

Wiltshire Council - Development Control
South New
SALISBURY, SP2 2HX

Reference: PA-0011689/01
Customer reference: PL/2026/04182
23 September 2026

Creation of bridge, foot path link / pavement and marked pedestrian road crossing

PLACE FARM COURT STREET SALISBURY WILTSHIRE SP3 6LW

Dear Ms Becky Jones,

Thank you for consulting us on the above application.

Environment Agency Position

We have reviewed the submitted application, and we object due to lack of Flood Risk Assessment and detailed information.

Reason

The submitted drawings indicate that the proposed pedestrian crossing, virtual footway and non-hard surface footpath would traverse an Ordinary Watercourse that ultimately discharges to the downstream Main River Nadder. Responsibility for regulating works affecting Ordinary Watercourses rests with the Lead Local Flood Authority (LLFA). The applicant should therefore consult the LLFA to determine whether separate regulatory approvals are required and to ensure that the detailed design satisfies their requirements relating to flood risk, flood conveyance and ordinary watercourse management.

We note that a number of Environment Agency operated and maintained flood defence assets and river channel structures are located immediately adjacent to the proposed works.

The applicant must also obtain any necessary permissions from private owners or operators of third-party flood defence or watercourse assets where applicable.

From a flood perspective, the submitted information is limited and does not appear to include a Flood Risk Assessment, hydraulic assessment, flood level information, or detailed engineering sections for the proposed crossing structure. Consequently, it is not possible at this stage to fully assess the potential impacts of the proposal on flood risk, floodplain storage, flood flow conveyance, or the operation of nearby flood risk management infrastructure.

In accordance with the risk-based approach set out within the National Planning Policy Framework (NPPF) and associated Planning Practice Guidance (PPG), development should be designed so that it remains safe for its lifetime without increasing flood risk elsewhere. The applicant should therefore obtain the most up-to-date information available, including detailed modelled flood levels where available, through the Environment Agency's Wessex Enquiries service. This information should inform the detailed design of the crossing structure and associated works.

As a matter of good practice, we would generally recommend that the soffit of any bridge or crossing structure is set a minimum of 600mm above the design flood level, including an appropriate allowance for climate change, unless site-specific evidence demonstrates that an alternative approach is appropriate. Supporting piers, abutments and approach ramps should be designed to ensure no detrimental impact on flood flow conveyance and floodplain storage. Any loss of floodplain storage capacity that is deemed unavoidable should be appropriately compensated for on a level-for-level and volume-for-volume basis.

Given the absence of a detailed Flood Risk Assessment and supporting engineering information, the above comments are necessarily high level and based on the limited information currently available. Further review may be required should additional flood risk, hydraulic or structural information be submitted.

Should you require any additional information or wish to discuss these matters further, please do not hesitate to contact me.

If you are minded to approve the application contrary to our objection, please contact us to explain why material considerations outweigh our objection, this will allow us to make further representations.

Yours sincerely,

Briony Waterman, Planning Specialist
National Contact Centre: 03708 506 506
wx.sp@environment-agency.gov.uk
Rivers House, East Quay, Bridgwater, Somerset TA6 4YS

