

Wiltshire Council - Development Control
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Our reference: WX-2026-139712/01
Your reference: PL/2026/00949

19 March 2026

**CONVERSION OF GARAGE TO FORM PART OF THE COTTAGE AND OTHER
ASSOCIATED RESTORATION WORKS AT**

FITZ HOUSE, THE STREET, TEFFONT, SALISBURY, SP3 5QP

Dear Hayley,

Thank you for contacting the Environment Agency on the above application.

Environment Agency Position

We have **no objection** to the proposed conversion, subject to the inclusion of the following **condition** with any planning permission granted.

Flood Risk

The site is within Flood Zone 3 which is at high risk of flooding.

However, as the change of use of the garage is not increasing the footprint or site levels of the dwelling, the proposed mitigation measures in the Flood Risk Assessment (Fitz House, Teffont, Salisbury FRA, Ashfield Solutions Group, dated 27 November 2025, reference 239625-F01) are adequate for property resistance and resilience.

CONDITION – Flood Risk Assessment (FRA)

The development shall be carried out in accordance with the submitted Flood Risk Assessment, and the following mitigation measures it details:

- Section 5.3 (Table 5) - Finished floor levels shall be set no lower than existing 80.11 metres above Ordnance Datum (AOD).
- Section 5.4 proposed flood resilience and resistance measures.
- No ground raising to be undertaken on existing site.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

REASON

To reduce the risk of flooding to the proposed development and future occupants, and third parties.

Environmental Permit – Flood Risk Activities

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any of the following activities:

- erecting any temporary or permanent structure in, over or under a main river, such as a culvert, outfall, weir, dam, pipe crossing, erosion protection, scaffolding or bridge
- altering, repairing or maintaining any temporary or permanent structure in, over or under a main river, where the work could affect the flow of water in the river or affect any drainage work
- building or altering any permanent or temporary structure designed to contain or divert flood waters from a main river
- dredging, raising or removing any material from a main river, including when you are intending to improve flow in the river or use the materials removed
- diverting or impounding the flow of water or changing the level of water in a main river
- quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- any activity within 8 metres of the bank of a main river, or 16 metres if it is a tidal main river
- any activity within 8 metres of any flood defence structure or culvert on a main river, or 16 metres on a tidal river
- any activity within 16 metres of a sea defence structure
- activities carried out on the floodplain of a main river, more than 8 metres from the river bank, culvert or flood defence structure (or 16 metres if it is a tidal main river), if you do not have planning permission (you do not need permission to build agricultural hay stacks, straw stacks or manure clamps in these places)

For further guidance please visit [Flood risk activities: environmental permits - GOV.UK](#) or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Note to LPA

Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome. Please do not hesitate to contact me if you have any queries.

Sent on behalf of

Lindsay Grant

Email: wx.sp@environment-agency.gov.uk

Sincerely,

Jay Shaw

**Graduate Planning Advisor
Sustainable Places**