



**22 Riverside Close,
Laverstock**

FLOOD RISK ASSESSMENT

Issue 1

March 2026



Such · Salinger · Peters

CONSULTING ENGINEERS

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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.

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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 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 development at 22 Riverside Close, Laverstock.
- 1.2. A location plan showing the site is included in **Appendix A**.
- 1.3. The FRA describes the existing site and an assessment of any consequences (if any) of flood risk in respect of the development proposals on site. 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 site flooding has been assessed, along with the impact of the site on the surrounding areas.
- 1.5. The proposal site has been highlighted as being in Flood Zone 3 and therefore this Flood Risk Assessment assesses any flood risks associated with the site. Whilst the site is located within Flood Zone 3, this is only a section of the site which is located at the rear of the garden adjacent to the River Bourne. The majority of the site lies within Flood Zone 1, particularly where the proposed dwelling is located. All forms of flood risk have been assessed within this report that include those that are associated with the Flood Zone 3 risk.

2. Development Description and Location

Location

- 2.1. The site is located at 22 Riverside Close, Laverstock Salisbury, SP1 1QW. The Ordnance Survey Grid Reference location of the site is SU 15750 30760. A location plan showing the site is included in **Appendix A**.

Proposals

- 2.2. Proposals for the site are to demolish and construct a replacement 4 bedroom dwelling. Finished Floor Levels are proposed to remain as existing (48.65mAOD) or higher. The location of the proposed dwelling is within Flood Zone 1.

Topography

- 2.3. The site falls from east to west. The levels range from 48.40mAOD at the eastern boundary of the site to approximately 46.80mAOD at the western boundary of the site which is adjacent to the river. These levels are evidenced on the topographical survey.
- 2.4. The existing finished floor level is identified as 48.65mAOD.

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

Geology

- 2.5. The Cranfield University Soilscales tool shows that the site lies in an area of loamy and clayey floodplain soils with naturally high groundwater (**see Image 1 below**).
- 2.6. The Soilscales tool only provides information about permeability of the soils near the surface, this does not show whether or not conventional soakaways can be utilised.

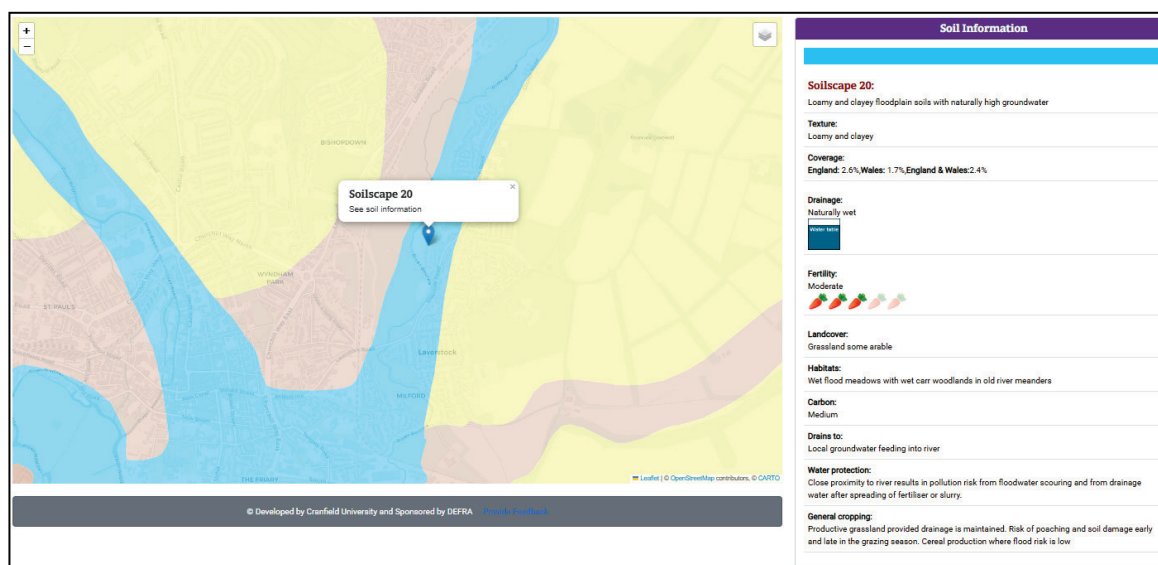


Image 1 – Cranfield University Soilscales

Existing Land

- 2.7. The site currently consists of a residential dwelling, with associated driveway and large rear garden that leads towards the River Bourne.
- 2.8. The site is bound by residential properties to the north, east and south with the River Bourne to the west.

Flood Risk

- 2.9. The site is stated as being within Flood Zone 3 (High Risk). See Image 2 below. The proposed site of a residential dwelling is classed as 'More Vulnerable'. A 'More Vulnerable' site located in Flood Zone 3A is considered as requiring an Exception Test under Table 3 of the NPPF (see table below).
- 2.10. Whilst the site is classed as Flood Zone 3, this Flood Zone area is actually located at the end of the garden adjacent to the River Bourne. The rest of the site is within Flood Zone 1. As part of the exception test, this report provides details of proposed finished floor levels in order to maintain a dwelling within Flood Zone 1.

