Flood Evacuation Plan

AEG9125_SP2_Salisbury_07

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

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

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1. Introduction

1.1. Aegaea were commissioned by Esdon Architecture to undertake a Flood Warning Evacuation Plan (FEP) to facilitate a planning application for the proposed development. This FEP 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 FEP 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).

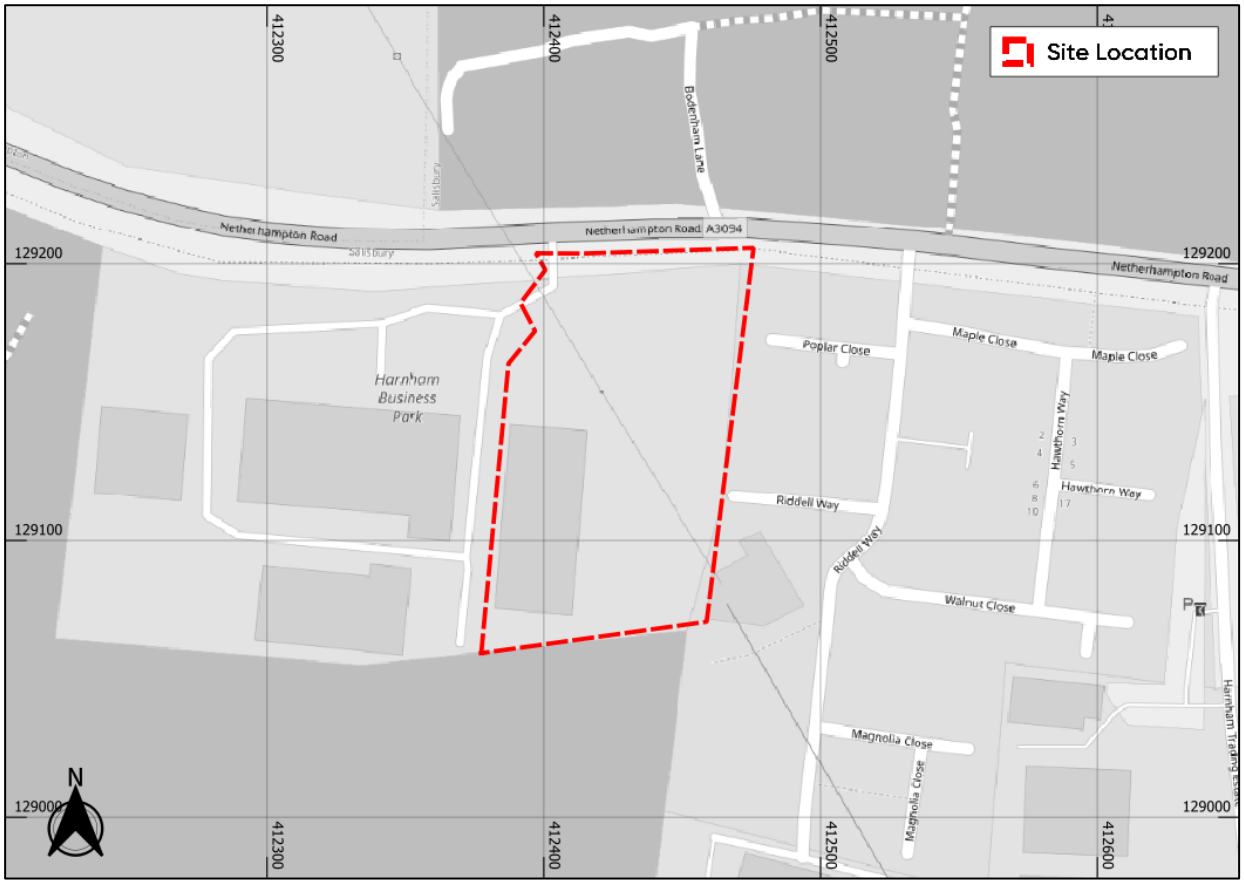


Figure 1: Site Location (Base map and data from Google Satellite Imagery. Contains public sector information licensed under the Open Government Licence v3.0)

1.4. 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. 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).

Requirement for a Flood Warning Evacuation Plan

1.5. The National Planning Policy Framework (NPPF) and associated Planning Practice Guidance (PPG) note that there is a need to demonstrate that a proposed development will be safe, and that people will not be exposed to hazardous flooding from any source. Paragraph 005 of the NPPG states:

> *When assessing the safety implications of flood risk for development proposed in a site allocation or planning application, the following should be considered:*
>
> *the characteristics of a possible flood event, including residual risks from flood risk management infrastructure e.g. the type and source of flooding and frequency, depth, velocity, speed of onset and duration;*
>
> *the safety of people within a building if it floods and also the safety of people around a building and in adjacent areas, including people who are less mobile or who have a physical impairment. This includes the ability of residents and users to safely access and exit a building during a design flood and to evacuate before an extreme flood (0.1% annual probability of flooding with allowance for climate change);*

1.6. A FEP should therefore be created where emergency response is an important component of the safety of the proposed development.

