

Land at New Buildings, Chute Cadley, Andover, SP11 9ED

Retention of equestrian building (including increase to ridge height and side extension) and associated hardstanding area (Retrospective).

Flood Risk Assessment

Prepared by

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September 2026

1. Following the publication of the NPPF (August 2026) and National Decision Making Policy F4 2(c), we are required to prepare and submit a Flood Risk Assessment in support of this planning application (ref. PL/2026/02960) as part of the site is in an area identified in the Strategic Flood Risk Assessment to be at risk of surface water flooding:

F4. 2. In Flood Zone 1, a site-specific flood risk assessment should inform and accompany all development proposals involving:

- a. Sites of one hectare or more;*
- b. Land which has been identified by the Environment Agency as having critical drainage problems; and*
- c. Land identified in a strategic flood risk assessment or the Flood Map for Planning as being at risk of flooding from any source, whether now or in the future.*

2. Please find attached;

Appendix A; An extract from the Flood Map for Planning showing the potential for surface water flooding (1 in 1000 years).

Appendix B; A report generated from the Flood Map for Planning for the site

Appendix C; Annex F from the NPPF 2026, setting out the classes of Flood Zones and the Flood Risk Vulnerability Classification.

Appendix D; An extract from an email from the case officer dated September 2026 with an extract from the Strategic Flood Risk Assessment.

3. As the report from the Flood Map for Planning (**Appendix B**) confirms, the application site is wholly within Flood Zone 1, an area with a low probability of flooding from rivers or streams. The extract from the Flood Map for Planning showing the surface water dataset (**Appendix A**) shows that part of the site (but not the existing or extended building) is at risk from flooding to a depth of between 150mm-300mm.

4. NB. We have been unable to reproduce the image from the Strategic Flood Risk Assessment as shown in the email from the case officer (**Appendix D**), but we do not consider this to be an issue. The broad issue remains the same, based on the extract from the Flood Map for Planning at **Appendix A**.

5. Planning permission for an equestrian building on this site was granted by Wiltshire Council on 13th August 2021 (under ref. PL/2021/05396). This present application is for essentially the same building (slightly extended) in the same place and for the same equestrian use. Having regard to Annex F of the NPPF (**Appendix C**), this is regarded as 'Less Vulnerable' development. It is clear from the NPPF, Annex F, Table 3 that 'Less Vulnerable' development is broadly acceptable in this situation and the exception test is not required.

6. Bearing in mind that planning permission was granted for an equestrian building here in 2021 and that an equestrian building is 'Less Vulnerable' development, we are satisfied that;

- the development can remain operational and safe for users in times of flood;
- the development will result in no loss of floodplain storage;
- the development will not impede water flows and will not increase flood risk elsewhere.

END

Get data for your location

Add or edit a location boundary

[Show](#)

Datasets

Surface water

[Hide](#)

☐ Flood zones 2 and 3

☒ Surface water

☐ None

Climate change

Present day

[Show](#)

Annual likelihood of flooding

1 in 1000

[Hide](#)

☐ 1 in 30

☐ 1 in 100

☒ 1 in 1000

Depth in millimetres

All depths

[Show](#)

Map features

None selected

[Search](#)

