



Flood Risk Assessment

**Proposed Change of Use to Residential
69-73 Castle Street
Salisbury**

**Revision A: September 2026
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1.0 Introduction

1.1 Instructions

- 1.1.1 This Flood Risk Assessment has been prepared from instructions received from BackLand & Planning Ltd for our client.
- 1.1.2 The report has been prepared to support the submission of a change of use application.
- 1.1.3 The benefit of this report is to our instructing Client.

1.2 Site Location

- 1.2.1 The proposed residential change of development is located at 69-73 Castle Street, Salisbury, SP1 3SP as shown in **Figure 1.1**.

Figure 1.1 Site Location Plan



1.3 Current Use and Description

- 1.3.1 The site currently comprises occupied offices on the ground floor with an unoccupied commercial building covering the first and second floors. The existing development layout is shown on the plan enclosed in **Appendix A**.

1.4 Proposed Development

- 1.4.1 The proposal is to convert the first and second floors to residential use, creating 6 one-bed apartments on each floor. Overall, a total of 11 residential dwellings will be constructed. The ground floor will remain commercial. The proposed development layout is shown on the plan enclosed in **Appendix B**.
- 1.4.2 In line with paragraph 006 of the Planning Practice Guidance for 'Flood risk and costal change' the lifetime of a residential development is considered to be at least 100 years.
- 1.4.3 The 'Flood Risk Vulnerability Classification' of various development types is defined within Annex 3 of the National Planning Policy Framework (NPPF) – February 2025. A residential development is classified as a More Vulnerable development. The relevant extract from Annex 3 of the NPPF is set out below.

More Vulnerable

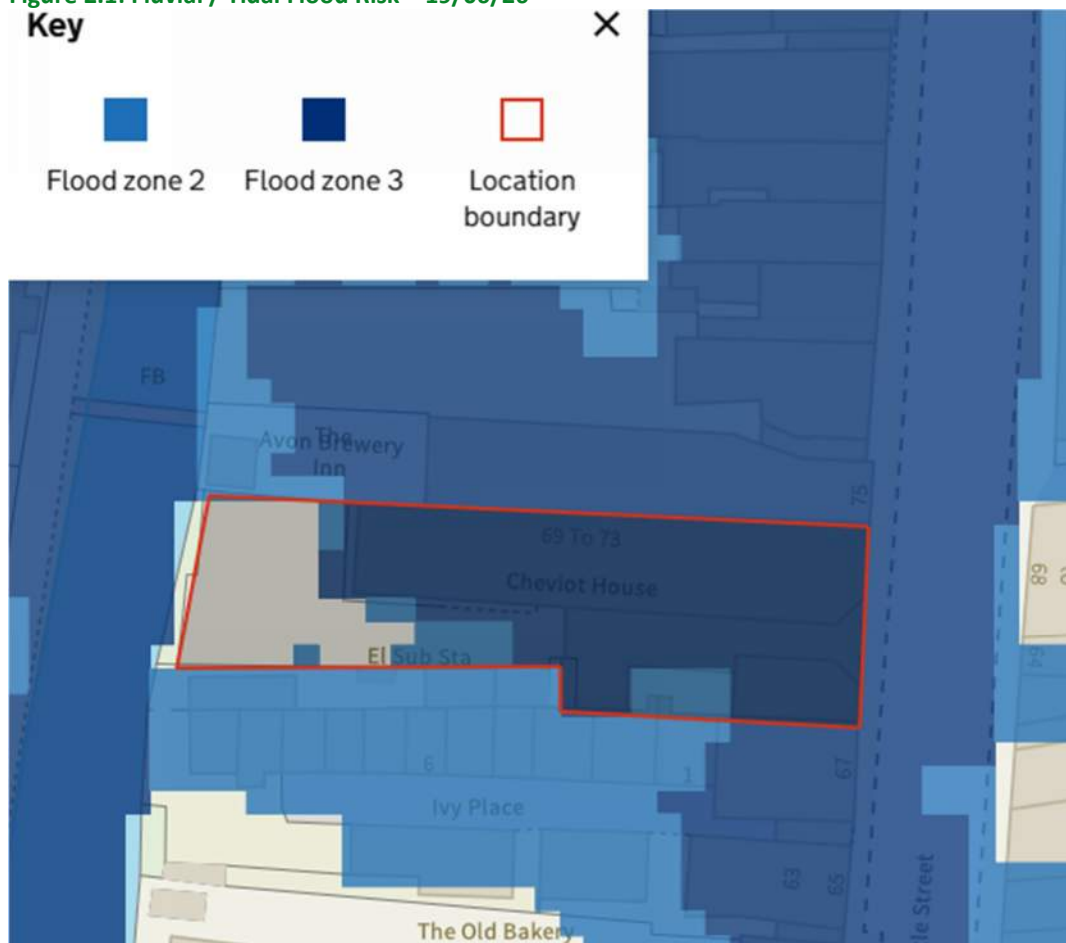
- Hospitals
- Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels.
- Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels.
- Non-residential uses for health services, nurseries and educational establishments.
- Landfill* and sites used for waste management facilities for hazardous waste.
- Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.

2.0 Site Specific Flood Risk

2.1 Risk of Fluvial / Tidal Flooding

- 2.1.1 The likelihood of fluvial and tidal flooding is defined on the Environment Agency's map 'Flood Map for Planning'. This flood map is published on the gov.uk website.
- 2.1.2 An extract of this flood map is provided below in **Figure 2.1**. The approximate site boundary is shown in red.

Figure 2.1: Fluvial / Tidal Flood Risk – 19/06/26



Source: <https://flood-map-for-planning.service.gov.uk>

- 2.1.3 The Environment Agency's flood map shows that the proposed development site is located within Flood Zones 1 (Low Probability), 2 (Medium Probability) and 3 (High Probability) and as such, the development is at a low (less than 1 in 1000 years) to high (greater than 1 in 100 years) risk of flooding from rivers or the sea.
- 2.1.4 As the dwellings are only located on the first and second floors, the future dwellings are effectively located in Flood Zone 1 as they are raised above the flooding.

Flood Compensation

- 2.1.5 There will be no loss of storage as no new structures are being built.

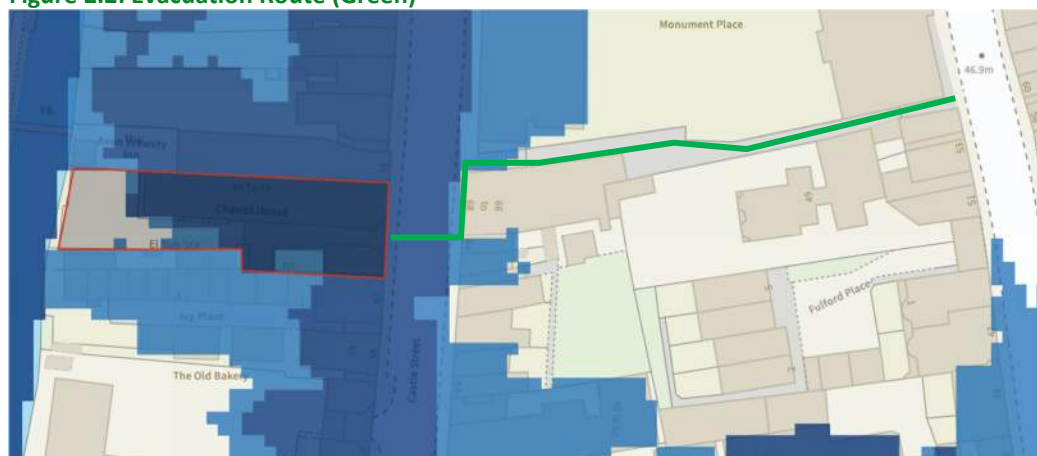
Flood Resilience Measures and Warnings

- 2.1.6 As the dwellings are located on the first and second floor, they will not be liable to flooding.
- 2.1.7 During an extreme flood event, residents on the site could reside in place or evacuate as described below. They will also be able to register with the Environment Agency's flood warning system should they wish to evacuate.

