

Our Ref: PS/RT/1166

30th March 2026

Flood Risk Statement

Gul Riverside, Elston Lane, Shrewton, Salisbury, SP3 4HL – PL/2026/01793

Site Location and Context

The application site is located within the rural countryside of Wiltshire, positioned between the villages of Shrewton and Orcheston, within the wider landscape of Salisbury Plain. The surrounding area is characterised by its open and undeveloped nature, typical of the Salisbury Plain environment.

Land uses in the vicinity are predominantly rural and include agricultural land, open countryside, small rural settlements, and equestrian and agricultural facilities. Development is generally dispersed and modest in scale, reflecting the low-density rural character of the locality.

The site forms part of the facilities operated by Gul Outdoor Therapy, a charity providing therapeutic outdoor activities designed to improve wellbeing and quality of life.

Existing Site Characteristics

The site comprises a mix of natural and managed landscapes, including:

- Grassland and paddocks
- Woodland areas
- Hedgerows and field boundaries

These features contribute positively to the rural character of the site and provide ecological value, supporting local wildlife.

An Ecological Appraisal has been undertaken, the findings of which have informed the proposed development to ensure:

- Minimisation of ecological impacts
- Retention of key habitats where possible
- Opportunities for biodiversity enhancement

Flood Risk Policy Context

This Flood Risk Statement has been prepared in accordance with:

- The National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG) on Flood Risk and Coastal Change
- Environment Agency Flood Map for Planning

The approach follows the principles of:

- Locating development in areas of lowest flood risk where possible
- Ensuring development is safe for its lifetime
- Avoiding increased flood risk elsewhere

Director - Paul Stevens BA(Hons) Dip. Arch. R.I.B.A.

Associate - Daniel Hudson BA(Hons)

Paul Stevens Architecture is the trading name of Paul Stevens Architecture Ltd.

Company No 7149194 Registered office Unit 3 Boathouse Meadow Business Park, Cherry Orchard Lane, Salisbury, Wiltshire, SP2 7LD

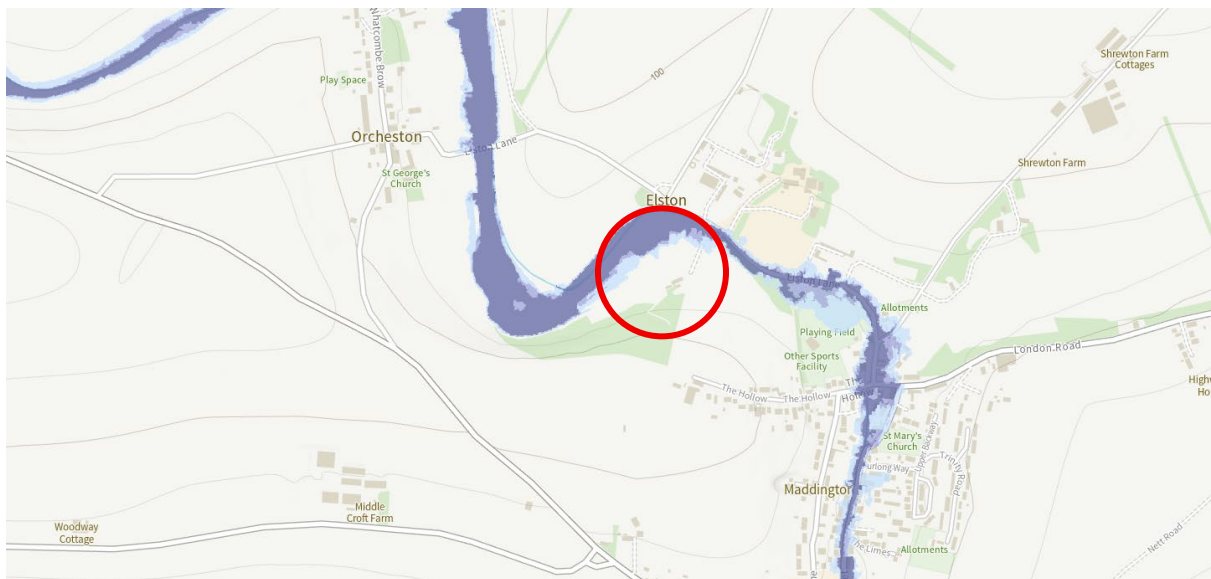
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Flood Risk Assessment