1.7. Guidance set out by the Association of Directors of Environment, Economy, Planning & Transport (ADEPT) and Environment Agency (ADEPT and Environment Agency, 2019) notes that a FEP should be provided as part of the FRA, or as a separate document accompanying the FRA, if relevant pedestrian and / or vehicular access and escape routes from a site would be affected during:

- a design flood from any source (with an appropriate allowance for climate change) with any existing flood risk management structures or features operating as intended; or
- a design flood from any source (with an appropriate allowance for climate change) with a failure of any relevant flood risk management structures or features.

1.8. The key aim of the FEP is to provide the regulators and operator with clear information to show how flood risk has been appropriately considered and to set out clear guidelines as to how the site should be evacuated in the unlikely event of a flood emergency.

1.9. This FEP has been prepared in accordance with the guidance set out by ADEPT and the Environment Agency (ADEPT and Environment Agency, 2019). The FEP should be considered a live document and is therefore subject to update / review whenever there is a change to any of the contact numbers, names or roles set out within the FEP.

1.10. The initial FEP should be approved by Wiltshire Council, which is the Local Planning Authority (LPA) and designated Lead Local Flood Authority (LLFA). All subsequent updates and reviews of the FEP shall be documented and recorded to ensure that an up-to-date version of the FEP is available at all times.

2. Flood Risk Summary

Fluvial

2.1. The site is in Flood Zone 1 and outside modelled fluvial flood extents (including climate change) (Figure 2). A review of detailed flood modelling for the site indicates that the site is not expected to be impacted in any scenario, including the design flood event (1 in 100 years + CC). Fluvial flood risk is therefore low and does not affect safe access/egress under the design event.

2.2. There is no specific EA flood warning service that covers the site itself; Met Office warnings and on-site observations are used.

2.3. In residual events beyond the design standard (0.1% AEP / 1 in 1000 year events), flooding may occur on Netherhampton Road to the east of the site.

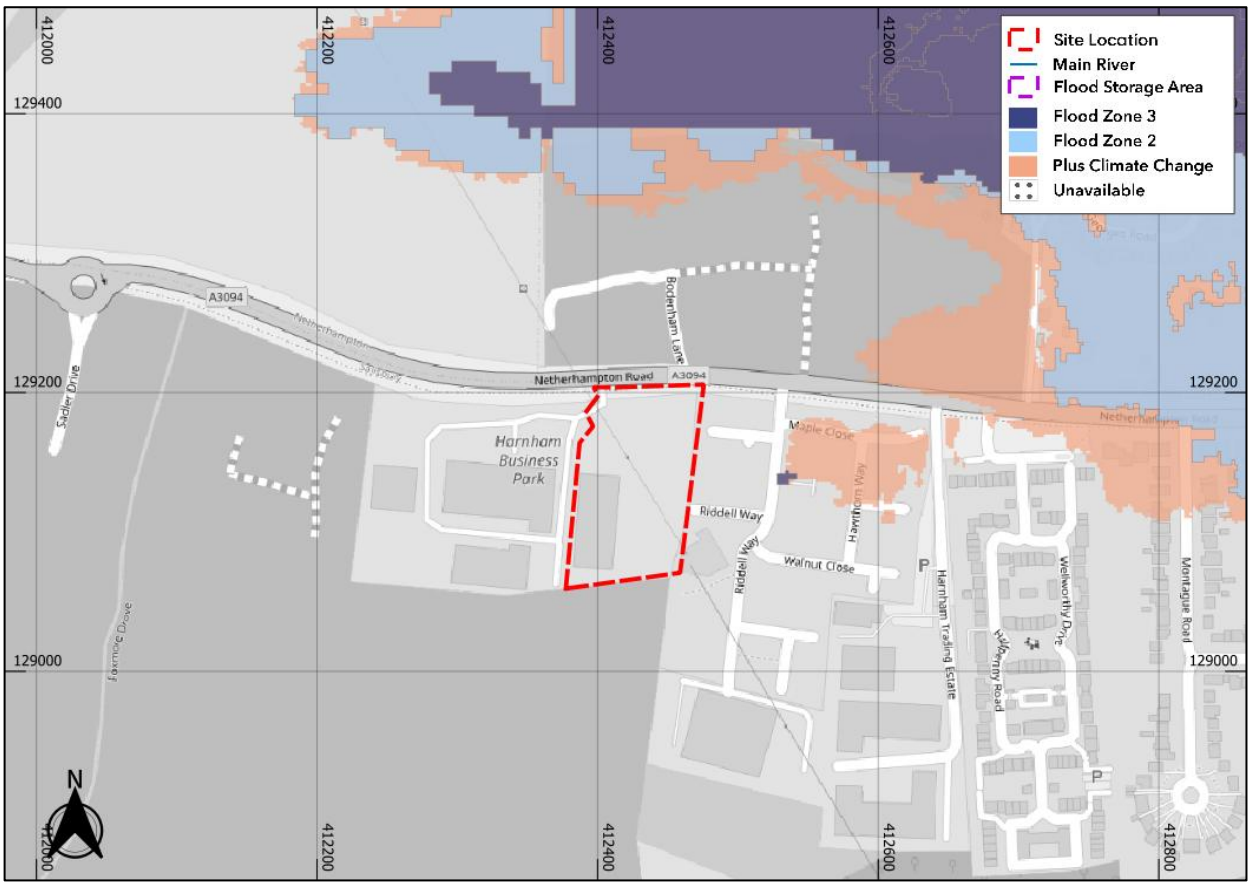


Figure 2: EA Flood Map for Planning (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © https://www.openstreetmap.org and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

Pluvial

2.4. Surface water flood risk on site is associated with localised ponding within topographic depressions, particularly at the site access and sections of the access route. EA Risk of Flooding

from Surface Water (RoFSW) mapping indicates that most of the site lies outside surface water flood extents, with a localised high likelihood of flooding located at the site entrance (Figure 3).

