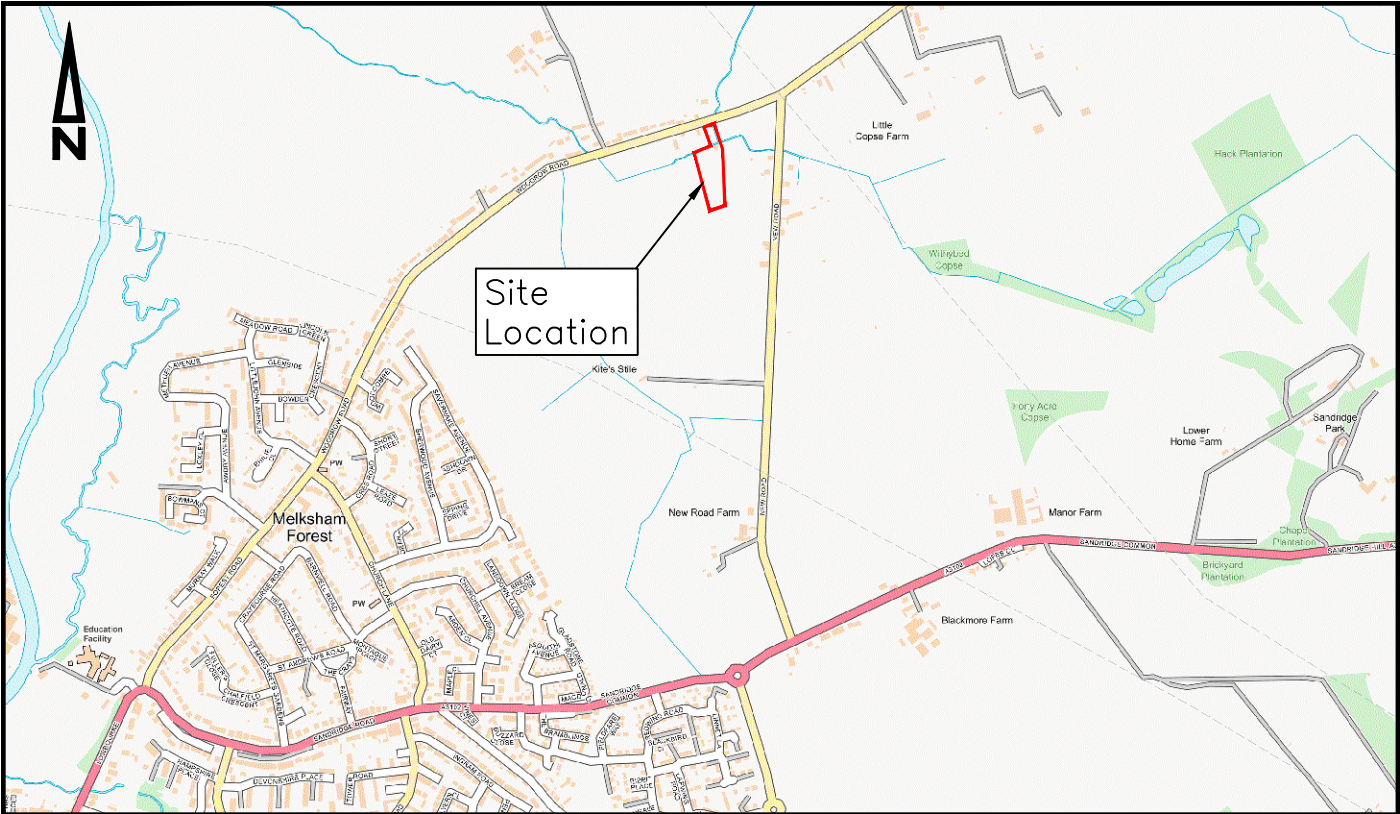
Source of Potential Flooding to the Development Site	Flood Risk	Mitigation/Comments
Fluvial/Tidal	Low - High	- The Flood Map for Planning confirms that majority of the site, and all existing/proposed temporary structures are within Flood Zone 1 (Low Risk) - The existing site access is within Flood Zone 3 (High Risk) however based on EA modelling flood depths would be low - A Flood Warning and Evacuation Plan is proposed to ensure that site users can leave the site before the onset of flooding.
Overland Flow (Pluvial)	Low	- The Surface Water Flood Map (SWFM) indicates that the land adjacent to the watercourses at the site is considered to be at risk of flooding from this source. - A small part of the existing access track, and the existing temporary structures are also with a surface water flood zone. The SWFM indicates that flood depths in these areas would be below 75mm - The shallow depth of flooding predicted would not prevent safe use of the site - No mitigation is required
Groundwater	Low	- SFRA mapping indicates that the site is not within an area at risk from groundwater emergence. Any emerging groundwater would drain into the existing watercourses - No mitigation is required
Public Sewer/Highway Drain	Low	- There are no sewers within the site - Flooding from the foul sewer to the north of the site would enter the existing watercourses without impacting the site - No mitigation is required
Artificial Sources	Low	- EA mapping confirms there is no risk from this source. - No mitigation required.

