

Flood Risk Assessment

Fitz House, Teffont, Salisbury, SP3 5QP

27 November 2025

Zipporah Lisle-Mainwaring



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Executive Summary

Ashfield Flood Risk Solutions (“Ashfield”) were commissioned by White Acre Planning on behalf of Zipporah Lisle-Mainwaring (“the client”) to undertake a Flood Risk Assessment (“FRA”), for Fitz House, Teffont, Salisbury, SP3 5QP (“the site”). This report has been prepared in support of a planning application to accompany a listed building consent application to convert an existing building to provide ancillary accommodation at the above site. The project will not increase the number of bedrooms, and no sleeping areas are planned for the ground floor. The building’s footprint will remain unchanged as part of this development.

The nearest Environment Agency (EA) designated Main River to the site is the Teffont Stream, located immediately east of the site. The EA Risk of Flood Rivers and Sea (RoFRS) mapping identifies the proposed development as being at risk of fluvial flooding in the low probability scenarios and encroached upon the high and medium probability scenarios under both present day and climate change conditions. However, as this dataset is produced at a national scale, it lacks detailed local precision. Within this context, flooding is generally expected to remain confined to the river channel in the high and medium probability scenarios, with internal flooding only projected under low probability, where depths are expected to be less than 0.2m. Flood model data was request from the EA to inform this FRA, however, in this instance the EA did not hold any detail flood models for the area. Overall, the risk of fluvial flooding to the proposed development is Low to Moderate.

The site lies within an area at risk of groundwater flooding to both surface and subsurface assets, with the potential for local emergence at the surface. The overall risk from groundwater flooding is Low to Moderate.

There have been reports of sewer flooding in the surrounding area, although it could not be confirmed whether the site itself has been affected. The overall risk from flooding due to artificial sources is also Low to Moderate.

The EA’s Risk of Flooding Surface Water (RoFSW) mapping indicates that the site is not at risk of surface water flooding under high, medium, or low probability scenarios, both in the present day and accounting for climate change, therefore the overall risk of surface water flooding is Low. The site is not located within an area projected to be at risk of flooding in the unlikely event a reservoir fails. Therefore, the risk of flooding from reservoir failure is Negligible. The nearest tidal influence is approximately 24km south of the site, the risk from tidal flooding is also Negligible.

The proposed development is classified as more vulnerable and is located partially within Flood Zone 3. Therefore, the exception test has been undertaken as part of this report. The proposed development provides sustainability benefits by reusing existing building and enhancing the dwelling’s adaptability, while flood risk is limited to internal flooding in a low probability scenario. The development is safe for its lifetime, with no increased risk elsewhere, and can incorporate flood-resilient measures to protect occupants.

This report therefore demonstrates that by incorporating the recommended key design principles, the proposed development:

- Is suitable in the location proposed and will be adequately flood resistant and resilient;
- Is unlikely to place additional persons at risk of flooding, and will offer a safe means of access and egress; and
- Is unlikely to increase flood risk elsewhere as a result of the proposed development through the loss of floodplain storage, impedance of flood flows or increase in surface water runoff.



1 Introduction

1.1 Authorisation and Context

Ashfield Flood Risk Solutions ("Ashfield") were commissioned by White Acre Planning on behalf of Zipporah Lisle-Mainwaring ("the client") to undertake a Flood Risk Assessment ("FRA"), for Fitz House, Teffont, Salisbury, SP3 5QP ("the site"). The site location is illustrated in Figure 1.

This report has been prepared in support of a planning application to accompany a listed building consent application to convert an existing incidental building to provide ancillary accommodation at the above site. The existing and proposed plans can be seen within Appendix A and B for context and will be discussed further in Section 1.3. The details of standard limitations of this report are included within Section 1.5.

Figure 1 - Site Location



1.2 Aim and Objectives

This assessment provides a site-specific appraisal of flood sources, hazards, and mitigation options, aligned with current technical guidance. It follows the National Planning Policy Framework (NPPF) as the core framework for evaluating and managing flood risk. The objectives of this assessment are:

- Assess whether the site is likely to be affected by flooding now and in the future because of Climate Change;
- Provide an assessment of the vulnerability of the proposed development and its suitability in relation to the identified flood risk, in accordance with the National Planning Policy Framework (NPPF) and local authority guidance.
- Provide an opinion of the likely impacts of the development on flooding elsewhere;



- Where required, present flood mitigation measures necessary to keep the site and occupants safe.

1.3 Development Proposals

As seen in Appendix A and B, the proposed development involves converting the garage at Fitz Cottage to create additional living space. The proposed development will not increase the number of bedrooms, and no sleeping areas are planned for the ground floor. The building's footprint will remain unchanged as part of this development.

1.4 Information Sources

To prepare this FRA, the following information sources and general guidance documents have been used:

- National Planning Policy Framework (NPPF), Flood Risk and Coastal Change Planning Practice;
- Cottage - Existing Plans, Elevations and Sections – R&S Consultants LTD, February 2025;
- Plans & Elevations – Edward Checkley Conservation Architect, June 2025;
- Wiltshire Level 1 Strategic Flood Risk Assessment (SFRA)¹ – JBA Consulting, November 2024;
- Wiltshire Preliminary Flood Risk Assessment (PFRA)² – Wiltshire Council, June 2011;
- Wiltshire Preliminary Flood Risk Assessment addendum³ – Wiltshire Council, December 2017;
- Wiltshire Council Surface Water Management Plan⁴ – URW Scott Wilson, November 2011;
- Wiltshire Local Flood Risk Management Strategy⁵ - Wiltshire Council, April 2015;
- Enhanced Flood Model data EIR2025/34309 requested from the Environment Agency (EA) for the following:
 - Product 4 - Detailed flood data including defences, flood levels, breach and hazard information
- 1m resolution LiDAR data – downloaded online November 2025;
- Environment Agency interactive flood maps – accessed online November 2025; and,
- British Geological Survey (BGS) Drift & Geology Maps - accessed online November 2025.

1.5 Report Limitations

This assessment of flood risk is based on the latest available open government flood mapping data. The site boundary has been supplied by the client, and the assessment of risk is based on this. This report has been prepared with due care and diligence in accordance with industry best practice and guidance. The conclusions are valid only to the extent that the information provided to Ashfield was accurate and complete at time of receipt.

¹ <https://www.wiltshire.gov.uk/article/14991/Strategic-Flood-Risk-Assessments-SFRA>

² https://webarchive.nationalarchives.gov.uk/ukgwa/20140328170607mp_/http://cdn.environment-agency.gov.uk/flho1211bvtke.pdf

³ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/698754/PFRA_Wiltshire__County_Council_2017.pdf

⁴ <https://www.wiltshire.gov.uk/article/6021/Wiltshire-water-surface-management-plan>

⁵ <https://www.wiltshire.gov.uk/media/204/Wiltshire-local-flood-risk-management-strategy/pdf/Flood-risk-management-strategy-civil-emergencies.pdf>



2 Site Overview

2.1 Site Setting

The site is located in the postcode SP3 5QP and occupies an area of approximately 205m². The site is classified as a Grade II listed building and is located within the Teffont Magna and Evias Conservation Area. The site is part of the Fitz House Estate that is located within the main part of the village south of the church and is approximately 210m south of the Teffont Village Hall. The site comprises the Fitz Cottage, garden area and parking and can be accessed via the B3089 to the east. Surrounding land uses are summarised in Table 1.

Table 1 - Surrounding land uses

North	Residential properties
West	
South	
East	The B3089, Teffont Stream and open grass area

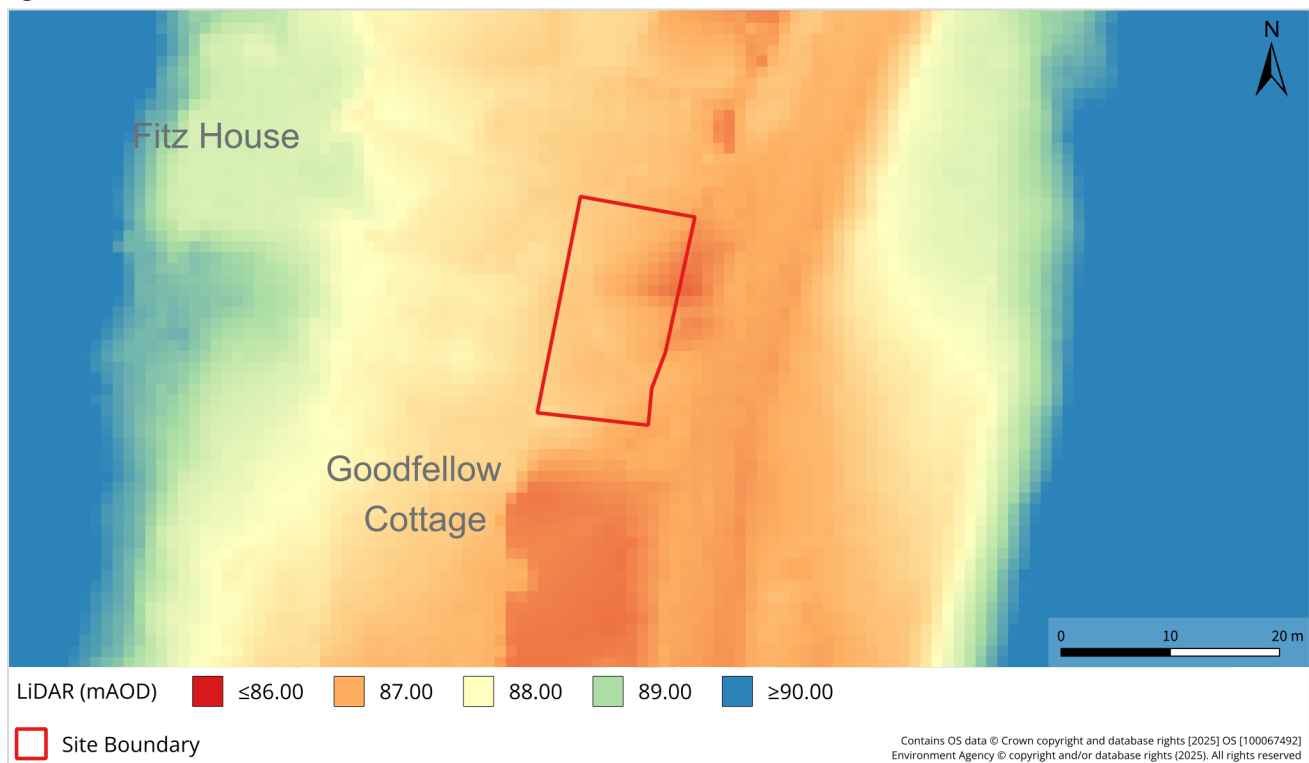
2.2 Site Topography

In the absence of a site specific topography, 1m resolution Light Detection and Ranging (LiDAR) data has been downloaded for the site and local area. A visual illustration of the LiDAR is presented in Figure 2.

Ground levels in the wider area generally slope towards the Teffont Stream. Within the site boundary, ground levels are largely flat, with only a slight gradient leading to the stream's western bank. The highest point on the site is located in the southwest corner at 87.51mAOD, while the lowest point, at 86.60mAOD, lies adjacent to the western bank of the Teffont Stream. This results in a total level variation of approximately 0.91m across the site.



Figure 2 - LiDAR Derived Ground Levels



2.3 Local Hydrology

The nearest Environment Agency (EA) designated Main River to the site is the Teffont Stream, located immediately to the east of the site. This flows south towards its confluence with the River Nadder approximately 1.4km southeast of the site.