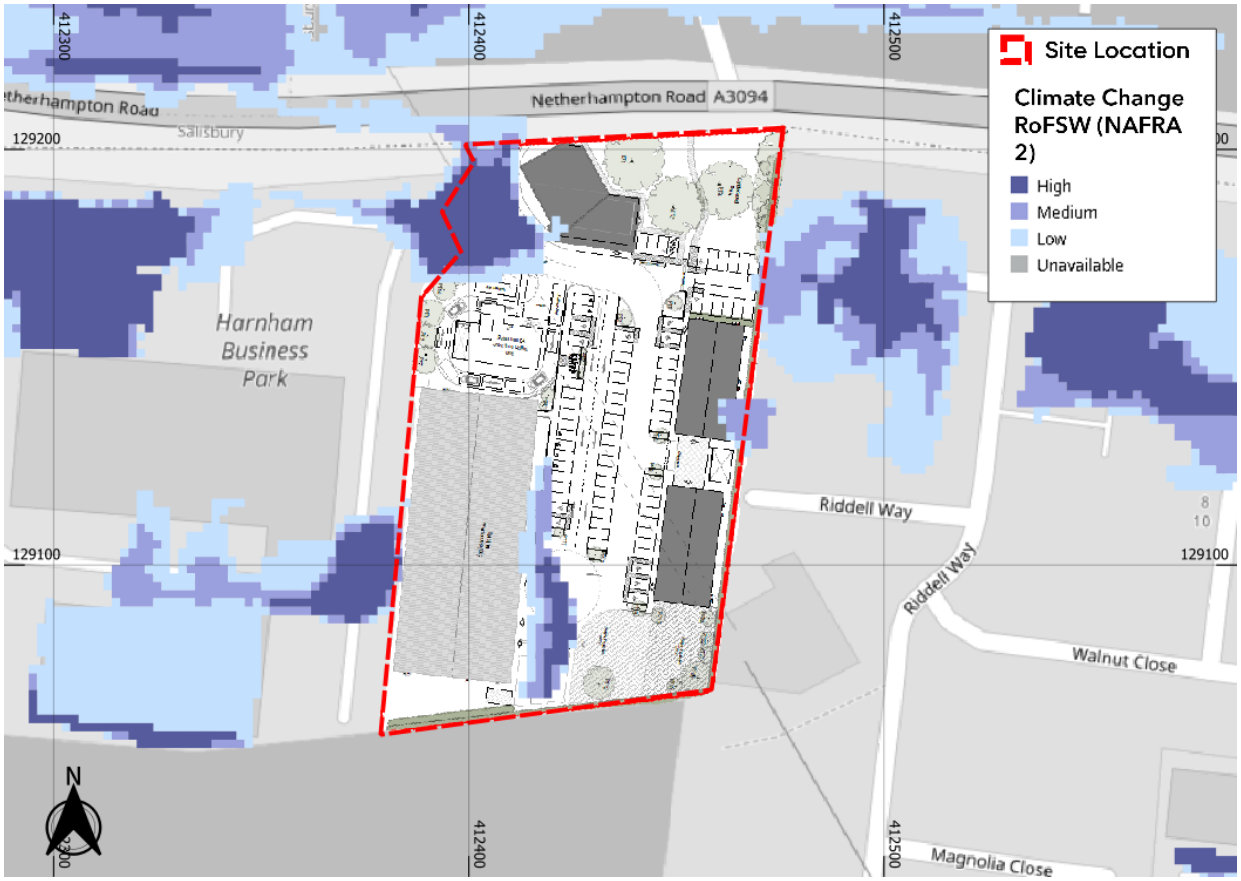


Figure 3: EA Surface Water Flood Risk Mapping – Climate Change (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © https://www.openstreetmap.org and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

2.5. RoFSW flood depth mapping (figure 4) indicates that predicted surface water flood depths at the site access are shallow (typically ≤0.2 m, with isolated areas potentially up to 0.3 m), and the flood hazard rating for the site, access, and Netherhampton Road is considered low (Figure 5).

2.6. Given the shallow nature of the predicted ponding and the low hazard rating, safe access and egress to/from the site is expected to remain achievable, subject to standard precautions (e.g., monitoring conditions during intense rainfall). In practice, surface water ponding is anticipated to be shallow, localised, and not expected to create a significant risk to site users.