Access and Egress

- 2.1.8 Based on the flooding extent shown in **Figure 2.1** the eastern footway on Castle Street likely represents the extent of Flood Zone 3 and is located in Flood Zone 2. Residents of the development could cross to the eastern side of Castle Street then walk through the alleyway to Endless Street (approximate route length = 115m) which is located within Flood Zone 1. The suggested evacuation route is shown below in **Figure 2.2**.
- 2.1.9 Notwithstanding the above, it should be noted that Flood Zone 1 land first becomes accessible along the evacuation route, at a point within the alleyway that is located approximately 40m from the proposed development.

Figure 2.2: Evacuation Route (Green)

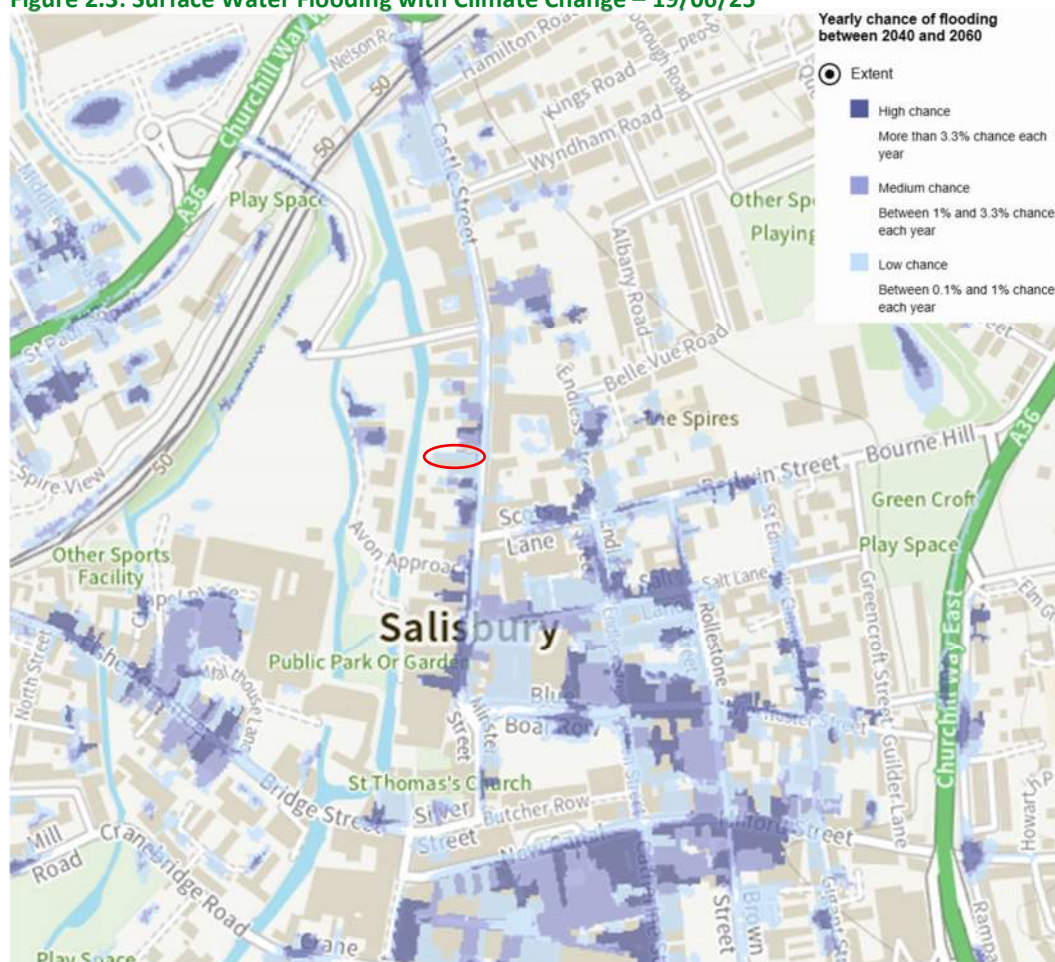


2.2 Risk of Surface Water Flooding

- 2.2.1 The likelihood of surface water flooding is defined on the Environment Agency's map 'Flood risk from surface water'. This flood map is published on the gov.uk website.
- 2.2.2 An extract of this flood map is provided below in **Figure 2.3**. The approximate site boundary is shown in red.
- 2.2.3 Regarding the accuracy of this map the EA state that:

"Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast. In addition, local features can greatly affect the chance and severity of flooding. Because of this, we report the highest risk within 20m of a specific location, such as an individual property. This means reports for neighbouring properties may show different levels of risk."

Figure 2.3: Surface Water Flooding with Climate Change – 19/06/25



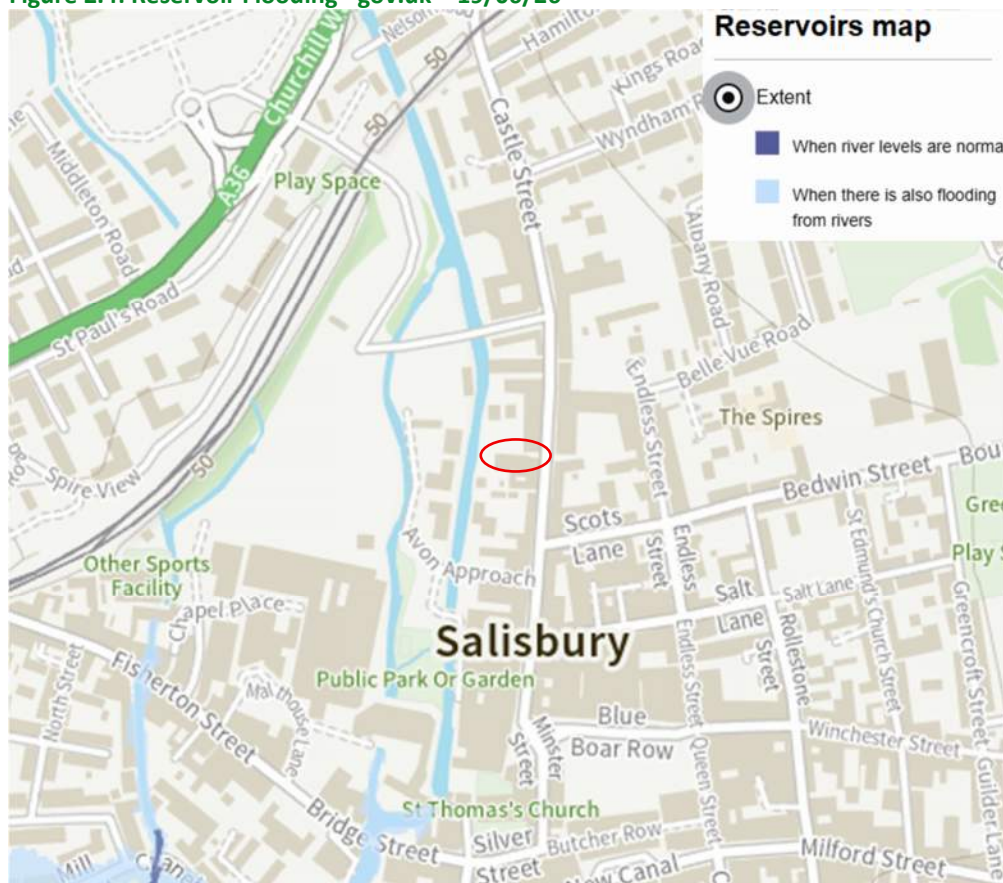
Source: <https://check-long-term-flood-risk.service.gov.uk/map>

