



**Langfords Car Spares
Semley
SP7 9AQ**

**FLOOD RISK ASSESSMENT
For Planning**

Third Issue

February 2026



Such·Salinger·Peters

CONSULTING ENGINEERS

Issue Record

Revision	Date	Details
First Issue	21/01/2026	For Planning
Second Issue	28/01/2026	Updated to include additional data
Third Issue	10/02/2026	Updated to include latest site plan

Copy No	Issued To
One	Karl Langford - Client

First Issue	Name	Signature	Date
Originator	S Howard	S Howard	21/01/2026
Reviewer	R Peel	R Peel	21/01/2026
Authoriser	J Peters	J Peters	21/01/2026

Second Issue	Name	Signature	Date
Originator	S Howard	S Howard	28/01/2026
Reviewer	L Parkinson	L Parkinson	28/01/2026
Authoriser	J Peters	J Peters	28/01/2026

Third Issue	Name	Signature	Date
Originator	S Howard	S Howard	10/02/2026
Reviewer	L Parkinson	L Parkinson	10/02/2026
Authoriser	J Peters	J Peters	10/02/2026

Contents

1. Introduction	1
2. Development Description and Location	2
Location	2
Proposed Development	2
Topography	2
Geology	2
Existing Land	3
Flood Risk	3
Sequential Test	5
Exception Test	5
Flood Resistance & Resilience	5
Groundwater Flow Management	5
3. Assessment of Flood Risk	6
Sources of Flooding	6
Fluvial and Tidal Flooding	6
Pluvial / Surface Water Flooding	7
Groundwater Flooding	12
Sewer Flooding	12
Reservoir, Canal and other Artificial Sources Flooding	12
Probability	13
Off Site Impacts	13
Emergency Access	13
4. Conclusions and Recommendations	14
 Appendices	
A. Site Plan	15
B. Proposals	16
C. Topographical Survey	17

General Notes

This report is provided as an assessment only, in the context of the stated development proposals and should not be used in a different context.

Where any data supplied by the Client or by other external sources have been used it has been assumed that the information is correct unless otherwise stated. No responsibility can be accepted by Such Salinger Peters Limited for inaccuracies within the data supplied by others.

The report is provided for the sole use by the Client and is confidential to the Client's professional advisers. No responsibility whatsoever for the contents of this report will be accepted to any person other than the Client.

The copyright of this report and other plans and documents prepared by Such Salinger Peters Limited is owned by them and no such report, plan or document may be reproduced, published or adapted without their written consent. Complete copies of this report may, however, be made and distributed by the Client as an expedient in dealing with matters relating to its commission.

New information, improved practices and legislation may necessitate an alteration to the report in whole, or in part, after its submission. Therefore with any change in circumstances or after the expiry of one year from the date of the report, the report should be referred to Such Salinger Peters Limited for re-assessment and, if necessary, re-appraisal.

Glossary of Flood Risk Terms

Design Flood	Defined in National Planning Policy Framework: Flood Risk & Coastal Change as: <i>“A flood event of a given annual flood probability, which is generally taken as: Fluvial (river) flooding likely to occur with a 1% annual probability (a 1 in 100 chance each year), or; Tidal flooding with a 0.5% annual probability (1 in 200 chance each year)</i> <i>against which the suitability of a proposed development is assessed and mitigation measures, if any, are designed.”</i>
Flood Zone 1 (low probability)	Defined in National Planning Policy Framework: Flood Risk & Coastal Change as: <i>“Land having a less than 1 in 1,000 annual probability of river or sea flooding (shown as ‘clear’ on the Flood Map – all land outside Zones 2 and 3).”</i>
Flood Zone 2 (medium probability)	Defined in National Planning Policy Framework: Flood Risk & Coastal Change as: <i>“Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (shown in light blue on the Flood Map).”</i>
Flood Zone 3a (high probability)	Defined in National Planning Policy Framework: Flood Risk & Coastal Change as: <i>“Land having a 1 in 100 or greater annual probability of river flooding; or land having a 1 in 200 or greater annual probability of sea flooding (shown in dark blue on the Flood Map).” Flood Zone 3a also includes land within the ‘Existing Settlement Boundary’ for the relevant area catchment.</i>
Flood Zone 3b (functional floodplain)	Defined in National Planning Policy Framework: Flood Risk & Coastal Change as: <i>“This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency (functional floodplain is not separately distinguished from Flood Zone 3a on the Flood Map).”</i>

List of abbreviations used

CC	Climate Change
EA	Environment Agency
FFL	Finished Floor Level
FRA	Site Specific Flood Risk Assessment
LLFA	Lead Local Flood Authority (Wiltshire Council)
mAOD	metres Above Ordnance Datum
NPPF:FRCC	National Planning Policy Framework: Flood Risk & Coastal Change
SFRA	Strategic Flood Risk Assessment
SuDS	Sustainable Drainage Systems

1. Introduction

- 1.1. Such Salinger Peters has been instructed by the client, Karl Langford, to prepare a Flood Risk Assessment (FRA) as required by the National Planning Policy Framework: Flood Risk and Coastal Change (NPPF:FRCC) for the proposed storage container site at Langford Car Spare, Semley, SP7 9AQ.
- 1.2. A location plan showing the site is included in **Appendix A**.
- 1.3. The FRA describes the existing site and the proposed development. It assesses the potential sources of flooding to the site from tidal, fluvial, groundwater, surface water and other sources, taking a risk based approach in accordance with the NPPF:FRCC.
- 1.4. The risk of the development flooding has been assessed, along with the impact of the development on the surrounding areas.
- 1.5. This Flood Risk Assessment has been prepared based on the proposals as shown in **Appendix B**.
- 1.6. The site lies on the border of Wiltshire and Dorset, therefore flood data across both catchments has been assessed and referenced throughout this report.

2. Development Description and Location

Location

- 2.1. The site is located at Langford Car Spares, Semley, Wiltshire, SP7 9AQ. The Ordnance Survey Grid Reference location of the site is ST 87265 26566. A location plan showing the development site is included in **Appendix A**.

Proposed Development

- 2.2. Proposals for the site are for the placement of storage containers. Proposals can be seen in **Appendix B**.
- 2.3. Proposed ground levels will be raised. At the south of the site, the levels will be increased by an average 100mm whereas in the north of the site at the lower points will be raised by approximately 500mm. The containers will be raised a minimum 150mm above ground level.

