

Hill Cottage, Stop Street, Fonthill Gifford, Tisbury SP3 6QW

Reference: R1091 FRA-v1

Sep-26

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FLOOD RISK ASSESSMENT

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Report Limitations

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All Environment Agency mapping data used under special licence. Data is current as the data on the correspondence given by the Environment Agency and is subject to change.

The information presented and conclusions drawn are based on statistical data and are for guidance purposes only. The study provides no guarantee against flooding of the study site or elsewhere, nor of the absolute accuracy of water levels, flow rates and associated probabilities.

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Purpose of this report

- 1.1 RIDA Reports Ltd has been appointed to undertake a Level 1 – Screening Study Flood Risk Assessment for a development located at SP3 6QW.

Objectives

- 1.2 The objectives of this FRA are to demonstrate the following:
- Whether the proposed development will likely be affected by current or future flooding.
 - Whether the proposed development will increase flood risk elsewhere.
 - Whether the flood risks associated with the proposed development can be satisfactorily managed.
 - Whether the measures proposed to deal with the flood risk are sustainable.

Documents Consulted

- 1.3 To achieve these objectives, the following documents have been consulted and referenced:

The National Planning Policy Framework (NPPF)
CIRIA C753 document The SuDS Manual, 2015
Local Flood Risk Management Strategy (LFRMS)
Level 1 Strategic Flood Risk Assessment (SFRA)
Aerial photographs and topographical survey of the site
British Geological Society Records
Local Council flood Maps
Environment Agency flood maps
The CIRIA publication 'C635 Designing for exceedance in urban drainage Good practice'



Development Site and Location

- 2.1 The site is located at Stop Street, Fonthill Gifford. The nearest postcode is SP3 6QW. Refer to appendix A for site location plan.
- 2.2 The current use of the site is an existing dwelling and its associated garden. The current user vulnerability classification of the site is More vulnerable. The site is located in the River Flood Zone 1. Refer to Appendix B for more details.

Development Proposals

- 2.3 The proposed development includes the two storey rear extension of house and single storey car port extension with log store. Refer to Appendix B for the layout of the proposed development.
- 2.4 The vulnerability classification of the proposed development is More vulnerable with an estimated lifetime between 50 and 100 years.

Site Hydrology and Hydrogeology

- | | | |
|------------------------|-----|---|
| Hydrology | 2.5 | The Oddford Brook is located approximately 1400 m away from the development. |
| Aquifer | 2.6 | The development is located within a secondary aquifer type A. Aquifers type A consist of permeable layers capable of supporting water supplies at a local rather than strategic scale. They are generally aquifers formerly classified as minor aquifers. |
| Source Protection Zone | 2.7 | The site is not located within a Source Protection Zone. |
| Groundwater Levels | 2.8 | The ground water levels for this site are unknown. |

Site Geology

- | | | |
|----------------------|------|--|
| Bedrock | 2.9 | The British Geological Survey records of the site show that it is located within the Gault Formation-Mudstone. |
| Superficial Deposits | 2.10 | The British Geological Survey records show that the superficial deposits are not present at the site. |



National Planning Policy Framework (NPPF)

- 3.1 The NPPF and its technical guidance is a set of planning policies with the key objective of contributing to sustainable development. As part of it, they ensure that flood risk and sustainability are considered during the planning process. This ensures that developments are not located in flood risk areas and directs developments to lower risk areas. The NPPF applies a sequential risk-based approach to determining land suitability for development in flood risk areas. The NPPF also encourages developers to seek opportunities to reduce the overall level of flood risk through the development layout and the application of Sustainable Drainage Systems (SuDS).

The Flood and Water Management Act (2010)

- 3.2 The Flood and Water Management Act aims to reduce the flood risk associated with extreme weather events. It provides robust flood risk management for people, homes and businesses and encourages using SuDS for developments. A robust SuDS strategy should consider the recommendations in this Flood Risk Assessment.

Strategic Flood Risk Assessment (SFRA)

- 3.3 Planning policy with regard to development and flood risk in the area is detailed in the Level 1 Strategic Flood Risk Assessment Strategic Flood Risk Assessment (SFRA) which was published in 2024. The proposed development site is located within the administrative boundary of the Wiltshire Council.
- 3.4 The SFRA commits to direct new development to locations at the lowest flood risk. The SFRA provides information on the levels and flood hazards that could result from flooding. The Environment Agency flood zone maps and the SFRA ignore the presence of existing flood defences when defining the potential extent of flooding.
- 3.5 This report follows the guidance given in the Level 1 Strategic Flood Risk Assessment Strategic Flood Risk Assessment by evaluating the flood risk and providing relevant flood mitigation.



- 4.1 The NPPF guidance states that "the aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Where the test applies, development proposals should not be located in areas at risk of flooding where alternative sites, appropriate for the development, are reasonably available in areas with a lower risk of flooding. The area to which the test is applied should not be greater than the anticipated catchment of the development in terms of its likely occupiers or users."

Applicability of the Sequential Test

- 4.2 The flood risks were determined by identifying all the sources of flooding and assessing their possible impact and likelihood to development. It is confirmed that the development is:

- In Flood Zone 1, based on the Planning Flood Risk Map
- At very low risk of surface flooding
- At very low risk of groundwater flooding
- Outside of a critical drainage area
- Outside of an area with sewer flooding

- 4.3 This type of development is exempt from applying the sequential test as per Policy F5(2)(c) of the National Planning Policy Framework (NPPF). The development has been made safe and has not increased the risk to other properties. National planning policy recognises that for householder development, minor non-residential extensions (footprint <250 m²) and changes of use, requiring an off-site area-of-search evaluation is impractical. As such, the scheme satisfies national sequential requirements without the need to evaluate alternative sites in lower flood risk zones. See copy of Policy F5(2)(c) below:

"F5.2. The sequential test should be used in areas known to be at risk now or in the future from any form of flooding, other than for:

c. For the following types of development:

i. Householder development;

ii. Small non-residential extensions (with a footprint of less than 250m²); and

iii. Changes of use, other than changes of use to a caravan, camping or chalet site, or to a mobile home or park home site."



Exception Test

	4.4	Fluvial flood risk for this minor development has been assessed using the Environment Agency Flood Map for Planning and the standing advice approach set out in the NPPF, which considers both the scale of development and the vulnerability classification of the proposed land use.
Step 1	4.5	The proposed development is less than 1 ha and falls within the Environment Agency (EA) Flood Zone 1. Therefore, this Flood Risk Assessment Level 1-Screening report should be sufficient under the NPPF. Flood Zone 1 is considered to have a low probability of flooding, with an annual probability of flooding of <0.1%. The chance of flooding is 1 in 1000 years or lower.
Flood Zone categorisation		
Step 2	4.6	The Exception Test is not required for this development.
The Exception Test		



- 5.1 The development has been assessed for the following potential flood risks, river and tidal flood risk, surface water flooding, flooding from groundwater, reservoir flood risk and drainage systems.

Flood Defence and Historic Flooding

- 5.2 The Environment Agency records show that the site does not benefit from flood defences. They also show that the area around the site has not been flooded in the past. See Appendix C for details.

Flooding from river and sea

- 5.3 The proposed development is less than 1 ha and falls within the Environment Agency (EA) Flood Zone 1. Therefore, this Flood Risk Assessment Level 1-Screening report should be sufficient under the NPPF. Flood Zone 1 is considered to have a low probability of flooding, with an annual probability of flooding of <0.1%. The chance of flooding is 1 in 1000 years or lower.
- 5.4 The climate change allowance is not applicable for this site.
- 5.5 The site is located in an area outside of fluvial flooding flood risk.
- 5.6 It is concluded that the site is not affected by fluvial/sea flood risk.

Surface water (overland flows) flood risk

- 5.7 The Environment Agency Flood Map for Planning Surface Water dataset indicates a very low surface water flood risk. A residual risk of localised shallow ponding during extreme rainfall events remains possible. The mapping includes present day and climate change scenarios based on the UKCP18 Upper End 2070s climate change allowance.
- 5.8 *The Environment Agency Flood Map for Planning Surface Water datasets combine national flood modelling with locally available detailed flood model information. Flood extents below 75mm depth are removed from the mapping, as shallow surface water flooding of this magnitude is generally unlikely to prevent access or cause flooding to properties.*

Building footprints are raised within the modelling process by approximately 300mm



above surrounding ground levels. As a result, raw model outputs can sometimes indicate that buildings are outside mapped flood extents.

The mapping is not intended to provide property-specific flood risk or confirm flooding to individual buildings. However, building footprints are infilled using OS MasterMap data where surrounding flood extents indicate potential flood risk to buildings.

The modelling process also removes isolated small wet areas and infills isolated dry areas surrounded by floodwater to improve the usability and consistency of the datasets for strategic planning purposes.

- 5.9 The strategic flood risk for the Wiltshire Council confirms that the flood risk for the site is Very Low.
- 5.10 Based on the Environment Agency and the Strategic flood risk assessment's surface water mapping, it is concluded that the site is at Very Low risk of flooding from surface water sources.

Flooding from drainage systems in adjacent areas

- 5.11 The council's database confirms that there are no records of sewer flooding within the site. The site is located outside of the sewer flooding incidents area. See appendix C for details.

Reservoirs Risks

- 5.12 The Reservoir Flood Map (RFM) produced by the Environment Agency does not show the risk to individual properties of dam breach flooding. The maps do not indicate or relate to any particular probability of dam breach flooding. The maps were prepared for emergency planning purposes. They can be used to help reservoir owners produce on-site plans, and the Local Resilience Forum produce off-site plans and to prioritise areas for evacuation/early warning in the event of a potential dam failure. The RFM shows that the development could be outside of the possible dam breach flooding path. See Appendix C.

Groundwater flood risk

- 5.13 The British Geological Survey's flood risk susceptibility maps show that the development has limited susceptibility to groundwater flooding. The risk of groundwater flood to the site is considered very low. Refer to appendix C for record drawings.



Critical Drainage Areas

- 5.14 The Strategic Flood Risk Assessment was reviewed as part of this assessment. However, it does not show the critical drainage areas within the council. For this report, it has been assumed that the site is outside of a notified critical drainage area.



6.1 The Flood hazard assessment has demonstrated that the site is:

- In Flood Zone 1, based on the Planning Flood Risk Map
- At very low risk of surface flooding
- At very low risk of groundwater flooding
- Outside of a critical drainage area
- Outside of an area with sewer flooding

6.2 Under the NPPF it is necessary to demonstrate that, for any new development on the site, it is possible to provide an adequate level of flood protection for personnel working or living at the development.

Design Flood Level

6.3 The design flood level is the maximum estimated water level during the design storm event including an allowance for climate change in line with current best practice and the national planning policy guidance.

6.4 The Design Flood Level for this development has been determined by evaluating the levels from Fluvial/Sea, Surface Water, and Groundwater flood sources. As the site is situated in Flood Zone 1, is outside of a critical drainage area and has been assessed at very low risk from all other sources, the probability of inundation is considered insignificant. Consequently, a specific design flood depth is not implemented for this project as the identified risk does not warrant such mitigation.



7.1

The NPPF specifically stipulates that consideration should be given to potential off-site flood impacts of any proposed development. These off-site impacts are in relation to the following:

- Surface water management
- Flood flow conveyance, storage and climate change

Surface Water Management

7.2

The surface water run-off will be disposed of using SuDS techniques. The aim is to provide a sustainable design that accommodates the proposed attenuation volume and replicates the existing drainage regime using the SuDS hierarchy. See drainage strategy produced for this project for more information.