4.0 DISCUSSION AND CONCLUSIONS

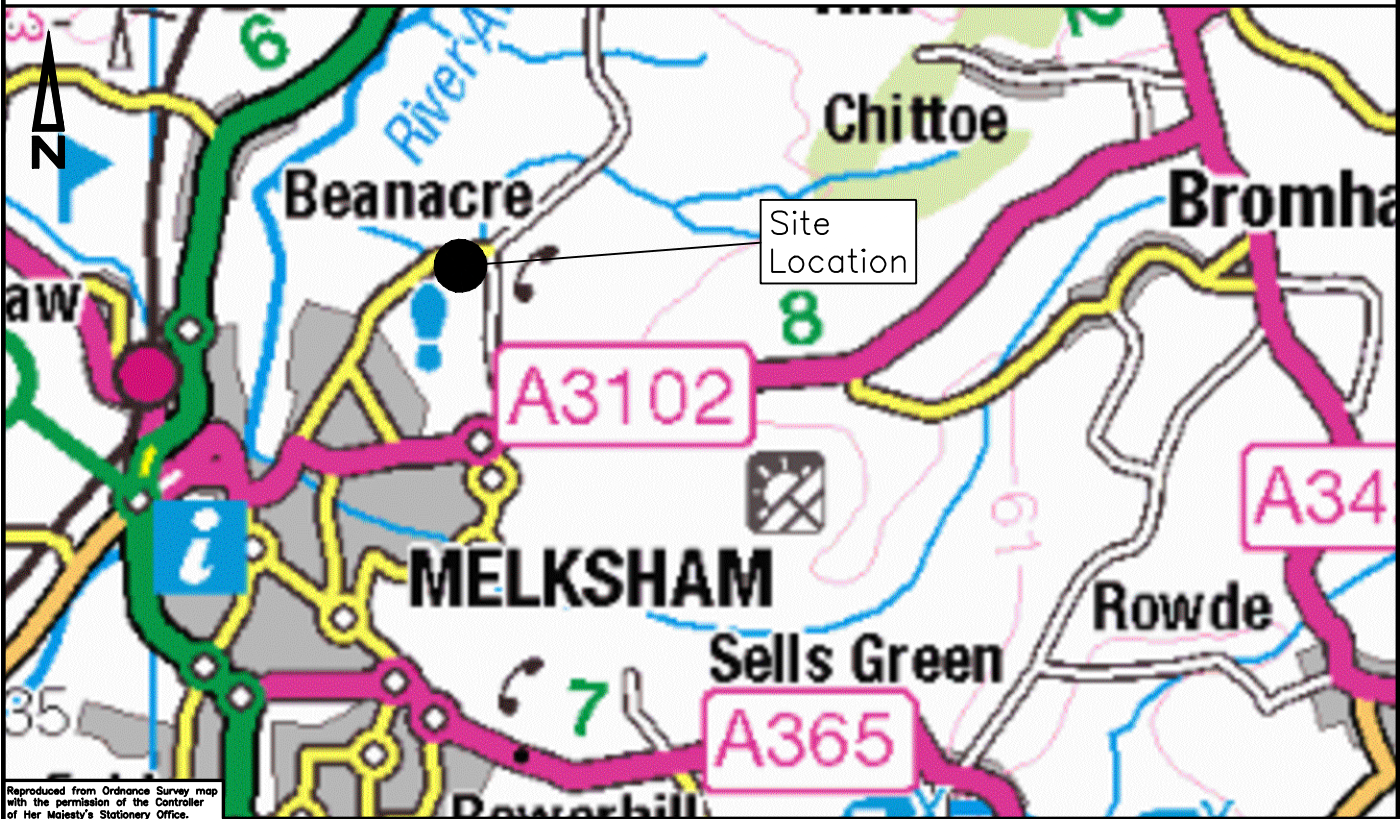
- 4.1 Flood risk to the proposed development from various sources, such as tidal, sewers, groundwater, reservoirs and overland flow has been considered in this study. Flood risk from fluvial sources varies from high to low.
- 4.2 According to the FMP the existing and proposed built development which make up this application is located to the south of the floodplain, within Flood Zone 1 (Low Risk). The existing access track and barn are shown to be within fluvial Flood Zone 3 (High Risk).
- 4.3 Based on EA flood data, a maximum flood depth of 105mm is predicted on part of the existing site access track, adjacent to the unnamed watercourse.
- 4.4 It is proposed that a Flood Warning and Evacuation Plan is adopted so that site users can leave the site before the onset of flooding, without exposure to flood risk.
- 4.5 Flood risk from all other sources is considered to be low.
- 4.6 Surface water drainage systems are not required for the small-scale temporary structures at the site; however, water butts should be provided to retain rainwater for irrigation.
- 4.7 This study has been undertaken in accordance with the principles set out in the NPPF. Providing the development adheres to the conditions advised in this Report, the development proposals can be accommodated without increasing flood risk within the locality in accordance with objectives set by Central Government and the EA.

Cole Easdon Consultants Limited
February 2026

Appendix 1



Scale: 1:10,000



Scale: 1:50,000

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Job Title:
Land at 211 Woodrow Road
Melksham
Wiltshire
SN12 7RD

Drawing Title:
Site Location Plan

Client:
Meadowbrook (Wiltshire) CIC

Drawn By

SS

Date Drawn

Jan 2026

Checked By

DF

Drawing No.