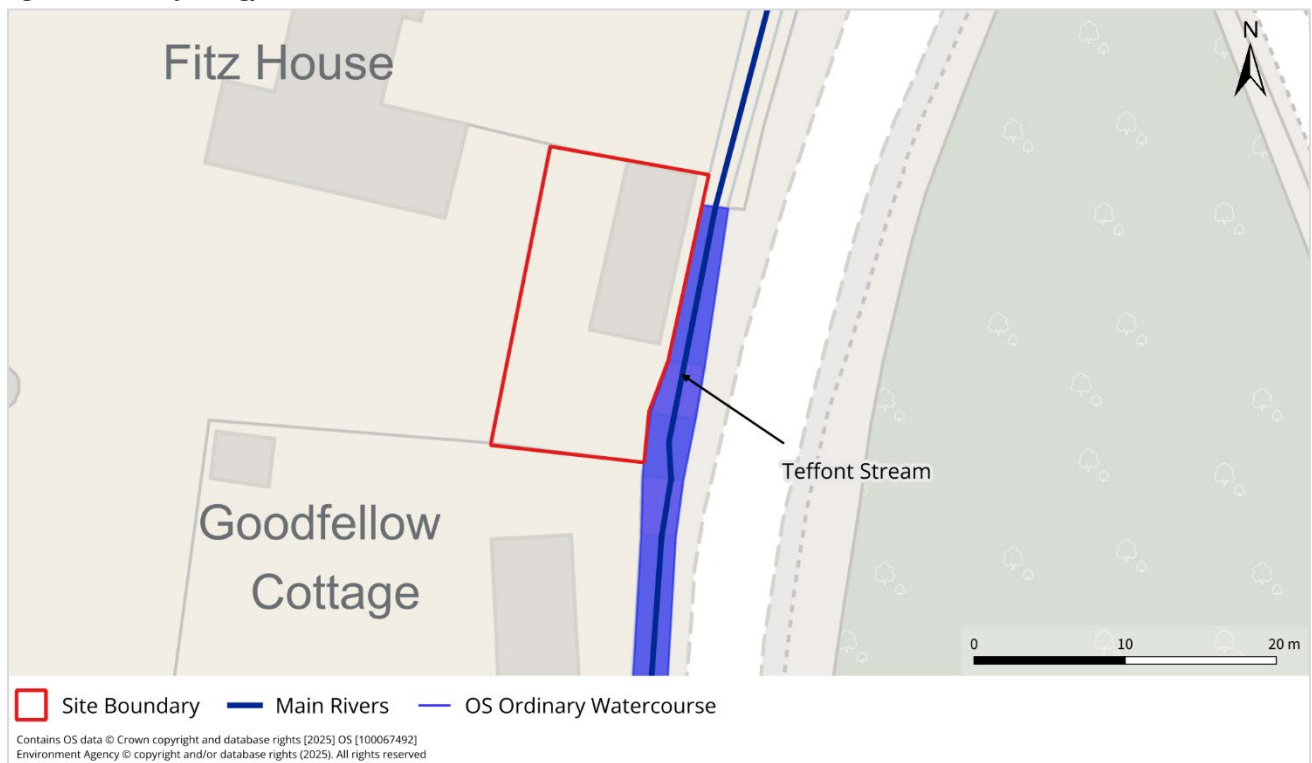
There are no ordinary watercourses within 1km of the site. Local hydrological features are illustrated in Figure 3 for reference.

The site is located 24km to the north of the nearest tidal extent.

The site is located within the Avon Hampshire Management Catchment, which is located within the Southwest River Basin District.



Figure 3 - Local Hydrology



2.4 Local Drainage

No drainage plans have been provided to Ashfield for the preparation of this report. It is understood that the site is already served by an existing drainage network; therefore, it is assumed that any new connections will be made to this existing system.



3 Past Flooding

3.1 National Records

The EA Recorded Flood Outlines dataset is a compilation of historical flood events that have occurred across England over the past century. Figure 4 indicates there are no reportable incidents identified at or within the vicinity of the site. The nearest EA Recorded Flood Outlines is located approximately 4.6km southeast of the site. This event occurred in the winter of 2013/14 when the River Nadder exceeded its channel capacity.

Figure 4 - EA Recorded Flood Outlines



3.2 Local Authority and Strategic Flood Information

Table 2 - Information sources used

Information Source	On Site	Within 250m
PFRA (2011)	-	Five properties were reported to have experienced flooding within the Teffont Magna community. No further information was provided in regard to the date, source or extent of the flooding. It could also not be confirmed if the site was impacted by this event.
PFRA Addendum (2017)	-	-
Level 1 SFRA (2024)	-	There have been several reports of sewer flooding occurring within the wider area



		that the site is located within. It could not be confirmed if the site was impacted by these incidents.
Local Flood Risk Management Strategy (2015)	-	-
Surface Water Management Plan (2011)	-	-

3.3 Additional Information

An online review of available information did not identify any reportable flooding incidents occurring on the site or in its immediate surrounding area.

Historic Flooding Summary

The EA Recorded Flood Outlines dataset indicates that no reportable flooding incidents have been identified at the site or within its immediate vicinity. A review of online sources shows that five properties in the Teffont Magna area have reported flooding; however, no details regarding the date, cause, or extent of these events were available, and it could not be determined whether the site was affected. In addition, several instances of sewer flooding have been reported within the wider area, though there is no confirmation that these incidents impacted the site.



4 Flood Risk Evaluation

The following sections provide an evaluation of the flood risk posed to the site. Consideration is given to the severity of flood risk to the site as a whole, making use of existing flood mapping, local strategic studies and available topographic information.

4.1 Tidal Flood Risk

Tidal flood risk affects coastlines, estuaries, and tidal rivers, often during high tides or heavy rain. These floods can cover low-lying land or overwhelm defences. As discussed in Section 2.3, the site is located 24km to the north of the nearest tidal extent.

Tidal Risk Summary

The nearest tidal extent is located approximately 24km south of the site. Therefore, the overall risk to the site from tidal flooding is Negligible. No further consideration is deemed necessary as part of this report.

4.2 Fluvial Flood Risk

Fluvial flood risk comes from rivers and streams when they overflow, usually after heavy rain or long periods of wet weather. As discussed in Section 2.3, the nearest Main River to the site is the Teffont Stream, located immediately to the east of the site. There are no ordinary watercourses within 1km of the site.

Flood Defences

The nearest flood defences to the site are located along the site's eastern boundary. This is identified to comprise natural high ground, that has a Standard of Protection (SoP) up to a 1 in 2 year flooding event.

Hazard Assessment – Present Day

This section considers the Risk of Flooding from Rivers and Sea (RoFRS) dataset. This is a probabilistic national dataset that shows the likelihood of flooding at a property or location. It combines national-scale models, local model outputs (where available), and flood defence information. Crucially, it doesn't just assume defences always work, it considers their Standard of Protection and their condition. Assets in poorer condition have a higher probability of failure, which is captured using fragility curves (showing how likely a defence is to fail under certain water levels). The result is a risk category (very low, low, medium, high).

The Risk of Flooding from Rivers and Sea (RoFRS) mapping (Figure 5) indicates there is a high ($\geq 3.3\%$) annual probability of flooding from fluvial sources encroaching upon the proposed development. Figure 6 provides further indication of the annual probability of specific depths.



Figure 5 - RoFRS Present Day

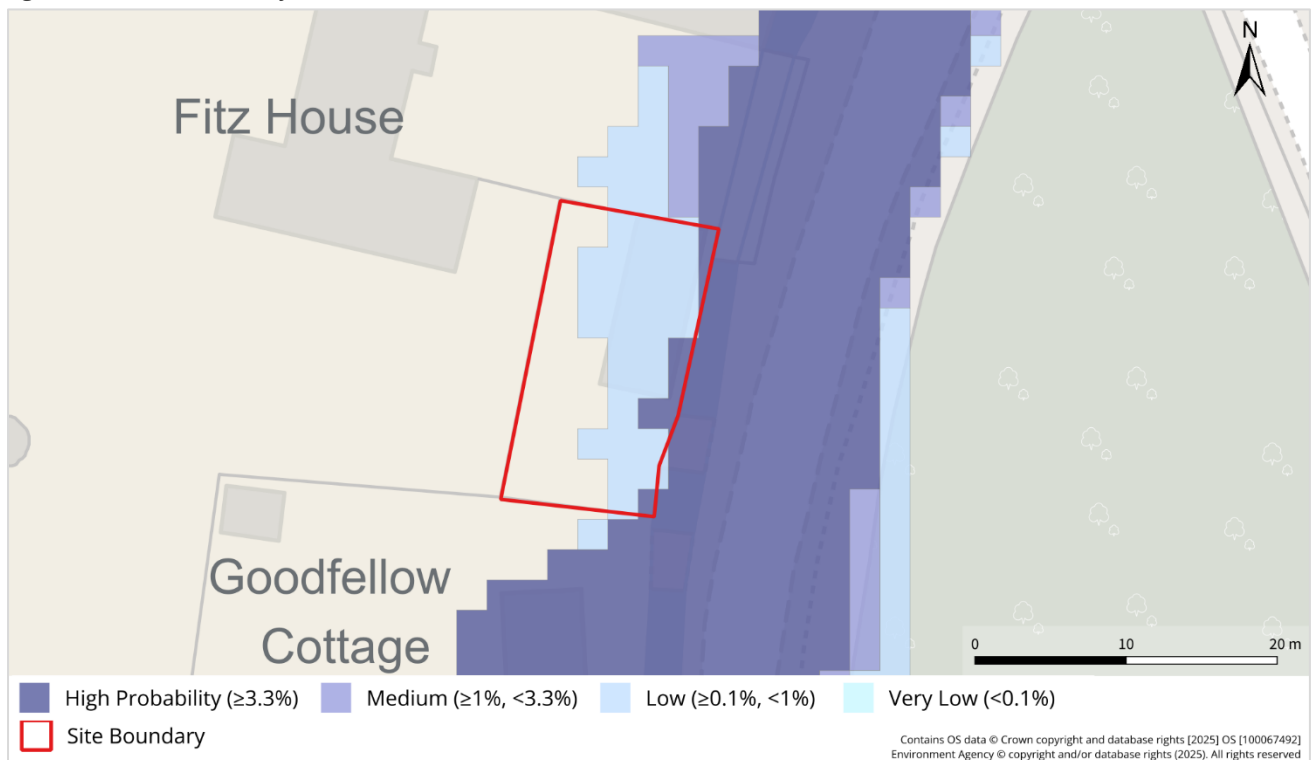
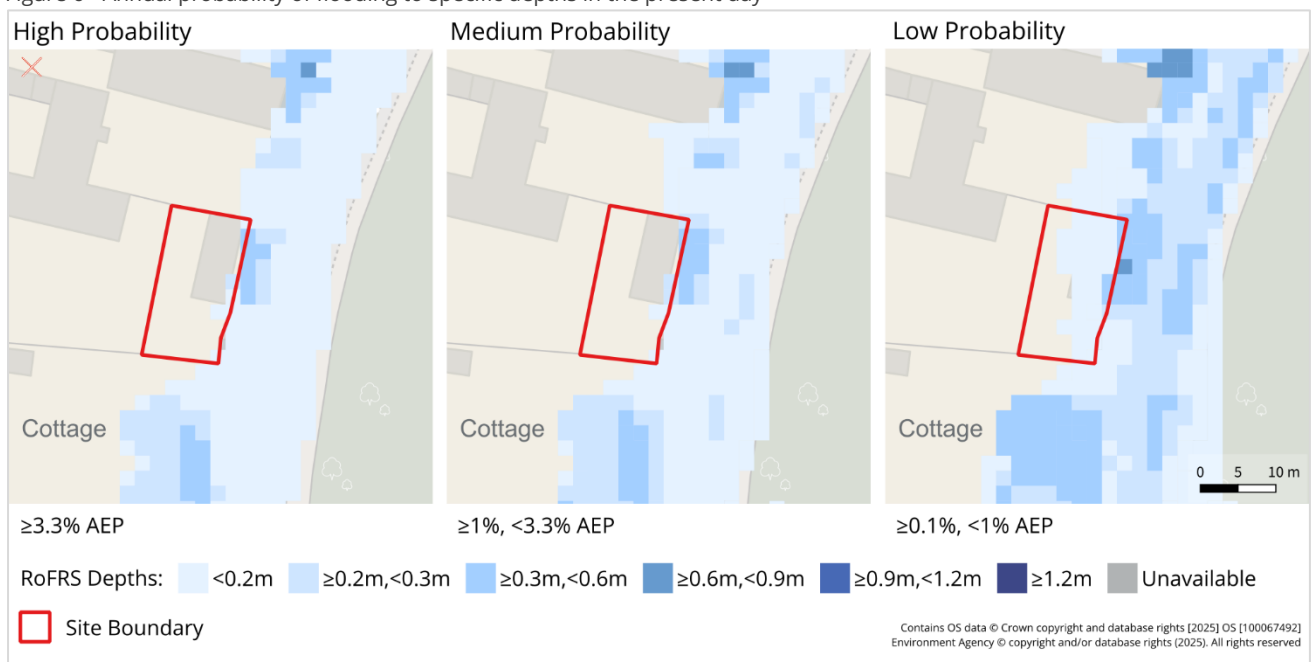


Figure 6 - Annual probability of flooding to specific depths in the present day



The maximum fluvial flood depth is projected to be up to 0.6m during a high probability scenario, encroaching upon the northeast corner of the building. Maximum internal flood depths are projected to be less than 0.2m in the low probability event.