7.3

With no increase in the rate of surface water discharge from the site, compared to the site in its current configuration, the proposed development would have no adverse impact on surface water flood risk at the site or surrounding area. The SuDS should be designed at the detailed project stage.

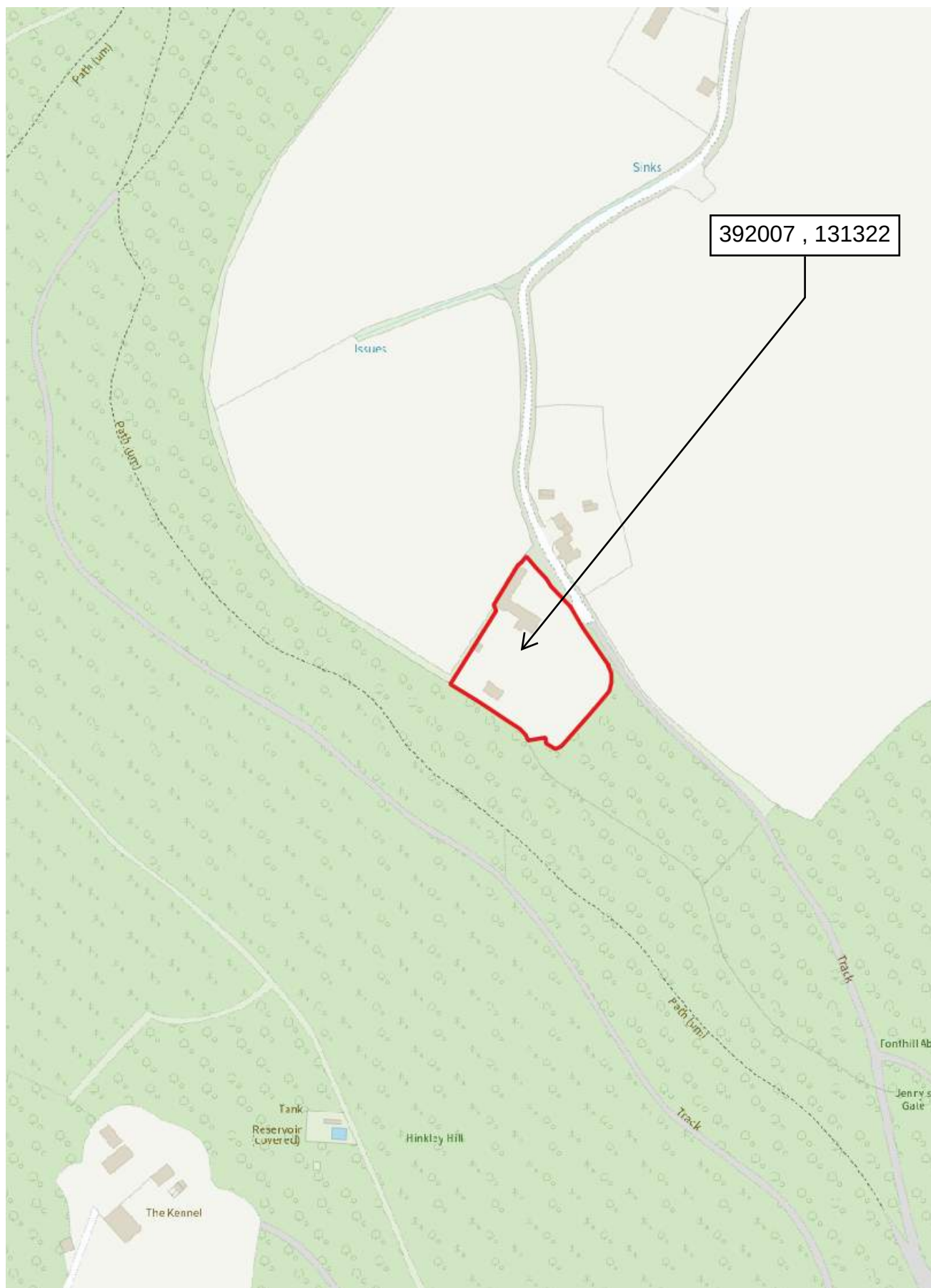




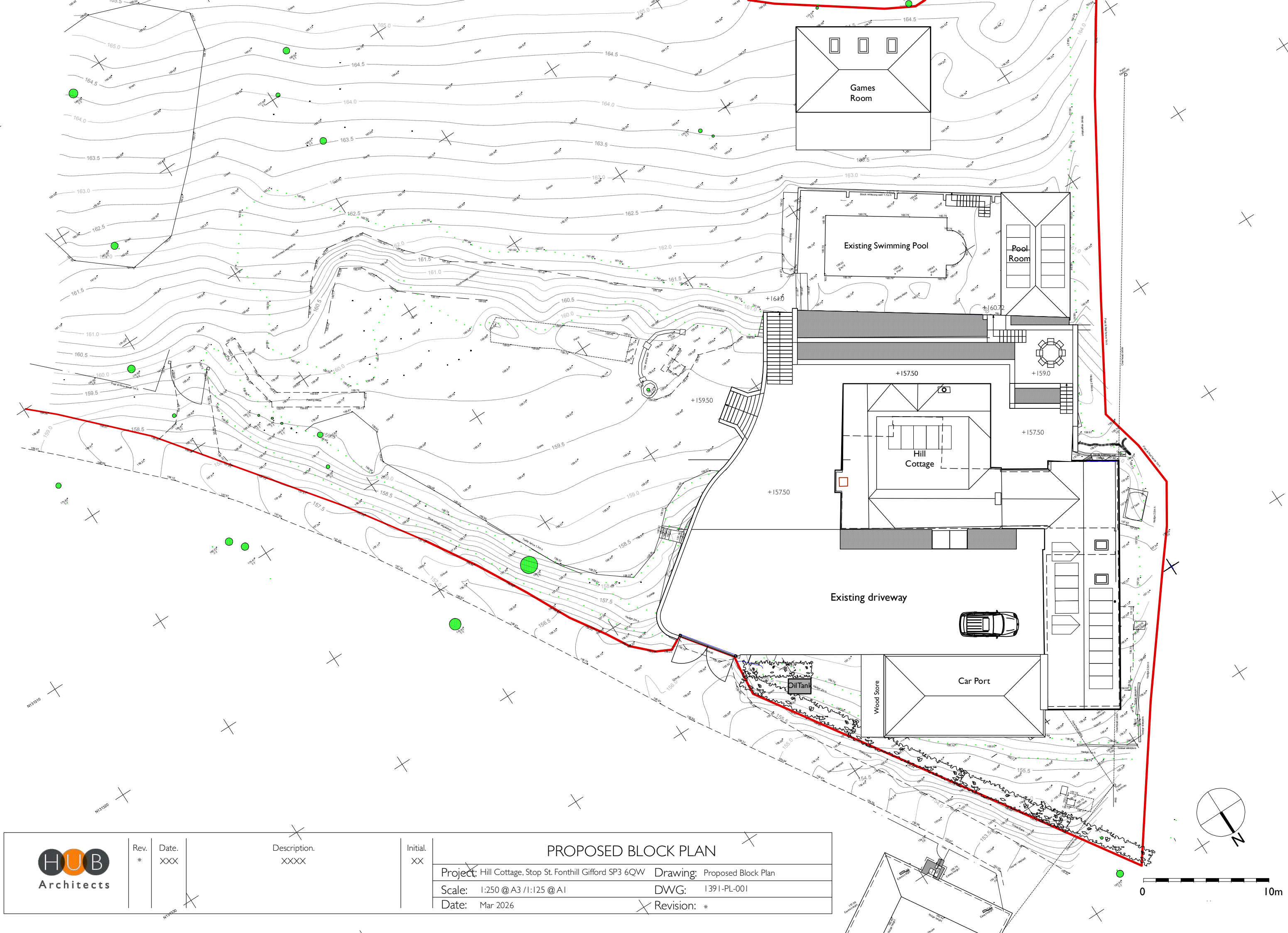
- 8.1 It is concluded that the site can be developed in accordance with the provisions of the NPPF and the requirements of the Environment Agency and the local planning authority.
- 8.2 This report demonstrates that the proposal will be safe, in terms of flood risk, for its design life and will not increase the flood risk elsewhere.



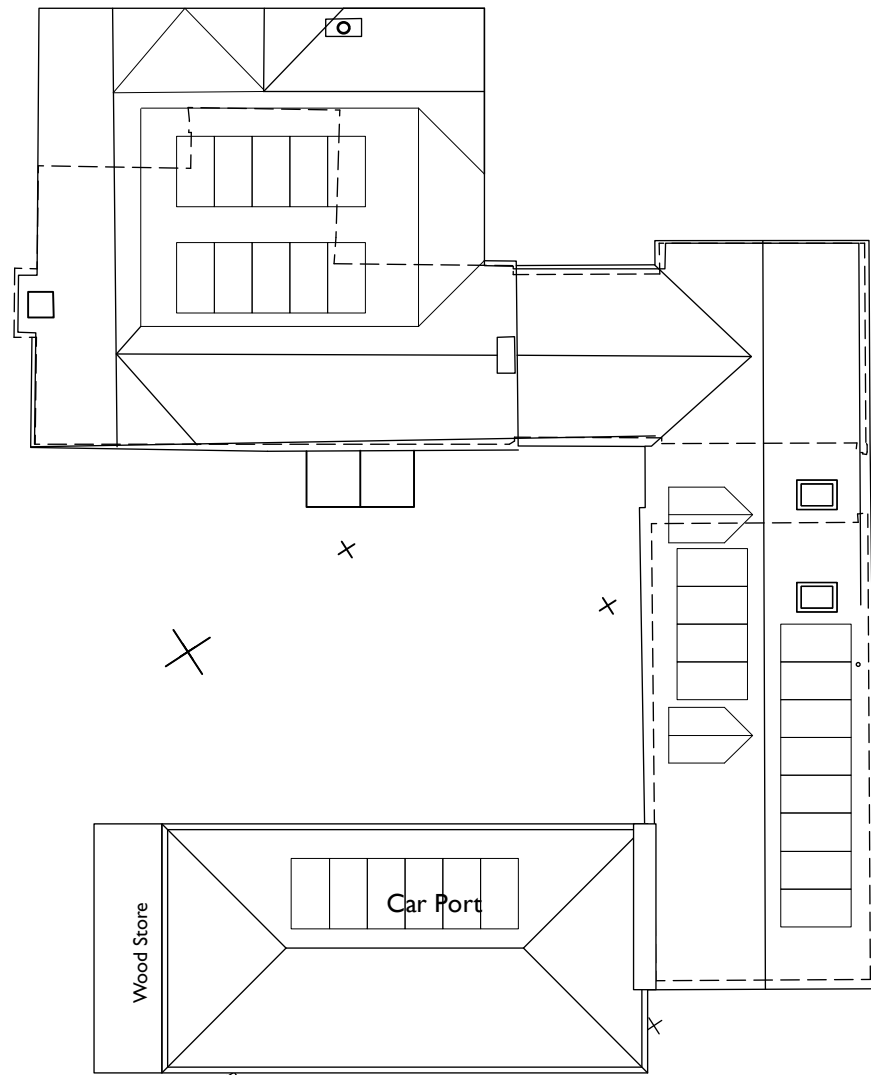
Appendix A



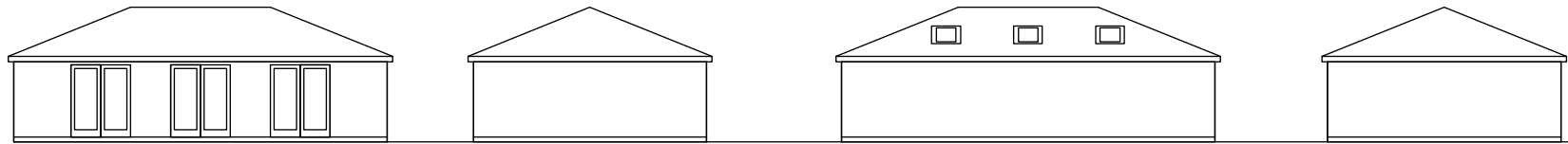
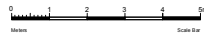
Appendix B