Topography

- 2.4. The site falls from southwest to northeast. The levels range from 135.10mAOD at the south of the site to 132.60mAOD at the north of the site. These levels are evidenced on the topographical survey, however the levels continue to fall north towards the ditch that surrounds the property.

A copy of the topographical survey of the site is included in **Appendix C**.

Geology

- 2.5. The Cranfield University Soilscales tool shows that the proposed site lies within slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils. (**see Image 1 below**).
- 2.6. The Soilscales tool only provides information about permeability of the soils near the surface, this does not show that conventional soakaways can be utilised.



Image 1 – Cranfield University Soilscales

Existing Land

- 2.7. The site currently consists of a scrap car dealership. There are hardstanding roads between each row of stored cars. There is a workshop area at the south west of the site which benefits from an oil interceptor where all of the cars are decommissioned and drained of any contaminants.
- 2.8. The site is bound by a railway line to the north, trees to the east, a road and further fields to the south and the A350 to the west.
- 2.9. A site survey was carried out by Such Salinger Peters on 11th October 2024. During the site visit, the topographical survey was assessed and some spot levels undertaken. There are various ditches surrounding the site, a ditch runs south to the north along the western boundary which discharges to the watercourse that runs along the railway. There is a ditch running from south to north on the eastern boundary which picks up the majority of the site surface water drainage that discharges to the watercourse that runs along the railway.

Flood Risk

- 2.10. The development site lies within Flood Zone 1 (Low Risk). See Image 2 below. As the site is classed as 'storage and distribution', the proposed site use is classed as Less Vulnerable. A 'Less Vulnerable' site located in Flood Zone 1 is appropriate under Table 3 of the NPPF (see table below).

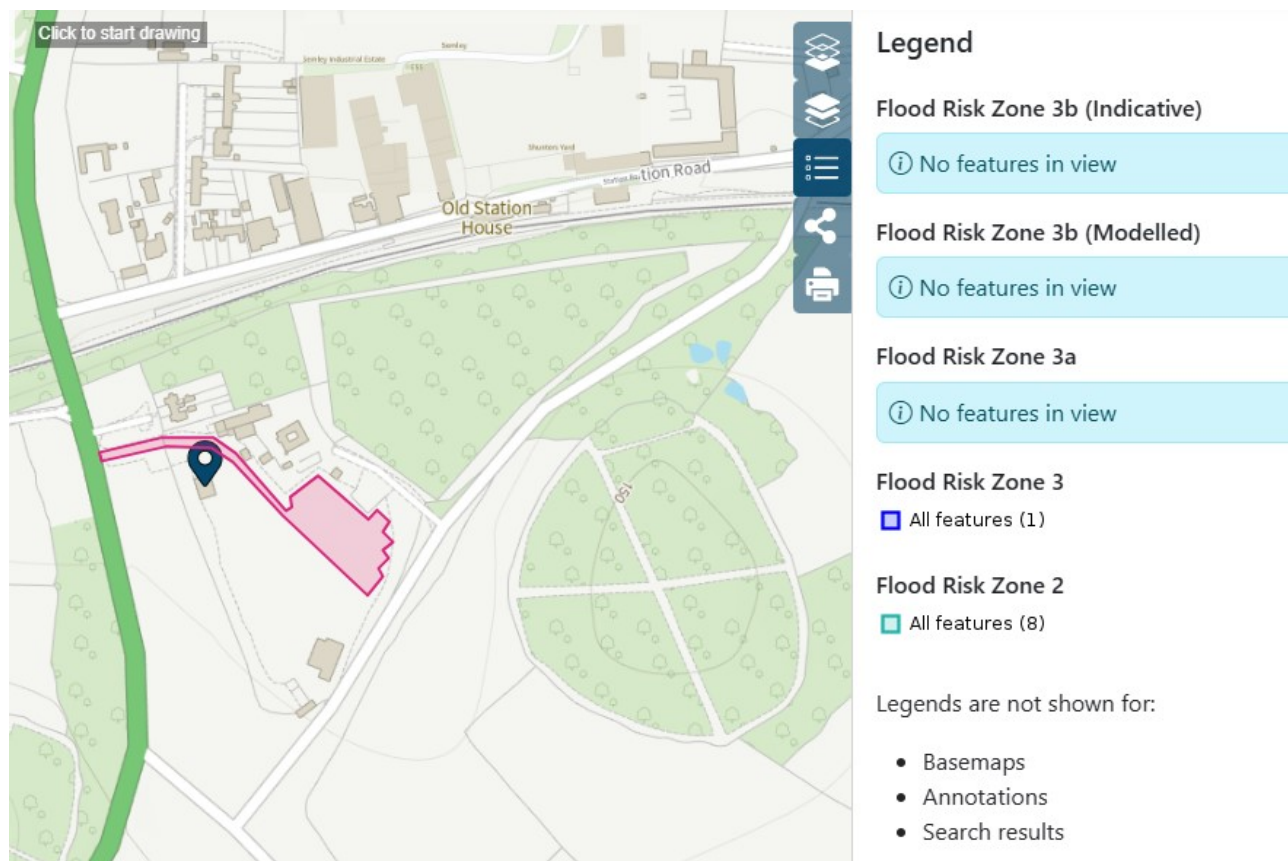


Image 2 – Dorset Explorer Flood Zone Map

Flood Risk Vulnerability Classification	Essential Infrastructure	Water Compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
Zone 1	√	√	√	√	√
Zone 2	√	√	Exception Test Required	√	√
Zone 3A	Exception Test Required	√	X	Exception Test Required	√
Zone 3B 'functional floodplain'	Exception Test Required	√	X	X	X

Table 1 – NPPF Classification

√ Development is appropriate.

X Development should not be permitted.

Sequential Test

- 2.11. A sequential test is not considered necessary on this occasion given that the proposals relate to only a change of use.

Exception Test

- 2.12. As per the National Planning Policy Framework (NPPF) an Exception Test is not deemed as necessary.

Flood Resistance and Resilience

- 2.13. It is recommended that the storage container 'Finished Floor Levels' (FFLs) are set at least 150mm above existing ground level ensuring any design exceedance flows are directed away from any buildings.

Groundwater Flow Management

- 2.14. Overland surface water flow paths will be designed to ensure flow is directed away from any buildings.

