



The Manor House, Alvediston

Flood Risk Assessment

Job Number: 1767

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July 2026	1	For Information

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Acronyms	
AOD	Above Ordnance Datum
CIRIA	Construction Industry Research and Information Association
EA	Environment Agency
FRA	Flood Risk Assessment
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
SFRA	Strategic Flood Risk Assessment

Introduction

Flume Consulting Engineers have been appointed to undertake a Flood Risk Assessment (FRA) in support of planning applications for alterations and extensions at The Manor House, Alvediston, Salisbury.

The proposals comprise a replacement extension to the Manor House together with the conversion and extension of the existing stable buildings within the established residential curtilage. The proposals represent redevelopment and alteration of existing buildings rather than the creation of a new residential use.

This FRA has been prepared in accordance with the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG), Flood Risk and Coastal Change. Reference has also been made to the Environment Agency Flood Map for Planning, the Environment Agency Risk of Flooding from Surface Water mapping, the Wiltshire Strategic Flood Risk Assessment (SFRA), and available topographic information.

The application site extends to approximately 1.15ha and lies wholly within Flood Zone 1. Whilst development within Flood Zone 1 is generally appropriate in flood risk terms, Planning Practice Guidance requires a Flood Risk Assessment to accompany planning applications for development sites exceeding 1ha. This assessment therefore considers flood risk from all recognised sources and demonstrates that the proposed development can be accommodated without increasing flood risk elsewhere.

Site Description and Location

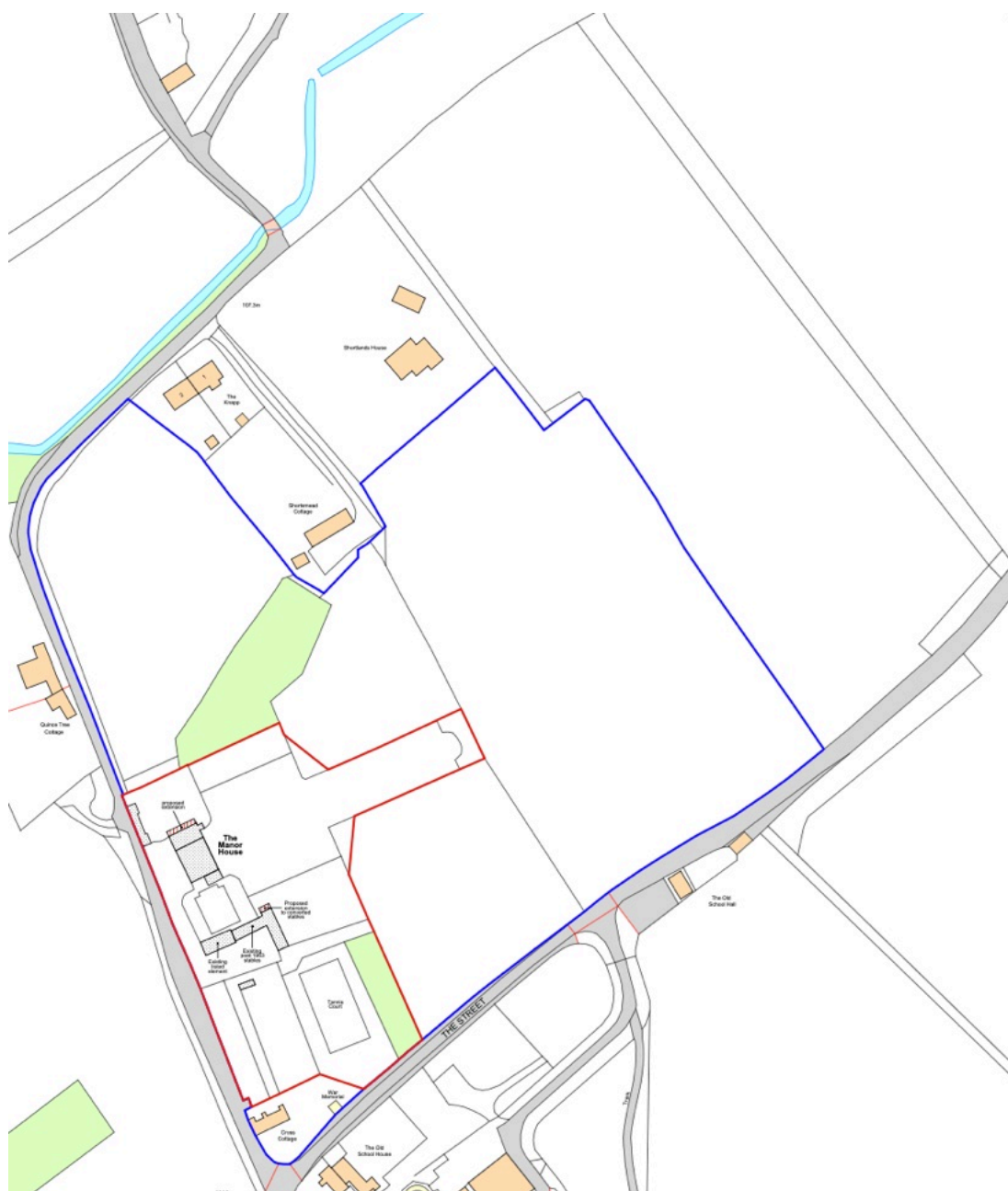
The application site comprises The Manor House and its associated curtilage on the southern side of Alvediston, Wiltshire. The site contains the Grade II listed Manor House, existing stable buildings, areas of hardstanding, landscaped gardens and associated ancillary structures. Access is taken directly from The Street.

