



# South Western Hotel

## Flood Risk Assessment

September 2026

Prepared for:  
Steve Woodward



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## 1 INTRODUCTION

### 1.1 Purpose of Report

WCI have been appointed by Steve Woodward ('the client') to undertake a Flood Risk Assessment (FRA) in support of a retrospective planning application for the renovation and conversion of a train carriage and storage container at the South Western Hotel.

The existing and proposed development is located within Flood Zone 3 extents, meaning that there is a high probability of flooding with a greater than 1% chance of fluvial flooding in any given year.

In accordance with CIRIA C624 "Development and Flood Risk – guidance for the construction industry", the sites location within Flood Zone 3 requires a level 2 FRA (scoping study), which will form the basis of this report.

### 1.2 Relevant Planning Policy

This FRA has been prepared in accordance with the relevant national, regional and local planning policy and statutory authority guidance as follows:

- National policy contained within the revised **National Planning Policy Framework (NPPF)** dated August 2026, issued by Ministry of Housing, Communities and Local Government, with reference to Section 18 '*Managing flood risk and coastal change*';
- The **Planning Practice Guidance (PPG)** for Flood Risk and Coastal Change released in March 2014 and updated in August 2022 to incorporate the EA '**Flood Risk Assessments: Climate Change Allowances**' guidance;
- The **Water Framework Directive (WFD)** (Commission of the European Communities, released 2000) (ref 13.2) establishes a framework for a European-wide approach to action in the field of water policy. Its ultimate aim is to ensure all inland and near shore watercourses and water bodies (including groundwater) are of 'Good' status or better, in terms of ecology, and also chemical, biological and physical parameters, by the year 2027. Therefore, any activities or developments that could cause detriment to a nearby water resource or prevent the future ability of a water resource to reach its potential status, must be mitigated so as to reduce the potential for harm and allow the aims of the Directive to be realised.
- **Design and Construction Guidance.** Design and Construction Guidance for foul and surface water sewers offered for adoption under the Code for adoption agreements for water and sewerage companies operating wholly or mainly in England ("the Code") dated 25 May 2021. This new sewerage adoption arrangement came into effect on 1 April 2020 and wholly replaces previous editions of Sewers for Adoption. For the first time, specific SuDS components are included as adoptable elements of a drainage system.
- **Wiltshire Council Level 1 Strategic Flood Risk Assessment (SFRA)** The Wiltshire Council level 1 SFRA (November 2024) was reviewed as part of the information gathering for this FRA. There was no specific information in the SFRA which relates to the proposed site.

### 1.3 Caveats and Exclusions

- This FRA has been prepared in accordance with the NPPF and Local Planning Policy. The proposed flood management (including ground floor level recommendations) and surface water management strategies are based on the relevant British Standards (BS8533:2017), the standing advice provided by the EA or based on common practice.
- The Construction (Design and Management) Regulations 2015 (CDM Regulations) will apply to any future development of this site which involves "construction" work, as defined by the CDM Regulations. As such it is the responsibility of the proposed developer (ultimate client) to fulfil its duties under the CDM Regulations.
- The approach for the FRA and proposals for the surface water management strategy are based on the requirements of the EA and Wiltshire Council in its role as Lead Local Flood Authority (LLFA).
- The findings of this FRA are based on data available at the time of the study and on the subsequent assessment that has been undertaken in relation to the development proposals.

## 2 DEVELOPMENT SITE

### 2.1 Site Location

South Western Hotel is located on Station Road, in Tisbury, Wiltshire with postcode SP3 6JT and a site national grid referenced centered on ST 94484 29060.

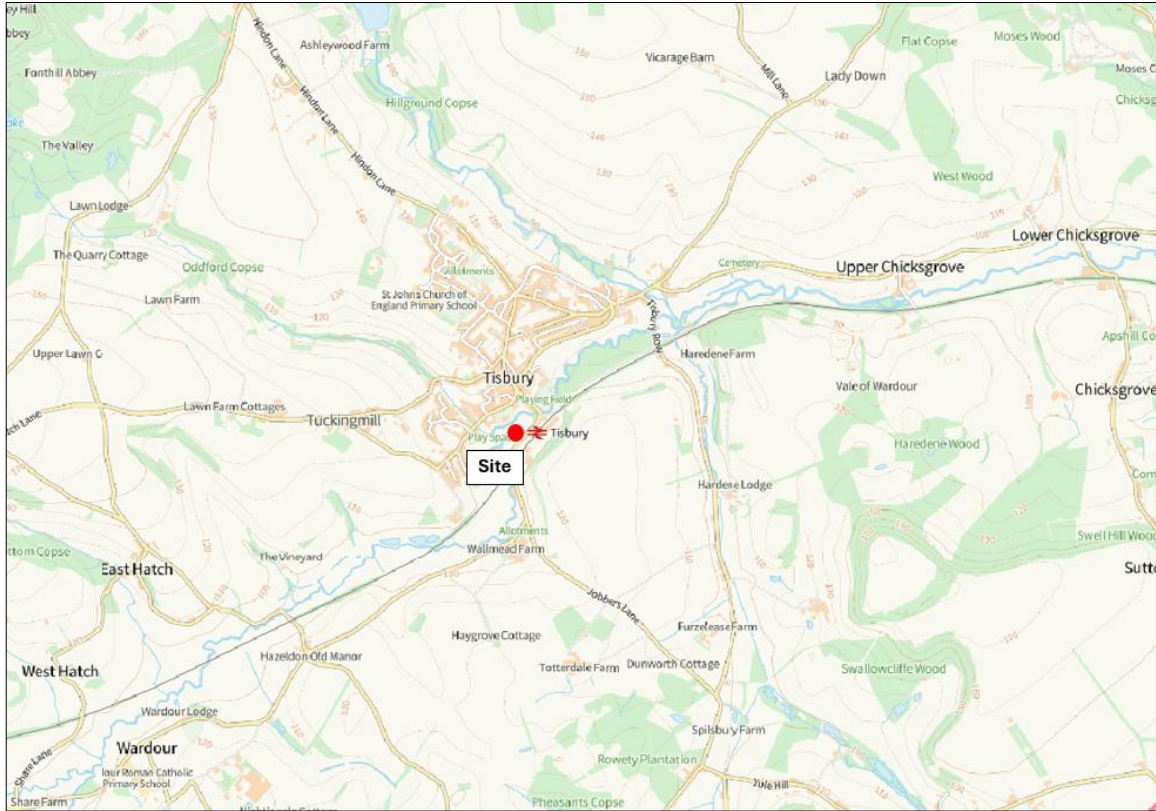


Figure 1 - Site location

### 2.2 Site Context

The site forms part of the grounds of the South Western Hotel which is newly renovated pub and restaurant to the south of the River Nadder. To the north of the building is a gravel/garden area of the pub with a storage container on the western side and a disused railway carriage in the north-east corner.

### 2.3 Existing Topography

LiDAR information was retrieved and reviewed for general topology of the site and surrounding context. The topographic levels show a reasonably flat site with levels at the building of approximately 90.60m AOD, falling north to the rear extent of the garden area to a level of approximately 90.30m AOD.

### 2.4 Geology and soils

The Geology of Britain viewer provided by the British Geological Survey (BGS) indicates that the bedrock geology belongs to the Kimmeridge Clay Formation-Mudstone, with superficial deposits of alluvium-clay, sand and gravel.

Soilscape (landis.org.uk) was referred to for a general soil profile underlying the development site which highlights river alluvium which is seasonally wet deep clay with naturally high groundwater.

### 2.5 Existing Drainage

Wessex Water are the local sewerage undertakers within the locality. Public sewer asset records show that there is a private foul drain from the site which discharges to a pumping station adjacent to the western side of the

building. The rising main from this pumping station discharges south, however its full extent is not known. There are no adopted surface water sewers within the vicinity of the site. Assets plans have been provided in Appendix A – Wessex Water Asset Maps.

## 2.6 Development Proposals

A masterplan has been produced by Della Valle Architects, which has been appended to this report, Appendix B - Proposed Development Plan.

The proposal is to convert the existing railway carriage into an external seating area and the storage container providing additional storage for the pub kitchen.

The expected lifespan of the development will match that of the existing building or 75 to 100 years.

As the proposal is for works to the restaurant and pub grounds, the flood risk vulnerability classification would be "less vulnerable" in accordance with NPPF (Annex F, Table 2).



### 3 ASSESSMENT OF FLOOD RISK

Readily available EA flood mapping, Wiltshire Council level 1 SFRA (November 2024), EA Product 5,6,7 material and other applicable information was assessed for Flood Risk as part of this FRA. The following sections summarise this review.

#### 3.1 Tidal & Fluvial Flood Risk

A review of the Environment Agency's 'Flood Risk for planning' shows that the whole site is located within a Flood Zone 3 extent which has a greater than 1% (1 in 100) annual chance of sea or river flooding occurring. (Figure 2)

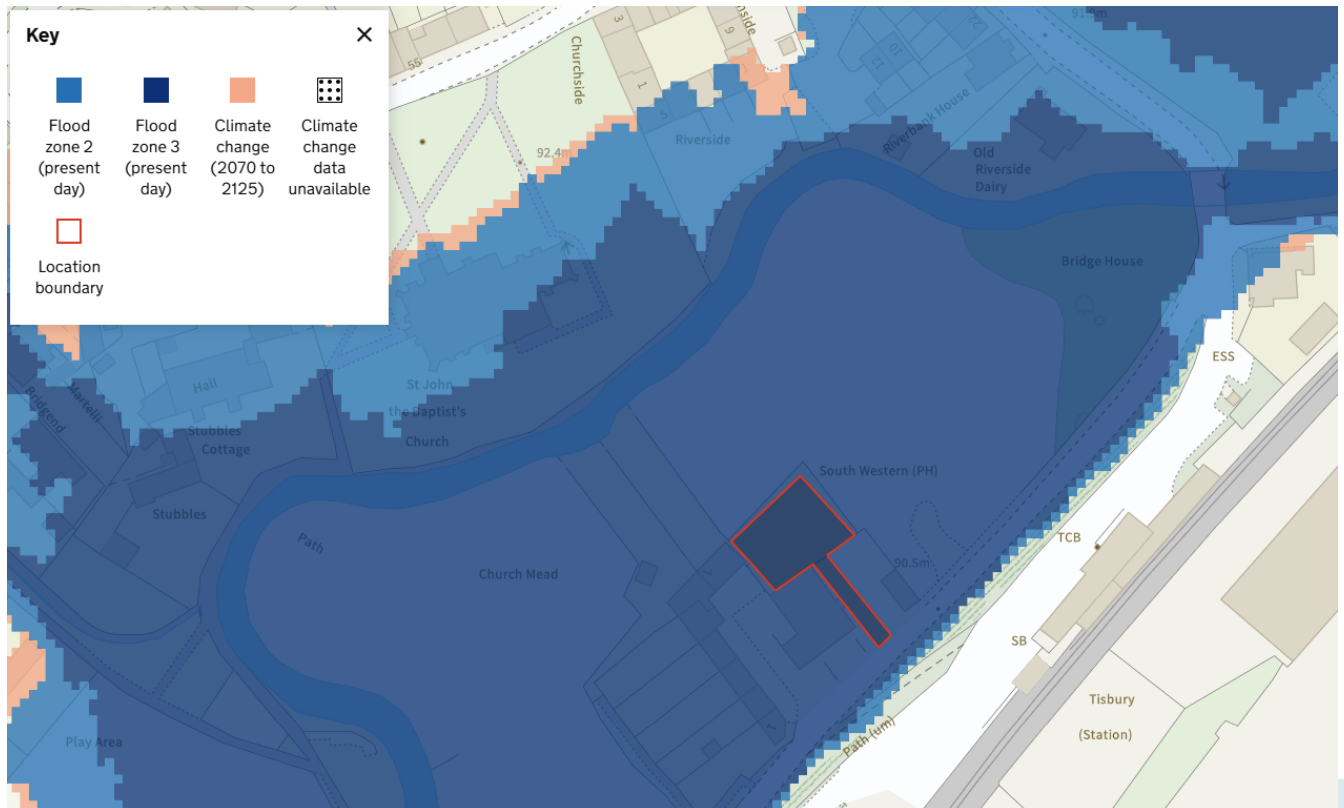


Figure 2 - Flood Risk for Planning (Source: Flood map for planning)

The tidal & fluvial flood zone are broken down further within the Flood Zone 3b: South West Wiltshire figure in Appendix D of the SFRA (Figure 3), where the site has been identified to be located within flood zone 3a, meaning the site lies outside the functional flood plain.