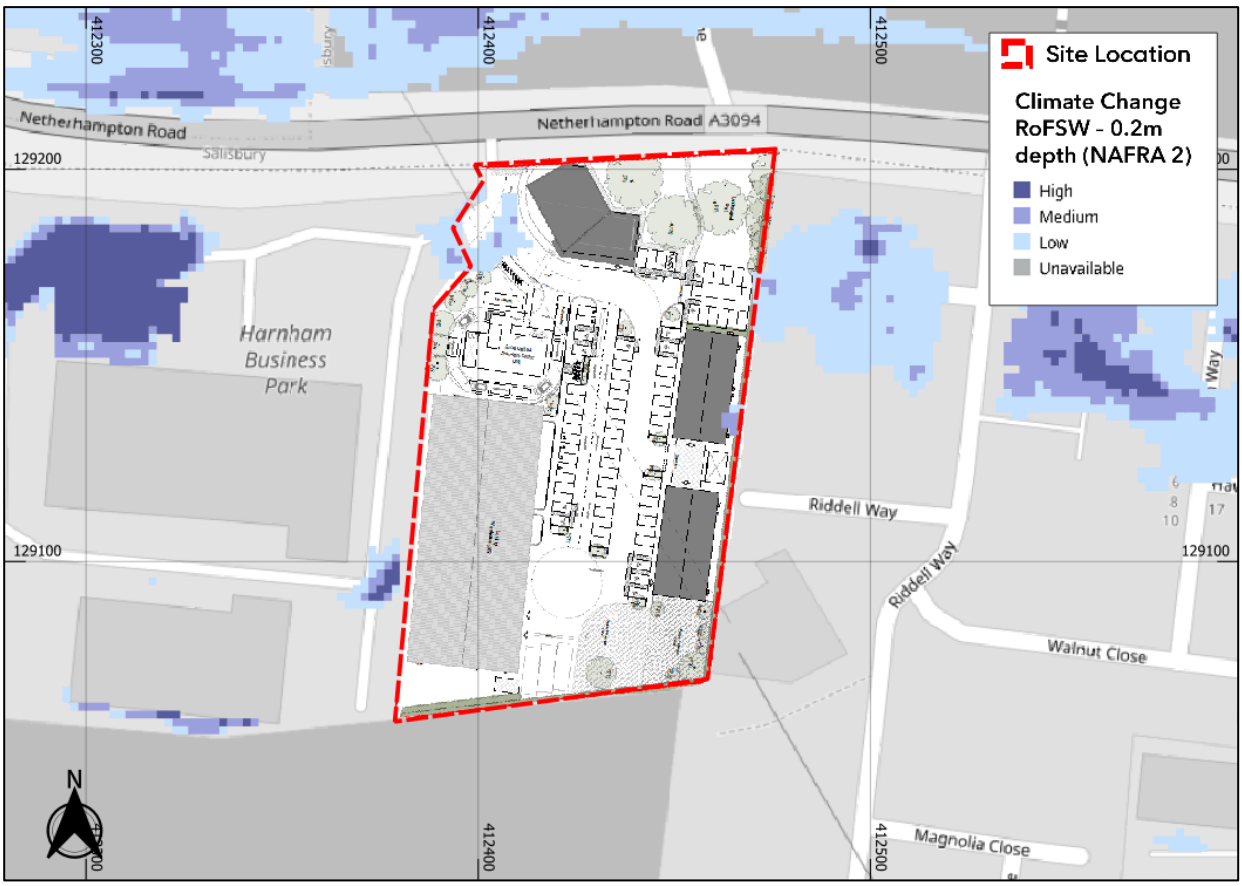


Figure 4: EA Surface Water Flood Risk Mapping – Climate Change 0.2m depth interval (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © https://www.openstreetmap.org and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

