



CIVILS

17 Alner Road, Blandford Forum, Dorset, DT11 7FJ
Mobile / Text / Whatsapp: 07476 378376
Email: info@stourvalleycivils.co.uk
Website: www.stourvalleycivils.co.uk

Flood Risk Assessment

For

27A Churchfields Road

At

27A Churchfields Road

Salisbury

Wiltshire

SP2 7NH

Client:	C Argyle
Job Ref:	26034
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1. Introduction

Development Background

The site is located at 27A Churchfields Road, Salisbury, Wiltshire, SP2 7NH, and is indicatively outlined in red in the screenshot below.

The National Grid Reference for the site is SU 13470 30061.



Figure 1 Aerial view of Site

This report forms a Site Specific Flood Risk Assessment for the development.

Site Location

The site is situated to the east of Salisbury city centre and lies to the south of Churchfields Road. To the east and west of the site are residential properties. The southern boundary of the site is formed by a river – the river is noted as the Avon on some maps and as the Nadder on others. For the purposes of this report the river will be referred to as the Nadder, reflecting the naming used on the Wiltshire County Council Strategic Flood Risk Assessment maps. Churchfields Road forms the northern boundary of the site.

The levels of the site place it significantly higher than those of the adjacent river Nadder. Levels on Churchfields Road are generally flat and lie at around 51mAOD. The rear garden of the property then slopes gently toward the south to a level of around 49mAOD before falling steeply down to the river in a series of earthwork terraces. The lowest levels recorded on the topographical survey adjacent to the river are around 45mAOD.

Flood Zone (UK Government Flood Map for Planning)

An extract of the UK Government's Flood Map for Planning for the site is shown in Figure 2 below. The areas shown in dark blue are at risk of river flooding with a 1% (1 in 100) or greater chance of occurring (Zone 3) and the areas shown in light blue are at risk of flooding in a major flood with up to a 1% to 0.1% (1 in 100 to 1 in 1000) chance of occurring (Zone 2). All areas falling outside of Zones 2 & 3 are in Flood Zone 1, low risk.