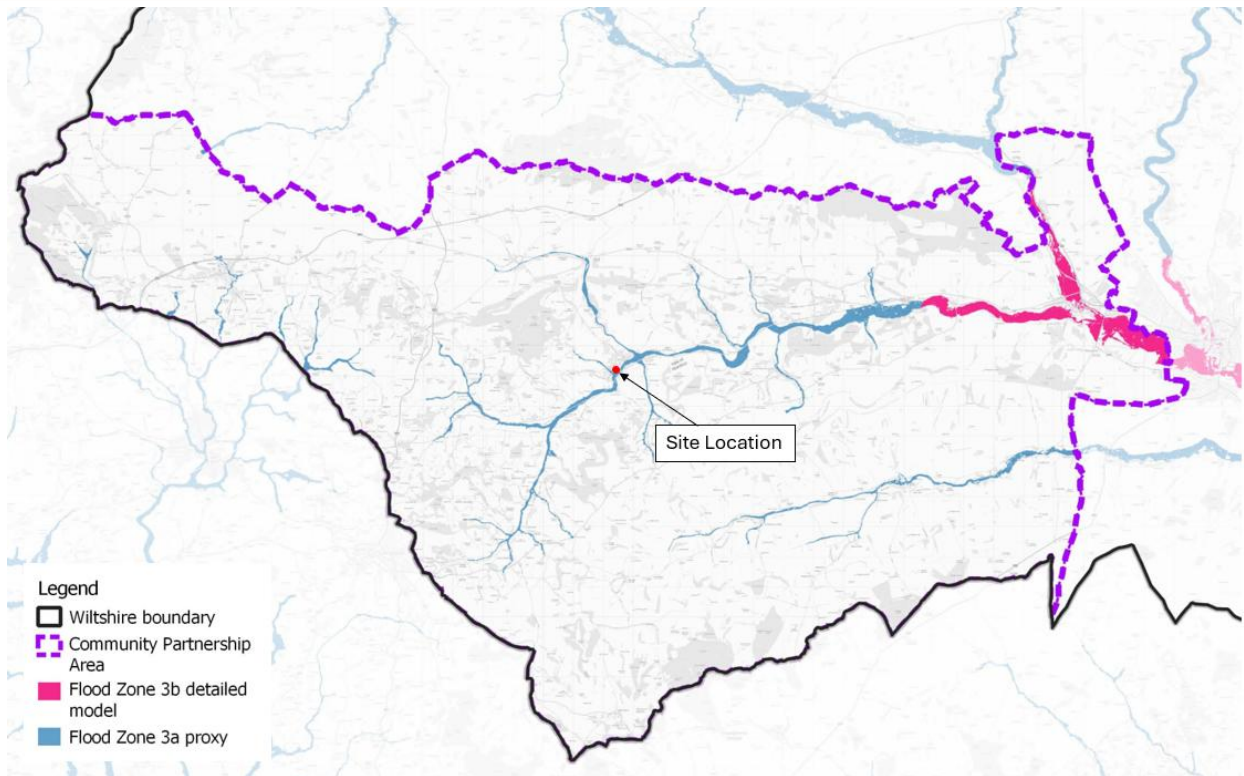
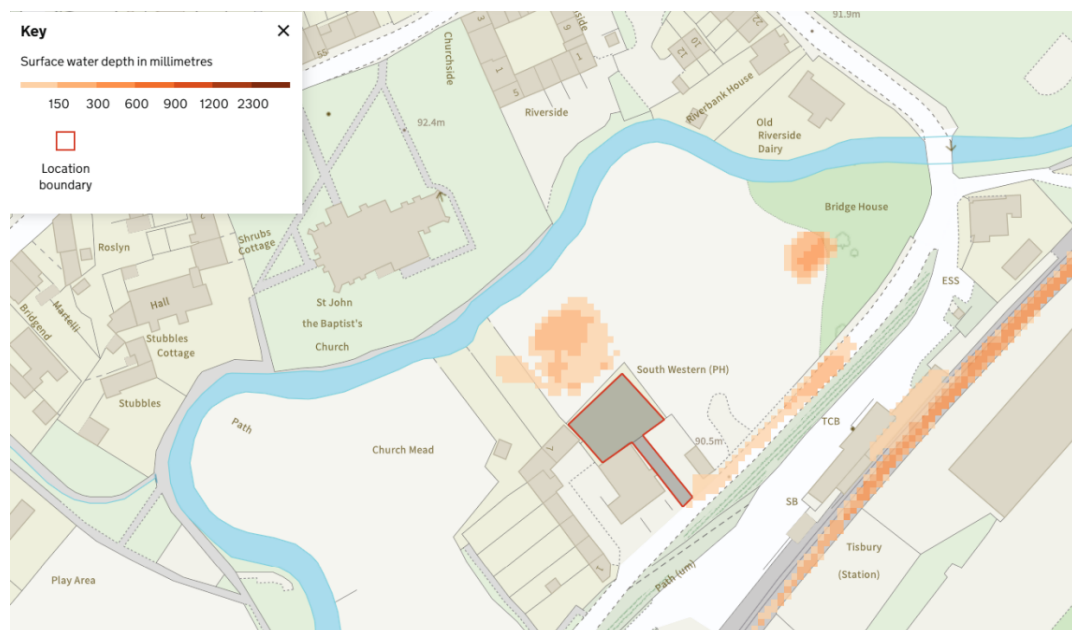


Figure 3 - SFRA Fluvial Flood Map (Source: SFRA)

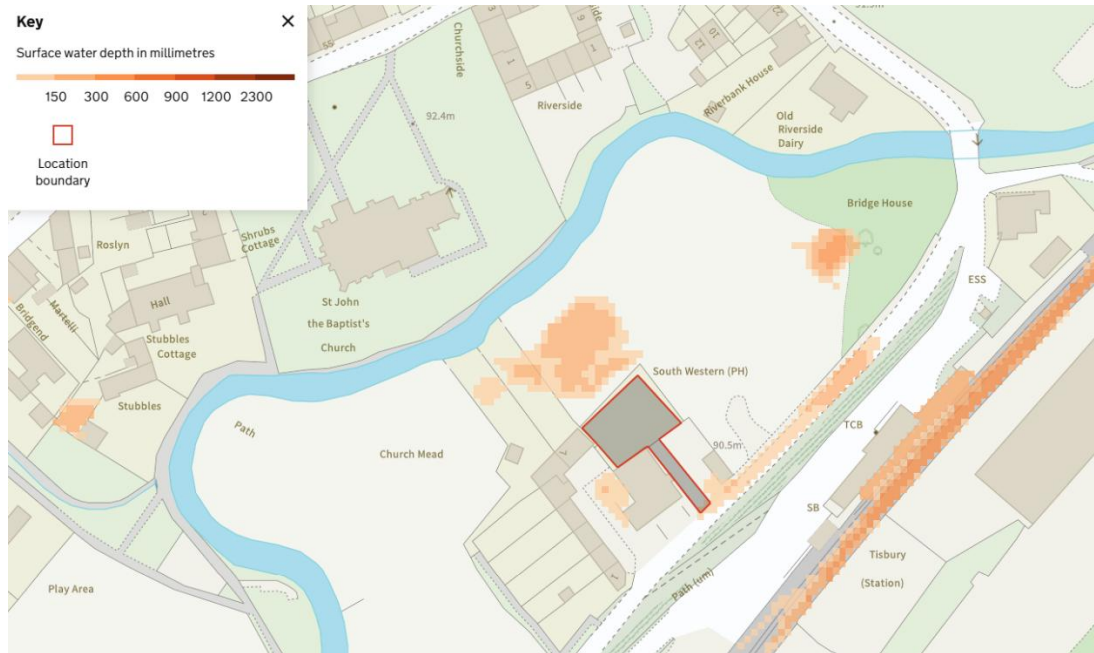
**There is a high risk of flooding through rivers and sea to the proposed development.**

### 3.2 Pluvial (Surface Water) Flood Risk

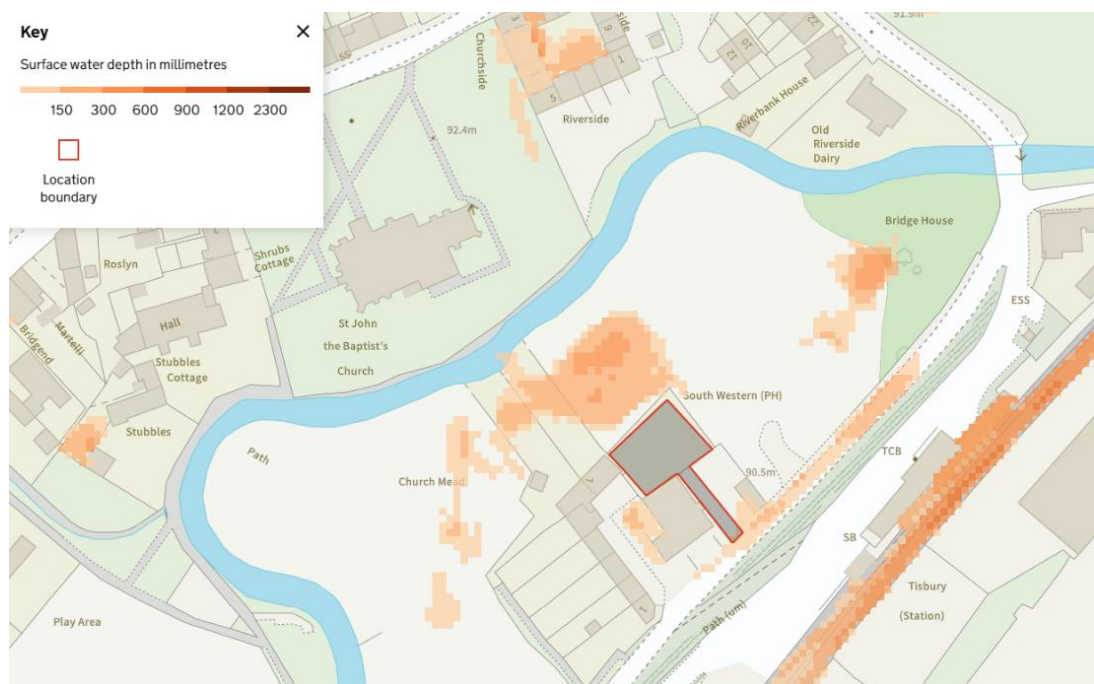
There is very low risk of surface water flooding throughout the development area up to the 1 in 30 year, with flooding along the access road to the site and beyond the northern boundary. The flood depths increase in the 100 year and 1000 year events, however no surface water flooding occurs within the site boundary. The extent of surface water flooding can be found in Figure 4.



