

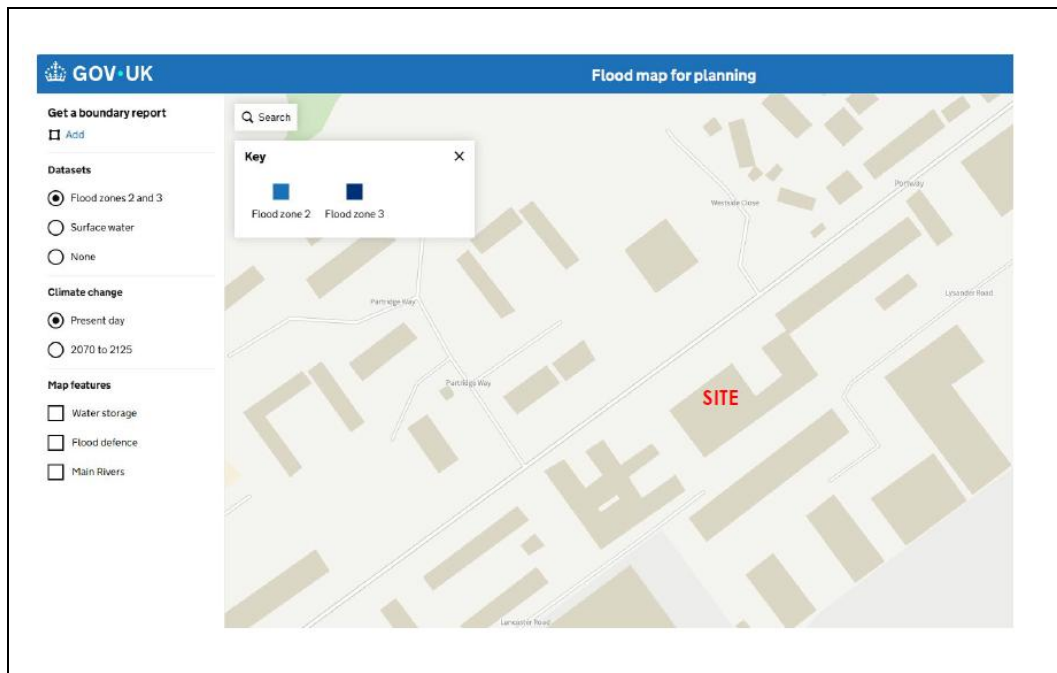
**Bundle 2.5: Flood Risk
Assessment and other
supporting information**

**Planning application for new
access
Portway House**

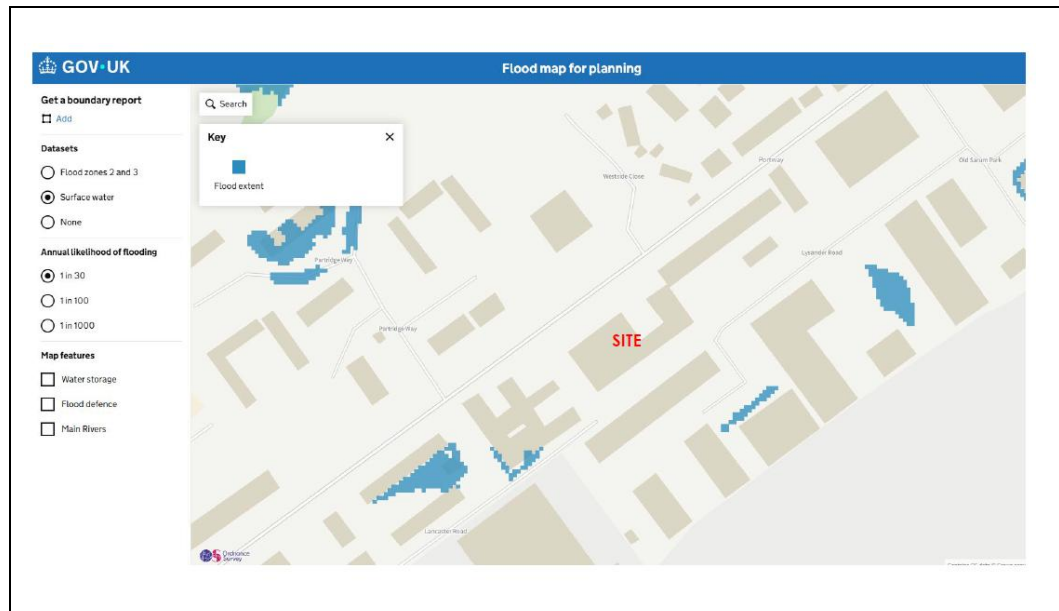
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1.7.1 Flood Risk – the evidence indicates there is no risk of flood.	1
1.7.2 Contamination – no known risk from contamination.	4
1.7.3 Noise and residential amenity – the evidence indicates there is of course background noise and activity – but the modern windows and doors – would adequately protect and continue to provide an acceptable night and day environment for residents.	5

