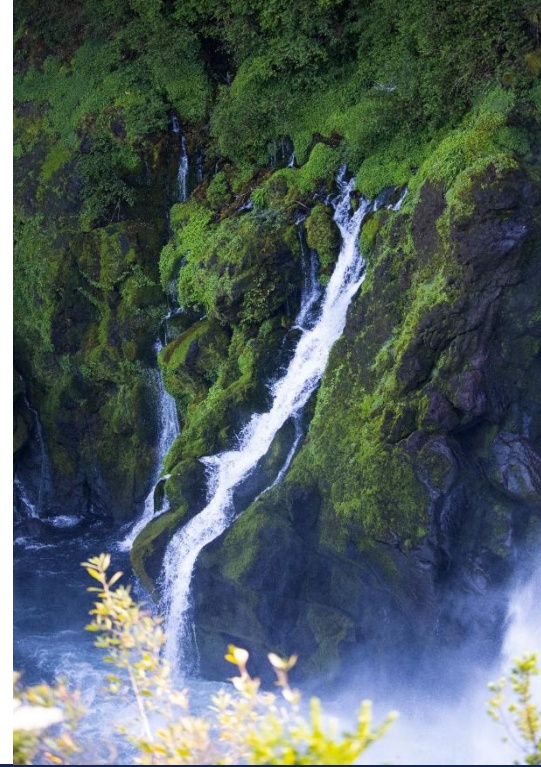




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Flood Risk Assessment AEG9125_SP2_Salisbury_07

Site Address: Armishaws
Netherhampton Road
Salisbury
Wiltshire
SP2 8RA

UK Experts in Flood Modelling, Flood Risk
Assessments, and Surface Water Drainage Strategies

degadea
water, civils and environment

Document Issue Record

Project: Flood Risk Assessment

Prepared for: Esdon Architecture

Reference: AEG9125_SP2_Salisbury_07

Site Location: Armishaws, Netherhampton Road, Salisbury, Wiltshire, SP2 8RA

Issue	Date	Author	Check	Auth.	Comments
1	22/12/2025	Abbie Betts	DMC	NB	First issue
2	21/01/2026	Abbie Betts			Second Issue - Updated site plans added to report.

Please Note:

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Summary

Development Description	Existing	Proposed
Development Type	Commercial premises	A mixed-use commercial development including a convenience/food retail unit, a drive-through coffee unit, two B8 units with ancillary office use, and the retention of an existing B8 warehouse, along with associated parking, access, and servicing arrangements
EA Vulnerability Classification	Less Vulnerable	No change.
Ground Floor Level	A topographic survey indicates that ground levels across the site range from approximately 48.08m AOD in the northern part of the site to 49.26m AOD in the southern part of the site.	No change.
Surface Water Drainage	N/A ¹	A surface water drainage strategy is being produced to ensure that surface water runoff from the proposed development is managed sustainably for the 1 in 100 year plus climate change event. This will be added to the FRA report upon completion.
Site Size	Approx. 10,700m ²	No change
Risk to Development	Summary	Comment
EA Flood Zone	Flood Zone 1	
Flood Source	N/A	The site is located within Flood Zone 1 and is at low risk of flooding from all analysed sources.
SFRA Available	Wiltshire Council Level 1 Strategic Flood Risk Assessment (Wiltshire Council, 2024)	
Management Measures	Summary	Comment
Ground floor level above extreme flood levels	Yes	The site is located within Flood Zone 1 and is at low risk of flooding from all analysed sources.
Safe Access/Egress Route	Yes	Safe access and egress can be maintained during all present-day and climate change scenarios.

Flood Resilient Design	N/A	The site is located within Flood Zone 1 and is at low risk of flooding from all analysed sources.
Site Drainage Plan	Yes	A surface water drainage strategy is being produced to ensure that surface water runoff from the proposed development is managed sustainably for the 1 in 100 year plus climate change event. This will be added to the FRA report upon completion.
Flood Warning and Evacuation Plan	N/A	Recommended that occupier monitor Met Office Weather Warnings for extreme weather events.
Offsite Impacts	Summary	Comment
Displacement of floodwater	Negligible	The site is located within Flood Zone 1 and is at low risk of flooding from all analysed sources.
Increase in surface run-off generation	Negligible	A surface water drainage strategy is being produced to ensure that surface water runoff from the proposed development is managed sustainably for the 1 in 100 year plus climate change event. This will be added to the FRA report upon completion.
Impact on hydraulic performance of channels	Negligible	The closest watercourse to the site is located approximately 520m north.

¹ not required for this assessment

² data not available.

1. Introduction

- 1.1. Aegaea were commissioned by Esdon Architecture to undertake a Flood Risk Assessment (FRA) to facilitate a full planning application for the proposed development. This FRA has been prepared in accordance with the requirements set out in the National Planning Policy Framework (NPPF) and the associated Planning Practice Guidance.
- 1.2. This FRA is intended to support a full planning application and as such the level of detail included is commensurate and subject to the nature of the proposals.

Site Overview

- 1.3. The site of the proposed development is Armishaws, Netherhampton Road, Salisbury, Wiltshire, SP2 8RA (Figure 1). The existing site consists of a commercial warehouse in the south-west with associated access road, storage yard, car parking, and planted areas across the remainder of the site.

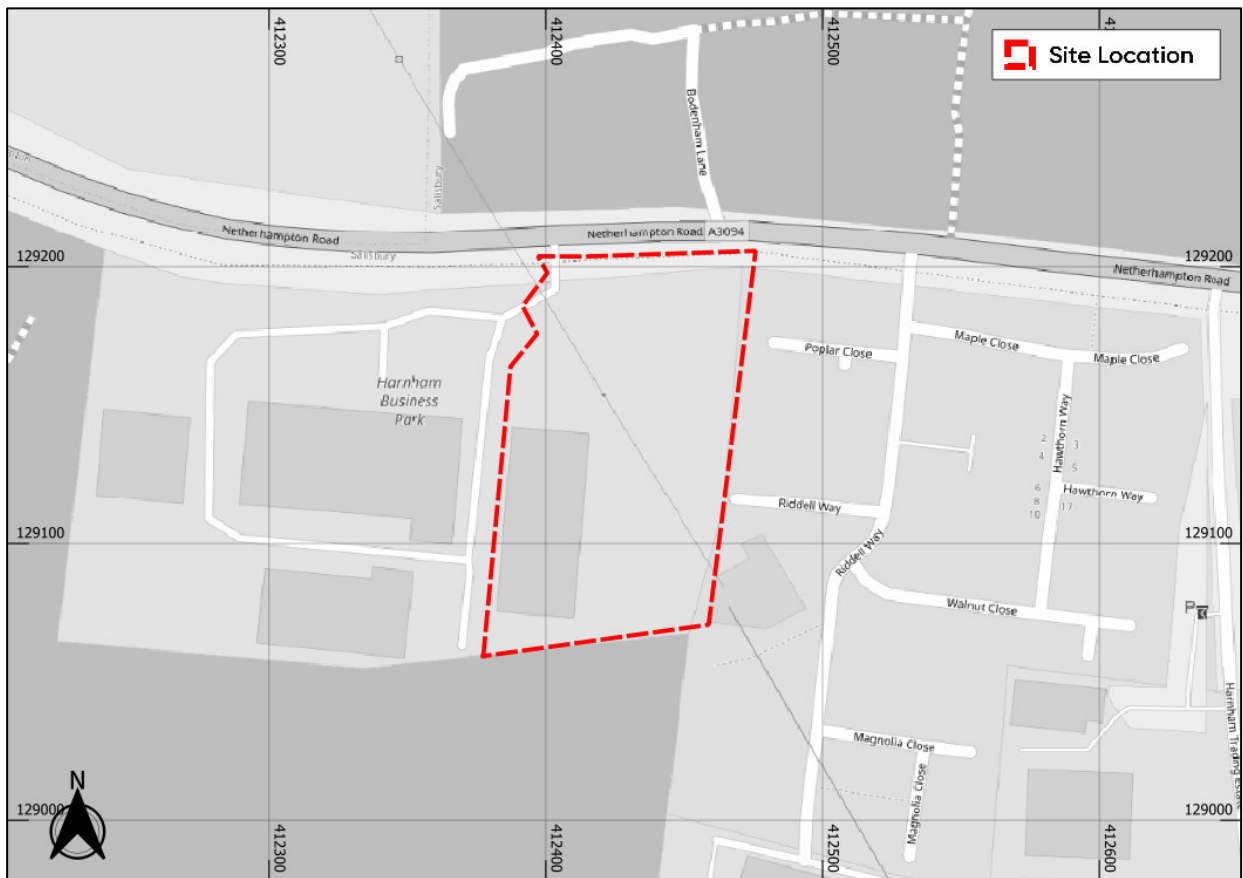


Figure 1: Site Location (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors)

- 1.4. The client is seeking full planning permission for a mixed-use commercial development including a convenience/food retail unit, a drive-through coffee unit, two B8 units with ancillary office use, and the retention of an existing B8 warehouse, along with associated parking, access, and servicing arrangements (Wiltshire Ref PL/2025/05762).
- 1.5. A topographic survey was undertaken by Esdon Architecture in 2025 (Appendix B). The survey indicates that ground levels across the site range from approximately 48.08m AOD in the north-west to 49.26m AOD in the southern part of the site. It is noted that the topographic survey does not cover the entirety of the site. The topography for the eastern extent of the site have been assessed with Environment Agency Light Detection and Ranging (LiDAR) data Digital Terrain Model (Figure 2). Levels in the east of the site range between 47.75m AOD and 48.68m AOD.

