

New Canal

Flood Warning & Evacuation Plan

For Residential Developments (>10)



Document Control

This plan has been prepared by New Canal Ltd to inform residents of Apartments 1 to 11, Canal House, 3-7 New Canal, Salisbury SP1 2AA on the joint responsibilities of the company and the homeowner to prepare for and respond promptly to flood warnings.

A copy of this plan will be made available to all homeowners:

- On first occupation; and
- In response to lessons learnt.

Plan Produced by: _____ Approved by: _____

Version Control

Version No:	Comment	Checked by:	Approved by:	Date:
1	New PLAN	Rosa Morato	Matt Payne	16 Sep 25

Disclaimer

New Canal Ltd, as far as it can ascertain, acknowledges that this Flood Warning & Evacuation Plan (FWEP) template is suitable for the purposes set out within the national Planning Policy Framework. This plan is however the sole responsibility of the signatories and/or their representatives.

New Canal Ltd cannot accept responsibility for any omission or error contained in any such plan, or for loss, damage, or inconvenience, which may result from the plans' implementation. Any subsequent approval does not impute any approval of the plans from the Environment Agency or any of the emergency services.

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Introduction

This Flood Warning & Evacuation Plan (FWEP) has been produced by New Canal Ltd in respect of the development known as Apartments 1 to 11, Canal House, 3-7 New Canal, Salisbury SP1 2AA. New Canal Limited own the FWEP, are responsible for its implementation, dissemination and annual review.

The FWEP captures a summary of the site's flood risk, considering flood mitigation measures incorporated in the design of the site and properties, and provides all relevant information, contact details and procedures to prepare for, respond to and recover from a flood event.

New Canal Limited have given due regard to the safety of homeowners, responding organisations, available best practice, relevant legislation and advice provided by the emergency services, and the Emergency Management Unit of Salisbury city council.

Objectives

In the production of this FWEP New Canal Ltd have identified the following key objectives:

- To encourage residents to sign up to [Flood Warnings Direct](#) and [Weather Warnings](#);
- To encourage residents to develop household [flood plans](#), which should include;
 - Identifying alternative accommodation.
- To provide for and signpost clear evacuation routes for residents.
- Reduce the risk to life and damage to property.

Flood Risk

Annex A - Flood Risk Exposure

Historical Flood Data: (Attach Flood Risk Map as Appendix 1 to Annex A).

History: During the flooding in 2013/14 Salisbury reported that 15 residential properties experienced flooding

FLOODING IN SALISBURY

Note: The A36 through Salisbury is maintained by Highways England. There are a few underpasses which can flood due to the failure of pumps which are the responsibility of Highways England. These pumps are not monitored therefore any flooding must be reported directly to Highways England as above, or on 0300 123 5000.

The pump locations and reference numbers are:

A36 Cattle Market Underpass Pump Station EB MP63.4 A36
St Marks RBT Underpass Pump Station WB MP64.5 A
36 Avon River Bridge Underpass Pump Station EB MP63.6 A36
Castle Hill RBT Underpass Pump Station WB MP63. 8

Flood Zones Salisbury is divided into 10 Flood Zones (A – J) – details of these flood zones are provided in the Action Cards distributed to the Flood Wardens.

The Flood Zone Maps are included in the Action Cards.

These maps have been downloaded from the Environment Agency revised flood mapping which can be found at <https://flood-map-for-planning.service.gov.uk/>