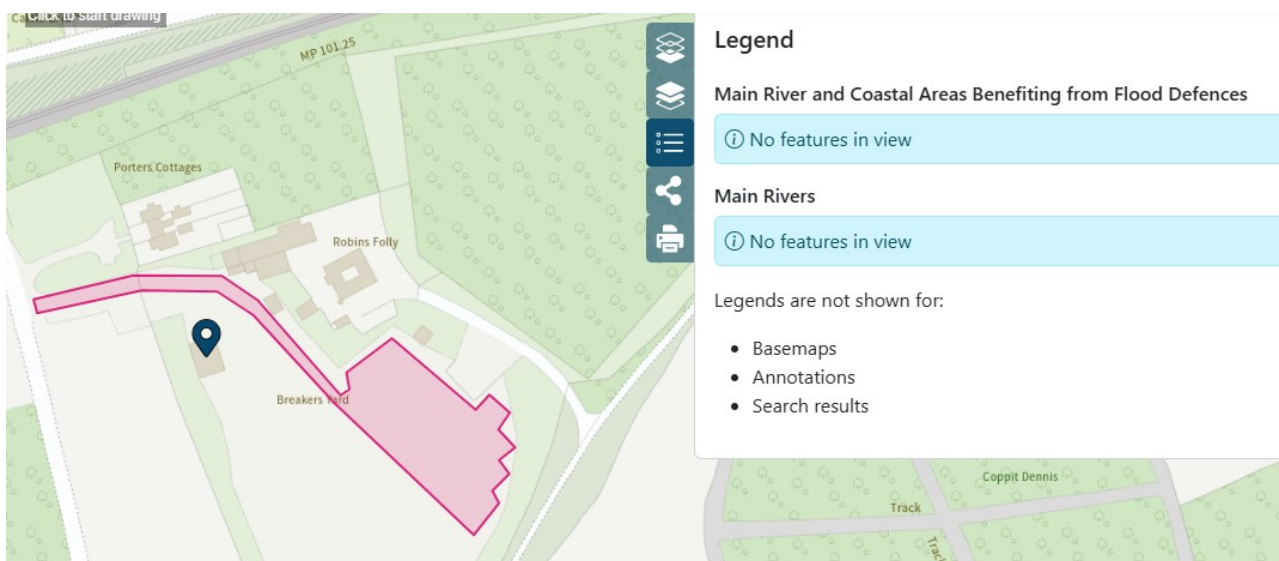
3. Assessment of Flood Risk

Sources of Flooding

- 3.1. Guidance set out by the NPPF requires all forms of flood risk to and from the development be identified and assessed, including the effects of climate change.
- 3.2. There is no record of flood risk within the Wiltshire Council Strategic Flood Risk Assessment within the Semley area.
- 3.3. There is also no record of flood risk within the Dorset Council Strategic Flood Risk Assessment within the Semley area.
- 3.4. The Environment Agency have been contacted who have advised that they do not hold any detailed flood modelling data for the site, as it is not within 150 metres of an area at risk of flooding from rivers or the sea.

Fluvial and Tidal Flooding

- 3.5. The EA online Flood Mapping Tool shows the site to be in Very Low Risk for flooding from rivers and sea. (**See Image 3**).



**Image 3 – Dorset Explorer Strategic Flood Risk Assessment
Flood Map for Rivers and Sea**

Pluvial/ Surface Water Flooding

- 3.6. Surface water flooding occurs when the volume of rainfall cannot soak into the ground or be collected by the existing drainage systems and therefore flows over the ground.
- 3.7. The EA online Flood Mapping Tool shows that there is a High Risk flow path through the site. **High Risk** means that this area has a chance of flooding of more than 3.3% each year. The high risk of flooding as identified on the below flood map is consistent with the location of a ditch that runs south to north collecting surface water run off from various areas including the site and highway rainfall. The high risk area identified below is flowing south to north and highlights the ditch watercourse that connects into the watercourse that runs along the railway. The ditch is a natural low spot and therefore is expected to show on the flood map as a surface water flow path. Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast. In addition, local features can greatly affect the chance and severity of flooding. See **Image 4** below.