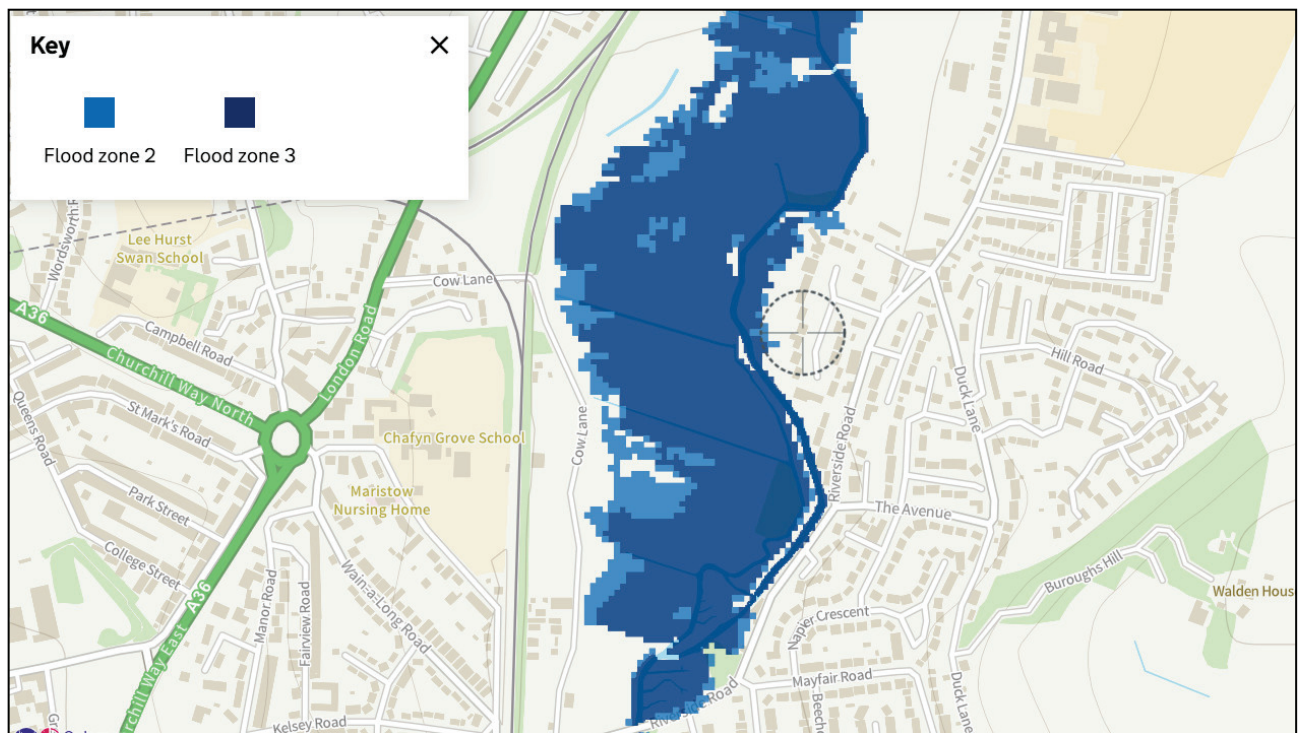


Image 2 – Flood Map for Planning - Flood Zone Map

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 (Table 3 of the NPPF)

√ 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 are to redevelop a property and that the proposed and existing building itself is within Flood Zone 1 and the majority of the site is not considered to be at high risk of flooding. Any flood risks to the site have been identified within this report and they are not considered to affect the lifetime of the building, subject to a minimum finished floor levels and drainage design.

Exception Test

- 2.12. As per the National Planning Policy Framework (NPPF), an Exception Test is required if the site is within Flood Zone 3. However, as the majority of the site (including where the building lies) is within Flood Zone 1, subject to minimum finished floor levels and assessment of flood risks, the exception test is considered to be satisfied.

Flood Resistance and Resilience

- 2.13. It is recommended that all new building Finished Floor Levels (FFLs) are set with a reasonable freeboard above expected water levels ensuring any design exceedance flows are directed away from any buildings.
- 2.14. There is no evidence of any surface water flow paths through the site.

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 within the main report of the 'Wiltshire Council Level 1 Strategic Flood Risk Assessment' in regard to flooding in Laverstock. Individual mapping prepared by JBA Consulting as part of the Appendices have been prepared, assessed throughout this report and included within the appendices.
- 3.3. The Environment Agency have been contacted and have provided Product 5 data which has been assessed. Their full response is detailed in **Appendix E**. River levels have been assessed within this report by way of interpolating flood zone data.

Fluvial and Tidal Flooding

- 3.4. The EA online Flood Mapping Tool shows the western part of the site to be in High Risk for flooding from rivers and sea. However, the majority of the site, including the building is within Flood Zone 1. (**See Image 3 below**).
- 3.5. Based on the flood maps below, Flood Zone 3 is considered to be at a level of approximately 47.20m AOD.

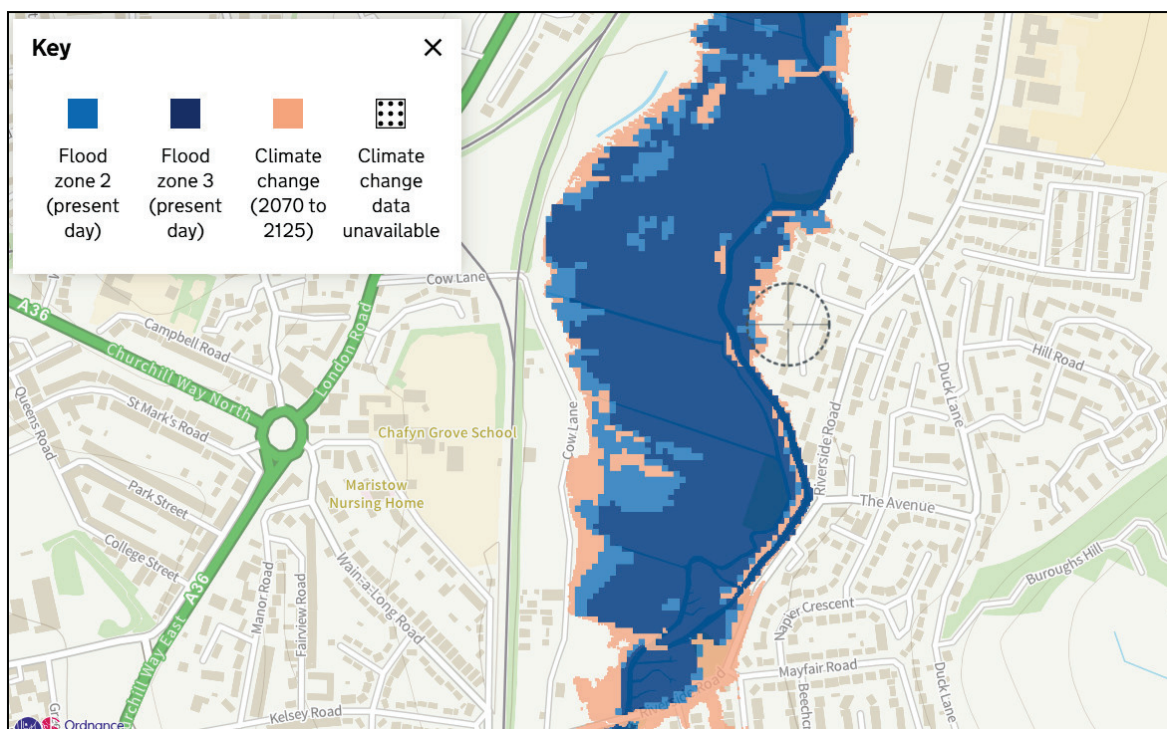


Image 3 – Flood Map for Planning – Rivers and Sea – with climate change

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 very low risk of surface water flooding for a 1 in 30 year event. See **Image 4** below.
- 3.8. The EA online Flood Mapping Tool shows that there is very low risk of surface water flooding for a 1 in 100 year event. See **Image 5** below.
- 3.9. The EA online Flood Mapping Tool shows that there is very low risk of surface water flooding for a 1 in 1000 year event. See **Image 6** below.
- 3.10. The EA online Flood Mapping Tool does not provide data for climate change events. The Wiltshire Council Strategic Flood Risk Assessment provides details of 1 in 100 year plus upper end climate change flood risk. This mapping is included within **Appendix D**. The climate change mapping shows that the site is not shown to be an area at risk of surface water flooding in a 1 in 100 year + climate change event.
- 3.11. Proposals include a Finished Floor Level of at least 48.65mAOD which is consistent with existing finished floor levels and also at least 300mm above adjacent ground levels. Therefore, this proposed finished floor level is considered to be clear from any flood risk.

