Lainston Securities

3-7 New Canal
Salisbury
Wiltshire
SP1 2AA

Revision: A
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FLOOD RISK ASSESSMENT
Prior Approval Submission

Contents

1.	Introduction	1
2.	Site Location	1
3.	Development Proposals	1
4.	Sequential Test	2
5.	Climate Change	2
6.	Conclusion	2



Figure 1 – Site Location

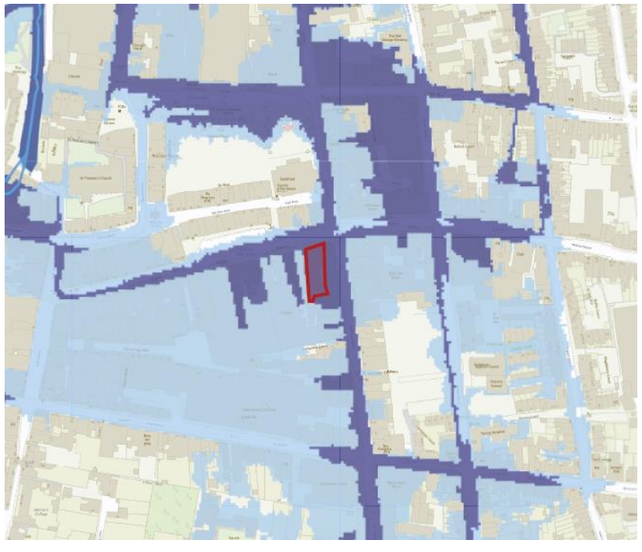

Figure 2 – Flood Map

1. Introduction

This flood risk assessment has been undertaken in accordance with the National Planning Policy Framework on behalf of the Lainston Securities and is submitted in support of a Prior Approval application for a Change of Use from Commercial to part-residential part-commercial. The flood risk assessment has been produced in response to Class MA assessment criteria. The assessment aims to demonstrate the following:

- Whether the flood risk is increased due to the proposed development
- If the proposed development will increase flooding elsewhere
- If the site is likely to be affected by current or future flooding
- If the proposed flood measures are sustainable

2. Site Location

The site, 3-7 New Canal, SP1 2AA, is presently a commercial premises which extends to the site perimeter, and is identified to be in Flood Zone 3.

3-7 New Canal is situated within the Hampshire Avon vulnerability zone. The Hampshire Avon is of international importance, due to its chalk stream nature. Chalk acts as an aquifer to the water, therefore the water flowing is pure water rich in minerals, supporting various aquatic life and vegetation. Salisbury Central Area Framework released plans to help improve the flood defence barriers within Salisbury, under the "Salisbury River Park" project. The project aims to "enhance the setting and quality of the river while delivering essential flood risk mitigation to protect existing and future residents and businesses, building resilience to the effects of climate change". The strategy is expected to better protect 250 homes and approximately 100 businesses from extreme flood events, which is expected to include 3-7 New Canal.

3. Development Proposals

The current proposal makes no material change that would produce any increased flood risk. The works involve converting the upper three storeys into 11no residential units (6no 2bed, 5no 1bed). The proposal sees the provision of a private ground floor access point for the residential units, slightly narrowing the retail unit at 3-5 New Canal. The ground floor will accommodate a bin and bike store for the residential units. The site area stands at 529m2, with the full site being situated within Flood Zone 3.

The location of the site within Flood Zone 3 means that there is a 1 in 100 (1%) or greater chance of flooding each year from Rivers. However, with the commenced works for the "Salisbury River Park" reducing the risk of flooding within the city, it is expected that the flood risk will be materially reduced

Whilst the proposals seek to introduce a more vulnerable use, this use relates to upper floors which are well above any anticipated flood levels.

4. Sequential Test

The proposed works are for ancillary commercial storage to residential conversion, the erection of a new staircase, and minor amendments to the shopfront. The existing building is being retained due to the historic value it has to the local Conservation Area, and to supporting sustainable development objectives. The proposed works are expected to have a minimal impact on the local environment, with no increase in building footprint.

5. Climate Change

Climate change allowances are predictions of anticipated change for:

- Peak river flow
- Peak rainfall intensity
- Sea level rise
- Offshore wind speed & extreme wave height

Whilst the site area lies within a high flood zone, the proposed development will aim to not worsen the site nor increase risk of flooding in the future.

6. Conclusion

Due to the nature of the proposed works, it is unlikely that the proposal will increase any risk of flooding on site or within the local area. The Salisbury River Park project will help reduce the likelihood of flooding in the area, and as such no additional protection measures are proposed.