The surrounding area is predominantly residential and rural in character, with agricultural land beyond the established village. The River Ebble lies to the north-west of the site beyond lower-lying land.

The site occupies elevated ground relative to the surrounding river corridor. Existing ground levels across the developed parts of the site are generally between approximately 114mAOD and 115mAOD. Ground levels fall towards the River Ebble, where levels reduce to approximately 107.5mAOD to 109mAOD, placing the developed part of the site approximately 5m to 7m above the adjacent river corridor and associated floodplain.

The application site lies wholly within Flood Zone 1 and is not situated within the floodplain of any Main River. The River Ebble and associated floodplain are located on substantially lower ground and do not influence fluvial flood risk at the application site.

The site extends to approximately 1.15ha.



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Development Proposal

Planning permission is sought for alterations and extensions associated with The Manor House and the existing stable buildings.

The proposals comprise the demolition of an existing extension to the Manor House and its replacement with a new single-storey extension of similar scale and function. In addition, planning permission is sought for the conversion of the existing stable buildings to residential accommodation together with a modest extension to those buildings.

The proposed works are confined to the established built form within the existing residential curtilage. No new residential plots are created and the proposals do not introduce a more vulnerable land use than the existing residential use.

The redevelopment largely utilises the existing building footprints and developed areas. The proposals do not result in any significant increase in impermeable area and provide the opportunity to improve the management of surface water runoff through detailed drainage design where appropriate.



FIGURE 2. EXISTING AND PROPOSED SITE LAYOUT

Flood Risk Assessment

The National Planning Policy Framework (NPPF) seeks to ensure that new development is directed away from areas at highest risk of flooding and that flood risk is not increased elsewhere. The accompanying Planning Practice Guidance (PPG) requires Flood Risk Assessments to consider all potential sources of flooding and to demonstrate that development can be safely accommodated for its lifetime without increasing flood risk on or off site.

The application site extends to approximately 1.15ha and lies wholly within Flood Zone 1. In accordance with Planning Practice Guidance, a Flood Risk Assessment is required because the site exceeds 1ha in area. This assessment therefore considers flooding from rivers and the sea, surface water, groundwater, reservoirs and other artificial sources together with the suitability of the proposed development.