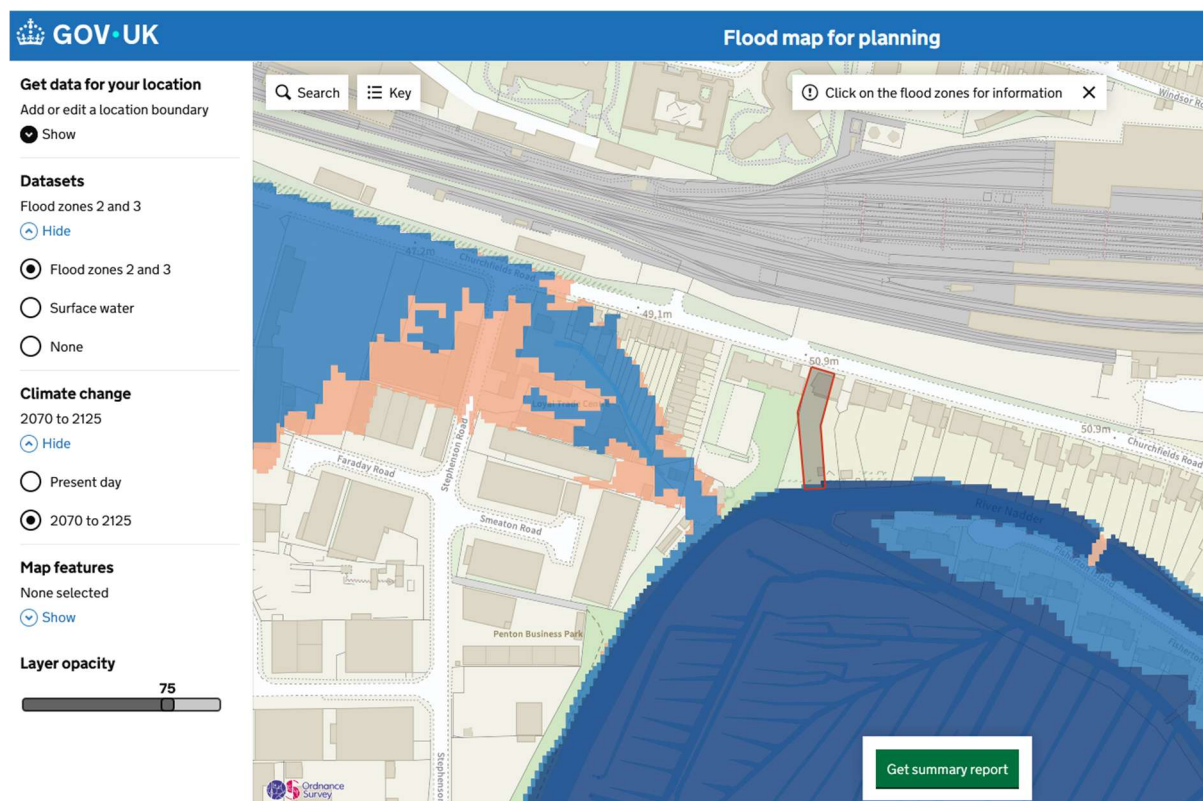


Figure 2 UK Government Indicative Flood mapping for planning showing blue line extent of site

The majority of the site lies within Flood Zone 1, with Flood Zones 2 and 3 encroaching slightly on the southern boundary.

Given the development proposals lie close to the southern boundary, for initial planning purposes it has been considered that site lies within Flood Zones 2 and 3.

Development Proposals

The development proposals involve the construction of a new decking area and garden room toward the south of the site, close to the river Nadder. The space beneath the proposed decking will be closed off to provide storage space for outdoor equipment.

The proposals require planning permission and have been submitted under Wiltshire County Council planning reference PL/2026/00043.

2. Flood Risk Vulnerability and Flood Zone Compatibility

Flood Zone Vulnerability

In accordance with 'Annex 3: Flood risk vulnerability classification' of Planning Practice Guidance, the proposed development can be classed as "Less Vulnerable".

Flood Zone Compatibility

Table 2 of Planning Practice Guidance below (flood risk vulnerability and flood zone compatibility), shows that 'Less Vulnerable' development in Flood Zones 2 and 3 is appropriate.

Flood risk Vulnerability classification		Essential infrastructure	Water compatible	Highly Vulnerable	More Vulnerable	Less vulnerable
Flood Zone	Zone 1	✓	✓	✓	✓	✓
	Zone 2	✓	✓	Exception test required	✓	✓
	Zone 3a	Exception test required	✓	x	Exception test required	✓
	Zone 3b	Exception test required	✓	x	x	x

Figure 3 Planning Practice Guidance Table 2 (August 2022 update)

Note that after further investigation (detailed in section 3 of this report), the development proposals were found to lie fully within flood zone 1. This does not affect the outcome of the compatibility check.

3. Potential Sources of Flooding

Flooding Risk Information Sources

UK Government mapping (Figure 2) shows that the site lies within Flood Zones 2 and 3; this is taken from the Flood Map for Planning service. More detailed flood information is available via the Wiltshire Council Strategic Flood Risk Assessment (SFRA) and direct from the Environment Agency.

Flooding from Rivers and the Sea

The closest watercourse is the river Nadder which forms the southern boundary of the site; this watercourse is the source of the flood risk to the site. The development proposals lie close to the southern boundary and so further investigation is required to ascertain the extents of the flood zones in this area, beyond the resolution of the Flood Map for Planning.

The SFRA reproduces the extents of flood zones 2 and 3 at a smaller scale, as seen in the screenshot below. The extents of flood zone 2 and 3a are the same for the section of flood zone within the site boundary.