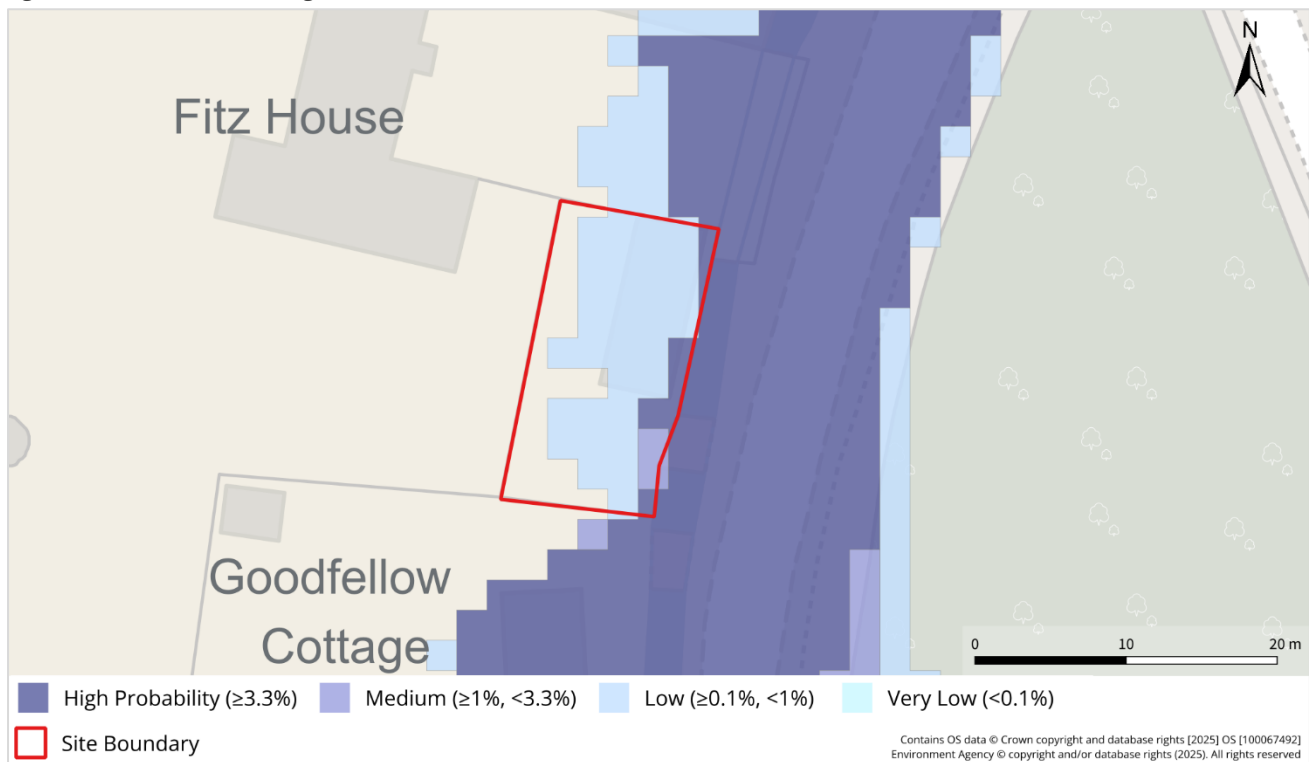


Hazard Assessment – Future

This section considers the potential impacts of climate change on fluvial flood risk. The projected flood depths are based on the latest UK Climate Projections (UKCP18) from the Met Office, using a high greenhouse gas emissions pathway (RCP 8.5). The scenarios applied here are centred on the 2050s epoch and use allowances that account for increased river flows and, where relevant, higher sea levels⁶.

The RoFRS climate change mapping (Figure 7) indicates there is a high ($\geq 3.3\%$) annual probability of flooding from fluvial sources encroaching upon the proposed development accounting for climate change uplift. Figure 8 provides further indication of the annual probability of specific depths.

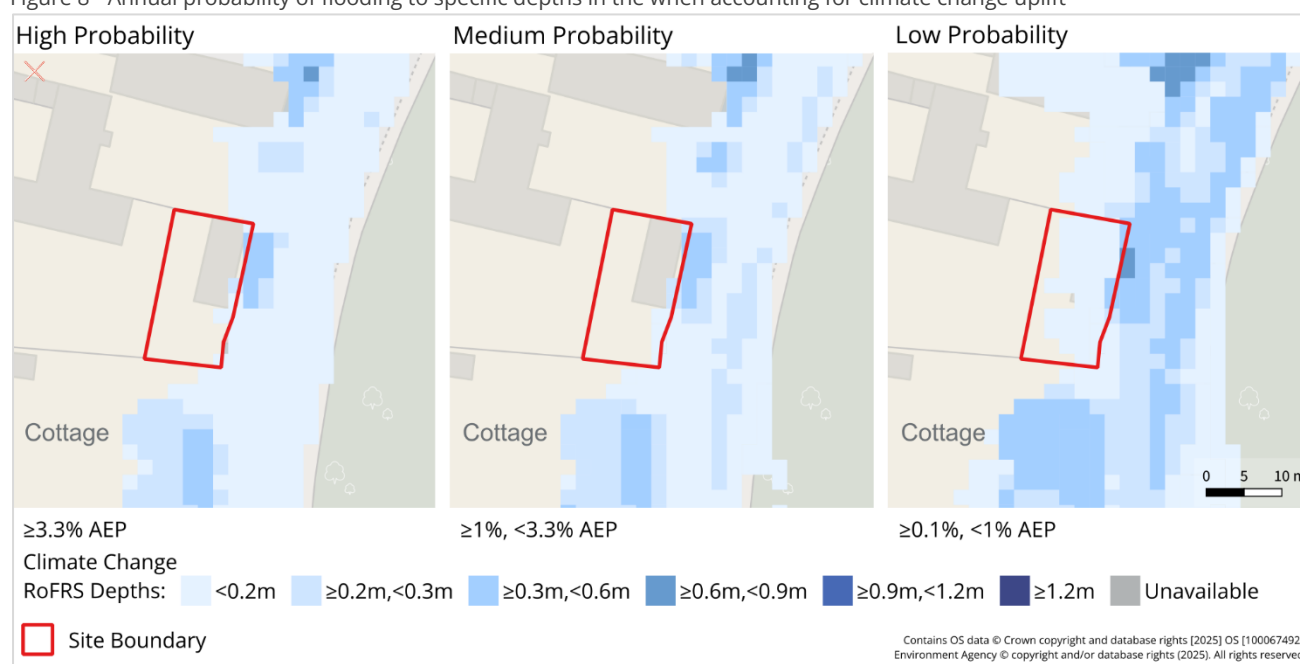
Figure 7 - RoFRS Climate Change



⁶ Central allowance for fluvial flows (2040–2069, '2050s epoch') and higher central allowance for coastal flooding (2036–2065)



Figure 8 - Annual probability of flooding to specific depths in the when accounting for climate change uplift



The maximum fluvial flood depth is projected to be up to 0.9m during a high probability scenario when accounting for climate change uplift, encroaching upon the northeast corner of the building. Maximum internal flood depths are projected to be less than 0.2m in the low probability event.

Given that the RoFRS mapping is produced at a national scale and therefore carries inherent limitations in resolution and precision, both the present day and climate change uplift scenarios indicate that any projected fluvial flooding is likely to remain confined to the river channel during typical flood events. Only in the low probability does the modelling suggest that floodwaters could extend sufficiently to present a potential internal flood risk to the building. This reflects a highly residual level of risk and should be interpreted with appropriate caution given the coarse nature of the national-scale dataset.

Enhanced Flood Model Data

For the purposes of this report, Ashfield requested flood model data from the EA. However, the EA does not hold any flood models specific to this area. Instead, they provided JFlow information for the site, which is included in Appendix C.

A review of the JFlow data indicates that flood depths at the site are projected to range from 0m to 0.5m for both the 1 in 100 year and 1 in 1000 year flooding events. This modelling is appropriate for defining Flood Zones; however, is not based on a detailed channel survey. When this generalised modelling was commissioned for Flood Zone mapping, outputs for water depth or water level were not specifically requested. While the model does provide some depth information, these values are incidental to the calculation of flood extents and could have been omitted without affecting the delineation of the Flood Zones.

As this modelling was developed, tested, and validated solely for the production of Flood Zone extents, the accuracy of the water depth data is unknown. Therefore, any water depth or level outputs from this model should only be used for broad, catchment-scale decision making and are not suitable for a site-specific flood risk assessment.



Fluvial Risk Summary

The RoFRS mapping identifies the proposed development as being at risk of fluvial flooding in the low probability scenarios and encroached upon in the high and medium probability scenarios under both present day and climate change conditions. The dataset's national-scale resolution limits local accuracy. Within this context, the modelling suggests flooding will generally stay within the river channel during higher-probability events, with internal flooding only expected in low probability scenarios, both in the present day and with climate-change uplift. In summary, the overall risk to the proposed development from fluvial flooding is Low to Moderate. Further considerations are made within Section 5 to help mitigate against this identified risk in the long-term.

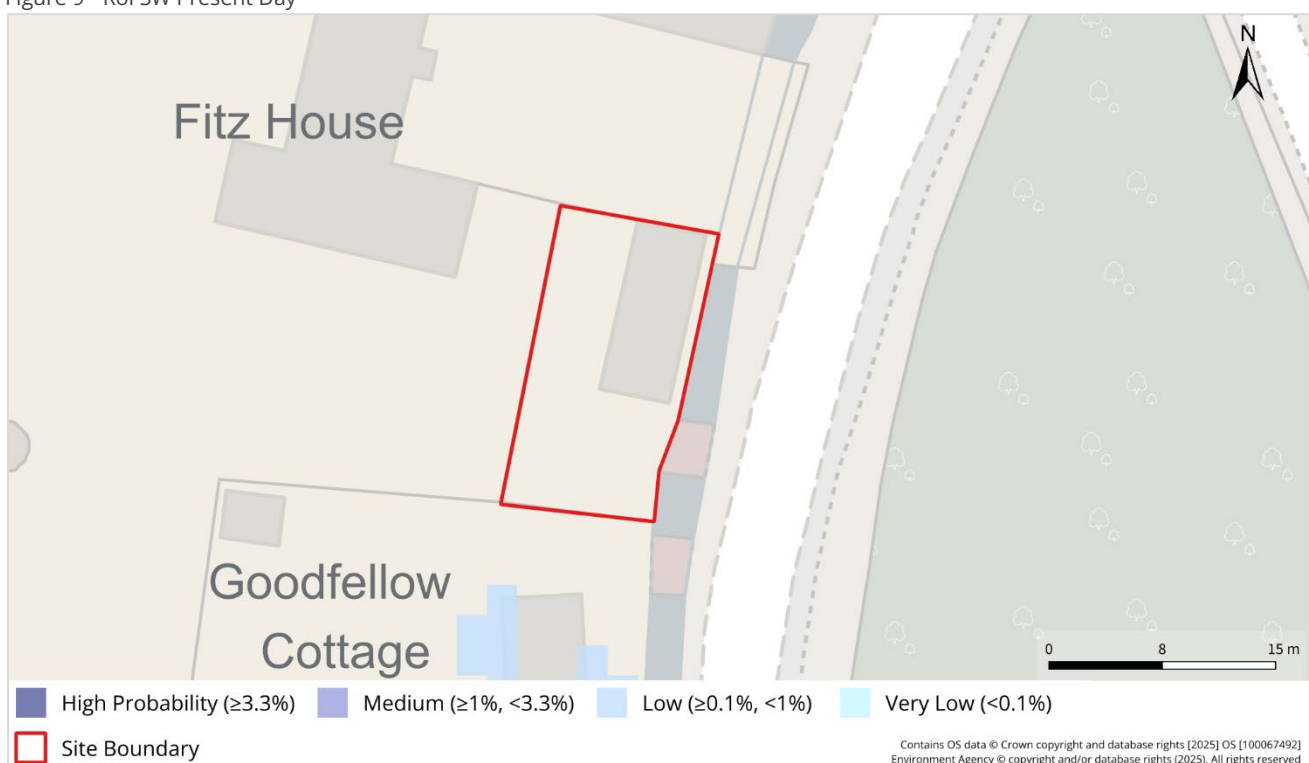
4.3 Surface Water Flooding

Surface water flooding occurs when local drainage networks are overwhelmed during an extreme rainfall event, causing water to flow over the surface and follow gravity to the lowest point where it often pools. Surface water flood maps rely on simplified modelling, which can misrepresent risk at the scale of a single site. This report adds contextual interpretation to provide a more accurate, site-specific view.

