



Flood Risk Assessment for;

Rear alterations and garage conversion at;

29 Raffin Lane, Pewsey, SN9 5HJ

Version 2, February 2021

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1. INTRODUCTION

- 1.1 My name is John Snow and I am a Director with Tetrick Planning, Chartered Town Planners. I have a BSc Hons and PgDip in Town Planning and am a Member of the Royal Town Planning Institute.
- 1.2 This Flood Risk Assessment (FRA) has been prepared in support of an application seeking planning permission for the following development, “*rear alterations and garage conversion;*.” (the Proposal) at 29 Raffin Lane, Pewsey, SN9 5HJ (the Site).
- 1.3 The extents of the Site can be seen outlined in red on the drawings accompanying this FRA.
- 1.4 This FRA assess the risk of fluvial flooding from all sources relevant to the Proposal and the Site with reference to appropriate planning and Environment Agency guidance.
- 1.5 The purpose of the FRA is to establish whether the Proposals would be acceptable after an analysis of the flood risk and mitigation measures as set out in this report.
- 1.6 This submission has been prepared on behalf of the Applicant, the owners of the Site, with Tetrick Planning acting as their Agent.
- 1.7 This submission should be read in conjunction with drawings provided by Hatch and Mason Limited.

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The Site

- 1.8 The Site comprises 29 Raffin Lane, Pewsey, SN9 5HJ, a residential dwelling with associated garage.
- 1.9 Figure 1 below outlines the full extent of the residential curtilage associated with 29 Raffin Lane in red.

Figure 1 – Site Location (Outlined in Red)



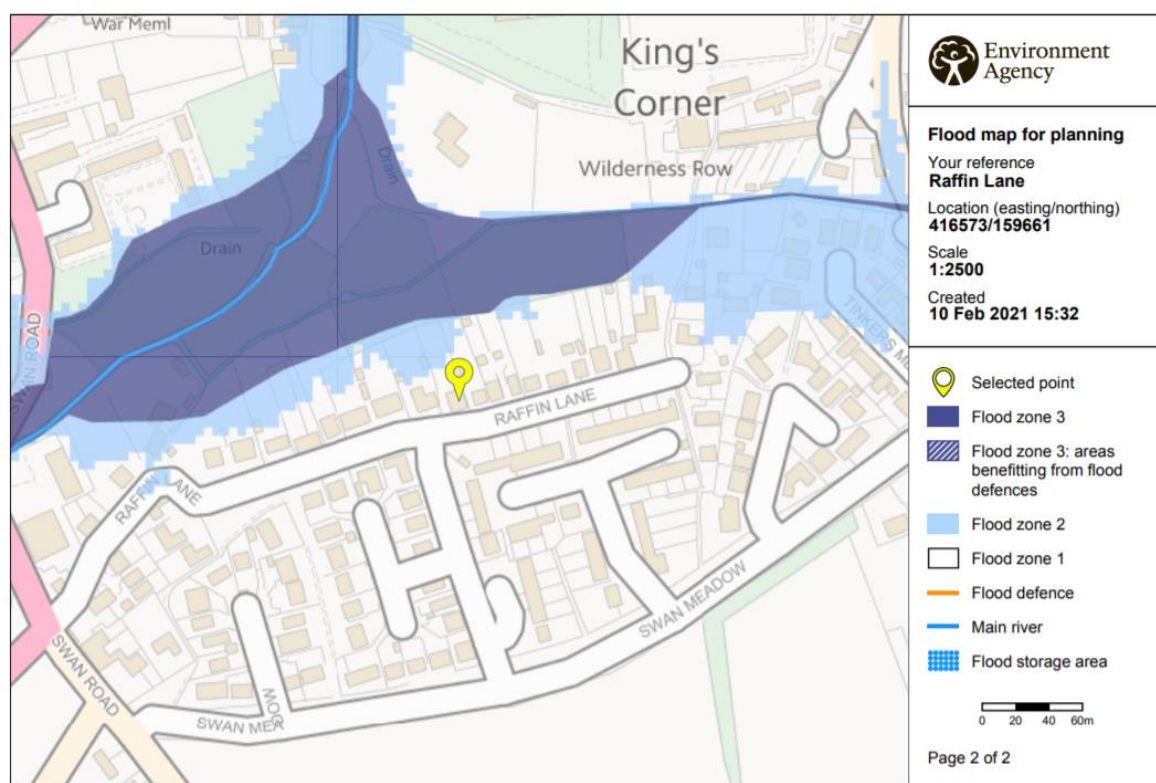
2. THE PROPOSAL

- 2.1 The Proposal which is the subject of this FRA broadly comprises alterations to the internal layout of the existing property and new windows to the rear along with new cladding. The proposals include the change of use of the existing garage for use as a study/studio.
- 2.2 There are no significant built included within the Proposal aside from external changes to windows and fenestration which are largely cosmetic.
- 2.3 Full details of the Proposals can be seen illustrated on the drawings produced by Hatch and Mason Limited.

