

Flood Risk Assessment

Wheelwrights Cottage, Burton, Mere, BA12 6BR



Householder Application — Groundwater Flood Risk

Site address	Wheelwrights Cottage, Burton, Mere, Warminster, BA12 6BR
Application reference	PL/2026/01882
Proposed development	<i>Rear and side extensions to house, with internal alterations</i>
Local planning authority	Wiltshire Council
Date	22/07/2026

1. Introduction

1.1 This Flood Risk Assessment (FRA) has been prepared in support of a householder planning application at Wheelwrights Cottage, Burton, Mere, Warminster, BA12 6BR. It has been produced in accordance with the requirements of the National Planning Policy Framework (NPPF) and associated Planning Practice Guidance (PPG) on flood risk, and with reference to the Environment Agency's standing advice on flood risk for planning applications.

1.2 The site lies within an area identified as being at high risk of groundwater flooding. Although groundwater flooding is not a "Flood Zone" in the sense used for fluvial or tidal risk, the NPPF and PPG require all sources of flood risk to be taken into account in the determination of planning applications, and this FRA has been prepared accordingly.

1.3 The proposed development comprises rear and side extensions, with internal alterations. The proposal is a minor householder scale development and this FRA is proportionate to that scale of development, as permitted under the PPG's approach to proportionate flood risk assessment.

2. Site Description and Flood Risk Context

2.1 The application site, Wheelwrights Cottage, Burton, Mere, Warminster, BA12 6BR, consists of a stone semi-detached house situated on the south side of of Southbrook.

2.2 Environment Agency groundwater flood risk mapping indicates the site lies within an area of high susceptibility to groundwater flooding. Groundwater flooding typically occurs when water levels in the underlying rock or subsoil rise above normal levels, most commonly following prolonged periods of high rainfall, and can affect low-lying land and properties with below-ground or shallow foundations.

2.3 There is a watercourse directly opposite to the north of the lane in the vicinity of the site. No other significant sources of flood risk (fluvial, tidal, surface water, sewer or reservoir) have been identified as materially affecting the site.

2.4 Given the minor, householder scale of the proposal, a site-specific hydrogeological investigation is not considered necessary or proportionate. This assessment instead relies on the precautionary application of appropriate mitigation and flood resilience measures, consistent with the Environment Agency's standing advice.

3. Assessment of Flood Risk

3.1 The proposed extension/alteration does not increase the number of habitable rooms at a level below existing ground level and does not introduce any new basement or below-ground accommodation. The proposal will not increase the overall flood risk to the site or to third parties, and will not impede the flow or storage of flood water in the event of a groundwater flooding incident.

3.2 The development is considered compatible with the site's flood risk provided the mitigation and resilience measures set out in Section 4 are incorporated into the detailed design and secured by planning condition where necessary.

4. Mitigation and Flood Resilience Measures

4.1 To ensure the development is safe for its lifetime and does not increase flood risk elsewhere, the following flood resilience and resistance measures are proposed. These are consistent with Environment Agency guidance and industry good practice (e.g. CIRIA C790 "Property Flood Resilience Code of Practice" and BS 85500):

Flood resistance (keeping water out)

- Finished floor levels of the proposed extension to be set no lower than the existing dwelling's finished floor level, and not lowered relative to existing external ground levels.
- Solid, non-suspended timber ground floor construction to the extension, reducing the risk of water accumulating beneath a suspended floor void.
- External door thresholds to be finished flush with, or above, existing adjacent ground levels, with no reduction in threshold level.
- Sub-floor and land drainage (e.g. french drain / perimeter land drain connected to a suitable soakaway or surface water system, subject to ground conditions) to intercept shallow groundwater before it reaches the building.
- Any new below-ground drainage to include non-return (anti-flood) valves to prevent backflow during high water table conditions.

Flood resilience (minimising damage / speeding recovery)

- Electrical sockets, switches and consumer units within the new extension to be positioned no lower than 450mm above finished floor level (raised from the standard 300mm), reducing the risk of damage and easing reinstatement should water ingress occur.
- Use of water-resistant materials to a minimum height of 300–600mm above finished floor level internally, such as lime-based renders/plasters in place of gypsum plaster, and water-resistant insulation, to ease drying and reinstatement.
- Solid floor finishes (e.g. tile) in lieu of moisture-sensitive coverings within the extension where practicable.
- Any new joinery (skirting, door linings) at low level to be in moisture-resistant material or easily replaceable.

Management and resilience

- Retention of safe pedestrian access/egress from the property at all times.
- No increase in impermeable surfacing beyond that necessary for the development; any new hardstanding to use permeable paving to limit additional surface water reaching the water table locally.
- Householder to retain awareness of Environment Agency flood warnings for the area and maintain a simple flood plan appropriate to a domestic property.

5. Conclusion

5.1 This FRA has been prepared to accompany a householder planning application on a site identified as being at high risk of groundwater flooding, in accordance with the NPPF, PPG and Environment Agency standing advice. Given the minor scale of the proposal, the incorporation of the flood resistance and resilience measures set out above is considered a proportionate and appropriate response to the identified risk.

5.2 The proposed development will not increase flood risk on the site or elsewhere, will not compromise the safety of occupants, and represents an acceptable form of development having regard to flood risk, subject to the measures in Section 4 being secured by condition or incorporated into the approved plans.