10815/500/Figure 1

Drawing Status:

CONSTRUCTION AT CLIENT AND/OR CONTRACTOR RISK	FOR COMMENT	
	FOR PLANNING	☒
	FOR TENDER	
	FOR APPROVAL	
	FOR CONSTRUCTION	
	AS BUILT	

Scale

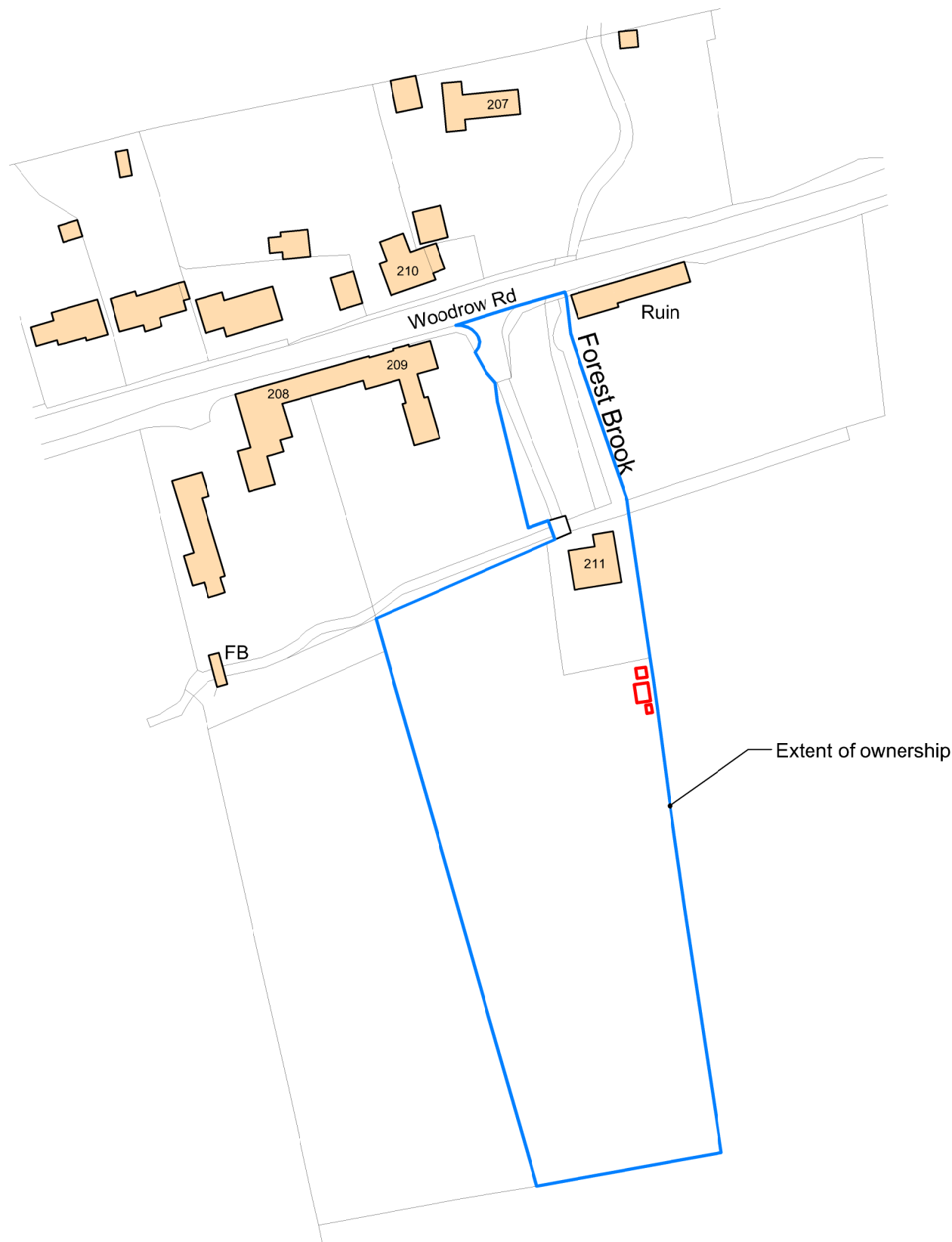
As Shown (A4)

Revision

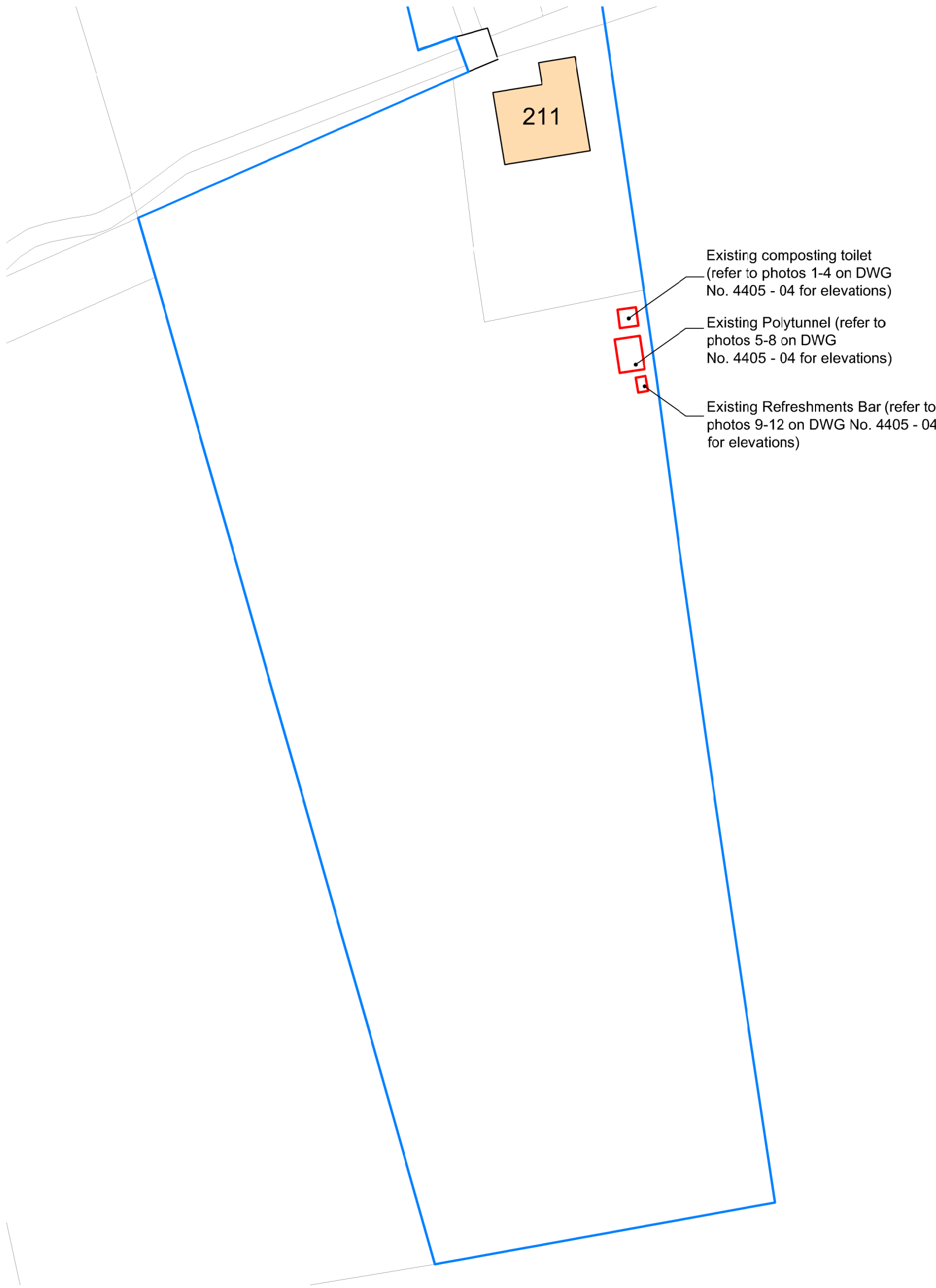
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Appendix 2