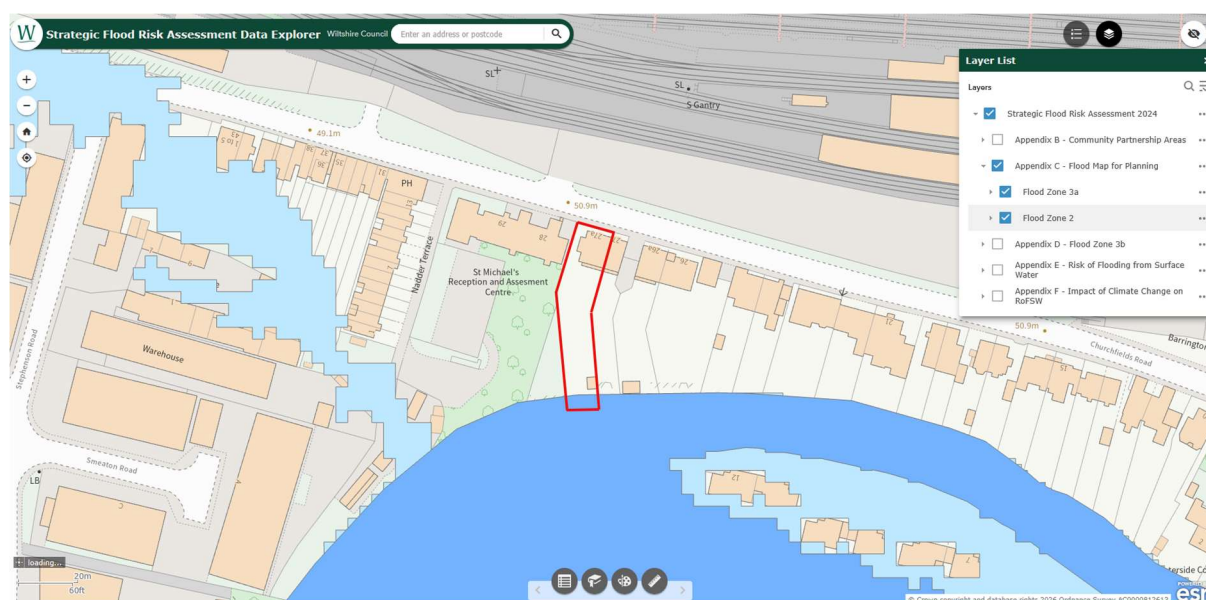


Figure 4 Extract from SFRA showing flood zones 2 and 3a

The SFRA also includes a layer showing Flood Zone 3b (functional flood plain), as seen in the screenshot overleaf. The extents here appear to mirror those for flood zones 2 and 3a. This mirroring suggests that at this location, the model is using a near vertical face on the northern channel boundary, which is likely an approximation of the existing terracing from garden level down to the river.

Given the potential proximity of the development proposals to flood zone 3b, further investigation is required to ascertain the true extents of the flood zones on the southern boundary of the site.

The existing garden in the proximity of the proposals begins at a level of approximately 49mAOD, falling via a slope to 48.3mAOD before dropping steeply to a lower terrace level of 46.9mAOD. From this terrace, levels then drop steeply again to around 45mAOD, coincident with the Nadder.