- 2.2.4 The site is located in an area of very low or low surface water flood risk.

2.3 Risk of Reservoirs, Canals and Other Artificial Sources Flooding

- 2.3.1 The likelihood of reservoir water flooding is defined on the Environment Agency's map 'Flood Risk from Reservoirs'. This flood map is published on the gov.uk website.
- 2.3.2 An extract of this flood map is provided below in **Figure 2.4**. The approximate site boundary is shown in red.

Figure 2.4: Reservoir Flooding - gov.uk – 19/06/26



Source: <https://check-long-term-flood-risk.service.gov.uk/map>

- 2.3.3 The site is not at risk of reservoir flooding.
- 2.3.4 We are not aware of any canals or other artificial sources which may cause flooding on the site.

2.4 Risk of Ground Water Flooding

- 2.4.1 We do not have any records of ground water flooding within the vicinity of the site. We therefore consider the risk of ground water flooding to be low.

2.5 Risk of Sewer Flooding

- 2.5.1 We do not have any records of sewer flooding within the vicinity of the site. We therefore consider the risk of sewer flooding to be low.

2.6 Previous Flood Events

- 2.6.1 The Environment Agency's Historic Flood Map does not show any flooding within the boundary of the site. The Environment Agency's "Historic Flood Map is a GIS layer showing the maximum extent of all individual Recorded Flood Outlines from river, the sea and groundwater springs that meet a set criteria. It shows areas of land that have previously been subject to flooding in England. Records began in 1946 when predecessor bodies to the Environment Agency started collecting detailed information about flooding incidents".

2.7 Summary of Flood Risk

- 2.7.1 The proposed development site is located within Flood Zones 1, 2 and 3
- 2.7.2 The site is at a low risk of flooding from all other sources.

2.8 Flood Risk Vulnerability and Flood Zone 'Compatibility'

- 2.8.1 The suitability of different development types to be built and occupied within a particular Flood Zone is defined within Table 2 of the Planning Practice Guidance for 'Flood Risk and Coastal Change'. Table 2 is replicated below in **Table 2.1** below. This table maps vulnerability classes against the flood zones to indicate where development is 'appropriate' and where it should not be permitted.
- 2.8.2 The proposed residential development is located within Flood Zones 1 / 2 / 3 with dwellings located on the first and second floors, effectively located within Flood Zone 1. A residential development is classified as a More Vulnerable development. Based on this categorisation of the development it is considered 'appropriate' in Flood Zones 1 and 2 and subject to an Exception Test in Flood Zone 3.

Table 2.1: Flood risk vulnerability and flood zone 'compatibility'

Flood Zone	Flood Risk Vulnerability Classification				
	Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	×	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	×	×	×	✓*

✓ Development is appropriate

× Development should not be permitted.

† In Flood Zone 3a essential infrastructure should be designed and constructed to remain operational and safe in times of flood.

" * " In Flood Zone 3b (functional floodplain) essential infrastructure that has to be there and has passed the Exception Test, and water-compatible uses, should be designed and constructed to:

- remain operational and safe for users in times of flood;
- result in no net loss of floodplain storage;
- not impede water flows and not increase flood risk elsewhere.

2.9 Sequential Test

2.9.1 The proposed development comprises a change of use therefore a Sequential Test is not required.

2.10 Exception Test

2.10.1 As demonstrated above the dwellings are to be located on the first and second floors, so would be safe from flooding. A safe evacuation route has been identified within Flood Zones 2 and 1 which would require a brief crossing of Castle Street to access land within Flood Zone 1. We therefore consider the safety aspect of the exception test to be passed.

3.0 Surface Water Management

3.1 The proposed development will not create any additional impermeable areas and will not alter the existing surface water drainage arrangement.

4.0 Conclusions

4.1 Site location and proposed development

- 4.1.1 The proposed change of use from commercial to residential is located at 69-73 Castle Street, Salisbury.

