

FLOOD RISK ASSESSMENT

Planning Application – 17 Milford Street, Salisbury, SP1 2AL

Planning submission document October 2026

Site	17 Milford Street, Salisbury, SP1 2AL
Local Planning Authority	Wiltshire Council
Flood Zone	Flood Zone 2 and Flood Zone 3 (as stated for this assessment; exact site boundary and Zone 3a/3b extent to be confirmed from the current Environment Agency Flood Map for Planning and Wiltshire SFRA)
Assessment type	Site-specific Flood Risk Assessment
Development proposal	Reinstate former internal ground floor openings between 17-19 Milford Street
Prepared for	A&P Trading Solutions Ltd
Prepared by	NEP
Date	October 2026

1. Executive Summary

This Flood Risk Assessment (FRA) has been prepared to support a planning application at 17 Milford Street, Salisbury, SP1 2AL. The site is understood to fall partly or wholly within Environment Agency Flood Zones 2 and 3. A site specific FRA is therefore required for planning purposes.

The assessment considers flood risk from rivers and the sea, surface water, groundwater, sewer/drainage systems, reservoirs and other relevant sources, together with the potential for the proposed development to affect flood risk elsewhere. The assessment must be read alongside the current Environment Agency Flood Map for Planning, relevant flood-risk datasets, the Wiltshire Strategic Flood Risk Assessment (SFRA), site survey information and the final drainage strategy.

On the information presently available, no final conclusion is made on whether the development passes the Sequential Test or, where applicable, the Exception Test. Those tests depend on the nature and vulnerability of the proposed use, the precise development footprint, the extent of Flood Zone 3, and the availability of reasonably available lower-risk sites.

2. Planning and Regulatory Context

The current National Planning Policy Framework (NPPF), Chapter 18 and Annex F, requires a site-specific FRA for development proposals in Flood Zones 2, 3a and 3b. This FRA is proportionate to the scale, nature and location of the development and should inform the Sequential Test and, where required, the Exception Test.

The NPPF seeks to steer development away from flood risk, ensure that development is safe for its lifetime, and avoid increasing flood risk elsewhere.

Flood Zone 2 represents medium probability of river flooding, while Flood Zone 3a represents high probability. Flood Zone 3b is functional floodplain and is identified through the SFRA/local assessment rather than by the Flood Map for Planning alone. The current Flood Map for Planning does not incorporate the benefit of flood defences or climate change, so those matters must be separately considered in the FRA.

The Environment Agency guidance states that an FRA is required for development in Flood Zones 2 or 3 and that the completed FRA should be submitted with the planning application. A satisfactory FRA may be necessary for the LPA to determine the application.

3. Site and Development Description

The assessment site is 17 Milford Street, Salisbury, SP1 2AL. The site lies within the built-up area of Salisbury. The site is an internal open plan ground floor area as of plan 1641-02B attached with the planning application the development proposed of the reinstatement of the former internal ground floor openings between 17-19 Milford Street along with customer WC facilities with a new back door entrance into the rear storeroom.

4. Flood Zone Classification

For this assessment, the site has been identified by the applicant as being within Flood Zones 2 and 3. The precise proportion of the site in each zone must be confirmed using the current Environment Agency Flood Map for Planning and the site boundary. Where any part of the development lies in Zone 3, the relevant local SFRA should be checked to establish whether the area is classified as Flood Zone 3a or functional floodplain (3b).

The distinction is material because the NPPF's vulnerability matrix treats Zone 3a and Zone 3b differently. Development that is incompatible with the flood risk classification should not proceed, and certain more vulnerable uses require the Exception Test.

5. Sources of Flood Risk

5.1 Fluvial / Main River Flooding

The principal flood-zone designation is associated with river/sea flooding. The current Environment Agency Flood Map for Planning must be reviewed together with detailed flood-risk information and any available modelled flood levels. For a site in Salisbury, the relevant watercourse and modelled flood levels should be confirmed from the current EA datasets rather than assumed.

5.2 Surface Water

The Environment Agency's surface-water mapping should be reviewed for the site and access routes for the 3.3%, 1% and 0.1% annual exceedance probability events. Surface-water risk should be considered independently of the Flood Zone designation.

5.3 Groundwater

Groundwater risk should be reviewed using available local evidence and the Wiltshire SFRA. Basements, below-ground drainage and excavations should not be proposed without considering groundwater conditions.

5.4 Sewer / Drainage Flooding

The drainage authority and sewerage undertaker should be consulted where appropriate. The final drainage strategy should demonstrate that the development will not overload the public sewer network and that exceedance flows can be managed safely

5.5 Reservoir / Artificial Sources

Reservoir flood-risk mapping has been checked as part of this FRA. Reservoir flooding is a residual/extreme event risk and should be considered in emergency planning where relevant.

