

FLOOD RISK ASSESSMENT

Site Address: Tackle Shop, Witherington Farm, Witherington Road, Downton, Salisbury SP5 3QT

Date: July 2026

Proposal: Change of use from shop/café to a flexible use within either the E (as stated) or B8 use classes, or to continue the use of the building for retail purposes only associated with the use of the adjoining lakes and farm

Introduction

The building in question is located within flood zones 2 and 3, as a result of its proximity to the river Avon and its fluvial catchment. It has operated as shop and café since 2004 by virtue of a planning permission granted under reference S/2004/213.

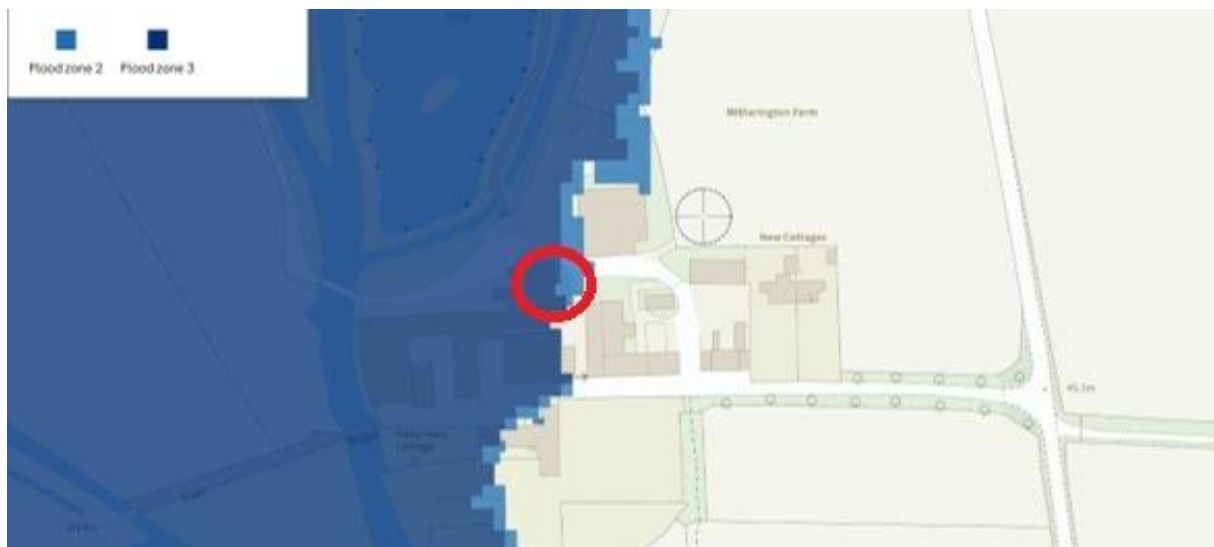
The Proposal

The application seeks approval for change of use of the existing building to a flexible range of other commercial uses. No physical alterations to the building are proposed. The footprint and finished floor level of the existing building will remain unaltered.

The NPPF states (footnote 63) that all developments within FZ2 and 3, even minor changes of use such as this, should submit a flood risk assessment that is proportionate to the scale and nature of the development proposed. It further states that such developments should not be subject to either the sequential or exception tests. The aim of the flood risk assessment is to show that...*the change of use meets the objectives of the National Planning Policy Framework's policy on flood risk. For example, how the operation of any mitigation measures can be safeguarded and maintained effectively throughout the lifetime of the development.*

A change in the vulnerability classification of the building as a result of the development can have implications for flood risk. However, in this case, both the existing use of the building and the range of uses proposed as part of this application are categorised as 'less vulnerable' category – there would be no change in vulnerability.

The building is also only just within the FZ2/3 zone. It can be seen that immediately outside of the building to the east is FZ1.



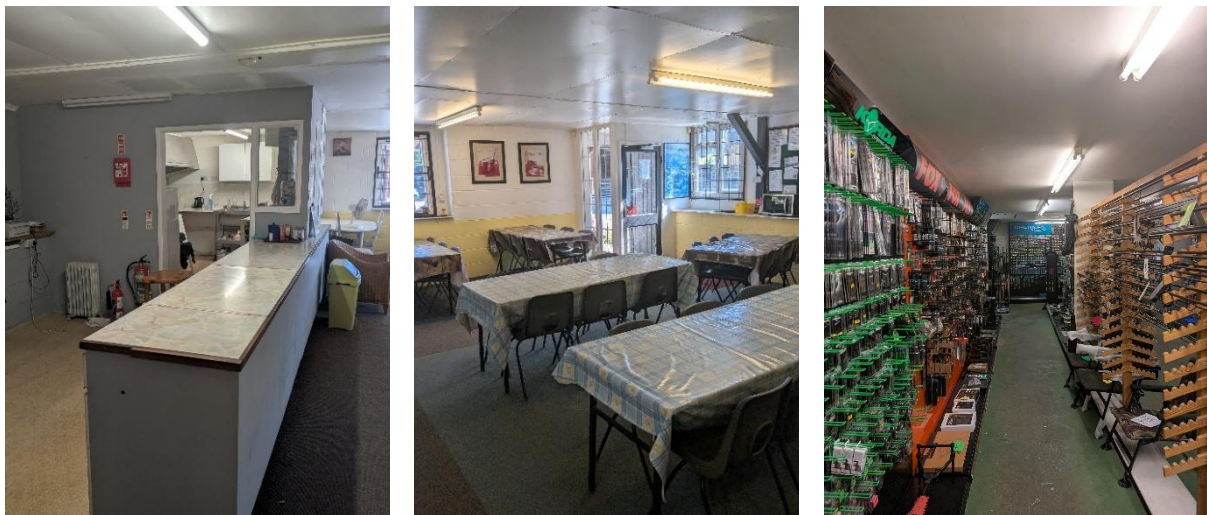
Extract from EA flood map

The picture does not change in regard to this building when climate change forecast is taken into account (2070 to 2125).

Flood Resilience

The Planning Practice Guidance advises that even if a development's vulnerability is not increasing, change of use can often present an opportunity to improve the flood resilience of existing development (Paragraph: 052 Reference ID: 7-052-20220825). In the present case, however, such measures have already been incorporated. The floors are solid concrete slab and whilst there are some floor coverings these are not high value and are easily replaceable. Indeed, they may well be removed anyway, depending on the type of use taking occupation of the building.

Electrical sockets are already placed at a higher level and the internal walls in the front part of the building are painted blockwork and not plastered. Cabling is generally surface trunked. The building therefore already displays a high degree of flood resilience and it is not considered that any additional measures need to be incorporated at this stage. Any future occupier of the building will be advised of flood risk.



The interior of the building

Conclusion

The exposure to the building to flood risk will not change as a result of the development being proposed. There is no physical change proposed and no change in the vulnerability classification of the relevant uses.

Consequently, the flood risk aims of the NPPF would be met in this case.