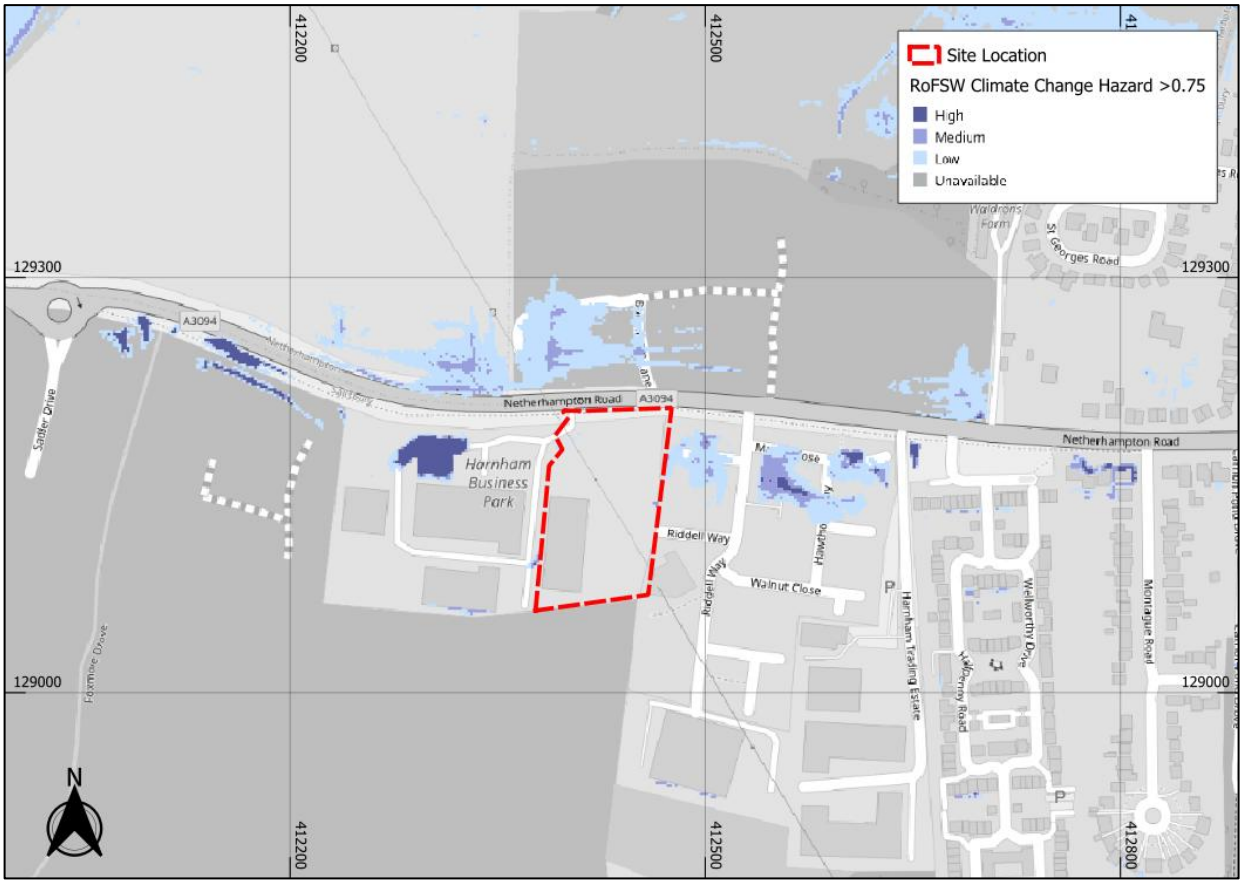


Figure 5: EA Surface Water Flood Risk Mapping – Climate Change Hazard (0.75 interval) (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © https://www.openstreetmap.org and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

Tidal, Canals, Reservoirs, Groundwater and Sewers

2.7. A review of other sources of flooding indicates that tidal flooding, canal/structural failure, reservoir breach, groundwater emergence and sewer surcharge are all considered to pose a low risk to the site.

2.8. As such, these sources are not expected to affect the operation of the development are not considered to require specific evacuation measures.

2.9. For further information on flood risk posed to the site, please refer to the FRA previously undertaken by Aegaea for this development (AEG9125_SP2_Salisbury_07).

3. Flood Evacuation Plan (FEP)

Flooding Scenarios

Fluvial Flooding

3.1. Fluvial flood risk to the site is low and the development is located in Flood Zone 1, outside modelled fluvial flood extents including climate change. During the 1% AEP (1 in 100 year) plus climate change design event, the site and the access route are not expected to be affected by fluvial flooding and safe access and egress is expected to remain achievable.

3.2. In extreme events beyond the design standard (0.1% AEP / 1 in 1000 year event), localised fluvial flooding may affect areas of Netherhampton Road to the east of the site. This is considered a residual risk and does not affect the suitability of the site access route under the design event.

3.3. During periods of bad weather, site occupants can manually monitor EA Flood Warnings/Alerts for the River Nadder and take action when appropriate. In the unlikely event that such extreme residual flooding is observed, eastbound travel along Netherhampton Road should be avoided where safe and practicable until conditions improve.

Pluvial Flooding

3.4. EA RoFSW mapping indicates high likelihood surface water ponding may occur at localised low points on site, including at the site entrance and short sections of Netherhampton Road. Predicted flood depths are generally shallow (typically ≤0.2 m, with isolated areas potentially up to 0.3 m) and flood hazard is considered low. As such, safe access and egress is expected to remain achievable.

3.5. Flood preparedness for pluvial events should therefore rely on monitoring wider area conditions and signing up to Met Office rainfall warnings as a precautionary measure.

Proposed Flood Evacuation Route and Access/ Egress

3.6. Safe access and egress arrangements have been reviewed with reference to the EA RoFSW mapping and the FRA, which identifies localised shallow surface water ponding at the site entrance and small sections of Netherhampton Road during intense rainfall events.

3.7. The primary access/egress route for the development is via Netherhampton Road, as shown in Section 4. The FRA concludes that predicted surface water flood depths along the access route are generally shallow (typically ≤0.2 m, with isolated areas potentially up to 0.3 m).

3.8. Review of the available flood risk mapping and the Flood Risk Assessment indicates that the site access and Netherhampton Road are located outside areas where the flood hazard rating is predicted to be ≥0.75 (outside the 'moderate hazard' and above classifications), across the mapped surface water risk scenarios.

3.9. Flood hazard is commonly assessed using the Flood Hazard Rating (HR) methodology (as set out in Defra/EA guidance and summarised in the FD2320/TR2 tables), which combines the effects of flood depth and velocity (and, where relevant, debris factors) to indicate the potential risk to people. In accordance with FD2320/TR2, a hazard rating of less than 0.75 is classified as 'Low Hazard' and is generally considered to represent safe conditions for most people to walk and for access/egress to be maintained, subject to standard precautions.

