

Proportionate Flood Risk Assessment

To accompany a planning application for the
means of escape walkway as required under
Condition 5 of PL/2025/08099

Dunns House, Salisbury, SP2 7BF

Prepared by

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1 Executive Summary

- A The walkway forms the means of escape route as required under Condition 5 of PL/2025/08099.
- B There is no apparent flood risk to the proposed development on the site.

2 Introduction

2.1 Site location

The project is at Dunns House, Salisbury SP2 7BF (see Figure 1).

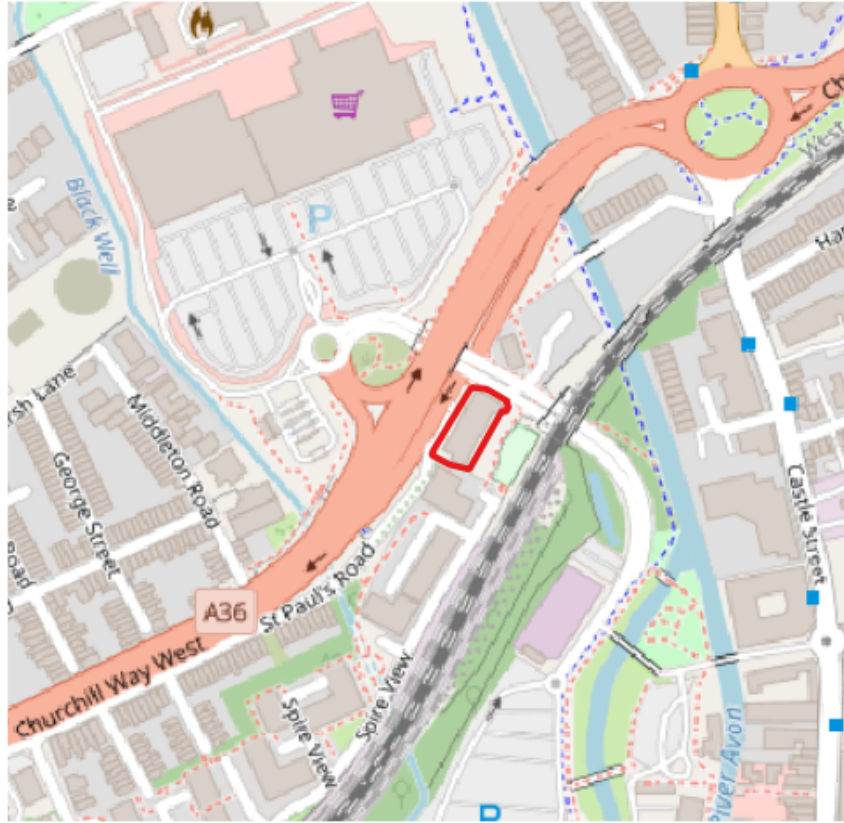


Figure 1: Site location plan, as indicated with North topmost. (source: open street map)

2.2 Project details

Condition 5 of planning Approval PL/2025/08099 in relation to a Change of use says:

“The change of use of the upper floors to C3 residential use hereby approved shall not commence until the recommendations contained in the Management of Flood Risk Section 6 of the Flood Risk Assessment by Innervision Design Ltd Dated October 2025 have been implemented in full on the site, following submission of any necessary planning application/s in that behalf. Evidence of the implementation of the measures shall be submitted to and agreed in writing by the Local Planning Authority before the C3 use commences. The agreed measures shall remain in situ for the lifetime of the residential development.”

Our¹ FRA dated October 2025 requires an external escape walkway to be installed.

¹Innervision Design Ltd.

This planning application is for that walkway.

All submitted under separate cover.

2.3 Scope

A FRA doesn't always need to be a very detailed or technical document. A lot of the scale of schemes really only need a covering letter setting out that someone has considered the risks, a bit of analysis as to how the design responds to this and whether anything such as building resilience is required.

3 Flood risk analysis

3.1 Sources of potential flooding

Flood risk from various sources to the site are analysed in this section. It is concluded that there is no apparent flood risk to the proposed development on the site itself.

3.1.1 Flood risk from sea and rivers

The site is not at risk from tidal flooding.

The development spans Flood Zone 3 however for the purpose of flood risk lays in Flood Zone 1.

The development is therefore not at flood risk from sea and rivers.

3.1.2 Flood risk from groundwater

The proposal is elevated hence not at risk from ground water.

3.1.3 Flood risk from sewer and highway drains

The proposal is elevated hence not at risk from sewer or highway drain flooding.

3.1.4 Flooding risk from surface water

The proposal is elevated hence not at risk from surface water flooding.

3.1.5 Flood risk from infrastructure failure

The proposal is not at flood risk from infrastructure failure.

3.2 Access and Egress

The proposal is the required Access and Egress route for the Approved development under

3.3 Flood risk summary

I can confirm that I have assessed all flood risks to this project, and can conclude that:

- The walkway forms the means of escape route as required under Condition 5 of PL/2025/08099.
- There is no apparent flood risk to the proposed development on the site.

Signed: 

Dr Robin Saunders CEng, C. Build E, MCABE, BEng(Hons), PhD

Date: 8th January, 2026