

Wiltshire Council - Development Control  
South  
SALISBURY, SP2 2HX

Reference: PA-0012232/01  
Customer reference: PL/2026/03879  
30 September 2026

**Proposed storage container and outbuilding**

**South Western Hotel, Station Road, Tisbury, Salisbury**

Dear Daniel Jacobs,

Thank you for consulting us on the above application.

**Environment Agency Position**

In the absence of an adequate Flood Risk Assessment (FRA), we object to this application.

Reason

The submitted Flood Risk Assessment (FRA) (WCI Consulting engineers, dated September 2026 ref 260916-29696-WCI-FRA) does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 20 to 21 of the Flood Risk and Coastal Change Planning Practice Guidance and its site-specific flood risk assessment checklist. The FRA does not therefore adequately assess whether the development will increase flood risk elsewhere. In particular the FRA fails to:

- Assess the impact of the development on floodplain storage and floodwater conveyance. No assessment has been provided to demonstrate that the railway carriage conversion and storage container will not displace floodwater or increase flood risk elsewhere.
- Demonstrate how people will be kept safe during flood events. The FRA identifies flood depths of up to approximately 0.93m in the 1 in 100-year event and up to approximately 1.7m in the 1 in 1000-year event.
- Provide sufficient evidence that the site lies wholly within Flood Zone 3a and outside Functional Floodplain (Flood Zone 3b).

## **Overcoming our objection**

To overcome our objection, the applicant should submit a revised FRA which addresses the points highlighted above.

If this cannot be achieved, we are likely to maintain our objection. Please reconsult us if a revised FRA is submitted.

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](mailto:wx.sp@environment-agency.gov.uk)  
Rivers House, East Quay, Bridgwater, Somerset TA6 4YS