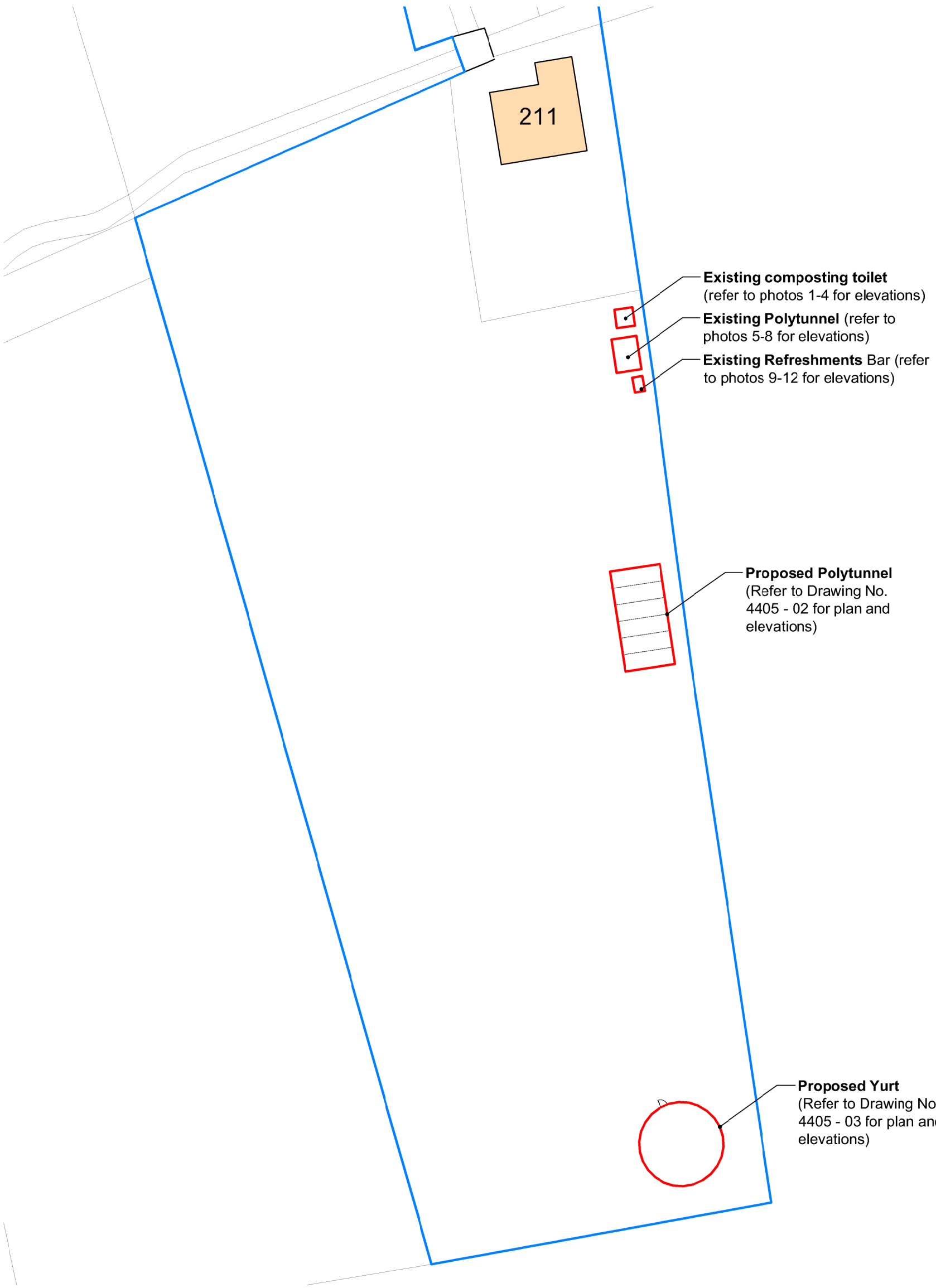
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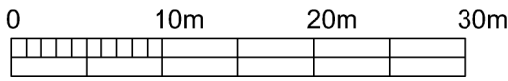
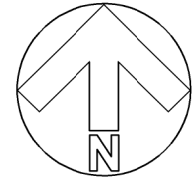
LOCATION PLAN
Scale 1:1250