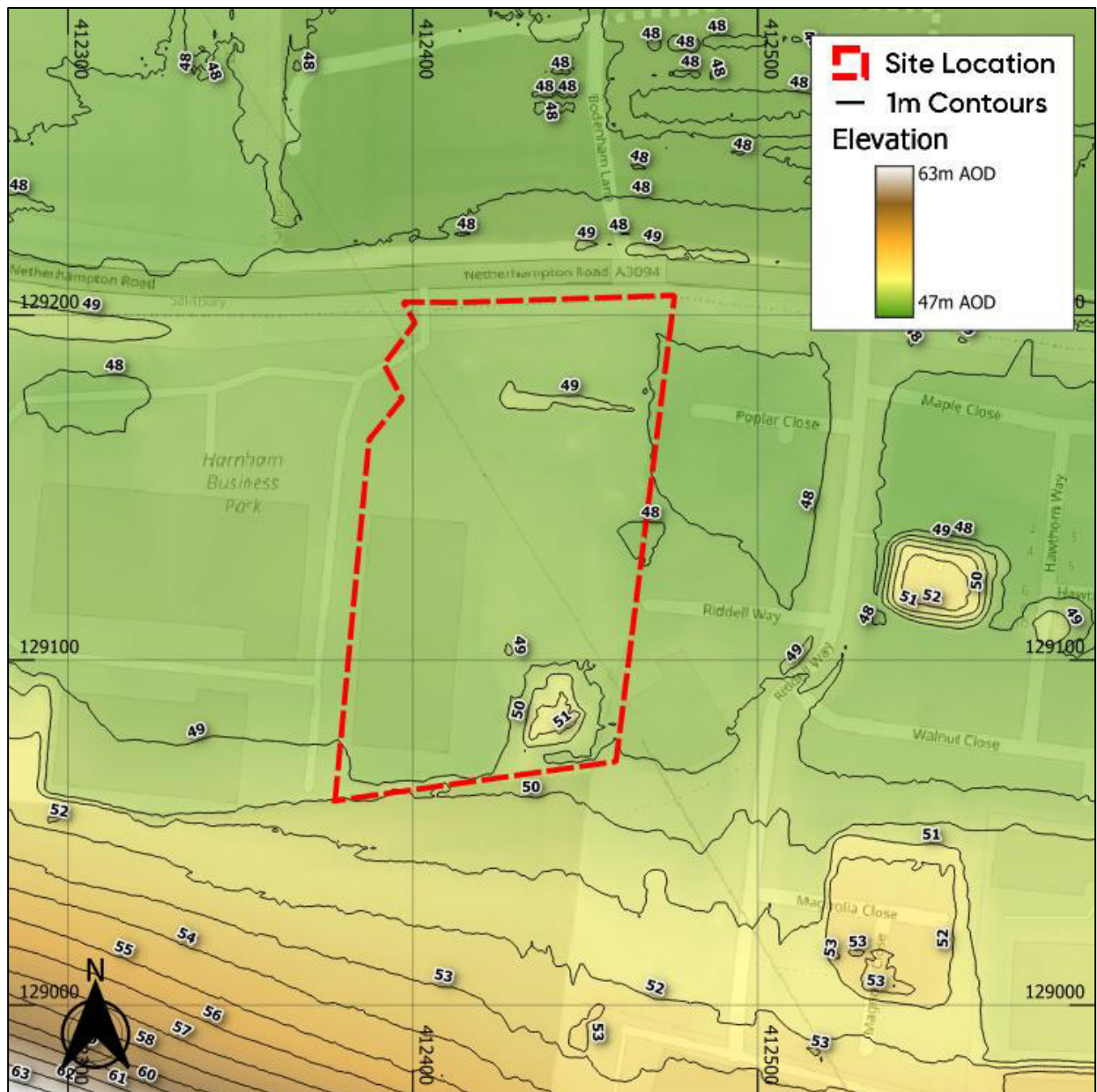


Figure 2: Site Topography (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

- 1.6. Wiltshire Council is the Local Planning Authority (LPA) for the site and also the designated Lead Local Flood Authority (LLFA). The site sits within the Environment Agency's Wessex region.

Planning Policy and Guidance

- 1.7. UK government planning guidance states¹ that an FRA is required for developments which are:

- *in flood zone 2 or 3 including minor development and change of use*
- *more than 1 hectare (ha) in flood zone 1*
- *less than 1 ha in flood zone 1, including a change of use in development type to a more vulnerable class (for example from commercial to residential), where they could be affected by sources of flooding other than rivers and the sea (for example surface water drains, reservoirs)*
- *in an area within flood zone 1 which has critical drainage problems as notified by the Environment Agency*

- 1.8. The site is located within Flood Zone 1; however, it has an area greater than one hectare. In accordance with UK Government planning guidance, a Flood Risk Assessment (FRA) is therefore required to support the proposed development.

- 1.9. The objective of this FRA is to demonstrate that the proposals are acceptable in terms of flood risk. This report summarises the findings of the study and specifically addresses the following issues in the context of the current legislative regime:

- Fluvial/tidal flood risk
- Surface water flood risk
- Risk of flooding from other sources

¹<https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications#when-you-need-an-assessment>

2. Planning Policy

- 2.1. Inappropriate development in a flood risk area could pose significant risk in terms of personal safety and damage to property for the occupiers of the development or for people elsewhere. The approach taken in the assessment of flood risk at the planning stage is set out in national, regional, and local planning policy and associated guidance. This section summarises the key policies and guidance relevant to the proposed development.

National Planning Policy Framework (NPPF)

- 2.2. The National Planning Policy Framework² (NPPF) (MHCLG, 2024) which includes UK Government policy on development and flood risk states:

170. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

176. Applications for some minor development and changes of use should also not be subject to the sequential test, nor the exception test [set out below], but should still meet the requirements for site-specific flood risk assessments set out in footnote 63.

181. When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;*
- b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;*
- c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;*
- d) any residual risk can be safely managed; and*
- e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.*

- 2.3. Footnote 63 of the NPPF states:

²<https://www.gov.uk/guidance/national-planning-policy-framework>, last updated Dec 2024

A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.

2.4. Flood Zones in England are defined as follows:

Table 1: Flood Zone Definitions

Flood Zone	Definition
Zone 1 Low Probability	Land having less than 1 in 1,000 annual probability of river or sea flooding (all land outside Zones 2 and 3).
Zone 2 Medium Probability	Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding.
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding.
Zone 3b The Functional Floodplain	This zone comprises land where water from rivers or the sea has to flow or be stored in times of flood. The identification of functional floodplain should take account of local circumstances and not be defined solely on rigid probability parameters. Functional floodplain will normally comprise: land having a 3.3% or greater annual probability of flooding, with any existing flood risk management infrastructure operating effectively; or land that is designed to flood (such as a flood attenuation scheme), even if it would only flood in more extreme events (such as 0.1% annual probability of flooding). Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map)

- 2.5. An FRA should be appropriate to the scale, nature, and location of the development. It should identify and assess the risk from all sources of flooding to and from the development and demonstrate how any flood risks will be managed over the lifetime of the development.
- 2.6. An assessment of hydrological impacts should be undertaken, including to surface water runoff and impacts to drainage networks in order to demonstrate how flood risk to others will be managed following development and taking climate change into account.
- 2.7. The Planning Practice Guidance, which was substantially revised in March 2015 in relation to drainage, requires that sustainable drainage systems (SuDS) should be considered and

included where practicable, in line with Defra Technical Standards³. At the time of writing, a Surface Water Drainage Strategy for the site is currently being prepared and will be incorporated into this Flood Risk Assessment as a separate section upon completion.

Local Plan

2.8. The Local Plan prepared by the Local Planning Authority, Wiltshire Council, sets out the policies for development in the local area.

2.9. Policy 95 Flood risk outlines the requirements for new development within the area. It states:

- *The council will follow a sequential approach to flood risk management, in line with national policy and guidance. All development proposals will be required to consider the effect of the proposed development on flood risk from all sources, both on and offsite, commensurate with the scale and impact of the development.*
- *Where required, a Site-Specific Flood Risk Assessment, Surface Water Drainage Strategy and Groundwater Assessment should be conducted. This must take account of all flood risk sources and cumulative effects and should incorporate suitable flood risk measures to account for site conditions.*
- *All new development, including where appropriate retrofitting proposals, will include measures to reduce the rate of rainwater run-off and incorporate sustainable drainage systems (SuDS).*
- *All major development should achieve a 20% betterment on greenfield runoff rates whereby runoff is managed as close to the source as possible, in line with the surface water discharge hierarchy.*
- *The drainage strategy must ensure that flood risk is addressed to flood depths for a 1 in 100-year storm event plus climate change in line with Environment Agency guidance.*
- *The drainage strategy must demonstrate that development proposals will remain safe during a flood event throughout its lifetime and consider access, egress and emergency exit routes.*
- *The Drainage Strategy must recognise and demonstrate opportunities for SuDS to provide other multiple benefits.*
- *The drainage strategy should be informed by the council's Green and Blue Infrastructure Strategy, the Climate Change Adaptation Plan, and the*

3 Technical Standards Accessed Online

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/415773/sustainable-drainage-technical-standards.pdf

Wiltshire Design Guide as these all provide guidance on SuDS by incorporating the synergistic benefits and a nature-based approach, dealing with runoff onsite where possible and avoiding methods such as culverting which alters the natural formation of watercourses.

2.10. Policy 67 Flood Risk outlines the requirements for new development within the area. It states:

- *Development proposed in Flood Zones 2 and 3 as identified within the Strategic Flood Risk Assessment will need to refer to the Strategic Housing Land Availability Assessment when providing evidence to the local planning authority in order to apply the sequential test in line with the requirements of national policy and established best practice.*
- *All new development will include measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground (sustainable urban drainage) unless site or environmental conditions make these measures unsuitable.*

Sequential and Exception Tests

2.11. The Sequential and Exception Tests are applied in specific cases defined by UK Government policy. Their purpose is to drive development to areas of low flood risk and to support developments which improve flood risk for developments in areas at risk of flooding.

Sequential Test

2.12. The site is located within Flood Zone 1, which represents land at the lowest probability of fluvial and tidal flooding. The proposed development is for a mixed-use commercial development including a convenience/food retail unit, a drive-through coffee unit, two B8 units with ancillary office use, and the retention of an existing B8 warehouse, along with associated parking, access, and servicing arrangements.

2.13. In accordance with paragraph 175 of the National Planning Policy Framework (NPPF, 2024):

The Sequential Test should be used in areas known to be at risk now or in the future from any form of flooding, except in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk).

2.14. The Flood Risk Assessment confirms that the proposed development is located within Flood Zone 1 and is therefore at the lowest risk of fluvial and tidal flooding and is also considered to be at low risk from all other analysed sources of flooding. Therefore, the Sequential Test is not required in this case.

Exception Test

- 2.15. The Exception Test is applied to sites based on the Flood Zone and the nature of the development. As the proposed development consists of commercial premises it would be classed as 'Less Vulnerable' in line with government development use classes.
- 2.16. The Flood Risk Vulnerability Classification table⁴ provided below in Table 2 shows which vulnerabilities are appropriate in each Flood Zone.
- 2.17. The proposed development sits within Flood Zone 1 and the proposed development is categorised as 'Less Vulnerable'. Table 2 shows Flood Zone 1 is an appropriate location for 'Less Vulnerable' uses without the need for an Exception Test.

