

Flood Risk Assessment **42-44 Winchester Street, Salisbury, SP1 1HG**

Introduction

The proposals seek full planning permission for the regeneration of a run down, unused storage unit to the rear of 42-44 Winchester street. The proposal looks to convert the Grade 2 listed section of the building into 2 x 2-bedroom homes and remove the existing lean-to extension to the front; this will be replaced with new landscaping.

The proposed site sits within the city of Salisbury. A large section of Salisbury city falls within the flood risk zones 2 or 3 due to the River Avon.

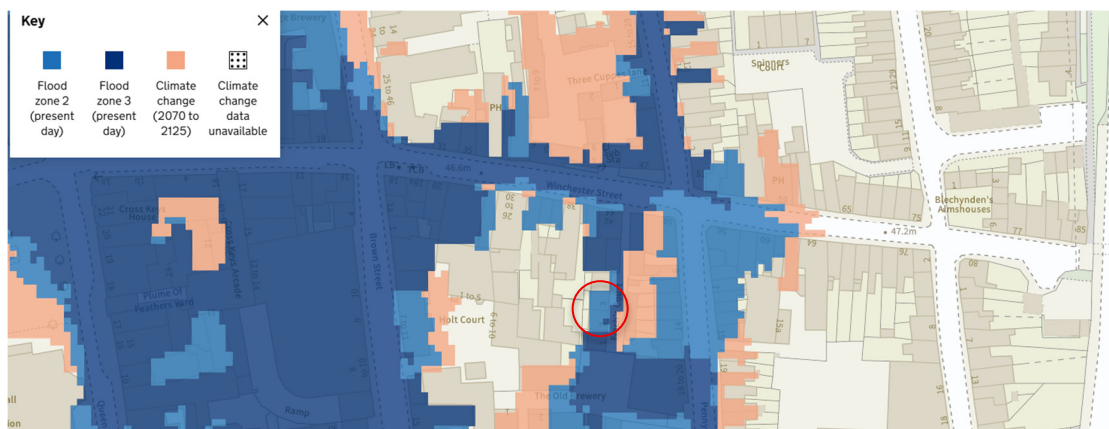
The proposals are similar in nature to a previously approved application PL/2022/02640 which has now lapsed.

Flood Risk

The site is identified as being in flood zone level 3 and is projected to stay as a flood zone level 3 risk in the 100-year period. The flood risk on site has been identified by the Environment Agency's Flood Risk Map, as a risk from rivers (fluvial). However, the site is approximately 390m away from the nearest point of the River Avon.



Flood Zones – Present Day



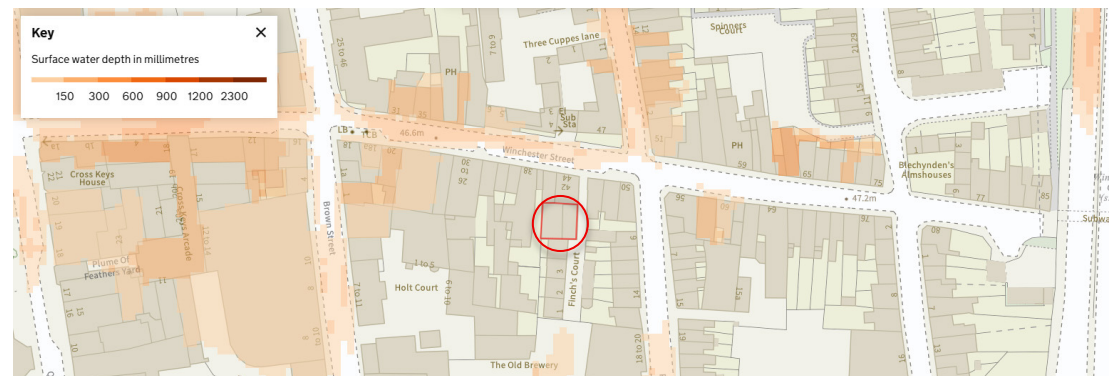
Flood Zones - 2070 – 2125

The predicted mapping shows a potential increase to the flood area for both zones 2 and 3 although the application site stays largely the same.