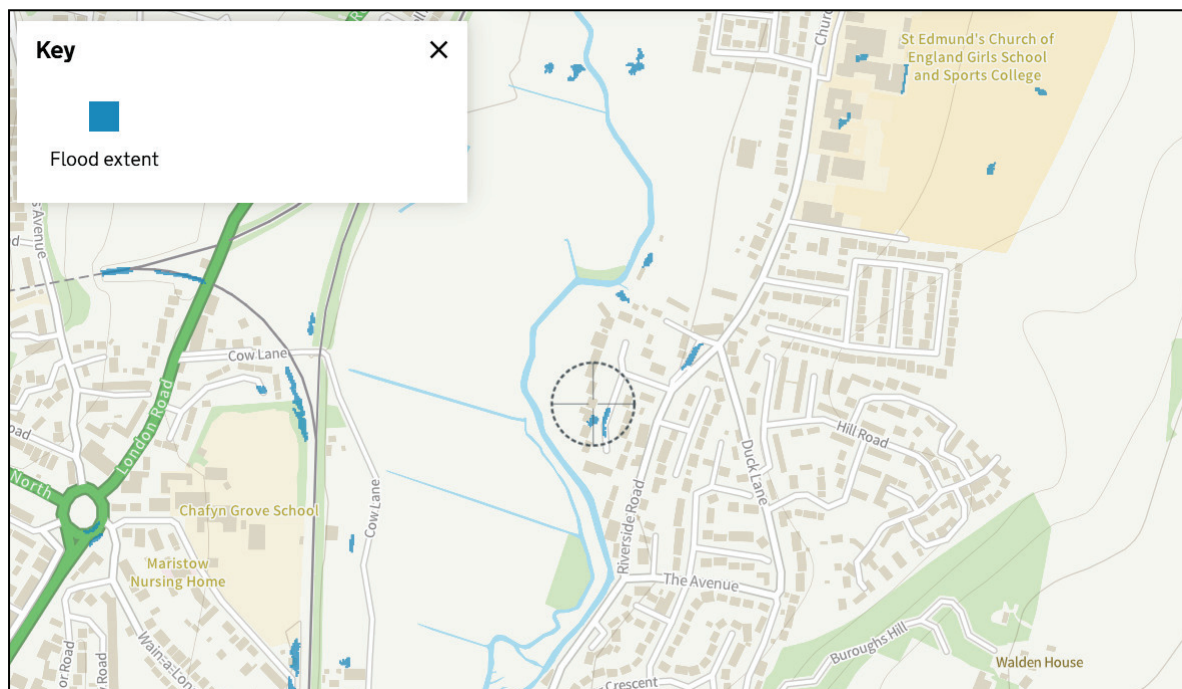


Image 4 – Flood Map for Planning – Surface Water 1 in 30 year

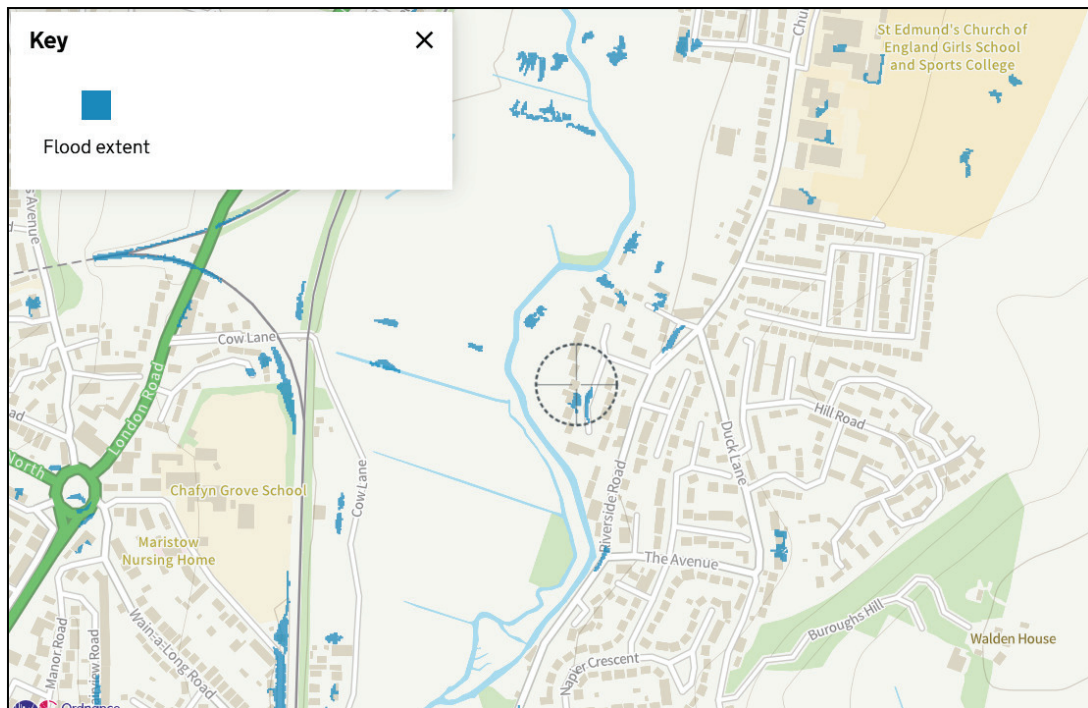


Image 5 – Flood Map for Planning – Surface Water 1 in 100 year

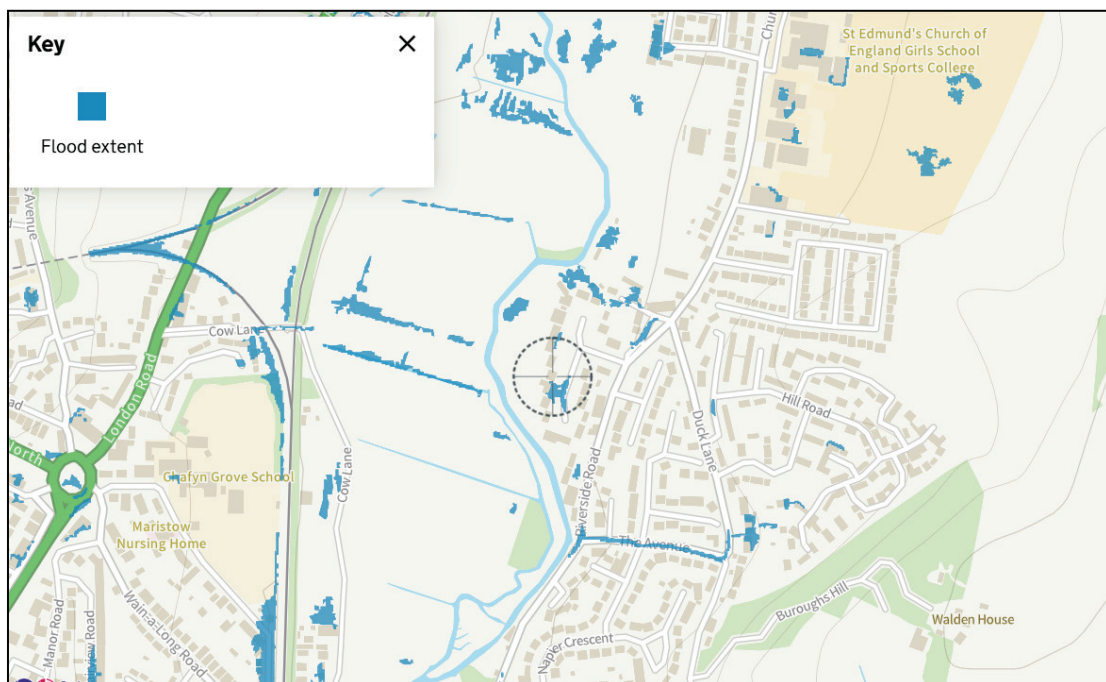


Image 6 – Flood Map for Planning – Surface Water 1 in 1000 year

Based on the above assessment, the site is not deemed to be at an increased risk of surface water flooding. Historic surface water flooding has not been recorded on the site.