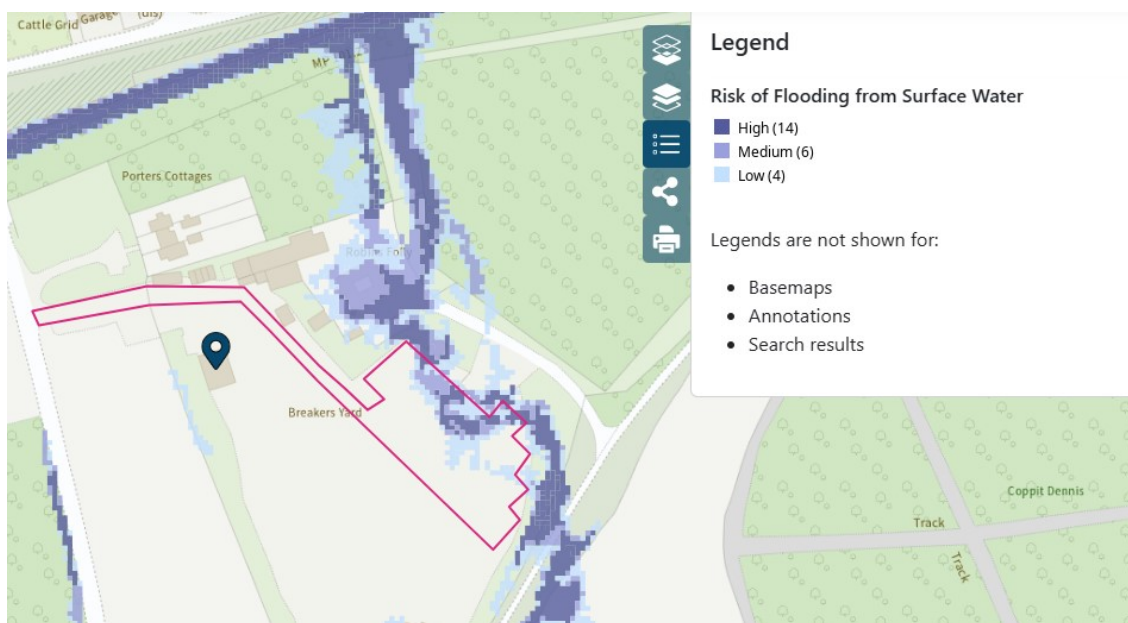


Image 4 – Dorset Explorer – Surface Water Flood Map



Image 5 – Flood Map for Planning – Surface Water – 1 in 30 year



Image 6 – Flood Map for Planning – Surface Water – 1 in 100 year



Image 7 – Flood Map for Planning – Surface Water – 1 in 1000 year

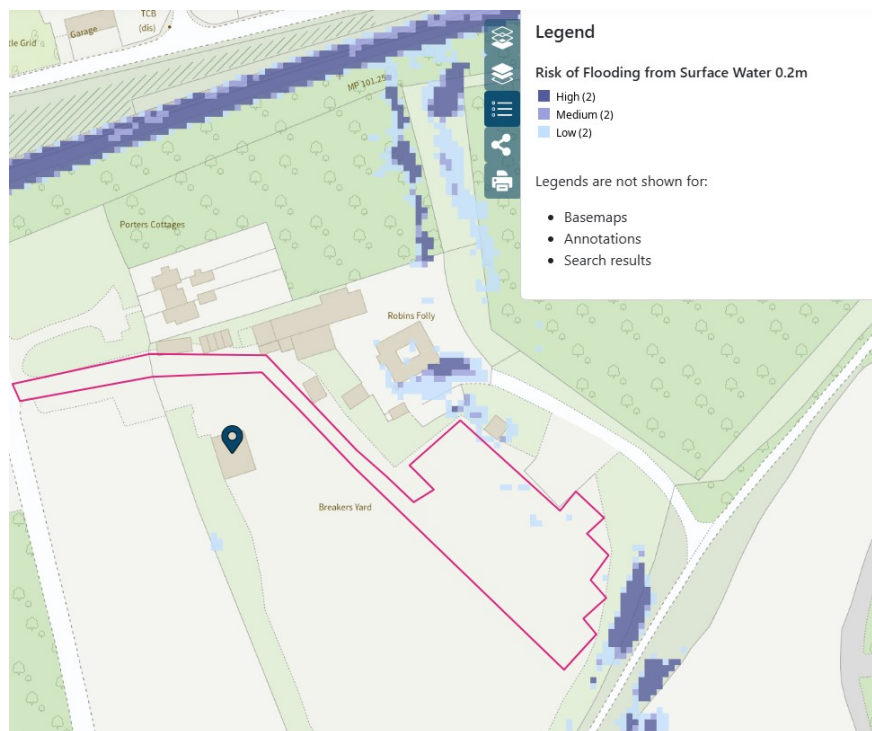


Image 8 – Dorset Explorer – Risk of Flooding from Surface Water 0.2m

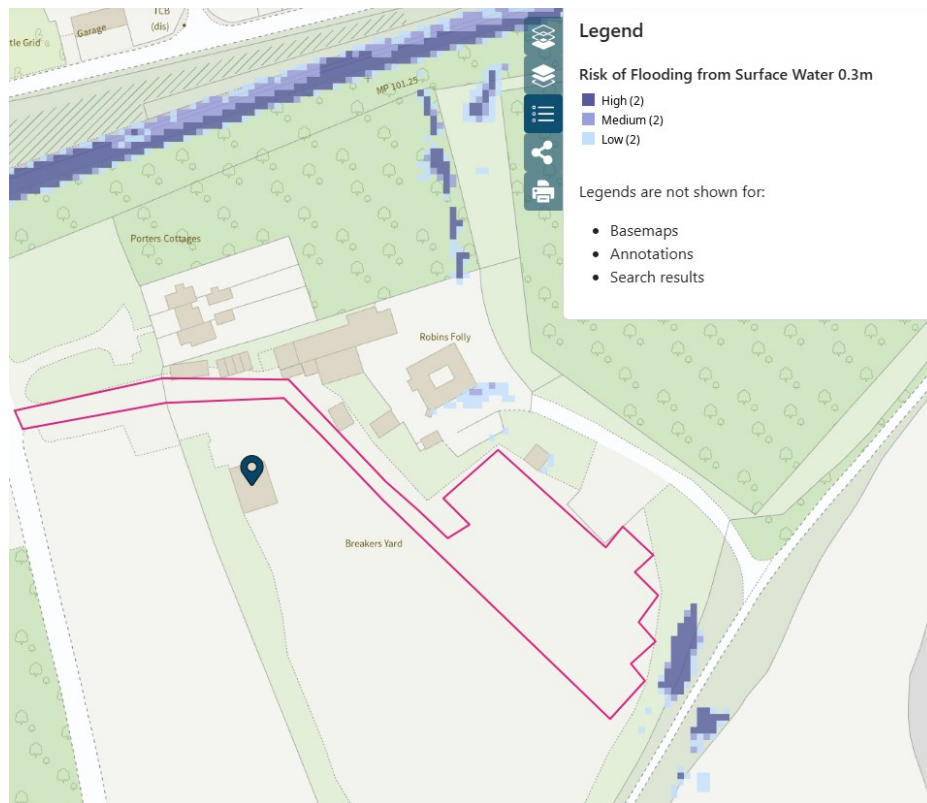


Image 9 – Dorset Explorer – Risk of Flooding from Surface Water 0.3m

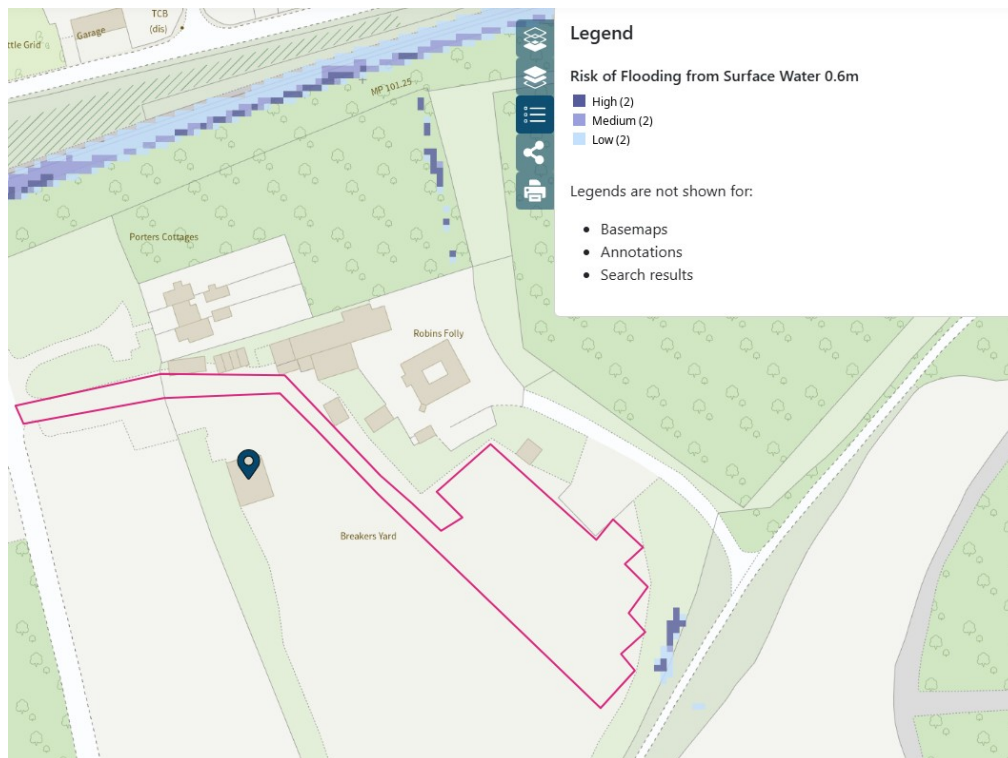