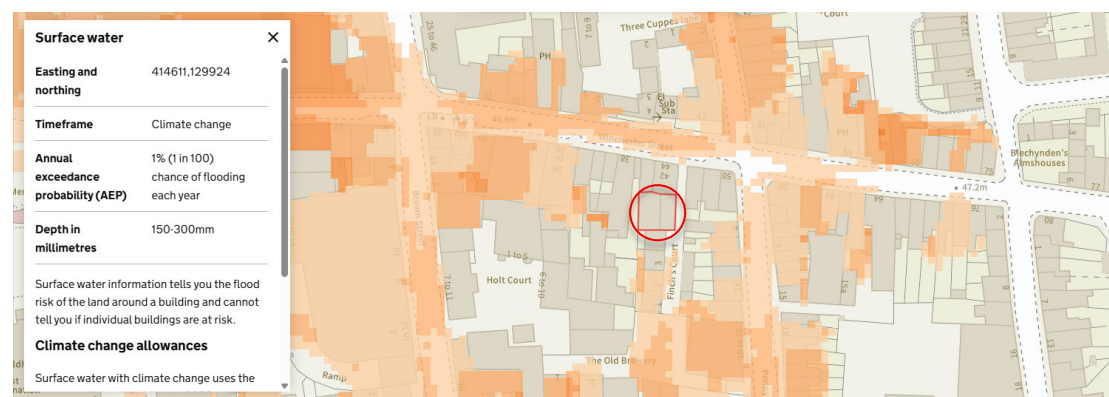
Flood Risk from Surface Water

In Addition, the Environment Agency's Flood Risk Map indicates that the site is considered to not have any flood risk from surface water.

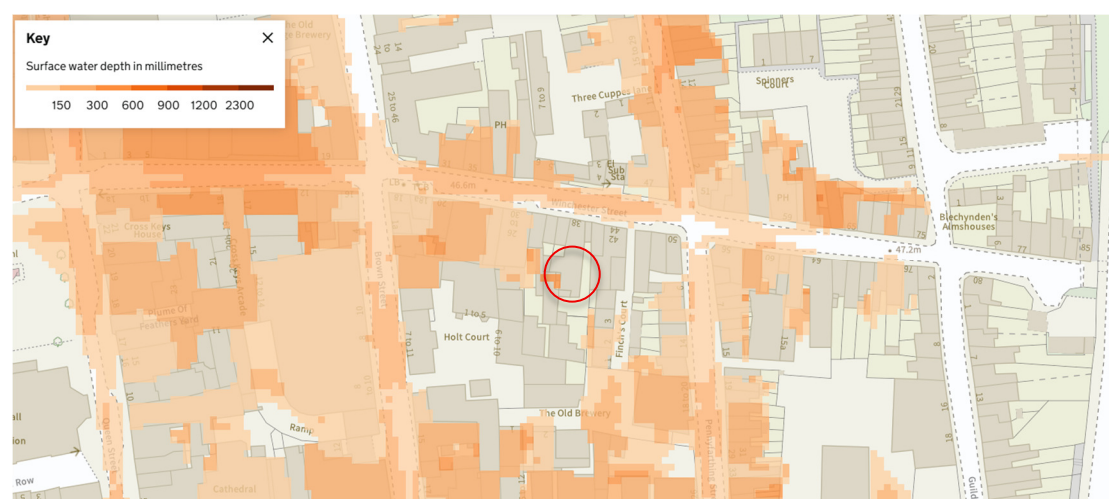
Surface water is currently disposed of via the existing stormwater drainage, and it is proposed to be retained and utilised within this existing arrangement.



Surface Water - Present Day



Surface Water 100 year projection



Surface Water prediction 2070 – 2125

The surface water predictions show an increase in potential surface water flooding but not in or around the application site.

Planning Policy

When considering Flood Risk in new developments, both the National Planning Policy and the Wiltshire Core strategy detail that new developments should both be safe from flooding and not contribute towards increased flood risk.

Proposal

The proposal is a minor development which looks to restore an existing structure and convert it into residential accommodation. The building is attached to a Grade 2 listed building which fronts Winchester Street.

Due to the proposed removal of the lean-to element, being replaced by some soft landscaping, the proposal will reduce the load from rainwater drainage.

The proposed development does not include any increase in built footprint and as such should not increase flood risk elsewhere.

Management Measures

To provide a betterment of the existing situation, the proposed that ground floor levels will be raised above the existing FFL by 100mm to 46.869 which will be 230mm above the external front garden level (46.633).

Safe access / Egress Route

The front doors are located close to Winchester Street with a safe egress and access route.

Should this be impeded, safe refuge can be sought at first and second floor level.

Flood Resilient Design

The development will be implemented in a flood resilient manner in accordance with DCLG Report Improving the Flood Performance of New Buildings (2007).