1.7.1 Flood Risk Assessment

- 1.7.1.1 As there is no known issue with flood or surface water flooding at Portway House, it is not a proportionate requirement to appoint an engineering firm specialising in flood risk, drainage and hydrology.
- 1.7.1.2 Instead, The Environment Agency's latest Flood Risk mapping service – downloaded again on 24/11/25 - is an appropriate and sufficiently detailed evidence base.
- 1.7.1.3 Portway House is in Flood Zone 1. There are no Flood Zones 2 and 3 in the locality:



1.7.1.4 The EA's mapping data also confirms Portway House does not have a problem with surface water flooding either:



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1.7.2 Contamination

- 1.7.2.1 The site lies in an area where matters of land and ground contamination have not been previously raised on this site and it is therefore highly unlikely that these proposals would lead to matters of contamination.
- 1.7.2.2 The application proposes the conversion of the existing building without any need to break ground. The building has been the subject of significant human occupation and daily use as offices, for many years, which have existed satisfactorily, with no issues of contamination.
- 1.7.2.3 A valuation report for Wessex Archaeology Limited confirmed that there was no known risk of contamination, but it was concluded, as expected ... the property is of an age where asbestos may have been used in the construction of the original premises in the 1930s.
- 1.7.2.4 In the event of contamination being discovered or if it transpires there are other environmental features specifically affecting the property, further specialist advice should be obtained, in the usual way.

1.7.2.5 Conclusion:

In the light of the available information, we therefore respectfully suggest that there are no unusual or insurmountable material issues relating to the proposed change of use, with matters of contamination.

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1.7.3 Noise and residential amenity

- 1.7.3.1 The development site is located within the proximity of one transport noise source: the road known as Portway. Noise from this source is likely to have a marginal adverse affect on the proposed development.
- 1.7.3.2 However, Schedule 2 Part 3, Class MA from Class E does not permit The Authority to formally assess the impact of transport noise on future occupants.
- 1.7.3.3 However, we do note the site is part of an area used for commercial purposes. The land use plan – see Bundle 1 – confirms that those uses fall within Class E (formally Class B.1).
- 1.7.3.4 Of course, **B1 (Business)** no longer exists as a use class. Former **B1(a), B1(b), and B1(c)** uses were largely subsumed into **Class E (Commercial, Business and Service)**.
- 1.7.3.5 When people refer to “B1” today, they usually mean:
- Offices
 - Research and development
 - Light industrial uses appropriate in residential areas
- These are now typically **Class E(g)** uses.
- 1.7.3.6 However, in England, **Use Class C3 (dwellinghouses)** can lawfully exist alongside **Class B1 uses** (as defined under the former Use Classes regime). Indeed, many urban, suburban and urban fringe sites lawfully operate with residential and business uses side by side, taking fully into account:
- Noise, vibration, and disturbance
 - Traffic generation and servicing
 - Hours of operation
 - Impact on residential amenity
- 1.7.3.7 We have therefore carefully considered the size, nature and character of neighbouring uses (see the aforementioned land use plan).
- 1.7.3.8 We have also taken into account, the previous office use – and the patterns of usage – typically 8am to 6pm Monday to Friday - and the fact the existing building (Portway House) has modern double glazed uPVC.
- 1.7.3.9 We therefore consider that it is foreseeable that compliance with internal ambient noise standards will be possible with the windows open or closed.

1.7.3.10 In recognition that this application will be considered by Wiltshire Council's Public Protection Officers, we also acknowledge that the developer who implements this scheme should give careful consideration to the installation of Mechanical Ventilation with Heat Recovery (MVHR) systems in some, or all of the units. [See for example PL/2025/08099 – Class MA approval 10/12/25 – for 44 flats at Dunns House, Salisbury between the A36 dual carriageway and the mainline between Salisbury and London.]

1.7.3.9 We are therefore comfortable with the following noise condition, as per Dunns House:

There shall be no installation of any external mechanical plant (including building services plant) in relation to the ground floor Class E (g)(i) office use (or any subsequent use falling within Class E) without prior consent from the Local Planning Authority upon submission of any separate planning application/s in that behalf.

Reason: To secure appropriate levels of amenity for the residential occupiers of the upper floors of the building.

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