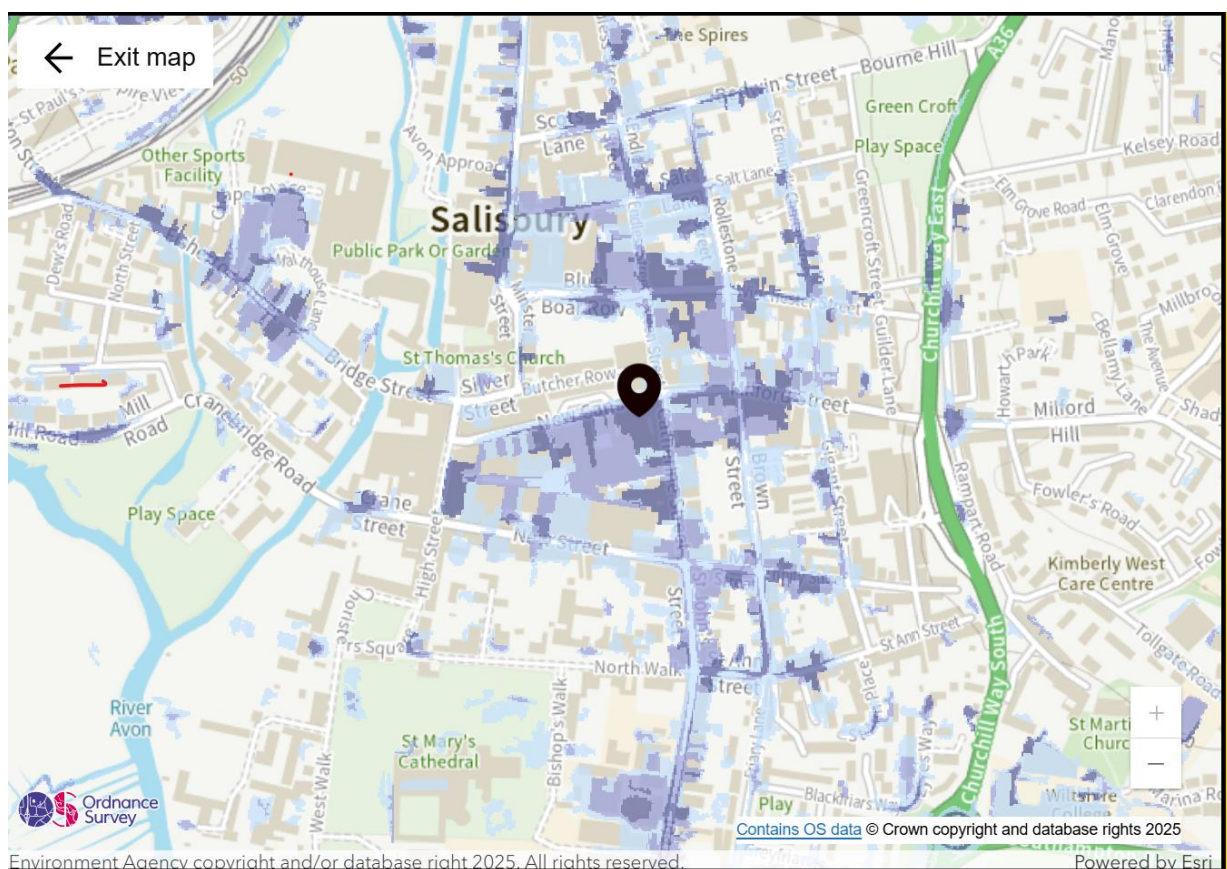
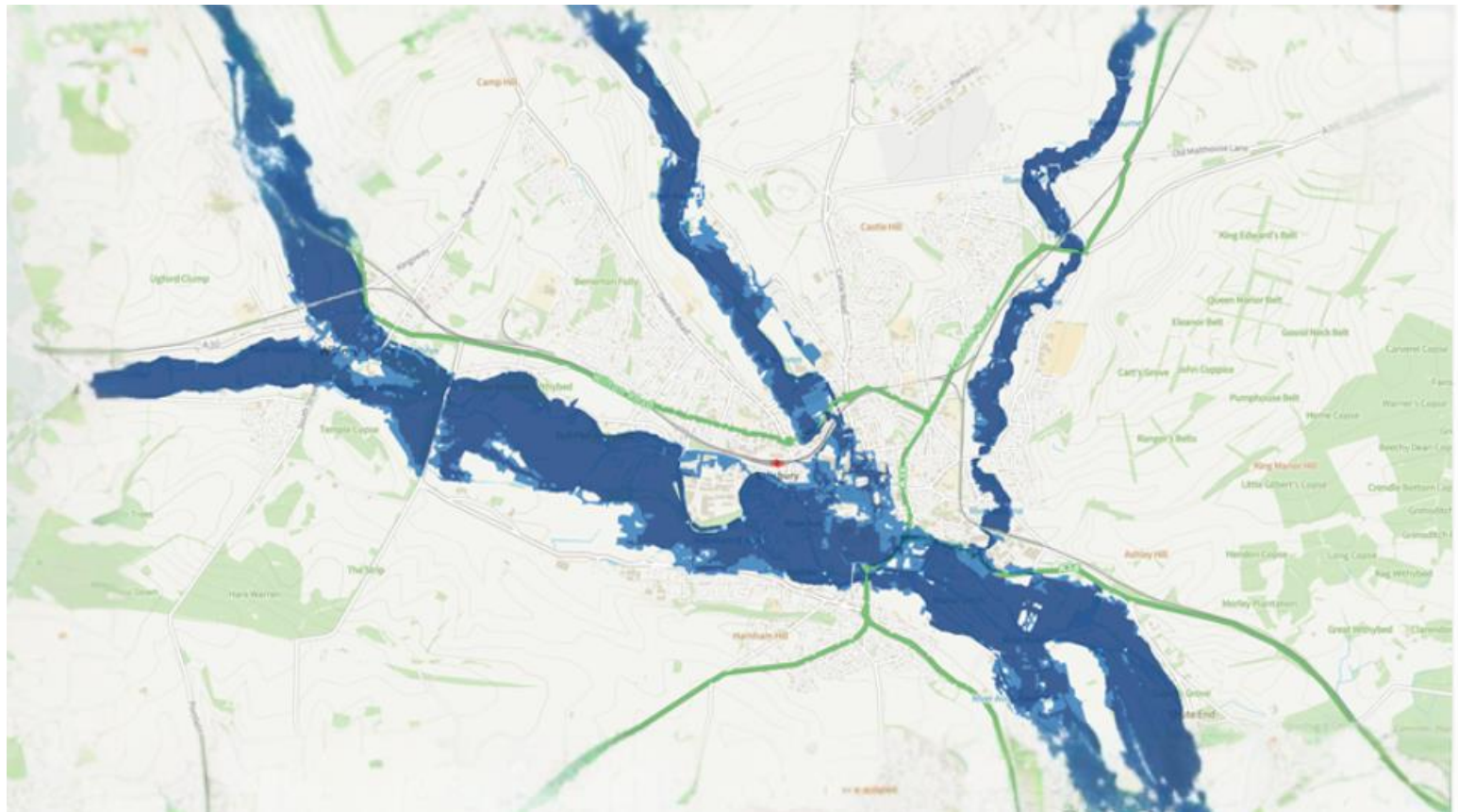
Flood Plan