4.2 Flood Risk

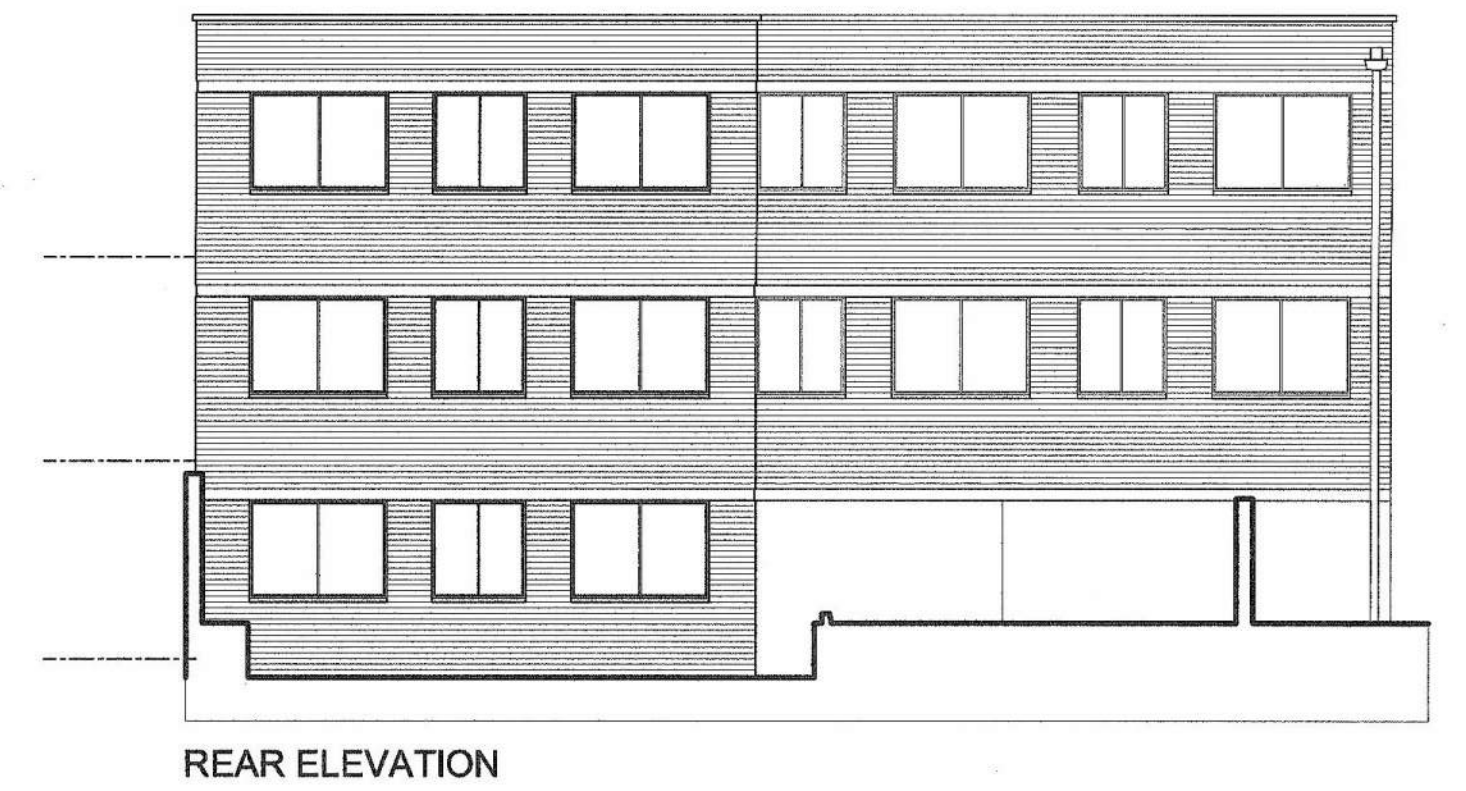
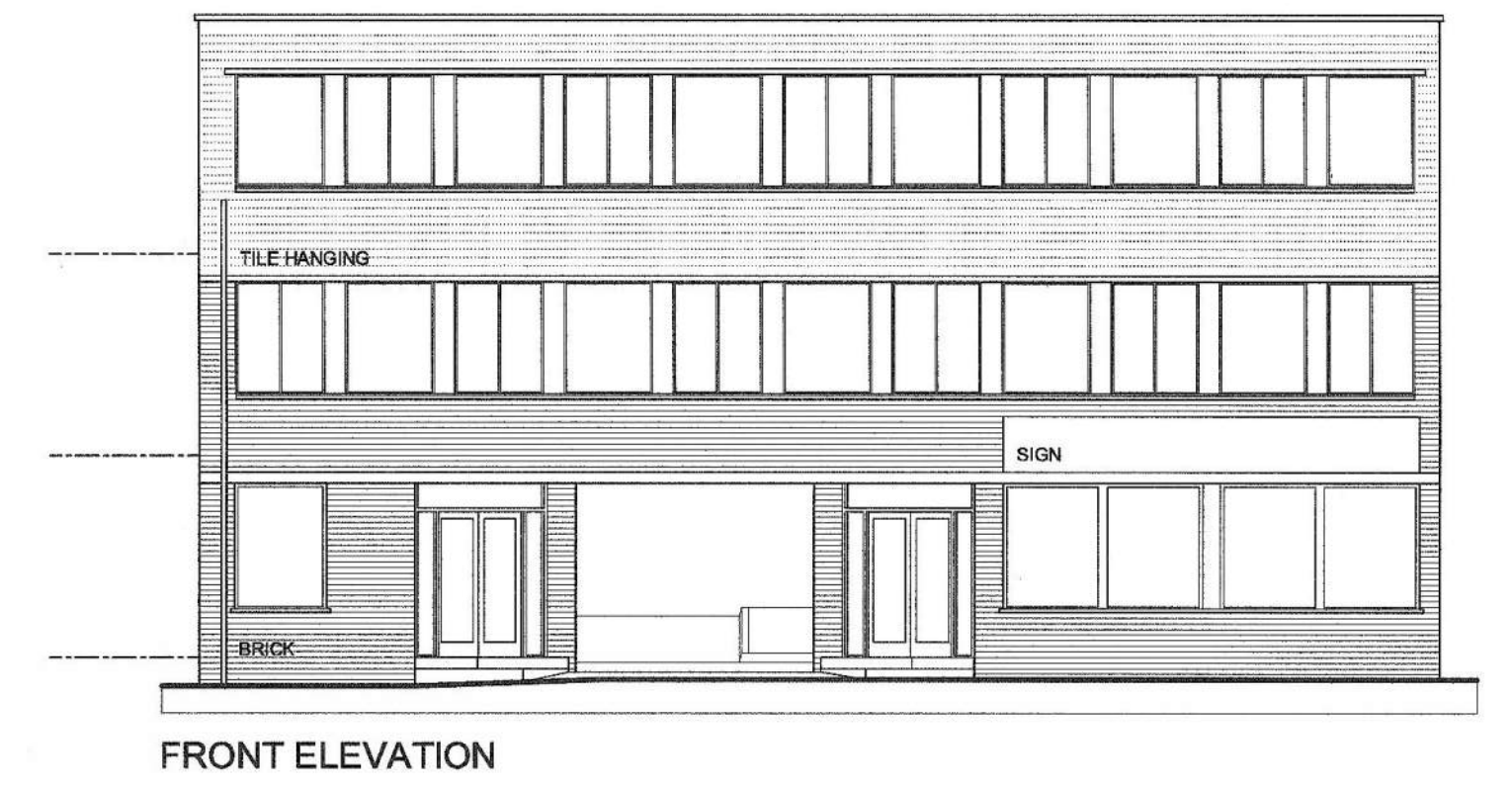
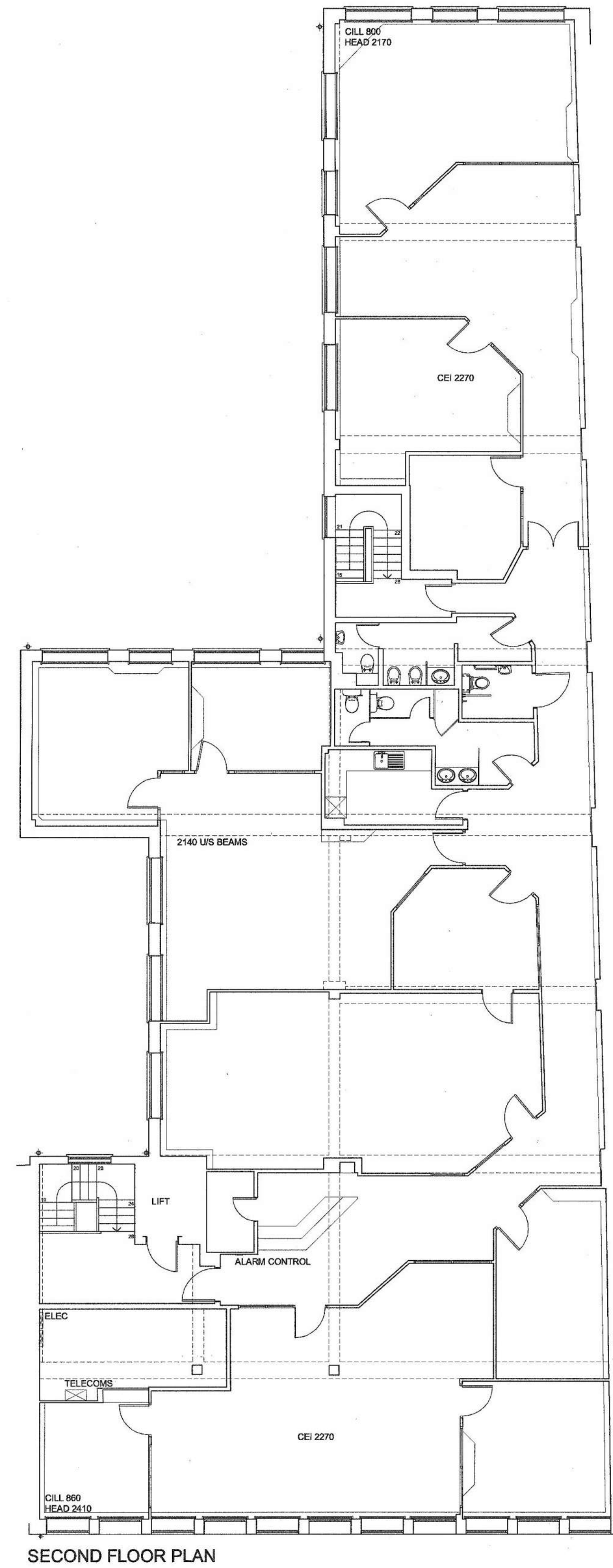
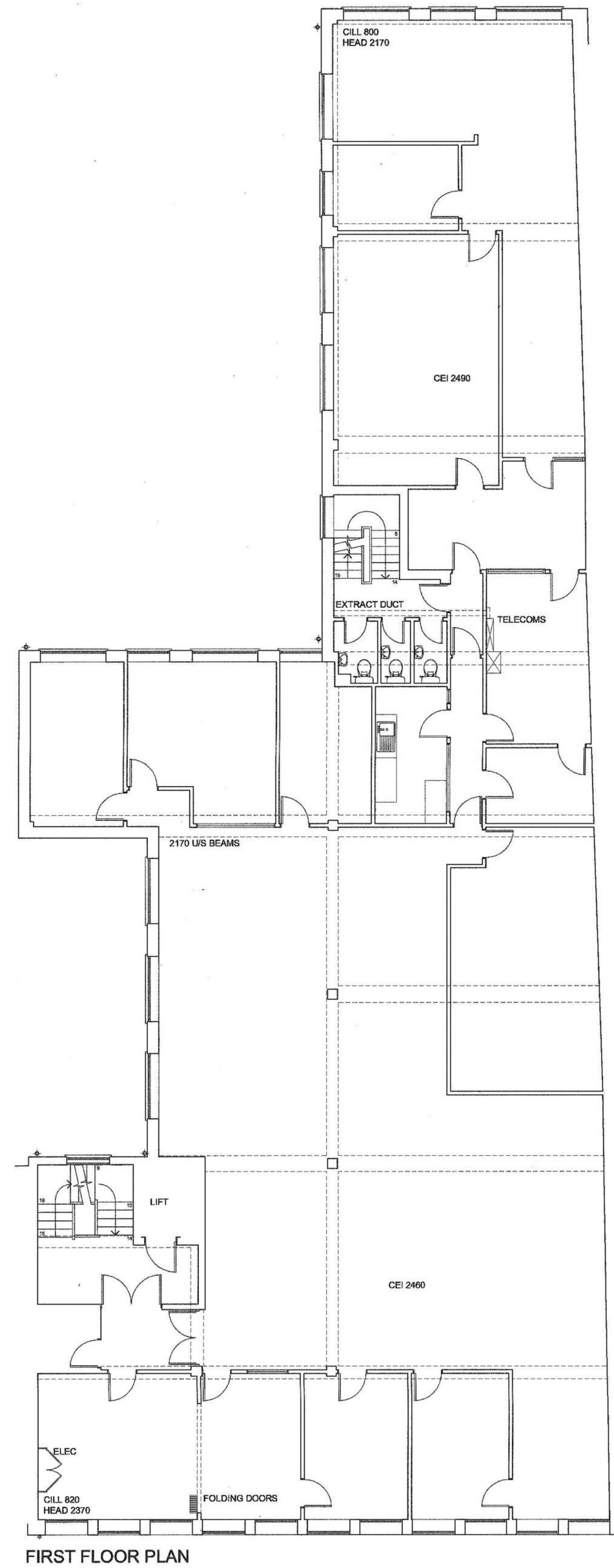
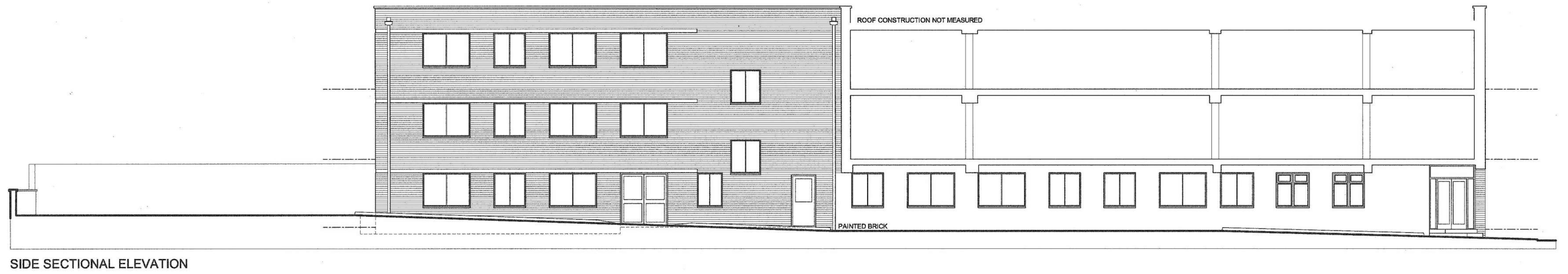
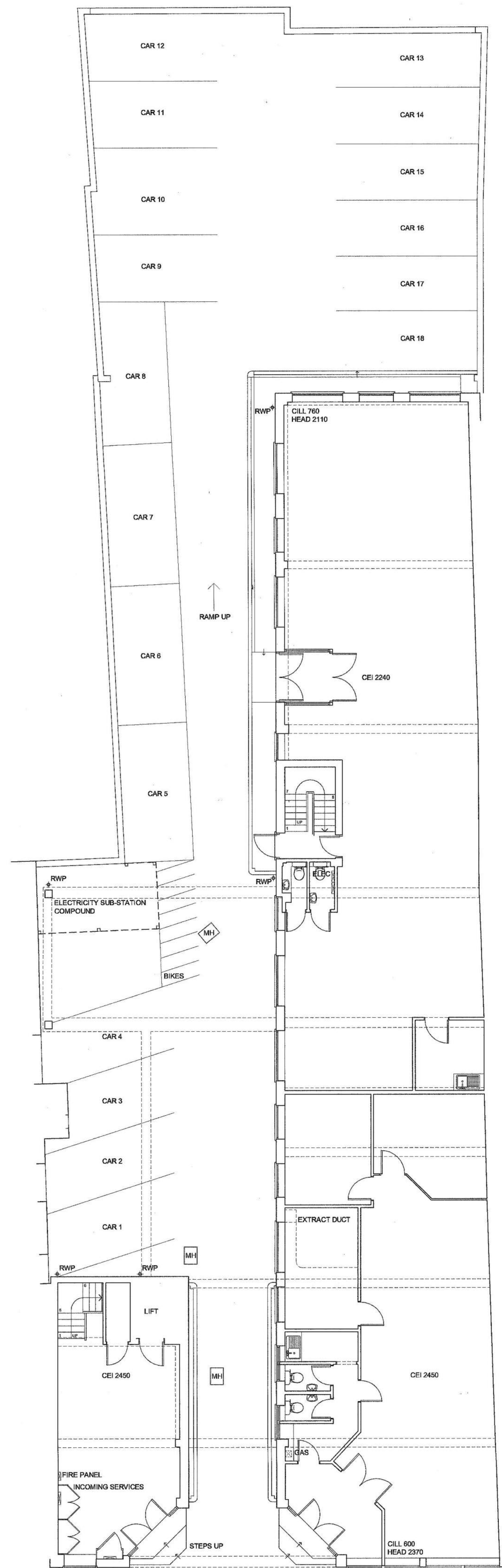
- 4.2.1 The proposed development site is located within Flood Zones 1, 2 and 3. The site is at a low risk of flooding from all other sources.
- 4.2.2 The proposed development's vulnerability classification is compatible with Flood Zones 1 and 2.
- 4.2.3 In Flood Zone 3 an exception test is required, we consider the exception test to be passed in that the site is safe and will not increase risk elsewhere.
- 4.2.4 As this is a change of use a Sequential Test is not required.