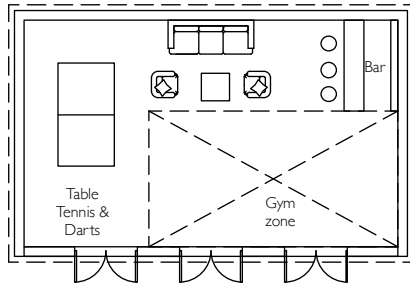
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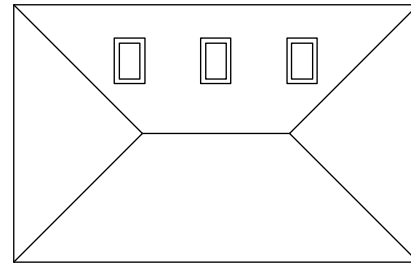
PROPOSED ROOF PLAN



NORTH EAST ELEVATION SOUTH EAST ELEVATION SOUTH WEST ELEVATION NORTH WEST ELEVATION

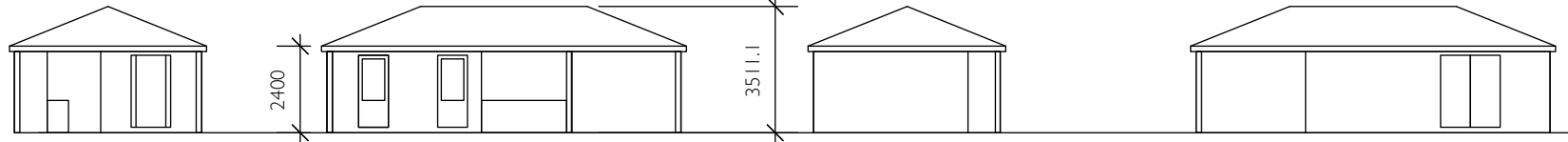


FLOOR PLAN

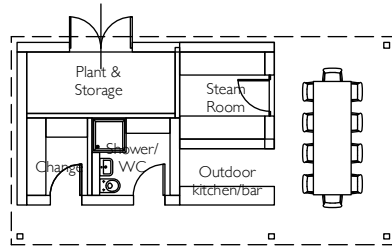


ROOF PLAN

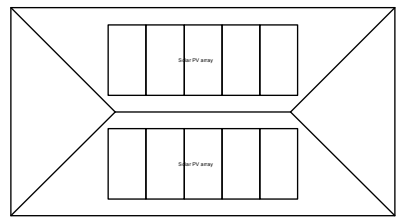
PROPOSED PLANS AND ELEVATIONS OF GAMES ROOM



NORTH EAST ELEVATION SOUTH EAST ELEVATION SOUTH WEST ELEVATION NORTH WEST ELEVATION



FLOOR PLAN



ROOF PLAN

PROPOSED PLANS AND ELEVATIONS OF POOL HOUSE



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DO NOT SCALE FROM THIS DRAWING

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EXISTING PLANS

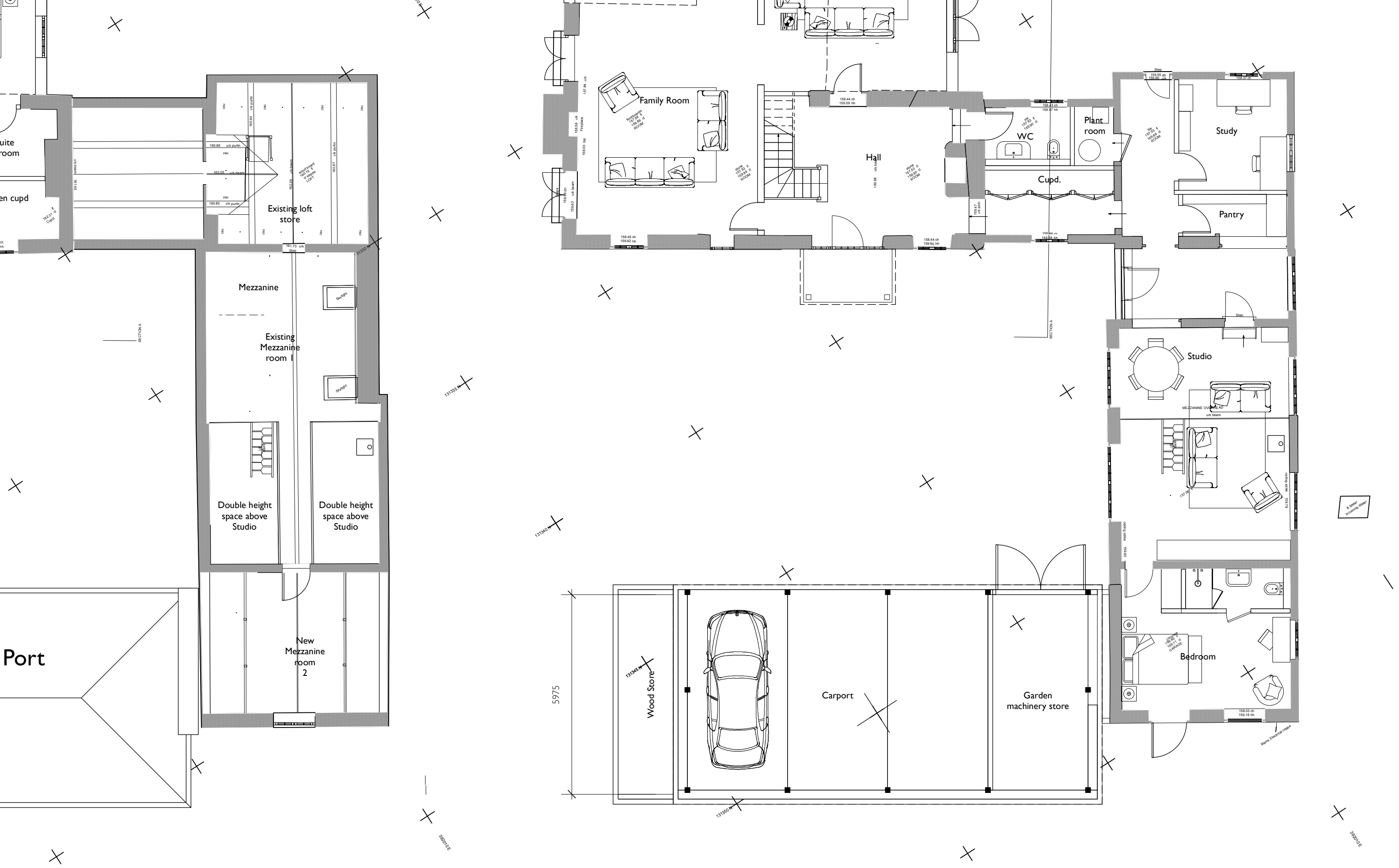
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Scale: 1:200 @ A3 & 1:100 @ A1

DWG: 1391-PL-02

Date: Mar 2026

Revision: *



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LARGER SCALE PROPOSED PLANS

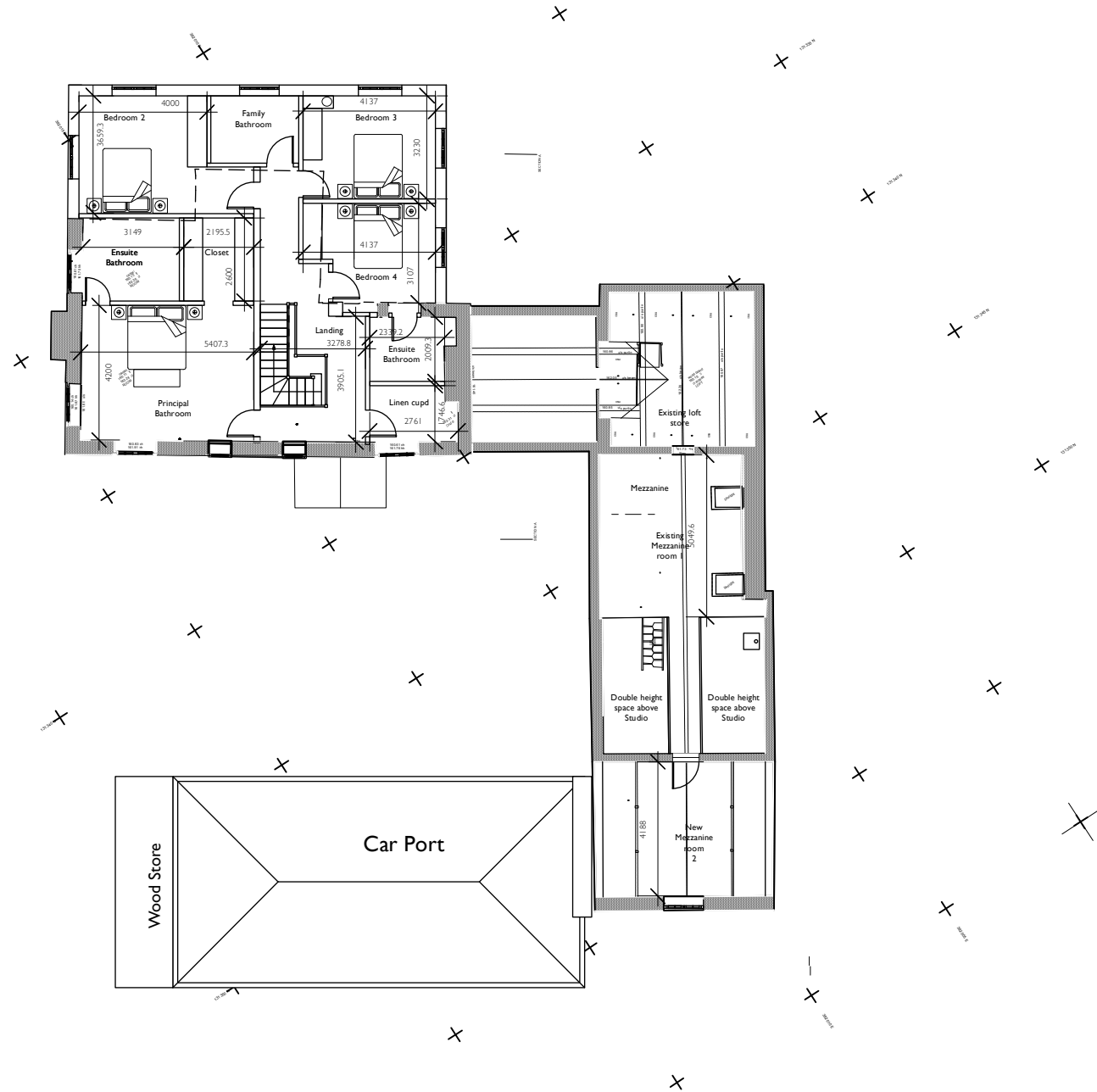
Project: Hill Cottage, Stop St. Fonthill Gifford SP3 6QW Drawing: Proposed Ground and 1st Floor Plans

