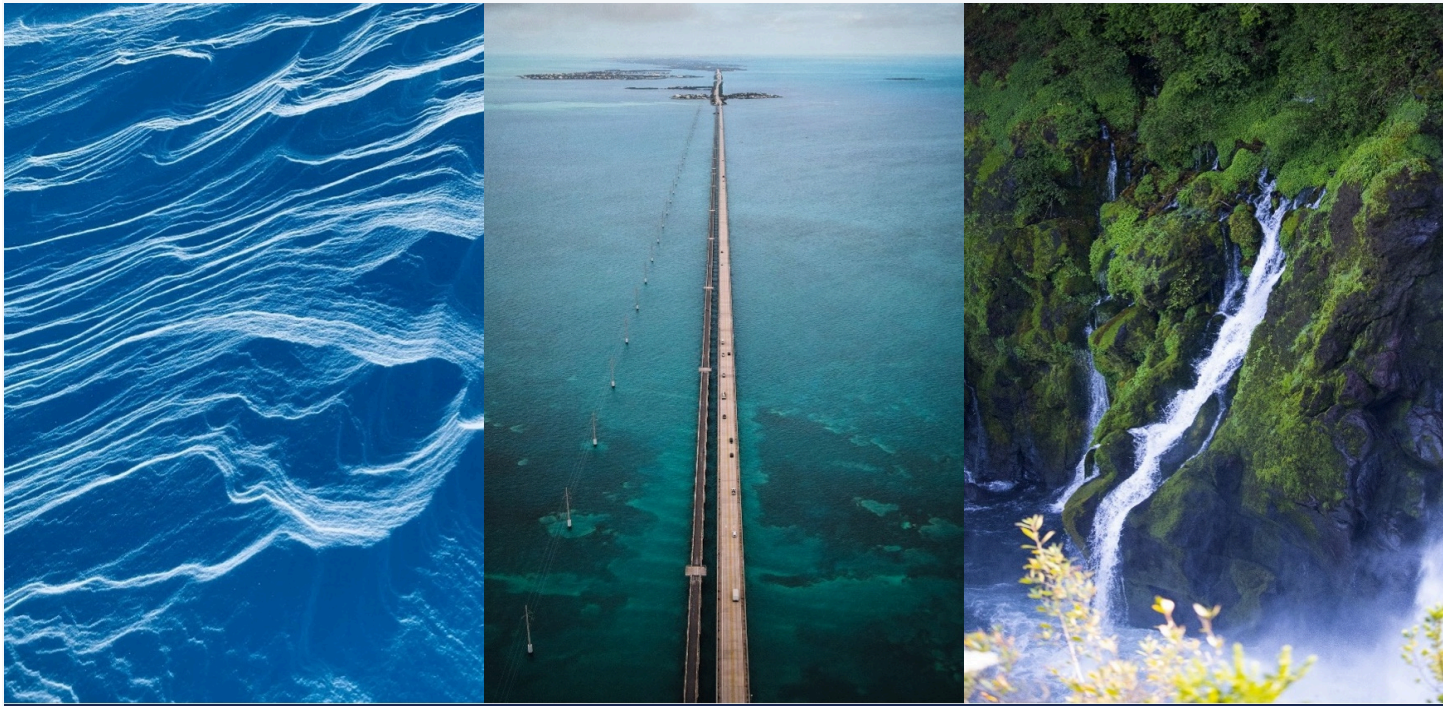




Flood risk, water and environment

FloodMetric

AEG9125_SP2_Salisbury_07

Site

Armishaws

Netherhampton Road

Salisbury

Wiltshire

SP2 8RA

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



Flood risk, water and environment

enquiries@aegaea.com

020 8156 6076

www.aegaea.com

Summary

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

Prepared For: Ed Esdon

Prepared On: 28 November 2025

Purpose: The FloodMetric report informs you about risk to your site from fluvial, pluvial, tidal and historic sources as well as from nationally modelled data sources provided by Fathom including present day and future climate data. This report also provides critical local policy information related to drainage and flood risk issues. Unless indicated, the FloodMetric report is unlikely to be suitable for submission to a Local Planning Authority. To the best of our knowledge the data is current and appropriate at the time of reporting.

Status

Canal Risk	Red	Amber	Green
Climate Change Risk	Red	Amber	Green
Historical Risk	Red	Amber	Green
Regulatory Risk	Red	Amber	Green
Reservoir Risk	Red	Amber	Green
Rivers And Sea Risk	Red	Amber	Green
Surface Water Risk	Red	Amber	Green
Watercourse Risk	Red	Amber	Green
Overall	Red	Amber	Green



Fig 1: Site plan

Responsible authorities

The site falls under the jurisdiction of a number of authorities that can be contacted for specific purposes.