Table 2: Flood risk vulnerability and flood zone 'incompatibility'

Flood Zones	Flood Risk Vulnerability Classification				
	Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a	Exception Test required	x	Exception Test required	✓	✓
Zone 3b	Exception Test required	x	x	x	✓

Summary

- 2.18. This flood risk assessment has been prepared with due consideration to the above local and national policy.

⁴ <https://www.gov.uk/guidance/flood-risk-and-coastal-change#table2>

3. Consultation and Review

Documents and Online Mapping

- 3.1. Local Governments and Lead Local Flood Authorities provide documents which contain data and policies on flood risk and new development in their areas. These documents are introduced and briefly summarised below. For the purposes of this FRA, these documents have been reviewed for relevant information and any relevant data is discussed within the appropriate sub heading of this report.
- 3.2. The following sources of information have been reviewed for this assessment:
- Flood Map for Planning on the Environment Agency website <https://flood-map-for-planning.service.gov.uk/>
 - Long Term Flood Risk Information on the Environment Agency website <https://www.gov.uk/check-long-term-flood-risk>
 - National Planning Policy Framework (NPPF) (Ministry of Housing, Communities and Local Government, 2024)
 - Planning Practice Guidance - Flood Risk and Coastal Change (Ministry of Housing, Communities and Local Government, 2022)
 - Geoindex Onshore (British Geological Survey, 2024)
 - Wiltshire Local Plan 2020-2038, Regulation 19 (Wiltshire Council, emerging 2023)⁵ and Wiltshire Core Strategy (Wiltshire Council, 2015)⁶
 - Preliminary Flood Risk Assessment Addendum (Wiltshire Council, 2017)⁷ and Preliminary Flood Risk Assessment (Wiltshire Council, 2011)⁸
 - Wiltshire Council Level 1 Strategic Flood Risk Assessment (Wiltshire Council, 2024)⁹
 - Wiltshire Local Flood Risk Management Strategy (Wiltshire Council, 2015)¹⁰

5 https://www.wiltshire.gov.uk/media/11976/Wiltshire-Local-Plan-Pre-Submission-Draft-2020-2038-Regulation-19/pdf/Wiltshire_Local_Plan_Reg_19_web_accessible_version.pdf

6 <https://www.wiltshire.gov.uk/planning-policy-core-strategy>

7 https://assets.publishing.service.gov.uk/media/5accb54640f0b617df3356c9/PFRA_Wiltshire__County_Council_2017.pdf

8 https://www.wiltshire.gov.uk/media/203/Wiltshire-preliminary-flood-risk-assessment/pdf/Flood_Risk_Assessment_-_Appendix_1.pdf

9 https://www.wiltshire.gov.uk/media/14497/SD67-Wiltshire-Level-1-Strategic-Flood-Risk-Assessment-2024/pdf/SD67_Wiltshire_Level_1_Strategic_Flood_Risk_Assessment_2024.pdf

10 <https://www.wiltshire.gov.uk/media/204/Wiltshire-local-flood-risk-management-strategy/pdf/Flood-risk-management-strategy-civil-emergencies.pdf>

Preliminary Flood Risk Assessment (PFRA)

- 3.3. The PFRA, published in 2011 and 2017, is a high-level appraisal of flood risk across Lead Local Flood Authority Wiltshire Council. The flood risk from all sources, including fluvial, surface water, groundwater, and surcharged sewers is evaluated. It is the basis upon which the Local Flood Risk Management Strategy is produced.
- 3.4. The PFRA summarises historical flood incidents in Wiltshire Council. The site is not recorded as having been affected by any flood event.

Strategic Flood Risk Assessment (SFRA)

- 3.5. The SFRA, published in 2024, provides the evidence base for the Local Planning Authority Wiltshire Council Local Plan and guidance for consideration when determining planning applications. The SFRA seeks to place new development into areas of lower flood risk taking into account current flood risk, future flood risk, and the effect a proposed development would have on the risk of flooding.
- 3.6. The SFRA mapping provided by Wiltshire Council has been used throughout production of this report as a source of information, particularly pertaining to historical flood incidents.

Local Flood Risk Management Strategy (LFRMS)

- 3.7. The Local Flood Risk Management Strategy sets out roles and responsibilities for flood risk management, assesses the risk of flooding in the area, where funding can be found to manage flood risk, and the policies, objectives, and actions of the Lead Local Flood Authority.
- 3.8. The Wiltshire Council LFRMS is used within this report to identify any flood management infrastructure and historical incidences of flooding.

4. Sources of Flood Risk

Fluvial

- 4.1. Flooding from watercourses arises when flows exceed the capacity of the channel, or where a restrictive structure is encountered, resulting in water overtopping the banks into the floodplain.

Main Rivers and Ordinary Watercourses

- 4.2. The closest Main River to the site is the River Nadder, located approximately 520m north-east of the site. There are no other watercourses in vicinity of the site as per OS mapping.

EA Flood Map for Planning

- 4.3. According to the Environment Agency Flood Map for Planning, the site is located within Flood Zone 1 (Figure 3). Flood Zone 1 is defined as land having a low probability of flooding from rivers or the sea, with an annual exceedance probability of less than 0.1% (i.e. less than a 1 in 1000 year event). The closest Flood Zone to the site is an area of Flood Zone 2, which is located approximately 140m north of the site, associated with the River Nadder.
- 4.4. Review of the Environment Agency Flood Zones plus Climate Change Allowance Extents dataset indicates that the site remains outside the modelled climate change flood extents, and future fluvial flood risk to the site is not expected to increase under projected climate change conditions.

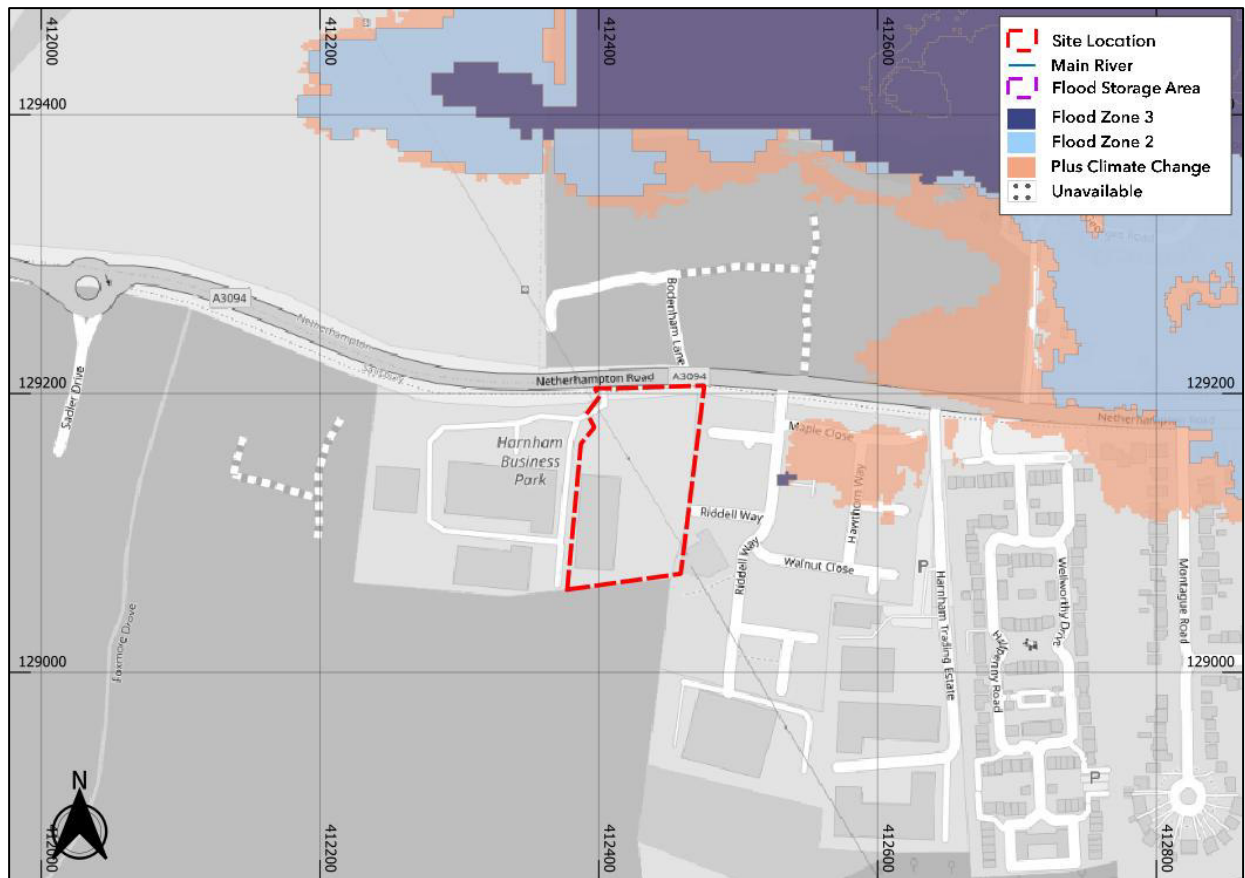


Figure 3: EA Flood Map for Planning (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

Historical Fluvial Flooding

- 4.5. According to the EA's recorded flood outlines and historic flooding datasets, the site has not been historically impacted by fluvial flooding (Figure 4). The closest recorded historic flood event to the site occurred approximately 215 m to the north during the winter of 2013/2014, when flooding arose as a result of the River Nadder exceeding its channel capacity.