3.10. As such, safe access and egress is expected to remain achievable, subject to standard precautions during extreme rainfall.

3.11. General principles for access and egress from developments in areas of flood risk are, in decreasing order of preference:

- Safe dry route for people and vehicles
- Safe dry route for people
- If a dry route is not possible, a route for people where flood hazard (depth and velocity) is low and should not pose a risk to people.
- If a dry route for vehicles is not possible, a route for vehicles where hazard is low to permit access for emergency services (noting the public should not drive through floodwater)

3.12. During intense rainfall, localised surface water ponding may occur at the site entrance; therefore, the route should only be used when it is safe to do so and when standing water does not impede visibility or safe passage. Where ponding is present, site users should follow the precautionary actions set out in this plan.

Summary

3.13. Given the modelled flood risk to the site and surrounding area, including the potential for localised shallow surface water ponding during periods of intense rainfall, this FEP has been prepared as a precautionary measure. The purpose of the plan is to support safe site operation and ensure that appropriate actions are taken to manage access and egress during adverse weather conditions.

3.14. A formal evacuation of the site is not expected to be required as a response to the assessed flood risk, as predicted flood depths are generally shallow and hazard is low. For preparedness, the Site Manager should monitor Met Office weather warnings and local conditions during intense rainfall.

3.15. This section therefore sets out the trigger events for implementing the FEP, the roles and responsibilities for site staff, and the procedures to be followed before, during and after a flood-related incident, including periods of intense rainfall that could result in surface water ponding.

Met Office Weather Warnings

3.16. The Flood Risk Assessment identifies that the principal flood risk relevant to this plan is localised shallow surface water ponding which may occur during periods of high intensity rainfall, particularly at the site entrance and short sections of Netherhampton Road. Surface water

flooding is typically short-lived but may temporarily affect visibility and safe movement if standing water accumulates.

3.17. The Met Office is the national meteorological service for the UK and issues weather warnings through the National Severe Weather Warning Service, typically up to five days in advance, where severe weather may bring impacts. Weather warnings can be accessed via the Met Office website and app (Android and Apple), as well as through social media (X (formerly Twitter), Facebook) and email alerts.

3.18. Site management and staff should monitor local weather forecasts and sign up to Met Office UK weather warnings as a precautionary measure. In the event of a weather warning for heavy rainfall, the procedures set out in this FEP should be followed, including increased monitoring of conditions at the site entrance and implementing temporary access management measures where ponding is observed.

Trigger Events

3.19. Met Office weather warnings[1] are used as the primary trigger for implementing this FEP. Due to the nature of the flood risk (localised, shallow surface water ponding during intense rainfall), the response is primarily focused on monitoring conditions, temporary access management, and safe decision-making rather than routine evacuation.

3.20. The Met Office issues weather warnings, through the National Severe Weather Warning Service, when severe weather has the potential to bring impacts to the UK. These warnings are given a colour (yellow, amber or red) depending on a combination of both the impact the weather may have and the likelihood of those impacts occurring[2]:

- **Yellow:** Check the forecast details and monitor updates. Site management and staff should be alert to the potential for localised surface water ponding during intense rainfall, particularly at the site entrance. Consider simple preparatory steps such as briefing staff/tenants, checking access conditions, and ensuring drainage points are clear.

- **Amber:** Impacts from an Amber warning are more likely and more widespread. Site management should take proactive steps to reduce disruption, including increased monitoring of the site entrance and access route, reviewing planned deliveries/collections, and preparing to implement temporary access restrictions if ponding is observed. Staff and visitors should avoid walking or driving through standing water.

- **Red:** Red warnings are issued for very dangerous weather where widespread disruption is likely. Site management should implement the FEP actions immediately, including monitoring conditions and restricting access/egress if safe movement cannot be

[1] **https://www.metoffice.gov.uk/weather/warnings-and-advice/seasonal-advice/when-and-why-do-we-issue-warnings**
[2] **https://www.metoffice.gov.uk/weather/guides/warnings**

maintained. Evacuation is not automatically required by a Red warning; however, site users should follow site management instructions and any direction from the emergency services. In an emergency where there is an immediate threat to life, call 999.

3.21. Three trigger stages have been identified, corresponding to **Met Office Yellow (Enhanced Awareness), Amber (Heightened Readiness) and Red (Severe Weather Response)** warnings, as detailed in Table 1.

