



Earth Environmental
& Geotechnical

B4683/SL/04042025

18 Stallard Street
Trowbridge, BA14 9AJ

Flood Risk Assessment

April 2025
Revision A

Earth Environmental & Geotechnical Ltd
Houldsworth Mill Business & Arts Centre
Houldsworth Street
Stockport, Cheshire, SK5 6DA

Tel : 0161 9756088

Email info@earthenvironmental.co.uk
www.earthenvironmental.co.uk

CONTENTS

1.	Introduction	1
2.	National Policy and Water Management Guidance	2
3.	Site Setting and Description	3
4.	Potential Sources of Existing Flooding	4
5.	Sourced Data	5
6.	Probability of Flooding	7
7.	Flood Risk and Vulnerability	8
8.	The Sequential Test	10
9.	Safe Development over Lifetime	11

APPENDICES

Appendix A	-	Existing Site Plan
Appendix B	-	Proposed Site Plans
Appendix C	-	OS Water Network Lines Map
Appendix D	-	Landmark EnviroCheck Flood Map Data

Report Title:	18 Stallard Street, Trowbridge, BA14 9AJ Flood Risk Assessment
Report Reference:	B4683/SL/04042025
Revision	A
Issue Date:	25 th April 2025
Drafted By:	Mark Symonds
Reviewed By:	Simon Leat
Authorised By:	Simon Leat

This flood risk assessment has been prepared in accordance with the NPPF, Local Planning Policy and the NPPG. Any recommendations regarding floor levels are based on the relevant British Standards (BS8533), the standing advice provided by the EA or based on common practice.

Earth Environmental and Geotechnical Ltd do not guarantee that the advice in this report will guarantee the availability of flood insurance either now or in the future.

This document has been prepared for the titled project (or named part thereof) and should not be relied upon or used for any other project without an independent check being carried out as to its suitability and prior written authorisation being obtained from Earth Environmental & Geotechnical. Earth Environmental & Geotechnical accepts no responsibility or liability for the consequences of the use of this document, wholly or in part, for any other purpose than that for which it was commissioned. Any person using or relying upon this document for such other purpose does so at their own risk.

This report was prepared for the sole use of the Client and shall not be relied upon or transferred to any other party without the express written authorisation of Earth Environmental & Geotechnical. It may contain material subject to copyright or obtained subject to license; unauthorised copying of this report will be in breach of copyright/license.

The findings and opinions provided in this document are given in good faith and are subject to the limitations imposed by employing site assessment methods and techniques, appropriate to the time of investigation and within the limitations and constraints defined within this document. The findings and opinions are relevant to the dates when the assessment was undertaken but should not necessarily be relied upon to represent conditions at a substantially later date.

The findings and opinions conveyed in this report are based on information obtained from a variety of sources as detailed and which Earth Environmental & Geotechnical assumes to be reliable but have not been independently confirmed. Therefore, Earth Environmental & Geotechnical cannot and does not guarantee the authenticity or reliability of third-party information it has relied upon.

Where opinions expressed in this report are based on current available guidelines and legislation, no liability can be accepted by Earth Environmental & Geotechnical for the effects of any future changes to such guidelines and legislation.

The limitations of liability of Earth Environmental & Geotechnical for the contents of this document have been agreed with the Client, as set out in the terms and conditions of offer and related contract documentation.

1. Introduction

Earth Environmental and Geotechnical Ltd have prepared this flood risk assessment in support of an application for the conversion of offices to 2 residential units at 18 Stallard Street, Trowbridge, BA14 9AJ (hereafter referred to as 'the Site').

This report provides a detailed overview of the proposed development and an assessment of it in relation to the flood risk, and how the proposals have been developed in relation to current flood data and current planning policy and requirements, including:

- National Planning Policy Framework (NPPF), December 2024, Paragraphs 161-163 and 170-182;
- National Planning Practice Guidance (NPPG) ('Flood Risk and Coastal Change' section), released in March 2014 and updated in August 2022;
- Environment Agency and Department for Environment, Food and Rural Affairs guidance;
- Environment Agency and JBA Consulting via Landmark Envirocheck data service.

And local policies including:

- Wiltshire Council Core Strategy – Core Policy 67 (Adopted January 2015);
- Wiltshire Council Strategic Flood Risk Assessment (May 2019).

Wiltshire Council need to be satisfied that the proposed development design principles will address the risk of flooding to the Site, and that the proposals will not in turn increase the risk of flooding to neighbouring land and property.

This FRA has therefore been prepared to identify and evaluate the various possible sources of flood risk, to which the Site might be subjected to, and identify any mitigation, protection, or compensation measures deemed necessary or feasible.

2. National Policy and Water Management Guidance

2.1. National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG)

The NPPF (December 2024) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. This document is used to form this surface water management report, with particular attention to Paragraphs 161-163 (Planning for Climate Change) and 170-182 (Planning and Flood Risk).

NPPF Paragraphs 170-182 provide guidance for planning and flood risk, where plans should apply a sequential, risk-based approach to the location of development taking into account current and future impacts of climate change; to ensure that flood risk is not increased elsewhere due to the development; and to incorporate sustainable drainage systems.

NPPG, Paragraph 020 (Reference ID: 7-020-20220825), outlines that the objectives of this FRA are to establish whether a proposed development is likely to be affected by current or future flooding from any source; whether it will increase flood risk elsewhere; whether the measures proposed to deal with these effects and risks are appropriate; whether there is evidence for the local planning authority to apply (if necessary) the Sequential Test; and whether the development will be safe and pass the Exception Test, if applicable.

2.2. Wiltshire Council Core Strategy – Core Policy 67

The policy 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'.

3. Site Setting and Description

3.1. Site Location

The Site is in a retail / residential area of Trowbridge, which is approximately 350m south of Trowbridge station and is bound by attached mixed use buildings to the north and south, Stallard Street to the east (front) and access / car park areas to the west (rear).

The postcode at the Site is BA14 9AJ, with the co-ordinate to the centre being E: 385120, N: 157700.

3.2. Existing Site

As detailed in Appendix A, the Site, in a pre-development state, consists of office space on the ground floor, with two residential units on the 1st and 2nd floors.

3.3. Proposed Development

As detailed in Appendix B, the Site, in a post development state, will consist of converting the office space at the ground floor level to create 2 new residential units. The units on the 1st and 2nd floor will remain as existing.

Option 2 of the Architectural plan is proposed, where the 2 units are single bedroom flats, with the entrance / exist for one unit being at the front (Stallard Street) and the entrance / exist for the other unit being at the rear (access / car park area).

3.4. Topography

The plans in Appendix A show that the building finished floor levels vary from 10.86m at the rear to 10.62m to the front, with the levels being 620mm to 860mm above the external footpath level of Stallard Street (front of the Site).

The level of the footpath to the front of the Site (Stallard Street) is shown to be 10.00m and the levels to the rear of the Site is shown to be 10.75m.

The back of footpath levels to the front of the Site (Stallard Street) are approximately 225mm higher than the channel level of the road, due to footpath gradient and kerb upstand of approximately 125mm.

3.5. Waterbody / Rivers / Canals / Reservoirs

The OS Water Network Lines Map in Appendix C shows the nearest waterbody, river, canal or reservoir to the Site, is the River Biss approximately 500m to the east.

3.6. Ground Conditions

The ground conditions for the Site can be determined via the British Geological Survey (BGS) website, where it shows the Site has no superficial deposits and bedrock consisting of Cornbrash Formation (limestone).

3.7. Drains and Public Sewers

It is believed that there are drains (water mains) and public sewers within Stallard Street to the front / east of the Site.

4. Potential Sources of Existing Flooding

In accordance with the NPPF, flood risk must be assessed for all sources of flooding and development of the Site should be carried out in such a way as to mitigate any potential flood risk to both the Site and third parties and their property. This section identifies all possible sources of flooding.

4.1. Fluvial Flooding

Fluvial flooding results from watercourses / rivers surcharging and flooding the surrounding areas.

4.2. Coastal Flooding

Coastal flooding results from high tides from the sea.

4.3. Pluvial Flooding

'Pluvial' flooding is that which results from rainfall generated overland flow before the run-off enters any watercourse, drain or sewer. It is more often linked to high intensity rainfall events (typically in excess of 30mm per hour). However, it can also result from lower intensity rainfall or melting snow where the ground is saturated, frozen, developed or has low permeability. This results in overland flow and ponding in depressions in the topography. In urban areas 'pluvial' flows are likely to follow the routes of highways and other surface connectivity to low spots where flooding can occur. In some cases, it can deviate from this route into adjacent developments via dropped kerbs (either for access to driveways or disability access).

4.4. Groundwater Flooding

Groundwater flooding is caused by the emergence of water from sub-surface permeable strata. Fluctuations in the groundwater table can cause flooding should the table rise above the existing ground level. Groundwater flooding events tend to have long durations, lasting days, or weeks.

4.5. Flooding from Drains and Sewers

Flooding from drains and sewers is caused when the capacity of the drains and sewers is exceeded, and will result in flooding from the manholes.

4.6. Canals, Reservoirs and Other Artificial Sources

Flood is from canals, reservoirs and artificial sources is caused when the capacity of the sources is exceeded, or if there is an infrastructure failure.

5. Sourced Data

5.1. Environment Agency Flood Maps for Planning

The Environment Agency (EA) fluvial flood zone map shown in Figure 1 indicates that the Site is in **Flood Zone 1**.

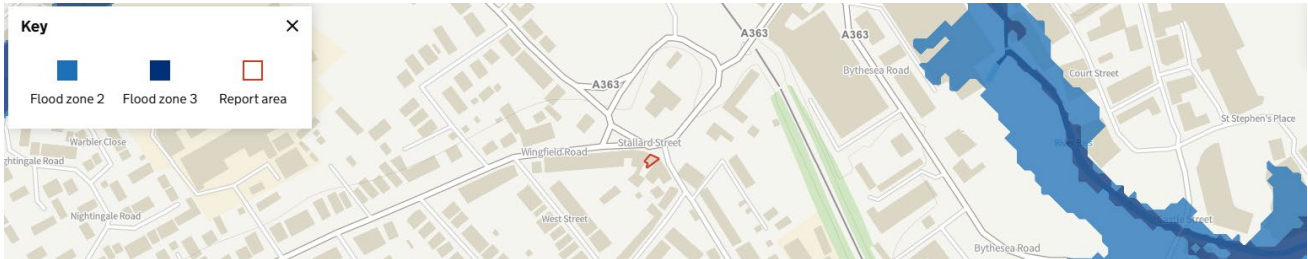


Figure 1 – EA Fluvial Flood Zone Map

The EA fluvial flood probability map shown in Figure 2 indicates that the Site has is outside the **future climate change** fluvial flood extent area in the **1 in 1000** annual likelihood event **without defences**.

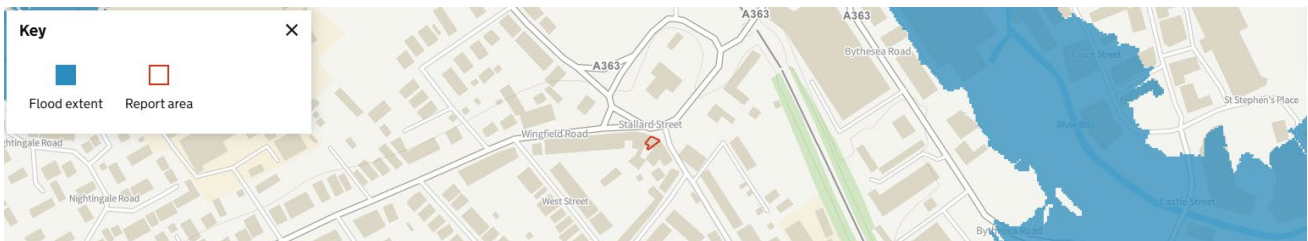


Figure 2 – EA Fluvial Flood Extent – Future Climate Change - 1 in 1000 (Without Defences)

The EA surface water flood probability map shown in Figure 3 indicates that the Site, and footpath of Stallard Street is outside surface water flood extent area in the **1 in 100** annual likelihood event.

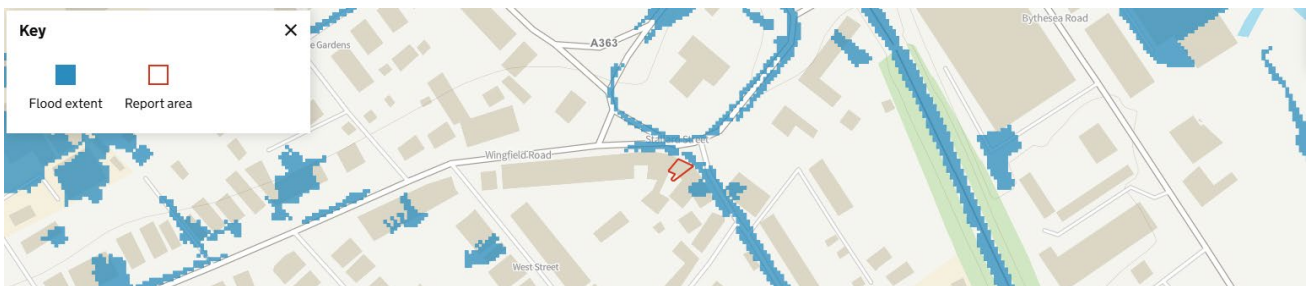


Figure 3 – EA Surface Water / Pluvial Flood Extent - 1 in 100

The EA surface water flood probability map shown in Figure 4 indicates that the Site is within, but the footpath of Stallard Street is outside the surface water flood extent area in the **1 in 1000** annual likelihood event.

Note that the flood extent in the Site doesn't reflect the Site levels as the finished floor level is 620mm above the external footpath level of Stallard Street.

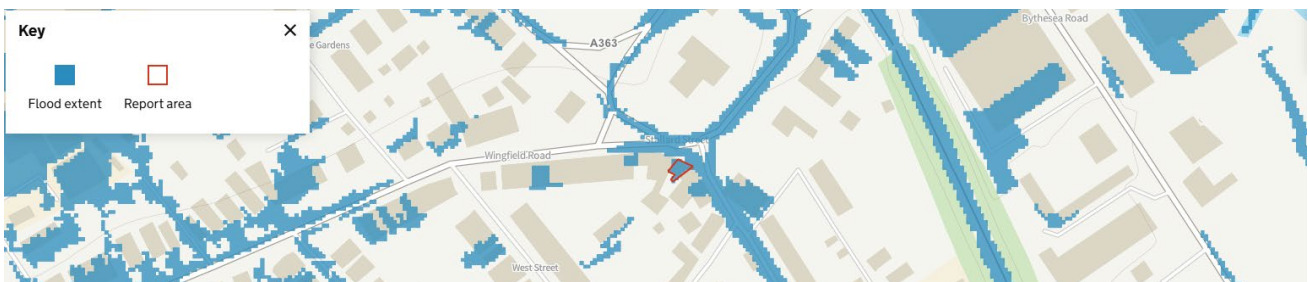


Figure 4 – EA Surface Water / Pluvial Flood Extent - 1 in 1000

5.2. Landmark Envirocheck Data Maps

Refer to Appendix D for Landmark Envirocheck flood map data. The data shown on the maps have been sourced from studies by JBA Consulting, the EA and NRW. The summary of each of the maps are as follows:

Flood Zone Map

The EA/NRW flood data map also identifies the Site to be in Flood Zone 1.

