

FLOOD RISK ASSESSMENT

Project Number:

2026-2608

Project:

Meadow Cottage, Ogbourne St George, Marlborough, Wiltshire, SN8 1SU

Proposal:

Retrospective Change of Use and Proposed Garden Store

Date:

August 2026

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1. Introduction

- 1.1. This Flood Risk Assessment (FRA) has been prepared to accompany a full planning application for the retrospective change of use of a small parcel of former agricultural land to residential garden land associated with Meadow Cottage, Ogbourne St George, together with the erection of a garden store on the existing hardstanding within that parcel.
- 1.2. The retrospective element relates to an established arrangement created during 2014 and certainly in place by May 2015. No further works are required to implement that change of use. This assessment has been undertaken in accordance with the National Planning Policy Framework and Planning Practice Guidance and is proportionate to the scale and nature of the development.

2. Site Context and Flood Risk Designations

- 2.1. The application site comprises Meadow Cottage, its established residential land and a small southern parcel now used as part of the gravelled domestic forecourt, turning area and garden associated with the dwelling.
- 2.2. The southern parcel and the position of the proposed garden store lie wholly within Flood Zone 1, as defined by the Environment Agency Flood Map for Planning.
- 2.3. The red line application boundary also includes part of the existing access track serving the dwelling, which passes through areas identified as Flood Zones 2 and 3. No works, built development or alteration to the access are proposed within those areas.

3. Description of the Proposed Development

- 3.1. The application has two related elements: the retrospective change of use of the southern parcel from agricultural land to residential garden land associated with Meadow Cottage; and the erection of a single-storey, non-habitable garden store on the existing hardstanding.
- 3.2. The retrospective element does not require any further change to ground levels, the gravelled surface, retaining wall or established boundaries. The garden store would remain ancillary to the dwelling and would not introduce sleeping accommodation, a new residential unit or any more vulnerable use within an area at higher risk of flooding.

4. Flood Risk Assessment

Fluvial Flood Risk

- 4.1. The southern parcel and the proposed garden store are located entirely within Flood Zone 1 and are therefore at low risk of fluvial flooding.
- 4.2. The access route within Flood Zones 2 and 3 is the established means of access to Meadow Cottage. The proposal would not alter that access, create an additional dwelling or materially increase the number or vulnerability of people using it.
- 4.3. No built development or operational works are proposed within Flood Zones 2 or 3. The new building is located within Flood Zone 1 and the proposal is therefore appropriately located in sequential flood-risk terms.

Surface Water Flood Risk

- 4.4. The retrospective parcel has been gravelled and used as part of the domestic forecourt and garden since 2014. The surface remains permeable and the application does not propose any further surfacing or material alteration to existing ground levels.
- 4.5. The garden store would occupy a small part of the existing gravelled hardstanding. Roof water can be directed by gutters and downpipes to the adjoining permeable gravel or soft landscaping, or to a

small soakaway subject to ground conditions, so that it does not cause a material increase in surface-water run-off.

Flood Risk Elsewhere

- 4.6. Having regard to the scale, non-habitable nature and location of the development, no material risk from groundwater flooding, sewer flooding or reservoir failure has been identified that would warrant further detailed assessment.

5. Flood Risk Management and Mitigation

- 5.1. The application land lies wholly within Flood Zone 1. Neither the longstanding residential garden use nor the proposed garden store would impede flood flows or reduce floodplain storage.
- 5.2. The permeable gravel surface should be retained as far as practicable and roof water directed to an appropriate infiltration point within the site. Subject to that straightforward drainage arrangement, no specific flood mitigation measures are required.

6. Conclusion

- 6.1. The land subject to the retrospective change of use and the proposed garden store are located wholly within Flood Zone 1 and are at low risk of fluvial flooding.
- 6.2. The part of the established access within Flood Zones 2 and 3 would remain unchanged. The proposal does not create a new dwelling, increase residential occupancy or introduce development within the higher-risk flood zones.
- 6.3. The retrospective element requires no further physical works and surface water from the modest garden store can be managed within the site. The proposal therefore accords with national planning policy and Core Policy 67 of the Wiltshire Core Strategy, and flood risk does not constrain the grant of planning permission.