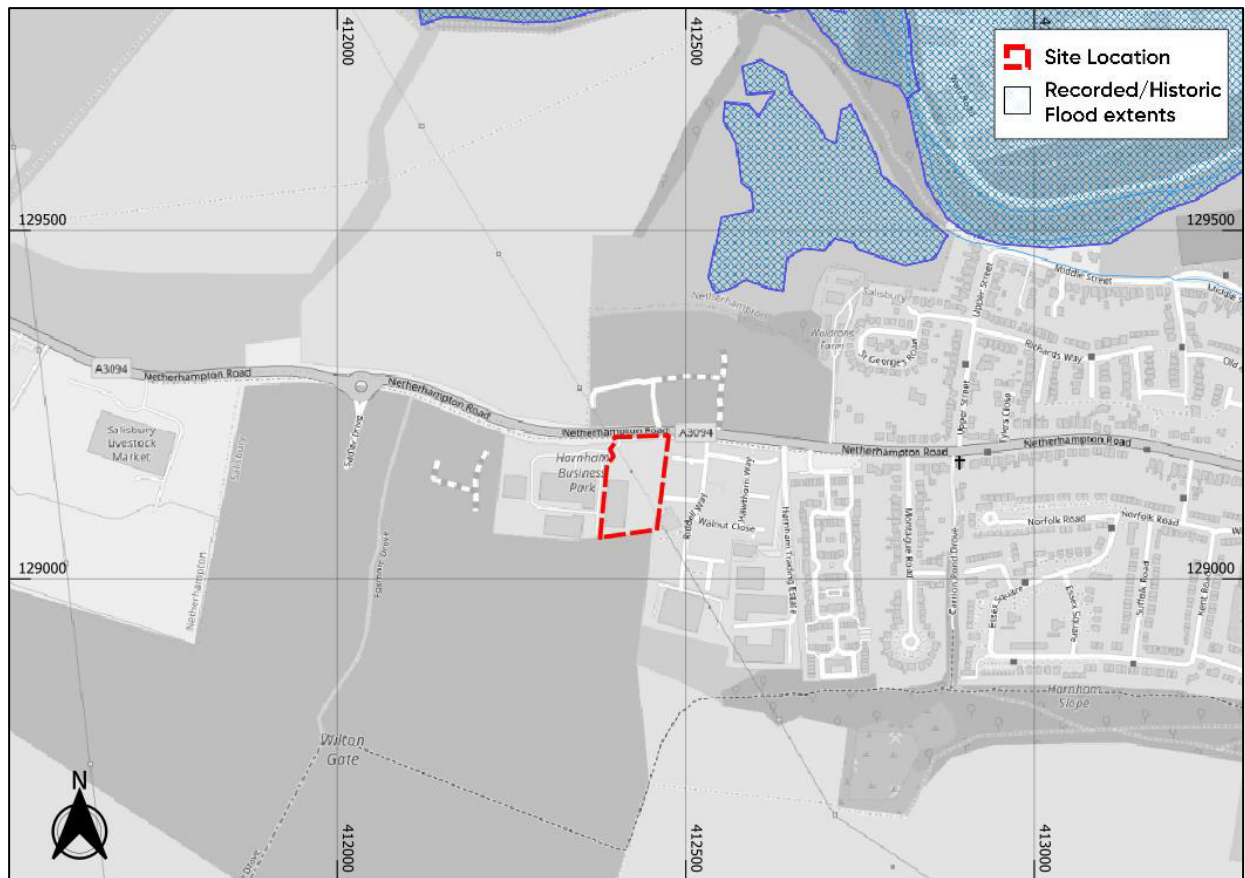


Figure 4: EA Historic Flood Mapping (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

Salisbury Flood Risk Mapping Model (2019)

- 4.6. The Environment Agency has provided the Salisbury Flood Risk Mapping hydraulic model (2019), which was produced by JBA Consulting on behalf of the Environment Agency. The model comprises a Flood Modeller–TUFLOW hydraulic model and forms the basis for assessing fluvial flood risk within the Salisbury area, including the River Avon and River Nadder catchments.
- 4.7. Review of the Environment Agency Salisbury Flood Risk Mapping hydraulic model indicates that the site is located outside of all modelled present-day and climate change fluvial flood extents, as shown on Figure 5. Netherhampton Road, located to the north of the site, is also shown to be outside of all modelled present-day and climate change flood extents.
- 4.8. The site is therefore located outside the floodplain associated with the River Nadder and is not expected to be impacted by flooding from the River Nadder under either present-day or future climate change scenarios.

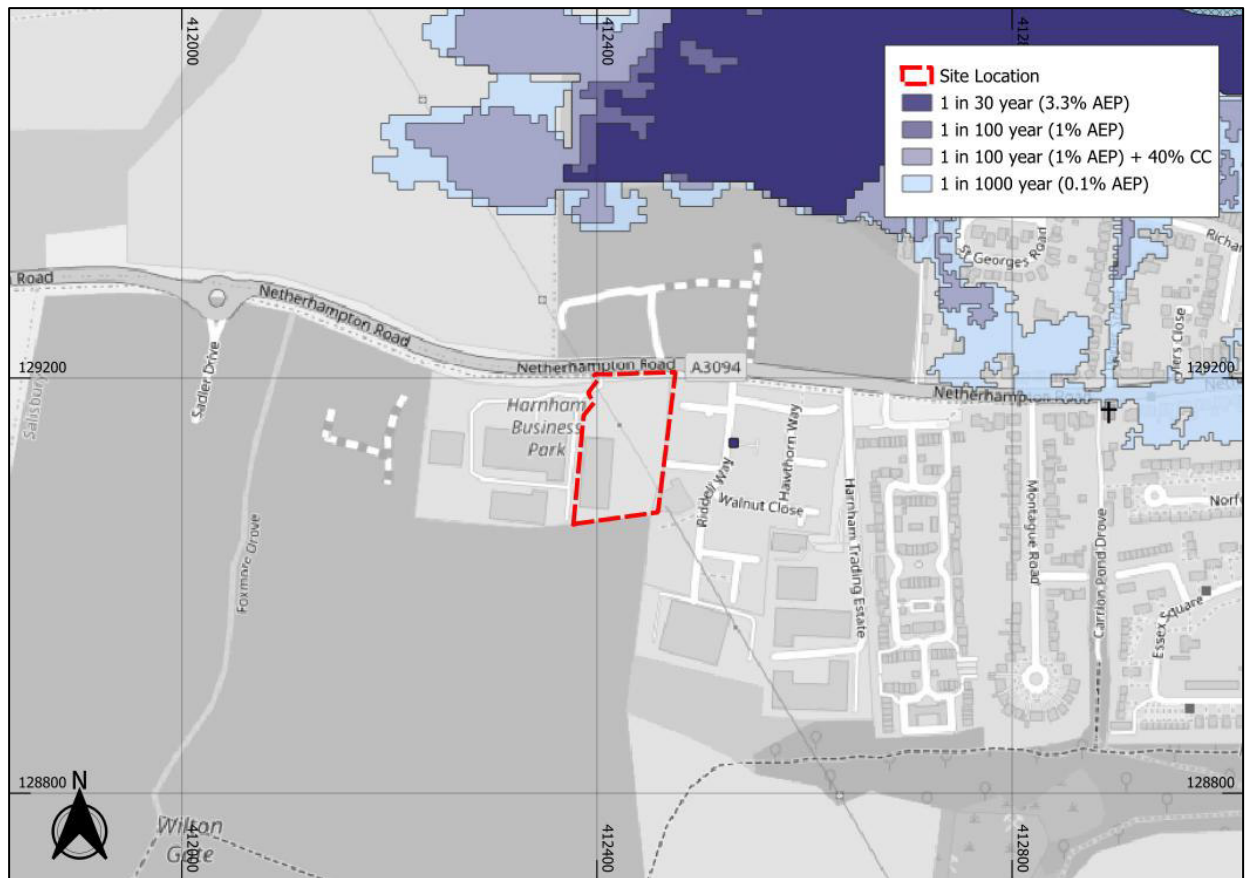


Figure 5: Present Day and Climate Change Modelled Flood Extents - Salisbury Flood Risk Mapping Model (2029).

Fluvial Flood Risk Summary

- 4.9. The site is located within Flood Zone 1. The nearest Main River, the River Nadder, is located approximately 520 m to the north-east, and the site has not been historically affected by fluvial flooding. Review of the Environment Agency Flood Map for Planning, historic flood records, and the Salisbury Flood Risk Mapping hydraulic model confirms that the site is located outside all modelled present-day and climate change flood extents.
- 4.10. Based on the information reviewed, the site is considered to have a low risk of fluvial flooding.

Tidal

- 4.11. Tidal flooding occurs when a high tide and high winds combine to elevate sea levels. An area behind coastal flood defences can still flood if waves overtop the defences or break through them. Tidal flooding can also occur a long way from the coast by raising river levels. Water may overtop the riverbank or river defences when tide levels are high.
- 4.12. The site is a significant distance from any tidal source, approximately 38km, and above the anticipated extreme tidal levels, even when considering the impacts of climate change.
- 4.13. The risk of flooding from tidal sources is therefore considered to be low.

Canals

- 4.14. The Canal and River Trust (CRT) generally maintains canal levels using reservoirs, feeders, and boreholes and manages water levels by transferring it within the canal system.
- 4.15. According to UK CRT Network mapping¹¹, there are no canals identified within 1km of the site.
- 4.16. The risk of flooding to this site from canals is therefore considered to be low.

Pluvial

- 4.17. Pluvial flooding can occur during prolonged or intense storm events when the infiltration potential of soils, or the capacity of drainage infrastructure is overwhelmed leading to the accumulation of surface water and the generation of overland flow routes.
- 4.18. The National Flood Risk Assessment (NaFRA2), has updated the Risk of Flooding from Surface Water (RoFSW) products, which shows the likelihood of flooding from surface water to areas of land. The RoFSW products are an assessment of where surface water flooding may occur when rainwater does not drain away through normal drainage systems or soak into the ground but lies in or flows over the ground instead. It includes information about flooding extents and depths, including the potential impact of climate change on flood risk based on the latest UK climate projections (UKCP18).
- 4.19. Risk is displayed as one of three likelihood categories:
 - High - greater than or equal to 1 in 30 (3.3%) likelihood of flooding in any year.
 - Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) likelihood of flooding in any given year.
 - Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1000 (0.1%) likelihood of flooding in any given year.
- 4.20. The RoFSW depth mapping shows the annual likelihood of flooding (based on the three risk categories listed above) beyond a specific depth, for depths at the following intervals from 20cm to 120cm. The maps provide information on flood depths to show the likelihood that different depths of flooding could be reached or exceeded¹² :
 - 0.2m, 0.3m, 0.6m, 0.9m, 1.2m
- 4.21. Review of present day and climate change extents are similar, thus the 'worst -case' scenario climate change extents and modelling have been assessed below.