JBA Flood Maps (Fluvial, Pluvial and Coastal)

The Envirocheck (EA/NRW) 75-year to 1000-year return period flood map indicates that there is no pluvial, fluvial or coastal flooding at the Site.

EA / NRW Flood Map (Surface Water / Pluvial Flooding)

The EA 30-year return period flood map indicates that there is no surface water / pluvial flooding in the Site, with flood depths within the road area of Stallard Street only (not footpath adjacent to Site) of between 0.00m to 0.15m.

The EA 100-year return period flood map indicates that there is no surface water / pluvial flooding in the Site, with flood depths within the road area of Stallard Street only (not footpath adjacent to Site) of between 0.00m to 0.15m.

The EA 1000-year return period flood map indicates that there is no surface water / pluvial flooding in the Site, with flood depths within the road area of Stallard Street only (not footpath adjacent to Site) of between 0.15m to 0.30m.

Ground Water

The BGS flood data map indicates that there is potential for groundwater flooding for properties situated below ground level at the Site, and the ESI groundwater flood map indicates that there is a negligible risk of ground water flooding at the Site.

Canal Failure

The Envirocheck (JBA) canal failure map indicates that the Site is not in a canal flood coverage and is not in an area of flooding in the event of a canal failure.

Historic Flood Map

The Envirocheck historic flood map indicates that there has been no flooding at the Site from any source, with nearest being channel exceedance of the River Biss.

5.3. DEFRA Risk of Flooding from Surface Water (RoFSW)

The DEFRA RoFSW map in Figure 5 shows no surface water flooding within the Site, and no surface water flooding in the footpath areas in front of the Site (Stallard Street), with flooding within the road area only during the 1 in 1000 annual probability event.

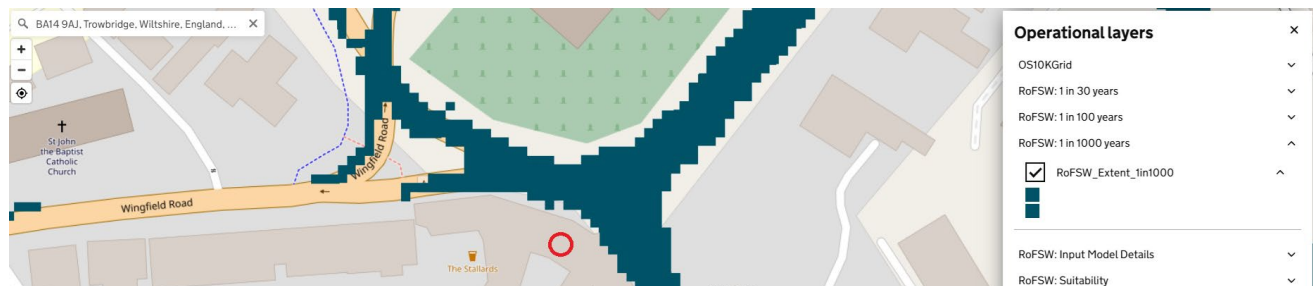


Figure 5 – DEFRA RoFSW Flood Extent - 1 in 1000

6. Probability of Flooding

6.1. Fluvial Flooding Probability: **LOW**

The assessed flood map data shows that the Site is in Flood Zone 1, with the Site being outside the fluvial flood extents up to the future climate change 1 in 1000 annual likelihood event.

Therefore, based on the data the Site has a low probability of fluvial flooding.

6.2. Pluvial Flooding Probability: **LOW**

The EA surface water flood probability map shown (Figure 3) indicates that the Site, and footpath of Stallard Street is outside surface water flood extent area in the 1 in 100 annual likelihood event.

The EA surface water flood probability map shown (Figure 4) indicates that the Site is within, but the footpath of Stallard Street is outside the surface water flood extent area in the 1 in 1000 annual likelihood event.

The Envirocheck (EA/NRW) 75-year to 1000-year return period flood map indicates that there is no pluvial, fluvial or coastal flooding at the Site.

The EA 30-year to 1000-year return period flood map indicates that there is no surface water / pluvial flooding in the Site, with flood depths within the road area of Stallard Street only (not footpath adjacent to Site) of between 0.00m to 0.30m.

The DEFRA RoFSW map shows no surface water flooding within the Site, and no surface water flooding in the footpath areas in front of the Site (Stallard Street), with flooding being within the road area only during the 1 in 1000 annual probability event.

The EA flood map for planning doesn't reflect the Site levels as the finished floor level is 620mm above the external footpath level of Stallard Street, and it doesn't reflect any other flood map data. Therefore, the probability of pluvial flooding at the Site and in the footpath areas (front of the Site) and access areas (rear of the Site) have a low probability of flooding with no flood depth up to 1000-year return period.

6.3. Ground Water Flooding Probability: **LOW**

The BGS flood data map indicates that there is potential for groundwater flooding for properties situated below ground level at the Site. The ESI groundwater flood map indicates that there is a negligible risk of ground water flooding at the Site.

The new units will not be built below ground level, and therefore the Site will have a low probability of groundwater flooding.

6.4. Canals, Reservoirs and Other Artificial Sources Probability: **LOW**

The Envirocheck (JBA) canal failure map indicates that the Site is not in a canal flood coverage and is not in an area of flooding in the event of a canal failure. There are no other reservoirs or artificial sources near the Site.

Therefore, the Site will have a low probability of flooding from an artificial source.

6.5. Flooding from Drains and Sewers Probability: **LOW**

The nearest drains (water mains) and public sewers are within Stallard Street to the front / east of the Site.

The footpath of Stallard Street falls away from the Site direction towards Selsmore Avenue, with flood water from this source not flowing towards the development areas.

Therefore, the Site (current and future) will have a low probability of flooding from drains and sewers.

7. Flood Risk and Vulnerability

The NPPG Paragraphs 077 to 078 set out the flood risk for the Site by assessing the flood zones, flood risk vulnerability classification, and flood risk vulnerability and flood zone 'compatibility'.

7.1. Flood Zones

NPPG Paragraph 077, Table 1 indicates that the flood zones are:

Flood Zones	
Flood Zone	Definition
Zone 1 Low Probability	Land having a less than 0.1% annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map for Planning – all land outside Zones 2, 3a and 3b)
Zone 2 Medium Probability	Land having between a 1% and 0.1% annual probability of river flooding; or land having between a 0.5% and 0.1% annual probability of sea flooding. (Land shown in light blue on the Flood Map)
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. (Land shown in dark blue on the Flood Map)
Flood Zone 3b The Functional Flood Plain	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)

The assessed flood map data identifies the Site is in **Flood Zone 1**.

7.2. Flood Risk Vulnerability Classification

NPPG Paragraph 077, refers to NPPF Annex 3 where it states the flood risk vulnerability classifications as:

Flood Risk Vulnerability Classification
Essential Infrastructure Essential transport infrastructure (including mass evacuation routes) which should cross the area at risk; Essential utility infrastructure which must be in a flood risk area for operational reasons, including electricity generating power stations and grid and primary substations; and water treatment works that need to remain operational in times of flood; Wind turbines.
Highly Vulnerable Police and ambulance stations; fire stations and command centres; telecommunications installations required to be operational during flooding; Emergency dispersal points; Basement dwellings; Caravans, mobile homes and park homes intended for permanent residential use; Installations requiring hazardous substances consent.
More Vulnerable Hospitals; Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels; Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels; Non-residential uses for health services, nurseries and educational establishments; Landfill* and sites used for waste management facilities for hazardous waste; Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.
Less Vulnerable Police, ambulance and fire stations which are not required to be operational during flooding; Buildings used for shops; financial, professional and other services; restaurants, cafes and hot food takeaways; offices; general industry, storage and distribution; non-residential institutions not included in the 'More Vulnerable' class; and assembly and leisure; Land and buildings used for agriculture and forestry; Waste treatment (except landfill* and hazardous waste facilities); Minerals working and processing (except for sand and gravel working); Water treatment works which do not need to remain operational during times of flood.
Water Compatible Development Flood control infrastructure; Water transmission infrastructure and pumping stations; Sewage transmission infrastructure and pumping stations; Sand and gravel working; Docks, marinas and wharves; Navigation facilities; Ministry of Defence installations; Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location; Water-based recreation (excluding sleeping accommodation); Lifeguard and coastguard stations; Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms; Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan.

The Site is deemed to be '**More Vulnerable**' as the Site will consist of a building used for dwellings.

7.3. Flood Risk Vulnerability and Flood Zone ‘Compatibility’

NPPG Paragraph 078 Table 2, gives guidance on flood risk vulnerability compared with flood zone, to determine the compatibility.

Flood Risk Vulnerability and Flood Zone ‘Compatibility’					
Flood Zones	Flood Risk Vulnerability Classification				
	Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a†	† Exception Test required	✗	Exception Test required	✓	✓
Zone 3b*	* Exception Test required	✗	✗	✗	✓*

“†” In Flood Zone 3a essential infrastructure should be designed and constructed to remain operational and safe in times of flood.

“*” In Flood Zone 3b (functional floodplain) essential infrastructure that has passed the Exception Test, and water-compatible uses, should be designed and constructed to:

- remain operational and safe for users in times of flood;
- result in no net loss of floodplain storage;
- not impede water flows and not increase flood risk elsewhere.

The Site is classed as ‘**More Vulnerable**’, but as it is in **Flood Zone 1**, Table 2 (Annex 3) of the NPPG states that the Site is appropriate for development with **no requirement for an Exception Test**.

8. The Sequential Test

8.1. Sequential Test Guidance

Paragraph 174 of the NPPF states that: ‘*Within this context the aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test*’.

8.2. the Sequential Test

The Site has passed the sequential test as there is a low probability of flooding within the Site and entrances / exist to the building (front and rear) from all sources. Therefore, the conversion of the offices to residential units is appropriate with no requirement to find alternative buildings / sites.

9. Safe Development over Lifetime

The NPPF (December 2024) Paragraph 178 (b) states:

'It should be demonstrated that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall'.

Therefore, the design principles of the Site to ensure it is safe for its lifetime will include:

- Suitable floor levels to meet EA requirements;
- Ensuring no flood flows are displaced to areas outside the Site area and increasing flood risk;
- Suitable flood resistance and resilient building techniques if / where required;
- Safe egress from the new ground floor residential units area during a flood event;
- Ensuring surface water run-off from the Site in a post development will not increase flood risk elsewhere.

9.1. Understanding Flood Levels

Flood map data shows there to be no surface water / pluvial flood depths within the footpath areas of Stallard Street, which is directly east of the Site, and location of the entrance / exit to one of the residential units

Flood map data shows there to be no surface water / pluvial flood depths within the access / car park areas, to the rear of the Site, and location of the entrance / exit to the other residential unit.

Flood map data shows the flood depth within Stallard Street, road areas, between 0.00m to 0.30m. Stallard Street has an upstand kerb, with the footpath falling from the Site to the kerb over a level of approximately 225mm / 0.225m.

Therefore, as the maps show no flooding in the footpath, the flood depth up to the 1 in 1000 annual likelihood event is estimated to be 225mm / 0.225m.

Survey levels (Appendix A) show the footpath level to be 10.00m, and the **lowest** finished floor level to be 10.62m. Therefore, it's estimated that the finished floor level of the existing offices and new residential units are **620mm above the 1 in 1000 annual likelihood event flood level**.

9.2. Floor Levels

The EA - Preparing a flood risk assessment: standing advice (10th April 2025) states:

'We recommend floor levels are set at least 600 millimetres (mm) above the estimated flood level. You will also need to use flood resistant materials up to at least 600mm above the estimated flood level.

You may be able to reduce this to 300mm if there is a high level of certainty about your estimated flood level. If there is a particularly high level of uncertainty it may need to be increased.

Flood water can put pressure on buildings, causing structural issues. If your design aims to keep out a depth of more than 600mm of water, you should get advice from a structural engineer.

If you cannot raise the floor levels in this way, you will also need to include extra flood resistance and resilience measures. These measures should protect the property to at least 600mm above the estimated flood level'.

It is estimated that the finished floor level is at least 620mm above the estimated 1 in 1000 annual likelihood event flood level. Therefore, all the finished floor levels of the new residential units will meet the EA requirements, with no requirement for additional flood resistance or resilience measures .

9.3. Flood Flows and Water Displacement

The Site is for the internal conversion of an existing building only, with no extensions to the ground floor of the existing building. Therefore, the Site in a post development state:

- will not displace surface water to other areas outside the site boundary,
- will not increase the flood levels in areas outside the site boundary,
- and subsequently will not increase flood risk to any areas outside the site boundary.

9.4. Flood Resistance and Resilience Measures

It is estimated that the finished floor level is at least 620mm above the estimated 1 in 1000 annual likelihood event flood level. Therefore, all the finished floor levels of the new residential units will meet the EA requirements, with no requirement for additional flood resistance or resilience measures.

9.5. Safe Access and Egress

Access Routes

Access to the new residential units are to be via the footpath of Stallard Street (front of building / east of the Site) and the existing access / car park area (rear of building / west of the Site)

Flood Depths and Hazard Rating

Flood map data shows no pluvial flood depths within the footpath area of Stallard Street to the front of the building / Site or in the access / car park areas to the rear of the building / Site.

The Envirocheck (EA/NRW) 1000-year hazard rating map in Figure 6 shows there to be no surface water / rainfall flood hazard rating in the footpaths of Stallard Street or to the rear access / car park areas at the other residential unit entrance / exist points.