Flood Source	Assessed Risk	Basis
Rivers and sea	Very low	The application site lies wholly within Flood Zone 1 and outside the mapped fluvial floodplain.
Surface water and overland flow	Low	Isolated areas of mapped ponding occur within parts of the wider curtilage but do not affect the proposed extensions.
Groundwater	Screening indication of susceptibility	The Wiltshire SFRA identifies broad areas of groundwater emergence within the locality. The mapping is strategic screening information and does not define property-scale flood risk.
Reservoirs	Very low	The application site lies outside the Environment Agency's mapped reservoir inundation extent.
Sewers and other artificial sources	Low	No evidence has been identified indicating a material flood risk from sewer or other artificial infrastructure.
Overall flood risk	Low	The proposed development can be safely accommodated without increasing flood risk elsewhere.

Flood Risk from Watercourses

The Environment Agency Flood Map for Planning identifies the application site as lying wholly within Flood Zone 1 (Figure 3). Land within Flood Zone 1 has less than a 0.1% annual probability of flooding from rivers or the sea.

The Environment Agency's available climate change mapping similarly indicates that the application site remains outside the mapped fluvial flood extent under future climate scenarios. No part of the proposed development is affected by the present-day or future fluvial floodplain.

The River Ebble is located to the north-west of the application site. The site occupies elevated ground at approximately 114mAOD to 115mAOD, whilst the River Ebble lies at approximately 107.5mAOD to 109mAOD. The developed part of the site is therefore approximately 5m to 7m above the adjacent river corridor and associated floodplain.

The application site is not located within 20m of a Main River, flood defence or designated flood storage area. The proposed extensions are confined to existing developed areas well removed from the River Ebble and do not affect the natural floodplain or flood storage.

Flood risk from rivers and the sea is therefore considered to be very low and does not present a constraint to the proposed development.



FIGURE 3. ENVIRONMENT AGENCY FLOOD MAP FOR PLANNING AND FUTURE FLOOD RISK MAPPING

Flood Risk from Surface Water and Overland Flows

Surface water flooding occurs when rainfall exceeds the capacity of the ground to absorb water or overwhelms the local drainage network, resulting in runoff flowing across the ground surface. The Environment Agency Risk of Flooding from Surface Water mapping provides a national assessment of this potential risk.

The Environment Agency mapping identifies isolated areas of shallow surface water ponding and overland flow within parts of the wider application site during the 1 in 100 annual probability event and the 1 in 1,000 annual probability event including the 2061 to 2125 climate change allowance (Figure 4). These areas are principally confined to external landscaped areas, local topographic depressions and the wider curtilage.

Neither the proposed replacement extension to the Manor House nor the proposed extension to the converted stable buildings is shown to be directly affected by the mapped overland flow routes or ponding areas. One small area of shallow mapped ponding lies adjacent to the existing stable buildings but does not extend beneath either the existing buildings or the proposed extension. The Environment Agency advises that this mapping represents the flood risk to the land surrounding buildings and should not be interpreted as determining whether individual buildings are themselves at risk.

The available topographic information supports this assessment. The proposed extensions are located on the higher developed part of the site, whilst the mapped ponding areas correspond with localised depressions within the wider curtilage. The proposals do not obstruct existing overland flow routes or reduce available flood storage.

The proposed works comprise modest extensions to existing buildings within an established residential curtilage and do not result in any significant increase in impermeable area. Detailed surface water drainage design will ensure that post-development runoff does not increase flood risk either within the site or elsewhere.

Taking account of the available Environment Agency mapping, the site topography and the nature of the proposed development, flood risk from surface water and overland flow is considered to be low and does not preclude the proposed development.