Groundwater Flooding

- 3.12. The Wiltshire Council Strategic Flood Risk Assessment Groundwater Emergence Mapping highlights the site within an area where 'There is a risk of flooding to subsurface assets but surface manifestation of groundwater is unlikely'. See **Appendix E**.
- 3.13. Groundwater flooding occurs when the level of water in the ground rises above that of the surface.
- 3.14. The British Geological Survey GeoIndex Onshore Borehole data has been assessed. The closest record of a borehole in similar ground strata and containing groundwater information is located approximately 600 metres northeast of the site. This borehole was installed at 36 metres deep with records showing groundwater settled at approximately 5 metres below ground level.
- 3.15. The site is located within a Groundwater Flood Alert area.
- 3.16. There are no records of historic flooding on the site due to groundwater.

The site is considered to be at low risk to groundwater flooding.

Sewer Flooding

- 3.17. The Wiltshire Council Strategic Flood Risk Assessment Risk of Flooding from Sewers Mapping highlights the site within an area where there has been between 1 – 10 sewer flood incidents which is therefore considered to be low risk. See **Appendix F**.

Reservoir, Canal and other Artificial Sources of Flooding

- 3.18. The Environment Agency do not raise concerns for reservoir flooding.

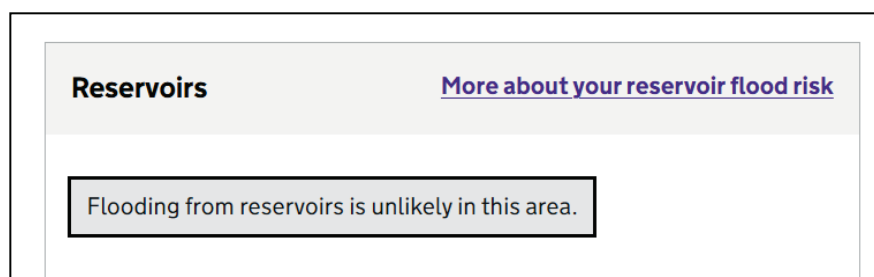


Image 7 - Environment Agency Long Term Flood Risk Service

- 3.19. The risk of flooding from reservoirs is associated with reservoir failure, all reservoirs are maintained and are monitored by the EA.
- 3.20. There are no other artificial water sources located within the site vicinity.

- 3.21. The Wiltshire Council Strategic Flood Risk Assessment Risk of Flooding from Reservoirs Mapping does not highlight the area at risk of reservoir flooding and is therefore considered to be low risk. See **Appendix G**.

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

Probability

- 3.22. 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, 1 in 100 years + upper end climate change and 1 in 1000 years.

Off Site Impacts

- 3.23. The proposals are not considered to cause any off-site impacts as the surface water drainage will be collected, controlled and discharged appropriately. The finished floor levels are proposed to remain as existing or higher. The proposed dwelling is set further back than the existing, though still remains in Flood Zone 1. The proposed dwelling is not considered to take up any flood plain storage as it is not within Flood Zone 3. As the finished floor level is to remain as existing and the external ground levels that are set slightly back are approximately 300mm lower, there will be a freeboard of approximately 500mm between the external ground levels and the property finished floor level.

Emergency Access/Egress

- 3.24. The site is not considered to be in a local low spot. As the ground raises by approximately 700mm from the end of the garden (adjacent to the river) towards the building, there is ample flood storage within the rear gardens before any flooding approaches the house. There are various other existing level changes towards the property, including patios and additional steps that raise the ground before the existing property, the finished floor levels are then raised a further 500mm making the finished floor level approximately 1.6 metres above the top river bank levels.
- 3.25. Given the significant height above the river bank, there is ample warning to vacate the property in an extreme event. The property is proposed to be 2 storey with bedrooms on the first floor, therefore in the event of an extreme overnight event, safe refuge can be sought upstairs.

Historic Flooding

- 3.26. The Wiltshire Council Strategic Flood Risk Assessment Recorded Flood History Mapping does not highlight any historic flooding within the vicinity of the site. See **Appendix H**.

