

Kate Clements
Wiltshire Council
Development Control
County Hall
Bythesea Road
Trowbridge
BA14 8JN

Reference: WX-2026-139755/01
Customer reference: PL/2026/00043

30 March 2026

(Retropective) Erection of garden outbuilding, decking and steps

27A, CHURCHFIELDS ROAD, SALISBURY, SP2 7NH

Dear Kate Clements,

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

We have reviewed the following documents:

- *Proposed elevations and floor plans 09/03/2026*
- *Design and access statement and flood risk assessment (Sean Williams Planning Limited) 05/01/2026*

Environment Agency Position

In the absence of an adequate flood risk assessment (FRA) we **object** to this application and recommend that planning permission is refused.

Reason

The submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 20 to 21 of the Flood Risk and Coastal Change Planning Practice Guidance and its site-specific flood risk assessment checklist. The FRA does not therefore adequately assess whether the development will increase flood risk elsewhere. In particular, the FRA fails to:

- Consider how a range of flooding events (including extreme events) will affect people and property
- Demonstrate the loss of flood plain storage from the closed design of the lower section of decking
- Provide ground levels and flood depths for the areas covered in the new decking
- Clarification if any bank regrading and land raising has taken place

Retaining Wall / Sleeper Structure:

At the lower end of the garden, a retaining wall or sleeper structure has been identified beneath the newly installed removable steps. Confirmation is required whether this structure was pre-existing or constructed as part of the recent works. If this is a new structure, baseline (pre-development) and post-development ground levels will be required to determine the extent of land-raising. This information is necessary to assess any reduction in floodplain storage capacity.

Lower Section of Decking:

The lower section of the decking has been constructed with a closed-board style finish. This type of solid barrier has the potential to obstruct flood flows during flood. This section would be more appropriate if constructed with an open design to enable the free passage of water and prevent flow displacement or increased flood risk elsewhere.

Overcoming our objection

To overcome our objection, the applicant should submit a revised FRA and documentation which addresses the points highlighted above.

If this cannot be achieved, we are likely to maintain our objection. Please re-consult us if a revised FRA is submitted.

Note to LPA

If you are minded to approve the application contrary to our objection, we request you contact us prior to a decision being made to allow us to make further representations.

If you have any queries regarding our response, please get in touch

Yours sincerely,

Lindsay Grant
Planning Advisor (Wessex - Sustainable Places)

wx.sp@environment-agency.gov.uk

Rivers House, Sunrise Business Park, Higher Shaftesbury Road, Blandford
Forum, Dorset, BH24 1TA