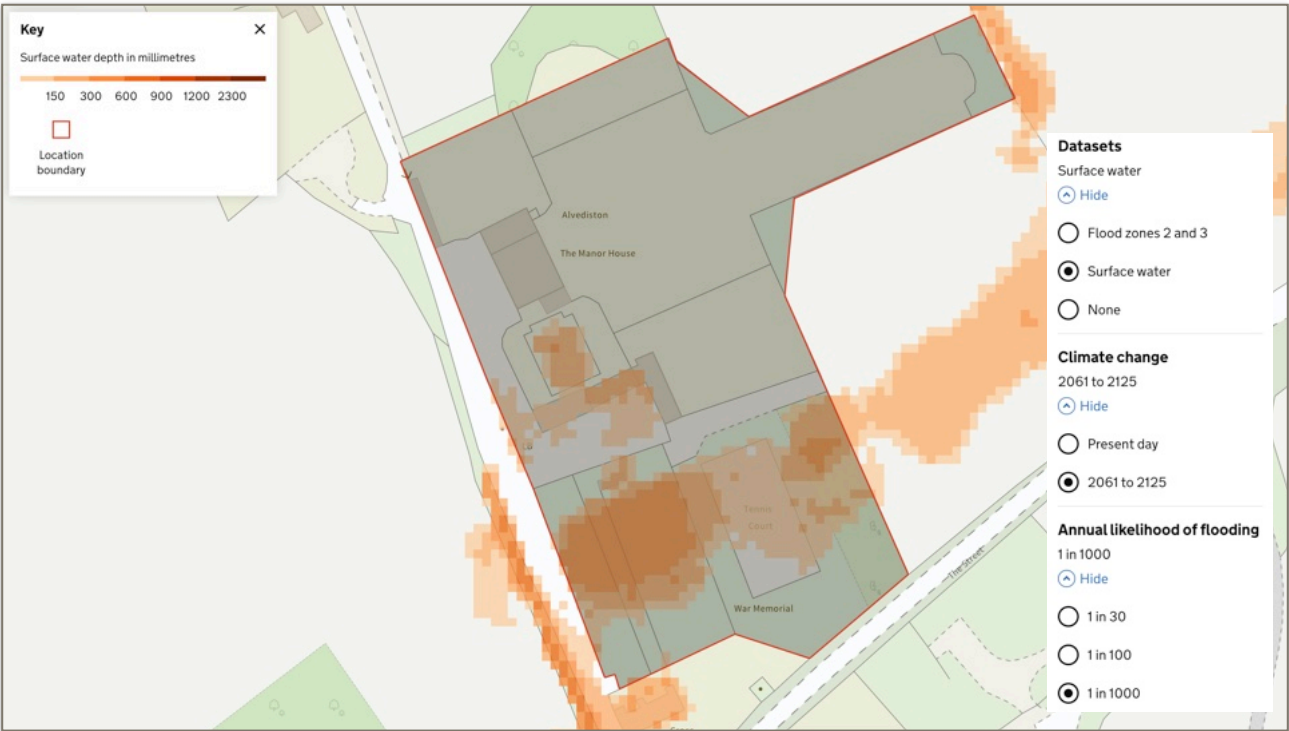


FIGURE 4. ENVIRONMENT AGENCY RISK OF FLOODING FROM SURFACE WATER MAP (1:1000 ANNUAL PROBABILITY INCLUDING 2061 TO 2125 CLIMATE CHANGE)

Flood Risk from Groundwater

Groundwater flooding differs from fluvial and surface water flooding in that it results from groundwater levels rising within permeable geological formations following prolonged periods of sustained rainfall. Where groundwater levels continue to rise, water may emerge locally at the ground surface or affect below-ground structures.

Groundwater behaviour is inherently variable and is influenced by local geology, hydrogeological conditions and antecedent rainfall. The timing, extent and duration of groundwater emergence can vary considerably between individual events and over relatively short distances. Strategic groundwater mapping should therefore be regarded as screening information rather than a definitive prediction of flooding at an individual property.

The Wiltshire Strategic Flood Risk Assessment includes strategic groundwater emergence mapping across the county. The available mapping indicates varying groundwater emergence susceptibility within the wider locality of Alvediston (Figure 5). The mapping is intended to identify areas where groundwater should be considered during the planning process and should not be interpreted as defining precise groundwater flood extents, depths or annual probabilities at individual properties.

The application site lies close to the transition between mapped groundwater emergence zones. Owing to the strategic nature and scale of the mapping, it is not possible to reliably assign the site or individual buildings to a specific groundwater susceptibility category. A more detailed assessment would require site-specific hydrogeological information that is beyond the scope of the available strategic datasets.