Scale: 1:100 @ A3

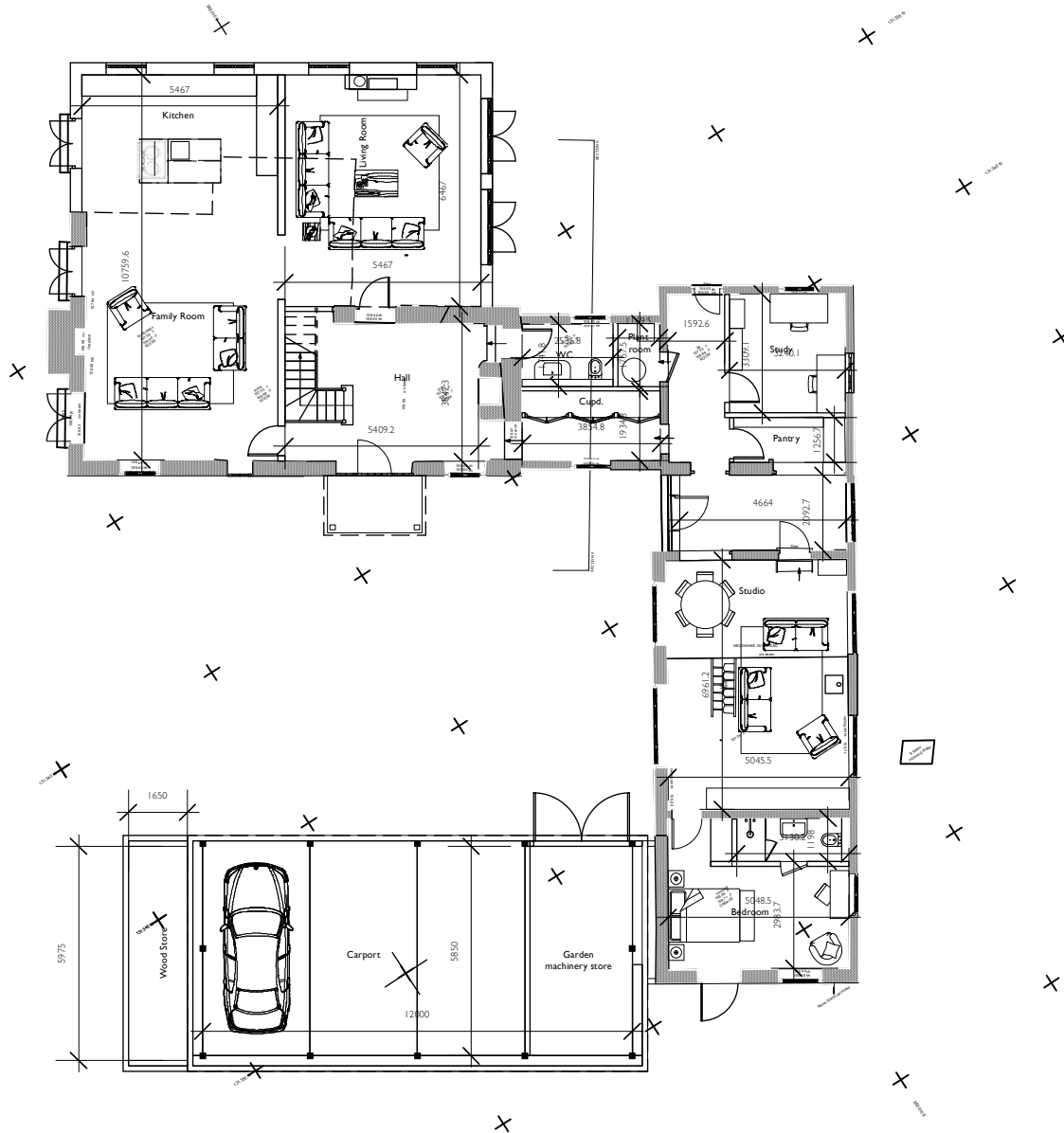
DWG: 1391-PL-01

Date: May 2026

Revision: *



PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



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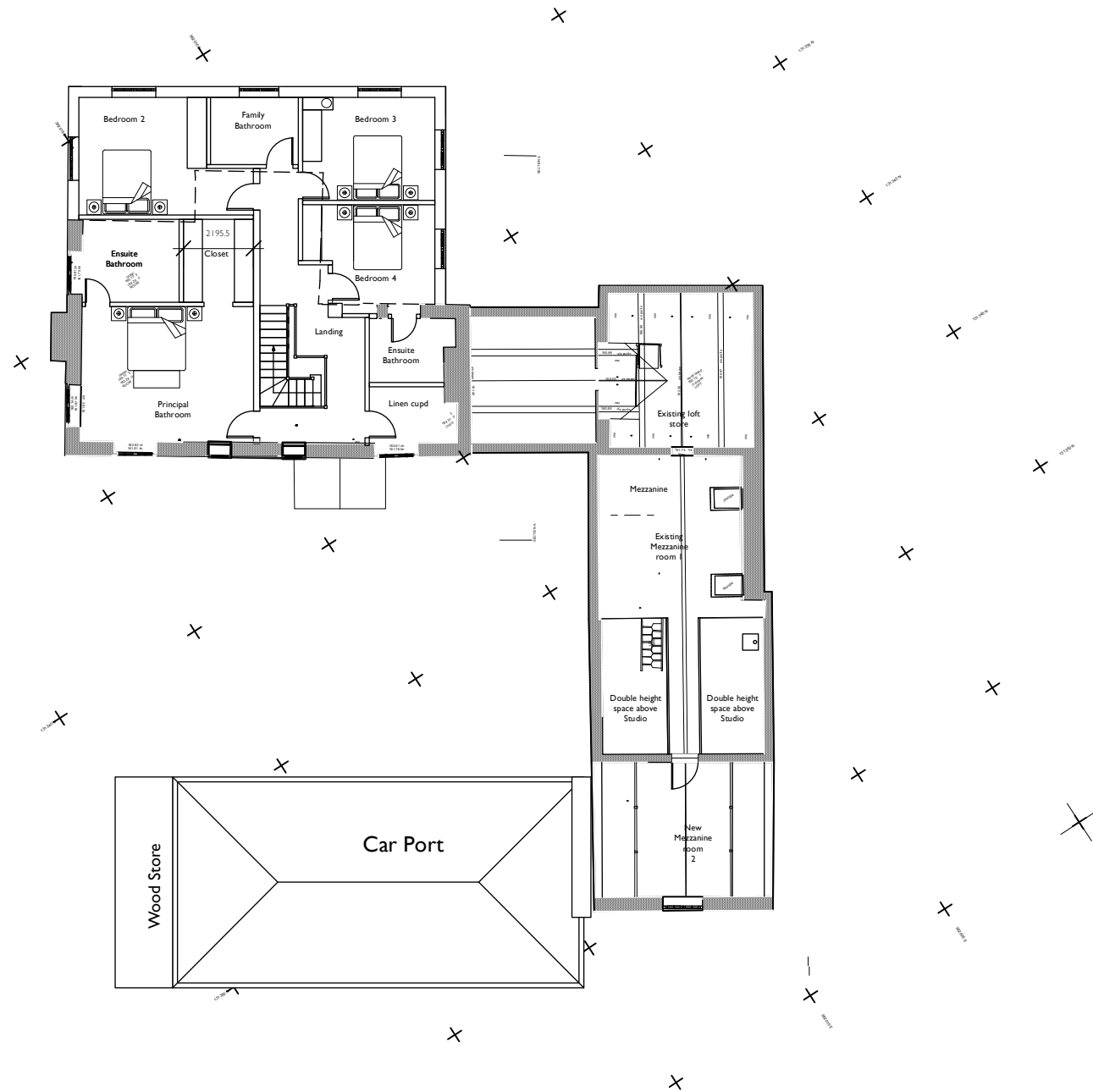
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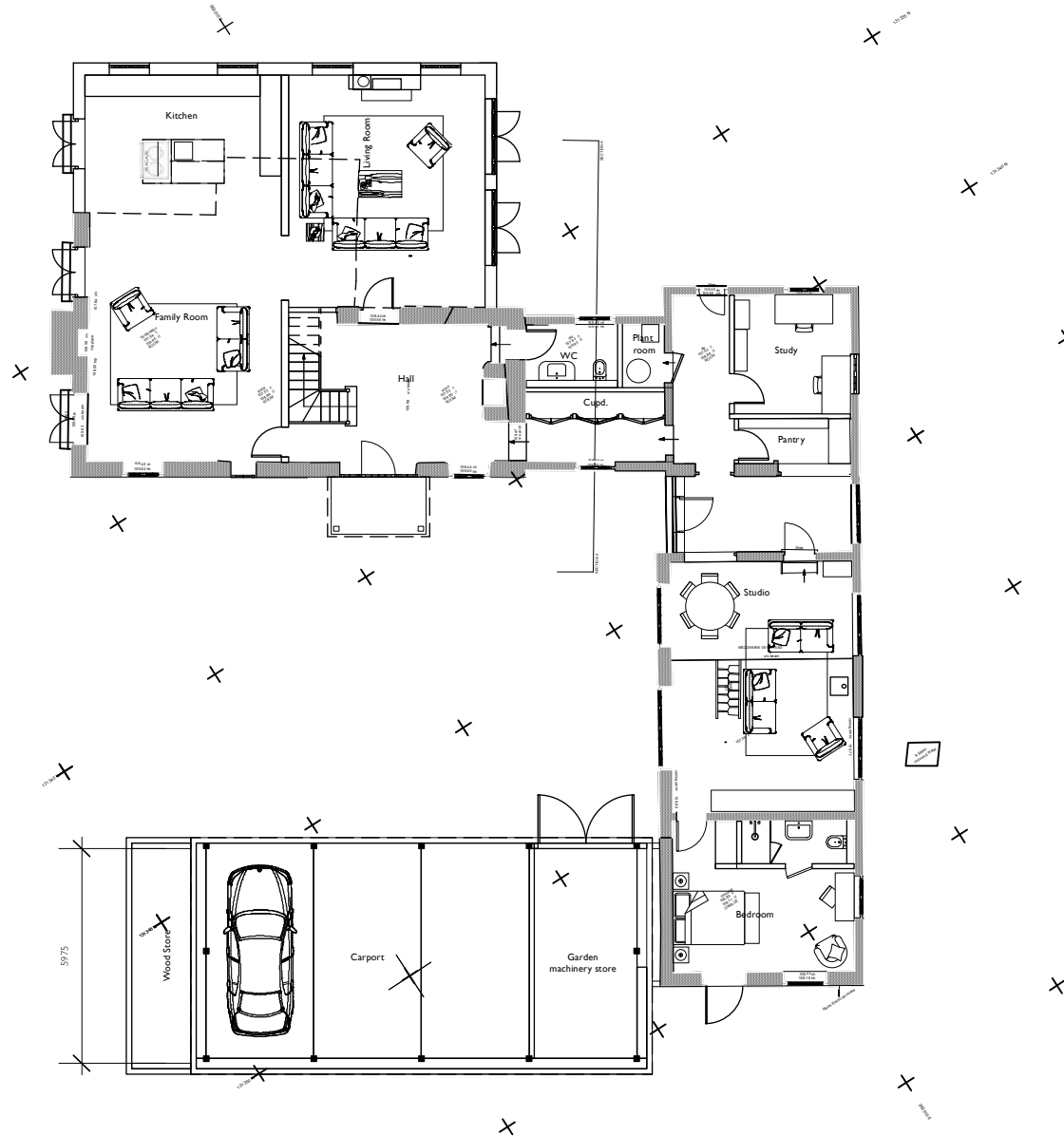
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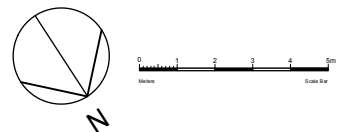
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Scale: 1:200 @ A3 & 1:100 @ A1 DWG: 1391-PL-01
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PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