Therefore, based on the flood map and flood hazard data, safe access and egress can be made to and from both residential units during all storms up to and including the 1 in 1000 annual likelihood event

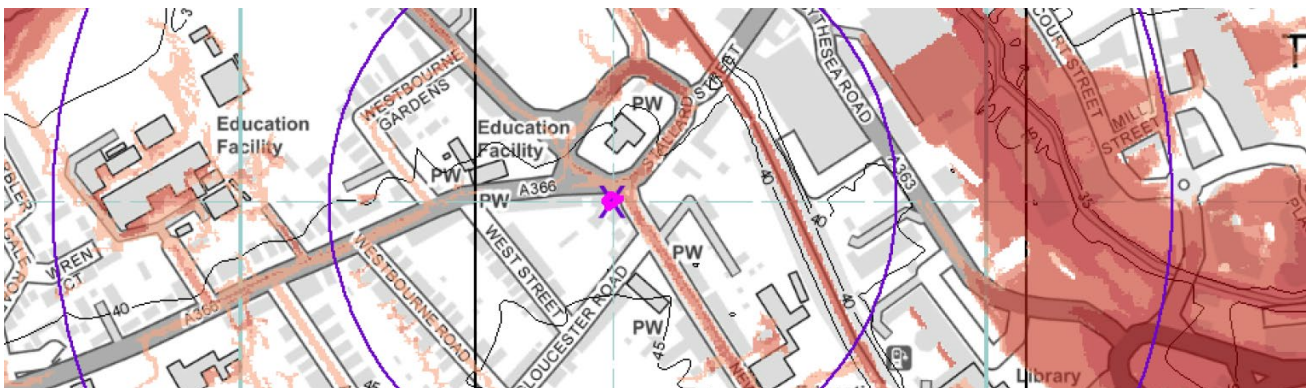


Figure 6 – EA Flood Hazard Rating Map (1000-Year Storm Event)

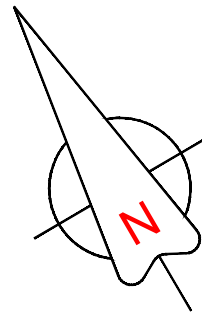
9.6. Surface Water Management

The extent of the building will not change from a pre to post development state, with the rainwater pipes and surface water discharge destination also remaining the same.

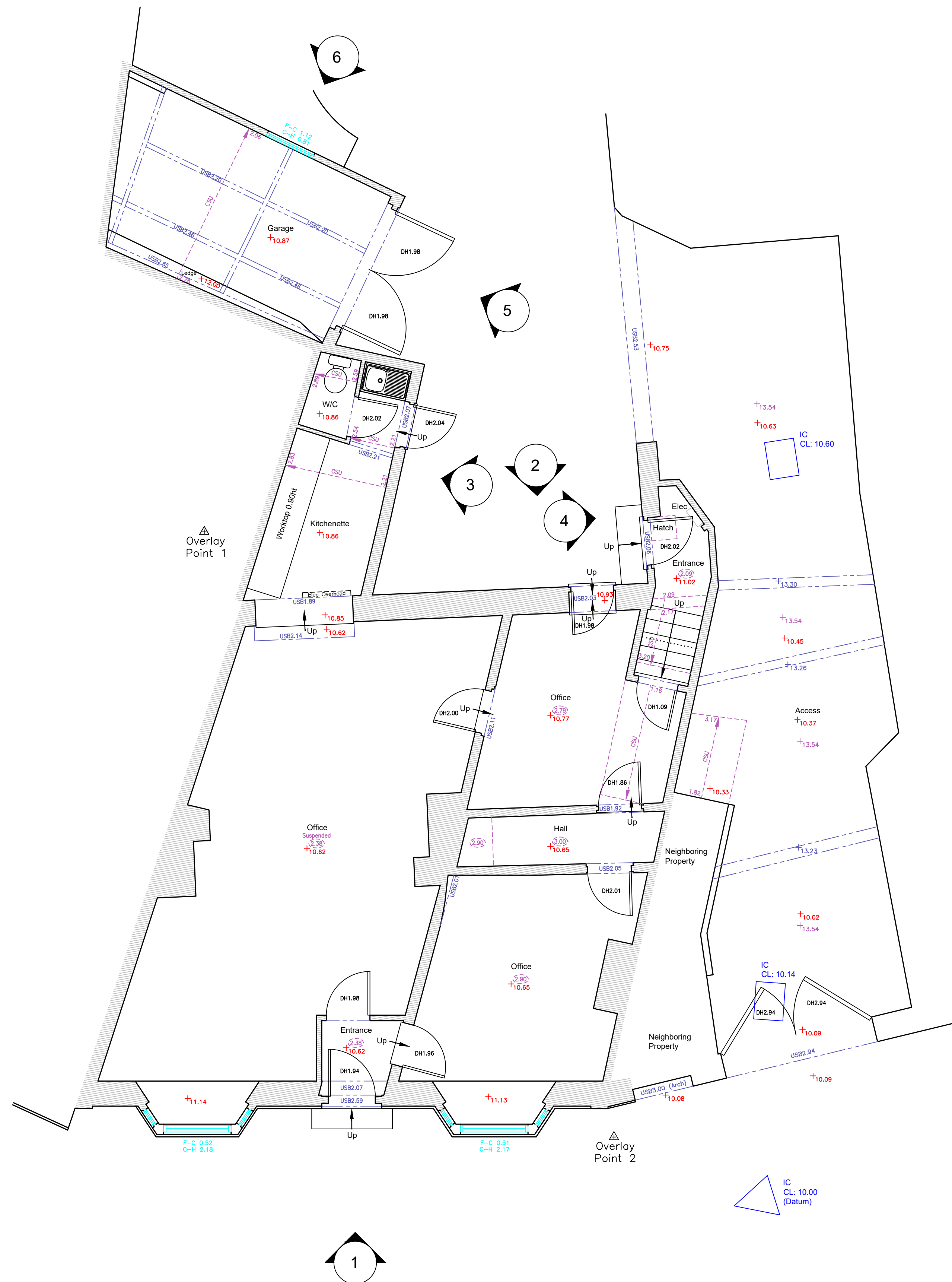
Therefore, as the Site is for an internal conversion only, the surface water run-off rates and/or volumes will not change, and subsequently there will be no increase in flood risk.

Appendix A

Existing Site Plans



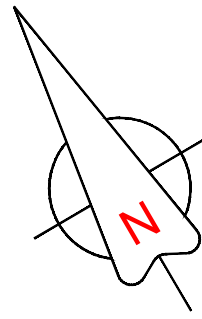
Indicative



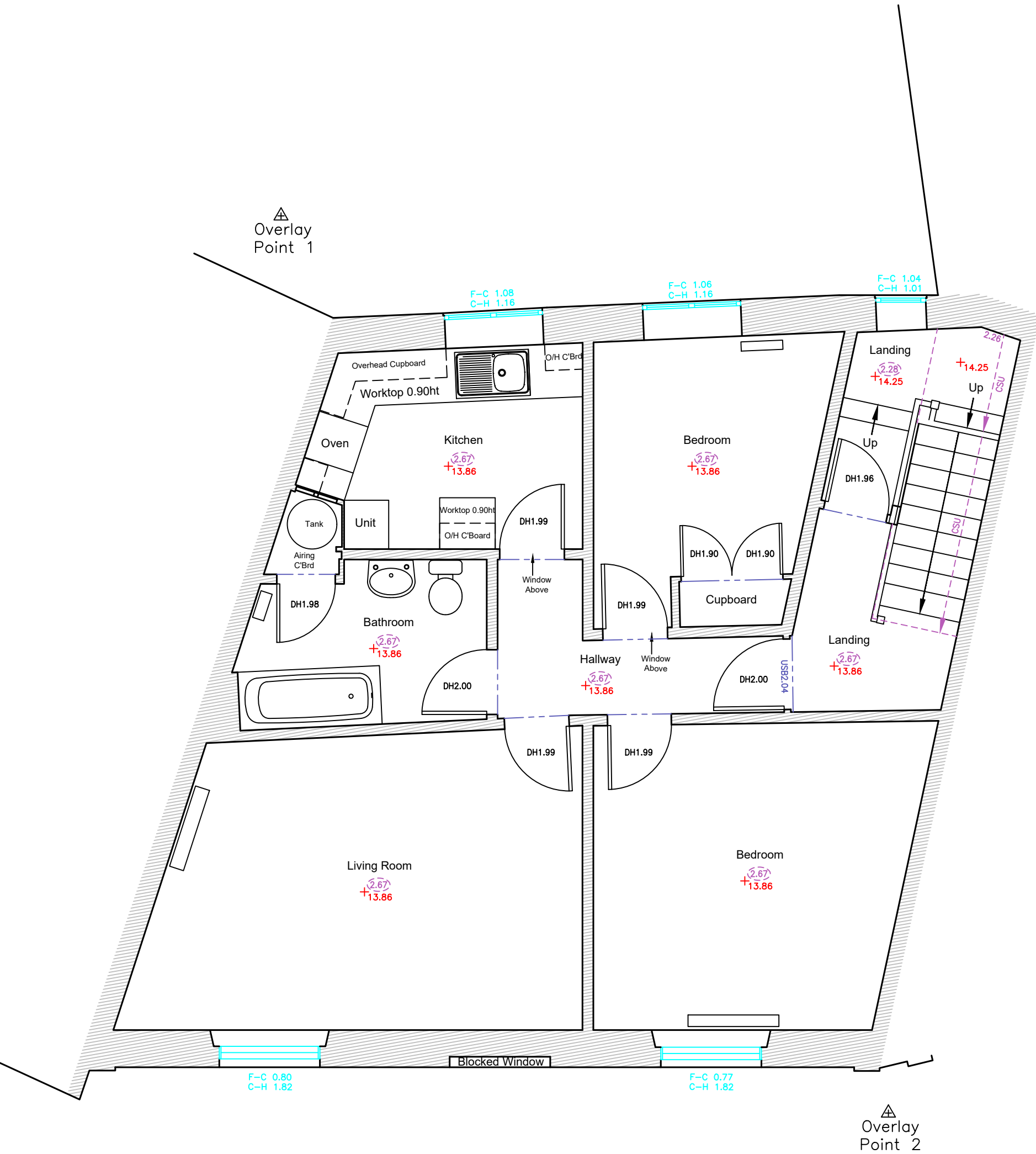
Ground Floor

Floorplan Legend				
Opening Information				
F-C Floor to Cill Height				
C-H Cill to Head Height				
(x.xx) Ceiling Height				
+ xx.xx Level				
Level Datum: Set at 10,000m on Triangular IC cover in pavement				
Beam				

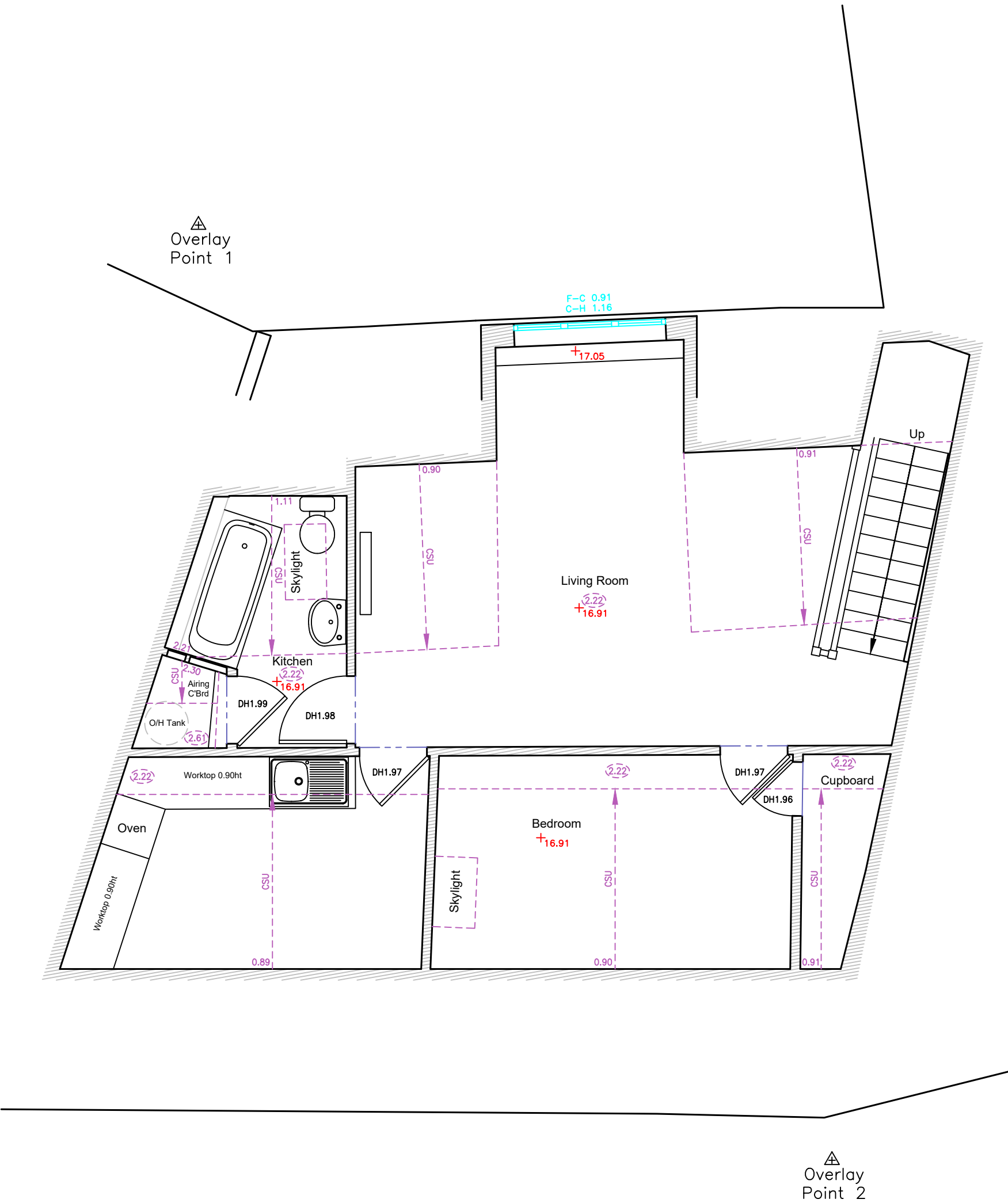
PINPOINT Mapping				
Unit 8 Factory Road Winterbourne Bristol BS36 1QN				
tel: 01454 550067 www.pinpointmapping.co.uk				
Drawing No. PPM1388_S1				
Date DEC 24				
Scale 1:50				
Sheet Size A1				
Drawing Title				
EXISTING FLOORPLANS				
Project				
18 STALLARD ST. TROWBRIDGE, BA14 9AJ				