[Rivers and sea map - Check your long-term flood risk - GOV.UK](#)

[Rivers and the sea: possible flood depths - Check your long-term flood risk - GOV.UK](#)

[Surface water map - Check your long-term flood risk - GOV.UK](#)

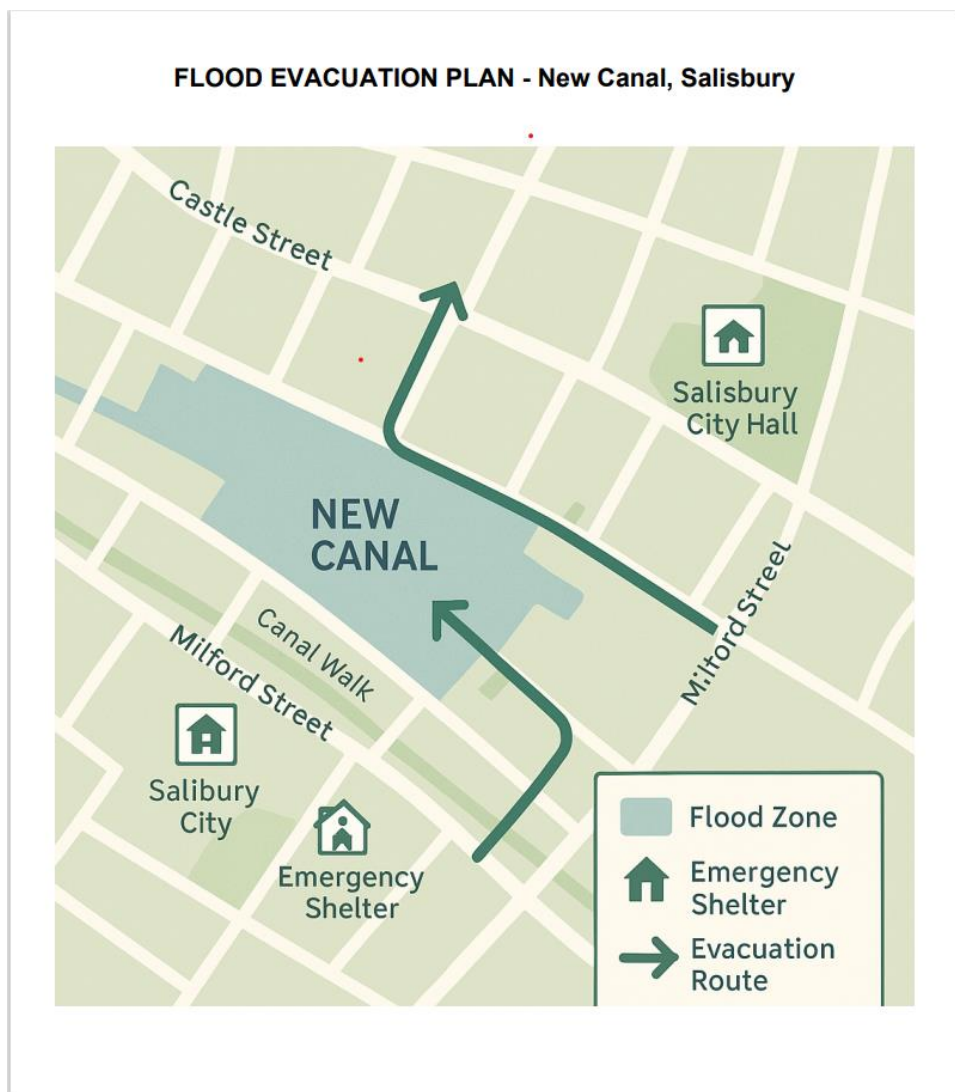
Appendix 1 to Annex A – Flood Risk Map



Evacuation

The decision to evacuate or take shelter ultimately rests with the householder but must be made to allow sufficient time to conduct the evacuation before flooding occurs. Flood waters contain hidden dangers and will impede, if not prevent, a safe evacuation.

Where you are unable to identify or access alternative accommodations a safe place of refuge has been identified:



You are advised not to assume that the emergency services will be able to assist you with the evacuation; their focus will be directed to those in greatest need.

Where evacuation is not a feasible option, or has been delayed, you should move to the upper floor of the property, taking with you any important documents, bottled water, essential medicines and food sufficient to support you until rescue.

The emergency shelters used in the past:

St Thomas Church/ Parish Halls,
Salisbury Methodist Church Hall,
Five Rivers Leisure Centre

Warning & informing

The emergency services encourage you to sign up to Flood Warnings Direct (FWD) from the Environment Agency and to Weather Alerts from the Meteorological Office and to act upon the guidance provided.

Annex B provides the means to record your planned actions in relation to the flood alert levels. Alternatively you may wish to make an [emergency plan](#) for your home.

Community & Household Resilience

The successful implementation of any plan is dependent on all occupants being familiar with its content and to have rehearsed, where possible, the procedures contained within it. Rehearsing the plan can be made fun and educational for younger members of the family.

Resilience is achieved when individuals and communities cooperate to prepare for, respond to and recovery from emergencies. This begins with engagement with neighbours, understanding your community and culminates in a collective approach to management of risk.

Recovery

If your home is subjected to flooding, and you have evacuated, you may not be allowed to return to your home until it has been declared safe to do so. Your insurance company will provide further guidance and support.

If you did not evacuate it is possible that you will now be encouraged to do so, insurance companies may insist upon it to ensure your protection and to effect necessary repairs.