¹¹ <https://canalrivertrust.org.uk/canals-and-rivers>

¹² <https://www.gov.uk/government/publications/flood-risk-maps-for-surface-water-how-to-use-the-map/risk-of-flooding-from-surface-water-understanding-and-using-the-map>

RoFSW - Climate Change Analysis

- 4.22. Examination of the Environment Agency's climate change Risk of Flooding from Surface Water mapping plus climate change indicates that the majority of the site is located outside the high, medium, and low likelihood surface water flood extents, as shown in Figure 6.
- 4.23. There are 3no areas of high surface water flood risk shown on the mapping, located in the north-west of the site, in the south of the site, and along the south-western site boundary.
- 4.24. In addition, there is an area along the eastern boundary identified as having a medium risk of surface water flooding.

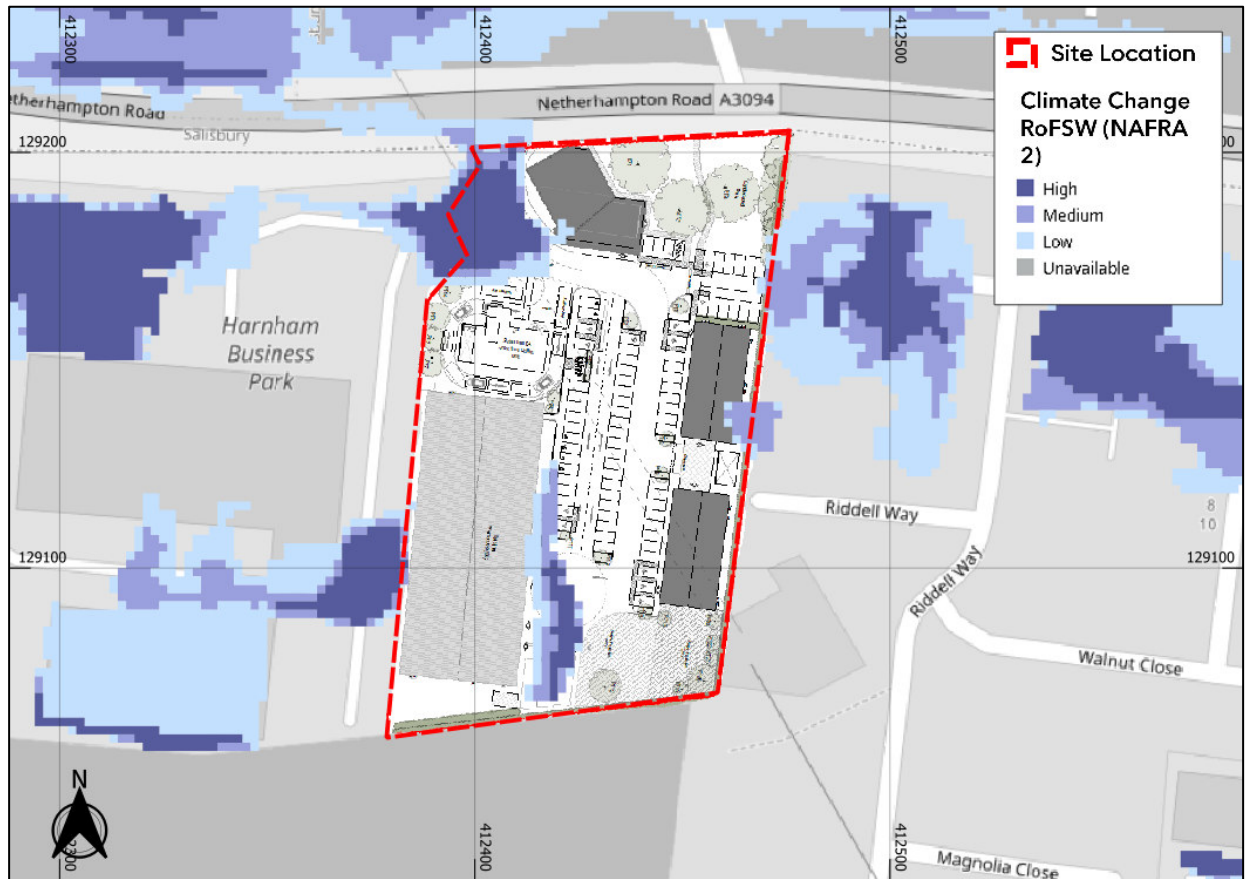


Figure 6: EA Surface Water Flood Risk Mapping – Climate Change (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

- 4.25. Surface water flood risk within the site is associated with a number of localised topographic depressions, which give rise to areas of ponding and shallow overland flow during intense rainfall events.
- 4.26. A high likelihood area is identified within the north-western part of the site, which corresponds to a localised topographic depression at the point of access for the site. During extreme rainfall events, this area is shown to convey surface water in a north-westerly direction, with potential floodwater encroaching towards and across Netherhampton Road.

- 4.27. A further high likelihood and medium likelihood area is identified within the southern part of the site, where a localised depression enables surface water to accumulate and pond during heavy rainfall events.
- 4.28. A high likelihood area is also shown along the western site boundary, which is associated with a broader topographic low that predominantly accumulates surface water to the west of the site, with only marginal encroachment within the site boundary itself.
- 4.29. In addition, a medium risk area is identified along the eastern site boundary, which is associated with a localised topographic depression resulting in shallow surface water ponding during extreme rainfall events.

Flood Depth Analysis

- 4.30. Analysis of the 0.2m flood depth interval mapping indicates that the majority of the site is located outside of the high, medium, and low likelihood extents of surface water flood depths exceeding 0.2m (Figure 7). The high risk area in the north-western part of the site is identified as having a low likelihood of flood depths exceeding 0.2m, with small isolated pixels within this zone shown to have a medium likelihood.
- 4.31. In addition, a limited area along the eastern boundary of the site is shown to have a medium likelihood of flood depths exceeding 0.2m.
- 4.32. Netherhampton Road, located to the north of the site, is shown to be located outside of all modelled flood depth intervals.

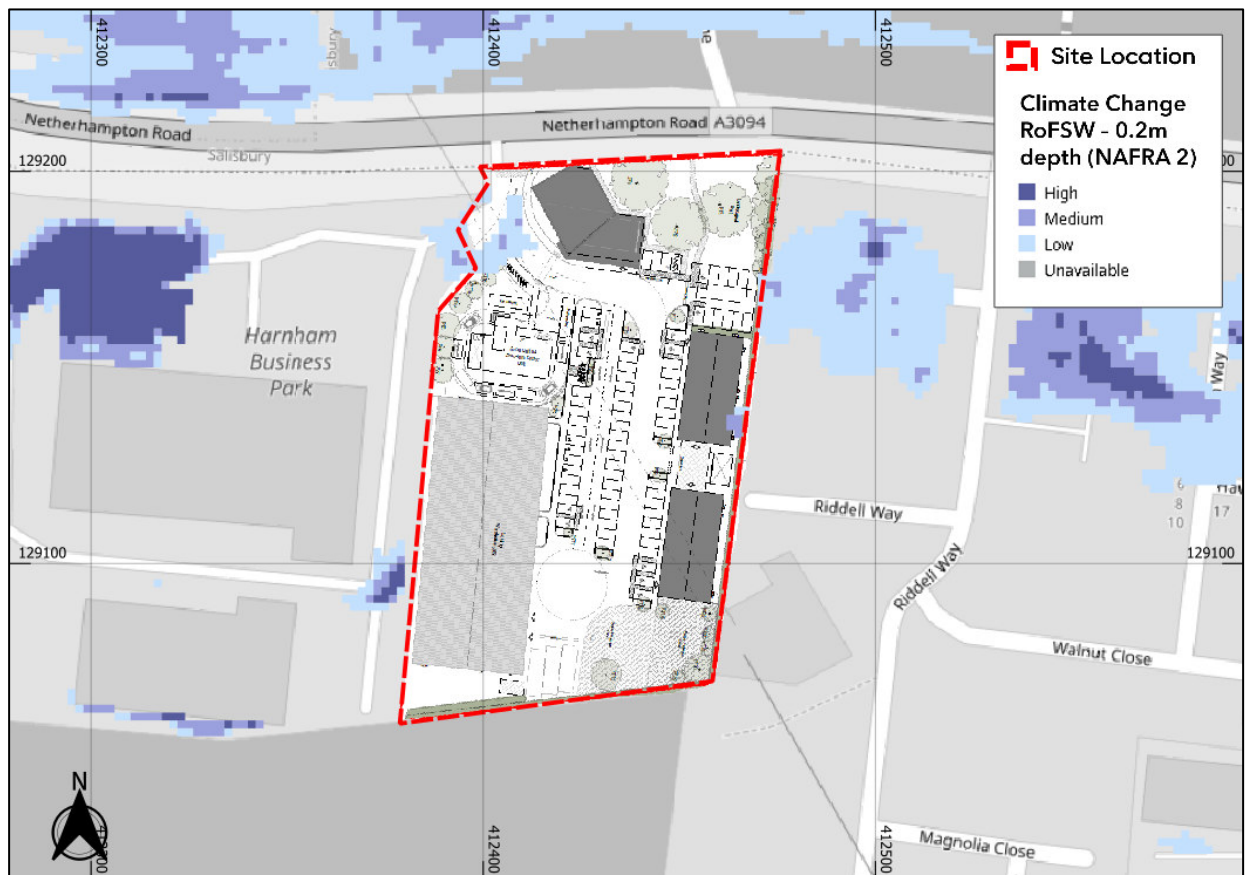


Figure 7: EA Surface Water Flood Risk Mapping – Climate Change 0.2m depth interval (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

- 4.33. Review of the higher flood depth intervals (0.3m, 0.6m, 0.9m and 1.2m) indicates that the site is located outside of all modelled low, medium, and high likelihood flood extents (Figure 8). Therefore, flood depths in the high likelihood area in the north-western corner of the site, comprising the access onto Netherhampton Road, are expected to remain below 0.2m, potentially reaching up to 0.3m, in isolated pixels.
- 4.34. Only a very small area along the eastern boundary of the site is shown to have a low likelihood of flood depths exceeding 0.3m. This area is currently undeveloped and comprises landscaped planting, which includes a topographic low point that is approximately 0.3m lower than surrounding ground. The small area of flood extent does not represent a defined flow route and is not indicative of widespread surface water flooding across the site.