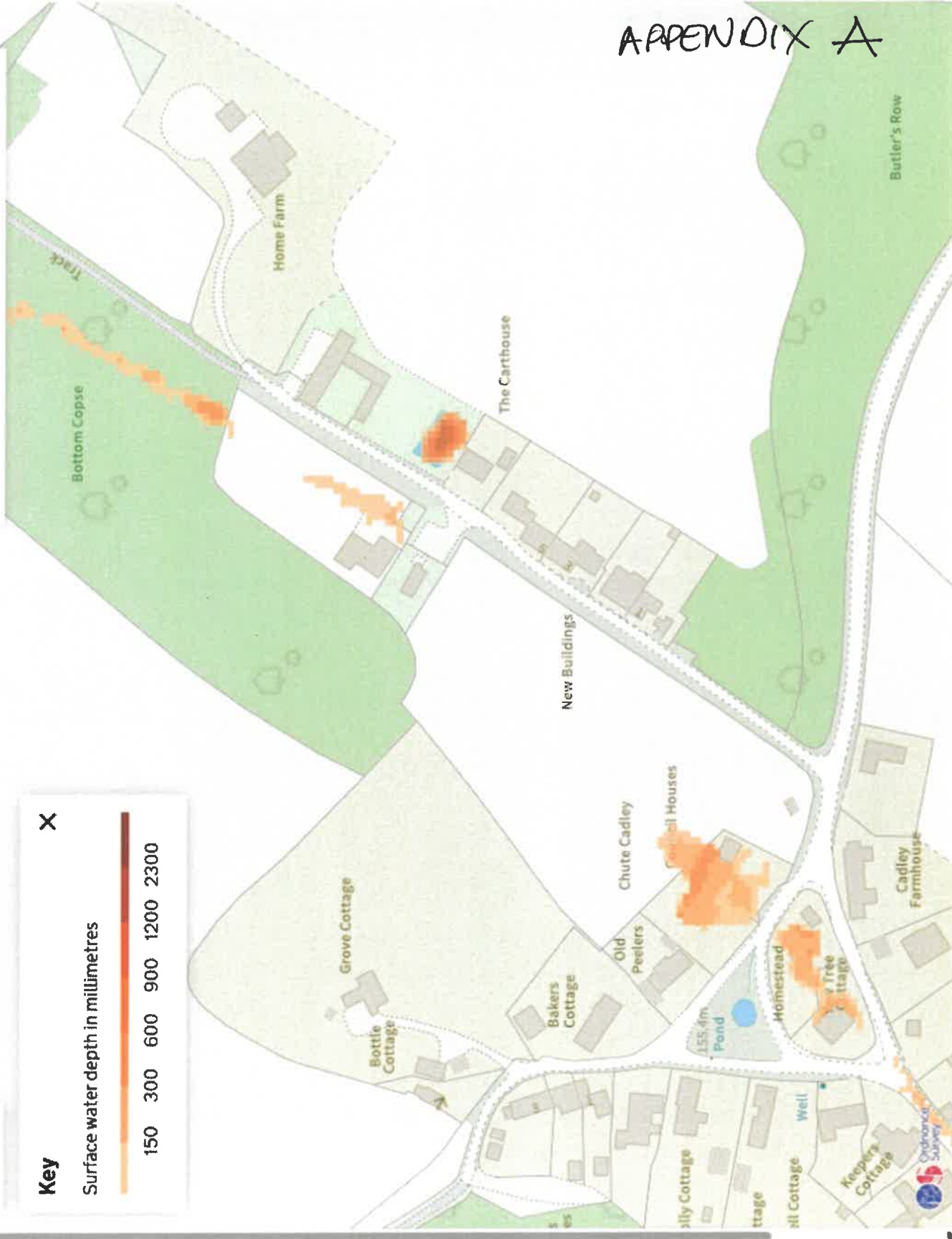
Key

Surface water depth in millimetres



[Click on the surface water areas for information](#)

APPENDIX A





Flood map for planning

Your reference	Location (easting/northing)	Created
Unspecified	431581/153512	24 September 2026 14:11

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2026 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



Annex F: Managing Flood Risk and Coastal Change

Table 1: Flood zones (risks from river and sea flooding)

Flood Zone	Definition
Zone 1 Low probability	Land having a less than 0.1% annual probability of river or sea flooding (all land outside Zones 2, 3a and 3b).
Zone 2 Medium probability	Land having between a 1% and 0.1% annual probability of river flooding; or land having between a 0.5% and 0.1% annual probability of sea flooding (land shown in light blue on the Flood Map for Planning).
Zone 3a High probability	Land having a 1% or greater annual probability of river flooding; or Land having a 0.5% or greater annual probability of sea flooding (land shown in dark blue on the Flood Map for Planning).
Zone 3b Functional floodplain	This zone comprises land where water from rivers or the sea has to flow or be stored in times of flood. The identification of functional floodplain should take account of local circumstances and not be defined solely on rigid probability parameters. Functional floodplain will normally comprise: • Land having a 3.3% or greater annual probability of flooding, with any existing flood risk management infrastructure operating effectively; or • Land that is designed to flood (such as a flood attenuation scheme), even if it would only flood in more extreme events (such as 0.1% annual probability of flooding). Local planning authorities should identify in their strategic flood risk assessments areas of functional floodplain and their boundaries accordingly, in agreement with the Environment Agency (not separately distinguished from Zone 3a on the Flood Map).

Note: Flood Zones 2 and 3, shown on the Environment Agency's Flood Map for Planning, only account for river and sea flooding, and do not account for the benefits of flood defences or the possible effects of climate change. Reference should therefore also be made to the Environment Agency's other data on the Flood Map for Planning, and any current strategic flood risk assessment(s), when considering potential future flood risks to developments and land uses.

Table 2: Flood risk vulnerability classification

ESSENTIAL INFRASTRUCTURE

- Essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk.
- Essential utility infrastructure which has to be located in a flood risk area for operational reasons, including for electricity generation and storage, electricity network infrastructure, telecommunications infrastructure, water supply reservoirs and water treatment works that need to remain operational in times of flood.
- Wind turbines.
- Solar farms.
- Hydrogen production facilities.
- Carbon Capture, distribution and storage facilities.
- Heat networks.
- Data Centres.
- Electric vehicle charging stations.