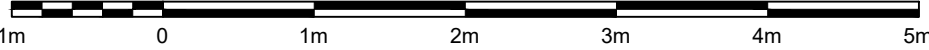
Indicative



First Floor



Second Floor



Floorplan Legend

Opening Information
F-C Floor to Cill Height
C-H Cill to Head Height

(x.xx) Ceiling Height
+ xx.xx Level
Beam

Level Datum: Set at 10,000m on Triangular IC cover in pavement

PINPOINT Mapping
Unit 8
Factory Road
Winterbourne
Bristol
BS36 1QN

Drawing Title		Revision	
EXISTING FLOORPLANS			
Project			

18 STALLARD ST.
TROWBRIDGE, BA14 9AJ

tel: 01454 550067
www.pinpointmapping.co.uk

Drawing No.	Date	Scale	Sheet Size
PPM1386_S2	DEC 24	1:50	A1



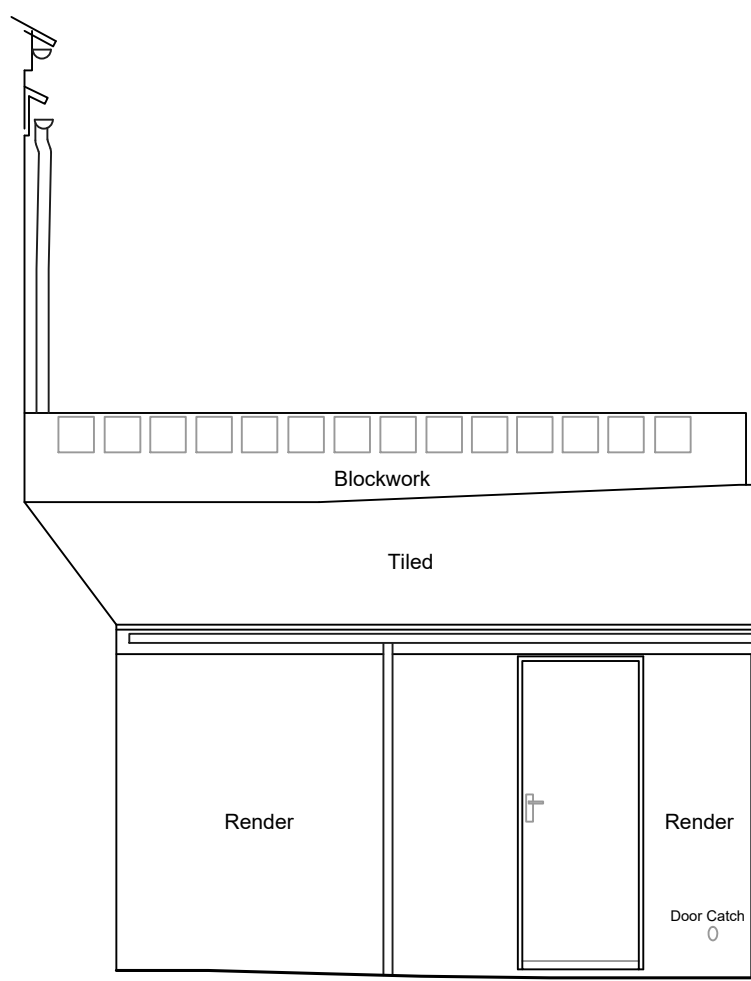
Datum 8.000m

Elevation 1



Datum 8.000m

Elevation 2



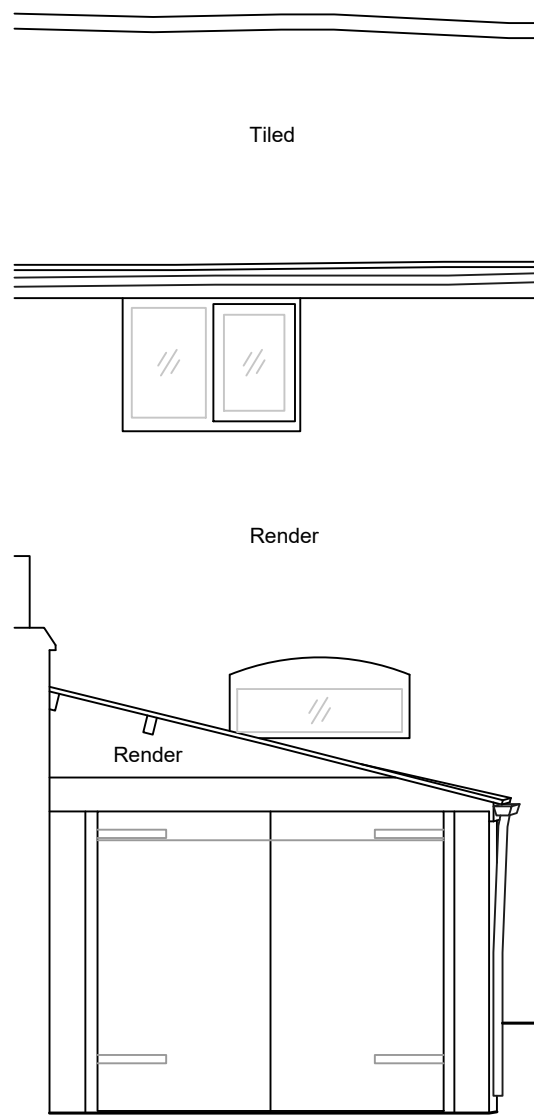
Datum 8.000m

Elevation 3



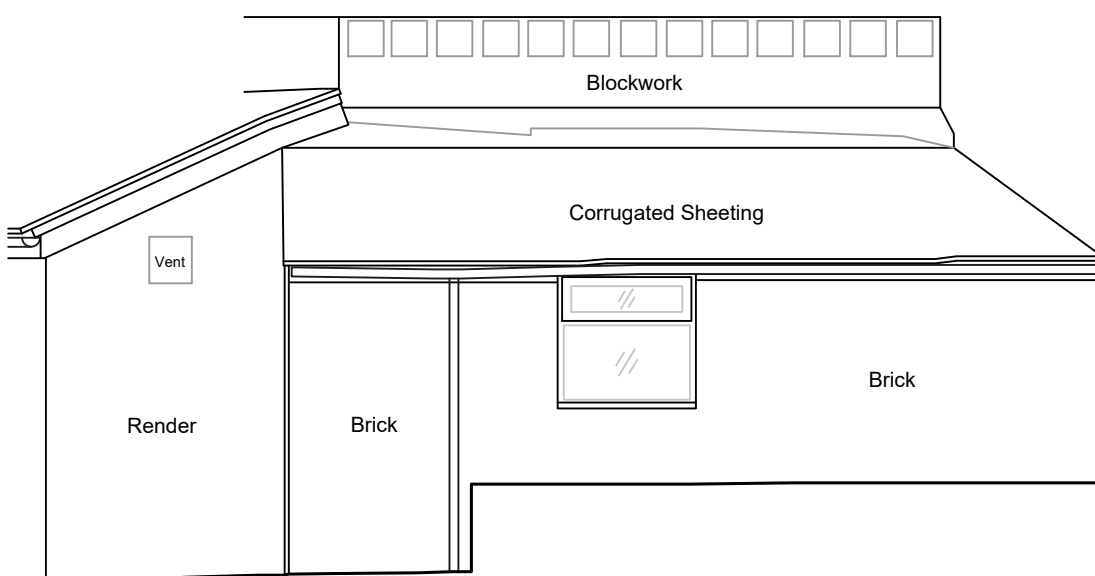
Datum 8.000m

Elevation 4



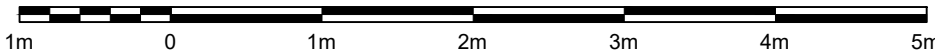
Datum 8.000m

Elevation 5



Datum 8.000m

Elevation 6



Floorplan Legend

Opening Information
F—C Floor to Cill Height
C—H Cill to Head Height
(x.xx) Ceiling Height
+ xx.xx Level
Beam

Level Datum: Set at 10.000m
on Triangular IC cover in
pavement



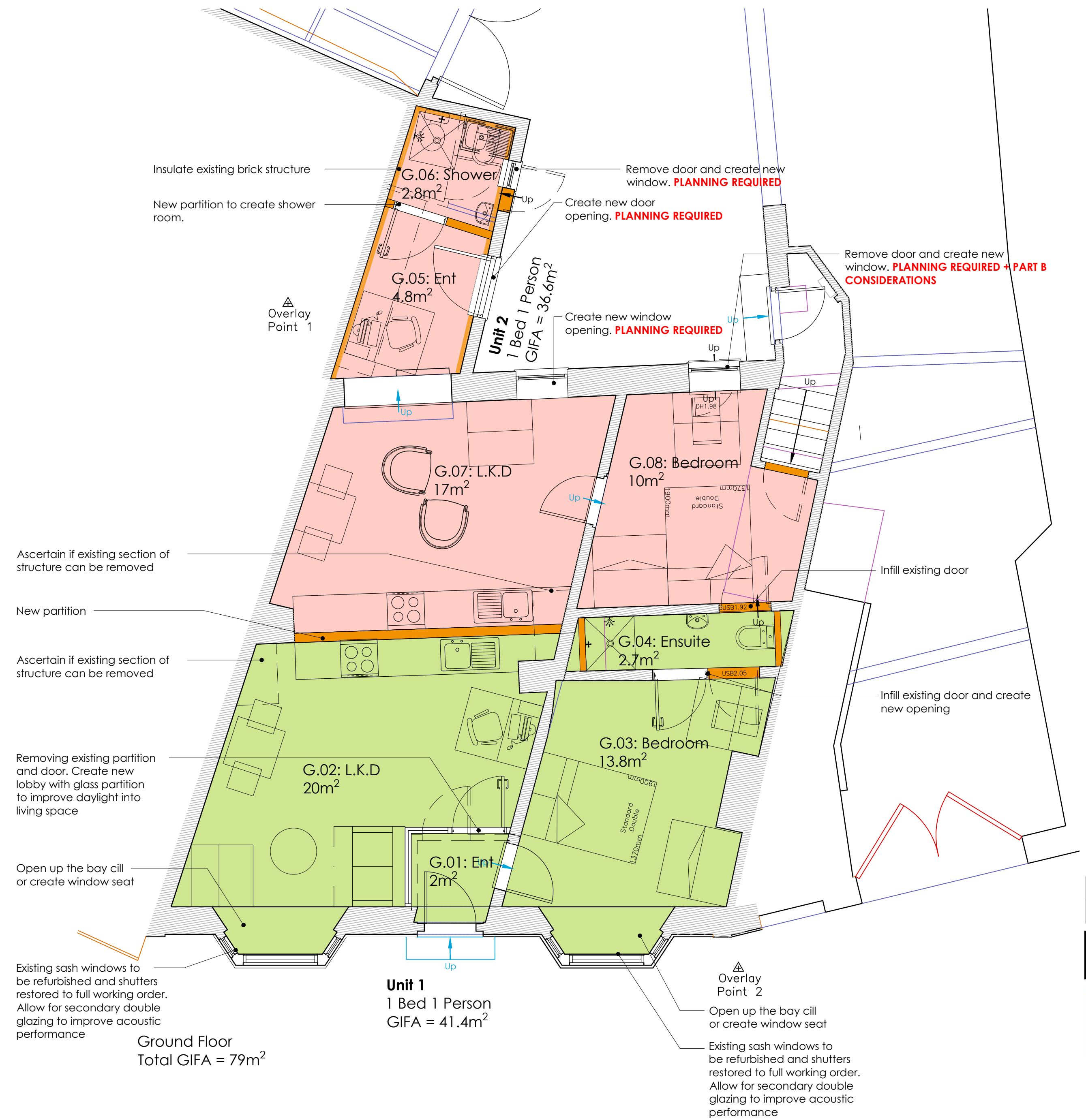
Unit 8
Factory Road
Winterbourne
Bristol,
BS36 1QN

Revision	Drawing No.	Date	Scale	Sheet Size
1	PPM1386_S3	DEC 24	1:50	A1

Project
18 STALLARD ST.
TROWBRIDGE, BA14 9AJ

Appendix B Proposed Site Plan

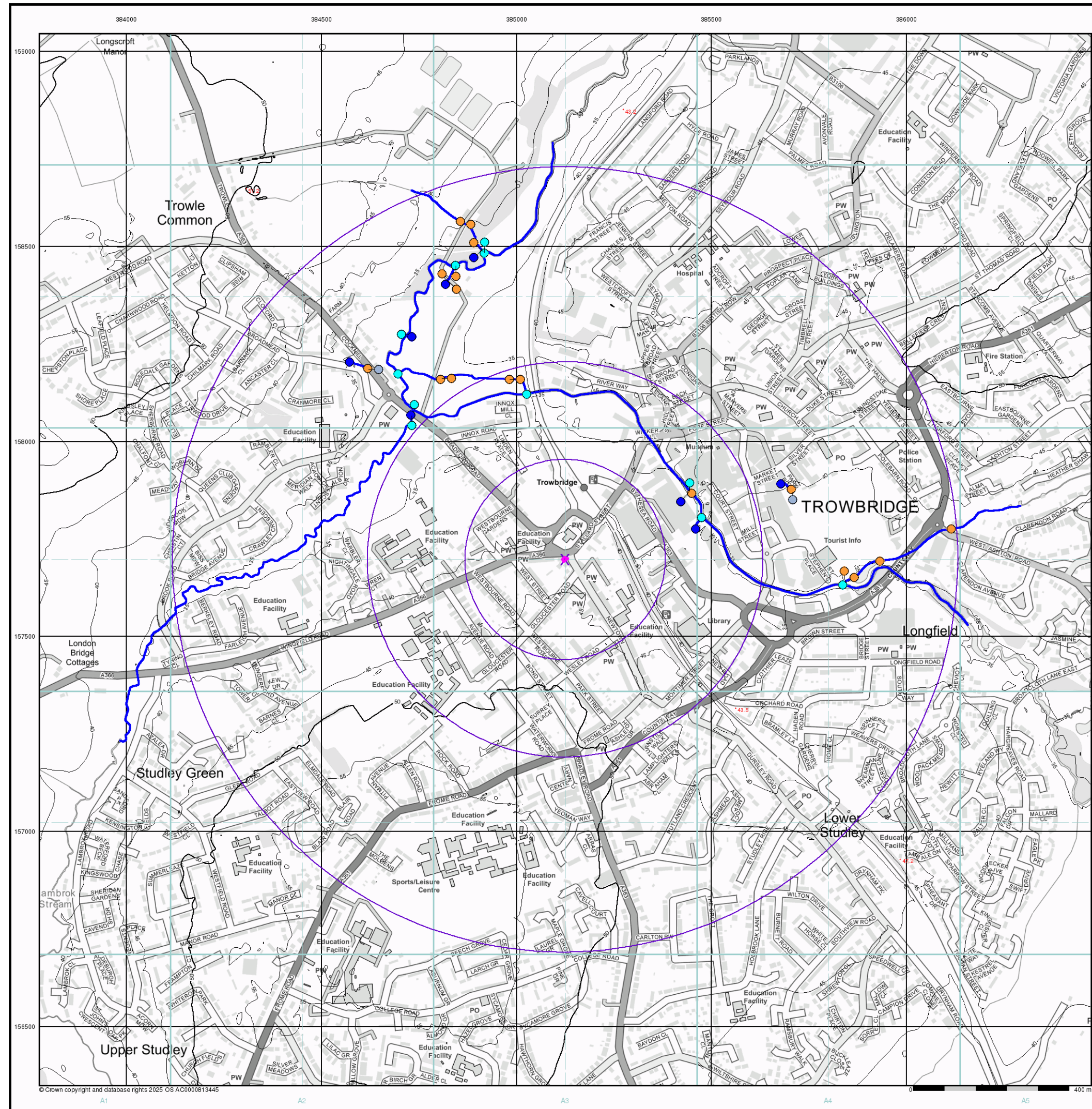
OPTION 2



SCALE: _____	DATE: _____	BY: _____	CHECKED: _____
1:50 at A1	03/02/25	LH	xx
PROJECT REF: _____	DRAWING NO.: _____		REVISION: _____
25-1064	---		----