Hazard Assessment – Present Day

The Risk of Flooding from Surface Water (RoFSW) mapping (Figure 9) indicates that the site is not projected to be at risk of surface water flooding across the high, medium and low probability scenarios.

Figure 9 - RoFSW Present Day



Hazard Assessment – Future

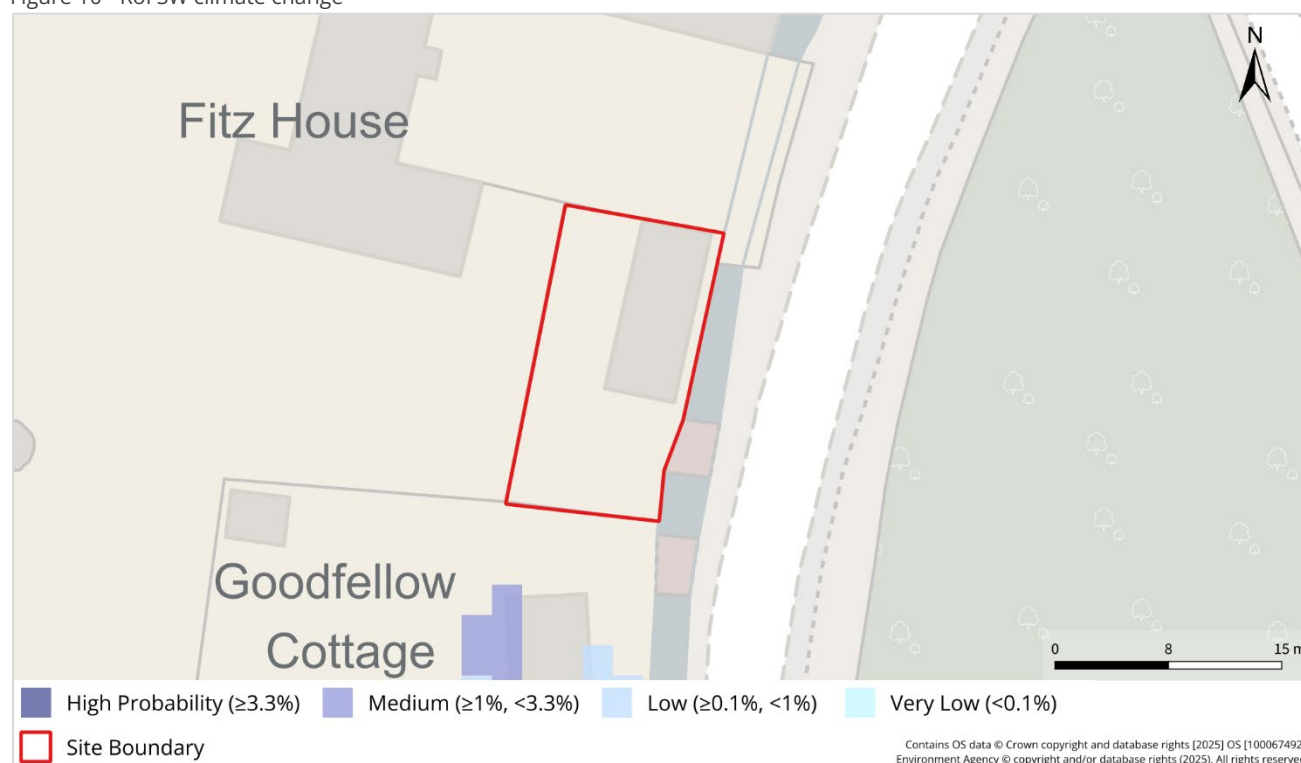
This section considers the potential impacts of climate change on surface water flood risk. The projected flood depths are based on the latest UK Climate Projections (UKCP18) from the Met Office, using a high greenhouse gas



emissions pathway (RCP 8.5). The scenarios applied here are centred on the 2050s epoch and use allowances that account for increased peak rainfall intensity⁷.

The RoFSW climate change mapping (Figure 10) indicates that the site is not projected to be at risk of surface water flooding across the high, medium and low probability scenarios when accounting for climate change.

Figure 10 - RoFSW climate change



Surface Water Risk Summary

The RoFSW mapping projects the site not to be at risk of surface water flooding across the high, medium and low probability scenarios in both the present day and when accounting for climate change. The overall risk of surface water flooding affecting the site is Low. No further consideration is deemed necessary as part of this report.

4.4 Groundwater

Flooding from a groundwater source often occurs during or following a period of prolonged wet weather within areas that are low lying underlain by permeable rocks (aquifers). When aquifers are at their maximum holding potential, flooding at surface level can occur from beneath the ground.

Groundwater as a sole flooding mechanism is often regarded as low risk as it often relies on a coinciding rainfall, or flood event from an additional source to become a flood risk. The main contributory factor that will enhance the risk of groundwater flooding, is prolonged periods of high rainfall, which result in the groundwater saturation level rising to the point where it reaches the surface.

Online BGS mapping shows the bedrock geology beneath the site to comprise Cann Sand Member-Sandstone. This is defined by the EA as a 'Principal' aquifer. These are layers of rock or drift deposits that have high intergranular

⁷ Central allowance for the 2050s epoch (2040-2060) for risk of flooding from surface water



and/or fracture permeability, meaning they usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale.

The bedrock is overlain by Alluvium-Clay, sand and gravel. This is defined by the EA as a 'Secondary A' aquifer. These are permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers.

There are no borehole records in the vicinity of the site that correspond to the same bedrock geology. The SFRA (2024) indicates that the site has been identified as being within a zone where there is risk of groundwater flooding to the surface and subsurface assets. It is understood that there are no subsurface assets. There is the possibility of groundwater emerging at the surface locally. No further information regarding the susceptibility of groundwater flooding at the site was provided within any of the listed documents.

Groundwater Summary

The site is located within a zone where there is risk of groundwater flooding to the surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally. The overall risk of groundwater flooding affecting the site is Low to Moderate. Further considerations are made within Section 5 to help mitigate against this identified risk in the long-term.

4.5 Artificial Sources

Flood risk from artificial sources would include the failure of man-made drainage or water supply network. Although the likelihood of such an occurrence is highly unpredictable, it is recommended that any proposed designs for the site take into account the location of any existing below ground services, in order to avoid any inadvertent flooding taking place during the construction phase and in the future.

Upon review of the relevant online documents outlined in Section 1.4 of this report, it was indicated that there have been several reports of sewer flooding within the wider area that the site is located. It could not be confirmed if the site was impacted by these events.

Artificial Sources Summary

There several reports of sewer flooding occurring within the wider area that the site is located within. It could not be confirmed if the site was impacted by these incidents. The overall risk of flooding from artificial sources affecting the site is Low to Moderate. Further considerations are made within Section 5 to help mitigate against this identified risk in the long-term.

4.6 Reservoir Failure

Assessment of risk of a reservoir failure may be interpreted as the extent of flooding that would occur, should any reservoir that has a capacity larger than 25,000m³, suffer a catastrophic failure. Mapping of this nature is described by the Environment Agency as a very worst-case scenario, with a flood event of this type being extremely unlikely to occur. The EA Risk of Flooding from Reservoir Failure mapping (Figure 11) is based on two extents:

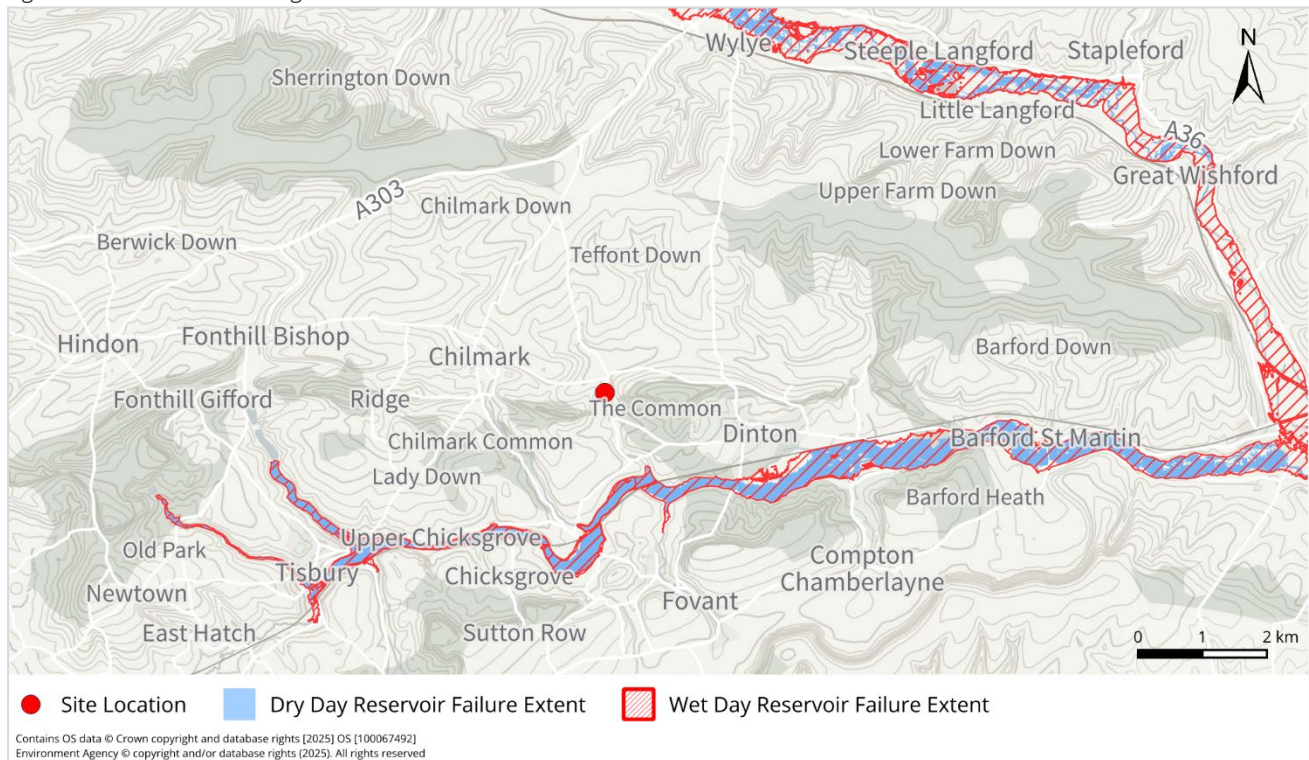
- **Wet Day (National)** - This data shows the individual flood extents for all large, raised reservoirs in the event that they were to fail and release the water held on a "wet day" when local rivers had already overflowed their banks.



- **Dry Day (National)** - This data shows the individual flood extents for all large, raised reservoirs in the event that they were to fail and release the water held on a “dry day” when local rivers are at normal levels.

The EA Risk of Flooding from Reservoir Failure mapping shows that the site is located outside of both the wet and dry day risk in the reservoir failure extents. The nearest wet day and dry day extent is located 1.3km to the southeast of the site.

Figure 11 - EA Risk of Flooding from Reservoir Failure



Reservoir Failure Summary

Current legislation states all reservoirs are inspected regularly and the likelihood of failure occurring is low. The overall risk of flooding from reservoir failure affecting the site is therefore Negligible. No further consideration is deemed necessary as part of this report.