Image 10 – Dorset Explorer – Risk of Flooding from Surface Water 0.6m

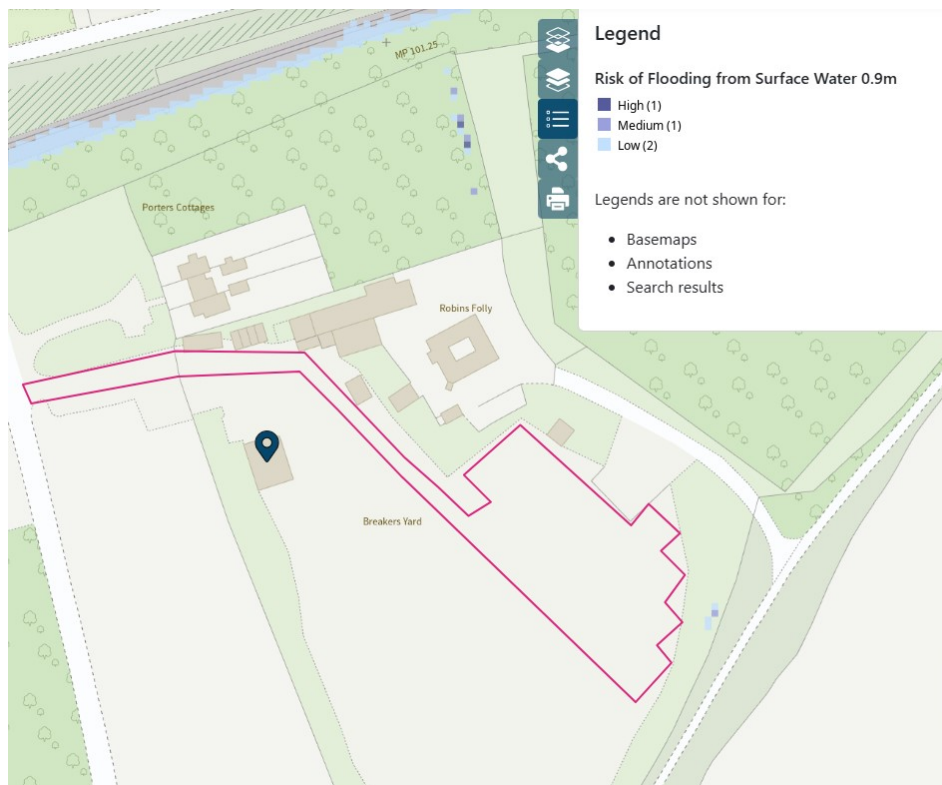


Image 11 – Dorset Explorer – Risk of Flooding from Surface Water 0.9m

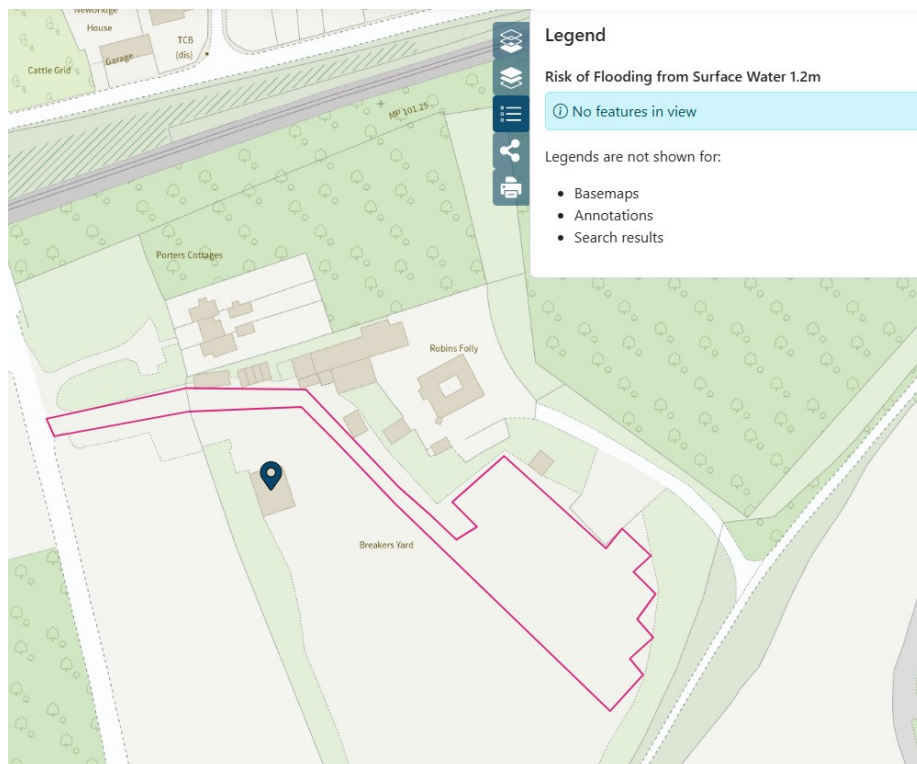


Image 12 – Dorset Explorer – Risk of Flooding from Surface Water 1.2m

As part of the re-development, surface water flows will be collected and discharged appropriately; therefore the proposed development is not deemed to be at risk of surface water flooding, nor will it increase flood risk elsewhere offsite and therefore will not be considered further.