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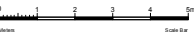
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PROPOSED PLANS

Project: Hill Cottage, Stop St. Fonthill Gifford SP3 6QW Drawing: Proposed Ground and 1st Floor Plans
Scale: 1:200 @ A3 & 1:100 @ A1 DWG: 1391-PL-01
Date: Mar 2026 Revision: *



PROPOSED ELEVATIONS & SECTION OF HOUSE



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PROPOSED ELEVATIONS AND SECTIONS

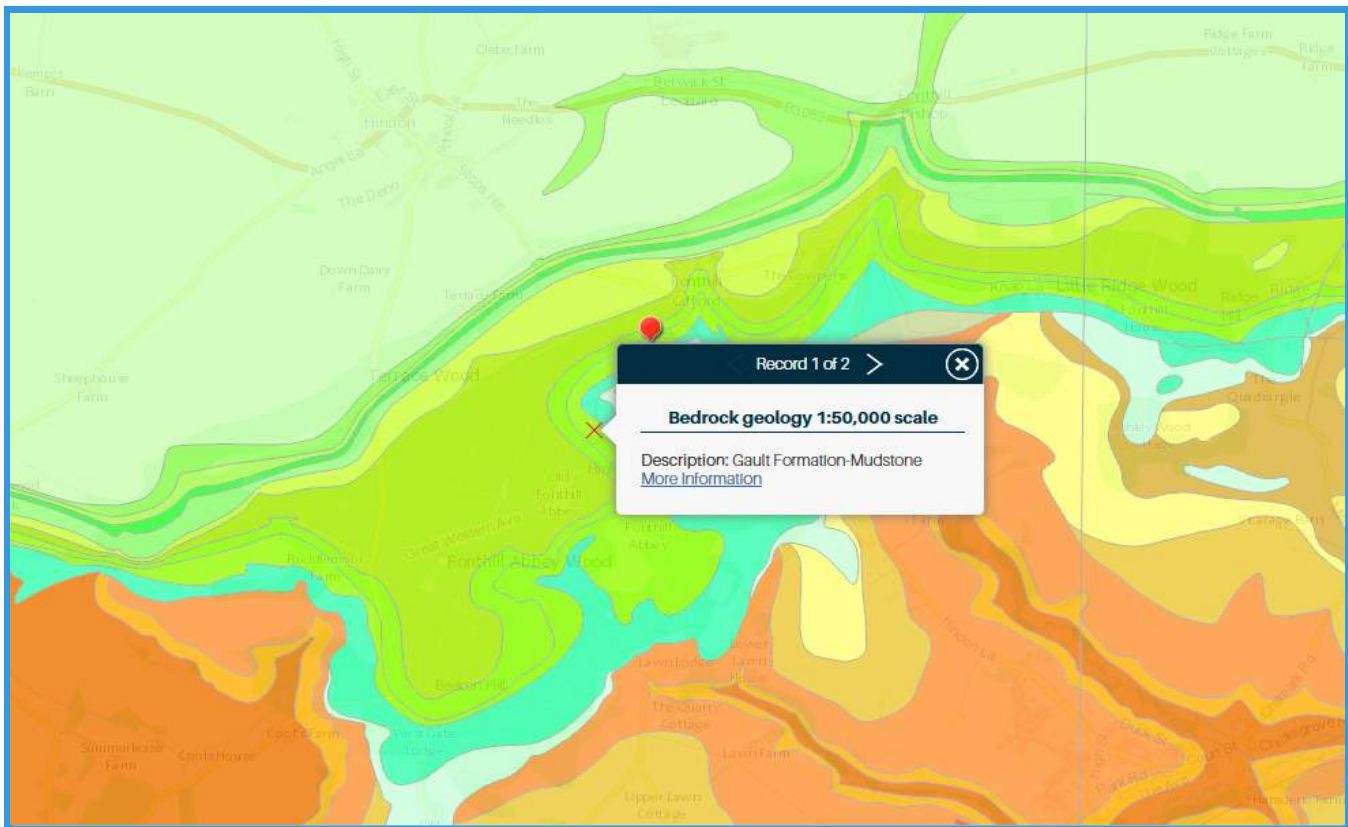
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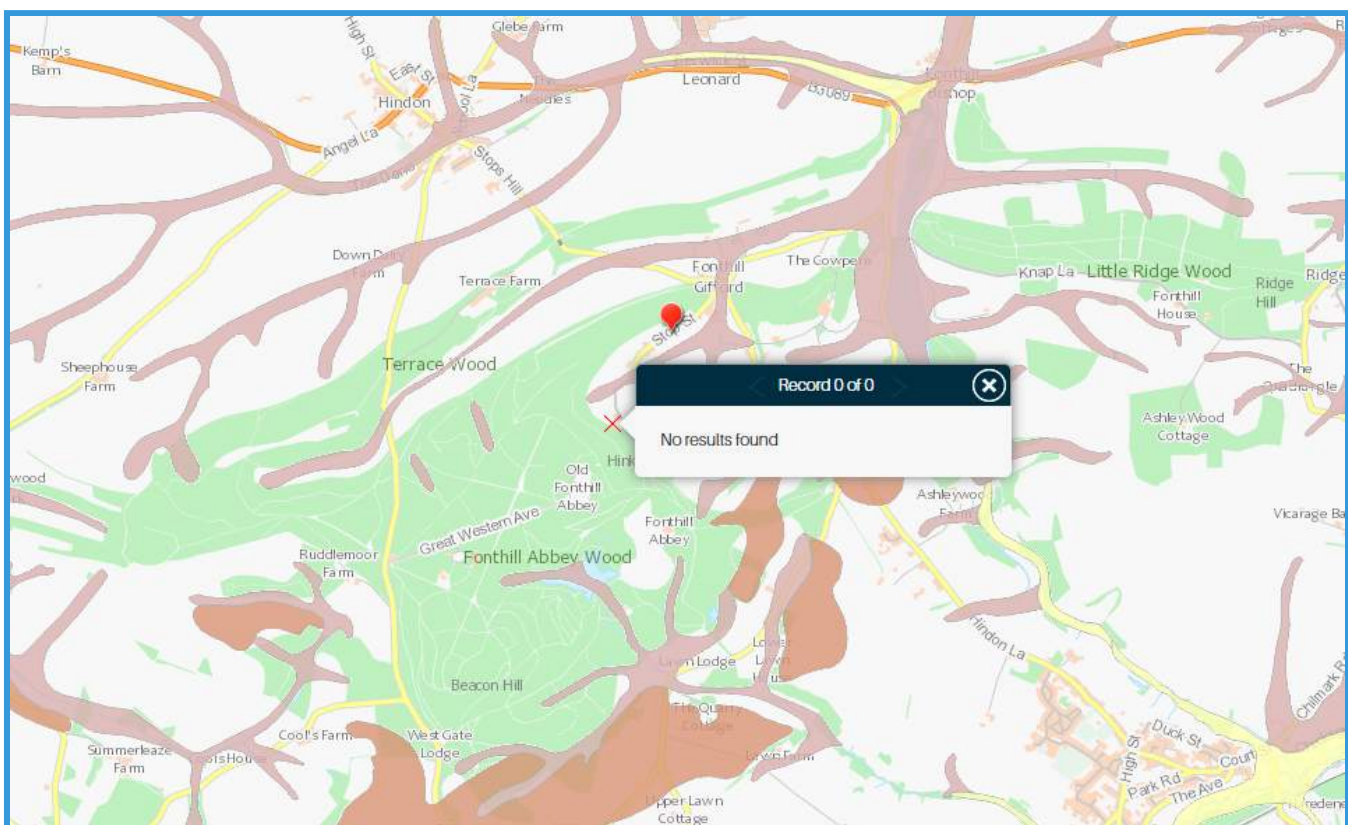
Date: Mar 2026 Revision: *

Appendix C

GEOLOGY - BEDROCK - Gault Formation-Mudstone



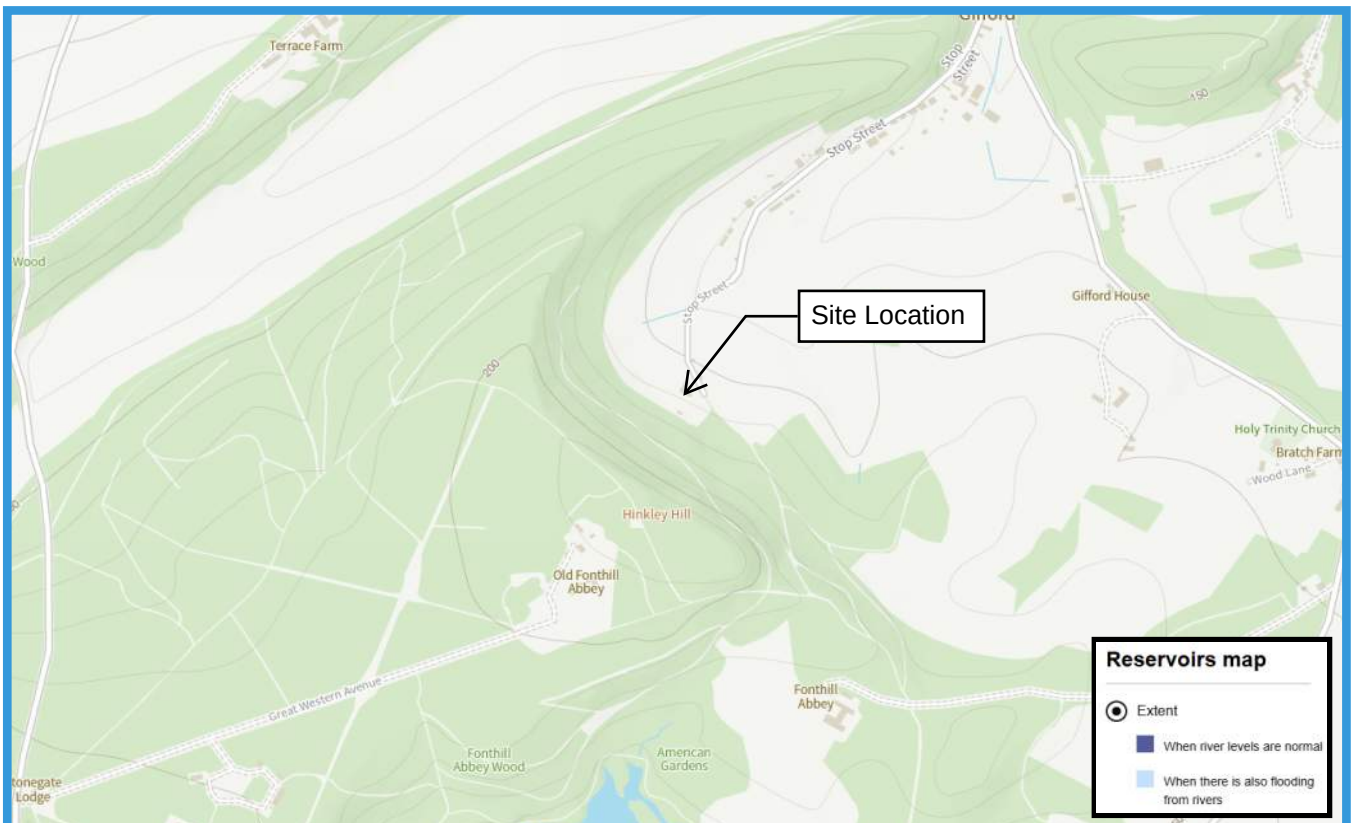
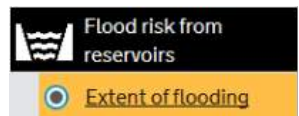
GEOLOGY - SUPERFICIAL DEPOSITS - No results found