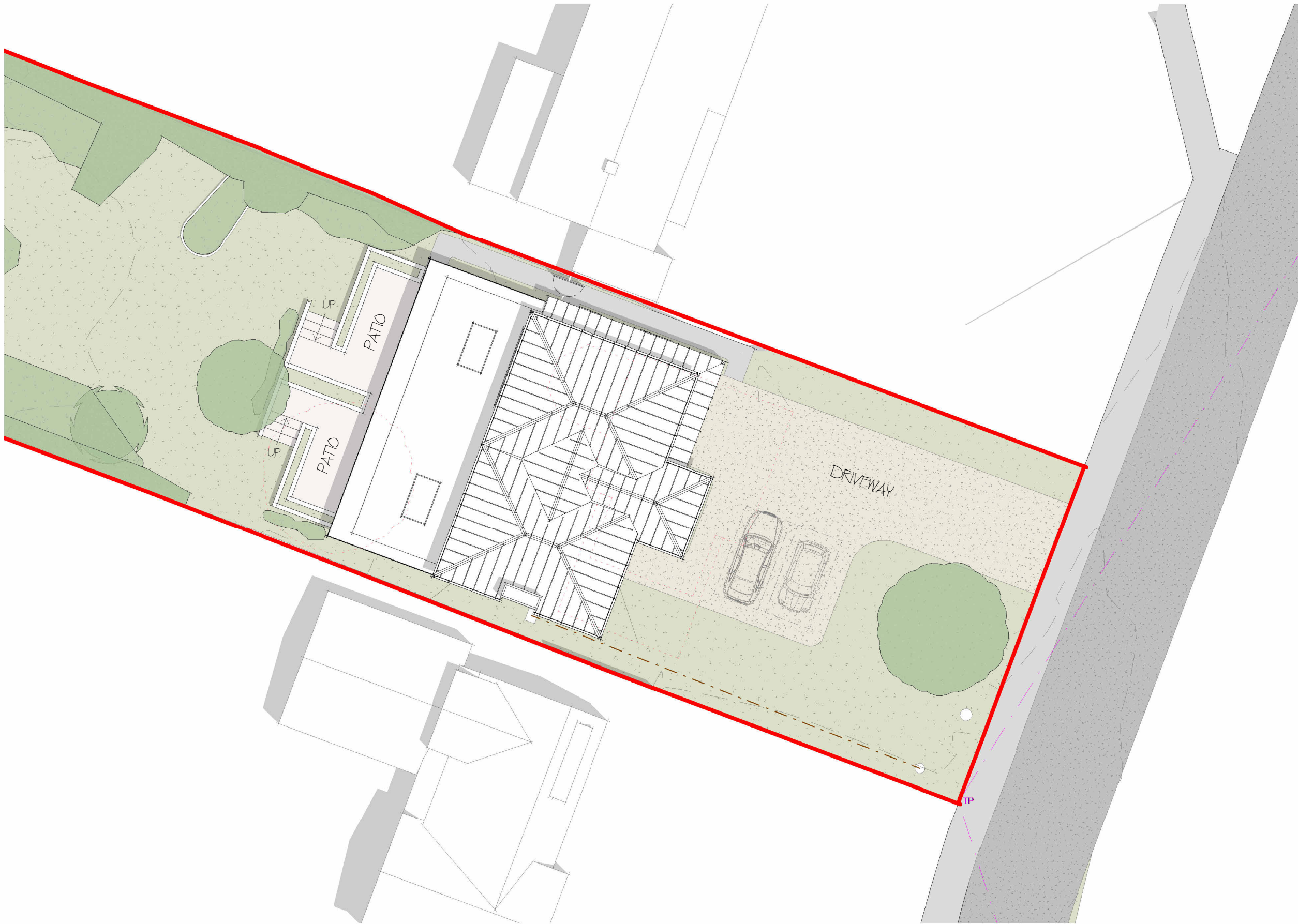
4. Conclusions

- 4.1. Such Salinger Peters has been instructed by the client 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 development at 22 Riverside Close, Laverstock
- 4.2. Proposals for the site are to demolish and construct a replacement 4 bedroom dwelling of a similar footprint. Finished Floor Levels are proposed to remain as existing (48.65mAOD) or higher. The location of the proposed dwelling is within Flood Zone 1.
- 4.3. The site falls from east to west. The levels range from 48.40mAOD at the eastern boundary of the site to approximately 46.80mAOD at the western boundary of the site which is adjacent to the river. These levels are evidenced on the topographical survey.
- 4.4. The site is classed as Flood Zone 3, this Flood Zone area is located at the end of the garden adjacent to the River Bourne. The rest of the site is within Flood Zone 1. As part of the exception test, this report provides details of proposed finished floor levels in order to maintain a dwelling within Flood Zone 1.

Flood Source	Flood Risk	Comments:
Fluvial	Low	Majority of the site Low, section of the site High which is not considered to impact the building.
Tidal	Low	
Pluvial / Surface Water	Very Low	
Groundwater	Low	Risk considered due to location in groundwater emergence zone.
Sewer	Negligible	
Reservoir / Artificial Sources	Negligible	

- 4.5. To conclude, a proportion of the site falls within Flood Zone 3, this area of the site is not considered to cause an impact to the proposed development. The majority of the site falls within Flood Zone 1, which is where the proposed and existing dwelling is located. The Flood Zone 3 level is considered to be approximately 47.20mAOD. The proposed finished floor level is approximately 48.65mAOD, thereby affording a freeboard of approximately 1.45 metres to the Flood Zone 3 level.
- 4.6. Following the above assessment, we would recommend that the site is suitable for the proposed development.

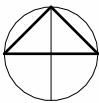
A. Site Plan



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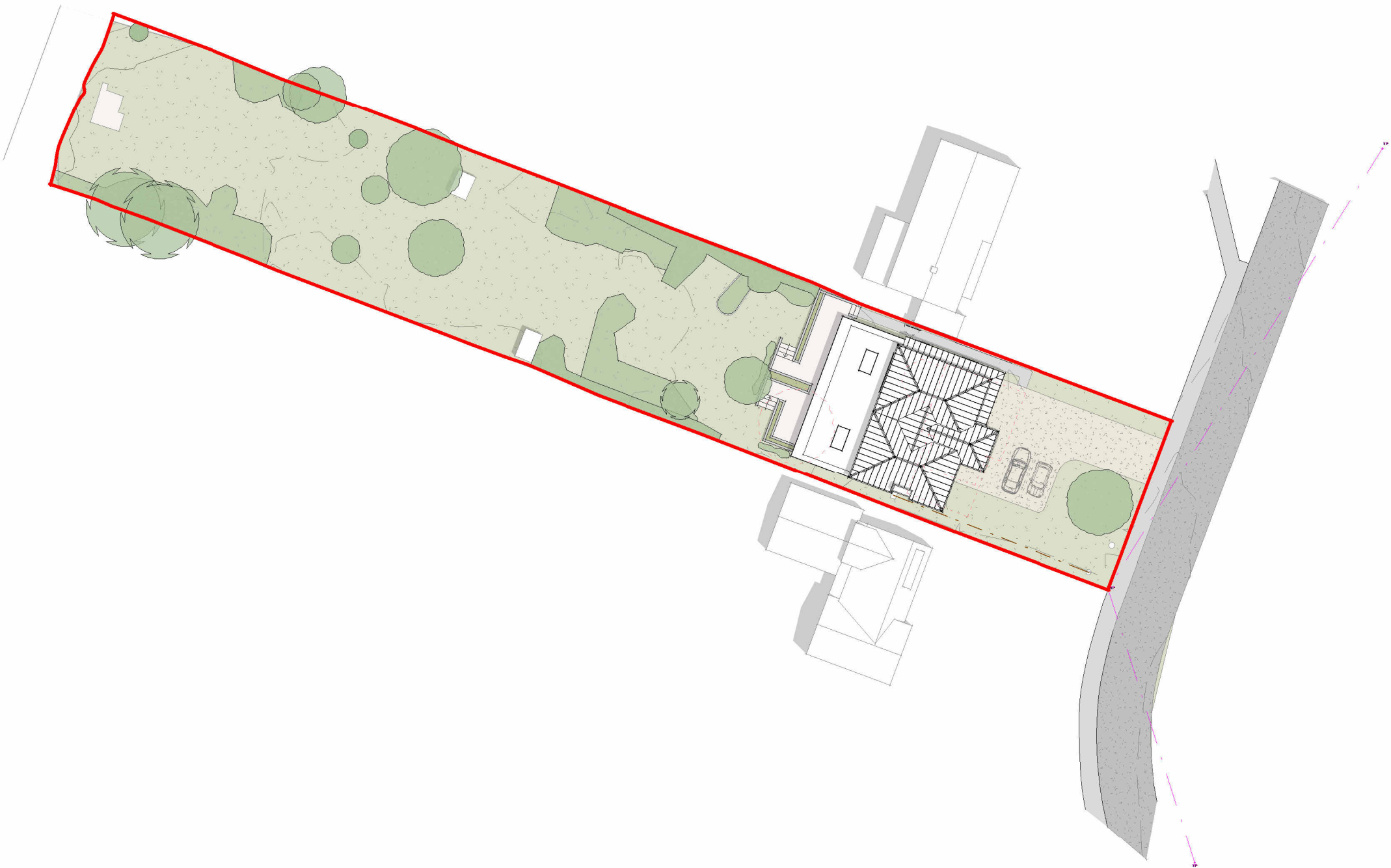
PRELIMINARY