4.3 Surface Water Management

- 4.3.1 No new impermeable areas will be created neither will there be any alterations to the existing drainage arrangement.

Appendix A

As Existing, Plans and Elevations
drawing nos. 0512/ 01



Client: Glenmore Group

Project: Cheviot House
Castle Street
Salisbury

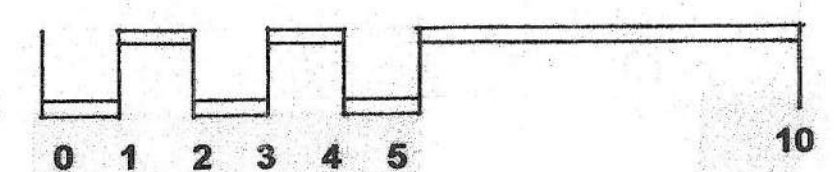
Drawing: AS EXISTING
Plans and Elevations

Scale: 1:100 @ A1 sheet size

Date: June 2026

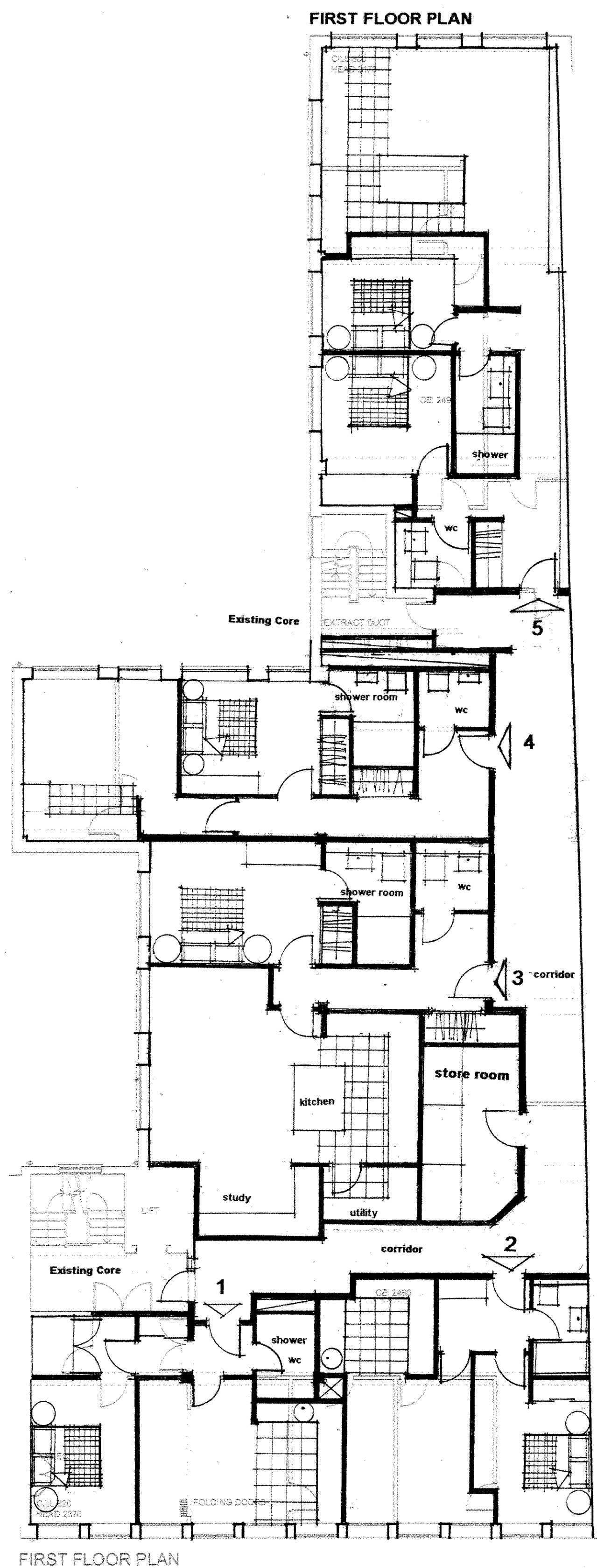
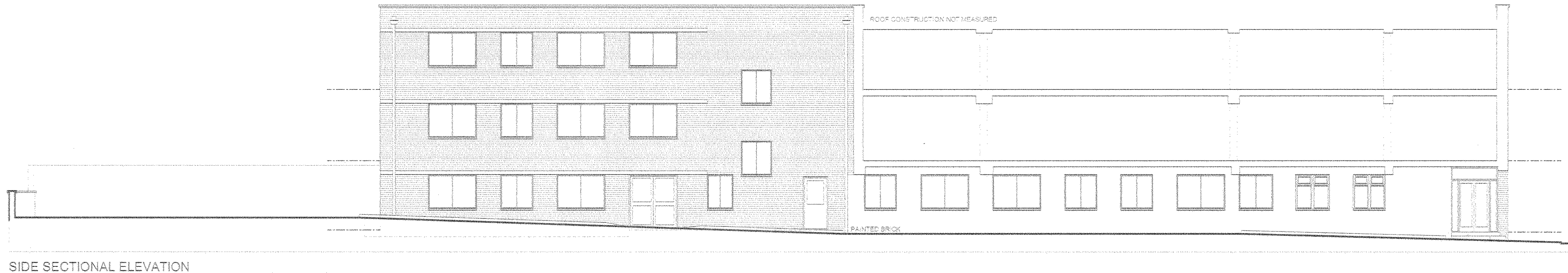
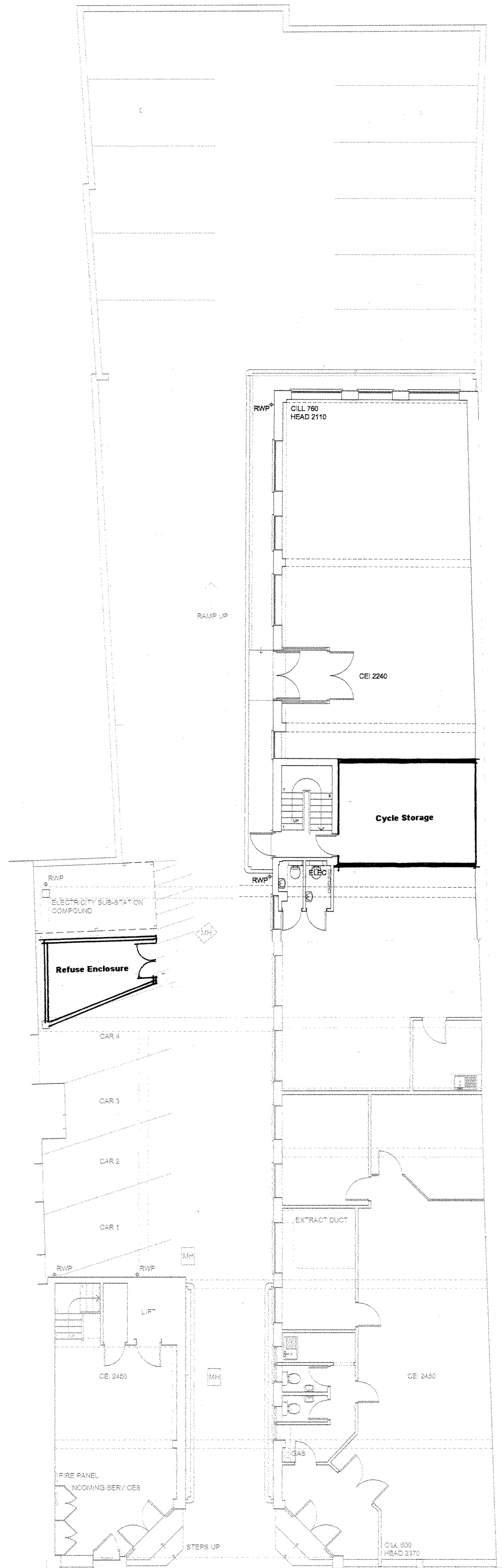
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Appendix B