- For flood issues the Lead Local Flood Authority is Wiltshire Council
- For development planning the Local Planning Authority is also Wiltshire Council
- For water supply the area Water Company is [Wessex Water](#)
- For sewers and drainage the Water Company is [Wessex Water](#)
- For flood models and details of flood defences the site is in the Wessex Environment Agency area

Flood risk from rivers or the sea



Fig 2: Flood Zones

An initial search suggests the site is wholly within Environment Agency Flood Zone 1 as defined by the EA Flood Map for Planning and Strategic Flood Risk Assessment of the Local Planning Authority. This means that the site is not at obvious immediate risk of flooding from rivers or seas.

There are no main rivers in the vicinity of the site.

Risk of surface water flooding

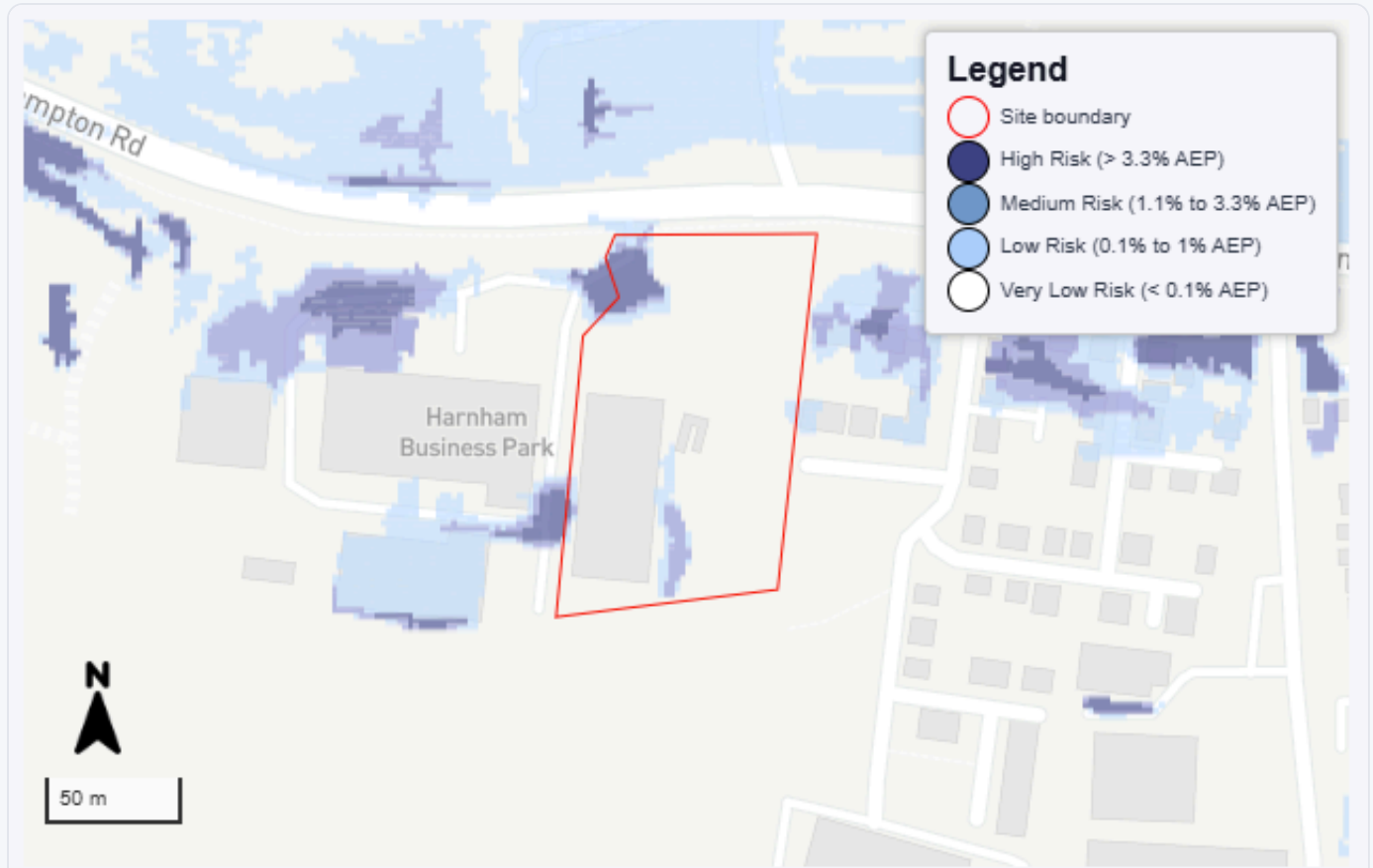


Fig 3: Surface Water Flood Risk

Examination of the EA's Flood Risk from Surface Water mapping for High Risk, Medium Risk, and Low Risk AEP flood events shows the site and its immediate vicinity is at risk of flooding in 'High' surface water flood events.

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.

Historical and recorded flooding

Our review of Recorded and Historical Flood Outlines within 250 metres of the site shows that the site is outside of past historical flood events.