Rev	Description	Date	By



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PRELIMINARY



B	Proposed dwelling size increased	09.03.26	JC
A	Proposed dwelling size increased	04.03.26	JC

Rev	Description	Date	By
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Area Calculations

1 : 100

DWELLING AREA CALCULATION

Proposed GF: 215.510m² / 2319.7sqft

GF Without Garage: 170.862m² / 1839.1sqft

Garage: 41.706m² / 448.9sqft

Proposed FF: 98.192m² / 1056.9sqft

Total Proposed: 313.702m² / 3376.6sqft

TOTAL DEVELOPMENT CALCULATION

Existing Building:

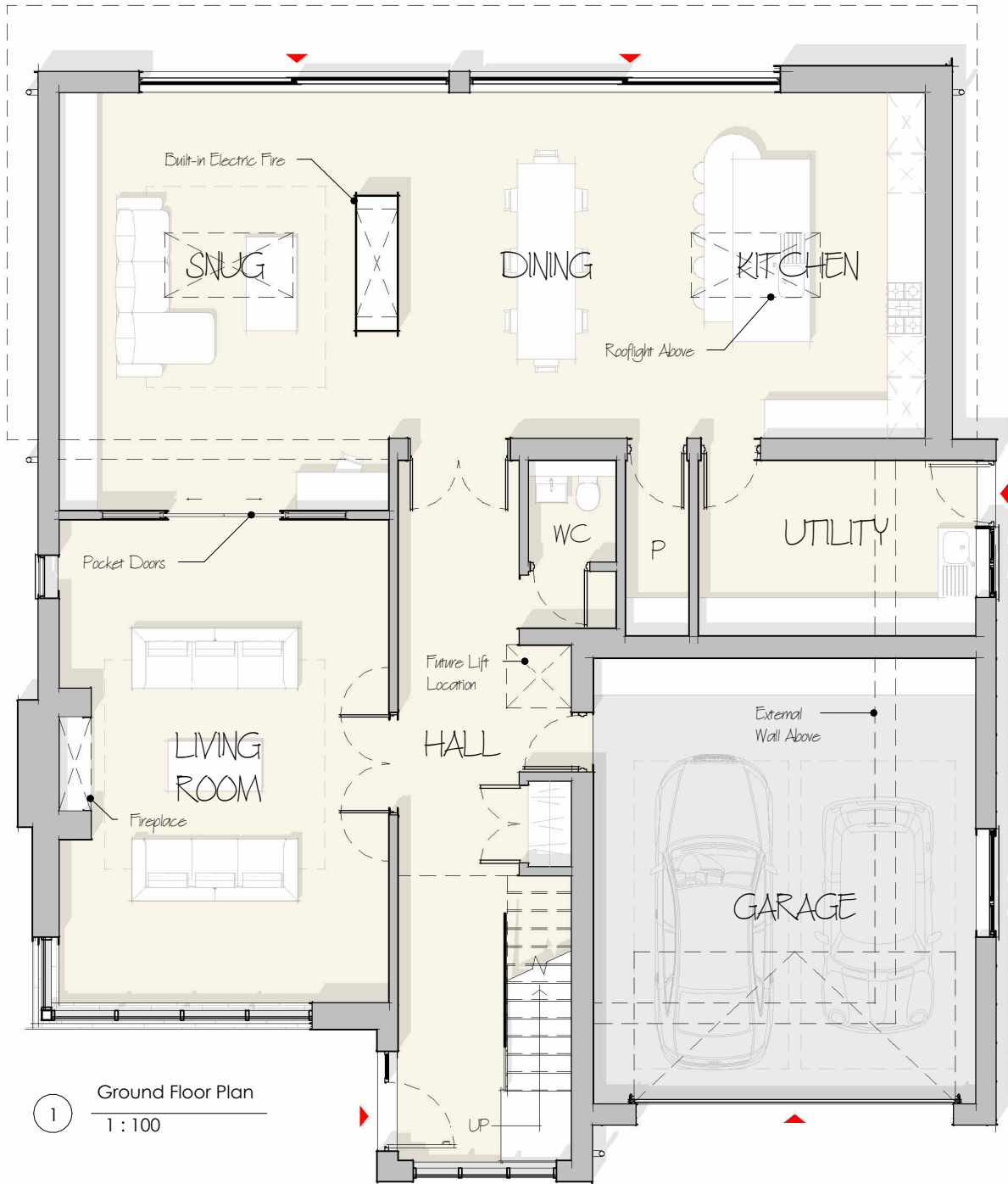
154.178m² / 1659.6sqft

Proposed Building:

313.702m² / 3376.6sqft

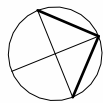
Addition:

+159.524m² / +1717.0sqft



D	Rear living space returned to original layout	06.03.26	JC
C	Alterations to kitchen, pantry & wc to increase unit space	04.03.26	JC
B	Addition of a study & alterations to increase storage capacity	03.03.26	JC
A	Addition of future lift location & airing cupboard	16.02.26	JC

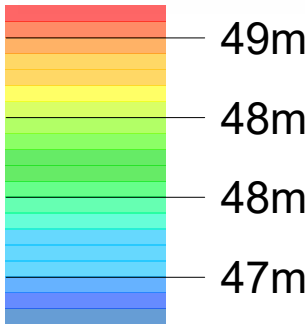
Rev	Description	Date	By
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B. Topographical Survey



130750mN

415700mE

Scale: 1:200 Plotted on A1	Drawing No: LDS/20948 TP2 © Land Development Services Ltd. 2025	Revision: -
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C. Environment Agency Response

Liz Parkinson
Such Salinger Peters Consulting
liz.parkinson@sspconsulting.co.uk

Our ref: EIR2025/48977
Your ref: 251219/NW06
Date: 8th January 2026

Dear Liz

Information request for:

22 Riverside Close, Laverstock, Salisbury, SP1 1QW
NGR: SU1575730755

Thank you for your enquiry which was received on 18th December 2025. We respond to requests under the Freedom of Information Act 2000 and Environmental Information Regulations 2004.

Product Information

If you have requested a Product 4, this provides only a single, maximum, 2D level and depth extracted from within the supplied site boundary for a range of modelled scenarios. This may not include every modelled scenario from the model(s) relevant to your site, and is not suitable for every site.

Therefore, we are providing processed model output data (Product 6) and calibrated and verified model input files (Product 7), along with the relevant model reporting (Product 5). This is in accordance with provision 6(1)(a) and (b) of the Environmental Information Regulations 2004 (EIR).

You can view and interrogate Product 6 data using [licensed or open-source GIS software](#).