Main River Map



Reservoirs Map

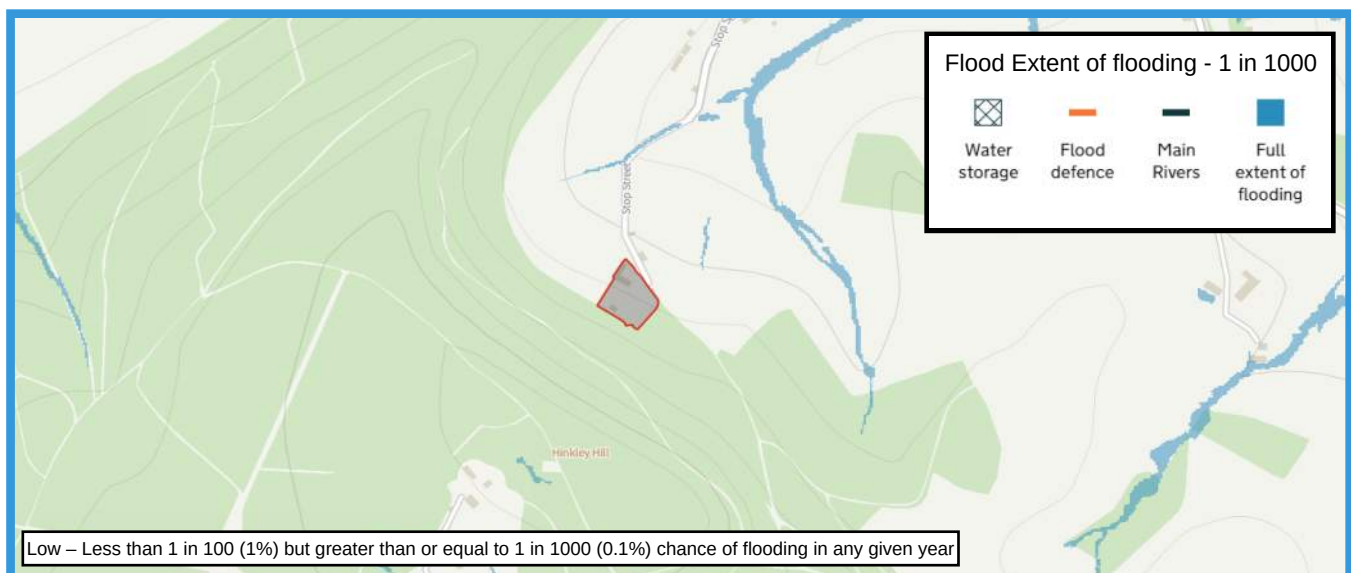
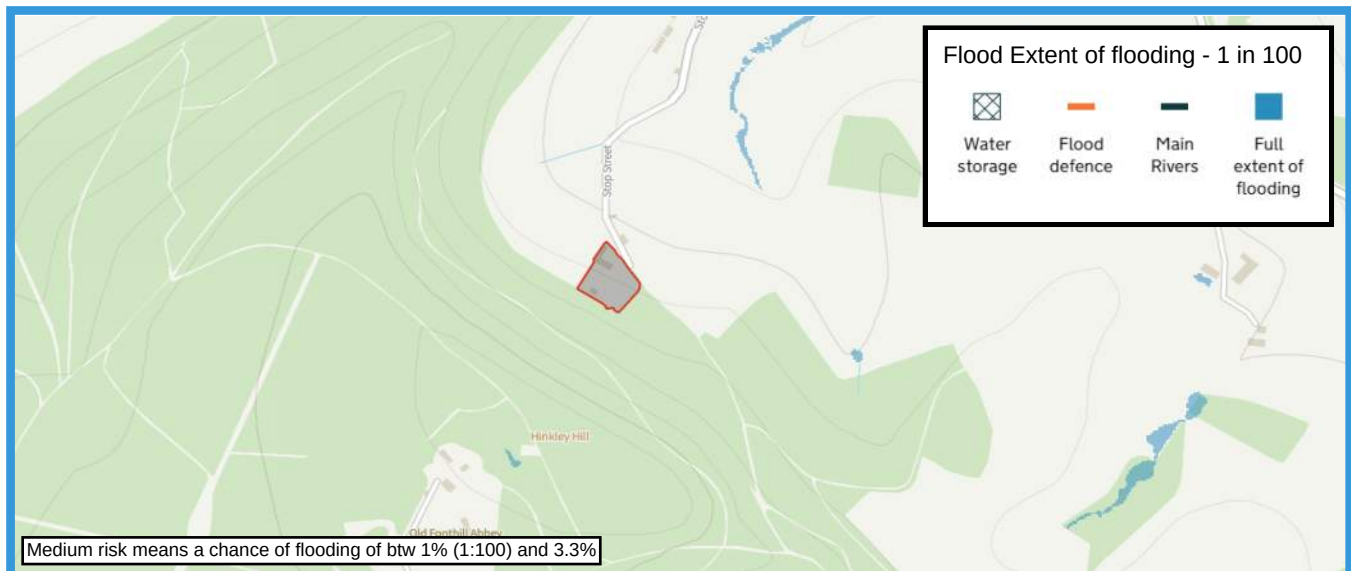
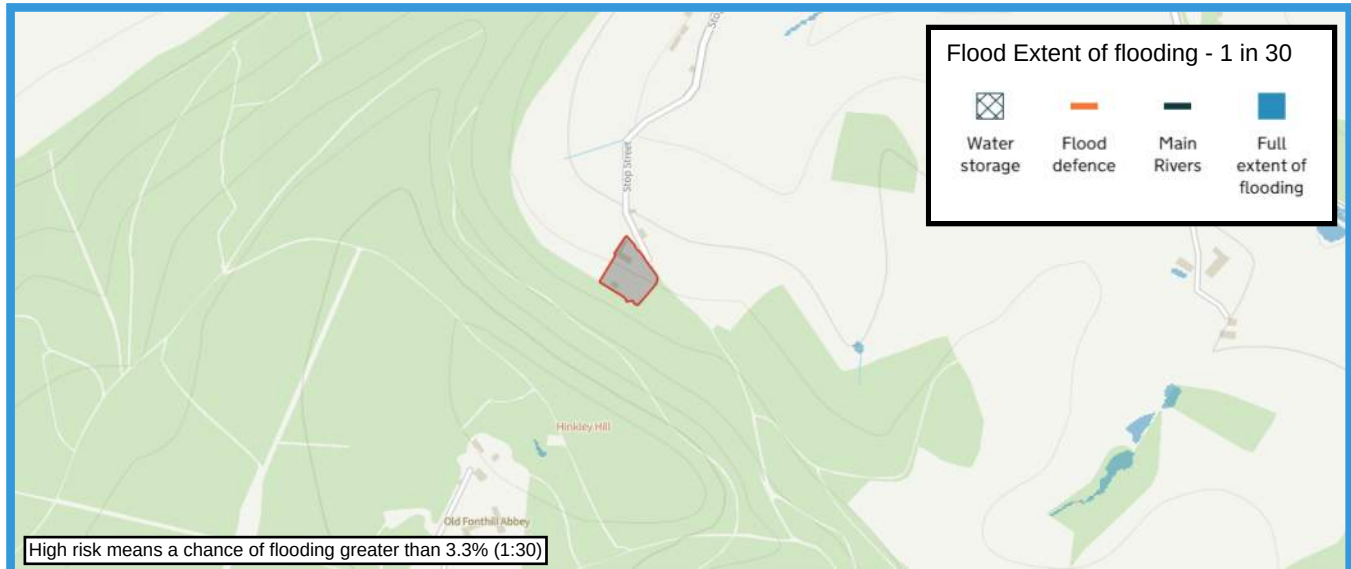


This is the EA Climate change scenarios. The climate change allowances are based on the latest UK Climate Projections (UKCP18) from the Met Office, using the Representative Concentration Pathway (RCP) 8.5.

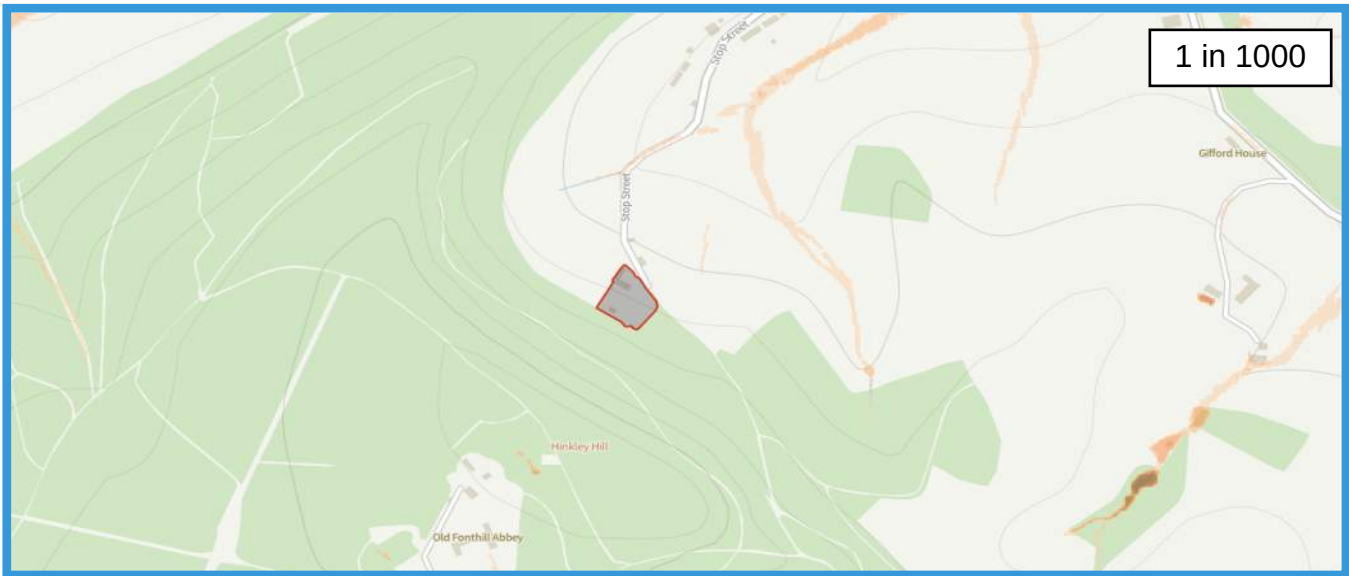
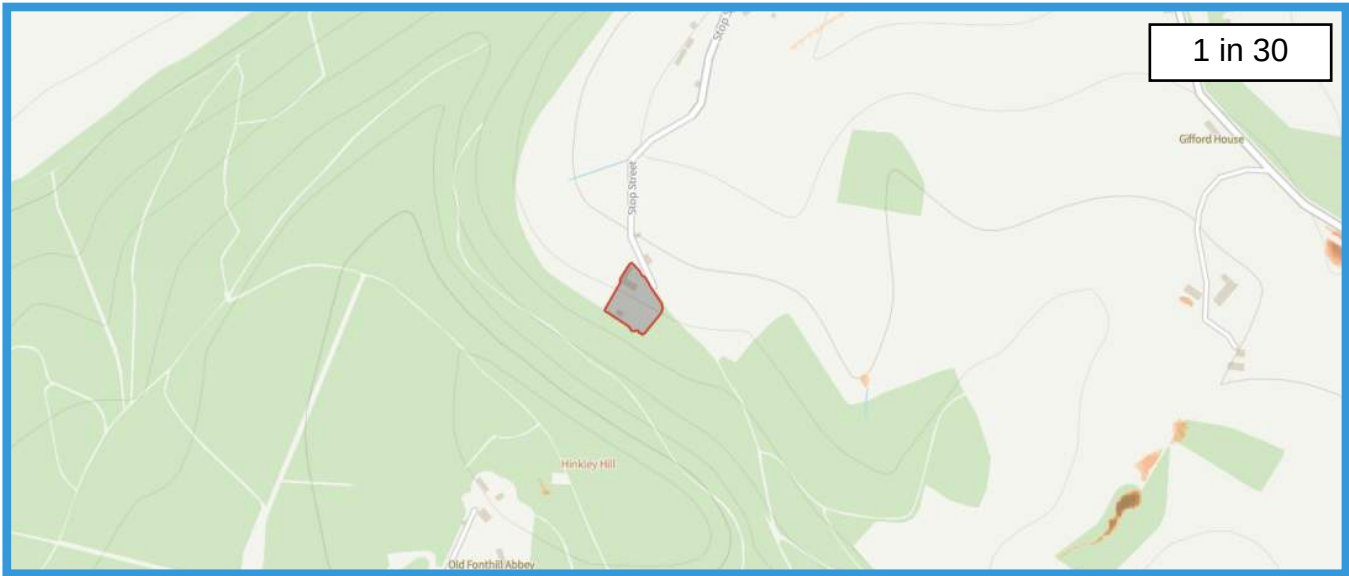
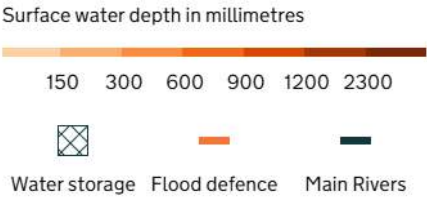
The 'Upper end' (based on the 95th percentile) for the 2070s epoch (2061-2125) has been used for the climate change scenarios. We have chosen long-term epochs appropriate to support long-term planning and development decisions.