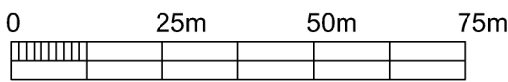
EXISTING
BLOCK PLAN
Scale 1:500



PROPOSED
BLOCK PLAN
Scale 1:500



Scale bar (1:500)



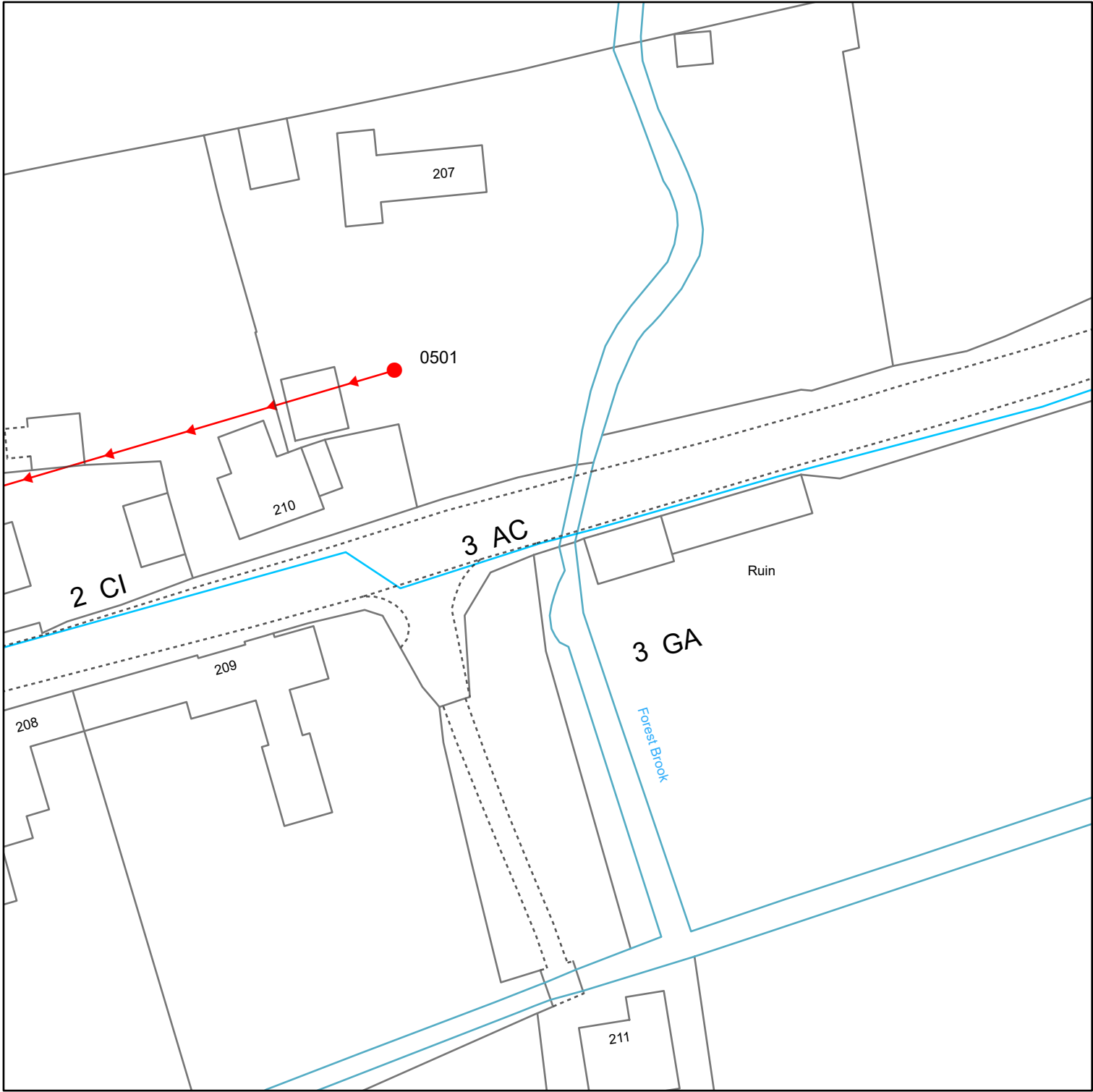
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Rev.	Date		Init
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CLIENT			MEADOWBROOK CIC
PROJECT			MEADOWBROOK, 211 WOODROW ROAD, MELKSHAM SN12 7RD
DRAWING			LOCATION PLAN AND EXISTING AND PROPOSED BLOCK PLANS
DRAWN:	Date:	Scale:	
JG	18/06/2025	As stated	
Drawing number:		@ A1	
4405-01		Rev:	
DOLMAN			
ARCHITECTURAL DESIGNERS		BUILDING SURVEYORS	
COST CONSULTANTS		CDM PRINCIPAL DESIGNERS	
Sussex House		Tel: 01380 729456	
Bath Road		Web: www.dolmansurveyors.co.uk	
Devizes		Email: info@dolmansurveyors.co.uk	
Wiltshire SN10 2AF			