Warnings		EA Recommended Actions
	What it means: Flooding is possible. Be prepared. When it's used: Two hours to two days in advance of flooding.	Be prepared to act on your FWEP. Prepare a flood kit of essential items. Monitor local water levels and the flood forecast on our website.
	What it means: Flooding is expected. Immediate action required. When it's used: ½ an hour to one day in advance of flooding.	Move family, pets and valuables to a safe place. Turn off gas, electricity and water supplies if safe to do so. Put flood protection equipment in place.
	What it means: Severe flooding. Danger to life. When it's used: When flooding poses a significant threat to life.	Stay in a safe place with a means of escape. Be ready should you need to evacuate from your home. Co-operate with the emergency services. Call 999 if you are in immediate danger.
EA Flood Warnings No longer in force	What it means: No further flooding is currently expected in your area. When it's used: When river or sea conditions begin to return to normal.	Be careful. Flood water may still be around for several days. If you've been flooded, ring your insurance company as soon as possible.
Meteorological Office Weather Warnings	Warnings of heavy rainfall. Warnings of severe winter weather e.g. hail, snow, freezing rain.	Consider the impact of this type of weather – e.g. this could lead to surface water flooding, ground water flooding, increased river and sea levels.

SIGN UP TO FLOOD WARNINGS DIRECT

Additional Guidance

Gov.UK:	<u>Prepare for a Flood</u>
Gov.UK:	<u>Preparing for Emergencies</u>
Environment Agency:	<u>Flood Warnings Direct</u>
Meteorological Office:	<u>Weather Warnings</u>

River Levels Information on river levels within the Salisbury area can be checked online for the following gauges:

1 River Wylfe - South Newton: <https://flood-warning-information.service.gov.uk/station/3327?direction=u>

2 Summer lock Stream - Salisbury Ashley Road: <https://flood-warning-information.service.gov.uk/station/3374?direction=u>

3 River Avon - Salisbury Harnham Bridge: <https://flood-warning-information.service.gov.uk/station/3375?direction=u>

4 River Bourne at Laverstock: <https://flood-warning-information.service.gov.uk/station/3319?direction=u>

5 River Nadder - Wilton: <https://flood-warning-information.service.gov.uk/station/3329?direction=u>

6 River Avon - Amesbury: <https://flood-warning-information.service.gov.uk/station/3325?direction=u>

Gaugemap: <http://www.gaugemap.co.uk/#!Map/Search/LocationText/salisbury>