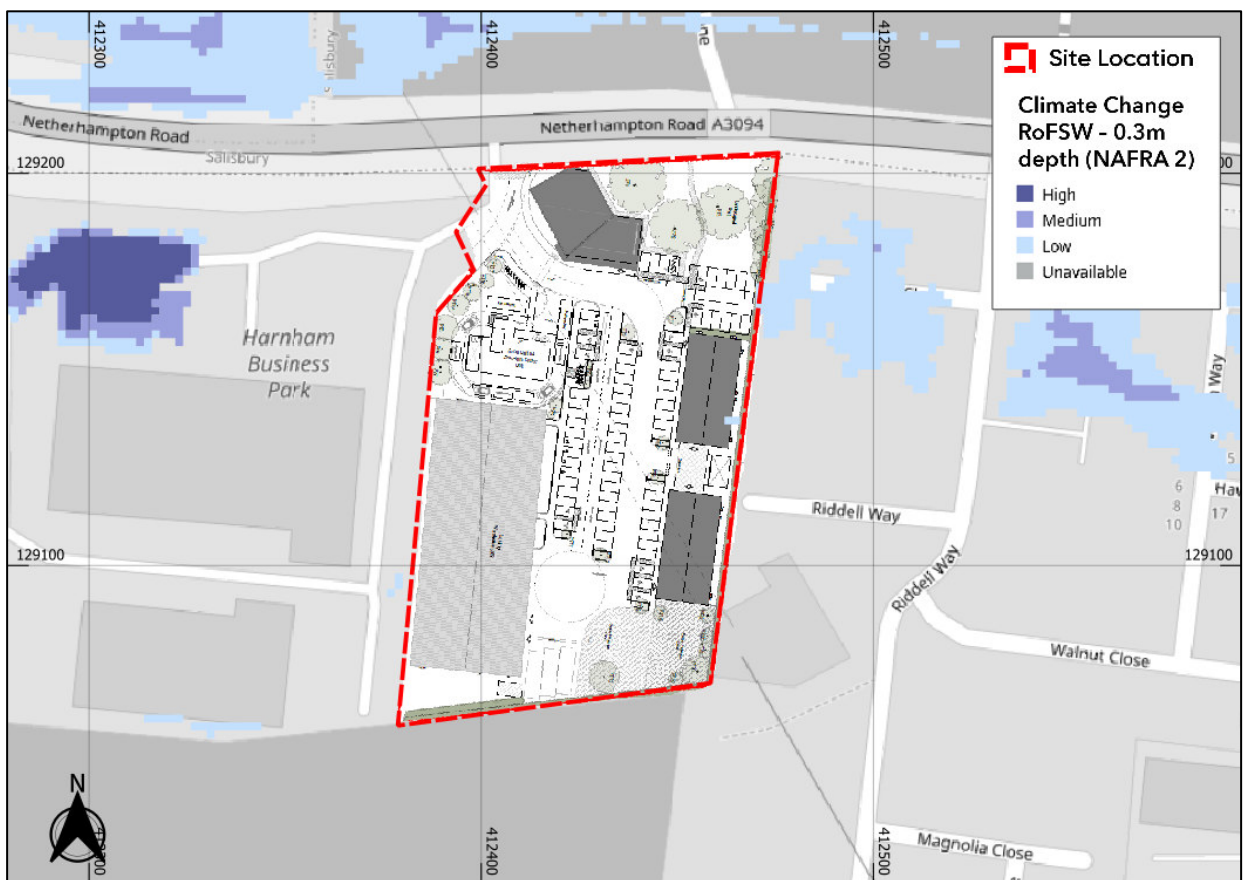


Figure 8: EA Surface Water Flood Risk Mapping – Climate Change 0.3m depth interval (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

- 4.35. The proposed development will involve re-profiling of ground levels to remove localised topographic depressions where necessary to facilitate the development, together with the introduction of a formal surface water drainage strategy. **This will ensure that surface water runoff is appropriately managed during extreme rainfall events and that the risk of surface water ponding is not increased as a result of the proposed development.**

- 4.36. In the north-western part of the site, surface water flood mapping indicates areas of shallow overland flow and localised ponding during extreme rainfall events. Flood depths in this area are generally limited to below 0.2 m, which is considered appropriate for both vehicular and pedestrian access in accordance with guidance on surface water flood hazard.
- 4.37. On this basis, while surface water flooding may occur within this part of the site during extreme events, the associated depths are shallow and do not represent a significant risk to site access or the safe movement of people and vehicles. The proposed re-profiling of ground levels and implementation of a formal surface water drainage strategy will ensure that these risks are appropriately managed and are not increased as a result of the proposed development.
- 4.38. On this basis, the limited surface water flood risk is low, does not pose a constraint to the proposed development, and will be appropriately managed as part of the detailed design.

Pluvial Flood Risk Review

- 4.39. Review of climate change surface water flood scenarios indicates that the majority of the site is located outside the EA's modelled surface water flood extents. There is a high risk area located in the north-western corner of the site at the site's access point, in the south of the site, and towards the western site boundary. There is a medium risk area along the site's eastern boundary. These areas are associated with topographic low points rather than forming part of flood flow routes.
- 4.40. Analysis of RoFSW depth mapping, indicates that flood depths along the site's access in the north-west of the site would generally be limited to 0.2m, with the potential for some isolated pixels experiencing flood depths up to 0.3m. These flood depths would be appropriate for vehicular or pedestrian access.
- 4.41. The other risk areas identified would have flood depths limited to 0.2m. The site located outside all higher flood depth intervals, and only very limited boundary areas shown to have a low likelihood of depths exceeding 0.3m. These topographic low points would be regarded as part of the development, removing the potential for rainwater to accumulate on site; which would be picked up and managed within the proposed surface water drainage strategy, post-development.
- 4.42. Therefore, based on the information reviewed, the risk of flooding from pluvial sources is considered to be low.

Reservoirs

- 4.43. Large waterbodies or reservoirs that have walls built above the surrounding ground level pose a risk of flooding. Walls could fail due to old age, accident, or because excess flood water has been added to the reservoir. Although a breach is unlikely the consequences would be significant, leading to rapid inundation of the downstream floodplain.
- 4.44. According to the EA's Flood Risk from Reservoirs mapping the site is outside of all wet day and dry day flood extents in the event of reservoir flooding (Figure 9).

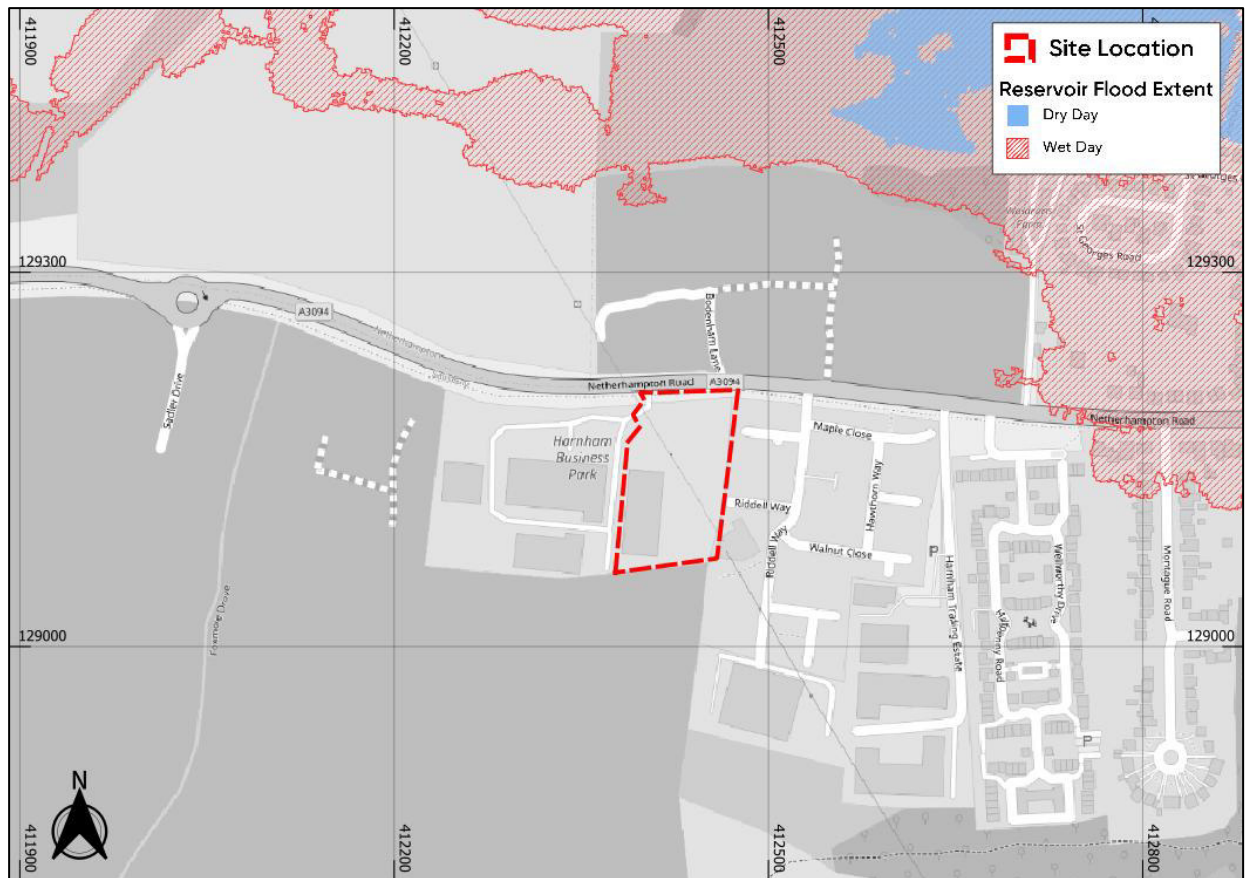


Figure 9: EA Reservoir Flood Risk Mapping (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). ©<https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

4.45. Therefore, based on the information reviewed, the site has a low risk of flooding from reservoirs.

Groundwater

- 4.46. Groundwater flooding occurs in areas where underlying geology is permeable, and water can rise within the strata sufficiently to breach the surface.
- 4.47. The British Geological Survey's (BGS) mapping shows that the superficial deposits underlying the site are defined as River Terrace Deposits, comprised of sand and gravel. The bedrock underlying the site is mapped as Seaford Chalk Formation.
- 4.48. The 2024 SFRA identifies Salisbury as an area that is potentially affected by groundwater flooding, largely due to its location within the Hampshire Avon catchment and the underlying chalk geology, which is known to be susceptible to elevated groundwater levels.
- 4.49. The SFRA includes the JBA Groundwater Emergence Map, which provides a strategic indication of areas where groundwater may emerge at or near the surface during extreme conditions. According to this mapping, the site lies within an area identified as having a potential risk of groundwater emergence to surface and subsurface assets (Figure 10).