Appendix 3

Wessex Water Network Map



Reproduced from the Ordnance Survey map with the permission of the Controller of His Majesty's Stationery Office. © Crown copyright and database rights (2026) OS AC0000848304

WATER MAINS		SEWERS	STRATEGIC PUBLIC	PRIVATE	SECTION 104	OTHER WESSEX PIPES	NON-WESSEX / UNKNOWN
Distribution	Washout	Foul	Surface	Combined	Abandoned	Rising Mains	Private Rising Mains
Raw Water	Abandoned	Surface	Surface	Combined	Abandoned	Standby Rising Mains	Culverted Watercourse
Private		Abandoned	Abandoned	Abandoned	Abandoned	EDM Effluent Disposal	Highway Drain
						Overflow	Use Unknown
						Syphon	Status Unknown
FITTINGS		STRUCTURES		OTHER STRUCTURES		OTHER STRUCTURES	
Hydrant	Other	Manhole - Foul	Manhole - Surface	Manhole - Combined	Inlet	Attenuation Tank	Chamber
		Lamphole	Outfall	Bifurcation - Foul	Bifurcation - Surface	Storage Tank	Tunnel
		Bifurcation - Combined	Combined Sewage Overflow	Pumping Station - Surface	Pumping Stn - Foul/Combined		Interceptor
		Gully	Vent Column	Rodding Eye	Catchpit		
		Flushing Chamber	Soakaway	Non Return Valve	Air Valve		
		Hatch Box	Washout				

Information in this map is provided for identification purposes only. No warranty as to accuracy is given or implied. The precise route of pipe work may not exactly match that shown. Wessex Water does not accept liability for inaccuracies. Sewers and lateral drains adopted by Wessex Water under the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011 are to be plotted over time and may not yet be shown. In carrying out any works, you accept liability for the cost of any repairs to Wessex Water apparatus damaged as a result of your works. You are advised to commence excavations using hand tools only. Mechanical digging equipment should not be used until pipe work has been precisely located. If you are considering any form of building works and pipe work is shown within the boundary of your property or a property to be purchased (or very close by) a surveyor should plot its exact position prior to commencing works or purchase. If you are proposing to build over or near Wessex Water's apparatus you should contact the Developer Services Team, tel: 01225 526333 or e-mail: developer.enquiries@wessexwater.co.uk to discuss your proposals. Details of assets within Wessex Water's land ownership are unavailable through this service.

Date: 20/01/2026
Centre: 392086E, 165495N
Scale: 1:625
(when printed at A4 size)

Wessex Water Network Map



Reproduced from the Ordnance Survey map with the permission of the Controller of His Majesty's Stationery Office. © Crown copyright and database rights (2026) OS AC0000848304

WATER MAINS	SEWERS	STRATEGIC PUBLIC PRIVATE	SECTION 104	OTHER WESSEX PIPES	NON-WESSEX / UNKNOWN
- Distribution - Washout - Raw Water - Abandoned - Private	- Foul - Surface - Combined - Abandoned Colours generally indicate the use of the sewer/drain (i.e Red - Foul, Dark Blue - Surface, Magenta - Combined/Dual Use, Light Green - Highway Drain, Mid Green - Overflow). Some styles of line and symbol are shown on the key in sample/typical colours.			- Rising Mains - Standby Rising Mains - EDM Effluent Disposal - Overflow - Syphon	- Private Rising Mains - Culverted Watercourse - Highway Drain - Use Unknown - Status Unknown
FITTINGS	STRUCTURES				OTHER STRUCTURES
- Hydrant - Other	- Manhole - Foul - Manhole - Surface - Manhole - Combined - Inlet - Outfall - Lamphole - Bifurcation - Foul - Bifurcation - Surface - Bifurcation - Combined - Combined Sewage Overflow	- Pumping Station - Surface - Pumping Stn - Foul/Combined - Gully - Vent Column - Rodding Eye - Catchpit - Flushing Chamber - Soakaway - Non Return Valve - Air Valve - Hatch Box - X Washout			- Chamber - Tunnel - Interceptor
Information in this map is provided for identification purposes only. No warranty as to accuracy is given or implied. The precise route of pipe work may not exactly match that shown. Wessex Water does not accept liability for inaccuracies. Sewers and lateral drains adopted by Wessex Water under the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011 are to be plotted over time and may not yet be shown. In carrying out any works, you accept liability for the cost of any repairs to Wessex Water apparatus damaged as a result of your works. You are advised to commence excavations using hand tools only. Mechanical digging equipment should not be used until pipe work has been precisely located. If you are considering any form of building works and pipe work is shown within the boundary of your property or a property to be purchased (or very close by) a surveyor should plot its exact position prior to commencing works or purchase. If you are proposing to build over or near Wessex Water's apparatus you should contact the Developer Services Team, tel: 01225 526333 or e-mail: developer.enquiries@wessexwater.co.uk to discuss your proposals. Details of assets within Wessex Water's land ownership are unavailable through this service.					
				Wessex Water YTL GROUP	
				Date: 20/01/2026 Centre: 392109E, 165423N Scale: 1:625 (when printed at A4 size)	

Appendix 4

Stuart Starr
Sstarr@coleeeasdon.com

Our ref: EIR2025/40141
Date: 18th December 2025

Dear Stuart

Information request for:

Land At 211 Woodrow Road, Melksham, SN12 7RD
NGR: ST9208865382

Thank you for your enquiry which was received on 3rd November 2025. We respond to requests under the Freedom of Information Act 2000 and Environmental Information Regulations 2004.