EXTENT

2061 to 2125



WATER DEPTH 2061 to 2125

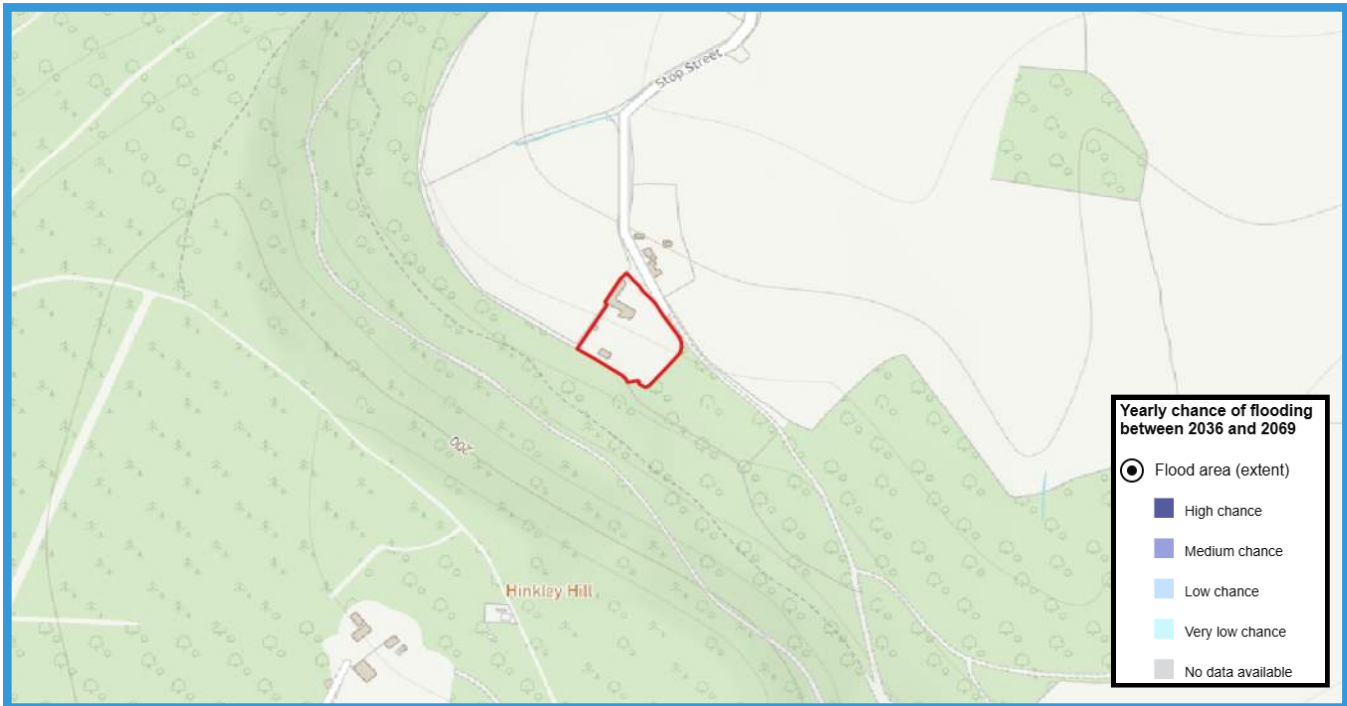


*High risk means a chance of flooding greater than 3.3% (1:30)

*Medium – Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance of flooding in any given year

*Low – Less than 1 in 100 (1%) but greater than or equal to 1 in 1000 (0.1%) chance of flooding in any given year

*Very low – less than 1 in 1000 (0.1%) chance of flooding in any given year



This shows the RoFRS_CC01_4band.lyr of flooding from rivers and the sea, climate change scenarios. The climate change allowances are based on the latest UK Climate Projections (UKCP18) from the Met Office, using the Representative Concentration Pathway (RCP) 8.5.

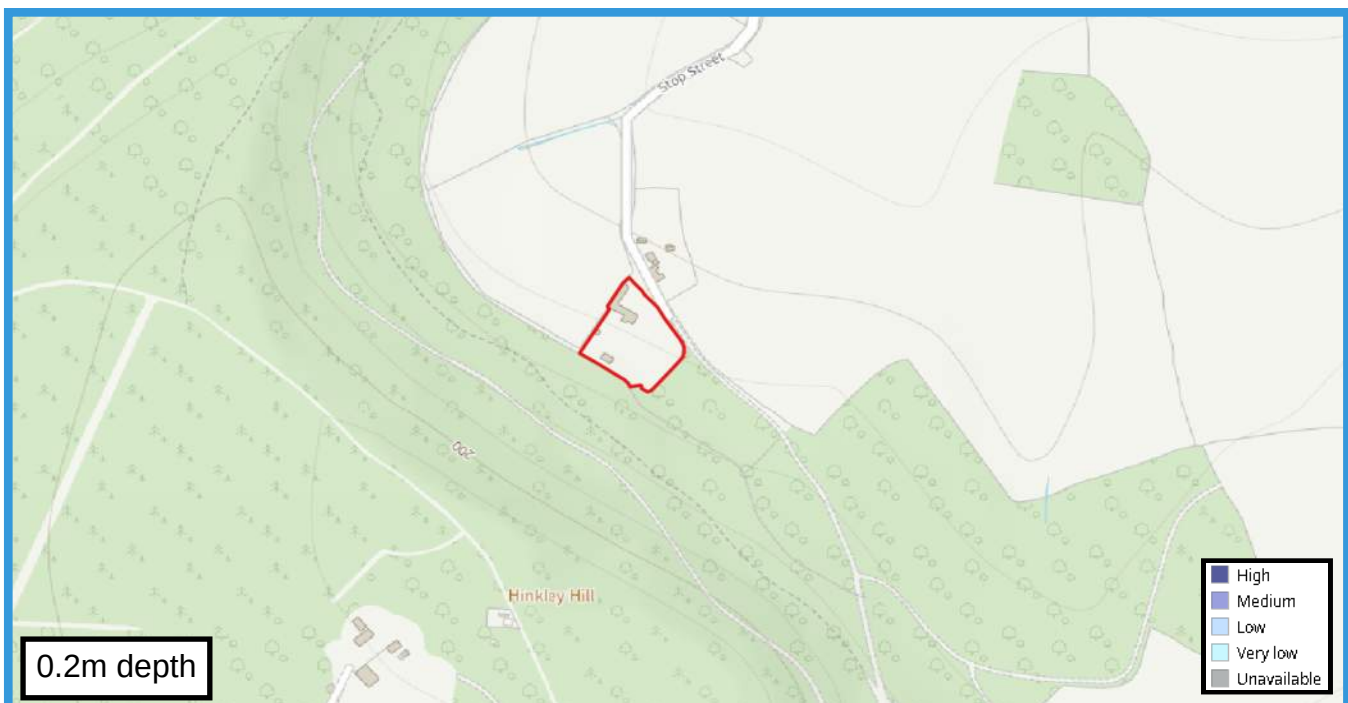
Near-term epochs and central/higher central allowances are being used initially, to support short and medium-term decisions informed by the highest flood likelihood projections:

Fluvial: central allowance - 2040-2069 ("2050s" epoch)