4.7 Summary of Flood Sources

Table 3 provides a summary of the classification of risk to the site from all flood sources and indicates where further considerations are required in the context of the proposed development.

Table 3 - Flood Risk Summary

Flood Source	Overall Risk Classification	Additional Considerations
Fluvial	Low to Moderate	See Section 5.
Tidal	Negligible	None.
Surface Water	Low	None.
Groundwater	Low to Moderate	See Section 5.
Artificial Sources	Low to Moderate	See Section 5.
Reservoir Failure	Negligible	None.



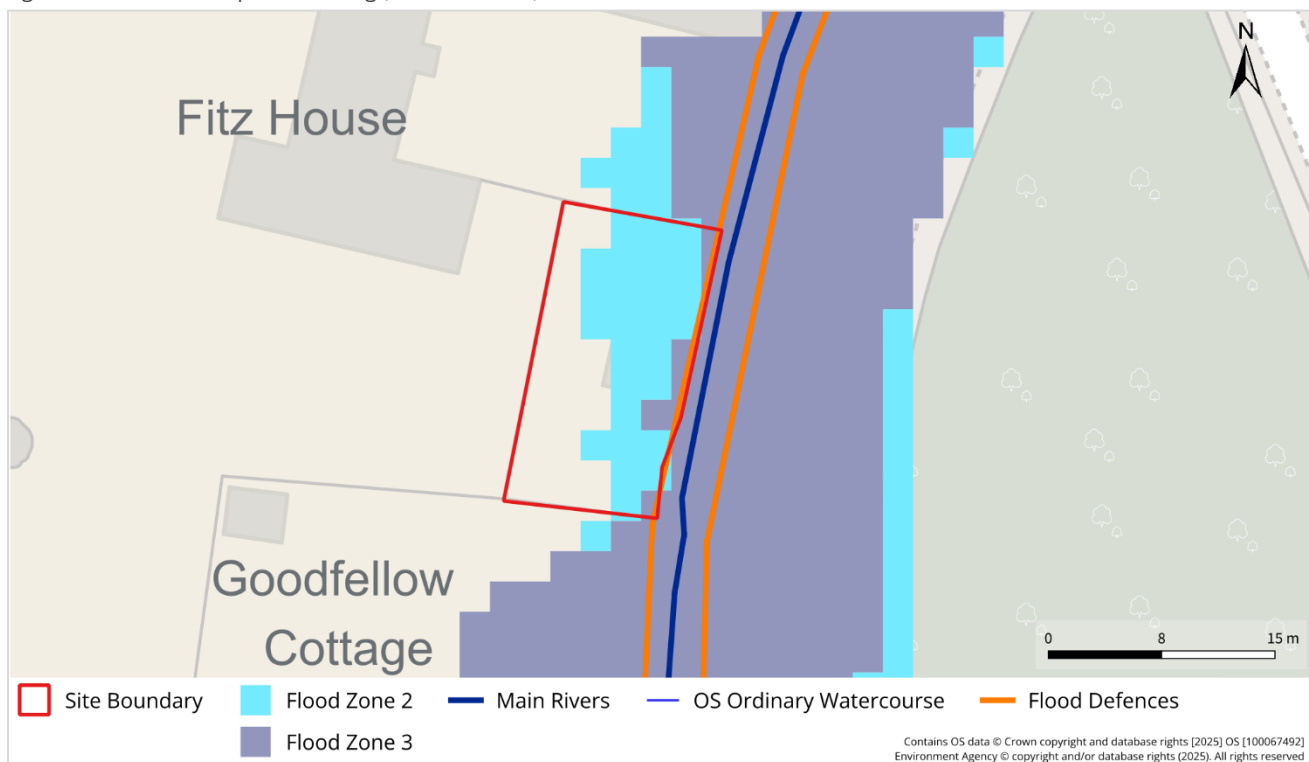
5 Flood Risk in Planning Context

The following sections describe the identified flood hazard in the context of the proposed development and provide recommendations, where required, for the mitigation or reduction of those risks to enable safe development and comply with local and national guidance.

5.1 EA Flood Map for Planning

The EA Flood Map for Planning (FMFP) (Rivers and Sea) divides the floodplain into risk-based categories and provides an indication of flood risk for the site for the purpose of planning. The EA FMFP (Figure 12) indicates that the site is partially located in Flood Zone 3 (>1% AEP) and Flood Zone 2 (1% - 0.1% AEP). The Flood Zones for planning shown the 'undefended' scenario, where any flood defences in the locality are not represented within the mapping.

Figure 12 - EA Flood Map for Planning (Rivers and Sea)



This site's location in Flood Zone 3 (>1% AEP) will be discussed further in context of development viability in Section 5.3.

5.2 Development Viability

The EA classifies different types of development according to their perceived vulnerability to flood risk. The proposed development is understood to comprise converting the garage at Fitz Cottage to create additional living space. The development will not increase the number of bedrooms, and no sleeping areas are planned for the ground floor. The building's footprint will remain unchanged as part of this development.



In accordance with the EA vulnerability classification set out in Annex 3 of the Planning Practice Guidance for Flood Risk and Coastal Change, the proposed use would fall within the 'More Vulnerable' category. Given this vulnerability classification and the site's location partially within Flood Zone 3, the development would ordinarily be subject to both the Sequential Test and the Exception Test, as required by strategic flood risk planning policy and the relevant SFRA. However, because the scheme relates solely to the conversion of an existing building, it is exempt from the Sequential Test.

The Exception Test must therefore be applied. For a development to satisfy the Exception Test, two criteria must be met:

- It must be demonstrated that the development will provide wider sustainability benefits to the community that outweigh the flood risk; and
- The development must be shown to be safe for its lifetime, taking account of the vulnerability of its users, without increasing flood risk elsewhere and, where possible, delivering an overall reduction in risk.

With regard to the first criterion, the conversion of the existing garage to create additional living space provides clear sustainability benefits that outweigh the identified flood risk. The proposal makes efficient use of existing building, avoiding the environmental cost and land take associated with constructing new floorspace. This approach minimises material consumption and embodied carbon. Although the site lies partially within Flood Zone 3, RoFRS mapping indicates that internal flooding would only occur in the low probability scenario, demonstrating that the associated flood risk is residual and manageable. On balance, the environmental, social and functional benefits arising from the conversion are considered to outweigh the level of flood risk present.

Regarding the second criterion, the proposed development can be demonstrated to be safe for its lifetime without causing an increase in flood risk elsewhere, and it provides opportunities for risk reduction. As the works do not expand the building footprint or modify site levels, there is no potential for the displacement of floodwater, thereby ensuring no increase in off-site flood risk. The design will incorporate appropriate flood-resilient and flood-resistant construction techniques (discussed further below) informed by the RoFRS mapping, which identifies internal flooding only in the most extreme, low-probability scenario.

5.3 The Design Flood

The Planning Practice Guidance identifies that new developments should be designed to provide adequate flood risk management, mitigation, and resilience against the 'design flood' for their lifetime.

The source of the risk at the development is fluvial and therefore, based on government guidance, the design flood event is the 1% AEP. This FRA will therefore consider the 1% AEP event for assessing flood risk to the development and potential mitigation measures. To account for climate change, this assessment also considers climate change allowances for the Avon Hampshire management catchment in line with current EA published regional allowances.

Table 4 identifies the relevant peak river flow allowances from this management catchment.

Table 4 - Peak River Flow Allowances⁸

Allowance Category	Total potential change anticipated for the '2020s' (2015 to 2039)	Total potential change anticipated for the '2050s' (2040 to 2069)	Total potential change anticipated for the '2080s' (2070 to 2115)
Upper End	33%	52%	102%

⁸ <https://environment.data.gov.uk/hydrology/climate-change-allowances/river-flow>



Higher Central	19%	27%	56%
Central	12%	16%	38%

The site is located partially within Flood Zone 3. The development is classified as more vulnerable and it has an anticipated lifespan (100 years) that falls within the '2080s'. Therefore, in line with the NPPF the central allowance should be considered, equating to an additional 38% on flow volumes atop of the 1% annual probability (1 in 100 year) predicted flood event.

Climate Change Summary

To ensure that the development is designed to be resilient over its lifetime, a climate change allowance of 38% should be applied to the design flood, corresponding to a 1 in 100 year event. However, due to the absence of detailed flood model data for the site, it was not possible to access specific 1 in 100 year plus 38% climate change flood levels. Consequently, a more precautionary approach has been adopted, with the most extreme 0.1% Annual Exceedance Probability (AEP) plus climate change flood depths from the RoFRS mapping being used as a substitute for the design flood level. This approach ensures that all design and mitigation measures are based on a conservative assessment of potential flood risk.

5.4 Recommendations

It is recommended that, based on the current design proposals, the following design principles should be incorporated to demonstrate its long-term resilience to flood risk. This follows a hierarchical approach considering finished floor level, external ground levels and Property Flood Resilience (PFR).

Development Levels

This FRA has been informed by government derived LIDAR data, which has informed the levels discussed in Table 5.

Table 5 - Design flood and finished levels

Design Flood Level	80.23mAOD (floor level in kitchen (80.21mAOD) + max flood depths in 1 in 1000 year plus climate change (0.2m))
Finished Floor Level	The existing floor level of the ground floor of the development is understood to be circa 80.11mAOD (see floor levels in Appendix A). As the proposed development involves the conversion of an existing garage, the finished floor levels will be maintained at or above the existing floor levels of the building.
External Levels	Should there be any changes externally then external ground levels should be profiled away from the building footprint and towards the nearest drainage point.

Flood Resilience & Resistance

The following recommendations are made to enhance the proposed developments' flood resilience and accelerate recoverability following any localised flooding. Due to the building status as a Grade II listed building, the following measures should be implemented where possible to reduce the residual risk of internal flooding:

- Elevating vulnerable equipment/electrical equipment 0.5m (less than 0.2m flood depth plus 0.3m freeboard) above internal floor levels;
- Seal all pipe and cable entry points that are located below 0.6m with waterproof sealant;
- Ensure any cracks in the external mortar up to a height of 0.6m are re-pointed;



- Considerations should be made for utilising flood barriers/doors;
- Use flood-resilient flooring materials on the ground floor and flood resilient lime-based plaster or water resistant boarding on the walls;
- Maintain and clear drainage systems regularly;
- Puddle pumps to be used on the ground floor where needed;
- Install Non-Return Valves on existing or new drainage networks; and
- Replace existing airbricks with self-closing variants;

5.5 Impact on Flooding Elsewhere

As indicated earlier, there will be no change to the existing building footprint. Therefore, the proposed development will not contribute to increased flooding elsewhere on or off the site.

5.6 Safe Access and Egress

The site forms part of the wider Fitz House Estate, which provides additional flexibility for safe refuge in the unlikely event of flooding. Should access from the eastern side of the site be compromised during a flood event, residents would have the option to move to higher ground or safe areas within the western portion of the Fitz House Estate. This internal refuge strategy ensures that occupants can remain protected without needing to rely on external routes, providing a practical and controlled means of safe evacuation in the event of extreme flood conditions.



6 Conclusion

The site has been assessed for flood risk from a variety of flood sources. The risk of fluvial at the site is considered to be low to moderate. The risk of flooding from groundwater and artificial sources is low to moderate. The risk of surface water flooding is low. The risk of flooding from tidal and reservoir failure is negligible.

The proposed development is understood to comprise of converting the garage at Fitz Cottage to create additional living space. The project will not increase the number of bedrooms, and no sleeping areas are planned for the ground floor. The building's footprint will remain unchanged as part of this development. The following design principles have been outlined to reduce the residual risk of internal flooding at the site:

- Elevating vulnerable equipment/electrical equipment 0.5m above internal floor levels;
- Seal all pipe and cable entry points that are located below 0.6m with waterproof sealant;
- Ensure any cracks in the external mortar up to a height of 0.6m are re-pointed;
- Considerations should be made for utilising flood barriers/doors;
- Use flood-resilient flooring materials on the ground floor and flood resilient lime-based plaster or water resistant boarding on the walls;
- Maintain and clear drainage systems regularly;
- Puddle pumps to be used on the ground floor where needed;
- Install Non-Return Valves on existing or new drainage networks; and
- Replace existing airbricks with self-closing variants;

This report therefore demonstrates that by incorporating the recommended key design principles, the proposed Development:

- Is suitable in the location proposed and will be adequately flood resistant and resilient;
- Is unlikely to place additional persons at risk of flooding, and will offer a safe means of access and egress; and,
- Is unlikely to increase flood risk elsewhere as a result of the proposed development through the loss of floodplain storage, impedance of flood flows or increase in surface water runoff.