Product Information

Product 4 provides only a single, maximum, 2D level and depth extracted from within the supplied site boundary for a range of modelled scenarios. This may not include every modelled scenario from the model(s) relevant to your site.

Therefore, we are providing more complete model output data (Product 6) and calibrated and verified model input files (Product 7), along with the relevant model reporting (Product 5). This is in accordance with provision 6(1)(a) and (b) of the Environmental Information Regulations 2004 (EIR).

Interrogation of Product 6 data requires the use of [licensed or open-source GIS software](#) and a level of technical expertise typically found in professional flood risk consultancies.

If you are unable to access Product 6 data, please contact us with a clear site boundary and we will be happy to provide Product 4 as described above.

Planning Guidance

We recommend you read the following items to inform your Flood Risk Assessment (FRA):

Summary	Link
Guidance on using Environment Agency information to inform a development proposal	Flood risk assessments – GOV.UK
How to use modelling data to support your FRA	Using modelling for FRAs – GOV.UK
Planning considerations for areas at risk of flooding	Flood risk and coastal change – GOV.UK
Template and advice to help increase the chances of your FRA includes the right information first time	Planning Portal – FRA Guidance
Information on getting planning advice from the Environment Agency, including paid services	EA Planning Advice – GOV.UK Email: wx.sp@environment-agency.gov.uk
Check with your Lead Local Flood Authority (LLFA) or Local Planning Authority (LPA) for additional policies or guidance for FRAs.	Find your local council – GOV.UK Local Plans & Strategic Flood Risk Assessments (SFRA)

Flood Defences

If there are any formal flood defences within 1km of the site boundary provided, a PDF containing flood defence information will be enclosed. This information has been taken from our Asset Information Management System database (AIMS). A data download can be accessed here: [AIMS Asset Bundle](#)

Please note that flood defences can increase water levels elsewhere e.g. through channels being restricted by defences, or because defences prevent flood water flowing back into the river channel.

Further Guidance

If you intend to use any climate change data supplied in this letter, you should consider its appropriateness in light of a range of potential allowances as described in the latest guidance: [Flood risk assessments: climate change allowances - GOV.UK](#). This information is subject to change, please check the guidance regularly. Our Sustainable places team would be happy to discuss the issues around Climate Change and how information should be used.

In some locations, the predicted Still Water Tide Level data from the Coastal Flood Boundary Study 2018 is higher than the locally modelled water levels provided. When this is the case the higher water levels should be considered in your FRA. More information can be found here [Coastal flood boundary conditions for the UK: 2018 update - GOV.UK](#) and by downloading 'Coastal Design Sea Levels' from [Find open data - data.gov.uk](#)

Information on environmental permits for work in, under, over, or near a main river, culvert, flood defence, or in the floodplain is available here: [Flood risk activities: environmental permits - GOV.UK/](#). For any further advice, please contact blandford.frap@environment-agency.gov.uk.

We hope you find this information helpful.

Open Data and Historic Flood Events

The Environment Agency no longer provides PDF copies of the Historic Flood Map. Instead, datasets are freely available via the Government's Open Data portal: [Find open data - data.gov.uk](#)

Examples of datasets you may require:

- Flood Map for Planning
- Recorded Flood Outlines
- Historic Flood Map
- Surface Water for Spatial Planning extents
- Main River Consultation Area

You can access the Flood Map for Planning here: <https://flood-map-for-planning.service.gov.uk/>

Please note: we cannot guarantee that we hold an exhaustive list of all past flood events. All reasonable care has been taken to ensure that the historical flood event data is as accurate as possible. The Environment Agency will update its records if new evidence emerges.

Updates to National Modelling

The Environment Agency has carried out a National project to update our flood risk information for the whole of England. We have updated our flood risk information in 2025 as part of the new National Flood Risk Assessment (NaFRA2). This includes the data displayed on the Check Your Long-Term Flood Risk service and the data displayed in the Flood Map for Planning (Rivers and Sea).

The flood zone extent may have changed for your area of interest, but the flood levels provided have not.

You can find further information on the NaFRA2 project here: <https://www.gov.uk/guidance/updates-to-national-flood-and-coastal-erosion-risk-information>

Name	Products 5, Product 6 and Product 7
Description	For 2025_Melksham, model(s) Product 5: Model Report Product 6: Model Output Data Product 7: Calibrated and Verified Model Input Data We plan to update our flood risk mapping products with this model data next year.
Shareable Link(s)	The data you have requested can be downloaded using the following link(s): https://fcrm.quatrix.it/download/0ef2d04b-29c3-4919-a08c-0ff4fc247dd9
Licence	Environment Agency Conditional Licence - GOV.UK
Conditions	1 You may use the Information for your internal or personal purposes and may only sublicense others to use it if you do so under a written licence which includes the terms of these conditions and the agreement and in particular may not allow any period of use longer than the period licensed to you. 2 Notwithstanding the fact that the standard wording of the Environment Agency Conditional Licence indicates that it is perpetual, this Licence has a limited duration of 5 years at the end of which it will terminate automatically without notice. 3 We have restricted use of the Information as a result of legal restrictions placed upon us to protect the rights or confidentiality of others. In this instance it is because of third party data. If you contact us in writing (this includes email) we will, as far as confidentiality rules allow, provide you with details including, if available, how you might seek permission from a third party to extend your use rights. 4.1 The Information may contain some data that we believe is within the definition of "personal data" under the Data Protection Act 1998 but we consider that we will not be in breach of the Act if we disclose it to you with conditions set out in this condition and the conditions above. This personal data comprises names of individuals or commentary relating to property that may be owned by an individual or commentary relating to the activities of an individual. 4.2 Under the Act a person who holds and uses or passes to others personal data is responsible for any compliance with the Act and so we have no option but to warn you that this means you have responsibility to check that you are compliant with the Act in respect of this personal data. 5. The location of public water supply abstraction sources must not be published to a resolution more detailed than 1km2. Information about the operation of flood assets should not be published. 6.1 Where we have supplied model data which may include model inputs or outputs you agree to supply to the Environment Agency copies of any assessments/studies and related outputs, modifications or derivatives created pursuant to the supply to you of the Information, all of which are hereinafter referred to as "the Data". 6.2 You agree, in the public interest to grant to the Environment Agency a perpetual royalty free non-exclusive licence to use the Data or any part thereof for its internal purposes or to use it in any way as part of Environment Agency derivative products which it supplies free of charge to others such as incorporation into the Environment Agency's Open Data mapping products.
Information Warnings	Please be aware that model data is not raw, factual or measured but comprises of estimations or modelled results based on the data available to us. Any mapping of features provided as a background in this product is © Ordnance Survey. It is provided to give context to this product. The Open Government Licence does not apply.