Table 1: Evacuation Triggers and Procedures

Warning trigger	Trigger stage	Procedures
Met Office Yellow Warning *(Heavy rainfall possible)*	Yellow Alert – (enhanced awareness)	**Yellow Alert represents a state of readiness ahead of a potential flood situation.** • Check your flood risk https://www.metoffice.gov.uk/weather/warnings-and-advice/uk-warnings • Keep up to date with the latest situation – Download the Met Office Weather Forecast App, subscribe to email alerts or follow @metoffice and #WeatherAware on X (formerly Twitter) for the latest weather warning updates. • Brief staff as appropriate. • Check the site entrance and key drainage points. • Ensure contact list and site arrangements are up to date.
Met Office Amber Warning *(Heavy rainfall likely; disruption more probable)*	Amber Alert (heightened readiness)	**Amber Alert means you should be prepared to act, if necessary, ahead of a potential flood situation.** • Increase frequency of checks at the site entrance/access. • Prepare to temporarily restrict access if ponding occurs. • If possible, reschedule non-essential deliveries/collections. • Remind staff and site users not to walk/drive through standing water.
Met Office Red Warning *(Dangerous weather; widespread impacts possible)*	Red Alert (severe weather response)	**Red Alert means that you must act.** • Implement FEP actions immediately. • Check site entrance and access route conditions. • If heavy rainfall is ongoing, increase monitoring of the site entrance/access route and implement temporary access management measures where standing water is observed (e.g., controlled movements, reduced speed, signage). • Call 999 if you're in immediate danger. • Follow advice from the emergency services and evacuate if you're told to do so.

Responsibilities

Key Personnel

3.22. The Site Manager is responsible for maintaining this FEP as a live document and ensuring relevant staff are aware of the procedures. The Site Manager will:

- Monitor Met Office weather warnings during periods of intense rainfall;
- Undertake checks at the site entrance and along the access route during and following heavy rainfall;
- Implement temporary access management measures where ponding is observed;
- Communicate key safety instructions to staff/tenants and visitors as required; and
- Liaise with emergency services where necessary.

3.23. All site users and staff should follow site instructions and avoid walking or driving through standing floodwater.

Emergency Services

3.24. Any instruction from the emergency services will supersede the information provided in this FEP. In an emergency where there is a real and immediate threat to life, always dial 999.

3.25. Table 2 provides contact numbers for relevant Emergency Services.

In an emergency where there is a real and immediate threat to life or property always dial 999.

Table 2: Key contact numbers for emergency services

Organisation	Contact Number
Dorset & Wiltshire Fire and Rescue Service	Main Switchboard: 01722 691000 Non-emergency: 101 Emergencies: 999
Wiltshire Police	Non-emergency: 101 Emergencies: 999
Environment Agency	Incident Hotline: 0800 80 70 60 Main switchboard: 03708 506 506

Preparation for Flood Events

Preparation for Intense Rainfall / Surface Water Ponding

3.26. To support safe operation of the development during periods of intense rainfall, the following measures are recommended:

- Ensure staff/site management have access to Met Office warnings (app/email alerts) and monitor Environment Agency Flood Alerts/Warnings for the wider area (e.g., River Nadder) during severe weather, particularly in relation to residual flooding on Netherhampton Road to the east.
- Maintain clear access to the site entrance and avoid storing loose materials in areas where ponding may occur.
- Keep a basic site emergency kit available (torch, batteries, first aid kit, high-visibility clothing).
- Ensure site drainage systems and gullies are maintained and kept clear of debris where within the site boundary.
- Ensure an up-to-date contact list is maintained for site management, key tenants and emergency services.

What to Do to Prepare/ During Flooding

3.27. If intense rainfall occurs or ponding is observed at the site entrance, site management should:

- Monitor Met Office warnings and local conditions.
- Inspect the site entrance/access route and assess whether safe visibility and movement are maintained.
- Communicate instructions to staff/tenants and visitors (e.g., delay departures/arrivals).
- Contact emergency services if there is an immediate risk to life or if assistance is required.

3.28. Site users should follow the instructions of site management and emergency services.

Safe Refuge

3.29. Given the assessed flood risk is low, predicted flood depths are shallow, and flood hazard is low, safe access and egress is expected to remain achievable and therefore occupants are not anticipated to need to seek refuge within the development as a primary risk management measure.

4. Summary for Site Management and Staff

Property:	Armishaws, Netherhampton Road, Salisbury, Wiltshire, SP2 8RA
Risk summary:	It is understood that 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. The site is located in Flood Zone 1 and is at low risk of flooding from all sources. The principal flood risk relevant to this plan is the potential for localised shallow surface water ponding at the site entrance and sections of Netherhampton Road during periods of intense rainfall. Pluvial flood depths are anticipated to be shallow and flood hazard is low; therefore safe access and egress is expected to remain achievable, subject to standard precautions.

Preparedness:

- The principal flood risk relevant to this plan is localised, shallow surface water ponding which may occur during intense rainfall, particularly at the site entrance.
- Review and update the FEP annually and following any significant ponding/flood event or change in site management.
- Sign up to the Met Office National Severe Weather Warning Service (app/email alerts) and EA Flood Warning Service to monitor conditions on Netherhampton Road.
- Follow instructions issued by site management during severe weather.
- Do not walk or drive through standing floodwater.

Access / Egress

- Primary access and egress is via Netherhampton Road and is expected to remain safe and achievable during the design event. In the unlikely event of extreme residual fluvial flooding (e.g., 0.1% AEP / 1 in 1000) affecting areas of Netherhampton Road to the east, site users should monitor conditions and avoid travelling eastbound where safe and practicable until conditions improve.
- During intense rainfall, take additional care at the site entrance; ponding is expected to be shallow/low hazard and safe access/egress is expected to remain achievable, subject to standard precautions

In an Emergency

- If there is an immediate threat to life: call **999**.
- Follow instructions from the emergency services at all times.