Records of past flooding, mostly since 1946, are published in the Historic Flood Map.

There is no record of historical fluvial flooding on or near the site.

There is no record of historical tidal or sea flooding within 250 metres of the site.

There is no record of historical flooding within 250 metres of the site specifically linked to groundwater.

It is also possible for a property to have been affected in the past by heavy or prolonged rain or groundwater. Local Authorities often publish mapping of historical surface water flood incident records. Reviewing these records is out-of-scope for this statement. These would be reviewed in a more detailed report such as a Flood Risk Assessment.

Flood defences

We have compared flood zones taking into account flood defences with flood zones assuming that flood defences have failed. The site does not appear to be in an area that benefits from flood defences. However, this is only an indication and requires an expert to confirm it.

Climate Change

Fathom data indicates that the site is unlikely to be affected by fluvial flooding by 2070. Fathom data indicates that the site is unlikely to be affected by pluvial flooding by 2070.

In the future, many areas of the world are likely to be affected by rising seas and more extreme weather events. Prediction and modelling of the possible effects is a new science and multiple models are available. Models are built for multiple scenarios and come with their own assumptions and limitations.

Near future: 2070 RCP 8.5 climate change scenario (equivalent to NPPF Central Allowance for all vulnerability except essential infrastructure)

2070 RCP8.5	Fluvial depth		Pluvial depth		Coastal depth	
AEP	UK Defended	Global Undefended	UK Defended	Global Undefended	UK Defended	Global Undefended
1 in 20 (5%)	0m	-	0m	-	-	-
1 in 100 (1%)	0m	-	0m	-	-	-
1 in 200 (0.5%)	0m	-	0m	-	No data	-
1 in 1000 (0.1%)	0m	-	0m	-	No data	-

Present day: 2020

2020	Fluvial depth		Pluvial depth		Coastal depth	
AEP	UK Defended	Global Undefended	UK Defended	Global Undefended	UK Defended	Global Undefended
1 in 20 (5%)	0m	0m	0m	-	No data	No data
1 in 100 (1%)	0m	0m	0m	-	No data	No data
1 in 200 (0.5%)	0m	0m	0m	-	No data	No data
1 in 1000 (0.1%)	0m	0m	0m	-	No data	No data

Critical Drainage Areas

We could not assess the site for Critical Drainage Areas because the local authority has not published this information.

Critical Drainage Areas are places where drainage could cause flooding problems elsewhere. They are discrete geographic areas (usually a hydrological catchment) where multiple and interlinked sources of flood risk (surface water, groundwater, sewer, main river and/or tidal) cause flooding in one or more Local Flood Risk Zones (sometimes called surface water flood risk hotspots) during severe weather thereby affecting people, property, or local infrastructure. Land which has been identified by the Environment Agency as having critical drainage areas have a separate, yet similar, function and are referred to as Areas with Critical Drainage Problems (ACDPs).

Reservoir failure

According to the EA's Flood Risk from Reservoirs mapping the site is outside flood extents in the event of reservoir flooding.

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.

Flood warning services

The site is not in an area where the EA provide specific flood alerts and warnings. The occupant of the dwelling should monitor Met Office Weather Warnings to be prepared for extreme weather events

To sign up for the EA flood warning service visit <https://www.fws.environment-agency.gov.uk/app/olr/home> or call Call Floodline for advice 24x7: Telephone: 0345 988 1188, Textphone: 0345 602 6340

Applicable policies

The Local Planning Authority will make decisions on what is, and isn't, allowed to be built based on the policies stated in the National Planning Policy Framework and their Local Plan.

It is also possible that a new Local Plan is being created and that policies from that may be taken into account even though it hasn't been adopted yet.

The Local Authority may publish a number of Supplementary Planning Documents to amplify the policies of their local plan.

The Local Planning Authority has 2 policies specifically about flooding:

Policy 95: Flood risk

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:

- rainwater re-use (rainwater harvesting/greywater recycling)
- an adequate soakaway or other infiltration system (viability testing required)
- hybrid solution of infiltration and discharging to a surface water body

- to a surface water body (e.g., an ordinary watercourse)
- to a surface water sewer, highway drain, or other drainage system (add justification for no discharge to highway)
- to a combined sewer

As part of drainage strategies, the council, in accordance with national policy guidance, will discourage culverting or the building over of watercourses wherever practicable. In addition, opportunities should be taken to secure the removal of existing culverting and the retention of all existing land drainage features.

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 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.

- Policy 95, Wiltshire Local Plan 2020-2038, p.266-267, Wiltshire Council (emerging 2023)

Policy 67: Flood Risk

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.

- Policy 67, Wiltshire Core Strategy, p.307, Wiltshire Council (2015)

Credits

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

Created with Foxtrot © 2021-2025 Pororoca Ltd