



Wiltshire Council
Development Management
Economic Development and Planning
County Hall
Bythesa Road
Trowbridge
Wiltshire
BA14 8JN

7th September 2026

Ref: 1640-3.1-001

Dear Sirs,

PLANNING APPLICATION. CONSERVATION AREA. WATERSIDE LEISURE.

FLOOD RISK ASSESSMENT STATEMENT

1. The Fishing Lodge, West Walk, The Close, Salisbury, SP1 2EY.
2. Minor demolition and forming extension.
3. Flood Risk high. (3). Source Gov.uk . River Avon forms west boundary and building extension 3M from the water. Not residential. Ground level is Boat Store and wet activity. Recent planning activity at this location set a new floor level 900mm over ground. This proposal follows the same approach
4. Worst Case River Water Flood 600mm over ground. Peak levels typically 300mm when river management fails. Rare.
5. Flood resilience and resistance measures required: Water activity so flooding not relevant to use. No obstruction to flood passage allowing flow through brick plinth so no volume to increase elsewhere. Floor level corresponds to accepted safe zone.

Yours sincerely,

Andy Strange