**Flood Map for Planning – Surface Water 1 in 30 year with climate change**



**Flood Map for Planning – Surface Water 1 in 100 year with climate change**



**Flood Map for Planning – Surface Water 1 in 1000 year with climate change**

*Figure 4 - Surface water flood risk extents (Source: Flood map for planning)*

**There is a very low risk of flooding through surface water sources to the proposed development.**

### 3.3 Groundwater Flood Risk

Wiltshire SFRA identifies the site as being in an area of negligible risk from groundwater flooding, as shown in Figure 5.

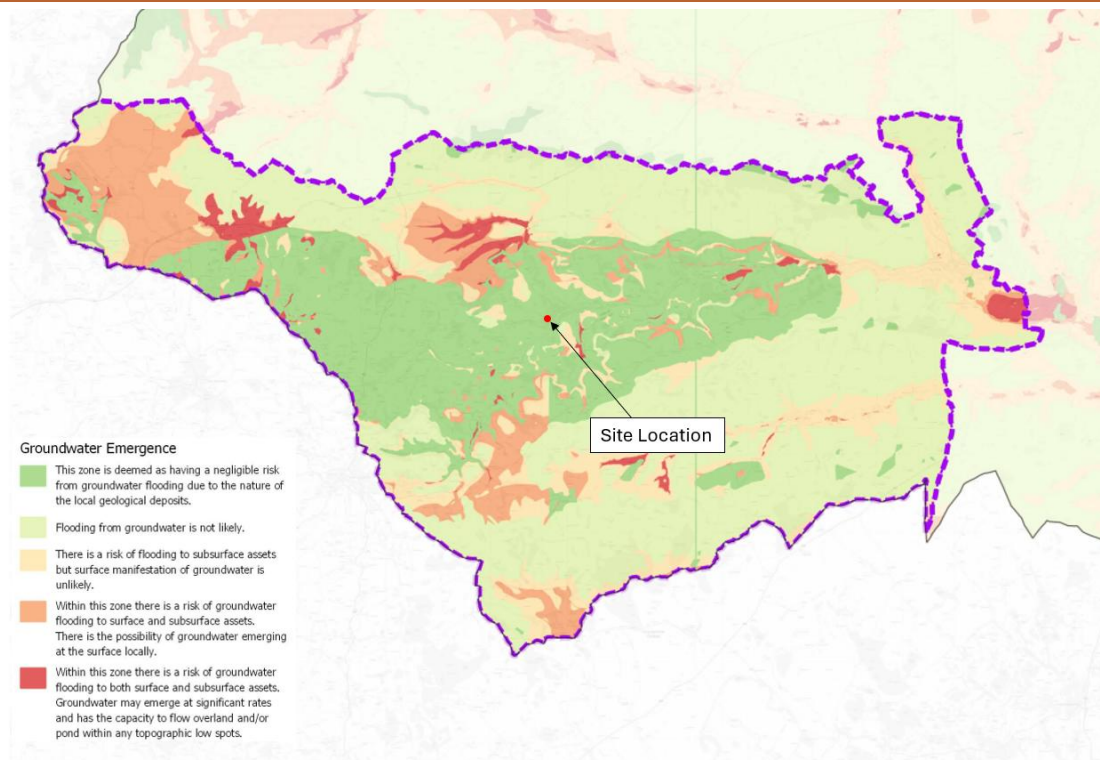


Figure 5 - Ground water susceptibility [Source: SFRA]

**There is a very low risk of flooding through groundwater sources to the proposed development.**

### 3.4 Flooding from Reservoirs

The SFRA identifies the area of the site and its surroundings as being impacted by a potential breach of a reservoir (Figure 6).

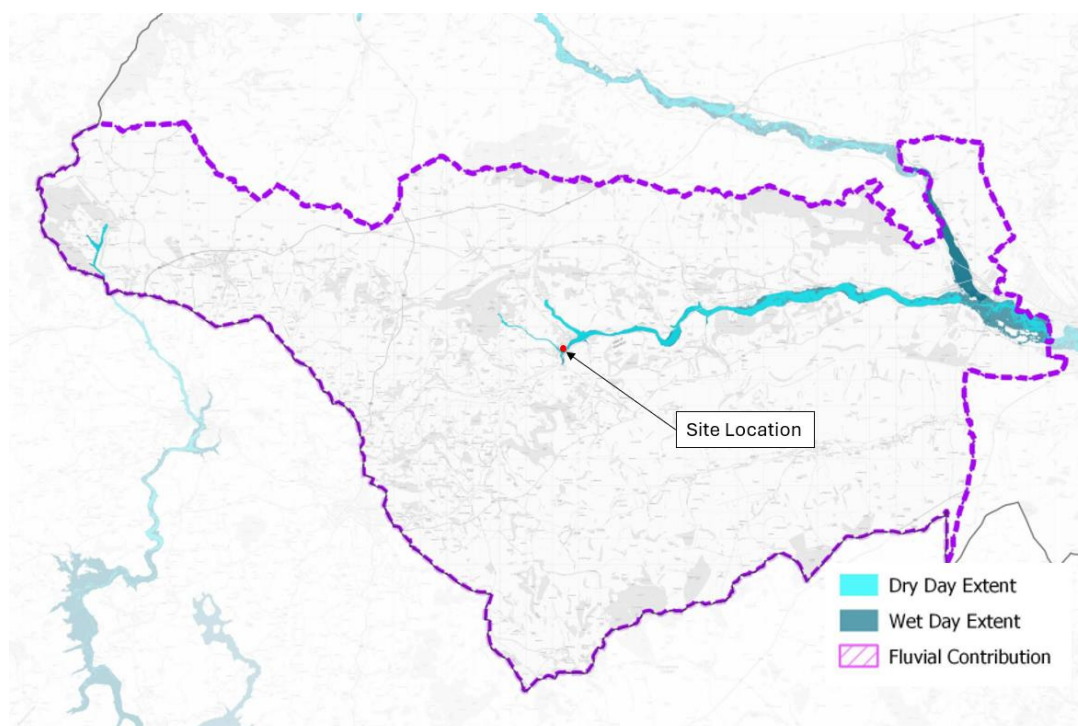


Figure 6 - Risk of flooding from reservoirs [Source: SFRA]

In accordance with gov.uk 'check your long-term flood risk' the risk of flooding through a breach in reservoirs when river level is normal is likely and when there is fluvial flooding, as shown Figure 7.

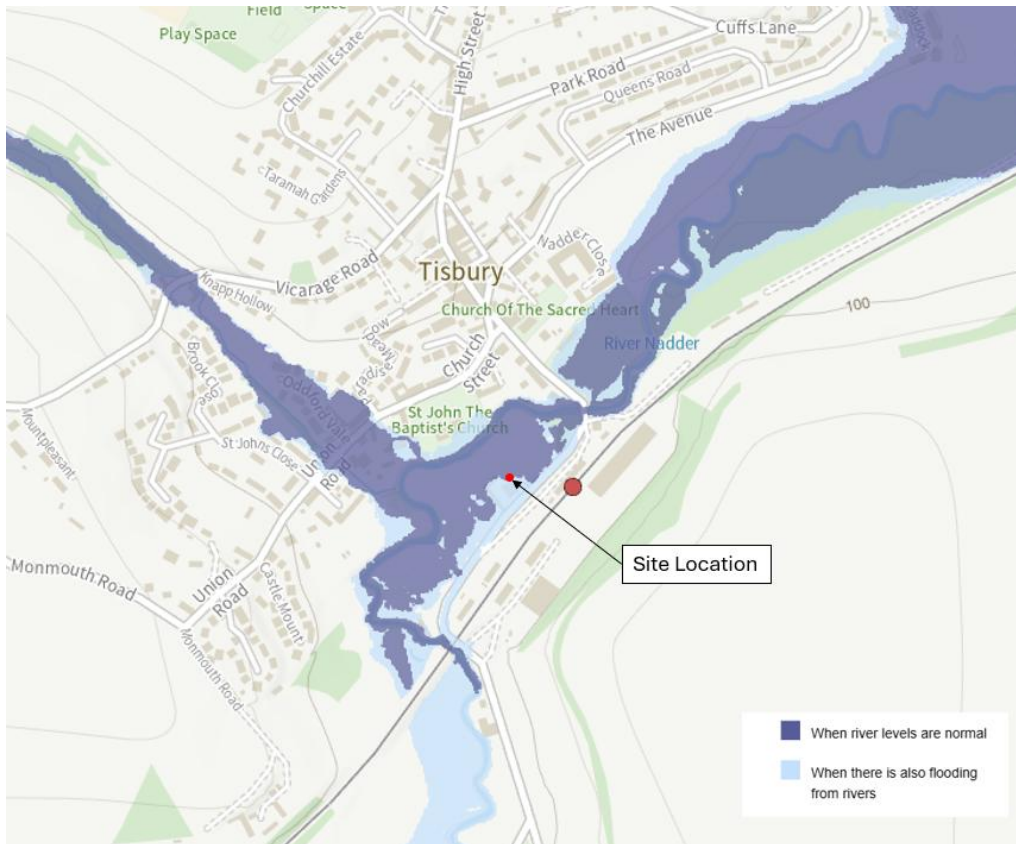


Figure 7 - Reservoir flood risk [Source: 'check your long-term flood risk']

**There is a high risk of flooding through a reservoir breach to the proposed development in isolation to flooding from rivers and sea.**

### 3.5 Environment Agency Flood Data

Product 4 data was requested from the Environment Agency (EA) to inform the flood risk assessment, but Product 5, 6 and 7 data was supplied instead which included the 'Hampshire Avon Flood Mapping Volume II – Final Modelling Report' and links to GIS data sets presenting the results of the modelling – This was deemed to be more appropriate than a Product 4. Product information was obtained 28.07.26 and the EA letter attached to Appendix C – EA Product 4 Information.

The EA modelling includes the main tributaries of the River Avon, one of which is the River Nadder which runs west to east through Tisbury, joining the Avon at Salisbury. The modelling covered an extent of the River Nadder from upstream of the railway bridge to the sewage treatment works on the east of Tisbury.