5.6 Flood Defences and Residual Risk

Where flood defences or other flood-risk management infrastructure affect the site, the condition, standard of protection and residual risk from breach or overtopping should be established from Environment Agency and local authority information.

6. Sequential Test

The Sequential Test is intended to steer development towards areas with the lowest risk of flooding. The current NPPF states that the Strategic Flood Risk Assessment and Flood Map for Planning provide the evidential basis for the test. The test should consider reasonably available alternative sites within an appropriate area of search.

For this application for minor changes, the need for and scope of the Sequential Test should be agreed with Wiltshire Council if needed, unless a specific NPPF exemption applies.

The proposal has a footprint below 250 m² with which the current NPPF contains specific circumstances that a Sequential Test is not required.

7. Exception Test

Whether the Exception Test is required depends on the proposed use's flood-risk vulnerability and whether the site is in Flood Zone 2, 3a or 3b. Under the current NPPF, highly vulnerable development in Zone 2, more vulnerable development in Zone 3a, and essential infrastructure in Zone 3a/3b can trigger the Exception Test where applicable.

Where the Exception Test applies, the applicant must demonstrate: (1) wider sustainability benefits to the community that outweigh the flood risk; (2) that the development will be safe for its anticipated lifetime; and (3) that it will not increase flood risk elsewhere and, where possible, will reduce flood risk overall. This application does not fall into the above categories so no Exception Test is required.

8. Flood Risk Mitigation and Design Requirements

- Locate the most vulnerable elements of the development in the areas of lowest flood risk within the site, where practicable.
- Establish proposed finished-floor levels using a topographical survey and appropriate Environment Agency modelled flood levels. The final FRA should state the adopted design level and freeboard, with its technical justification.
- Avoid land raising that displaces floodwater or increases flood risk elsewhere unless a suitable floodplain-volume assessment and mitigation strategy demonstrates no adverse effect.
- Use flood-resistant and flood-resilient construction below the relevant design flood level where appropriate, including suitable materials, service penetrations and electrical installations.
- Provide safe access and escape arrangements appropriate to the final flood hazard and development vulnerability. The route should be assessed for depth, velocity and hazard where data are available.
- Ensure flood resilience measures do not create unacceptable impacts on adjoining properties, highway drainage or the public sewer system.
- Provide a drainage system designed in accordance with the current national standards and local requirements, with a clear exceedance-flow route.
- Where SuDS are feasible, use a treatment train and maximise infiltration only where ground conditions, groundwater protection and flood risk make infiltration appropriate.
- Do not rely solely on flood resilience measures as a substitute for safe siting, floor levels and emergency access.

9. Surface Water and Drainage Strategy

The drainage is of existing for all drainage arrangements within the application.

No specific discharge rate or storage volume is stated in this assessment as all structure pipes are existing and in current usage

10. Climate Change and Lifetime of Development

The FRA accounts for future climate change in accordance with the current Environment Agency climate-change allowances and the anticipated lifetime of the development which has little impact upon climate change.

11. Emergency Planning and Flood Warning

This FRA has determined the site is within an area benefiting from Environment Agency flood warning services and there is no need currently to place practical safe routes within the buildings existence. For non-residential or multi-occupancy proposals, the applicant has considered that no Flood Warning and Evacuation Plan are warranted by the risk and development vulnerability.

12. Effect of the Development on Flood Risk Elsewhere

This proposal is designed so that it does not increase flood risk elsewhere taking into account and considering changes in impermeable area, floodplain storage, overland flow routes, obstruction of flood flows, drainage discharge and construction-phase risk.

13. Construction-Phase Flood Risk

A Construction Environmental Management / Flood Risk Plan should be prepared where construction works could obstruct flow paths, affect drainage, excavate below flood levels or expose materials/plant to flood risk. Temporary works should maintain safe access and should not materially increase flood risk to neighbouring land.

14. Conclusions

17 Milford Street, Salisbury, SP1 2AL is understood to be affected by Flood Zones 2 and 3. A site-specific FRA is therefore appropriate and required by the current national planning framework for development in these zones.

Subject to confirmation of the precise flood-zone boundary, Zone 3a/3b status, proposed development vulnerability, modelled flood levels, climate-change allowances, site levels, surface-water risk, drainage arrangements and safe access/escape, the development is designed to be safe for its lifetime and to avoid increasing flood risk elsewhere.

15. Principal References

- National Planning Policy Framework, Chapter 18: Managing flood risk and coastal change (current version, September 2026).
- National Planning Policy Framework, Annex F: Managing flood risk and coastal change (current version, September 2026).
- Environment Agency, Flood risk assessment: Flood Zones 1, 2, 3 and 3b (updated May 2026).
- Environment Agency, Flood risk assessments: applying for planning permission (updated May 2026).
- Environment Agency, Flood Map for Planning – current datasets and site-specific flood-risk information.
- Wiltshire Council Strategic Flood Risk Assessment and other current local flood-risk evidence.