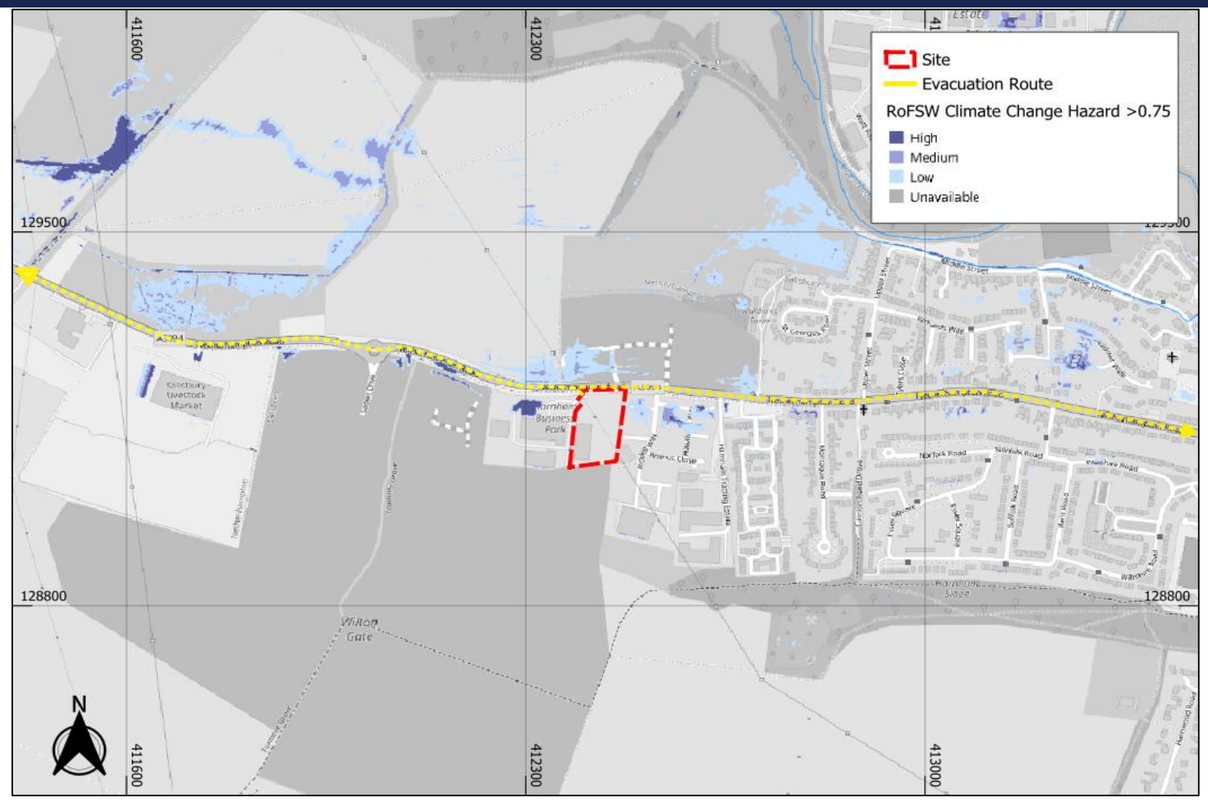
Weather warning actions:

Met Office Yellow Warning	A **Yellow Warning** indicates that heavy rainfall is possible and localised impacts may occur. Site management should monitor forecast updates and ensure staff/tenants are aware of the potential for localised shallow surface water ponding, particularly at the site entrance. Site management should undertake a check of the access/egress route and key low points during and following heavy rainfall, and ensure contact details and procedures are up to date. Weather warnings can be monitored via the Met Office app, email alerts and official social media updates.
Met Office Amber Warning	An **Amber Warning** indicates that heavy rainfall is likely and disruption is more probable. Site management should increase monitoring of the site entrance/access route and communicate relevant safety instructions to staff/tenants/visitors. Where ponding is observed, temporary access management measures should be implemented (e.g., caution signage, controlled vehicle movements, and advising pedestrians to avoid standing water).
Met Office Red Warning	A **Red Warning** indicates dangerous weather and potential widespread disruption. Site management should implement the FEP actions immediately, maintain close monitoring of conditions at the site entrance/access route, and follow any advice or instruction issued by the emergency services. Site users should avoid walking or driving through standing water, and movements may be temporarily delayed if conditions are judged unsafe (e.g., reduced visibility, debris, or standing water). If there is an immediate threat to life, call **999**. Evacuation is not automatically required by a Red Warning but must be undertaken if directed by the emergency services.

The emergency services (blue light responders) become the first responders during a flood event. The instruction they give should be followed at all times, even if it contradicts the details of this FEP report.

Occupants should monitor websites distributing flooding information including:
https://www.metoffice.gov.uk/weather/warnings-and-advice/uk-warnings

Recommended evacuation route:



IN AN EMERGENCY, CALL 999.

Emergency Contacts:		Emergency cut-off locations:	
Electricity provider:		**Electricity cut-off location:**	
Gas provider:		**Gas cut-off location:**	
Water Company:		**Water cut-off location:**	
Insurance Company:		**Insurance policy number:**	

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