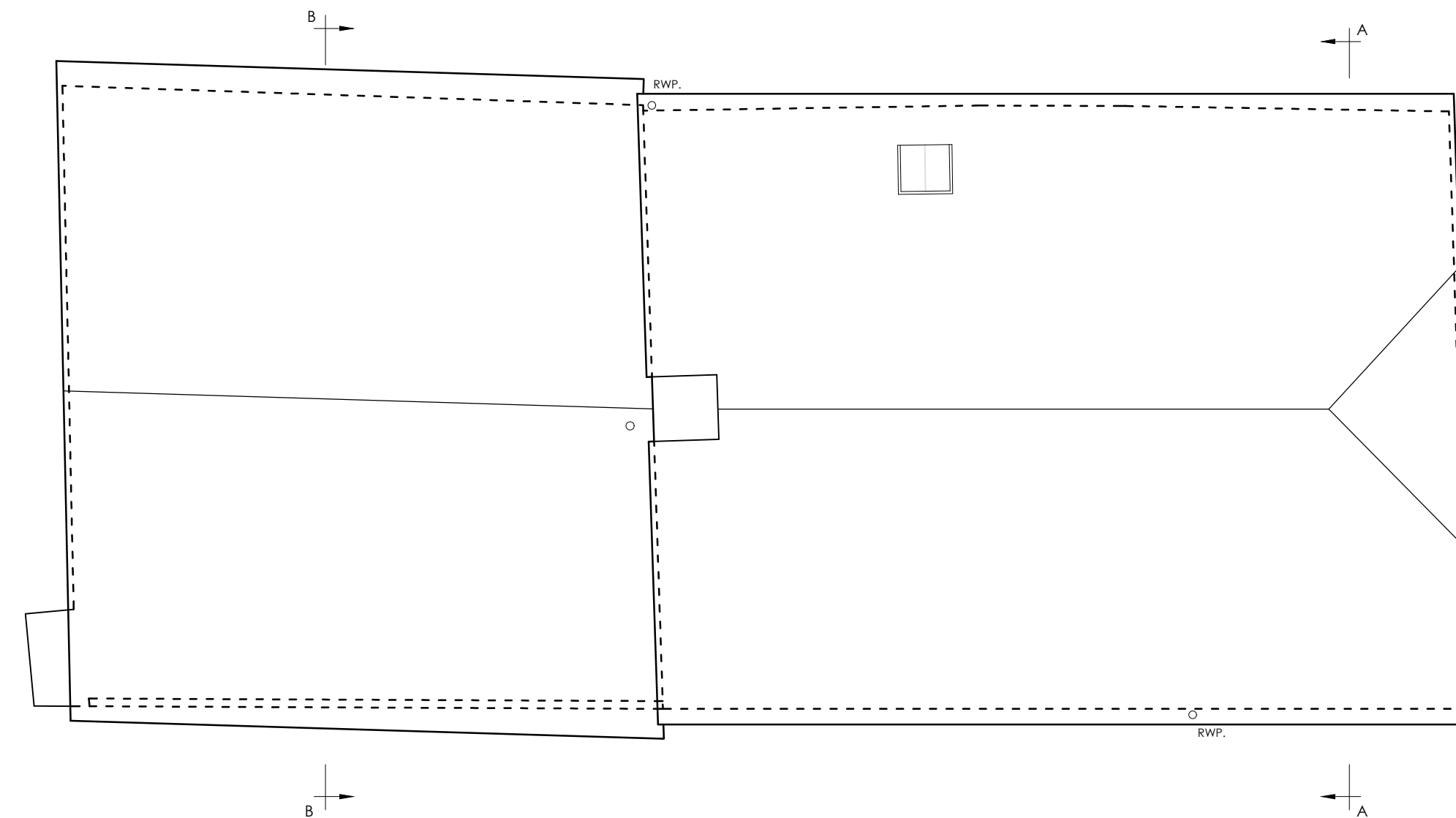
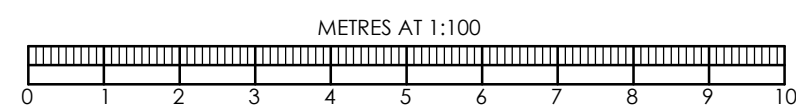
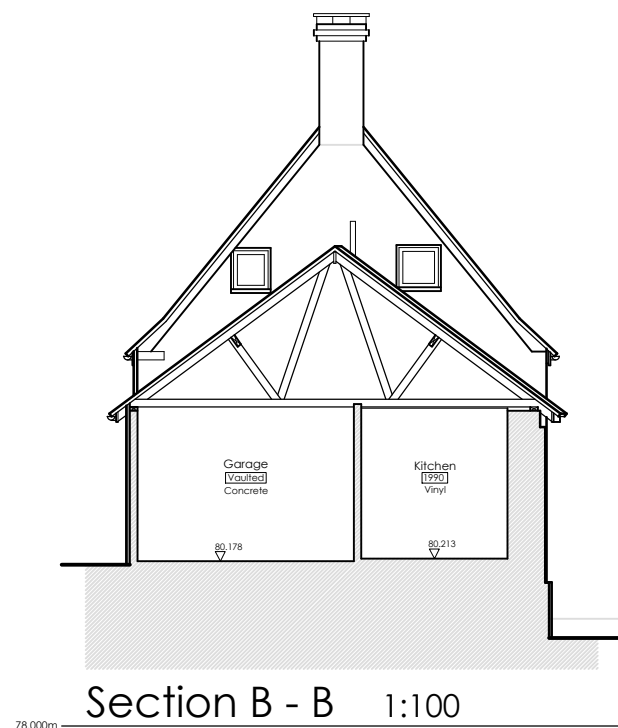
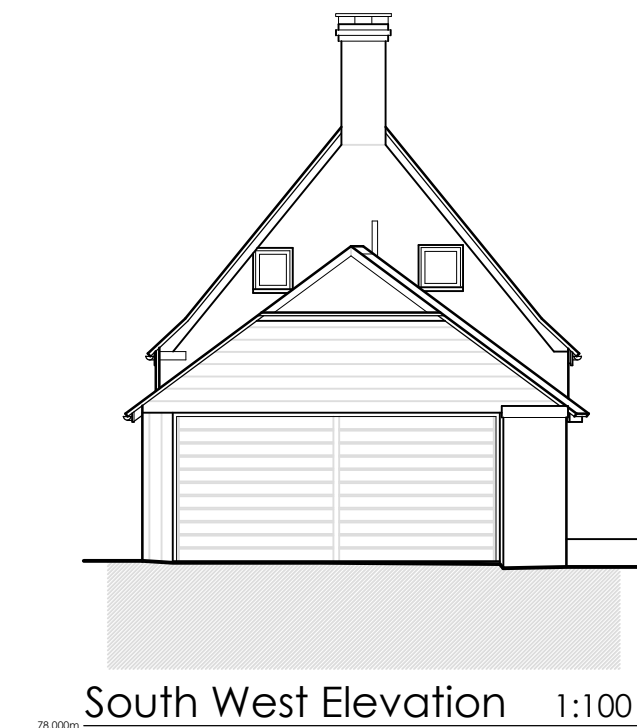
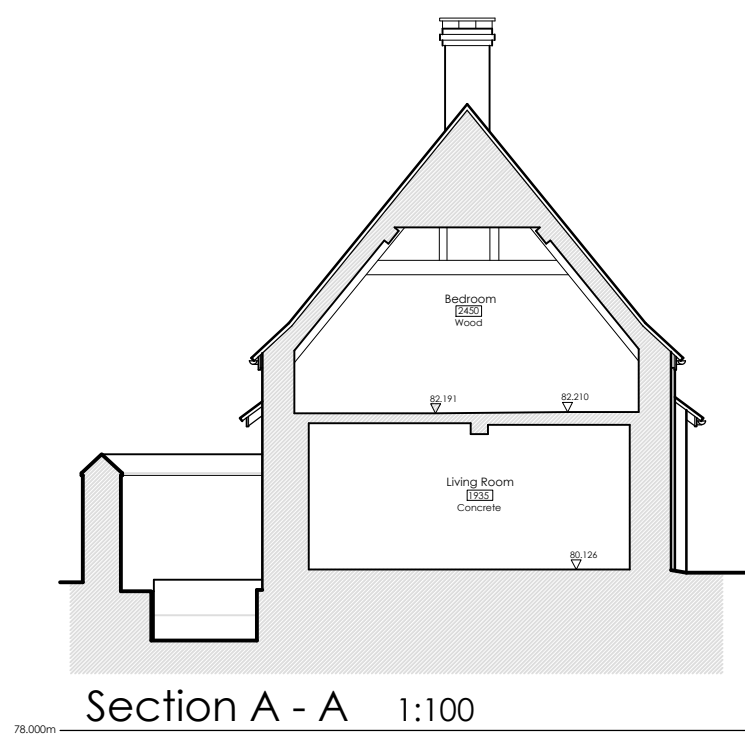