If you are unable to access Product 6 data, please contact us with a clear site boundary. We will consider providing a Product 4 as described above but will review this on a case-by-case basis.

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 The Flood estimation guidelines - GOV.UK have been updated in September 2025.

	The guidelines include transition arrangements, which you should follow.
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 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 blandford.frap@environment-agency.gov.uk.

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.

Updates to National Modelling

The Environment Agency has carried out a National project to update our flood risk information for the whole of England. We have updated our flood risk information in 2025 as part of the new National Flood Risk Assessment (NaFRA2). This includes the data displayed on the Check Your Long-Term Flood Risk service and the data displayed in the Flood Map for Planning (Rivers and Sea).

The flood zone extent may have changed for your area of interest, but the flood levels provided have not.

customer service line 03708 506 506
gov.uk/environment-agency

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

Name	Products 5, Product 6 and Product 7
Description	For 2020_Salisbury, model(s) Product 5: Model Report Product 6: Model Output Data Product 7: Calibrated and Verified Model Input Data
Shareable Link(s)	The data you have requested can be downloaded using the following link(s): https://fcrm.quatrix.it/download/b24b92ae-b186-4a1a-8f10-f774aa3238e0
Licence	Environment Agency Conditional Licence - GOV.UK
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We hope you find this information helpful.

Yours sincerely

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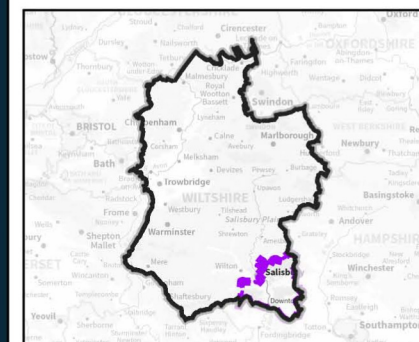
D. Wiltshire Council Strategic Flood Risk Assessment – 1 in 100 year plus upper end climate change risk



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Surface Water + Climate Change Extents: Southern Wiltshire

Legend

-  Wiltshire boundary
-  Community Partnership Area
-  RoFSW 1 in 100 year extent (1% AEP)
-  RoFSW 1 in 100 year plus Upper End CC (1% AEP + CC) extent

0 2 4 km

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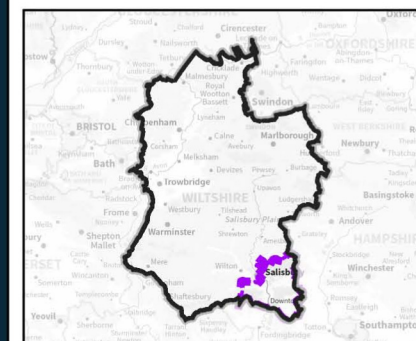
E. Wiltshire Council Strategic Flood Risk Assessment – Groundwater Emergence Mapping



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Groundwater Emergence: Southern Wiltshire

Legend

- Wiltshire boundary
- Community Partnership Area

Groundwater Emergence

- This zone is deemed as having a negligible risk from groundwater flooding due to the nature of the local geological deposits.
- Flooding from groundwater is not likely.
- There is a risk of flooding to subsurface assets but surface manifestation of groundwater is unlikely.
- Within this zone there is a risk of groundwater flooding to surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally.
- Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.

0 2 4 km



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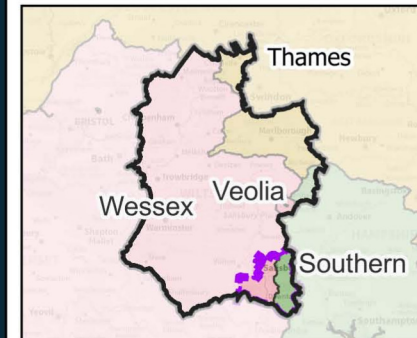
F. Wiltshire Council Strategic Flood Risk Assessment – Risk of flooding from sewers



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Risk of Flooding from Sewers: Southern Wiltshire

Legend

- Wiltshire boundary
- Community Partnership Area

Sewer Flood Incidents

- 0
- 1 - 10
- 11 - 20
- 20 - 50
- 100 - 130
- >200

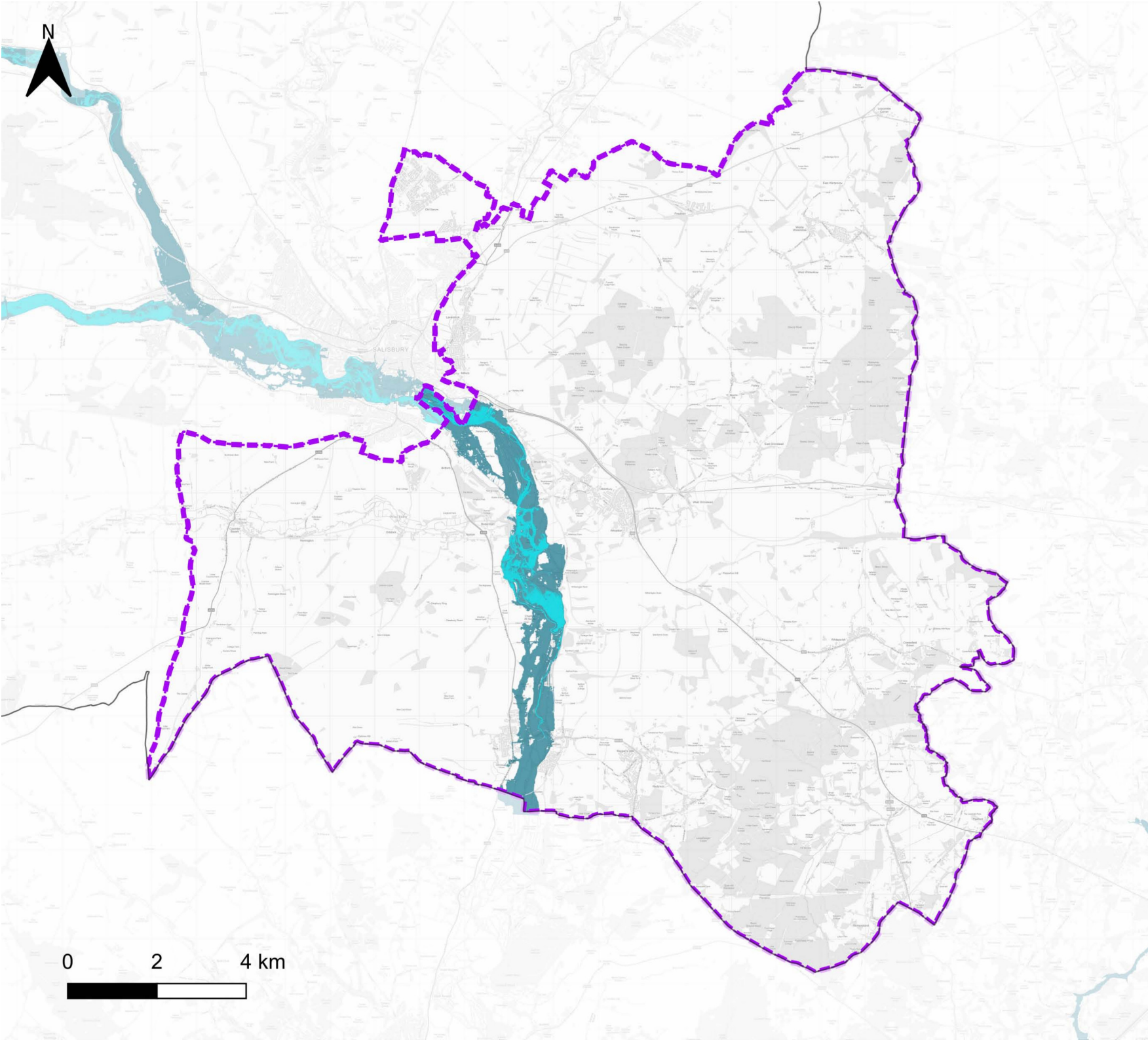
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0 2 4 km