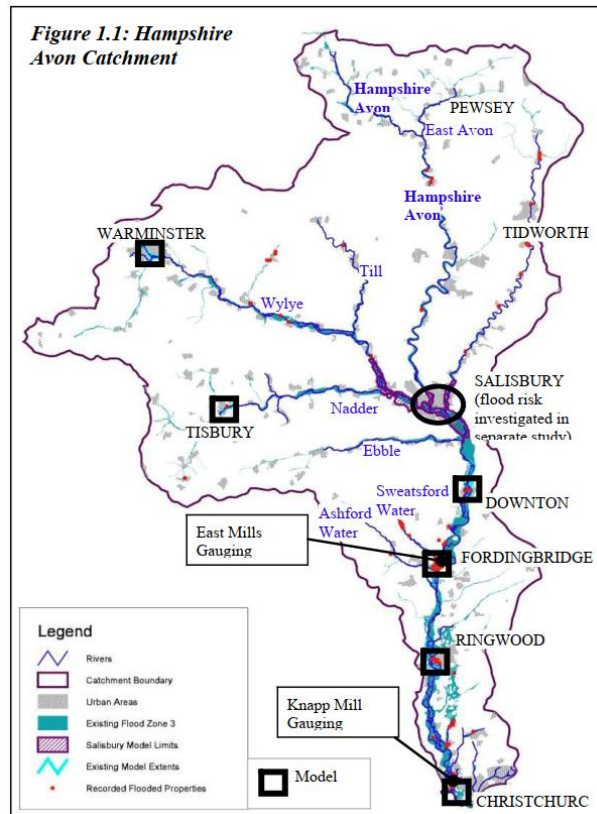


Figure 8 – Hampshire Avon catchment extents (Source: EA modelling report)

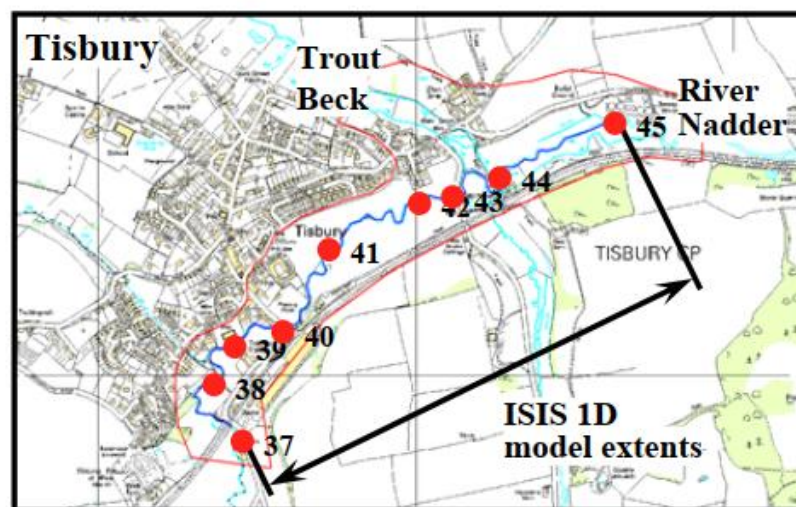


Figure 9 – River Nadder tributary – modelling extent (Source: EA modelling report)

Existing flood defences are located at the point where the Trout Beck meets the River Nadder, in the form of a raised embankment which ties in with the road crossing. This is downstream of the site, therefore, the site is undefended.

The modelling assessed the peak flood flow and level for a range of design events, at specific node locations along the river. An allowance for climate change has been made within the modelling with an additional 20% included to represent the anticipated situation by 2050.

The node locations are shown in Figure 9 above and Table 1 below provides the results of the modelling at nodes 38, 39 and 40.

|      | 5yr (20%) |       | 10yr (10%) |       | 20yr (5%) |       | 50yr (2%) |       | 100yr (1%) |              | 200yr (0.5%) |       | 1000 yr (0.1%) |       |
|------|-----------|-------|------------|-------|-----------|-------|-----------|-------|------------|--------------|--------------|-------|----------------|-------|
| Node | Flow      | Level | Flow       | Level | Flow      | Level | Flow      | Level | Flow       | Level        | Flow         | Level | Flow           | Level |
| 38   | 17.9      | 90.49 | 22.3       | 90.59 | 28.1      | 90.68 | 31.14     | 90.85 | 33.4       | 91.15        | 36.3         | 91.52 | 52.5           | 92.04 |
| 39   | 18.5      | 89.97 | 20.4       | 90.26 | 20.5      | 90.56 | 20.23     | 90.80 | 20.3       | <b>91.13</b> | 20.4         | 91.52 | 31.9           | 92.04 |
| 40   | 18.6      | 89.71 | 22.8       | 89.99 | 25.9      | 90.34 | 27.29     | 90.64 | 28.1       | 91.02        | 28.7         | 91.44 | 33.0           | 92.00 |

Table 1 – EA modelling results summary table

The site is located closest to node 39, therefore a flood level in the 100-year event could reach 91.13m AOD, by 2050.

Based on LIDAR data the 100 year flood extent will encompass the whole site with flooding extending to the southern side of Station Road, as shown in Figure 10 below, with the 91.1m contour highlighted in yellow. Based on the site levels of between 90.6 to 90.2m, flood depths ranging between 530mm to 930mm could be expected during the 100 year flood event.



Figure 10 – EA modelling results plan, Node 39

**There is a high risk of flooding from data outputs from the EA, with flood depths of between 530-930mm across the site during the 100 year return period.**

### 3.6 Critical Drainage areas

The site does not lie within an EA Critical Drainage Area (CDA).

### 3.7 Flooding From Sewers

Wessex Water is the statutory water undertaker for the Tisbury area and maintains a DG5 register for recording any historical flooding associated with the sewer system (Figure 11). The site is not subject to sewer flooding.

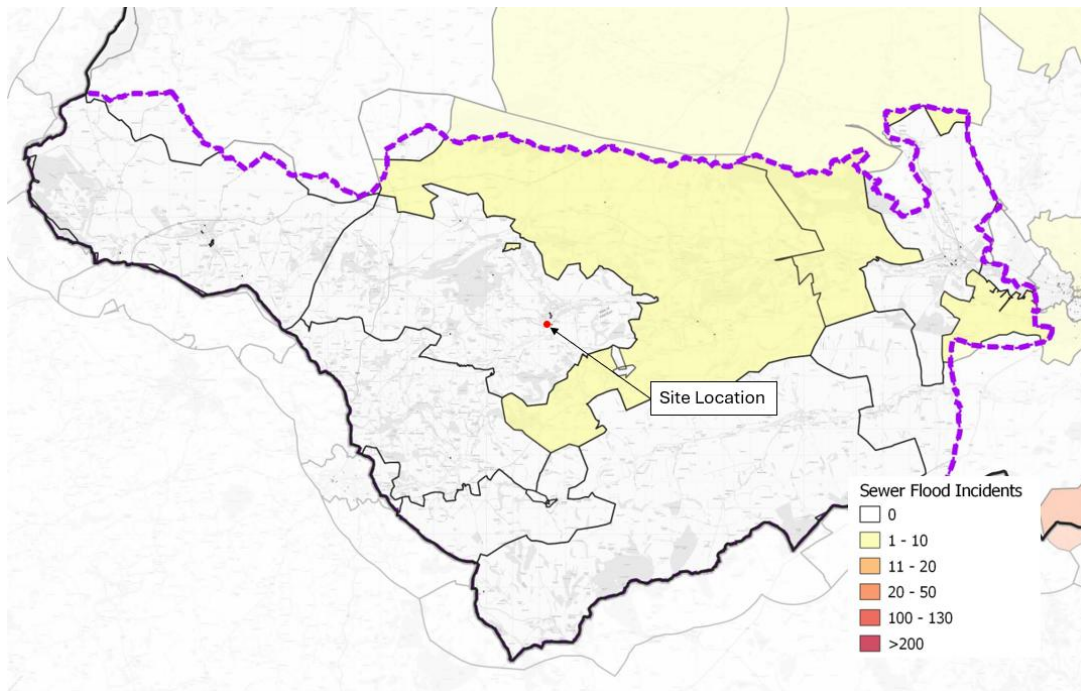


Figure 11 – Sewer Flooding Record (Source: SFRA)

### 3.8 Historic Flooding

The SFRA references a number of key sources of historical flood data, including the EA's Recorded Flood Outlines (RFO) dataset and Wiltshire Council's historic flood record dataset. No historic flooding has been recorded for the application site. See Figure 12.

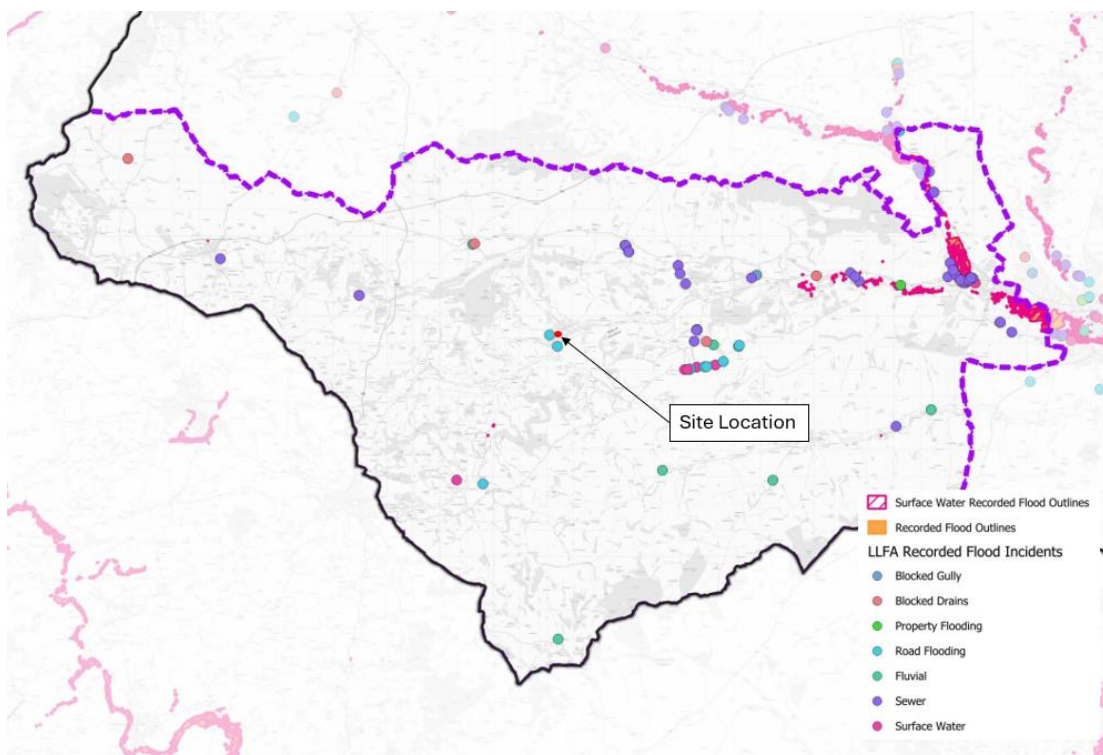


Figure 12 - Historic Flood Sources Data [Source: SFRA]

### 3.9 Sequential and Exception Tests

#### Sequential Test

The NPPF requires Local Planning Authorities to apply the Sequential Test to steer new development towards areas of the lowest flood risk.

The site is associated with the redevelopment of the South Western Hotel and the whole of the land registry boundary is within Flood Zone 3, therefore there are no alternative locations for the development and it is considered that the sequential test is passed.

#### Exception Test

The exception test is undertaken if, following the passing of the sequential test, it is not possible for the development to be located in zones of a lower probability of flooding and the vulnerability classification of the development indicates it is not compatible, as set out in the NPPF, Table 3

**Table 3: Flood risk vulnerability and flood zone 'incompatibility'**

| Flood zones | 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 †               | X                       | Exception test required | ✓               | ✓                |
| Zone 3b *   | Exception test required *               | X                       | X                       | X               | ✓ *              |

**Key:**

✓ Exception test is not required

X Development should be refused

*Figure 13 – Exception test screening [Source: NPPF, Annex F, Table 3]*

The development has a flood risk vulnerability class of 'less vulnerable' and is wholly within flood zone 3a. Therefore, the exception test is not required.

## 4 MANAGEMENT OF FLOOD RISK

The development site is impacted by fluvial flooding (rivers and sea) in association with its location in flood zone 3a, and through breach of a reservoir during normal river level operation. All other sources of flood risk were determined to be low or very low.

