

Amy Houldsworth
Wiltshire Council

Reference: PA-0009574/01
LPA reference: PL/2026/04545

03 September 2026

Dear Amy,

Refurbishment and reconfiguration of Unit 5 to provide flexible Class E commercial floorspace, with external alterations including re-cladding, entrance alterations and associated works.

UNIT 5, WILTON VILLAGE, KING STREET, SALISBURY, WILTSHIRE SP2 0RS

Thank you for consulting us on the above application.

We have **no objection** to the proposal, but we request inclusion of the following informative to any permission granted.

The proposed alterations involve changes within the existing built form and do not introduce additional obstruction within the floodplain. While the proposal may facilitate a more vulnerable use within Use Class E, the submitted Flood Risk Assessment demonstrates that safe access and egress can be achieved during a flood event.

Subject to the Local Planning Authority, in consultation with the Lead Local Flood Authority and the council's Emergency Planner, being satisfied that appropriate flood warning and evacuation procedures are available we would have no objection to the proposal.

INFORMATIVE - Environmental permit – Flood risk activities

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any of the following activities:

- erecting any temporary or permanent structure in, over or under a main river, such as a culvert, outfall, weir, dam, pipe crossing, erosion protection, scaffolding or bridge

- altering, repairing or maintaining any temporary or permanent structure in, over or under a main river, where the work could affect the flow of water in the river or affect any drainage work
- building or altering any permanent or temporary structure designed to contain or divert flood waters from a main river
- dredging, raising or removing any material from a main river, including when you are intending to improve flow in the river or use the materials removed
- diverting or impounding the flow of water or changing the level of water in a main river
- quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- any activity within 8 metres of the bank of a main river, or 16 metres if it is a tidal main river
- any activity within 8 metres of any flood defence structure or culvert on a main river, or 16 metres on a tidal river
- any activity within 16 metres of a sea defence structure
- activities carried out on the floodplain of a main river, more than 8 metres from the river bank, culvert or flood defence structure (or 16 metres if it is a tidal main river), if you do not have planning permission (you do not need permission to build agricultural hay stacks, straw stacks or manure clamps in these places)

For further guidance please visit [Flood risk activities: environmental permits - GOV.UK](#) or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Note to LPA - Flood warning and emergency response (Safe Access /Egress)

We do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network.

Planning practice guidance (PPG) states that, in determining whether a development is safe, the ability of residents and users to safely access and exit a building during a design flood and to evacuate before an extreme flood needs to be considered. One of the key considerations to ensure that any new development is safe is whether adequate flood warnings would be available to people using the development.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions. As such, we recommend you refer to '[Flood risk emergency plans for new development](#)' and **undertake appropriate consultation with your emergency planners and the emergency services** to determine whether the proposals are safe in accordance with F4(1-3) of the NPPF and the guiding principles of the PPG.

Note to LPA

In accordance with the planning practice guidance, please notify us of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

Should you require any additional information, or have any queries regarding our response please get in touch

Yours sincerely,

Lindsay Grant
Planning Advisor (Wessex - Sustainable Places)

National Contact Centre: 03708 506 506
wx.sp@environment-agency.gov.uk

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