

FLOOD RISK ASSEMENTS

PL/2026/03468 - 31 Victoria Road, Trowbridge BA14 7LH

We have submitted a planning application for a small scale householder development which consists of garden out-buildings totalling only 75m² in floor area.

The site does not lie in flood risk zones 2 or 3.

The site does lie within flood risk zone 1 and is therefore not subject to any surface water flood risk.

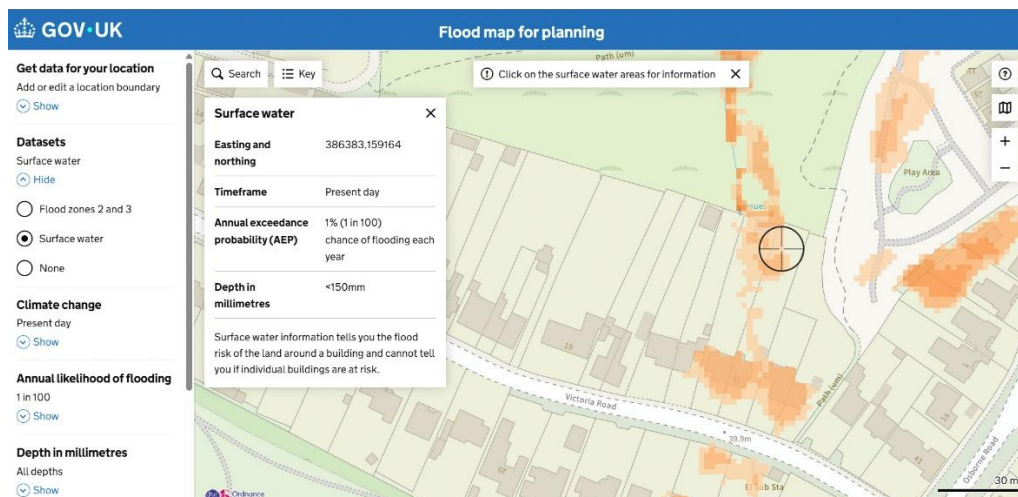
The site does however lie within an area of high risk of ground water flood risk where levels are near the surface (<150mm) for part of the site.

Therefore we are submitting a 'Householder and Minor Extensions Flood Risk Assessment' using the Wiltshire Council online form (attached).

On the attached form we have selected and propose to use mitigation option 2 which means that the floor level of the proposed out-buildings will be set at 300mm above the known or modelled 1 in 100 annual probability flood (1%) in any year.

The EA Flood Map below shows that water levels are less than 150mm below ground level therefore by setting our finished floor levels at 300mm above ground level, the buildings will not be affected by ground water.

In addition to the above the out-buildings will have flood resilient finishes and electrical sockets will be raised a minimum of 400mm above building floor levels.



Environmental Agency Flood Map



From Wiltshire Mapping