

30th July 2026

Flood Risk Assessment **42-44 Winchester Street, Salisbury, SP1 1HG**

Introduction

The proposals seek full planning permission for the regeneration of a run down, unused storage unit to the rear of 42-44 Winchester street. The proposal looks to convert the Grade 2 listed section of the building into 2 x 2 bedroom homes and remove the existing lean-to extension to the front, this will be replaced with new landscaping.

The proposed site sits within the city of Salisbury. A large section of Salisbury city falls within the flood risk zones 2 or 3 due to the River Avon.

The proposals are similar to a previously approved application PL/2022/02640 which has now lapsed.

Flood Risk

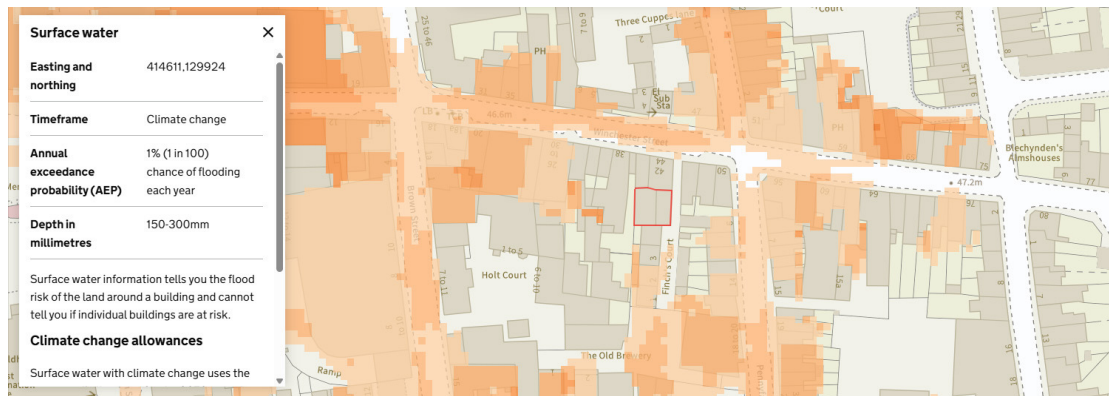
The site is identified as being in flood zone level 3 and is projected to stay as a flood zone level 3 risk in the 100 year period. The flood risk on site has been identified by the Environment Agency's Flood Risk Map, as a risk from rivers (fluvial). However the site is approximately 390m away from the nearest point of the River Avon.



Flood Risk from Surface Water

In Addition, the Environment Agency's Flood Risk Map also indicates that the site is considered to not have any flood risk from surface water.

Surface water is currently disposed of via the existing stormwater drainage and it is proposed to retain and utilise this existing arrangement.



100 year projection

Planning Policy

When considering Flood Risk in new developments, both the National Planning Policy and the Wiltshire Core strategy detail that new developments should both be safe from flooding and not contribute towards increased flood risk.

Proposal

The proposal is a minor development which looks to restore a existing structure which is linked to a Grade 2 listed building. Due to the proposed removal of the lean to building, being replaced by some soft landscaping to the front, the proposal looks to reduce the load from rainwater drainage.

The proposed that ground floor levels will be built above the 100 year flood levels.

Conclusion

The application is a re-submission of a previously approved scheme which has lapsed. Although the proposal sits within a Flood Risk Zone 3 area, the site is approximately 390 meters away from the closest point of any river. The proposal is a conversion of an existing building and given the demolition of part of the building and introduction of new soft landscaping it should be considered an improvement on the current drainage system. The proposal looks to build the internal ground floor above the projected 100 year flood level line and therefore protects any resident. This aligns with the guidance set out by the NPPF and the Local core strategy.