The proposed development is confined to existing buildings within an established residential curtilage and does not include basements or other below-ground habitable accommodation. The site also occupies elevated ground above the adjacent River Ebble valley and is not located within a local topographic depression where groundwater would be expected to accumulate.

Accordingly, whilst groundwater emergence has been considered as part of this assessment, the available strategic evidence does not indicate that groundwater presents a material constraint to the proposed development. Appropriate finished floor levels and external ground levels will provide an additional degree of resilience should groundwater levels rise during exceptionally prolonged wet periods.

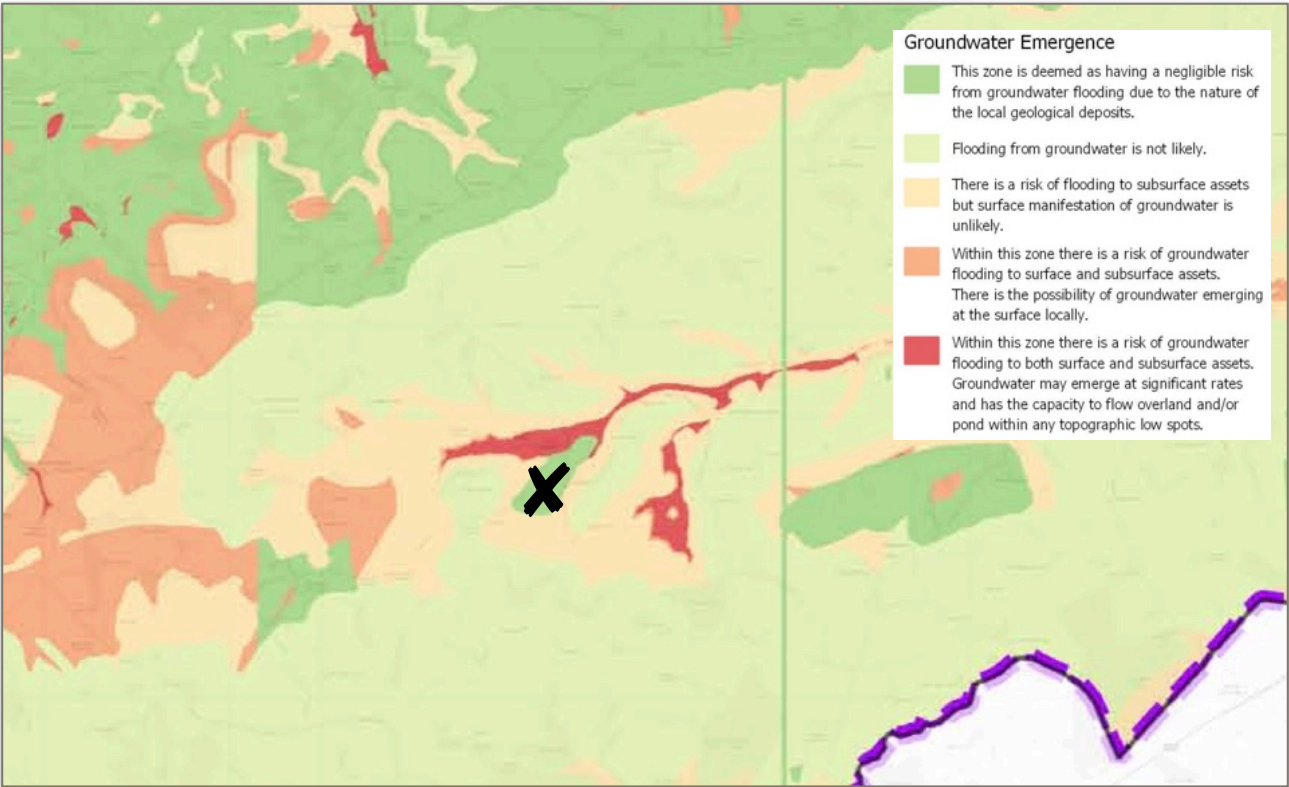


FIGURE 5. STRATEGIC GROUNDWATER EMERGENCE SCREENING MAPPING (WILTSHIRE STRATEGIC FLOOD RISK ASSESSMENT)

Flood Risk from Reservoir and Infrastructure Failure

The Environment Agency's Risk of Flooding from Reservoirs mapping identifies areas that could potentially be inundated in the unlikely event of an uncontrolled release of water from a large raised reservoir.

