

Flood Risk Technical Note

Stones Farm,
Cricklade Phase 2.

Alex Halford

24th September 2026

Ref. : 247-ER-05 Rev #



Brighthouse Court
Barnett Way
Gloucester
GL4 3RT

T: 01452 623000
F: 01452 623063
E: mail@newlandhomes.co.uk
www.newlandhomes.co.uk

DOCUMENT CONTROL SHEET

Issued by : Newland Homes Ltd
Brighthouse Court
Barnett Way
Gloucester
GL4 3RT

Tel : 01452 623000
Fax : 01452 623063
www.newlandhomes.co.uk

Project : Stones Farm, Cricklade Phase 2

Title : Flood Risk Technical Note

Status : Final

Date : 24th September 2026

DOCUMENT PRODUCTION RECORD

AUTHOR :	Alex Halford
CHECKED :	Brian Jones
APPROVED :	Brian Jones
REPORT REF	NHL / 247 - ER – 05
STATUS	Final

DOCUMENT REVISION RECORD

Issue	Date	Revision Details
#	24.09.2026	First Issue

This Technical Note has been provided in support of the residential development by Newland Homes Ltd at Stones Farm, Cricklade Phase 2.

This technical note responds to the Environment Agency objection to the planning application for 140 residential dwelling development dated 10th September 2026.

The Environment Agency are objecting to the Flood Risk Assessment provided within the planning application based upon the design of the proposed wetland ponds in the north of the development site, close to the banks of the River Thames. Wording within the Landscape and Ecology Management Plan had previously mentioned bunding around the ponds which would reduce flood plain volumes in that area. Further to this the Environment Agency are also unclear about topographical information provided on drawings 2917-RDJWL-ZZ-00-DR-A-0001 Revision P6, 2917-RDJWL-ZZ-00-DR-A-0002 Revision P6, and 2917-RDJWL-ZZ-00-DR-A-0003 Revision P6.

In response to the Environment Agency object the Landscape and Ecology Management Plan and supporting drawing information have been revised to remove any mention of bunding. It is the intention that all ponding within the flood zone will be created through reduced dig only, with all excavated material being removed from site to a licensed landfill site or used within the development land, outside of a flood zone.

It is therefore confirmed that there will be no loss of floodplain as a result of the proposed wetland pond works and therefore no floodplain compensation is required.

In response to the topographical levels shown on drawings 2917-RDJWL-ZZ-00-DR-A-0001 Revision P6, 2917-RDJWL-ZZ-00-DR-A-0002 Revision P6, and 2917-RDJWL-ZZ-00-DR-A-0003 Revision P6; these levels are existing only. There are no proposed levels indicated on the plans. Instead, it is mentioned in text descriptions of the ponds that they will be formed in natural low point depressions on site with deepening's excavated up to 1.5m locally with 1:1.5 to 1:2 side slopes. The depths of the ponds will be taken from the lowest existing ground level in the footprint of the pond.

Conclusion

Although the wetland ponds are created within a Flood Zone, their revised design does not increase ground levels, and no bunding will be provided. Floodplain compensation is therefore not required.