The site is wholly located within a flood zone 3a which means that there is a high risk of flooding through rivers, where there is a greater than 1% chance of flooding (1 in 100) in any given year.

### 4.1 Design Flood Level and Finished Floor Level

As noted in section 3.5, the 100 year flood level in 2050 has been established through the hydraulic modelling of the catchment. This level is 91.13m AOD and can be used to establish the design flood level by including further climate change allowances.

Climate change has been calculated as outlined on the gov.uk website, which states the annual increases for the South West Higher Central area (70th percentile). Table 2 below shows the annual allowances and predicted flood levels at the site.

| Year range   | Annual increase (mm) | Total increase (mm)   | Flood level with climate change (m AOD) | Flood depth (m) |
|--------------|----------------------|-----------------------|-----------------------------------------|-----------------|
| 2036 to 2065 | 8.8                  | 132<br>(2025 to 2065) | 91.262                                  | 0.662 to 0.962  |
| 2066 to 2095 | 11.7                 | 351                   | 91.613                                  | 1.013 to 1.313  |
| 2096 to 2125 | 13.1                 | 393                   | 92.006                                  | 1.406 to 1.706  |

Table 2 – Flood Levels including climate change

The 2025 flood level has been modelled at 91.13m AOD, therefore the additional allowance for climate change to 2125 equates to a Design Flood Level of **92.006m AOD**.

The FFLs of the storage container and railway carriage conversion are approximately 150mm above existing ground level, therefore 90.75m AOD and 90.50m AOD, respectively. It would not be feasible to set the FFLs 1.4m and 1.7m above ground level to ensure they are outside of the flood depths, therefore it is suggested that flood resilience and mitigation measures are put in place up to 92.006m AOD.

### 4.2 Flood Resilience and Mitigation Measures

Any flood resilient measures shall be applied in accordance with CiRIA Guidance C790<sup>1</sup> which would be determined by the designed flood level (DFL). The following resilience measures are proposed.

- Flood resilient materials that have low permeability up to DFL
- Ensure doors, windows and other openings are flood resilient up to DFL
- Raising all sensitive electrical equipment, wiring and sockets above the DFL
- Allow for water to drain away after flooding such as installing a sump and pump where applicable
- Temporary or demountable flood barriers to be considered up to DFL
- To reduce the impact of water ingress it is recommended that the below is considered:
  - Sealable ventilation
  - Non return valves added to in/let outlet drainage pipes
  - Car parking to be designed to allow for egress and passively accommodate flood water
  - High risk plant and/or equipment to be kept in an elevated location with a suitable freeboard depending on equipment.
  - Recoverable measures - Floors to be tiled or hard flooring.

<sup>1</sup> CIRIA 790 – Guidance on the code of practice for property flood resilience, November 2020.

- ☐ The owner shall be encouraged to sign up to flood warnings direct, such as EA's free Targeted Flood Alert Service <https://www.gov.uk/sign-up-for-flood-warnings>
- ☐ Owners to take guidance from Wiltshire Council on flood prevention <https://www.wiltshire.gov.uk/civil-emergencies-flooding-businesses>
- ☐ Access and egress for the site will be maintained. The proposed development will not sever any existing access and egress routes.



## 5 CONCLUSION

The risk of fluvial flooding is high risk based on the sites location within a flood zone 3a. Product 4-7 information was sort from the EA which provides a 100 year flood level of 91.13m AOD by 2050. Allowing for climate change would increase the 100 year flood level to a design flood level of 92.006m AOD.

Raising of the FFLs of the storage container and railway carriage so that they are outside of the predicted flood depth is unfeasible, therefore it is suggested that flood resilience and mitigation measures are implemented up to a DFL of 92.006m AOD.

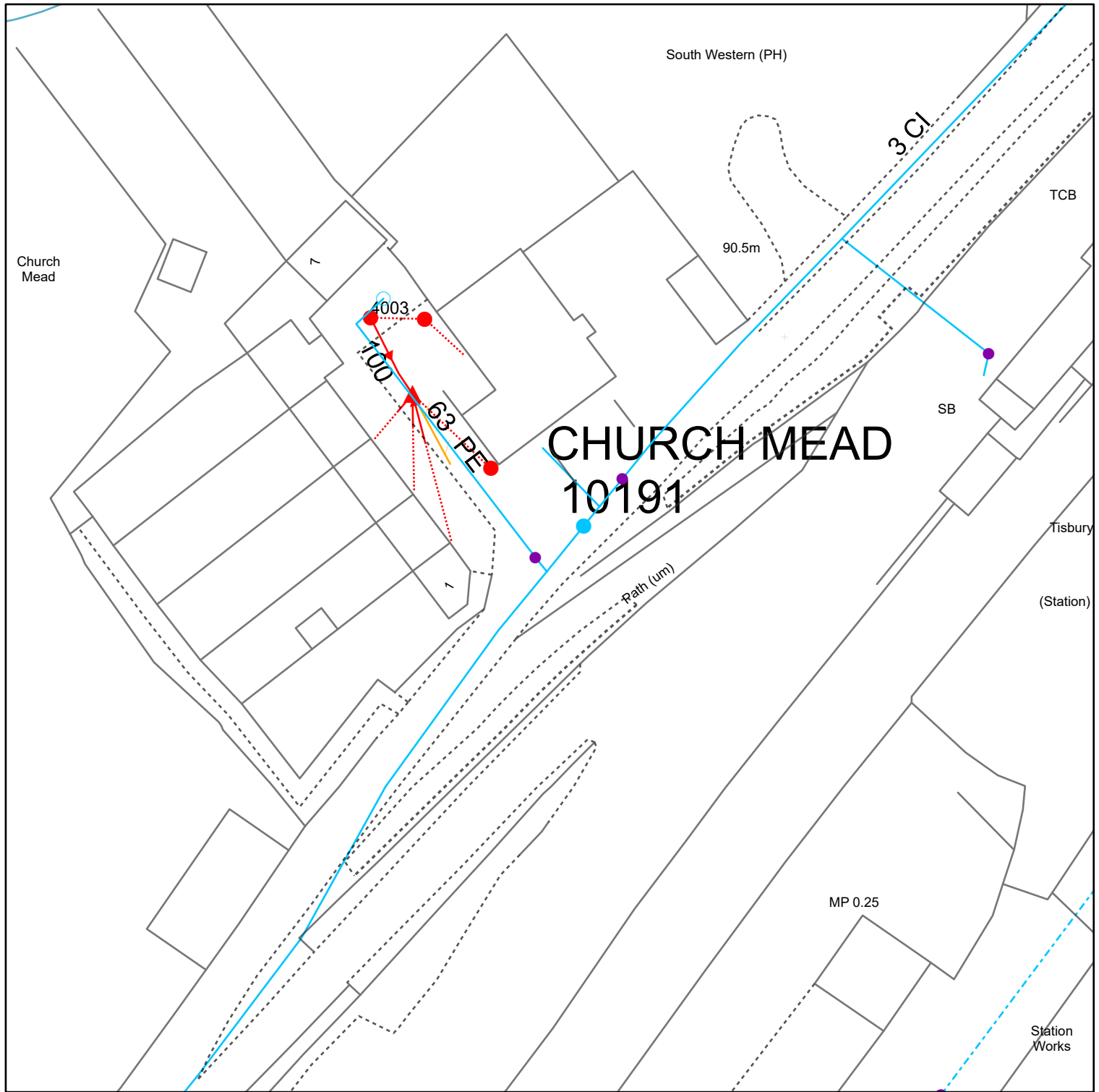
As a result of this assessment and mitigation measures suggested, the proposal as a 'less vulnerable' development would be suitable in this location.