Groundwater Flooding

- 3.8. Wiltshire Council, Dorset Council and the Environment Agency do not raise concerns for groundwater flooding. There is no evidence of groundwater flooding on the site.
- 3.9. The gov.uk long term flood risk for groundwater advises that 'Flooding from groundwater is unlikely in this area'.
- 3.10. Groundwater flooding occurs when the level of water in the ground rises above that of the surface.
- 3.11. The Dorset Explorer shows that the site is not within an area susceptible to groundwater flooding.

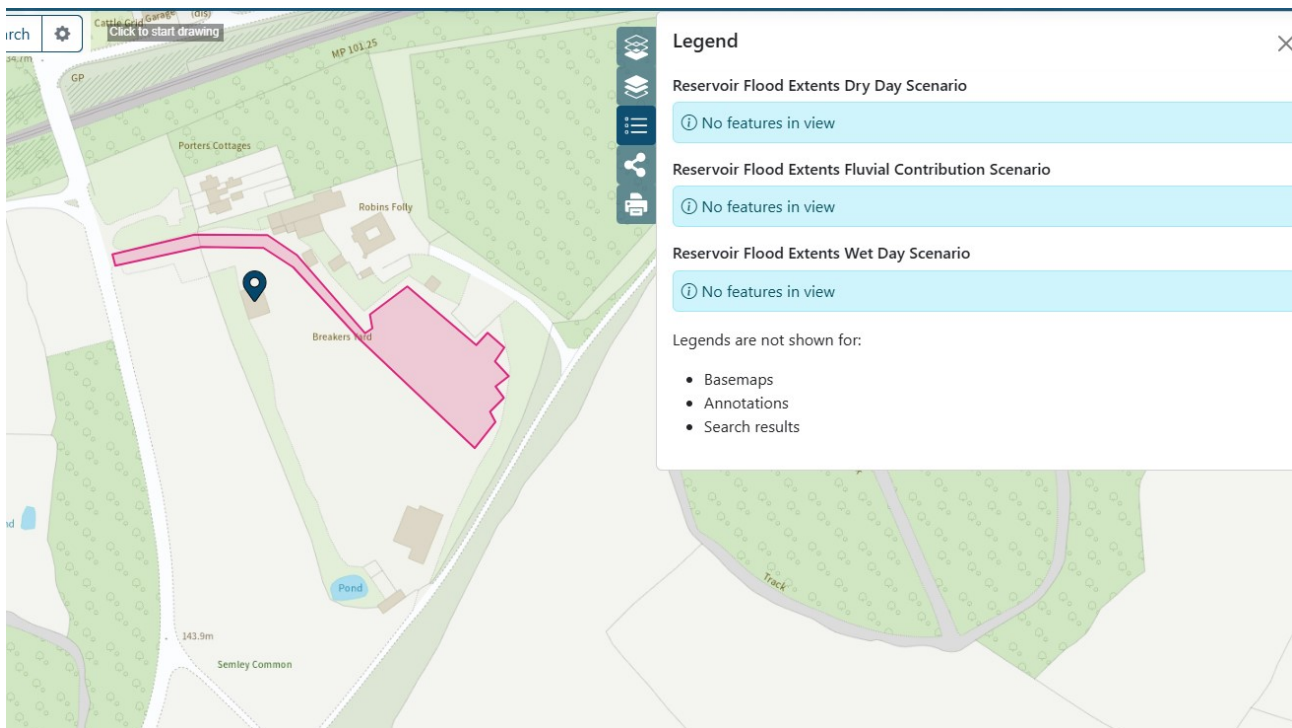
Sewer Flooding

- 3.12. Wiltshire Council and Dorset Council do not identify any sewer flooding issues to the Semley Area. There are no known issues with the sewerage of the existing property. Therefore, the site is considered to not be at risk of sewer flooding.

Reservoir, Canal and other Artificial Sources of Flooding

- 3.13. The online EA Flood Map for reservoirs was referred to. Areas at risk of reservoir flooding would be coloured dark blue, areas at risk of flooding from reservoirs when the river levels are high are indicated via light blue on the map, the image below shows that the site is not at risk of reservoir flooding (see **Image 13** below).
- 3.14. The risk of flooding from reservoirs is associated with reservoir failure, all reservoirs are maintained and monitored by the EA.
- 3.15. There are no other artificial water sources located within the site vicinity.

As the site is not located within an area at risk of flooding from reservoirs, this will not be considered further.



**Image 13 – Dorset Explorer Strategic Flood Risk Assessment
Flood Map for Reservoirs**

Probability

- 3.16. In accordance with NPPF:FRCC the proposals have been assessed against a flood event with a return period of 1 in 30 years, 1 in 100 years and 1 in 1000 years plus the Environment Agency report on flood depths.

Off Site Impacts

- 3.17. As part of the development, surface water flows from the new buildings will be collected and discharged appropriately.