Appendix C

OS Water Network Lines Map



© Crown copyright and database rights 2025 OS AC0000813445

Envirocheck®

LANDMARK INFORMATION GROUP®

OS Water Network Lines Map (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

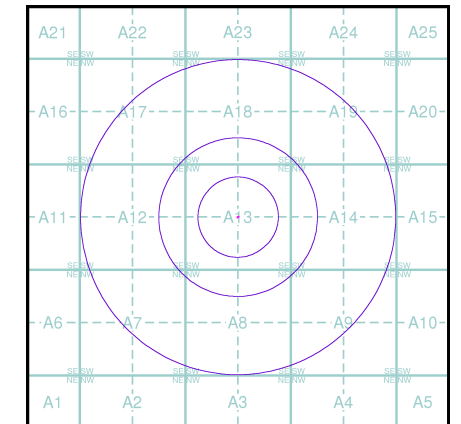
OS Water Network Data

- | | |
|--------------|-------------------------|
| Canal | Drain |
| Reservoir | Other |
| Foreshore | Lake |
| Marsh | Transfer |
| Tidal River | Lock Or Flight Of Locks |
| Inland River | Sea |
| Junction | Source |
| Outlet | Other |
| Pseudo | |

Contours (height in meters)

- Standard Contour 105
- Master Contour 100
- Spot Height 167.3
- MLW Mean Low Water
- MHW Mean High Water

OS Water Network Map - Slice A



Order Details

Order Number: 375336333_1_1

Customer Ref: 1146

National Grid Reference: 385120, 157700

Slice: A

Site Area (Ha): 0.01

Search Buffer (m): 1000

Site Details

18a, Stallard Street, TROWBRIDGE, BA14 9AJ

Landmark®

INFORMATION GROUP

Tel: 0844 844 9952

Fax: 0844 844 9951

Web: www.envirocheck.co.uk

Appendix D

Landmark EnviroCheck Flood Map Data

EA/NRW Flood Data Map (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

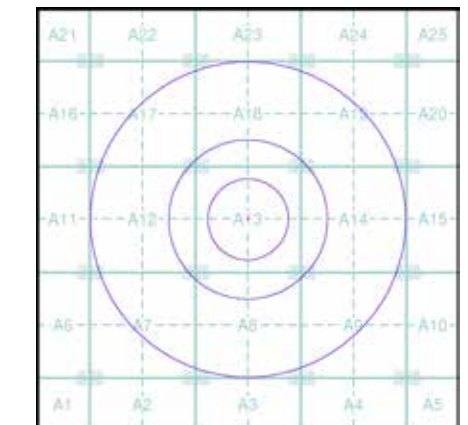
Flood Data

- Extreme Flooding from Rivers or Sea without Defences (Zone 2)
- Flooding from Rivers or Sea without Defences (Zone 3)
- Area Benefiting from Flood Defence
- Flood Water Storage Areas
- Flood Defence

Contours (height in metres)

- Standard Contour: 105, 100, 95
- Master Contour: 105, 100, 95
- Spot Height: 167.8
- MLW: Mean Low Water
- MHW: Mean High Water

EA/NRW Flood Data Map - Slice A

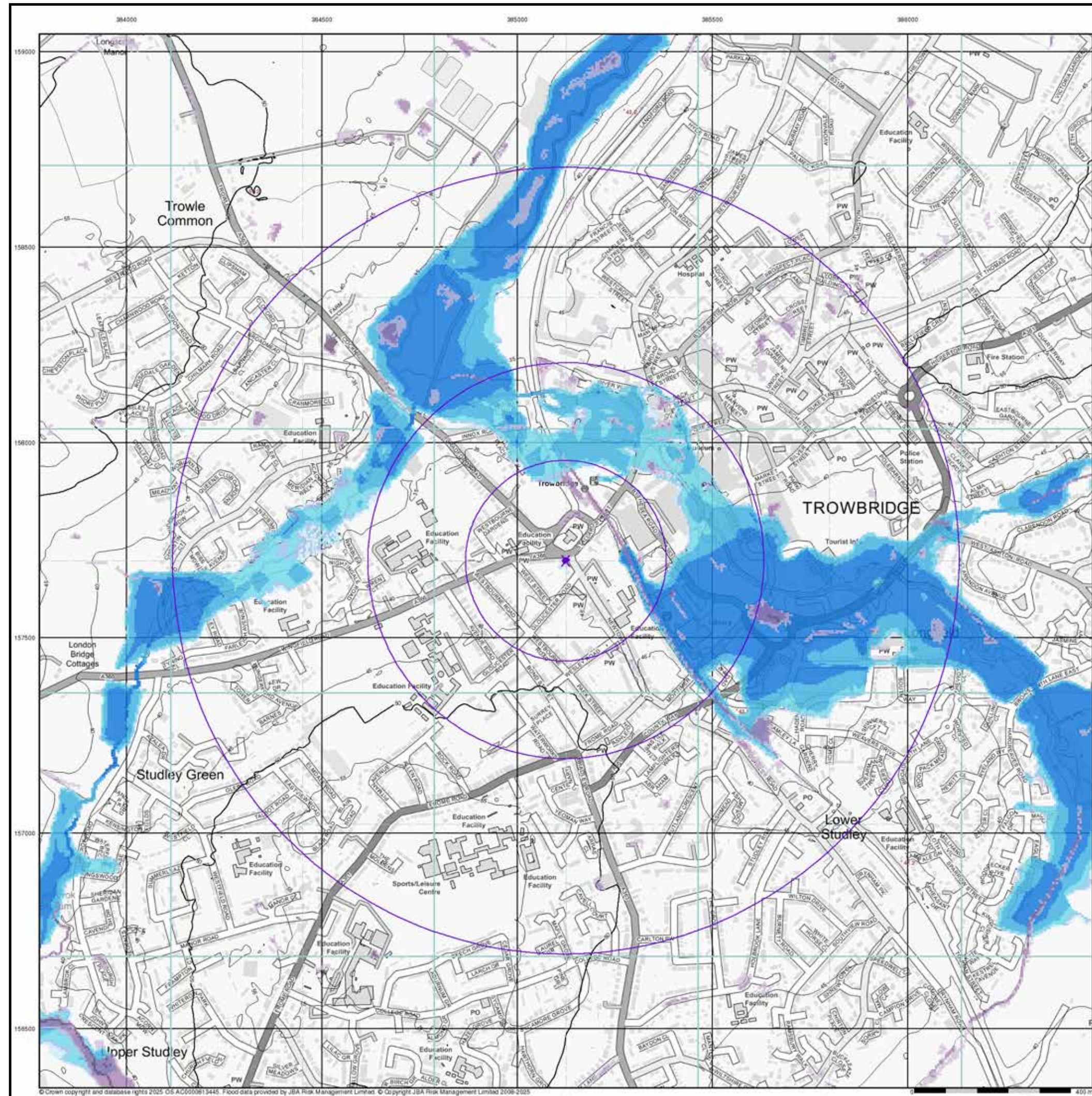


Order Details

Order Number: 375336333_1_1
 Customer Ref: 1146
 National Grid Reference: 385120, 157700
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

18a, Stallard Street, TROWBRIDGE, BA14 9AJ



© Crown copyright and database rights 2025 OS AC0000613445. Flood data provided by JBA Risk Management Limited. © Copyright JBA Risk Management Limited 2008-2025.

JBA 75 Year Return Flood Map (Undefended) (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

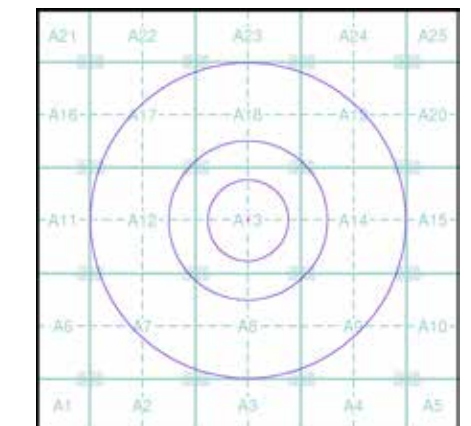
Modelled Flood Depth

Pluvial Depth	Fluvial Depth	Coastal Depth
0.1m	0.01m - 0.05m	0.01m - 0.05m
0.1m - 0.3m	0.05m - 0.1m	0.05m - 0.1m
0.3m - 1m	0.1m - 0.3m	0.1m - 0.3m
>1m	0.3m - 1m	0.3m - 1m
	>1m	>1m

Contours (height in metres)

- Standard Contour: 105, 100, 95
- Master Contour: 105, 100, 95
- Spot Height: 167.8
- MLW: Mean Low Water
- MHW: Mean High Water

JBA 75 Year Return Flood Map (Undefended) - Slice A

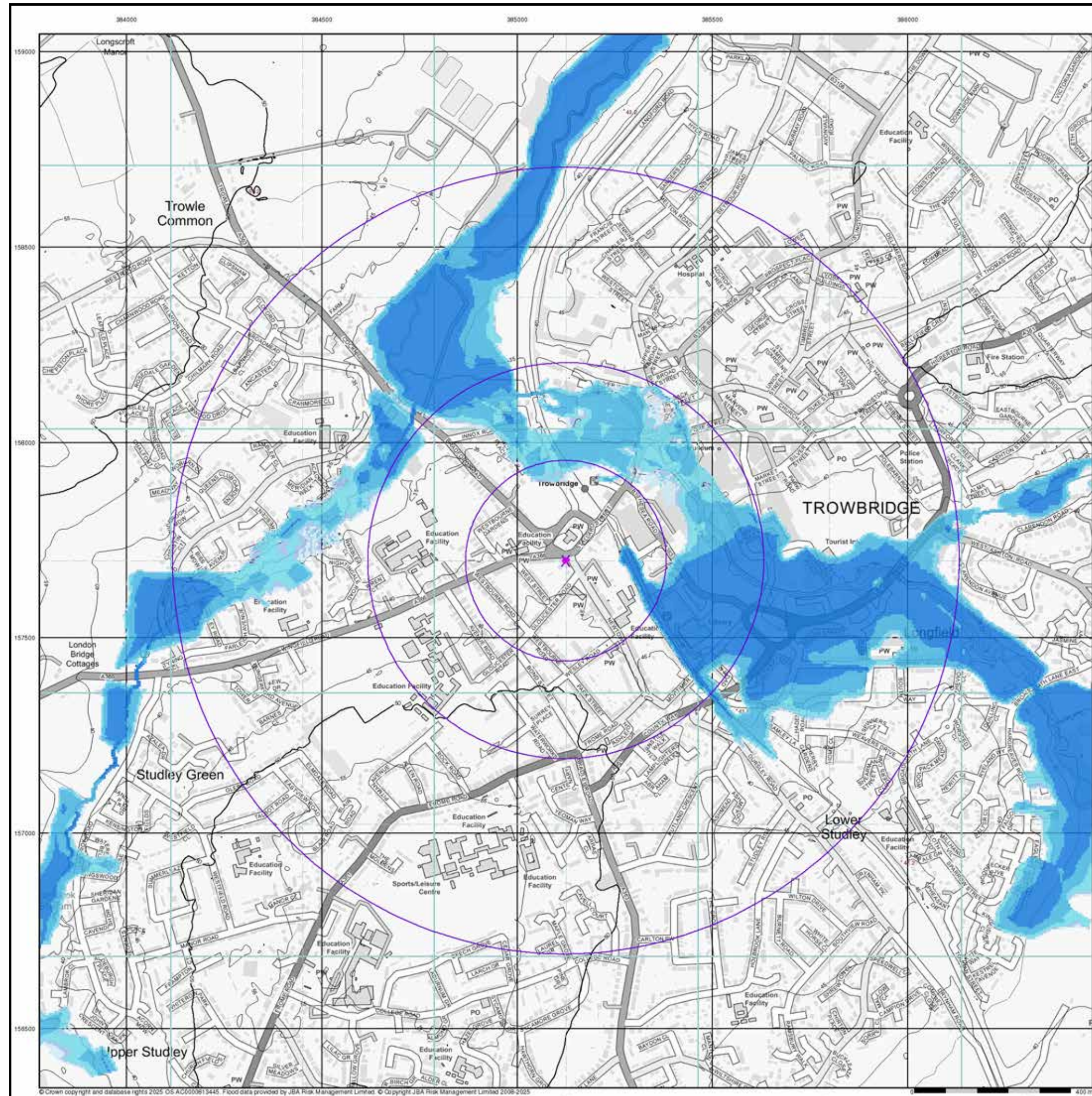


Order Details

Order Number: 375336333_1_1
Customer Ref: 1146
National Grid Reference: 385120, 157700
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 1000

Site Details

18a, Stallard Street, TROWBRIDGE, BA14 9AJ



© Crown copyright and database rights 2025 OS AC0000613445. Flood data provided by JBA Risk Management Limited. © Copyright JBA Risk Management Limited 2008-2025.

