



Flood Risk Assessment

Town and Country Planning (General
Permitted Development) (England) Order 2015

Falcon View Farm, Five Lanes, Potterne

On behalf of



PNZ0014
FRA
1.0
August 2026

REPORT

Quality Management

Version	Status	Authored by	Reviewed by	Approved by	Review date
1.0	Final draft version				

Approval for issue

	[Signature]		12 August 2026
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1. INTRODUCTION

The NPPF sets out the Government's national policies on different aspects of land use planning in England in relation to flood risk. Supporting technical information in the Planning Practice Guidance must also be read in conjunction with the NPPF.

The technical guidance sets out the vulnerability to flooding of different land uses. It encourages development to be located in areas of lower flood risk where possible, and stresses the importance of preventing increases in flood risk off site to the wider catchment area.

The technical guidance also states that alternative sources of flooding, other than tidal and fluvial (river flooding), should also be considered when preparing a Flood Risk Assessment.

2. SOURCES OF DATA

- Environment Agency
- Wiltshire Council SFRA
- Local knowledge

3. THE DEVELOPMENT

What type of development is proposed and where will it be located? Include whether it is new development, an extension to existing development or change of use etc.

The proposal relates to the erection of a new barn within the confines of the established agricultural unit at Falcon View Farm. The barn is considered to be reasonably necessary to support the agricultural enterprise at Falcon View Farm and it must therefore be sited within the unit in order for it to be functional.

What is its vulnerability classification?

Less vulnerable.

4. OTHER RELEVANT POLICY AND GUIDANCE

Is the proposed development consistent with the Local Development Documents?

The proposal is considered to be consistent with the relevant policies in the local development framework and to accord with all local supplementary planning documents.

5. POTENTIAL SOURCES OF FLOOD RISK

Definition of the Flood Hazard

Data taken from the Wiltshire Council Strategic Flood Risk Assessment shows that the site is located within Flood Zone 3a (High Probability). Flood Zone 3a is defined as having 1% or greater annual chance from rivers, or 0.5% or greater from the sea.

What sources of flooding could affect the site? For each individual source, describe how flooding would occur, with reference to any historical records wherever these are available.

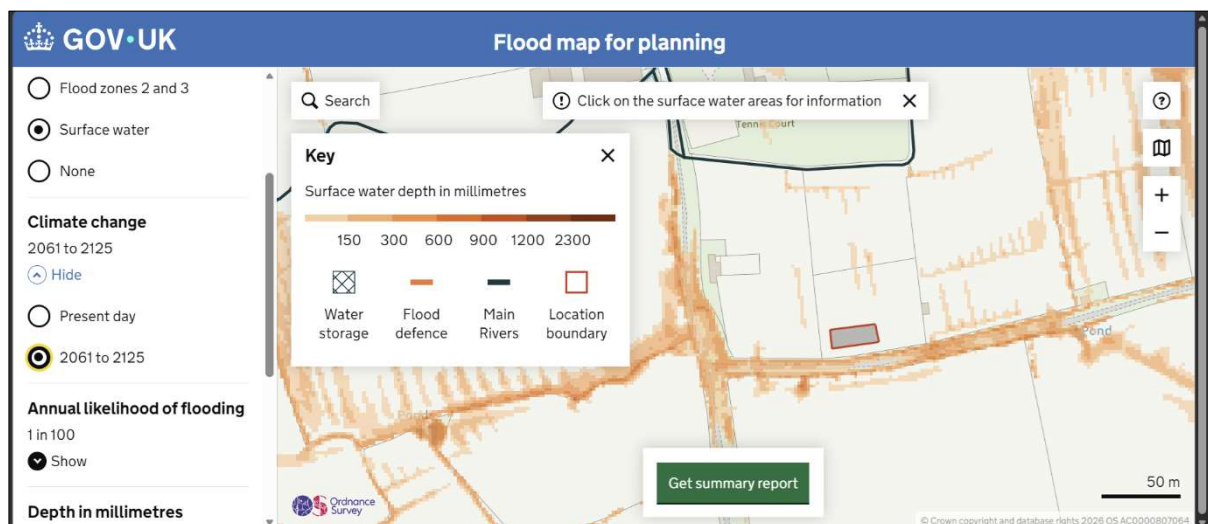
Tidal and Fluvial Flood Risk

The location of the proposed building is a significant distance inland and is therefore unlikely to be subject to flooding from tidal sources.