3. FLOOD RISK CONSIDERATIONS

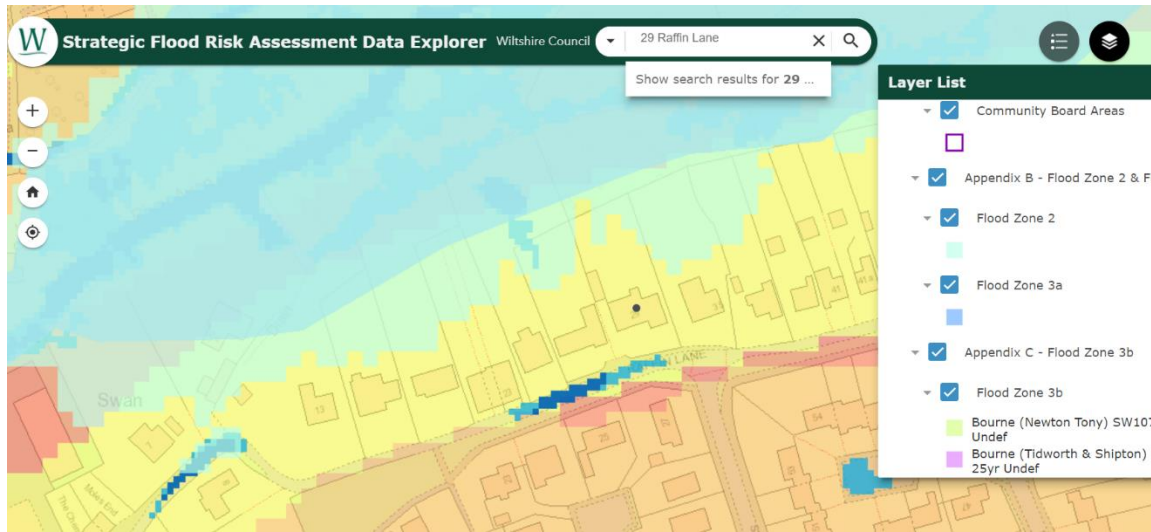
- 3.1 The Environment Agencies flood risk mapping indicates that the rear, northern portion of the residential curtilage associated with 29 Raffin Lane is located within Flood Zone 2.
- 3.2 The remainder of the Site including the elements comprising the Proposal are located in Flood Zone 1.

Figure 2 – Environment Agency Flood Map



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Figure 3 –Extract of the Site from the Wiltshire SFRA Assessment



- 3.3 An extract from the Wiltshire Council Level 1 Strategic Flood Risk Assessment, May 2019 (WSFRA)– Maps Extract shown in Figure 3 above confirms the extent of Flood Zone 2 more accurately in so far as it relates to the Site.
- 3.4 Figure 3 also indicates that groundwater levels are between 0.5m and 5m below the surface.
- 3.5 The information from the WSFRA clearly confirms that the residential dwelling and the garage fall well outside of Flood Zones 2 and 3.

4. PLANNING POLICY CONSIDERATIONS

- 4.1 The Technical Guidance to the NPPF sets out requirements in respect of development which is to be located in Flood Zone 1 as follows:

Table 1: Flood zones

(Note: These flood zones refer to the probability of river and sea flooding, ignoring the presence of defences)

Zone 1 - low probability Definition This zone comprises land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%). Appropriate uses All uses of land are appropriate in this zone. Flood risk assessment requirements For development proposals on sites comprising one hectare or above the vulnerability to flooding from other sources as well as from river and sea flooding, and the potential to increase flood risk elsewhere through the addition of hard surfaces and the effect of the new development on surface water run-off, should be incorporated in a flood risk assessment. This need only be brief unless the factors above or other local considerations require particular attention. Policy aims In this zone, developers and local authorities should seek opportunities to reduce the overall level of flood risk in the area and beyond through the layout and form of the development, and the appropriate application of sustainable drainage systems².

- 4.2 The Technical Guidance confirms that development in Flood Zone 1, where all land uses are considered appropriate, is only to be subject to an FRA if it is located on a site of more than 1 hectare. The Proposed developments works within Flood Zone 1 are less than a hectare such that an FRA is not ordinarily required.
- 4.3 In addition Paragraph 10 of the Technical Guidance to the NPPF states the following in respect of minor developments such as the Proposal:
10. Minor developments¹⁰ are unlikely to raise significant flood risk issues unless they would:
- have an adverse effect on a watercourse, floodplain or its flood defences;
 - would impede access to flood defence and management facilities; or
 - where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows.

5. MITIGATION

- 5.1 The existing site levels indicated that the north edge of the curtilage relating to the Site is located at or around 109.5mAOD rising to a level of 110.5mAOD at the southern end of the Site where the Proposals are located.
- 5.2 The Proposals do not seek to reduce floor levels below existing.
- 5.3 The change in levels across the Site naturally reduces any potential residual risk of flooding to the Proposal which is located in Flood.

6. SUMMARY AND CONCLUSIONS

- 6.1 The Proposals are located within Flood Zone 1 where all forms of development are appropriate in line with the Technical Guidance to the NPPF.
- 6.2 Policy confirms that in such locations development with a Site area of less than 1 hectare does not need to be subject to a FRA.
- 6.3 Nevertheless a review of levels across the Site confirms that the Proposals are located around 1mAOD higher than the area of the Site located within Flood Zone 2 such that any residual flood risk is negligible.