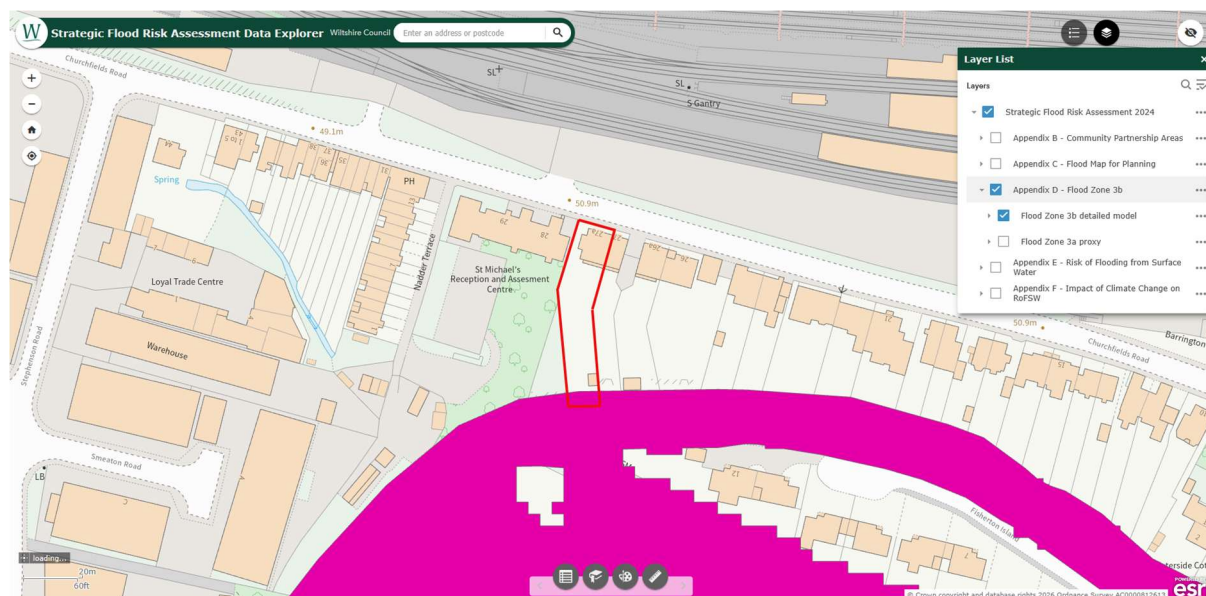


Figure 5 Extract from SFRA showing flood zone 3b

To inform the investigation, a request was submitted to the Environment Agency to obtain any flood data they hold for the Nadder as it passes the site. They supplied product 5, 6 and 7 data, which was interrogated using QGIS software to obtain design flood levels.

The extracted flood level for a 1 in 30 year event, which is taken as being representative of flood zone 3b, is 46.14mAOD. Based on the levels shown on the site topographical survey, this level results in floodwaters encroaching only a small distance (approximately 2 metres) into the site. This level of encroachment places the development proposals firmly OUTSIDE flood zone 3b. Further analysis of the EA data extracted the following levels from the model:

- 1 in 100 year (i.e. flood zone 3 extents) = 46.19mAOD
- 1 in 1000 year (i.e. flood zone 2 extents) = 46.48mAOD
- 1 in 1000 year & 45%CC (for reference only) = 46.32mAOD

Based on the above levels, all of the flood zones remain constrained by the same bank which constrains flood zone 3b, resulting in all of the zone extents encroaching only 2 metres into the site, and not reaching the lower terrace of the garden.

On this basis, the development proposals themselves lie firmly within flood zone 1 as they are all built off the lower terrace level.

This outcome does not change the classification of the proposals; they remain appropriate in planning terms.

Flooding from Groundwater

The SFRA includes mapping to show the potential for groundwater to emerge or to pose a risk to buried structures. An extract from the mapping is shown below, showing the site in two risk areas.

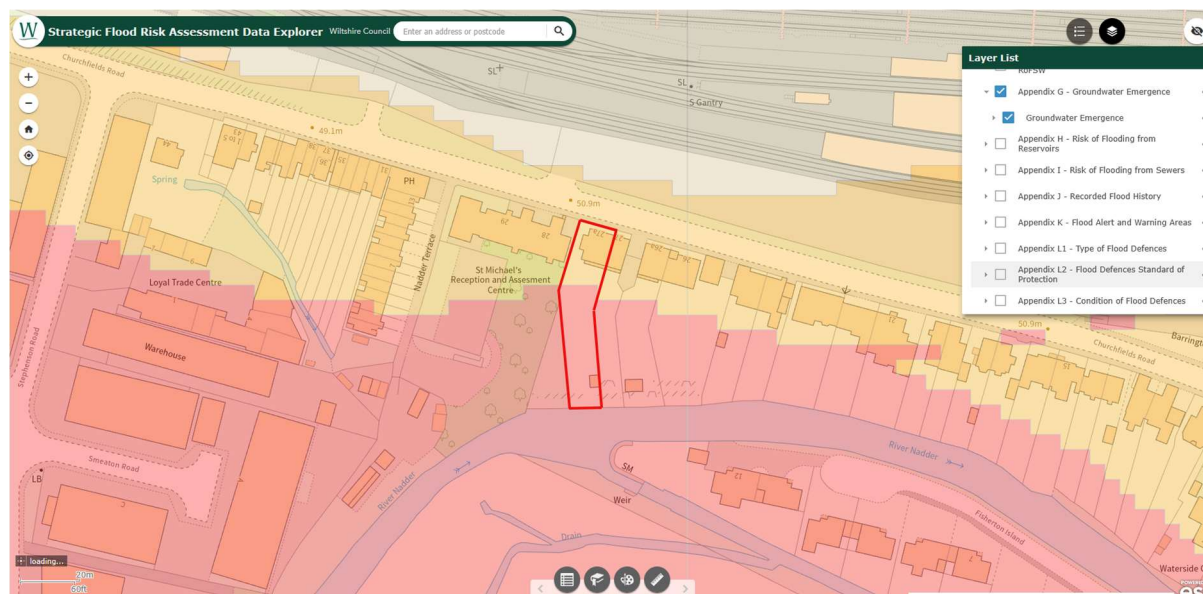


Figure 6 Extract from SFRA showing risk of groundwater emergence

The part of the site containing the development proposals lies within the red hatched area, which denotes the potential for groundwater to be at the surface or within the first 25mm of ground level. Whilst it is understood that the risk maps are somewhat coarse, it is considered that the likelihood of groundwater levels being so shallow is unlikely, on the following basis:

- In general, we would expect groundwater levels on the southern boundary to be concurrent with water levels in the Nadder. For groundwater to reach a level where it poses a risk of emergence to the proposals, the hydraulic gradient would have to be unfeasibly steep (in the region of 2m vertically over a horizontal distance of no more than 10m)
- The existing building in the northern part of the plot has a basement and there are no known instances of flooding in the basement, suggesting that even 40m back from the river, groundwater levels have not risen sufficiently to affect a 2.5m deep basement structure
- Site investigation works which took place on the site as part of a previous development included boreholes which extended to a maximum depth of 5.45m below ground level. None on the boreholes recorded groundwater strikes.

On the basis of the above, the risk of groundwater emergence on the site is considered very low, and the risk of groundwater affecting the development proposals is considered negligible.

Flooding from Other Sources

The SFRA does not show any flood risk from other sources, including from surface water, reservoirs or sewers. There are no recorded flood events shown to affect the site.

Flood Warning Areas & Alerts

The SFRA shows the site to be in the Salisbury Plain groundwater flood alert area. The southern part of the site, reflecting the extent covered by the Flood Map for Planning, is shown to be in the Environment Agency Flood Warning Area for the Nadder.

Flood Defences

The northern bank of the Nadder as it passes the site is recorded as a flood defence structure. The structure is noted as 'natural high ground'.

4. Flood Risk Management Measures

Flood Mitigation Measures

As noted above, the site has been found to lie fully within flood zone 1 and so no flood mitigation measures are required.

The proposals include the construction of a new decking area which is partially enclosed, along with a garden room on the decking. As the proposals all lie above predicted flood levels for both the design (1 in 100) and the more onerous 1 in 1000 year events, they pose no risk to the existing flood plain and do not present any change to flood plain storage.

For clarity, and to answer the query raised by the Environment Agency in their consultation response reference WX-2026-139755/01, the retaining wall / sleeper structure shown beneath the decking in the provided photographs was an existing structure which was not altered as part of the proposals.

Off Site Impacts

All works take place within flood zone 1 and make no changes to the existing flood plain or flood plain storage. There are therefore no off site impacts as a result of the development proposals.

Residual Risks

There are no residual flood risks associated with the development.

Appendix A: Environment Agency Flood Data Letter

Stour Valley Civils Ltd
info@stourvalleycivils.co.uk

Our ref: EIR2026/19610
Date: 6th May 2026

Dear James Watling,

Information request for:

27a Churchfields, Salisbury, SP2 7NH
NGR: SU1348530116

Thank you for your enquiry which was received on 18th April 2026. 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.

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

customer service line 03708 506 506
[gov.uk/environment-agency](https://www.gov.uk/environment-agency)