Flood resilient measures will be included such as the installation of demountable flood barriers and

Flood Warning and Evacuation Plan

The owners / residents / managers should sign up to receive EA Flood Warnings and Met Office Severe Weather Warnings.

Offsite Impacts**Displacement of Floodwater**

The proposed development does not include any increase in built footprint and as such should not increase flood risk elsewhere.

Increase in surface run off generation

Proposed development to drain as per the existing scenario. Small scale SuDS such as water butts and other measures will be included.

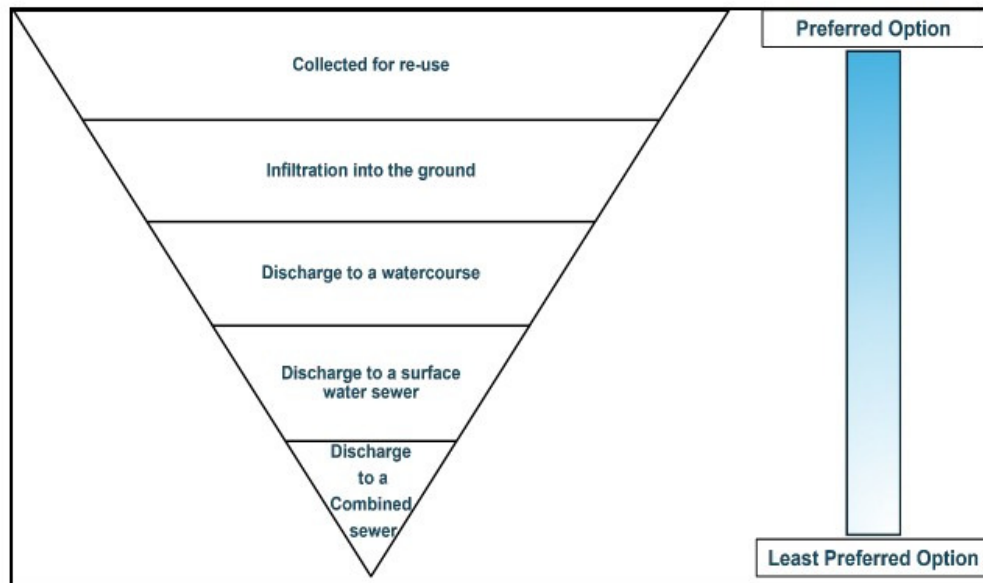


Figure 3: showing preferred methods for the drainage hierarchy.

Surface Water Drainage

Upon weighing the options set out by the drainage hierarchy and their application within this proposal, discharging excess water to a combined sewer is the only viable option.

- Collected for re-use (rainwater harvesting): Reusing surface water runoff is not viable due to site layout constraints and the irreversible damage that the extensive internal plumbing required for rainwater harvesting would cause to the historic fabric of the Grade II Listed building.
- Infiltration into the ground (soakaways): Ground infiltration via soakaways is not feasible because they need to be located at least 5 metres away from any structure or foundation, and the site itself is within Salisbury's very built-up town centre.
- Discharge to a watercourse (above-ground surface body of water): Direct discharge to an above-ground watercourse is not possible as there are no rivers, streams or open bodies of water within a viable distance of the site boundary.
- Discharge to a surface water sewer (piped surface water systems): Desktop utility records and on-site asset surveys confirm there is no dedicated surface water sewer or highway drainage infrastructure adjacent to or within a reasonable connection distance of the development.

As all higher-tier drainage options have been investigated and proven unviable, it is proposed to discharge water runoff to the existing combined sewer network (as the existing situation) located on Winchester Street.

To mitigate the impact on the combined network, runoff will be strictly controlled. The demolition of the existing lean-to extension to the front and the installation of new landscaping in its place will not only replace a roof with a permeable ground surface but also reduce the total impermeable footprint of the site, meaning that less rainwater will run off into the drainage network.

Conclusion

The application is a re-submission of a previously approved scheme which has lapsed.

Although the proposal sits within a Flood Risk Zone 3 area, the site is approximately 390 meters away from the closest point of any river. The proposal is a conversion of an existing building and given the demolition of part of the building and introduction of new soft landscaping it should be considered an improvement on the current drainage system and a considerable reduction of the sites impermeable footprint.

In addition, the proposed floor levels are higher than the existing providing greater protection to the risk of flooding.

This aligns with the guidance set out by the NPPF and the Local core strategy.