HIGHLY VULNERABLE

- Police and ambulance stations, fire stations and command centres.
- Emergency dispersal points.
- Basement dwellings.
- Caravans, mobile homes and park homes intended for permanent residential use.
- Installations requiring hazardous substances consent or which fall under The Control of Major Accident Hazards Regulations 2015. Where there is a demonstrable need for such installations – including bulk storage associated with port or similar facilities, and energy infrastructure and carbon capture or storage – to be located at coastal, water-side, or other high flood risk areas, they should be classified as ‘Essential Infrastructure’.
- Installations requiring a radioactive substances regulations permit for disposal to landfill or dedicated near-surface disposal by burial.

MORE VULNERABLE

- Hospitals.
- Residential institutions such as residential care homes, children’s homes, social services homes, prisons and hostels.
- Buildings used for dwelling houses (including floating/rising designs), student halls of residence, drinking establishments, nightclubs and hotels.
- Non–residential uses for health services, nurseries and educational establishments.

- Landfill⁷⁸ and sites used for waste management facilities for hazardous waste.
- Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.

LESS VULNERABLE

- Police, ambulance and fire stations which are not required to be operational during flooding.
- Buildings used for: shops; financial, professional and other services; restaurants, cafes and hot food takeaways; offices; general industry, storage and distribution; non-residential institutions not included in the 'more vulnerable' class; and assembly and leisure.
- Land and buildings used for agriculture and forestry.
- Waste treatment (except landfill and hazardous waste facilities).
- Minerals working and processing (except for sand and gravel working).
- Water treatment works which do not need to remain operational during times of flood.
- Sewage treatment works, if adequate measures to control pollution and manage sewage during flooding events are in place.
- Car parks.
- Land-raising (unless part of or enabling a development with a higher vulnerability classification).

WATER-COMPATIBLE DEVELOPMENT

- Flood control infrastructure.
- Water transmission infrastructure and pumping stations.
- Sewage transmission infrastructure and pumping stations.
- Sand and gravel working.
- Docks, marinas and wharves.
- Navigation facilities.
- Ministry of Defence installations.
- Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location.
- Water-based recreation (excluding sleeping accommodation).
- Lifeguard and coastguard stations.
- Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms.

⁷⁸ Landfill in this annex is as defined in Schedule 10 of the Environmental Permitting (England and Wales) Regulations 2010: The Environmental Permitting (England and Wales) Regulations 2010.

- Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan.

Table 3: Flood risk vulnerability and flood zone ‘incompatibility’

Flood zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception test required	✓	✓	✓
Zone 3a †	Exception test required †	X	Exception test required	✓	✓
Zone 3b *	Exception test required *	X	X	X	✓ *

Key:

✓ Exception test is not required

X Development should be refused

Notes to table 3:

Some developments may contain different elements of vulnerability, and the highest vulnerability category should be used, unless the development is considered in its component parts.

† In flood zone 3a essential infrastructure should be designed and constructed to remain operational and safe in times of flood.

* In flood zone 3b (functional floodplain) essential infrastructure that has passed the exception test, and water-compatible uses, should be designed and constructed to:

- remain operational and safe for users in times of flood;
- result in no net loss of floodplain storage;
- not impede water flows and not increase flood risk elsewhere.

APPENDIX D.

These should include:

- Updated elevations showing all external features;
- An amended site plan showing the full extent of the yard area/changes to the access surface;
- A first-floor plan;
- A section drawing through the building clearly identifying the first-floor level;
- Proposed Plans for any additional works (e.g: door/access arrangements to the first floor)

The Design and Access statement should also be amended to reflect the above/explanation for the changes.

Following the publication of the August NPPF and National Decision Making Policy F4 2(c), we will also require a Flood Risk Assessment as part of the footprint of the building is in an area identified in the [Strategic Flood Risk Assessment](#) to be at risk of surface water flooding:

F4. 2. In Flood Zone 1, a site-specific flood risk assessment should inform and accompany all development proposals involving:

- a. Sites of one hectare or more;*
- b. Land which has been identified by the Environment Agency as having critical drainage problems; and*
- c. Land identified in a strategic flood risk assessment or the Flood Map for Planning55 as being at risk of flooding from any source, whether now or in the future.*



Please can you also provide details of the right of way for all purposes from the lane /include in D&A.

Further consultation, and an extension of time to determine the application will be required. Whilst our usual EOT requirements (set out on the website [Stages of a planning application - Wiltshire Council](#)) are for a period equivalent to the statutory determination period (8 weeks), I consider that a 6-week extension from receipt should be sufficient in this instance.

Kind regards

Lucy Minting

Lucy Minting

Senior Planning Officer (South hub)

Development Management