Attribution	Contains Environment Agency information © Environment Agency and/or database rights. Contains Ordnance Survey data © Crown copyright 2025 Ordnance Survey AC0000807064.
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We hope you find this information helpful.

Yours sincerely

Corinne Moyse

Customer & Engagement, Wessex
Rivers House, East Quay, Bridgwater, Somerset, TA6 4YS
Email: wessexenquiries@environment-agency.gov.uk

Flood Depths for the 1 in 100 year + 26% Return Period Flood in Various Locations

Source: Environment Agency 2025_Melksham model (obtained in December 2025)

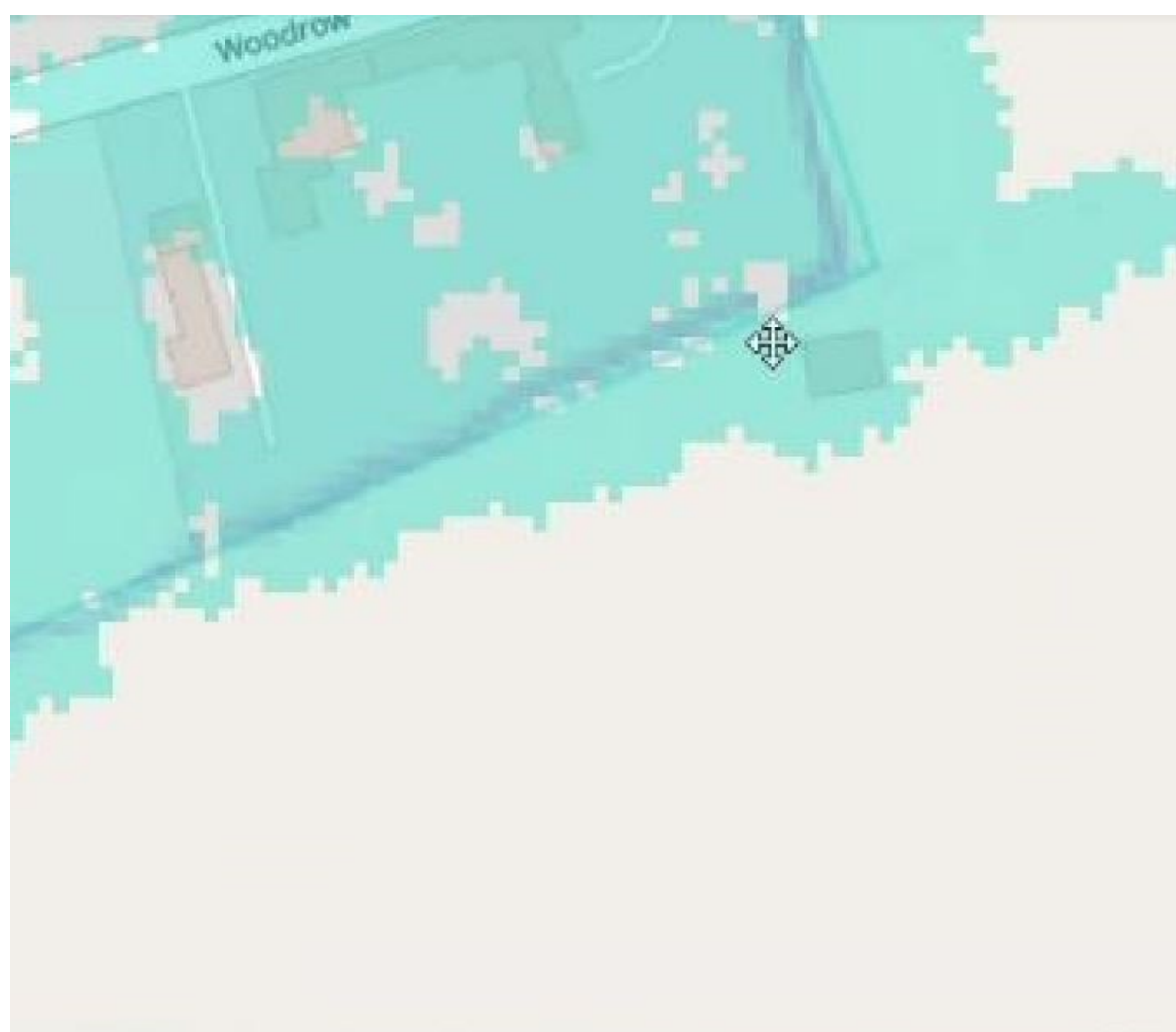




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