Emergency Access

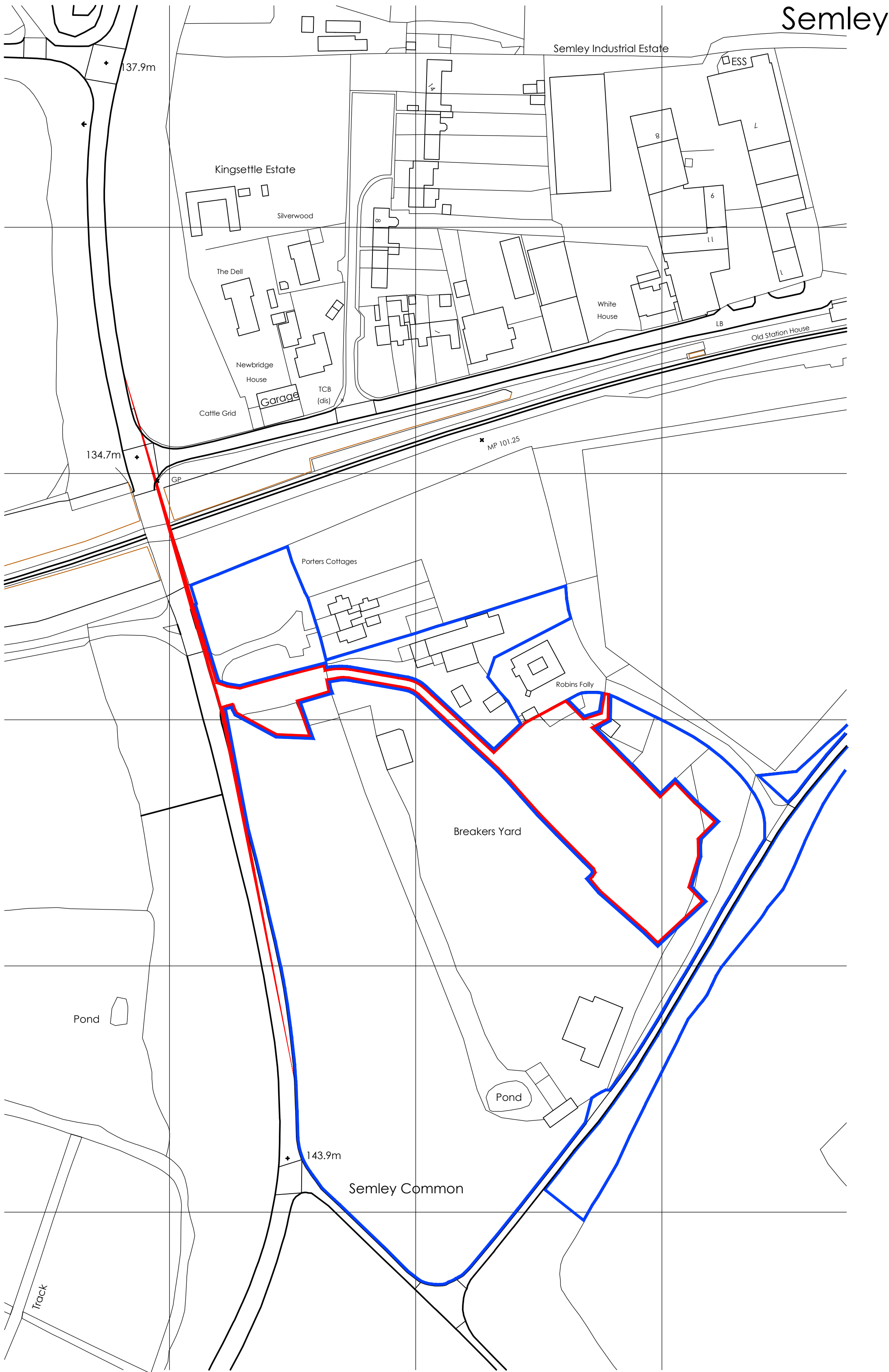
- 3.18. As the site is used for storage purposes, the site is not used for overnight accommodation, therefore in the event of severe flooding, any occupants would be able to vacate with ample warning. Though the site is considered to be at low risk of flooding.

4. Conclusions and Recommendations

- 4.1. Such Salinger Peters has been instructed by the client, Karl Langford, to prepare a Flood Risk Assessment (FRA) as required by the National Planning Policy Framework: Flood Risk and Coastal Change (NPPF:FRCC) for the proposed storage container site at Langford Car Spare, Semley, SP7 9AQ.
- 4.2. Proposals for the site are for the placement of storage containers.
- 4.3. The site falls from southwest to northeast. The levels range from 135.1mAOD at the south of the site to 132.6mAOD at the north of the site. These levels are evidenced on the topographical survey, however the levels continue to fall north towards the ditch that surrounds the property.
- 4.4. The development site lies within Flood Zone 1 (Low Risk). The proposed site is classed as Less Vulnerable. A 'Less Vulnerable' site located in Flood Zone 1 is appropriate under Table 3 of the NPPF.
- 4.5. It is recommended that all new building Finished Floor Levels (FFLs) are set at least 150mm above ground level ensuring any design exceedance flows are directed away from any buildings.
- 4.6. The majority of the site is at Low Risk of Pluvial Flooding. There is however a surface water flow path through the site which is consistent with the location of the ditch that runs through the site and conveys surface water flows from surrounding areas.
- 4.7. There is no evidence of groundwater flooding.
- 4.8. The site is not considered to be at risk of Reservoir Flooding.
- 4.9. There is Low Risk of Fluvial (rivers or sea) Flooding.
- 4.10. Safe access/egress can be sought with ample warning.
- 4.11. To conclude, the site falls within Flood Zone 1. Given the site is classified as 'Less Vulnerable', an assessment has been made and it has been identified that if the proposed finished floor levels are adhered to during construction, then the site is considered acceptable.
- 4.12. Following the above assessment, we would recommend that the site is suitable for the proposed change of use.

A. Site Plan

Rev	Dm	Date	Description
-	-	-	-



Ordnance Survey (c) Crown Copyright 2024. All rights reserved. Licence number 100022432

BRIMBLE
LEA

Chartered Planning Consultants & Architects

Unit 3, Kingsmead Business Park,
Gillingham, Dorset, SP8 5FB

T (01747) 823232 www.brimblelea.com

PROJECT

Langfords Car Spares,
Semley,
SP7 9AG.

DRAWING

Site Location Plan

SCALE

1:1250 @ A1

DRAWING ORIGINATOR

DWR

DATE

30.04.2024

DRAWING No.