JBA 100 Year Return Flood Map (Un defended) (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

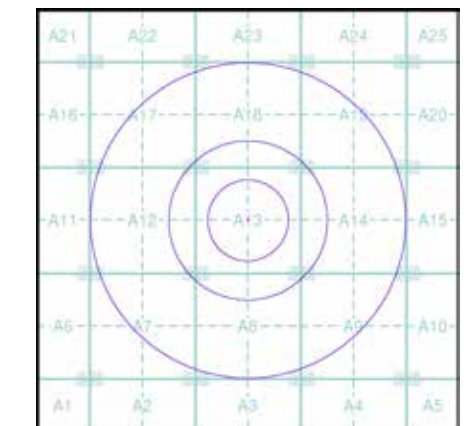
Modelled Flood Depth

Fluvial Depth	Coastal Depth
0.01m - 0.05m	0.01m - 0.05m
0.05m - 0.1m	0.05m - 0.1m
0.1m - 0.3m	0.1m - 0.3m
0.3m - 1m	0.3m - 1m
>1m	>1m

Contours (height in metres)

- Standard Contour: 105, 100, 95
- Master Contour: 105, 100, 95
- Spot Height: 167.8
- MLW: Mean Low Water
- MHW: Mean High Water

JBA 100 Year Return Flood Map (Un defended) - Slice A

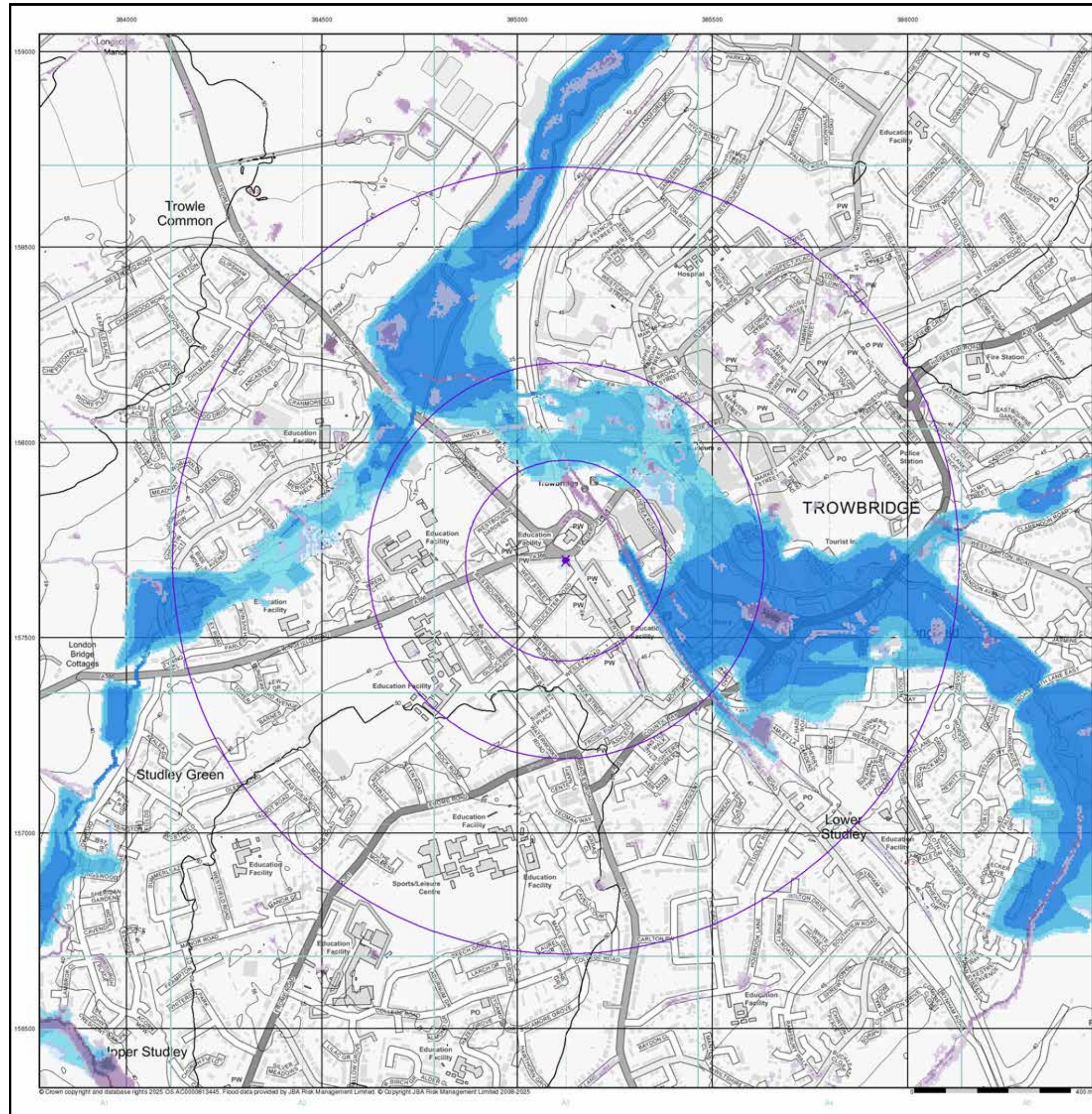


Order Details

Order Number: 375336333_1_1
Customer Ref: 1146
National Grid Reference: 385120, 157700
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 1000

Site Details

18a, Stallard Street, TROWBRIDGE, BA14 9AJ



© Crown copyright and database rights 2025 OS AC0000613445. Flood data provided by JBA Risk Management Limited. © Copyright JBA Risk Management Limited 2008-2025.

Envirocheck®

LANDMARK INFORMATION GROUP®

JBA 200 Year Return Flood Map (Un defended) (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

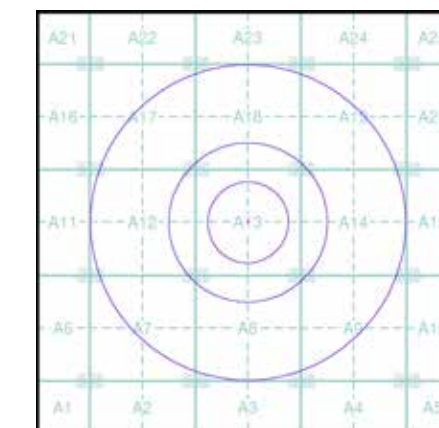
Modelled Flood Depth

Pluvial Depth	Fluvial Depth	Coastal Depth
0.1m	0.01m - 0.05m	0.01m - 0.05m
0.1m - 0.3m	0.05m - 0.1m	0.05m - 0.1m
0.3m - 1m	0.1m - 0.3m	0.1m - 0.3m
>1m	0.3m - 1m	0.3m - 1m
	>1m	>1m

Contours (height in metres)

- Standard Contour: 105, 100, 95
- Master Contour: 105, 100, 95
- Spot Height: 167.8
- MLW: Mean Low Water
- MHW: Mean High Water

JBA 200 Year Return Flood Map (Un defended) - Slice A



Order Details

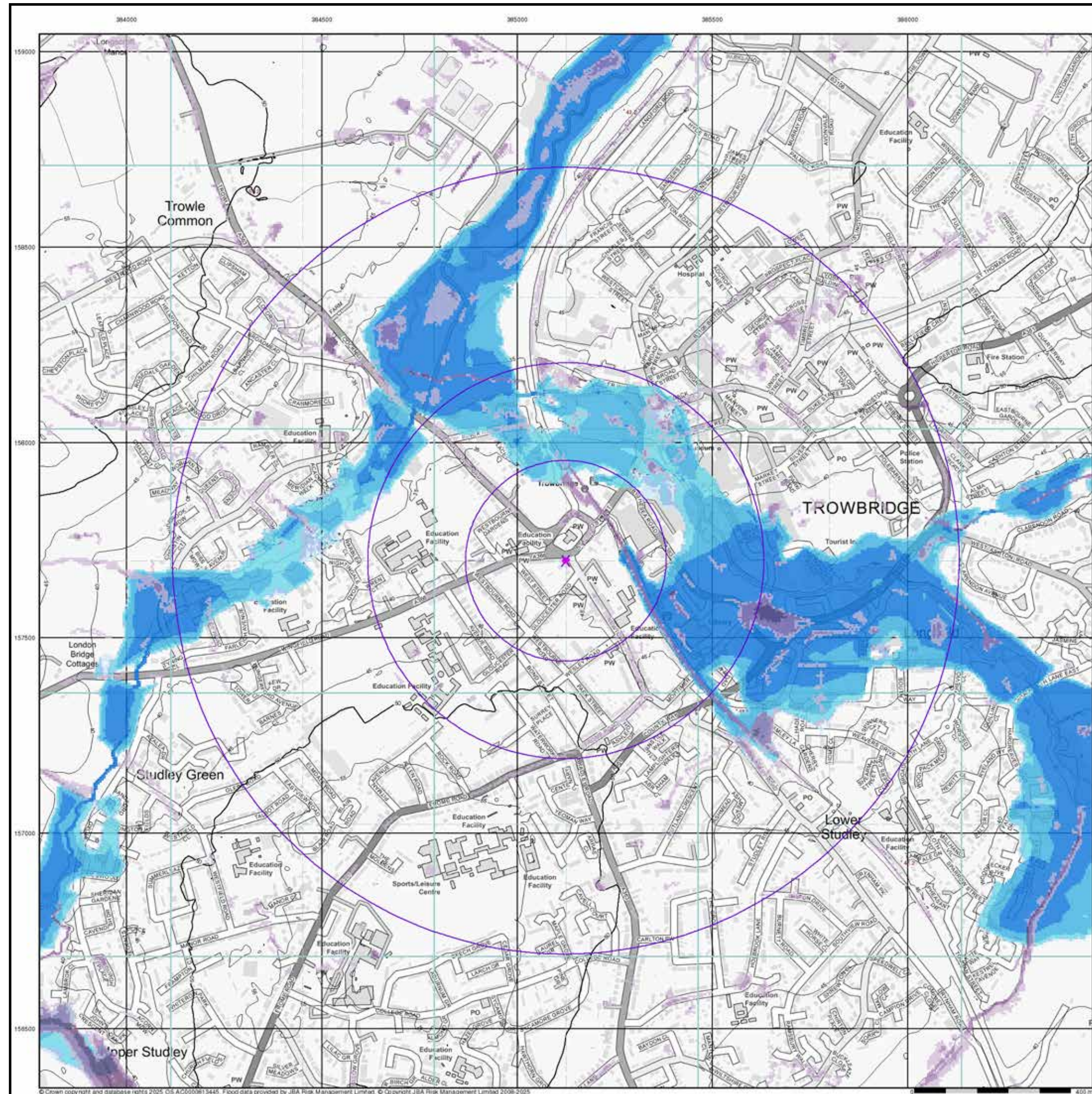
Order Number: 375336333_1_1
Customer Ref: 1146
National Grid Reference: 385120, 157700
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 1000

Site Details

18a, Stallard Street, TROWBRIDGE, BA14 9AJ

Landmark
INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



© Crown copyright and database rights 2025 OS AC0000613445. Flood data provided by JBA Risk Management Limited. © Copyright JBA Risk Management Limited 2008-2025.

JBA 1000 Year Return Flood Map (Undefended) (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

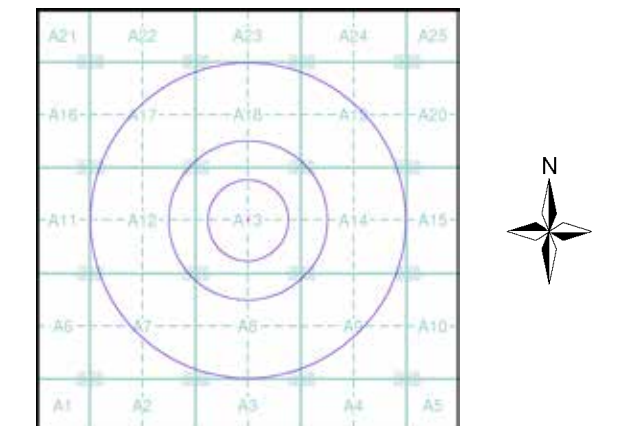
Modelled Flood Depth

Pluvial Depth	Fluvial Depth	Coastal Depth
0.1m	0.01m - 0.05m	0.01m - 0.05m
0.1m - 0.3m	0.05m - 0.1m	0.05m - 0.1m
0.3m - 1m	0.1m - 0.3m	0.1m - 0.3m
>1m	0.3m - 1m	0.3m - 1m
	>1m	>1m

Contours (height in metres)

- Standard Contour: 105, 100, 95
- Master Contour: 105, 100, 95
- Spot Height: 167.8
- MLW: Mean Low Water
- MHW: Mean High Water

JBA 1000 Year Return Flood Map (Undefended) - Slice A

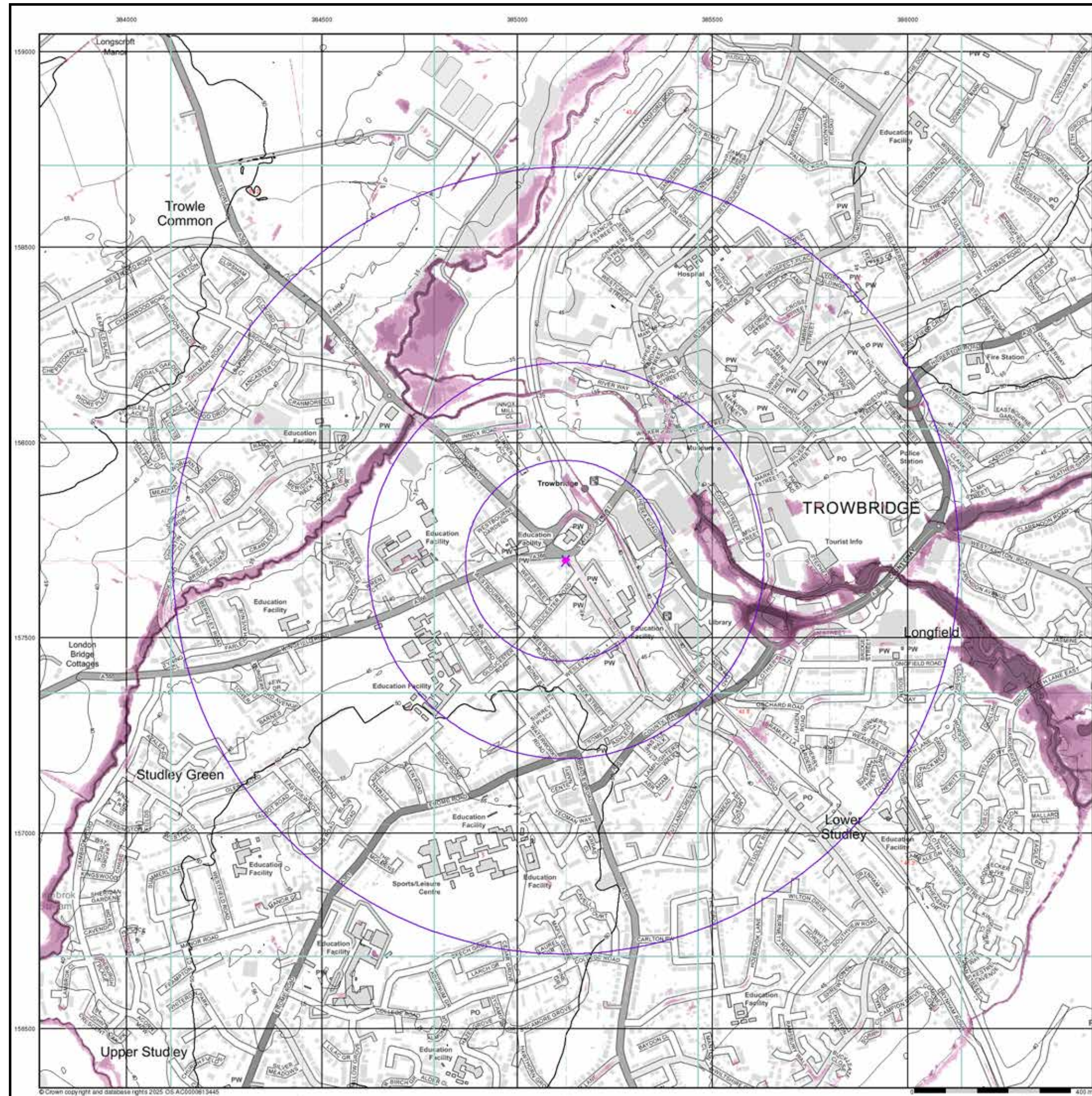


Order Details

Order Number: 375336333_1_1
Customer Ref: 1146
National Grid Reference: 385120, 157700
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 1000