Coastal: higher central allowance - 2036-2065

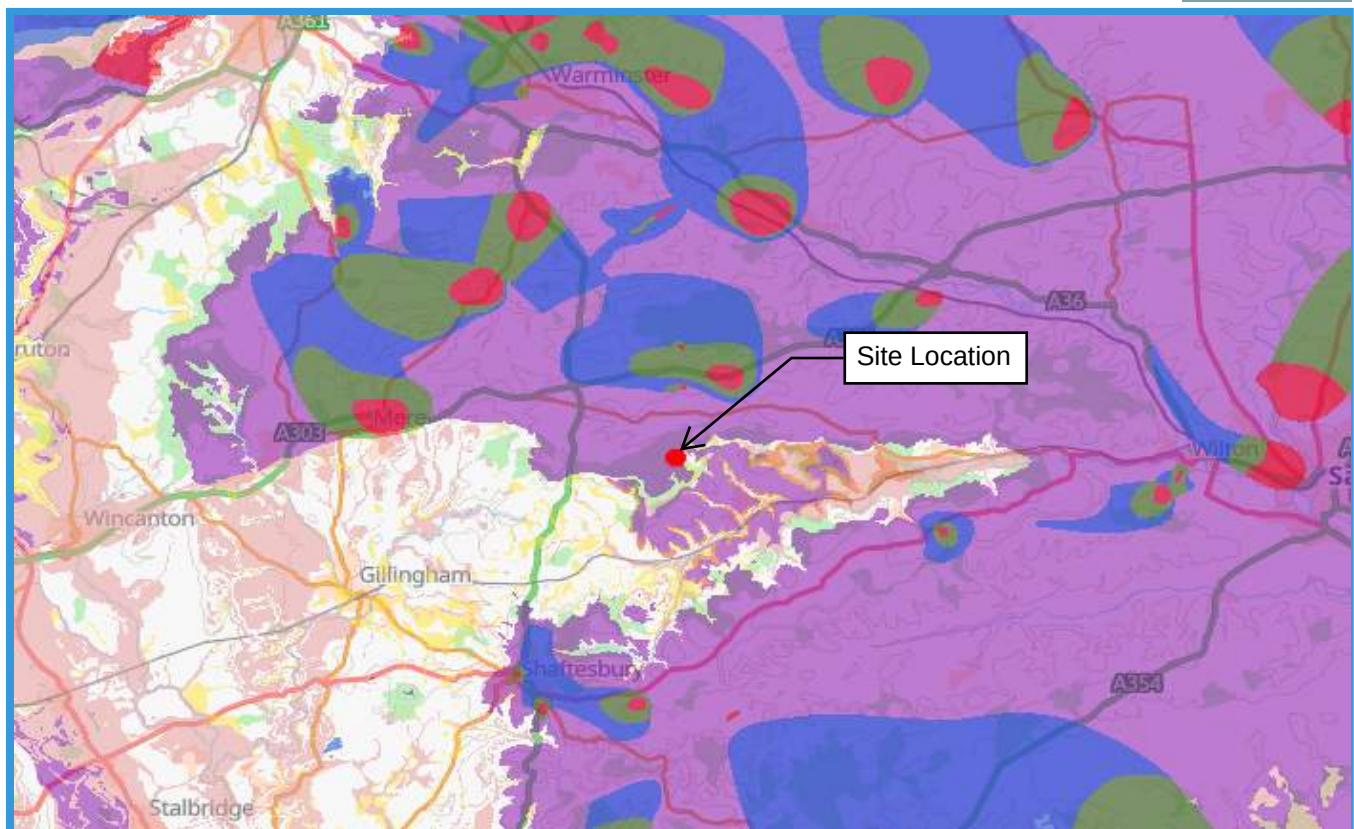
Likelihood of defence failure unsuitable and depth info does not provide the design flood depth needed for planning approval.

DEPTH



Zone 3b - Rivers_1in30_Sea_1in30_defended_extents_CCP1





Site Check Results

Site Check Report generated on Wed Jul 15 2026

The following features have been found in your search area:

You selected the location: Centroid Grid Ref: ST92013131

Aquifer Designation Map (Superficial Drift) (England)

TPOLOGY	Secondary (undifferentiated)
---------	------------------------------

Aquifer Designation Map (Bedrock) (England)

TPOLOGY	Principal
---------	-----------

TPOLOGY	Principal
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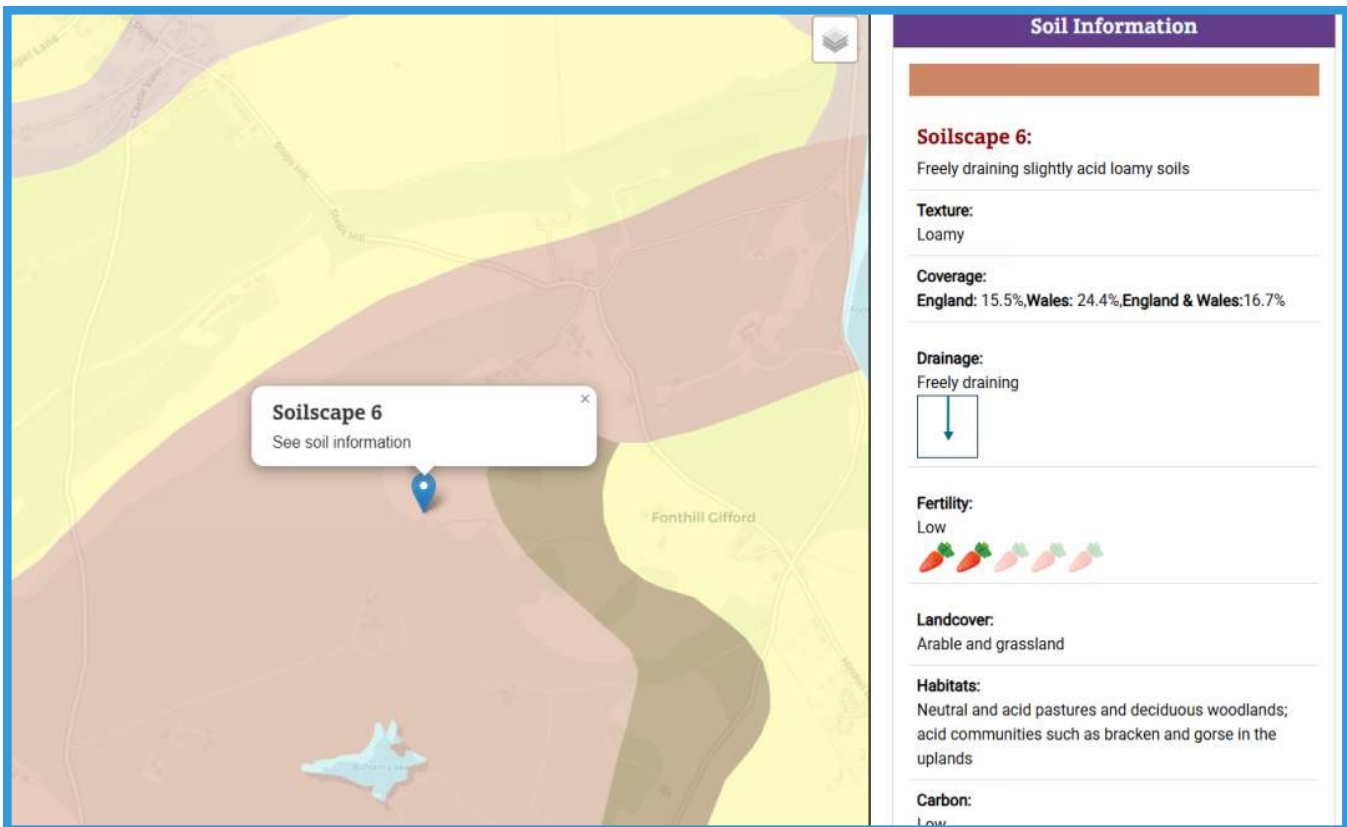
TPOLOGY	Secondary A
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TPOLOGY	Unproductive
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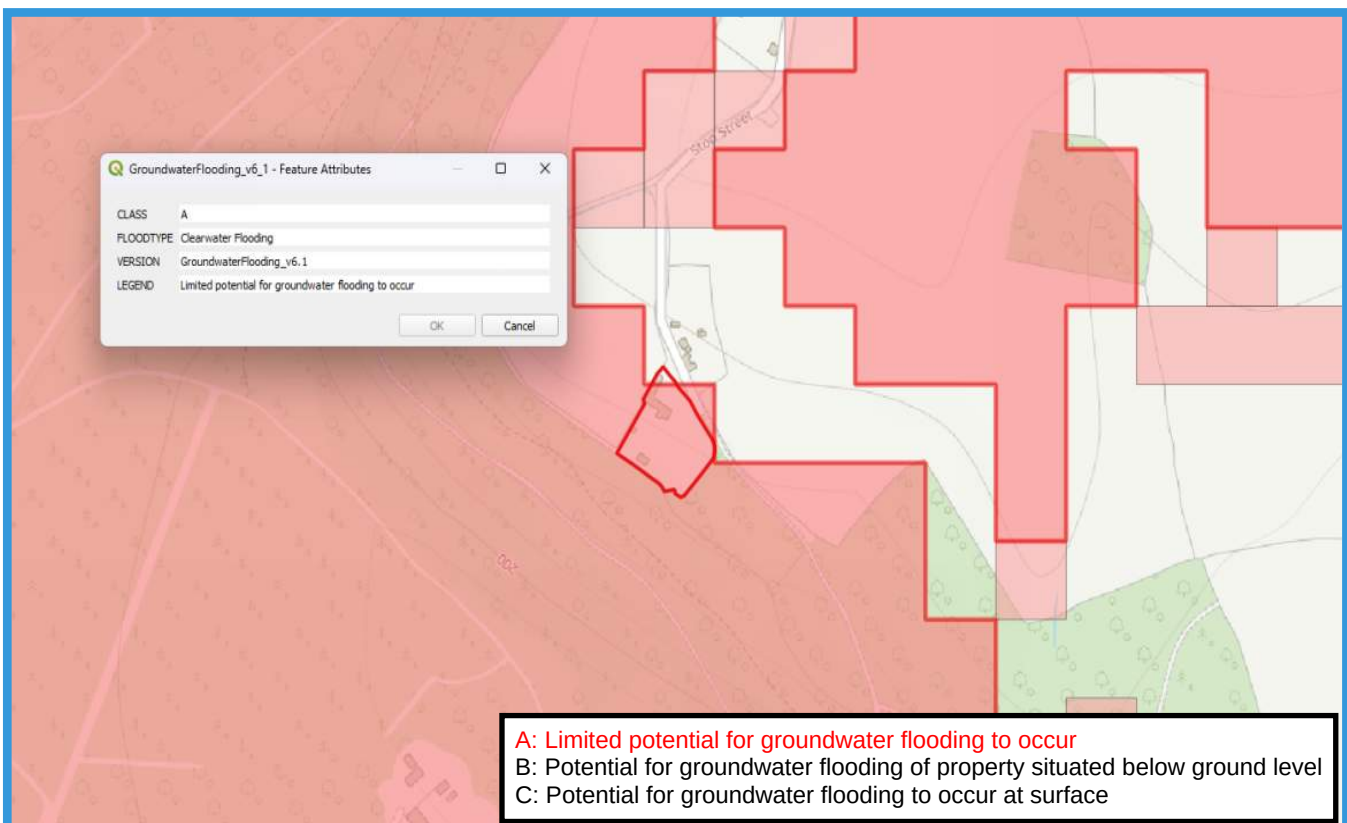
TPOLOGY	Unproductive
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Source Protection Zones merged (England)

No Features found



GROUND WATER FLOOD RISK



FLOOD WARNING AREA



HISTORIC FLOOD MAP

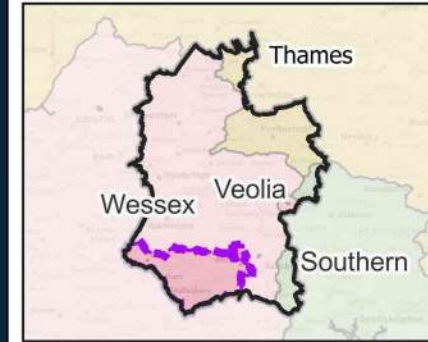




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Wiltshire Council



Risk of Flooding from Sewers: South West Wiltshire

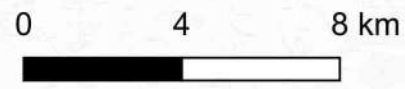
Legend

- Wiltshire boundary
- Community Partnership Area

Sewer Flood Incidents

- 0
- 1 - 10
- 11 - 20
- 20 - 50
- 100 - 130
- >200

Site Location



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Flood map for planning

Your reference
Unspecified

Location (easting/northing)
392017/131315

Created
15 July 2026 10:29

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>

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Flood map for planning

Your reference

Unspecified

Location (easting/northing)

392017/131315

Scale

1:2,500

Created

15 Jul 2026 10:29

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area



0 20 40 60m