## APPENDIX A – WESSEX WATER ASSET MAPS



# Wessex Water Network Map

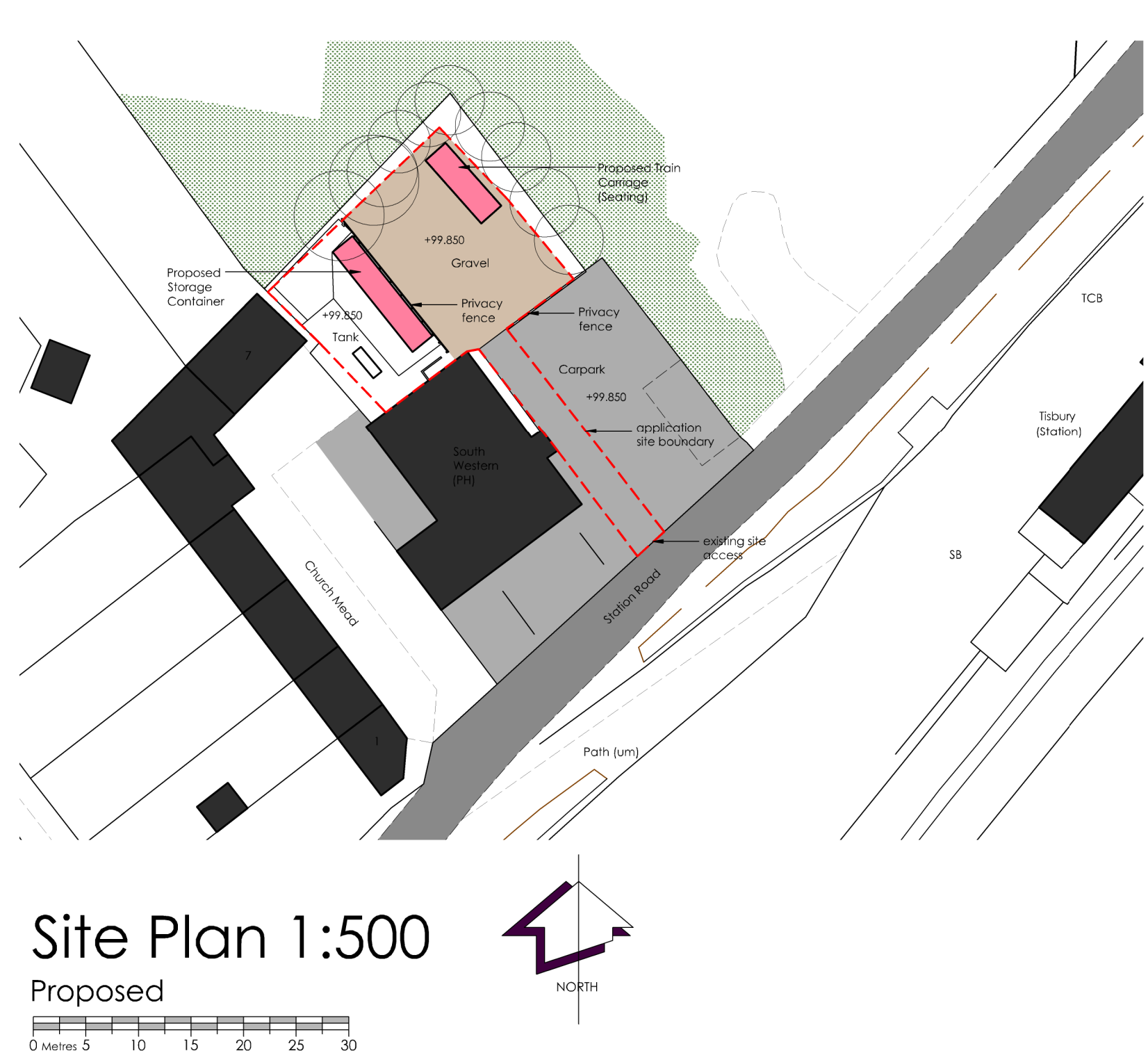
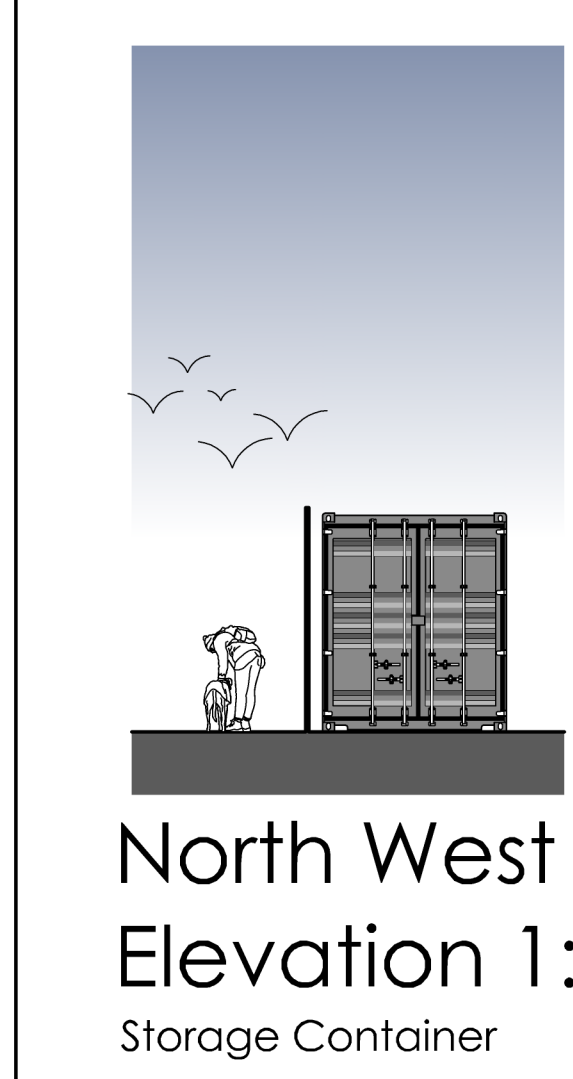
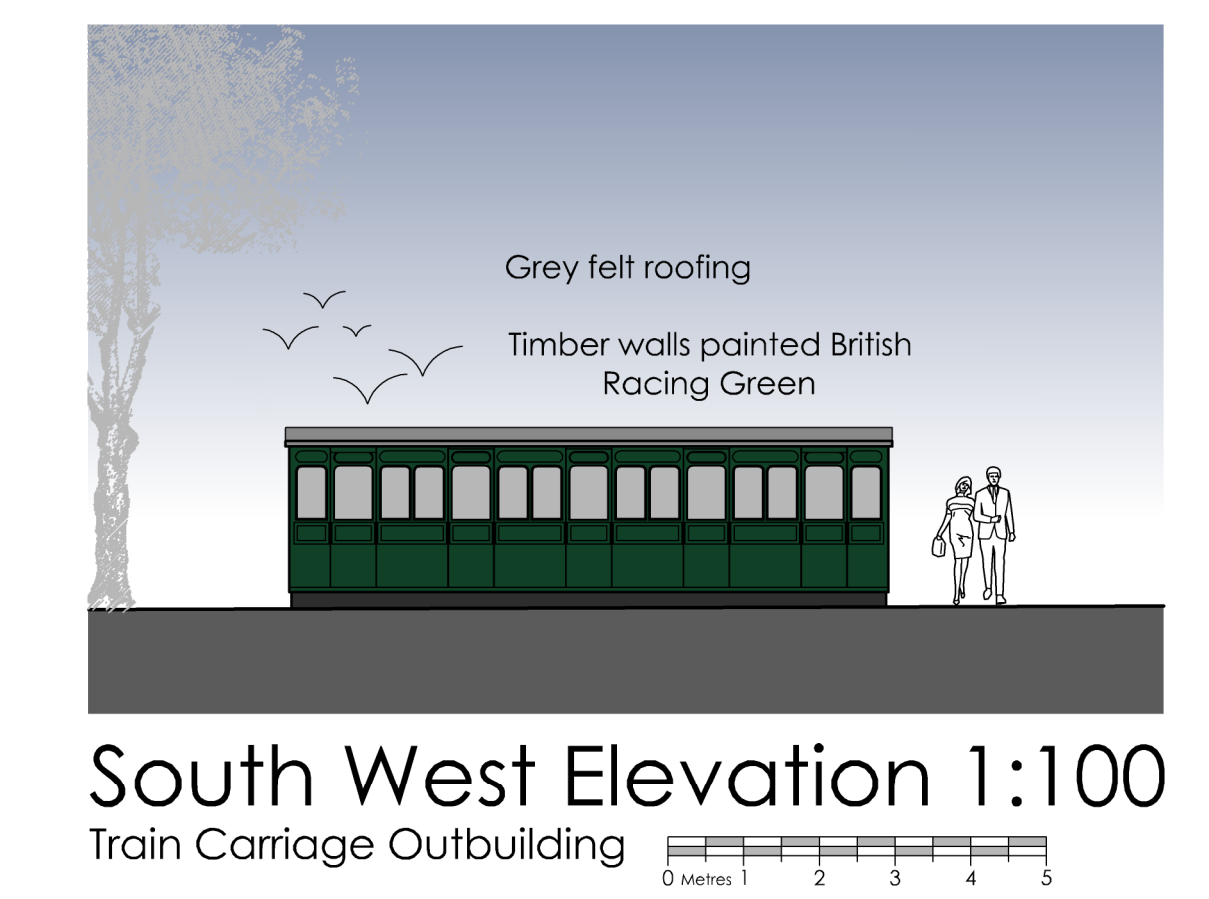
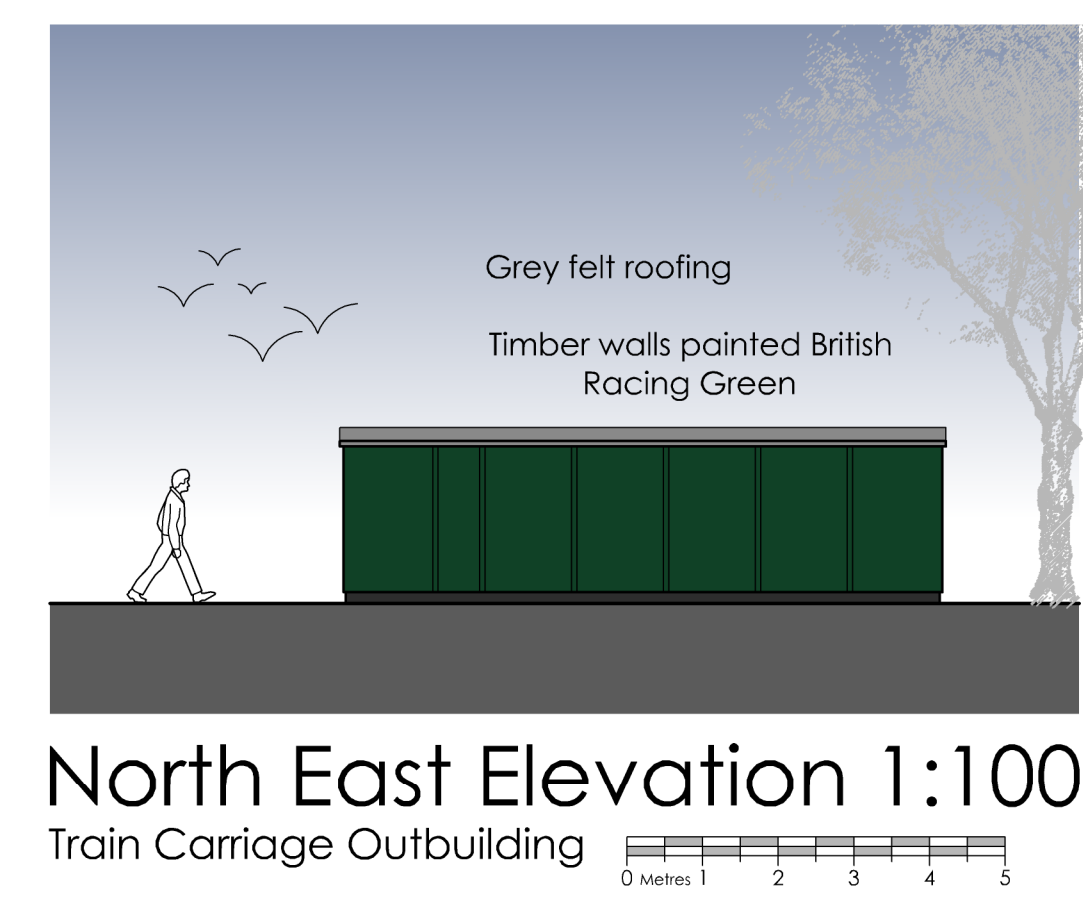
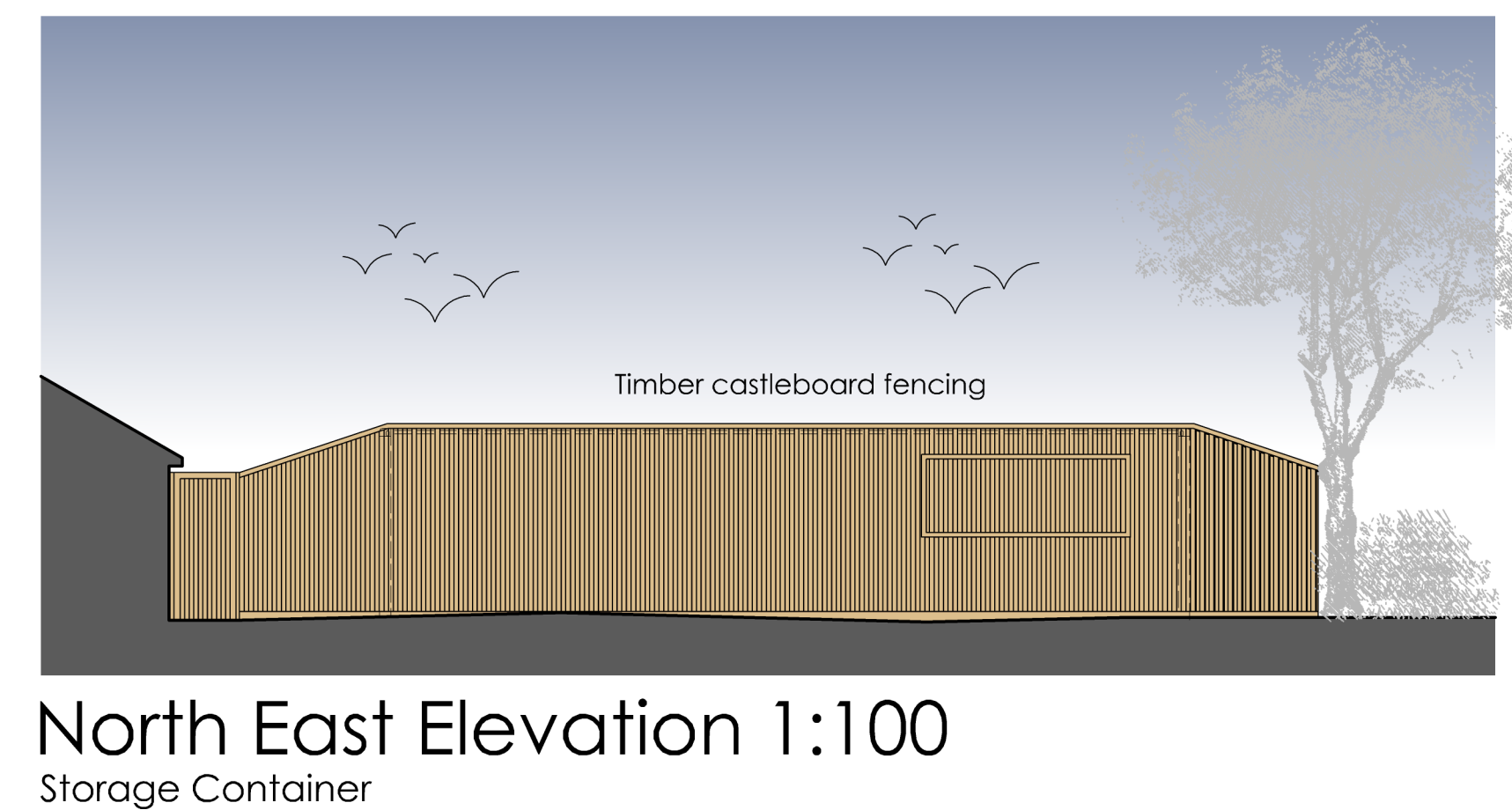
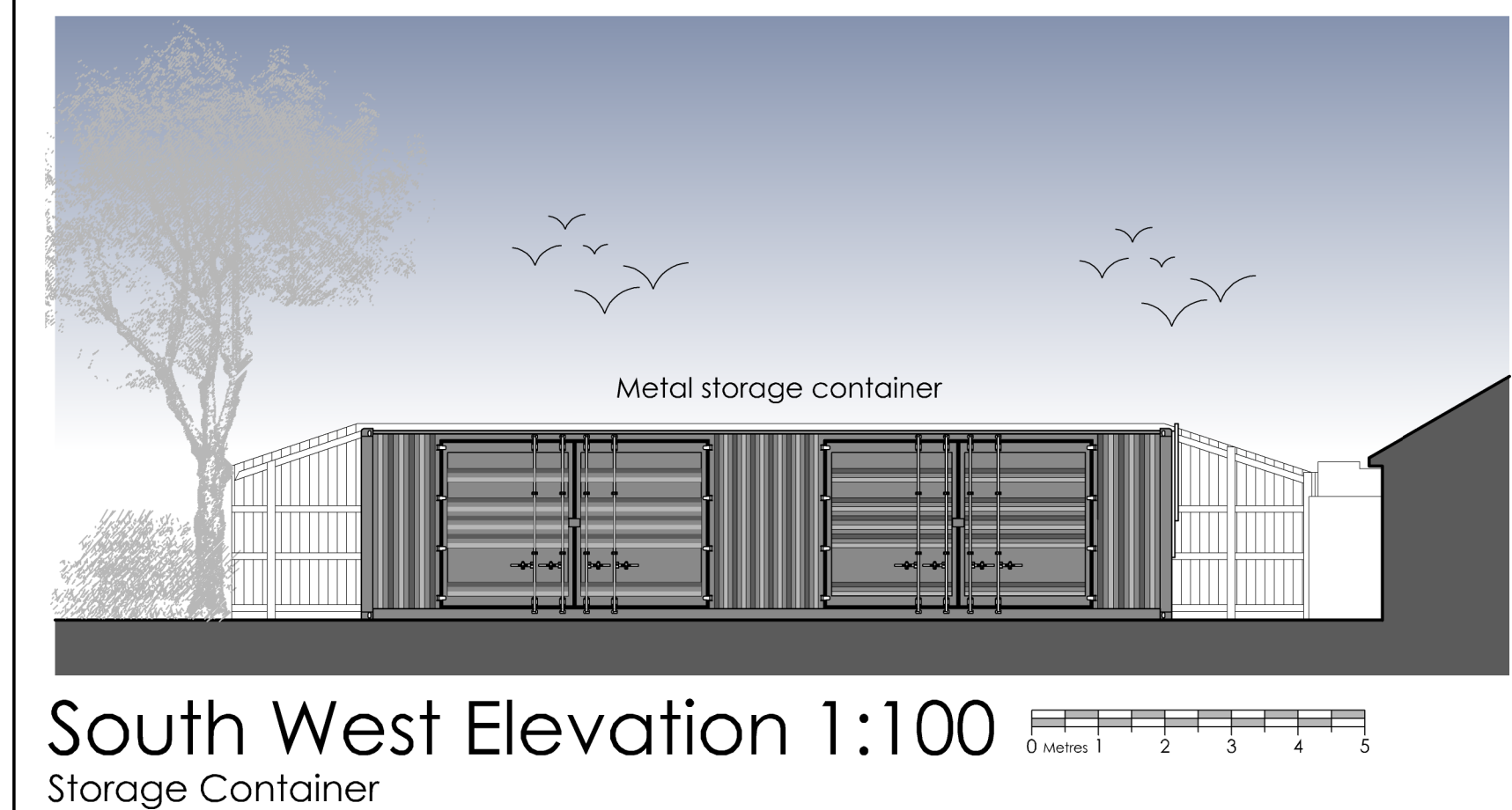
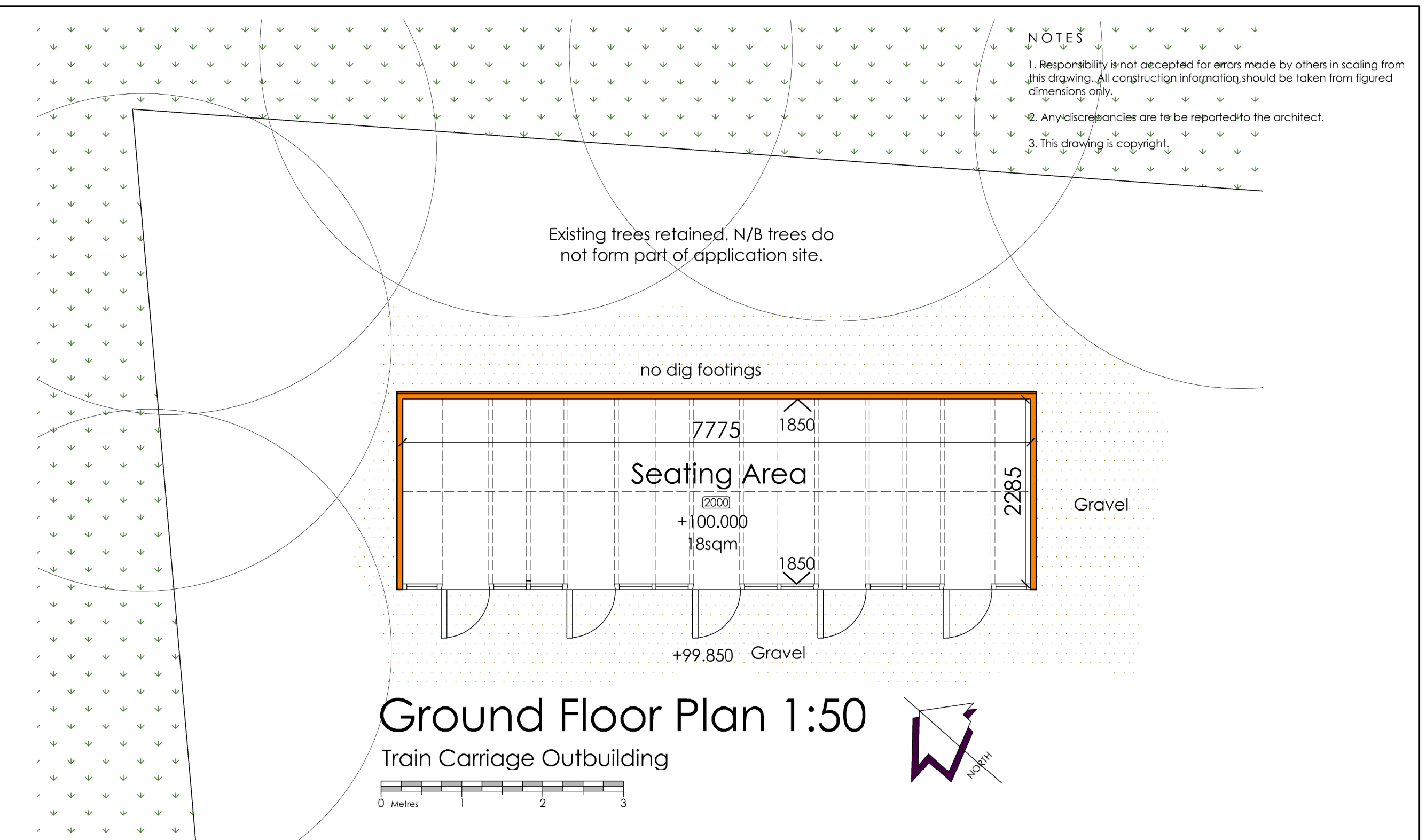
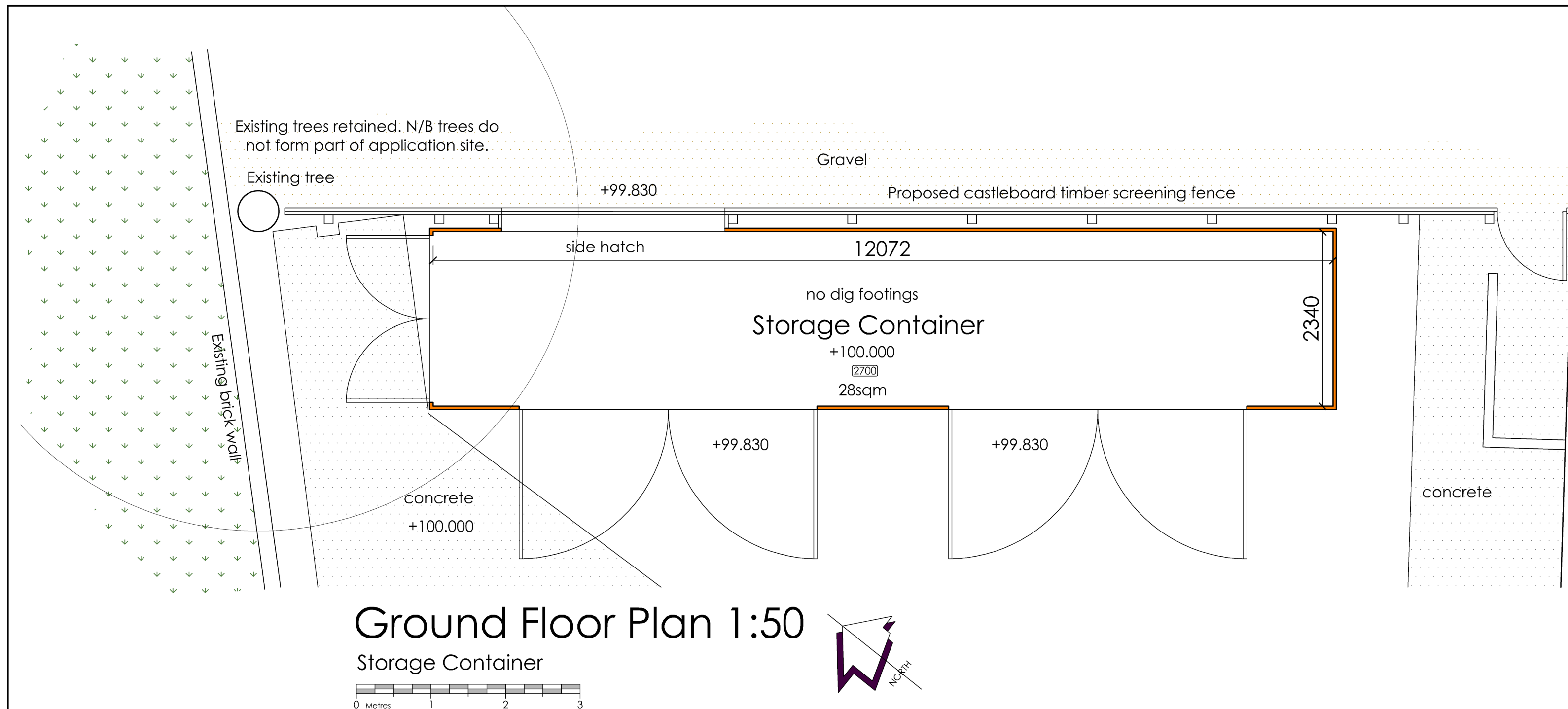