Site Details

18a, Stallard Street, TROWBRIDGE, BA14 9AJ



Envirocheck®

LANDMARK INFORMATION GROUP®

EA/NRW Surface Water 30 Year Return Depth Map (1:10,000)

General

Specified Site Specified Buffer(s) Bearing Reference Point

Surface Water Depth

0 - 0.15m
0.15 - 0.30m
0.30 - 0.60m
0.60 - 0.90m
0.90 - 1.20m
> 1.20m

Contours (height in metres)

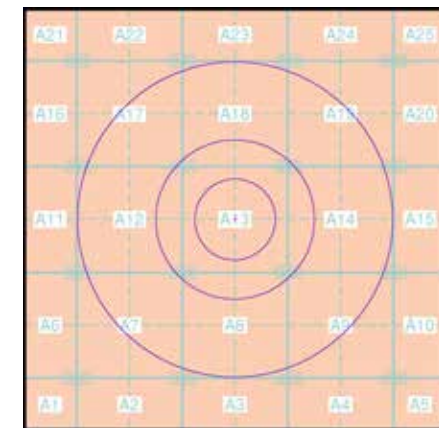
Standard Contour 105 100 95
Master Contour 100 95
Spot Height *167.8
MLW Mean Low Water
MHW Mean High Water

Suitability

See the suitability map below

National to county
County to town
Town to street
Street to parcels of land
Property

EA/NRW Suitability Map - Slice A



Order Details

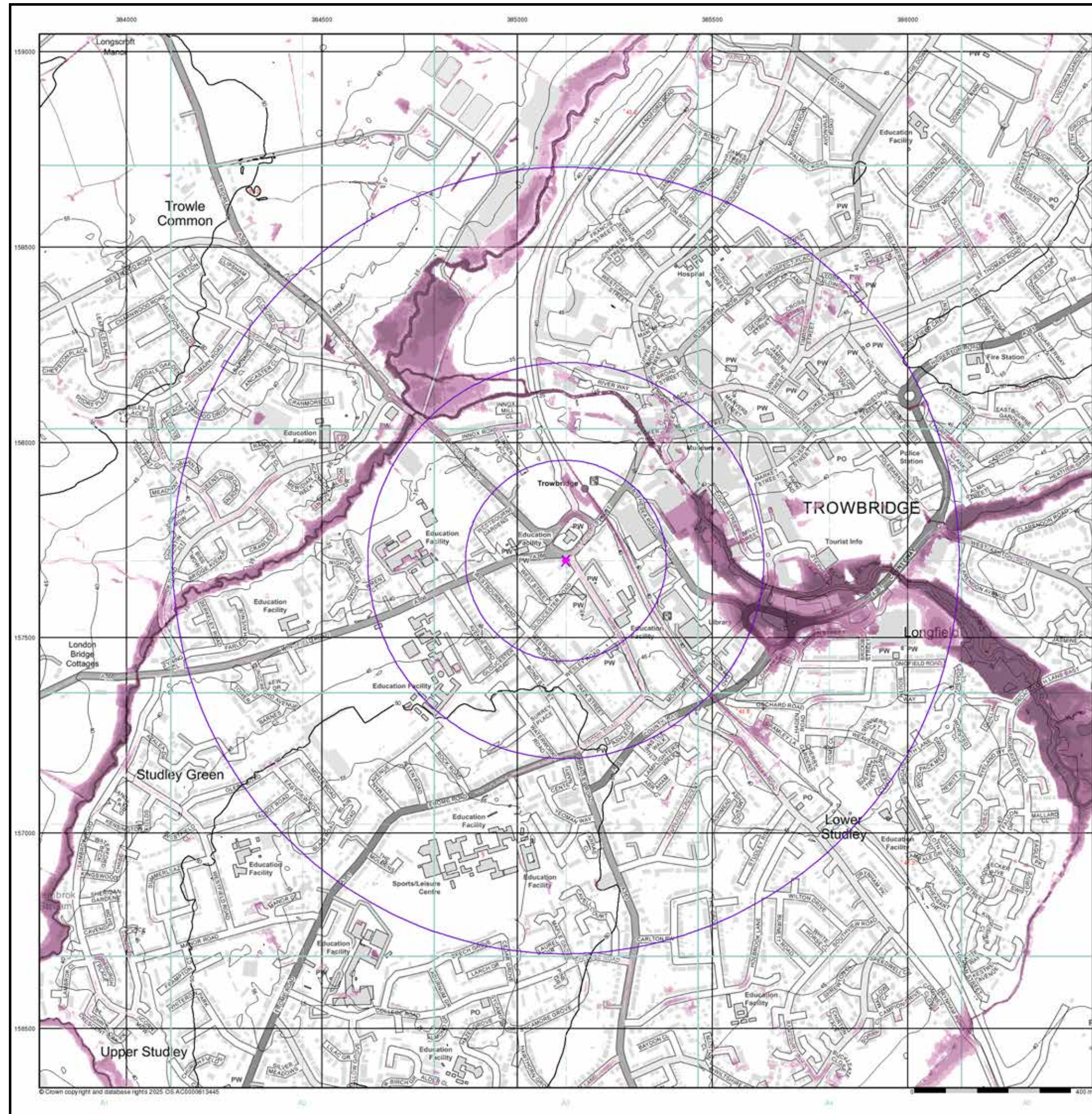
Order Number: 375336333_1_1
Customer Ref: 1146
National Grid Reference: 385120, 157700
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 1000

Site Details

18a, Stallard Street, TROWBRIDGE, BA14 9AJ

Landmark
INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



EA/NRW Surface Water 100 Year Return Depth Map

General

Specified Site Specified Buffer(s) Bearing Reference Point

Surface Water Depth

0 - 0.15m
0.15 - 0.30m
0.30 - 0.60m
0.60 - 0.90m
0.90 - 1.20m
> 1.20m

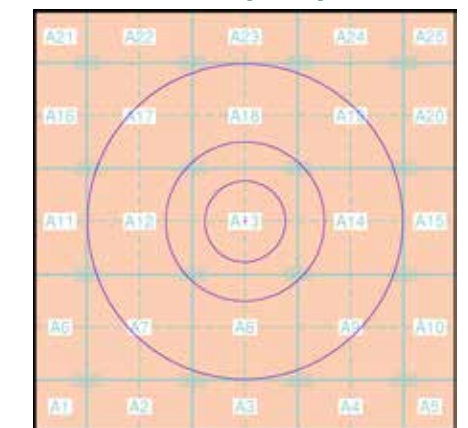
Contours (height in metres)

Standard Contour 105 100 95
Master Contour 100 95
Spot Height *167.8
MLW Mean Low Water
MHW Mean High Water

Suitability

See the suitability map below
National to county
County to town
Town to street
Street to parcels of land
Property

EA/NRW Suitability Map - Slice A

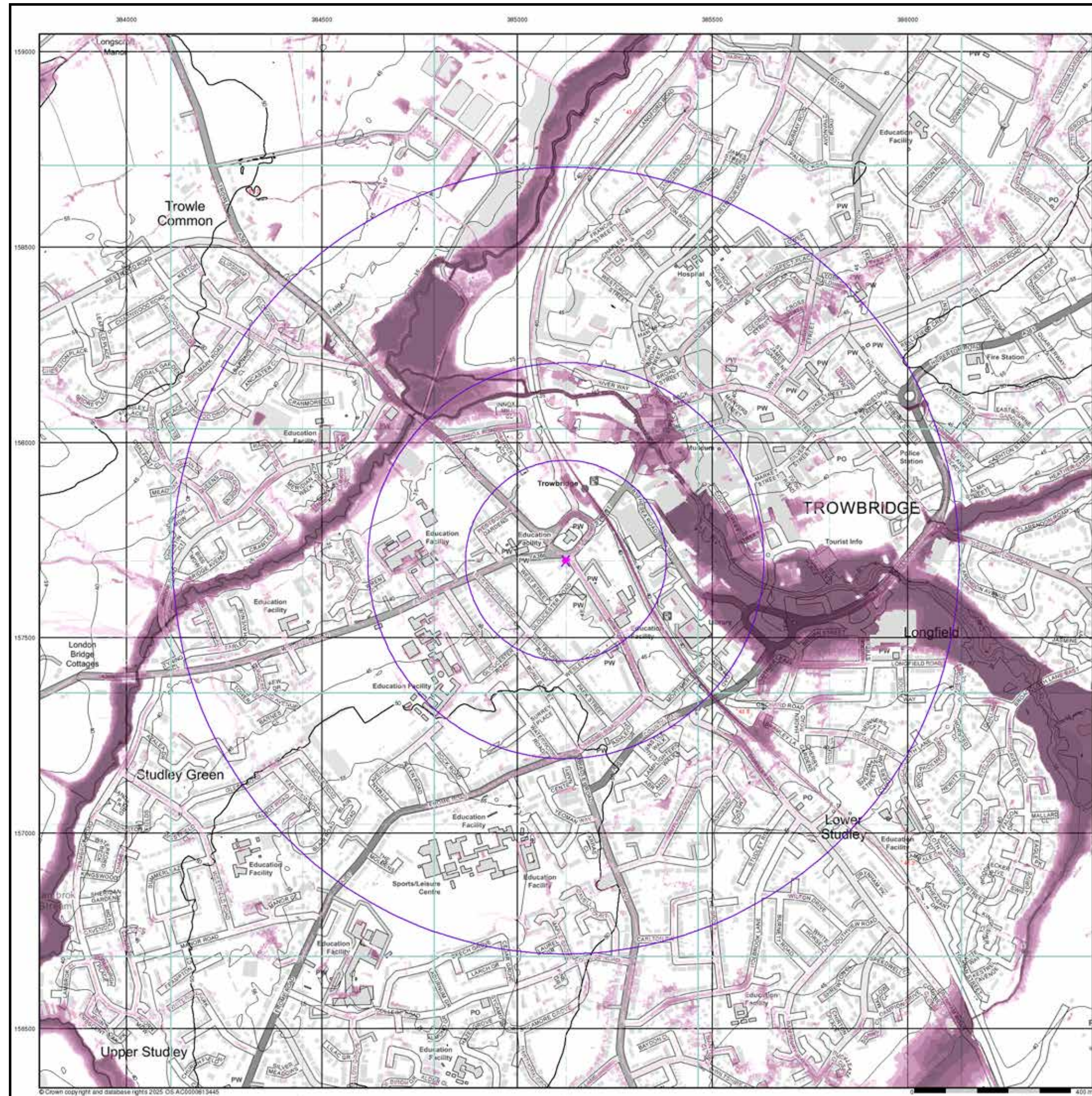


Order Details

Order Number: 375336333_1_1
Customer Ref: 1146
National Grid Reference: 385120, 157700
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 1000

Site Details

18a, Stallard Street, TROWBRIDGE, BA14 9AJ



EA/NRW Surface Water 1000 Year Return Depth Map (1:10,000)

General

Specified Site Specified Buffer(s) Bearing Reference Point

Surface Water Depth

0 - 0.15m
0.15 - 0.30m
0.30 - 0.60m
0.60 - 0.90m
0.90 - 1.20m
> 1.20m

Contours (height in metres)

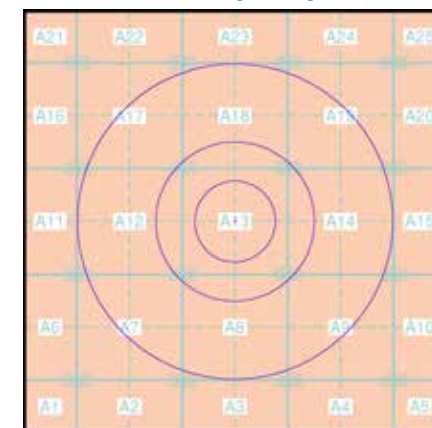
Standard Contour 105 100 95
Master Contour 100 95
Spot Height *167.8
MLW Mean Low Water
MHW Mean High Water

Suitability

See the suitability map below

National to county
County to town
Town to street
Street to parcels of land
Property

