

Technical Note: Flood Risk 09/04/26

This Technical Note accompanies the detailed planning application for the **erection of a 4-bed dwelling (PV on roof, battery and Air Source Heat Pump) with garage and two garden outbuildings; closure of the existing vehicular access to Green Lane; formation of a new vehicular access with 2.4m x 43m visibility splay (both directions), dropped kerb, parking (4-cpkg-bays) and turning area; retention of the existing pedestrian access to Green Lane; and associated hard and soft landscaping and hedge and fence boundary treatments.**

The application site has been reviewed against the Environment Agency's flood risk information and associated mapping. The submitted flood map indicates that the site itself does **not lie within Flood Zone 2 or Flood Zone 3**, and is therefore within **Flood Zone 1**, where residential development is appropriate in principle subject to the usual design and drainage considerations. The map also shows the site outside areas at higher probability of fluvial flooding.

The flood risk summary further records **very low risk from rivers and the sea** and **very low risk from surface water flooding**, including in future climate change scenarios shown for the 2030s/2060s. Flooding from reservoirs is recorded as **unlikely**.

Overall, the submitted information indicates that the proposal is located in an area of **low flood risk**, with no apparent policy objection in flood risk terms.

Get data for your location

Add or edit a location boundary

Show

Datasets

Flood zones 2 and 3

Hide

☒ Flood zones 2 and 3

☐ Surface water

☐ None

Climate change

Present day

Show

Map features

None selected

Show

Layer opacity

75

Search

Key

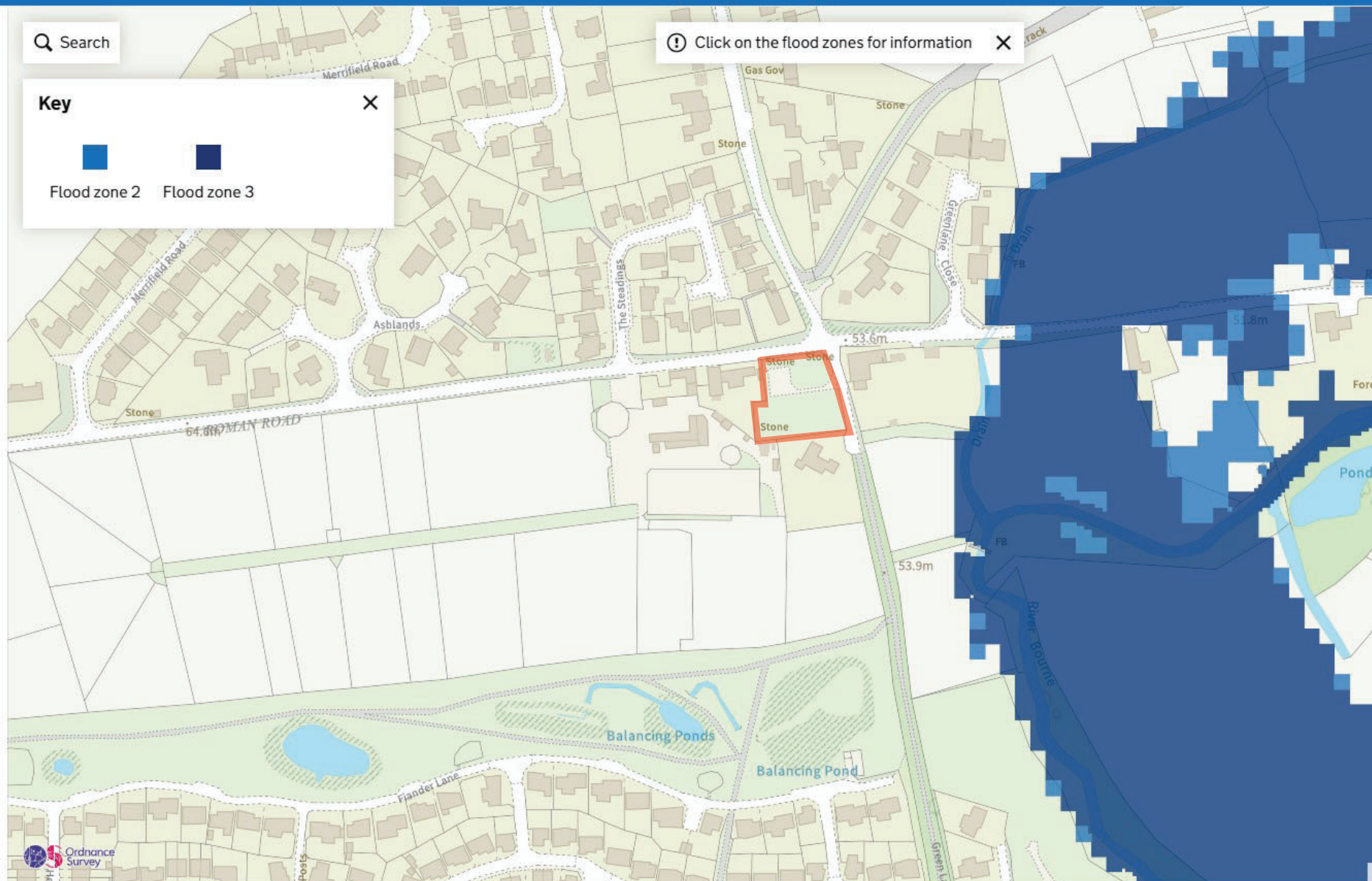


Flood zone 2



Flood zone 3

Click on the flood zones for information



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Flood risk summary

Your selected location: Castleford Farm House,
Ford, Salisbury, SP4 6DX

This information tells you the flood risk of the land around a building, not the building itself.

▶ [How we assess an area's flood risk](#)

▶ [Flood risk and climate change](#)

**Surface
water**

[More about your surface water
flood risk \(/surface-water\)](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2040 and 2060

Very low

Low

Medium

High

What surface water is

Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

► [Why surface water flooding is a problem](#)

Rivers and the sea

[More about your rivers and sea flood risk \(/rivers-and-sea\)](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2036 and 2069

Very low

Low

Medium

High

What makes rivers and sea flooding more likely

Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise.

This information takes into account any flood defences.

► [Why flood defences cannot completely prevent flooding](#)

Groundwater

[More about your groundwater flood risk \(/ground-water\)](#)

We use groundwater flood alert areas to check the risk of flooding from groundwater.

This location is inside a groundwater flood alert area.

You can sign up to [get groundwater flood alerts \(https://www.gov.uk/sign-up-for-flood-warnings\)](https://www.gov.uk/sign-up-for-flood-warnings).

► [What this means](#)

What groundwater is

Groundwater is the water that is usually held in rocks and soil underground.

Groundwater flooding happens when this water rises and flows above the surface.

Flooding from rivers is more likely when groundwater levels are high.

Reservoirs

[More about your reservoir flood risk \(/reservoirs\)](#)

Flooding from reservoirs is unlikely in this area.

What a reservoir is

A reservoir is a large natural or artificial lake that is designed to collect and store water.

They are usually formed by building a dam across a river, or by building a large tank or surrounding embankment. If one of these dams or embankments fails, then water could escape from the reservoir. This would result in land or properties being flooded.