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| WATER MAINS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |              | SEWERS                                                                                                                                                                       |                          | STRATEGIC PUBLIC          |         | PRIVATE                     |  | SECTION 104 |                  | OTHER WESSEX PIPES |                       | NON-WESSEX / UNKNOWN                               |                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|---------------------------|---------|-----------------------------|--|-------------|------------------|--------------------|-----------------------|----------------------------------------------------|-----------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Distribution |                                                                                                                                                                              | Foul                     |                           |         |                             |  |             |                  |                    | Rising Mains          |                                                    | Private Rising Mains  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Washout      |                                                                                                                                                                              | Surface                  |                           |         |                             |  |             |                  |                    | Standby Rising Mains  |                                                    | Culverted Watercourse |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Raw Water    |                                                                                                                                                                              | Combined                 |                           |         |                             |  |             |                  |                    | EDM Effluent Disposal |                                                    | Highway Drain         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Abandoned    |                                                                                                                                                                              | Abandoned                |                           |         |                             |  |             |                  |                    | Overflow              |                                                    | Use Unknown           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Private      | Colours generally indicate the use of the sewer/drain (i.e Red - Foul, Dark Blue - Surface, Magenta - Combined/Dual Use, Light Green - Highway Drain, Mid Green - Overflow). |                          |                           |         |                             |  |             |                  |                    |                       |                                                    |                       |
| Some styles of line and symbol are shown on the key in sample/typical colours.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |              |                                                                                                                                                                              |                          |                           |         |                             |  |             |                  |                    |                       |                                                    |                       |
| FITTINGS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |              | STRUCTURES                                                                                                                                                                   |                          | PUMPING STATION - SURFACE |         | PUMPING STN - FOUL/COMBINED |  |             |                  | OTHER STRUCTURES   |                       | CHAMBER                                            |                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Hydrant      |                                                                                                                                                                              | Manhole - Foul           |                           |         |                             |  |             | Gully            |                    | Attenuation Tank      |                                                    | Tunnel                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Other        |                                                                                                                                                                              | Manhole - Surface        |                           |         |                             |  |             | Vent Column      |                    | Storage Tank          |                                                    | Interceptor           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |              |                                                                                                                                                                              | Manhole - Combined       |                           |         |                             |  |             | Rodding Eye      |                    |                       |                                                    |                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |              |                                                                                                                                                                              | Inlet                    |                           | Outfall |                             |  |             | Catchpit         |                    |                       |                                                    |                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |              |                                                                                                                                                                              | Lamphole                 |                           |         |                             |  |             | Flushing Chamber |                    |                       |                                                    |                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |              |                                                                                                                                                                              | Bifurcation - Foul       |                           |         |                             |  |             | Soakaway         |                    |                       |                                                    |                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |              |                                                                                                                                                                              | Bifurcation - Surface    |                           |         |                             |  |             | Non Return Valve |                    |                       |                                                    |                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |              |                                                                                                                                                                              | Bifurcation - Combined   |                           |         |                             |  |             | Air Valve        |                    | Hatch Box             |                                                    | Washout               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |              |                                                                                                                                                                              | Combined Sewage Overflow |                           |         |                             |  |             |                  |                    |                       |                                                    |                       |
| <p>Information in this map is provided for identification purposes only. No warranty as to accuracy is given or implied. The precise route of pipe work may not exactly match that shown. Wessex Water does not accept liability for inaccuracies. Sewers and lateral drains adopted by Wessex Water under the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011 are to be plotted over time and may not yet be shown. In carrying out any works, you accept liability for the cost of any repairs to Wessex Water apparatus damaged as a result of your works. You are advised to commence excavations using hand tools only. Mechanical digging equipment should not be used until pipe work has been precisely located. If you are considering any form of building works and pipe work is shown within the boundary of your property or a property to be purchased (or very close by) a surveyor should plot its exact position prior to commencing works or purchase. If you are proposing to build over or near Wessex Water's apparatus you should contact the Developer Services Team, tel: 01225 526333 or e-mail: <a href="mailto:developer.enquiries@wessexwater.co.uk">developer.enquiries@wessexwater.co.uk</a> to discuss your proposals. Details of assets within Wessex Water's land ownership are unavailable through this service.</p> |              |                                                                                                                                                                              |                          |                           |         |                             |  |             |                  |                    |                       |                                                    |                       |
| <p><b>OTHER STRUCTURES</b></p> <p> Attenuation Tank</p> <p> Storage Tank</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |              |                                                                                                                                                                              |                          |                           |         |                             |  |             |                  |                    |                       | <p> Chamber</p> <p> Tunnel</p> <p> Interceptor</p> |                       |
| <div><div><p><b>Wessex Water</b></p><p>YTL GROUP</p></div><div></div></div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |              |                                                                                                                                                                              |                          |                           |         |                             |  |             |                  |                    |                       |                                                    |                       |
| <p><b>Date:</b> 03/09/2026</p> <p><b>Centre:</b> 394488E, 129027N</p> <p><b>Scale:</b> 1:625</p> <p>(when printed at A4 size)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |              |                                                                                                                                                                              |                          |                           |         |                             |  |             |                  |                    |                       |                                                    |                       |