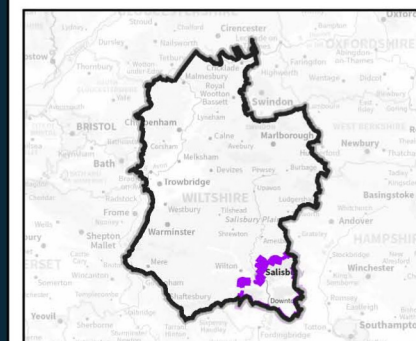
G. Wiltshire Council Strategic Flood Risk Assessment – Risk of flooding from reservoirs



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Reservoir Flood Extents: Southern Wiltshire

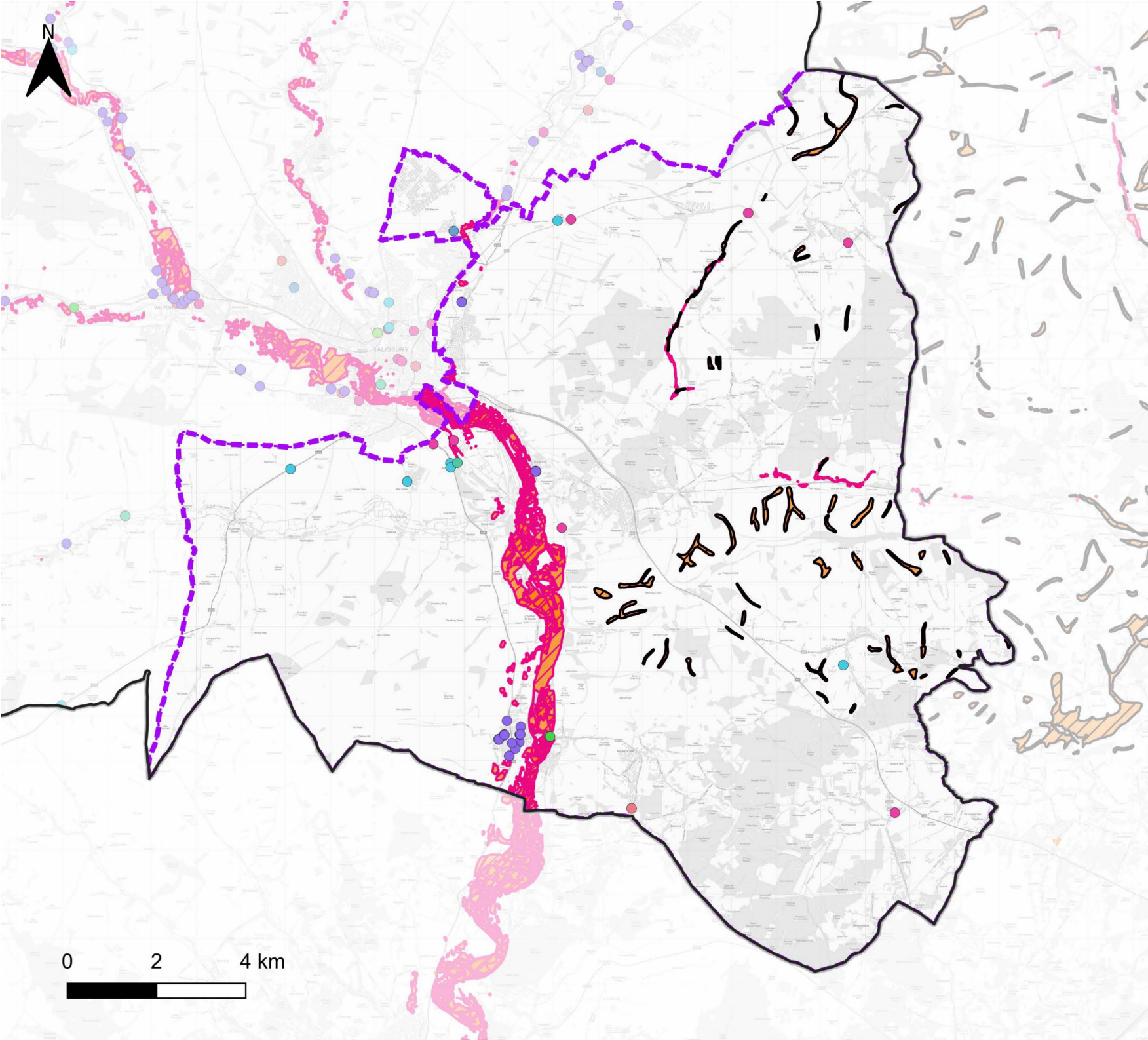
Legend

-  Wiltshire boundary
-  Community Partnership Area
-  Dry Day Extent
-  Wet Day Extent
-  Fluvial Contribution

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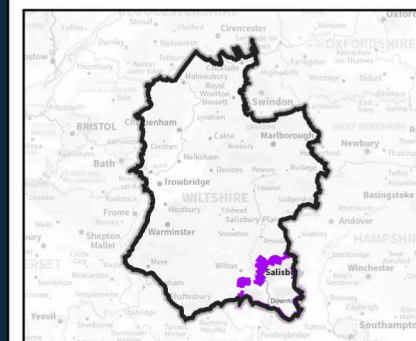
H. Wiltshire Council Strategic Flood Risk Assessment – Recorded Flood History



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Recorded Flood History: Southern Wiltshire

Legend

- Wiltshire boundary
- Community Partnership Area
- Groundwater Recorded Flood Outlines
- Surface Water Recorded Flood Outlines
- Recorded Flood Outlines

LLFA Recorded Flood Incidents

- Blocked Gully
- Blocked Drains
- Property Flooding
- Road Flooding
- Fluvial
- Sewer
- Surface Water

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I. Photos



Photo 1 – Front of property.



Photo 2 – Rear of property looking at existing building.



Photo 3 – Side of property looking down the end of the garden.



Photo 4 – Part way down the garden looking towards the river.



Photo 5 – Far end of garden looking at river after a period of heavy rain. Photos taken on 17th February 2026.



Photo 6 – Far end of garden looking back up towards existing building.

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