There is a main river located to the north of the agricultural unit, and it is this river which represents the greatest risk of flooding to the site if river levels were to rise to the point where the banks were overtopped. SFRA records confirm that this river is protected by flood defences which are formed from natural high ground. Historical flooding records within the SFRA have been checked and these show no record of instances of previous flooding at the site.

Surface Water Flood Risk

Surface water flooding has the potential to occur in an area when water collects during times of heavy rainfall. Ponding may also occur when the infiltration capacity of land is exceeded. This in turn may lead to adverse effects on buildings and infrastructure.



The extract (above) is taken from Environment Agency records and it shows that the site is considered to be at very low risk from surface water flooding now or in the future.

Groundwater Flood Risk

SFRA records have been checked and the zone in which the building will be located is deemed as having a negligible risk from groundwater flooding due to the nature of the local geological deposits.

Reservoir Flood Risk

SFRA records have been checked, and these confirm that the site is not at risk from reservoir flooding.

6. FLOOD RISK MITIGATION

Impedance of Flood Flows & Development Drainage

The location of the proposed barn is not near to any known locations where the flow of flood water could be a source of extra risk.

The site will continue to be defended by the existing flood defences and by practical prevention by the site owner. Existing flood defences will be regularly maintained to ensure their continued effective operation.

In addition, the proposal is capable of providing a positive enhancement of the flood mitigation at the site due to the fact that all of the run-off water from the roof of the building will be collected in water butts for re-use on the smallholding.

The risk of flooding will still remain but this is unaffected by the proposal and will remain minimal. The technical guidance does not anticipate that climate change will significantly increase flood risk on the site during the lifetime of the development.

Design & Build

The building is intended to accommodate hay, feed, machinery and equipment. The barn will be open fronted on the north elevation with further openings on the side elevations and this will allow for water to enter/exit through the building during a flooding event. This will not prevent the building from flooding during a flood event, but it will allow the floodwaters to recede from within the building as soon as water levels return to normal conditions.

All construction spoil which arises from the proposed development will be disposed of off-site at an authorised disposal site which is located on land which falls within flood zone 1 only.

Flow routes

The site is not near to any known locations where the flow of flood water could be a source of extra risk.

6. FLOOD CONTINGENCY PLAN AND EVACUATION PROCEDURES

Flood risk warnings

The site is within an area where the Environment Agency issue flood alerts. The applicant is already signed up to the Environment Agency Flood Warning Scheme (<https://www.gov.uk/sign-up-for-flood-warnings>) and frequently monitors official the national flood warning service:

<https://flood-warning-information.service.gov.uk/warnings> - 0845 988 1188.

Safe access and egress

Access to the site is from an existing access road located to the west of Falcon View Farm. On the occasions when flood waters would make it necessary to arrange safe evacuation of the dwelling then this route would also provide egress from the site.

In the case of a flood emergency all persons and livestock would be evacuated along this route to the nearest land to the north or south of the site which is located in flood zone 1.

Safe evacuation of the site would involve use of the Environment Agency flood warnings system. The site is in a flood warning area where the Environment Agency issue flood alerts.

7. CONCLUSION

The site is in an area of flood risk, but the proposal will not compromise the existing position in relation to surface water and run-off drainage provision, thus not materially increasing flood risk on site and elsewhere. The proposals for flood warning and future management will ensure there is no increase in flood risk at the site or elsewhere. The flood risk can be adequately managed.

This FRA has assessed the risks and consequences of flooding from a range of sources, including tidal, fluvial and surface water. The main risk of flooding to the site is in the eventuality of fluvial overtopping. It is considered that risks can be managed to enable the site to be developed safely with due consideration of flood risk and that the development will not result in an increase of flood risk elsewhere.