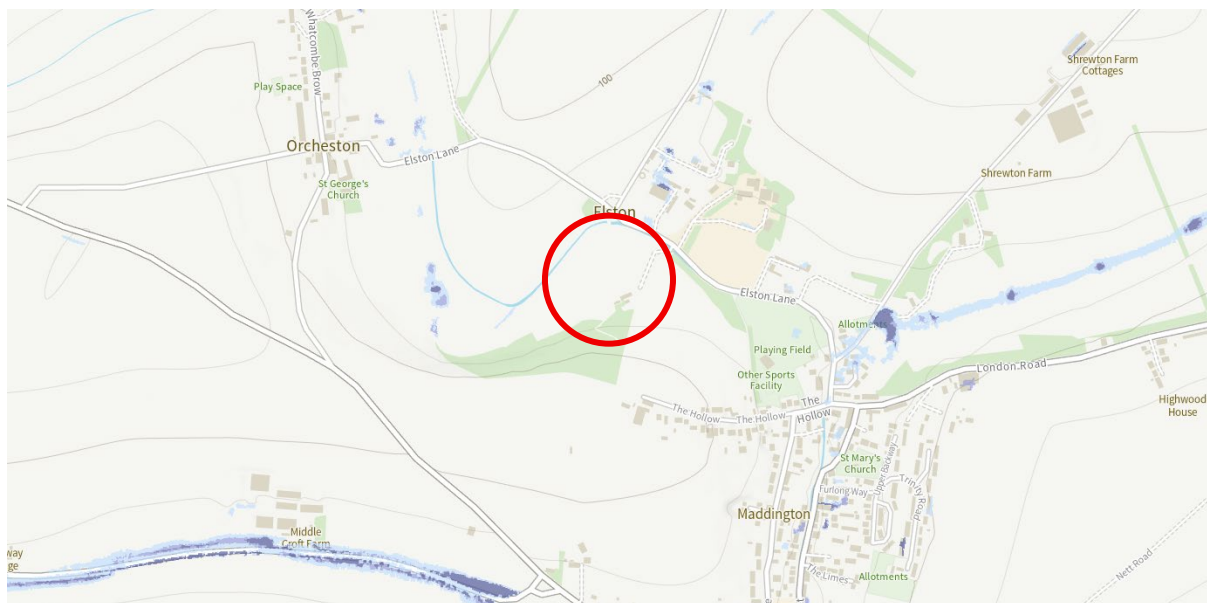
Flood Zone Classification

Based on the Environment Agency Flood Map for Planning:

- The proposed development area lies outside designated Flood Zones 2 and 3 (i.e. within Flood Zone 1 – low probability of fluvial flooding).
- However, the wider land ownership boundary intersects areas identified as having a higher probability of flooding, likely associated with surface water flow routes and low-lying land.



Risk of Flooding from Rivers or Sea Environmental Agency Map (2026)



Risk of Flooding from Surface Water Environmental Agency Map (2026)

Historic Flooding

There are:

- No recorded incidents of flooding within the application site
- No evidence of historic flood events affecting the developable area

This indicates that, despite mapped risk in the wider boundary, the functional development area is not subject to regular flooding.

Sources of Flood Risk

Potential sources of flooding include:

- Fluvial (river) flooding – low risk to development area
- Surface water (pluvial) flooding – potential localised risk during intense rainfall
- Groundwater flooding – not identified as a significant constraint
- Sewer flooding – not applicable due to rural location

Overall, the primary consideration for the site is surface water management.

Surface Water Drainage Strategy

Surface water arising from the development will be managed on-site in accordance with sustainable drainage principles (SuDS).

Proposed measures include:

- Soakaway systems to promote natural infiltration
- Maintenance of permeable ground surfaces wherever possible
- Retention of existing vegetation to assist with natural drainage
- Potential use of shallow swales or infiltration features if required

The drainage strategy will:

- Replicate greenfield runoff rates
- Prevent increased discharge to surrounding land
- Reduce the risk of surface water accumulation

This ensures that the development will not increase flood risk on-site or elsewhere.

Access and Flood Risk

Access to the site is provided via Elston Lane, a rural road serving nearby properties and countryside uses.

- The access route is established and currently operational
- There is no evidence of flooding affecting access
- Visibility and safety standards are considered adequate

The proposed development does not significantly alter access arrangements, and safe access/egress will be maintained during all weather conditions.

Landscape and Environmental Considerations

The development has been designed to retain and enhance the site's rural and ecological character.

Measures include:

- Retention of existing hedgerows and woodland
- Additional native planting
- Habitat enhancement initiatives
- Integration of drainage features within the landscape

These measures provide:

- Improved biodiversity (supporting biodiversity net gain objectives)
- Enhanced water absorption and interception
- Reduced surface runoff

Conclusion

The proposed development at Gul Outdoor Therapy, Shrewton is considered appropriate in flood risk terms for the following reasons:

- The development area lies within Flood Zone 1 (low probability of flooding)
- There is no history of flooding affecting the site
- Surface water will be effectively managed through sustainable drainage systems
- The proposal will not increase flood risk elsewhere
- The scheme incorporates landscape and ecological enhancements that support natural drainage

In accordance with national planning policy, the development is therefore considered:

- Safe for its lifetime
- Appropriately designed to manage flood risk
- Compliant with flood risk and drainage requirements