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 Salisbury River Park Project The Environment Agency are working in partnership with Wiltshire Council as part of the Salisbury River Park Project. More information can be found via the following link: https://www.salisburyriverparkphase1.com/ The current flood risk modelling for Salisbury will be updated to take account of the improvements made by the Salisbury River Park Scheme. This model update will include the 'As Built' design. This model is still in development and the full set of model deliverables will be available to share externally when the final version has been adopted by the Environment Agency.
Shareable Link(s)	The data you have requested can be downloaded using the following link(s): https://fcrm.quatrix.it/download/4658fa45-b1b2-4b10-b2dd-7e73f3add312
Licence	Environment Agency Conditional Licence - GOV.UK
Conditions	1 You may use the Information for your internal or personal purposes and may only sublicense others to use it if you do so under a written licence which includes the terms of these conditions and the agreement and in particular may not allow any period of use longer than the period licensed to you. 2 Notwithstanding the fact that the standard wording of the Environment Agency Conditional Licence indicates that it is perpetual, this Licence has a limited duration of 5 years at the end of which it will terminate automatically without notice. 3 We have restricted use of the Information as a result of legal restrictions placed upon us to protect the rights or confidentiality of others. In this instance it is because of third party data. If you contact us in writing (this includes email) we will, as far as confidentiality rules allow, provide you with details including, if available, how you might seek permission from a third party to extend your use rights. 4.1 The Information may contain some data that we believe is within the definition of "personal data" under the Data Protection Act 1998 but we consider that we will not be in breach of the Act if we disclose it to you with conditions set out in this condition and the conditions above. This personal data comprises names of individuals or commentary relating to property that may be owned by an individual or commentary relating to the activities of an individual. 4.2 Under the Act a person who holds and uses or passes to others personal data is responsible for any compliance with the Act and so we have no option but to warn you that this means you have responsibility to check that you are compliant with the Act in respect of this personal data. 5. The location of public water supply abstraction sources must not be published to a resolution more detailed than 1km². Information about the operation of flood assets should not be published. 6.1 Where we have supplied model data which may include model inputs or outputs you agree to supply to the Environment Agency copies of any assessments/studies and related outputs, modifications or derivatives created pursuant to the supply to you of the Information, all of which are hereinafter referred to as "the Data". 6.2 You agree, in the public interest to grant to the Environment Agency a perpetual royalty free non-exclusive licence to use the Data or any part thereof for its internal purposes or to use it in any way as part of Environment Agency derivative products which it supplies free

	of charge to others such as incorporation into the Environment Agency's Open Data mapping products.
Information Warnings	Please be aware that model data is not raw, factual or measured but comprises of estimations or modelled results based on the data available to us. Any mapping of features provided as a background in this product is © Ordnance Survey. It is provided to give context to this product. The Open Government Licence does not apply.
Attribution	Contains Environment Agency information © Environment Agency and/or database rights. Contains Ordnance Survey data © Crown copyright 2025 Ordnance Survey AC0000807064.

We hope you find this information helpful.

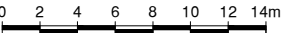
Yours sincerely

Nicola Jess

Customer & Engagement, Wessex
Rivers House, East Quay, Bridgwater, Somerset, TA6 4YS
Email: wessexenquiries@environment-agency.gov.uk

Appendix B: Block Plan [showing topo survey]
taken from previous site development drawings

THIS DRAWING MAY BE SCALED FOR PLANNING PURPOSES ONLY. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE WORK IS COMMENCED. THE DESIGN AND DRAWING ARE THE COPYRIGHT OF THE CONSULTANTS AND MUST NOT BE USED OR REPRODUCED WITHOUT THEIR PERMISSION. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE CONSULTANTS. ALL INFORMATION SHOWN ON THE DRAWING IS SUBJECT TO OBTAINING THE NECESSARY STATUTORY CONSENTS.



ACCOMMODATION SCHEDULE:

GROSVENOR HOUSE

PLOT 1
4 Bed Dwelling over 3 floors
246 m² (2,644 ft²) GIFA
+ 83 m² (897 ft²) at basement level

PLOT 2
3 Bed Dwelling over 3 floors
136 m² (1,464 ft²) GIFA
+ 44 m² (469 ft²) at basement level

PLOT 3
4 Bed Dwelling over 3 floors
227 m² (2,447 ft²) GIFA
+ 74 m² (793 ft²) at basement level

PLOT 4
4 Bed Dwelling over 2 floors
176 m² (1,897 ft²) GIFA
(no basement level)

DRAWING KEY:

Fabric removed

Porous stone setts

Reinforced buff gravel

Flagstone paving

x 52.22 Existing level

x 52.22 Proposed level



REVISIONS

RADLEY HOUSE
PARTNERSHIP CHARTERED ARCHITECTS

t. 01962842228
e. architects@radleyhouse.co.uk
w. www.radleyhouse.co.uk

Radley House | 20 Staple Gardens
Winchester | Hampshire | SO23 8SR

JOB | Grosvenor Riverside
Churchfields Road, Salisbury
DWG | Proposed Site Plan
Grosvenor House

S1:200 @ A1

D | Sept '22 No. | 8113/D01/2