Appendices

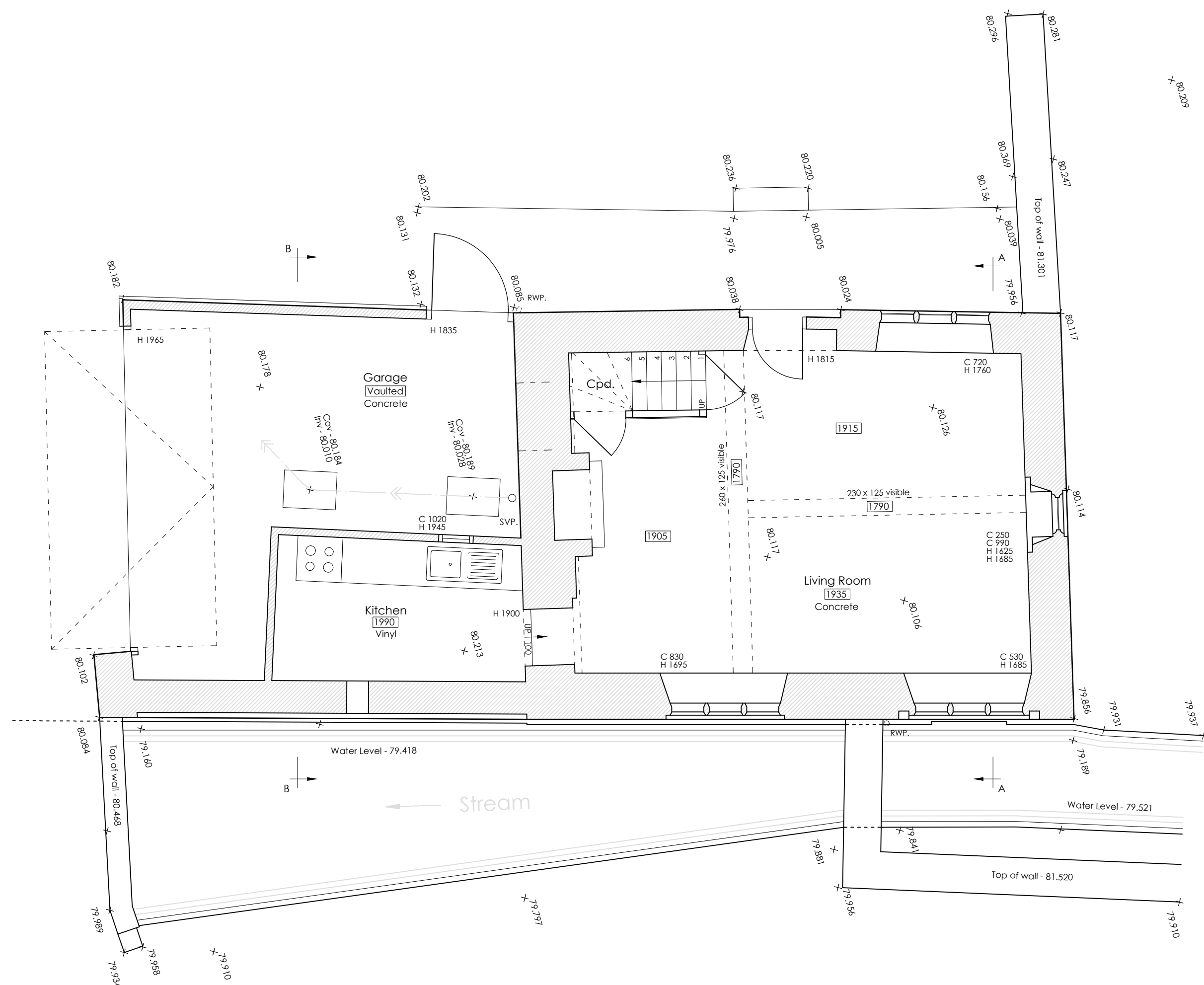


Appendix A

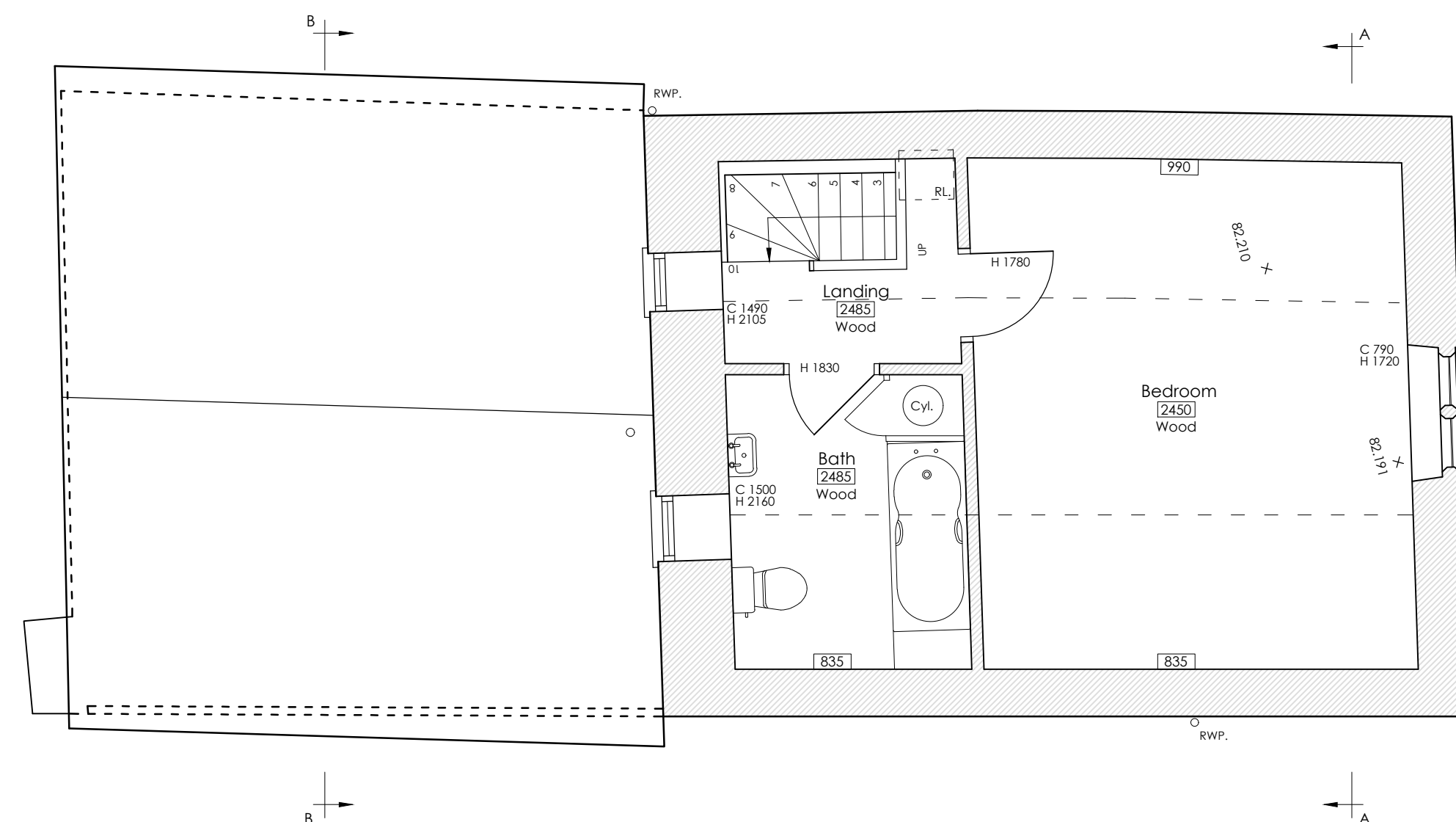
Existing Layout



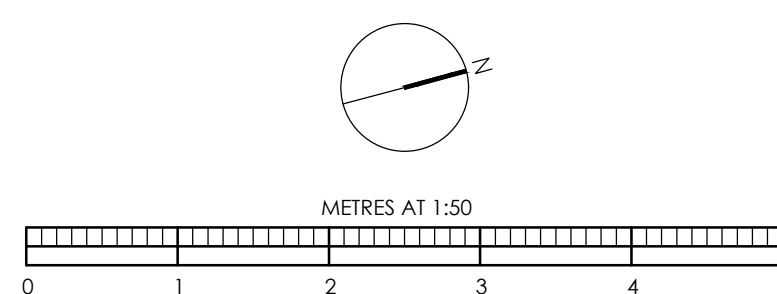
Roof Plan 1:50



Ground Floor Plan 1:50



First Floor Plan 1:50



PROJECT: Fitz House, The Street, Telford Magna, Salisbury, SP3 5QP.
DRAWING: Cottage - Existing Plans, Elevations and Sections.
THIS DRAWING AND ALL ASSOCIATED INFORMATION IS PROTECTED BY COPYRIGHT

JOB No: 24076
DATE: 16.02.2025
DRAWG No: 08
SCALE: A1 @ 1:100/50

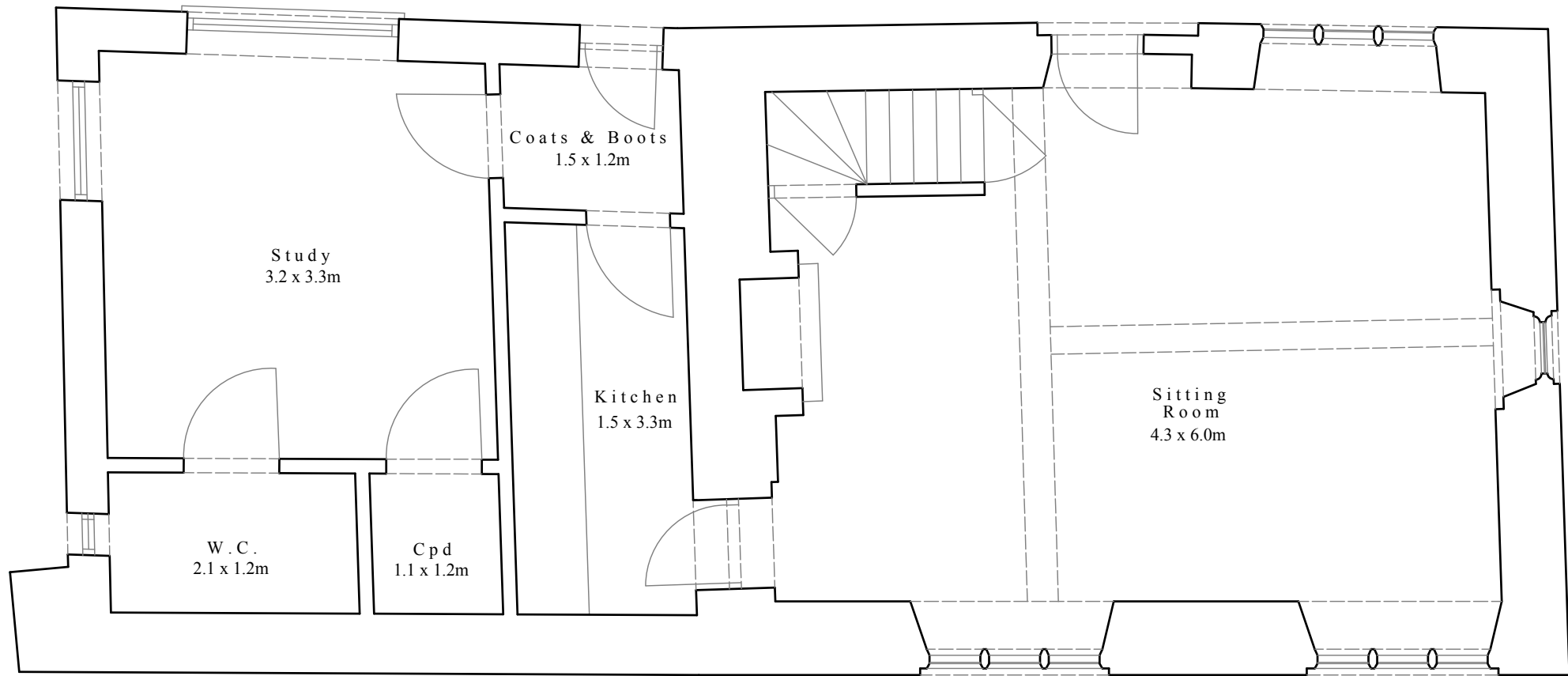


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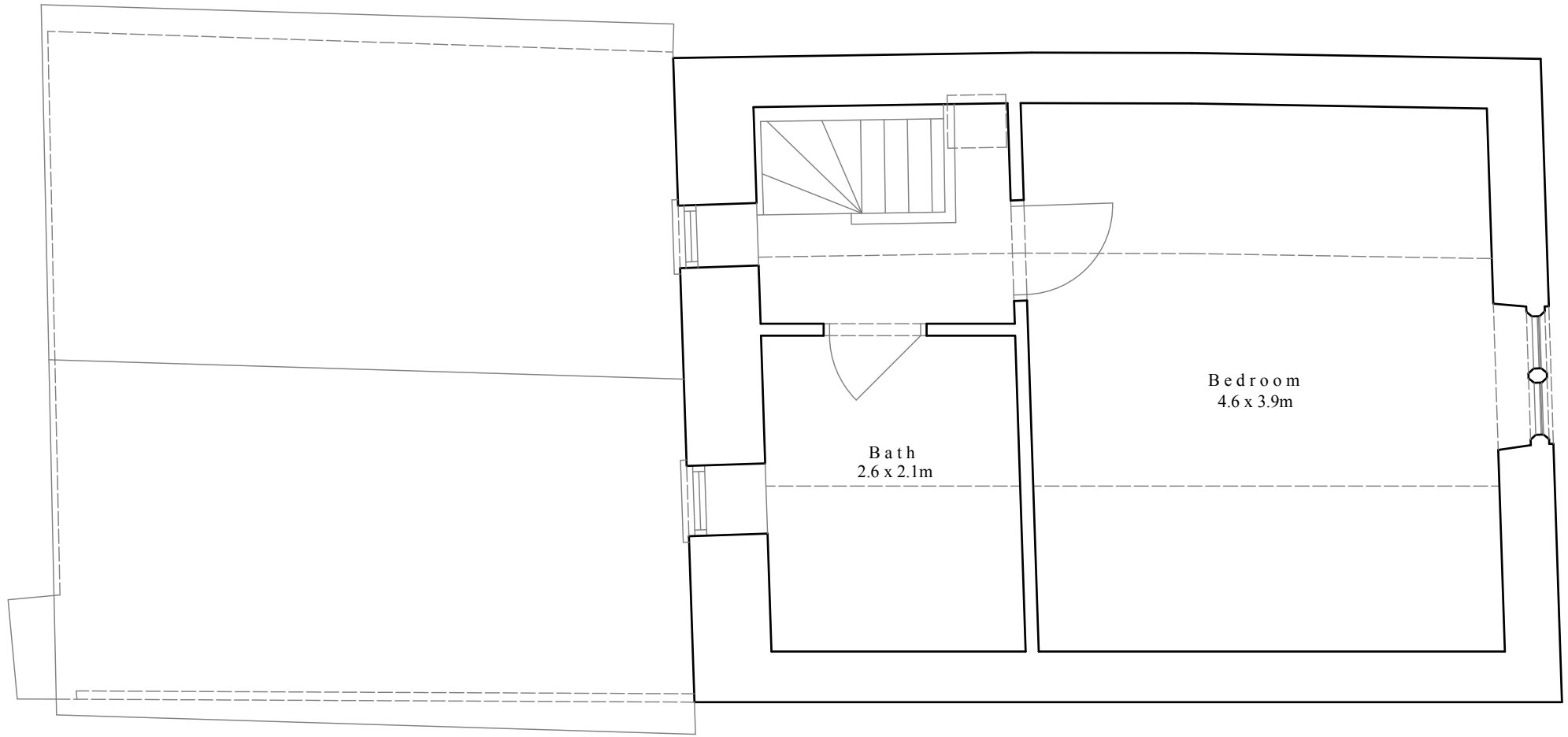