The application site lies wholly outside the mapped reservoir inundation extent (Figure 6). Reservoir flooding is therefore not considered to present a material constraint to the proposed development.

Flooding arising from reservoir failure is extremely unlikely. Large raised reservoirs in England are regulated under the Reservoirs Act 1975, requiring regular inspection, monitoring and maintenance to ensure their continued structural integrity.

No evidence has been identified to indicate that flooding associated with public sewer infrastructure, water supply infrastructure or any other artificial source presents a material flood risk to the application site.

Flood risk from reservoirs and other artificial sources is therefore considered to be very low.



FIGURE 6. ENVIRONMENT AGENCY RISK OF FLOODING FROM RESERVOIRS MAP

Flood Mitigation Measures

The application site lies wholly within Flood Zone 1 and is not affected by the Environment Agency's mapped fluvial or reservoir flood extents. Limited areas of mapped surface water ponding occur within parts of the wider application site but do not affect either of the proposed extensions.

The proposals comprise relatively modest alterations and extensions to existing buildings within an established residential curtilage. The development does not obstruct mapped overland flow routes or materially reduce the available flood storage within the site.

Existing and proposed external ground levels should continue to direct any localised overland runoff away from the buildings where practicable. Surface water drainage associated with the proposals should discharge via an appropriately designed drainage system.

Rainwater drainage associated with the proposed extensions should discharge via an appropriately designed surface water drainage system. The detailed drainage design should ensure that post-development runoff does not increase flood risk within the site or elsewhere.

All drainage infrastructure should be inspected and maintained throughout the lifetime of the development to ensure continued hydraulic performance.

Having regard to the available flood risk information, the modest scale of the proposed works and the existing developed nature of the site, no exceptional flood resistance or resilience measures are considered necessary.

Conclusions

Flume Consulting Engineers have undertaken a Flood Risk Assessment in support of planning applications for alterations and extensions at The Manor House, Alvediston.

The application site extends to approximately 1.15ha and lies wholly within Flood Zone 1. In accordance with Planning Practice Guidance, a Flood Risk Assessment has been prepared because the application site exceeds 1ha. The proposed development comprises modest alterations and extensions to existing buildings within an established residential curtilage and does not introduce a more vulnerable form of development.

The Environment Agency Flood Map for Planning confirms that the site lies wholly outside the fluvial floodplain. The site occupies elevated ground approximately 5m to 7m above the adjacent River Ebble, and flood risk from rivers and the sea is therefore considered to be very low.

The Environment Agency's Risk of Flooding from Surface Water mapping identifies limited areas of localised ponding and overland flow within parts of the wider application site. These areas are principally confined to external landscaped areas and local topographic depressions. Neither of the proposed extensions is located within the mapped surface water flow routes or ponding areas, and the proposals will not obstruct existing overland flow paths or materially alter the site's drainage characteristics.

Groundwater has been considered using the strategic groundwater emergence screening contained within the Wiltshire Strategic Flood Risk Assessment. The available mapping is strategic screening information and does not define groundwater flood extents or behaviour at individual properties. Whilst groundwater emergence has been considered as part of this assessment, the available evidence does not indicate that it presents a material constraint to the proposed development.

The Environment Agency also confirms that the application site lies outside the mapped reservoir inundation extent. No other significant sources of flooding have been identified that would materially affect the proposed development.

Subject to the adoption of appropriate finished floor levels, external grading and detailed drainage design, the proposed development will not increase flood risk within the site or elsewhere.

It is therefore concluded that the proposed alterations and extensions at The Manor House, Alvediston are acceptable in flood risk terms and comply with the objectives of the National Planning Policy Framework and associated Planning Practice Guidance.

Note:

This report has been prepared solely to accompany the associated planning application and to assess flood risk at the application site using the information available at the time of writing. It should not be relied upon for any other purpose without the written agreement of Flume Consulting Engineers.

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