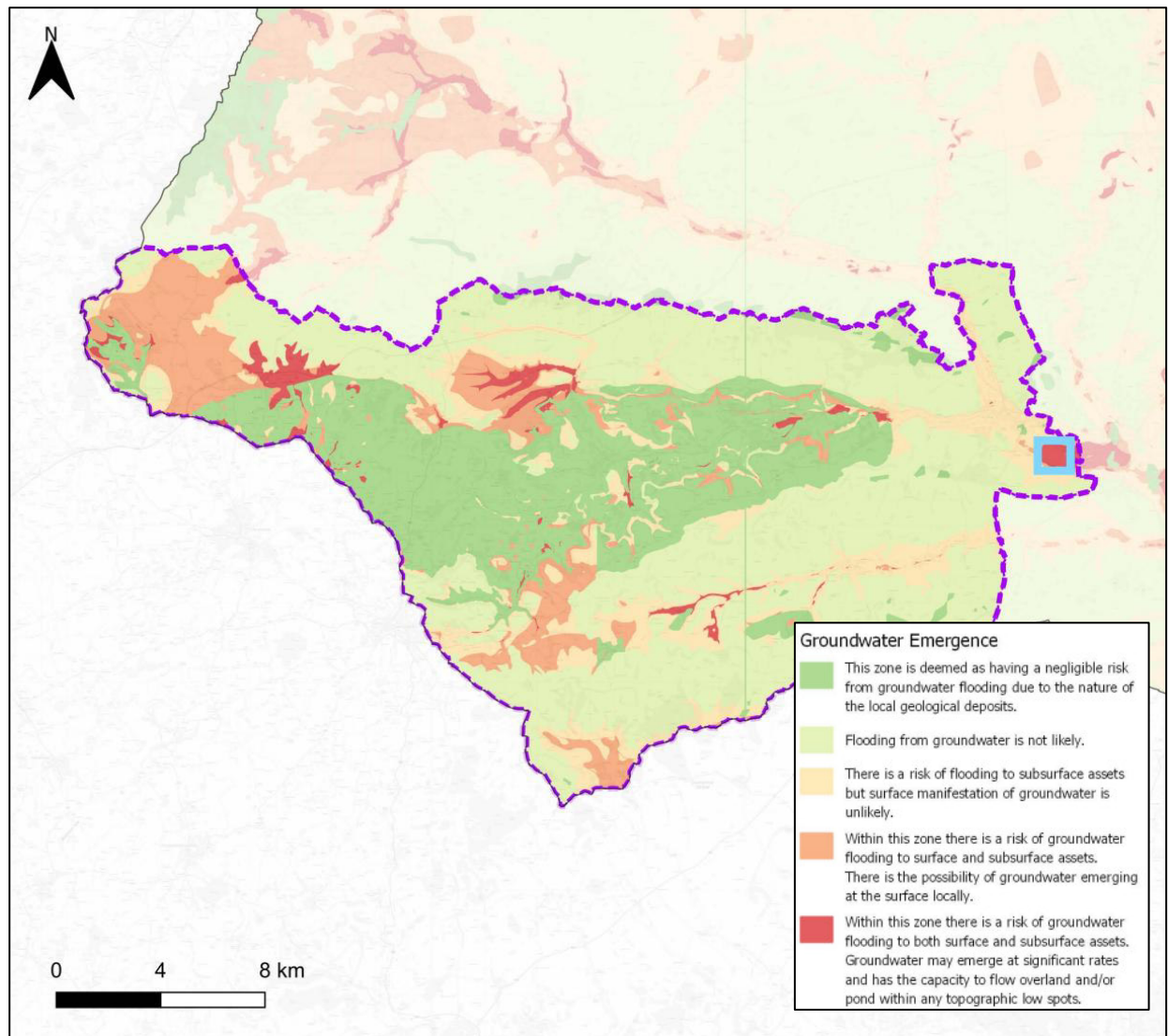


Figure 10: EA Reservoir Flood Risk Mapping (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). ©<https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

- 4.50. It should be noted that the mapping is intended for strategic, broad-scale assessment rather than site- or property-specific analysis. In addition, the SFRA does not indicate that the site itself has been historically impacted by groundwater flooding.
- 4.51. A historical BGS borehole located approximately 90 m west of the site (BGS Ref: SU12NW38) indicates that the site is underlain by approximately 7m of silty clay and chalk. Groundwater was encountered at approximately 3.61 m below ground level (bgl) at the time of drilling.
- 4.52. As the proposed development does not include basements, the risk of groundwater flooding to the site is considered to be low.

Sewers

- 4.53. Foul or surface water sewers can be a cause of flooding if the drainage network becomes overwhelmed, either by blockage or due to local development beyond the designed capabilities of the drainage system.
- 4.54. The 2024 SFRA provides historic sewer flooding incident data supplied by Thames Water and Southern Water, with Wessex Water data carried over from the previous SFRA.
- 4.55. The SFRA presents sewer flooding information at a strategic postcode level and indicates that one historic sewer flooding incident has been recorded within the SP2 8 postcode area. It is noted that this data is indicative only and does not provide property-specific detail, furthermore there is no evidence that the site was impacted during this event.
- 4.56. Based on this information, the development is therefore considered to be at low risk of flooding from sewers.

5. Flood Risk Mitigation

Pluvial

- 5.1. There are areas of high surface water flood risk identified within the site, notably along the proposed access, as per EA RoFSW mapping. The at-risk areas on site are shown to be associated with localised topographic depressions rather than forming part of overland flood flow routes.
- 5.2. Interrogation of the RoFSW depth mapping indicates that flood depths are generally limited to below 0.2m, which is appropriate for vehicular and pedestrian access. Levels at the other identified at-risk areas would be regarded to remove the localised topographic depressions, to avoid surface water ponding in these locations. Rainwater falling onto the site itself would be managed within the proposed surface water drainage strategy.
- 5.3. The risk of pluvial flooding to the site is therefore considered to be low, with no specific mitigation required .

Fluvial, Tidal, Canals, Reservoirs, Groundwater and Sewers

- 5.4. Flood risk from other sources is deemed to be low, therefore mitigation is not required.

Increase to Flood Risk Elsewhere

- 5.5. The existing site is commercial premises. The proposed development is for construction of commercial premises, which is an extension of the existing use. The client is seeking full planning permission for a mixed-use commercial development including a convenience/food retail unit, a drive-through coffee unit, two B8 units with ancillary office use, and the retention of an existing B8 warehouse, along with associated parking, access, and servicing arrangements (Wiltshire Ref PL/2025/05762).
- 5.6. The proposed development is situated within Flood Zone 1, and the site has been demonstrated to be at low risk of flooding from all analysed sources. The site lies within Flood Zone 1 and the proposed development will not increase flood risk elsewhere. The proposal therefore satisfies the requirements of Paragraphs 170 and 181 of the NPPF, which require development to be directed to areas at lowest risk of flooding and to ensure that flood risk is not increased to others.
- 5.7. At the time of writing, a surface water drainage strategy is being prepared for the proposed development to manage surface water runoff generated by the site. The strategy will demonstrate that runoff will be appropriately controlled through the implementation of sustainable drainage measures. This Flood Risk Assessment will be updated to include the surface water drainage strategy in full once finalised.

Flood Warnings

- 5.8. The site is not in an area where the EA provide specific flood alerts and warnings. Site management and staff should monitor Met Office Weather Warnings to be prepared for extreme weather events.
- 5.9. The Met Office issues weather warnings up to 5 days in advance, through the national Severe Weather Warning Service, when severe weather has the potential to bring impacts to the UK. It is also possible to stay up to date with weather warnings through the Met Office app (available on both Apple or Android devices), social media e.g. X and Facebook or email alerts.