Appendix B

Proposed Plans



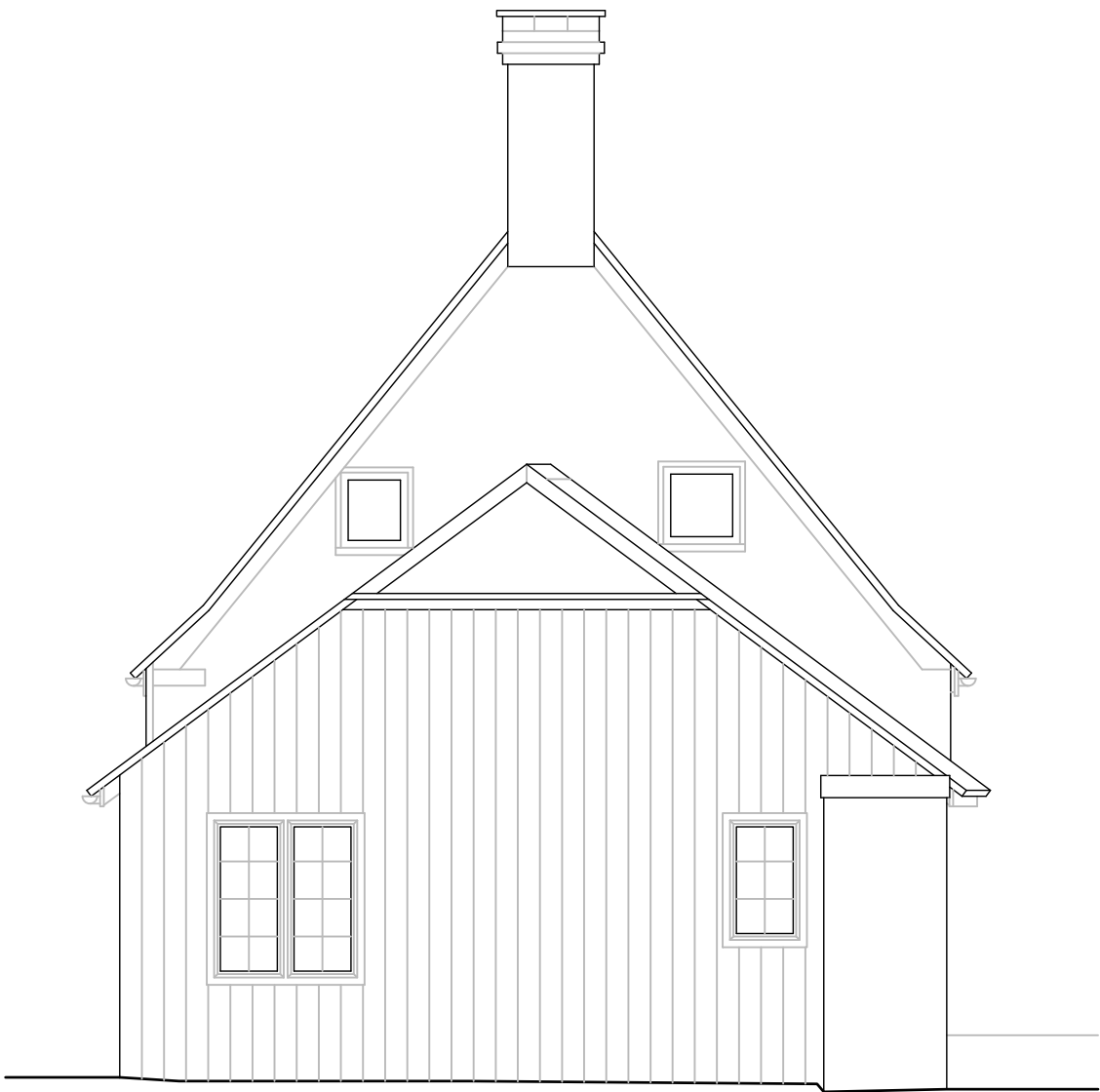
GROUND FLOOR



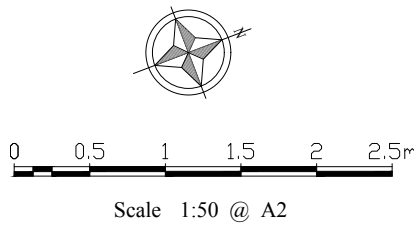
FIRST FLOOR



EAST ELEVATION



SOUTH ELEVATION



Edward Checkley | Conservation Architect

Project: Fair House Telford Magna Wiltshire			Drawing Title: Plans & Elevations		Date:
Richmond Villa 7 Woodford Road, Ketter R22 4LP design@edwardcheckley.co.uk +44(0)1753 809 022			Scale: 1:50	Plot Size: A2	24.06.2025
			Drawn By: EBPC	Drawing: C-03	Rev: b



Appendix C

EA Product 4 Data

Evan Harries
Ashfield Solutions
enquiries@ashfieldfloodrisk.com

Our ref: EIR2025/34309
Date: 24th October 2025

Dear Evan

Thank you for your enquiry which was received on 8th October 2025. We respond to requests under the Freedom of Information Act 2000 and Environmental Information Regulations 2004.

Abstract

Name	Product 4
Description	Detailed Flood Risk Assessment Map for Fitz House, The Street, Teffont Magna, Salisbury, SP3 5QP NGR: ST9887032097
Licence	Open Government Licence
Information Warnings	<i>The mapping of features provided as a background in this product is © Ordnance Survey. It is provided to give context to this product. The Open Government Licence does not apply to this background mapping. You are granted a non-exclusive, royalty free, revocable licence solely to view the Licensed Data for non-commercial purposes for the period during which the Environment Agency makes it available. You are not permitted to copy, sub-license, distribute, sell or otherwise make available the Licensed Data to third parties in any form. Third party rights to enforce the terms of this licence shall be reserved to OS.</i>
Attribution	Contains Environment Agency information © Environment Agency and/or database rights. Contains Ordnance Survey data © Crown copyright 2025 Ordnance Survey AC0000807064.

Open Data and Historic Flood Events

The Environment Agency no longer provides PDF copies of the Historic Flood Map. Instead, datasets are freely available via the Government's Open Data portal: [Find open data - data.gov.uk](#)

Examples of datasets you may require:

- Flood Map for Planning
- Recorded Flood Outlines
- Historic Flood Map
- Surface Water for Spatial Planning extents
- Main River Consultation Area

You can access the Flood Map for Planning here: <https://flood-map-for-planning.service.gov.uk/>

Please note: we cannot guarantee that we hold an exhaustive list of all past flood events. All reasonable care has been taken to ensure that the historical flood event data is as accurate as possible. The Environment Agency will update its records if new evidence emerges.

Planning Guidance

We recommend you read the following items to inform your Flood Risk Assessment (FRA):

Summary	Link
Guidance on using Environment Agency information to inform a development proposal	Flood risk assessments – GOV.UK
How to use modelling data to support your FRA	Using modelling for FRAs – GOV.UK
Planning considerations for areas at risk of flooding	Flood risk and coastal change – GOV.UK
Template and advice to help increase the chances of your FRA includes the right information first time	Planning Portal – FRA Guidance
Information on getting planning advice from the Environment Agency, including paid services	EA Planning Advice – GOV.UK Email: wx.sp@environment-agency.gov.uk
Check with your Lead Local Flood Authority (LLFA) or Local Planning Authority (LPA) for additional policies or guidance for FRAs.	Find your local council – GOV.UK Local Plans & Strategic Flood Risk Assessments (SFRA)

Flood Levels and Updates to National Modelling

The flood zones available on the Flood Map for Planning service were published on 25th March 2025. However, the flood level and depth data are not currently available for all locations identified as at risk in this area.

Therefore, for your information we have supplied maps showing the water depths derived from JFLOW for the 1% AEP (100yr) and 0.1% AEP (1000yr) fluvial modelled flood scenarios. This modelling is fit for the purpose of the Flood Zones. However, it is not based on a specific channel survey. Neither water depths nor water levels were outputs specified when we commissioned this generalised modelling for the Flood Zones. Whilst the modelling process does provide some information on depth of water, it would have been possible to produce the flood extents without storing the water depth values, since water depth is only a 'by-product' of the calculation process. As this type of modelling was developed, tested and reviewed for production of the Flood Zone extents only, we have no information on the accuracy of the water depth data. Water depth or level outputs from this model are only suitable to be used for decision making at a broad catchment scale and is not fit for the purpose of a site-specific flood risk assessment.

Alternatively, you could contact us again later when we might be able to provide flood level and depth associated with our new National Flood Risk Assessment system. Visit this page <https://environment.data.gov.uk/support/faqs/778338325> to understand more how the Flood Zones have been produced.

You can find further information on the NaFRA2 project here: <https://www.gov.uk/guidance/updates-to-national-flood-and-coastal-erosion-risk-information>

Flood Defences

If there are any formal flood defences within 1km of the site boundary provided, a PDF containing flood defence information will be enclosed. This information has been taken from our Asset Information Management System database (AIMS). A data download can be accessed here: [AIMS Asset Bundle](#)

Please note that flood defences can increase water levels elsewhere e.g. through channels being restricted by defences, or because defences prevent flood water flowing back into the river channel.

Further Guidance

If you intend to use any climate change data supplied in this letter, you should consider its appropriateness in light of a range of potential allowances as described in the latest guidance: [Flood risk assessments: climate change allowances - GOV.UK](#). This information is subject to change, please check the guidance regularly. Our Sustainable places team would be happy to discuss the issues around Climate Change and how information should be used.

In some locations, the predicted Still Water Tide Level data from the Coastal Flood Boundary Study 2018 is higher than the locally modelled water levels provided. When this is the case the higher water levels should be considered in your FRA. More information can be found here [Coastal flood boundary conditions for the UK: 2018 update - GOV.UK](#) and by downloading 'Coastal Design Sea Levels' from [Find open data - data.gov.uk](#)

Information on environmental permits for work in, under, over, or near a main river, culvert, flood defence, or in the floodplain is available here: [Flood risk activities: environmental permits - GOV.UK/](#). For any further advice, please contact bridgwater.frap@environment-agency.gov.uk.

We hope you find this information helpful.

Yours sincerely

Corinne Moyse

Customer & Engagement, Wessex
Rivers House, East Quay, Bridgwater, Somerset, TA6 4YS
Email: wessexenquiries@environment-agency.gov.uk

Enc: EIR2025/34309 - 1% AEP JFLOW Depth Map
EIR2025/34309 - 0.1% AEP JFLOW Depth Map
EIR2025/34309 Defences Map & Data

EIR2025/34309 - JFLOW Fluvial Water depths (m) Without Flood Defences. 1000 year (0.1% AEP)
Centred on land at ST 98870 32097. Created 24/10/2025.



Scale 1:10,000



Legend

— Statutory_Main_Rivers

1000yr JFLOW Depth

metres



Information Warning

We do not recommend the use of water depths/levels derived from JFLOW for site specific investigations such as Flood Risk Assessments.

EIR2025/34309 - JFLOW Fluvial Water depths (m) Without Flood Defences. 100 year (1% AEP)
Centred on land at ST 98870 32097. Created 24/10/2025.



Scale 1:10,000



Legend

— Statutory_Main_Rivers

100yr JFLOW Depth metres



Information Warning

We do not recommend the use of water depths/levels derived from JFLOW for site specific investigations such as Flood Risk Assessments.



Thank you

for using Ashfield Solutions

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