EA/NRW Suitability Map - Slice A

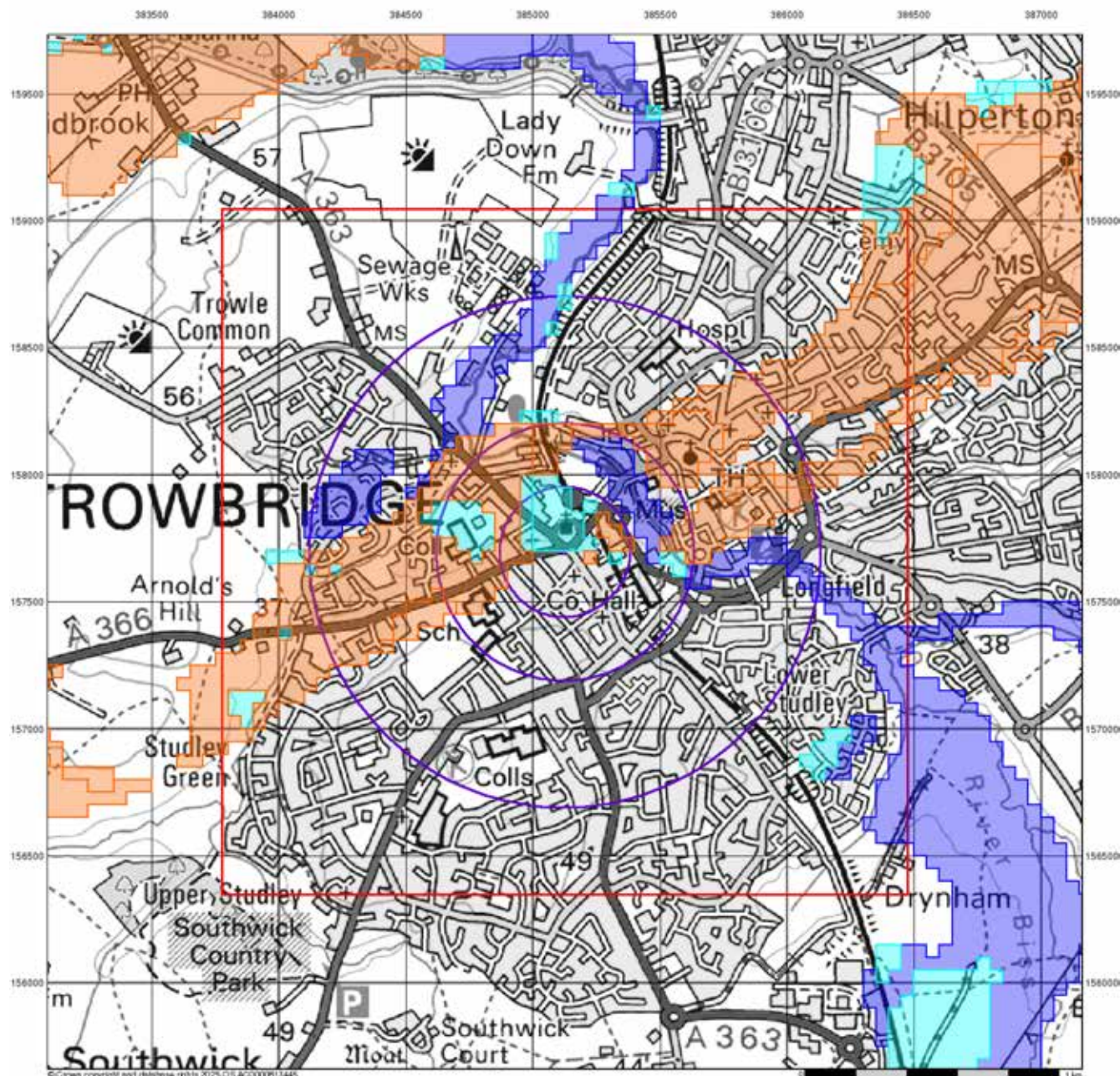


Order Details

Order Number: 375336333_1_1
Customer Ref: 1146
National Grid Reference: 385120, 157700
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 1000

Site Details

18a, Stallard Street, TROWBRIDGE, BA14 9AJ



Envirocheck®

LANDMARK INFORMATION GROUP®

BGS Flood Data (1:50,000)

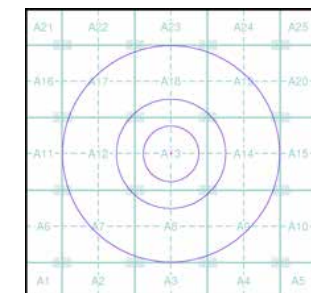
General

- ◇ Specified Site
- Specified Buffer(s)
- X Bearing Reference Point
- Slice
- B Map ID

BGS Groundwater Flooding Susceptibility

- Potential for Groundwater Flooding to Occur at Surface
- Potential for Groundwater Flooding of Property Situated Below Ground Level
- Limited Potential for Groundwater Flooding to Occur

BGS Flood Data Map - Slice A



Order Details

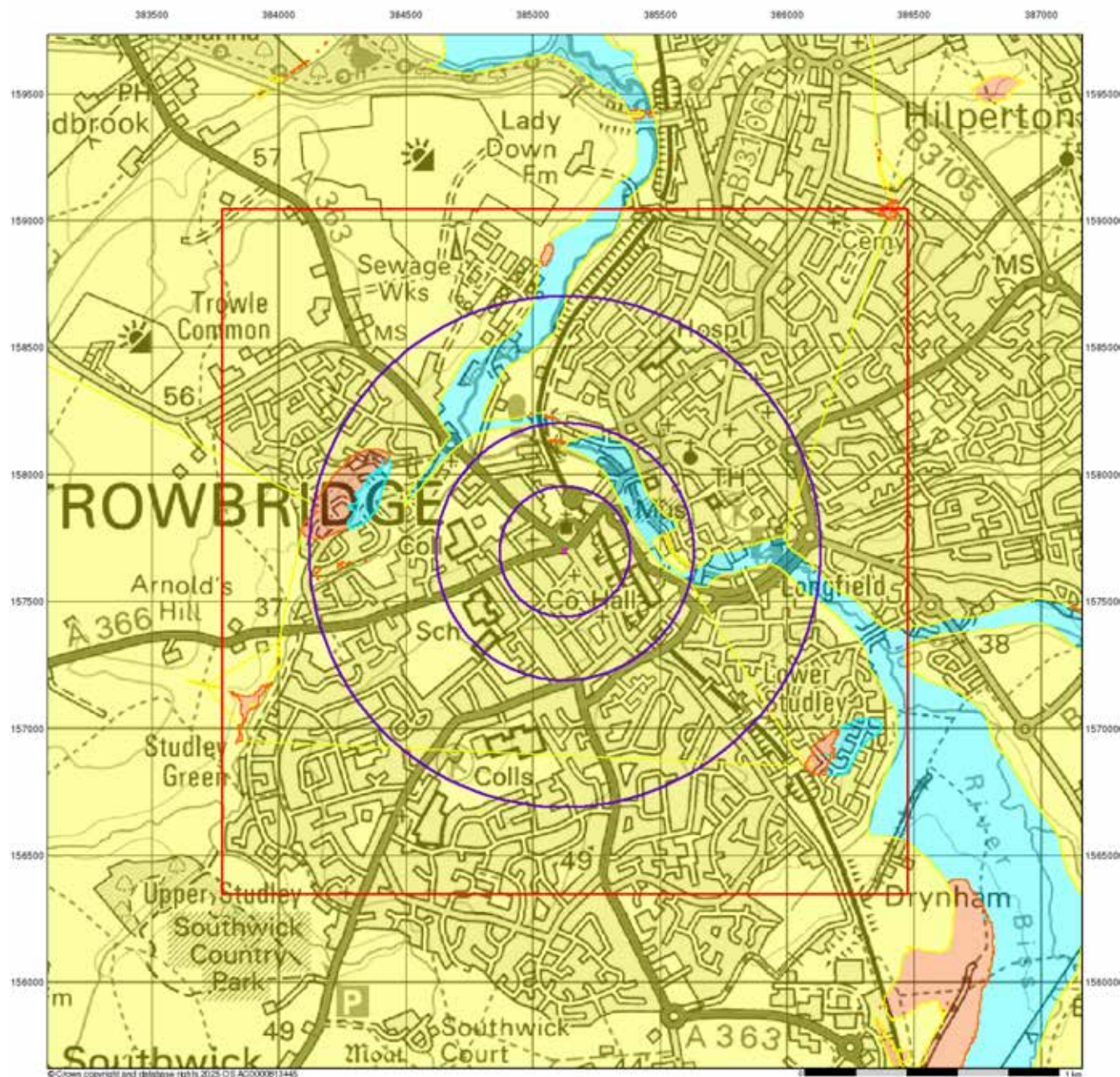
Order Number: 375336333_1_1
 Customer Ref: 1146
 National Grid Reference: 385120, 157700
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

18a, Stallard Street, TROWBRIDGE, BA14 9AJ

Landmark
 INFORMATION GROUP

Tel: 0844 844 9952
 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk



© Crown copyright and database rights 2025 OS A20000613445

Envirocheck®

LANDMARK INFORMATION GROUP®

GeoSmart Information Groundwater Flood Map (1:50,000)

General

Specified Site Specified Buffer(s) Bearing Reference Point

Slice

GeoSmart Information Groundwater Flooding Risk

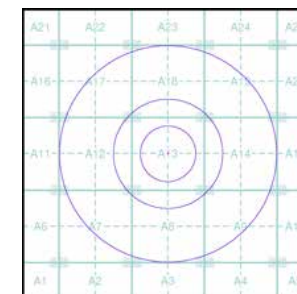
High Risk

Moderate Risk

Low Risk

Negligible Risk

GeoSmart Information Groundwater Flood Map - Slice A



Order Details

Order Number: 375336333_1_1
Customer Ref: 1146
National Grid Reference: 385120, 157700
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 1000

Site Details

18a, Stallard Street, TROWBRIDGE, BA14 9AJ

Landmark
INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk

JBA Canal Failure Map (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

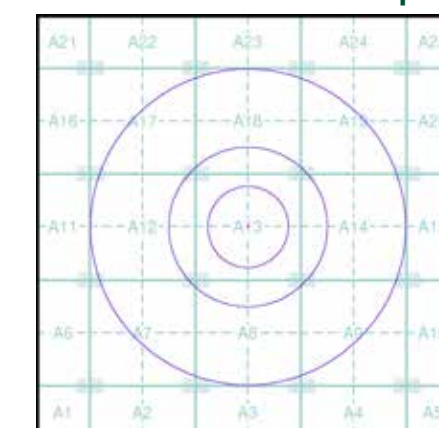
Flood Data

- Canal Failure
- Coverage

Contours (height in metres)

- Standard Contour
- Master Contour
- Spot Height
- MLW Mean Low Water
- MHW Mean High Water

JBA Canal Failure Flood Map - Slice A

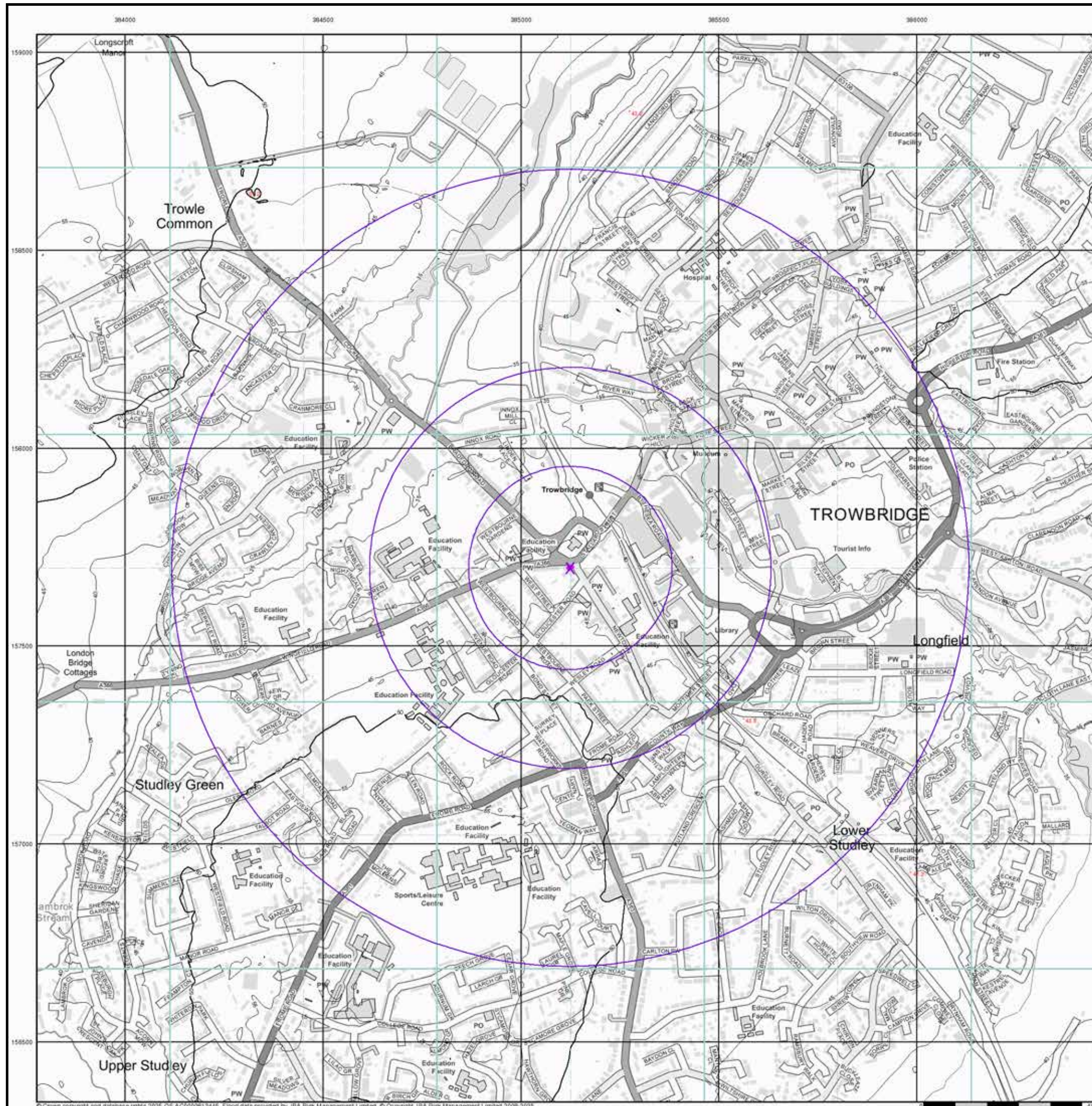


Order Details

Order Number: 375336333_1_1
 Customer Ref: 1146
 National Grid Reference: 385120, 157700
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

18a, Stallard Street, TROWBRIDGE, BA14 9AJ



EA/NRW Historic Flood Map (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID

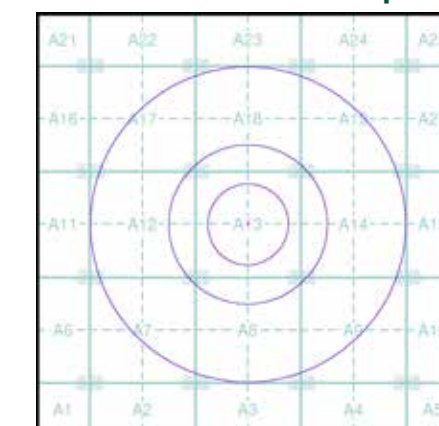
Historic Flood Events Data

- | | |
|--|---------------------------------------|
| Channel Capacity Exceeded (no raised defences) | Obstruction/Blockage - Culvert |
| Channel Capacity Exceeded /Surface Water | Obstruction/Blockage - Debris Screen |
| Groundwater/High Water Table | Operational Failure/Breach of Defence |
| Local Drainage/Surface Water | Other |
| Mechanical Failure | Overtopping of Defences |
| Obstruction/Blockage - Bridge | Surface Water |
| Obstruction/Blockage - Channel | Unknown |
| Historical Flood Liabilities | |

Contours (height in metres)

- Standard Contour 105
- Master Contour 100
- Spot Height 167.8
- MLW Mean Low Water
- MHW Mean High Water

EA/NRW Historic Flood Map - Slice A



Order Details

Order Number: 375336333_1_1
 Customer Ref: 1146
 National Grid Reference: 385120, 157700
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

18a, Stallard Street, TROWBRIDGE, BA14 9AJ