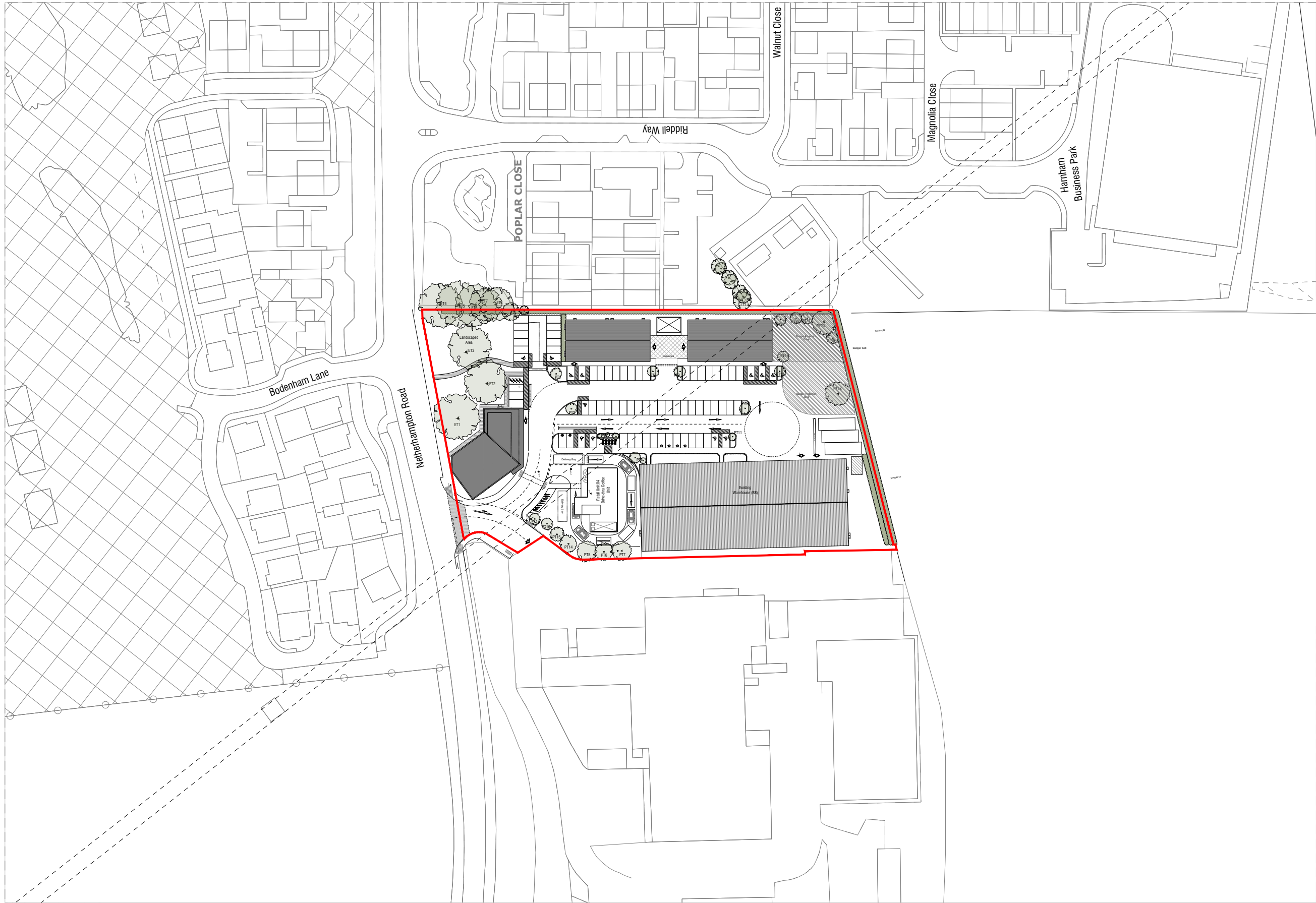
6. Conclusions

- 6.1. This FRA has been undertaken with reference to the requirements of NPPF and Planning Practice Guidance with respect to the development at Armishaws, Netherhampton Road, Salisbury, Wiltshire, SP2 8RA. It has been written to support a full planning application and prepared with due consideration to the nature of the proposed development to provide the appropriate level of detail.
- 6.2. An assessment of the risk of flooding from all sources has been undertaken and is summarised in the table below:

Source of Flooding	Flood Risk Summary
Pluvial	There are areas of high surface water flood risk identified within the site, notably along the proposed access, as per EA RoFSW mapping. The at-risk areas on site are shown to be associated with localised topographic depressions rather than forming part of overland flood flow routes. Analysis of the RoFSW depth mapping indicates that flood depths are generally limited to below 0.2m, which is appropriate for vehicular and pedestrian access. Levels at the other identified at-risk areas would be regarded to remove the localised topographic depressions, to avoid surface water ponding in these locations. Rainwater falling onto the site itself would be managed within the proposed surface water drainage strategy. The risk of pluvial flooding to the site is therefore considered to be low, with no specific mitigation required .
Fluvial Tidal Reservoirs Groundwater Sewers Canals	The site is considered to be at low risk from all sources.

- 6.3. The FRA supports the full planning application and demonstrates that there is an acceptable level of flood risk to the site. The development does increase flood risk off site or to the wider area.
- 6.4. This Flood Risk Assessment should be submitted as part of the planning application to satisfy the requirements under NPPF.

Appendix A - Development Proposals



01 - Proposed Location Plan

- General Notes:**
- Do not scale drawings other than for planning purposes and refer only to figured dimensions.
 - Contractor is to raise any concerns of discrepancies in this drawing and that of what is noted on site to the architect before building works commence.
 - In the circumstance that the drawing relates to an existing building or setting, the contractor is to confirm there is no conflict between this drawings dimensions and the actual building/settings dimensions.
 - Refer to all other project consultants and specialists relevant drawings and specifications.
 - It is the contractor responsibility to ensure all site dimensions, levels and setting out is in line with the architects drawings.
 - Refer to the Structural Engineers drawings for full details on structure where necessary

P5	15.07.25	Updated to latest Site Layout
P4	15.07.25	Red line amended
P3	02.07.25	Site Vehicle Tracking Improvements
P2	20.06.25	Planning Issue
P1	10.04.25	Planning Issue
Rev:	Date:	Revision History:



T: 01722 680 419
W: info@esdon-architecture.com

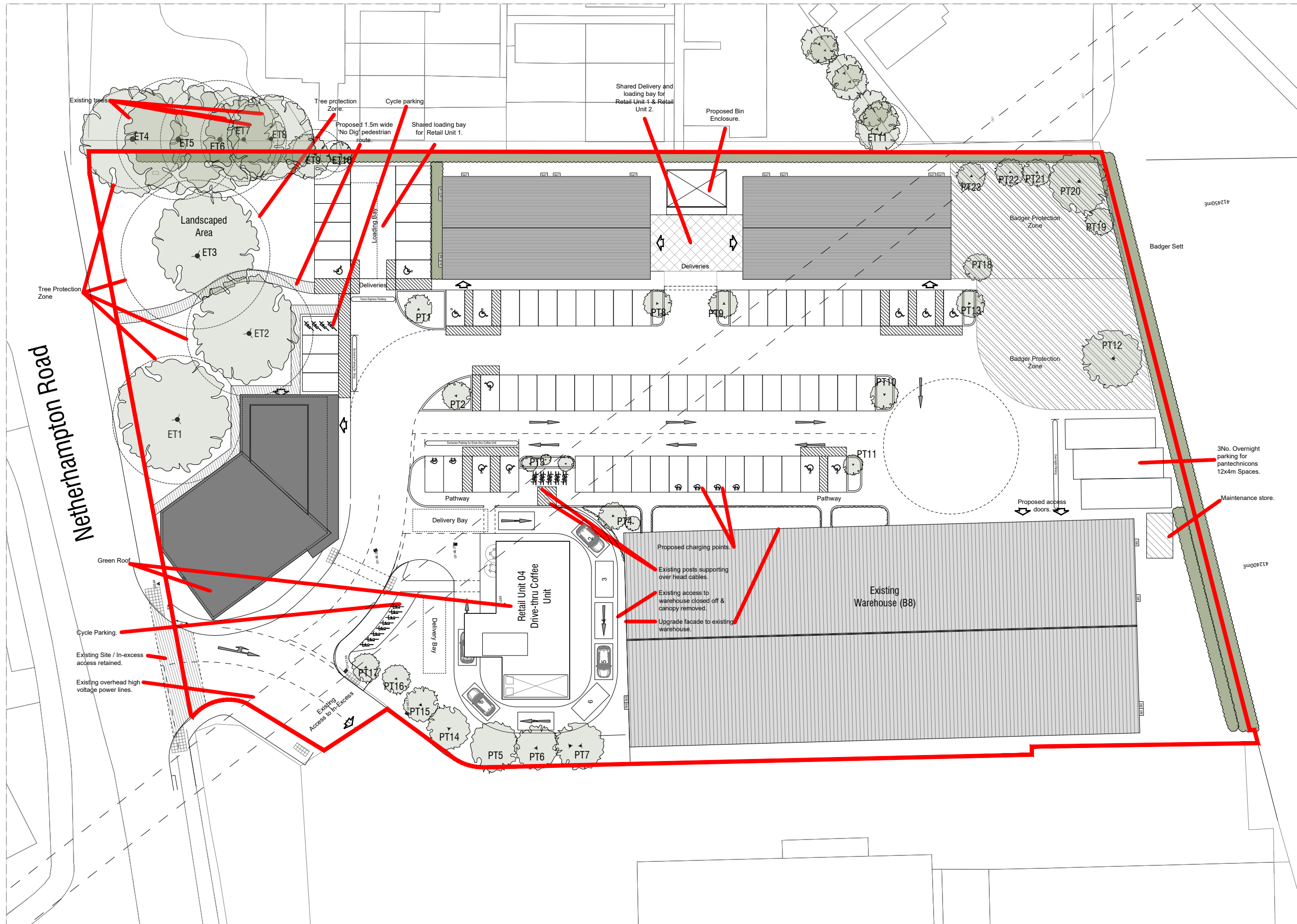
Project:
25-020
Armishaws

Designed by:	EE	Name:	EE	Date:	
Drawn By:	EE	Checked:	EE	Approved:	EE

A3	Status:
1:1250	Planning

Drawing Title:
Proposed Location Plan

Drawing No:	Rev:
10-001	P5



01 - Proposed Site Plan

- General Notes:**
- Do not scale drawings other than for planning purposes and refer only to figured dimensions.
 - Contractor is to raise any concerns of discrepancies in this drawing and that of what is noted on site to the architect before building works commence.
 - In the circumstance that the drawing relates to an existing building or setting, the contractor is to confirm there is no conflict between this drawings dimensions and the actual building/settings dimensions.
 - Refer to all other project consultants and specialists relevant drawings and specifications.
 - It is the contractor responsibility to ensure all site dimensions, levels and setting out is in line with the architects drawings.
 - Refer to the Structural Engineers drawings for full details on structure where necessary

P5	25.11.25	New convenience store design.
P4	02.07.25	Site Vehicle Tracking Improvements
P3	20.06.25	Planning Issue
P2	10.06.25	Planning Issue
P1	10.04.25	Planning Issue
Rev:	Date:	Revision History:



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W: info@esdon-architecture.com

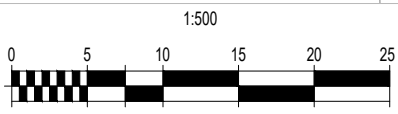
Project:
25-020
Armishaws

Designed by:	EE	Date:	EE	Checked:	EE	Date:	EE
Drawn By:	EE			Approved:	EE		

A3	Status:
1:500	Planning

Drawing Title:
Proposed Site Plan

Drawing No:	Rev:
10-002	P5



Appendix B - Topographic Survey



01 - Proposed Site Plan

- General Notes:**
- Do not scale drawings other than for planning purposes and refer only to figured dimensions.
 - Contractor is to raise any concerns of discrepancies in this drawing and that of what is noted on site to the architect before building works commence.
 - In the circumstance that the drawing relates to an existing building or setting, the contractor is to confirm there is no conflict between this drawings dimensions and the actual building/settings dimensions.
 - Refer to all other project consultants and specialists relevant drawings and specifications.
 - It is the contractor responsibility to ensure all site dimensions, levels and setting out is in line with the architects drawings.
 - Refer to the Structural Engineers drawings for full details on structure where necessary

P2	04.11.25	Existing Drainage added
P1	10.04.25	Planning Issue
Rev:	Date:	Revision History:

T: 01722 680 419
W: info@esdon-architecture.com

Project:
25-020
Armishaws

Designed by:	Name:	Date:	Checked:	Name:	Date:
Drawn By:	EE		Approved:	EE	

A3
1:500
Status:
Planning

Drawing Title:
Existing Site Plan

Drawing No: 00-002	Rev: P2
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