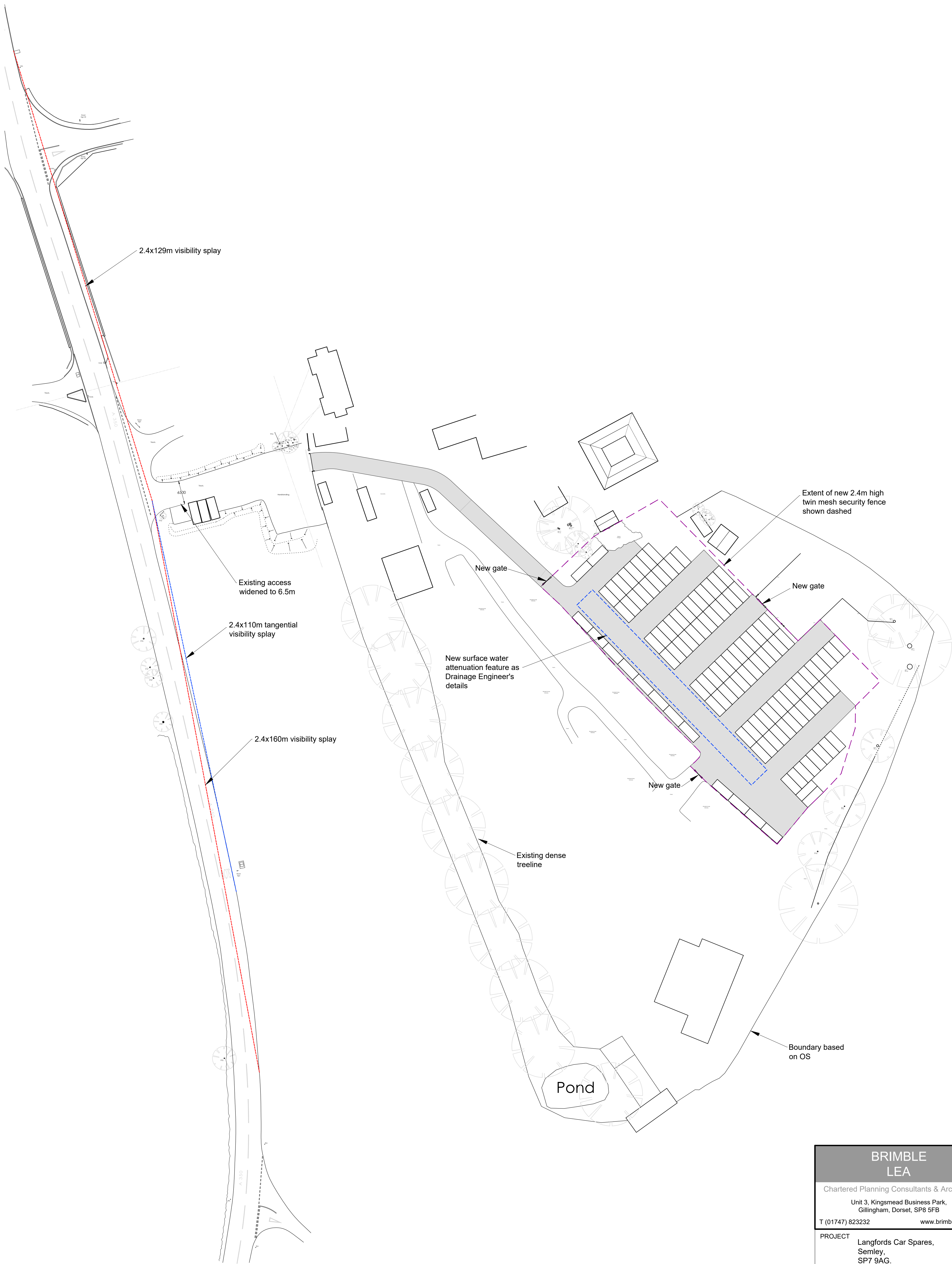
23091 - 4

REVISION

C

B. Proposals

Rev	Dm	Date	Description
-	-	-	-



BRIMBLE
LEA

Chartered Planning Consultants & Architects

Unit 3, Kingsmead Business Park,
Gillingham, Dorset, SP8 5FB

T (01747) 823232 www.brimblelea.com

PROJECT

Langfords Car Spares,
Semley,
SP7 9AG.

DRAWING

Proposed Site Plan

SCALE

1:500 @ A1

DRAWING ORIGINATOR

DWR

DATE

18.04.2024

DRAWING No.

23091 - 3

REVISION

D

C. Topographical Survey

Rev	Dm	Date	Description
-	-	-	-

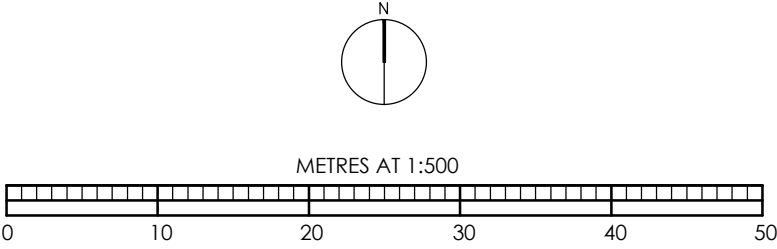


KEY

- Contour lines
- Roof overhang
- FW drainage run
- Overhead wires BT
- Overhead wires Electricity
- Tree (bole and approximate canopy)
- Tree off site - indicative canopy.
- Inspection Chamber cover and invert level.

TEXT Key

AV	Air Valve	IC	Inspection Chamber
BOL	Bollard	Inv	Invert Level
BT	BT Pole	KO	Kerb Outlet
BT	BT Cover	LP	Lamp Post
BWF	Barbed Wire Fence	WM	Water Meter
C	Window/Door Cill	FH	Fire Hydrant
CATV	Cable Television Cover	OBM	Bench Mark
Cab	Cabinet	PB	Post Box
CLF	Chain Link Fence	PPF	Post Panel Fence
Cov	Cover Level	PRF	Post Rail Fence
EP	Electric Power Pole	RS	Road Sign
EV	Eaves Level (u/s fascia)	RWP	Rain Water Pipe
FH	Fire Hydrant	SVP	Soil Vent Pipe
FL	Floor Level	SF	Stock Fence
FP	Fence Post	TL	Traffic Light
G	Gully	UTL	Unable To Lift
GP	Gate Post	WM	Water Meter
GV	Gas Valve	WST	Water Stop Tap
H	Window/Door Head	WO	Wash Out
			Gates



BRIMBLE LEA

Chartered Planning Consultants & Architects

Unit 3, Kingsmead Business Park,
Gillingham, Dorset, SP8 5FB

T (01747) 823232 www.brimblelea.com

PROJECT

Langfords Car Spares,
Semley,
SP7 9AG.

DRAWING

Existing Site Survey.

SCALE

1:500 @ A1

DRAWING ORIGINATOR	DRAWING No.	REVISION
RR	23091 - 1	
DATE	13.03.2024	

Such Salinger Peters Ltd

Barnley House
51 Sterte Avenue West
Poole
Dorset
BH15 2AJ

(01202) 293 213