## APPENDIX B - PROPOSED DEVELOPMENT PLAN





**Della Valle architects**

Lake View • Charlton Estate • Shepton Mallet • BA4 5QE  
T 01749 330672 • E mail@dellavallearchitects.co.uk  
Chartered Architect • Designer • Project Manager

Client • Mr S Woodward

Job • Proposed Storage Container and Outbuilding for External Seating Area at South Western Hotel, Station Road, Tisbury

Title • Propsoed Plans and Elevations

Scale • 1:50, 1:100, 1:500 @A1

Date • 12 June 2026

Drawn • RSR

Drg No • F1948\_100

## APPENDIX C – EA PRODUCT 4 INFORMATION



WCI  
[REDACTED]

**Our ref:** EIR2026/33039  
**Date:** 28 July 2026

Dear Mike

Information request for:

**South Western Hotel, Tisbury, SP3 6JT**  
**NGR: ST9448329064**

Thank you for your enquiry which was received on 12<sup>th</sup> July 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                      | <a href="#">Flood risk assessments – GOV.UK</a>                                                                                                                                                                                                                                                                          |
| How to use modelling data to support your FRA                                                          | <a href="#">Using modelling for FRAs – GOV.UK</a>                                                                                                                                                                                                                                                                        |
| Planning considerations for areas at risk of flooding                                                  | <a href="#">Flood risk and coastal change – GOV.UK</a>                                                                                                                                                                                                                                                                   |
| Template and advice to help increase the chances of your FRA includes the right information first time | <a href="#">Planning Portal – FRA Guidance</a>                                                                                                                                                                                                                                                                           |
| Information on getting planning advice from the Environment Agency, including paid services            | <a href="#">EA Planning Advice – GOV.UK</a><br>Email: <a href="mailto:wx.sp@environment-agency.gov.uk">wx.sp@environment-agency.gov.uk</a><br><br>The <a href="#">Flood estimation guidelines - GOV.UK</a> 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. 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](mailto: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>

|                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name                 | Products 5, Product 6 and Product 7                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Description          | <p>For 2008_HampshireAvonUpdate2011_Tisbury, model(s)</p> <p>Product 5: Model Report<br/>Product 6: Model Output Data<br/>Product 7: Calibrated and Verified Model Input Data</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Shareable Link(s)    | <p>The data you have requested can be downloaded using the following link(s):</p> <p><a href="https://fcrm.quatrix.it/download/b8feec7f-5703-4cd7-9060-84076b1097ad">https://fcrm.quatrix.it/download/b8feec7f-5703-4cd7-9060-84076b1097ad</a></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Licence              | <a href="#">Environment Agency Conditional Licence - GOV.UK</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Conditions           | <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>5. The location of public water supply abstraction sources must not be published to a resolution more detailed than 1km<sup>2</sup>. Information about the operation of flood assets should not be published.</p> <p>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".</p> <p>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.</p> |
| Information Warnings | <p>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.</p> <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Attribution          | Contains Environment Agency information © Environment Agency and/or database rights.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

|  |                                                                                       |
|--|---------------------------------------------------------------------------------------|
|  | Contains Ordnance Survey data © Crown copyright 2025 Ordnance Survey<br>AC0000807064. |
|--|---------------------------------------------------------------------------------------|

We hope you find this information helpful.

Yours sincerely

Dalene Ellis  
Customer & Engagement, Wessex  
Rivers House, East Quay, Bridgwater, Somerset, TA6 4YS  
Email: [wessexenquiries@environment-agency.gov.uk](mailto:wessexenquiries@environment-agency.gov.uk)

## Flood defences and attributes

The flood defences map shows the location of the flood defences present.

The flood defences data table shows the type of defences, their condition and the standard of protection. It shows the height above sea level of the top of the flood defence (crest level). The height is in mAOD which is the metres above the mean sea level at Newlyn, Cornwall.

It's important to remember that flood defence data may not be updated on a regular basis. The information here is based on the best available data.

Use this information:

- to help you assess if there is a reduced flood risk for this location because of defences
- with any information in the modelled data section to find out the impact of defences on flood risk



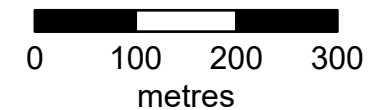
## Flood defences

Location (easting/northing)  
**394483/129064**

Scale  
**1:7,500**

Created  
**23 Jul 2026**

-  Selected area
-  Main river
-  Flood defence



## Flood defences data

| Label | Asset ID | Asset Type             | Standard of protection (years) | Current condition | Downstream actual crest level (mAOD) | Upstream actual crest level (mAOD) | Effective crest level (mAOD) |
|-------|----------|------------------------|--------------------------------|-------------------|--------------------------------------|------------------------------------|------------------------------|
| 1     | 160532   | Wall                   | 100                            | Fair              | 89.14                                | 89.14                              |                              |
| 2     | 160531   | Embankment             | 100                            | Good              | 88.57                                | 89.14                              |                              |
| 3     | 160343   | Wall                   | 100                            | Good              | 88.66                                | 88.66                              |                              |
| 4     | 160342   | Wall                   | 100                            | Fair              |                                      |                                    |                              |
| 5     | 159096   | Embankment             | 100                            | Good              | 88.17                                |                                    |                              |
| 6     | 41118    | Engineered High Ground | 2                              | Fair              | 88.50                                | 88.30                              |                              |
| 7     | 1180     | Engineered High Ground | 2                              | Fair              | 89.0                                 | 88.40                              |                              |

Any blank cells show where a particular value has not been recorded for an asset.