As Proposed, Plans and Elevations
drawing nos. 0512/ 02A



FLOOR AREA SCHEDULE

First Floor

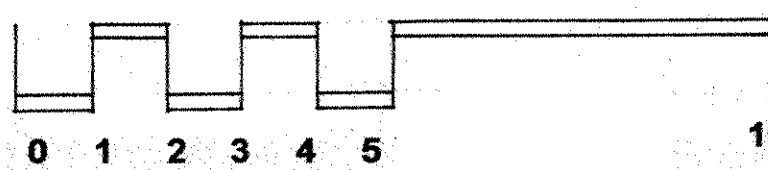
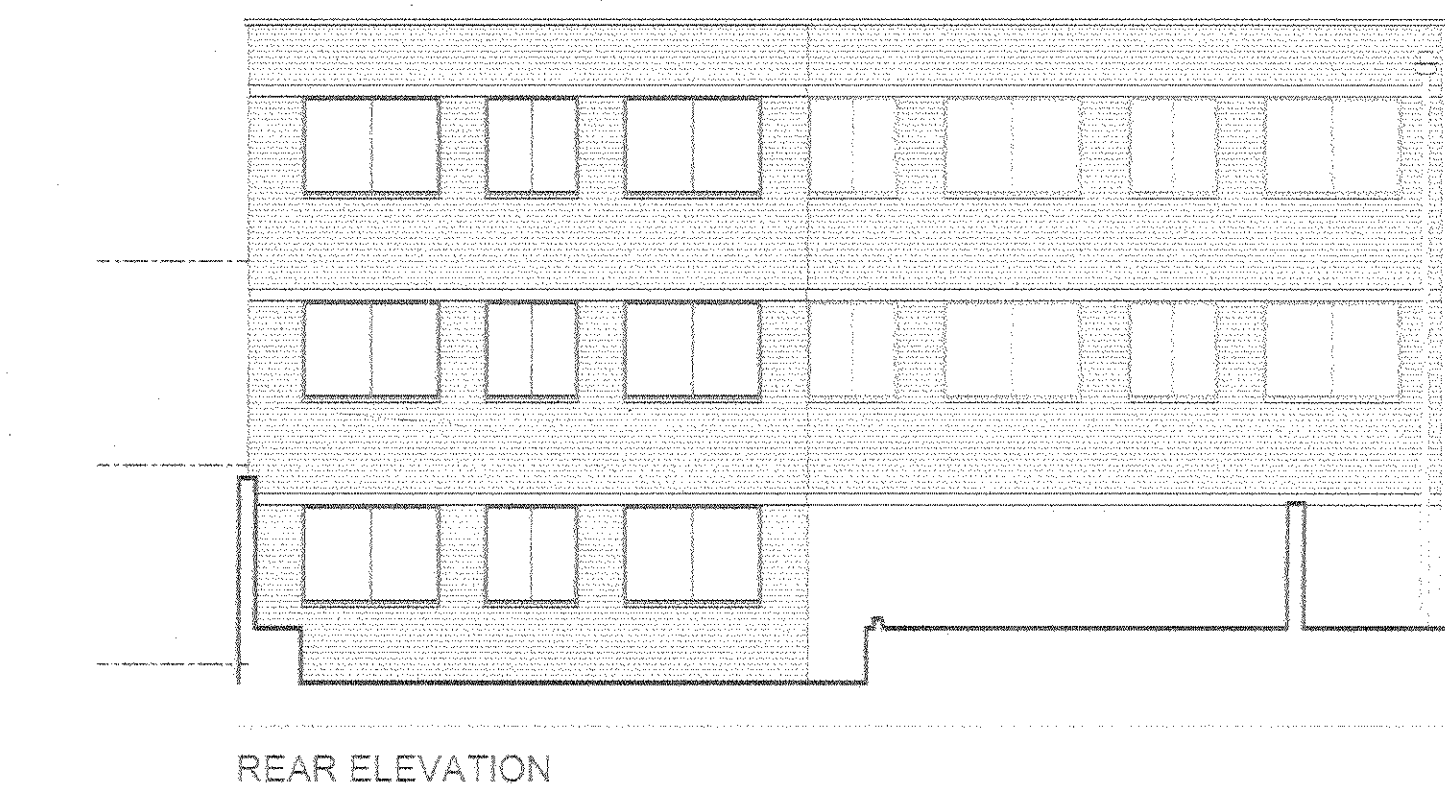
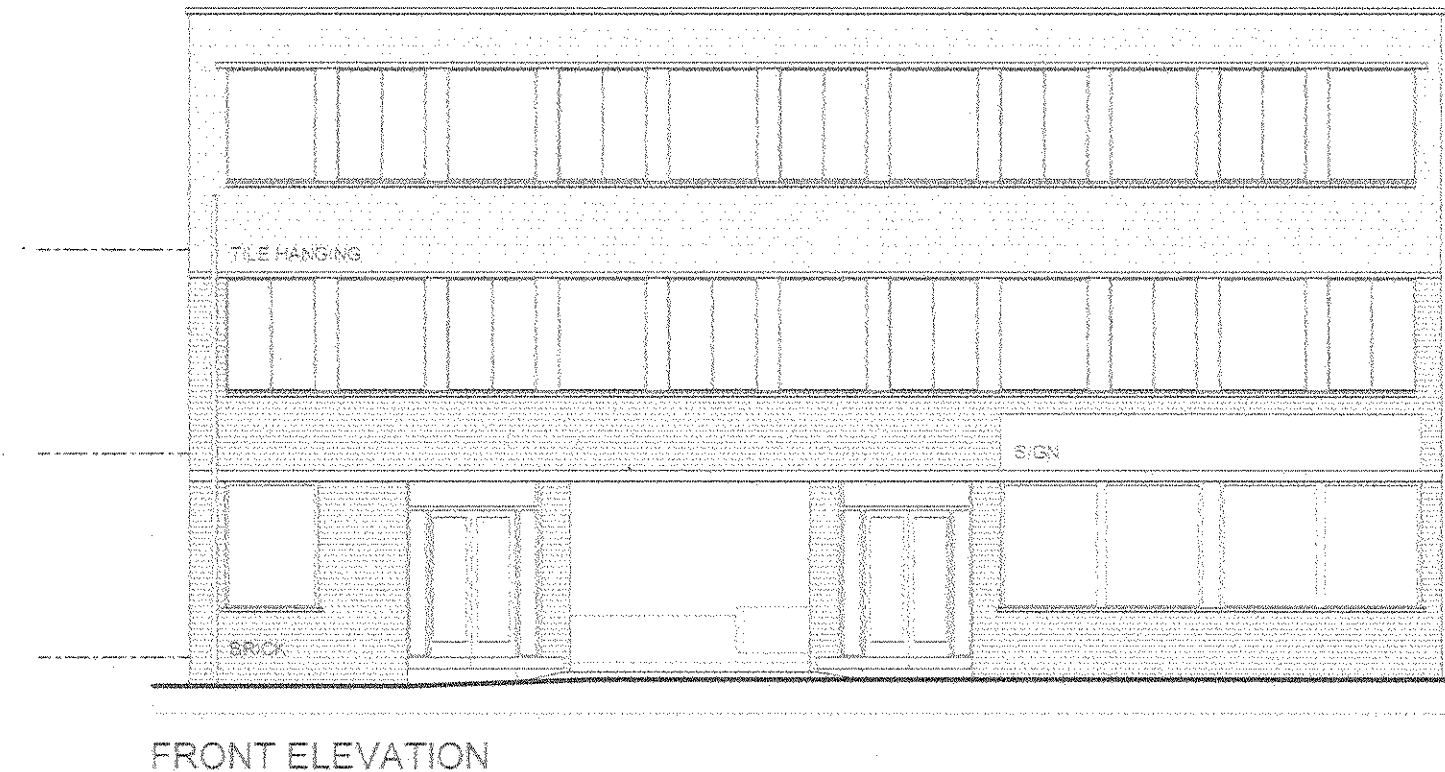
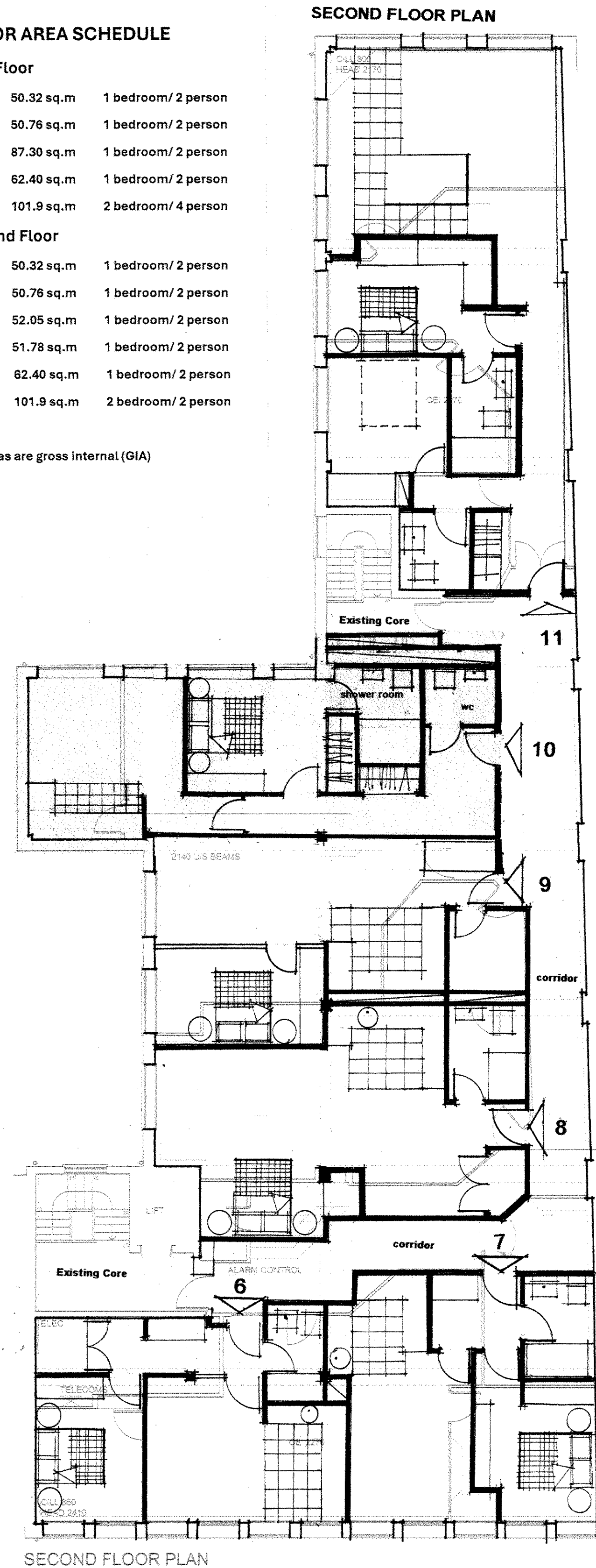
Unit 1	50.32 sq.m	1 bedroom/ 2 person
Unit 2	50.76 sq.m	1 bedroom/ 2 person
Unit 3	87.30 sq.m	1 bedroom/ 2 person
Unit 4	62.40 sq.m	1 bedroom/ 2 person
Unit 5	101.9 sq.m	2 bedroom/ 4 person

Second Floor

Unit 6	50.32 sq.m	1 bedroom/ 2 person
Unit 7	50.76 sq.m	1 bedroom/ 2 person
Unit 8	52.05 sq.m	1 bedroom/ 2 person
Unit 9	51.78 sq.m	1 bedroom/ 2 person
Unit 10	62.40 sq.m	1 bedroom/ 2 person
Unit 11	101.9 sq.m	2 bedroom/ 2 person

Note

All areas are gross internal (GIA)



Client: Glenmore Group

Project: Cheviot House
Castle Street
Salisbury

Drawing: AS PROPOSED
Plans and Elevations

Scale: 1:100 @ A1 sheet size

Date: June 2026

Drawing: 0512/ 02

Revision: A