



Civil Engineers & Transport Planners

Salisbury Antiques Warehouse

Flood Risk Assessment

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1 INTRODUCTION

1.1 General

1.1.1 Lanmor Consulting have been appointed to prepare a flood risk assessment for the proposed development at Salisbury Antique Centre, 94 Wilton Road, Salisbury, Wiltshire, SP2 7JJ.

1.1.2 The location of the site is shown below in Figure 1.1.



Figure 1.1 – Site Location

1.2 Scope

1.2.1 This report describes the existing site conditions, development proposals and implications of flooding on the site as described in the governments guidance document; National Planning Policy Framework (NPPF) and its technical guidance. This report will consider the following:

- Development proposals;
- Sources of flooding and flood defences;
- Flooding extents, depth and climate change predictions;
- Impact of flooding on the development;
- Dangers presented by flooding.

1.2.2 This report has been prepared in accordance with the requirements of the government's National Planning Policy Framework (NPPF) and its planning practice guidance and will demonstrate that the proposed development will be safe and will not increase the risk of flooding in the surrounding area.

2 DEVELOPMENT SITE AND GROUND CONDITIONS

2.1 Existing Site

2.1.1 The site is currently occupied by a two-storey warehouse with a third storey to the rear. The site falls steeply from the north, down to Wilton Road on the southern boundary of the site. Access to the site is achievable from Canadian Avenue, parking is provided to the side and front of the property.

2.1.2 The existing building is largely used for the sale and storage of antiques with a residential flat on the upper floor, the building has a total internal floor area of 1,173m². The existing site layout is shown on drawing 1045/HFD/SW/08/00/02 included in Appendix A.

2.2 Regional Geology

2.2.1 The British Geological Survey (BGS) indicates that the site bedrock geology to be Newhaven Chalk Formation - Chalk. Sedimentary bedrock formed between 86.3 and 72.1 million years ago during the Cretaceous period. Superficial deposits of River Terrace Deposits, - Sand and gravel. Sedimentary superficial deposit formed between 2.588 million years ago and the present during the Quaternary period.

2.3 Proposed Development

2.3.1 The proposed development involves the conversion of the existing property to provide a mixed-use development. The proposed application seeks approval for the retention of the ground floor retail sales area and top floor flat. The first floor will be converted to offices and the second floor to 2 flats.

2.3.2 The proposals will also include the reconfiguration of the parking area around the building to provide space for 11 cars, and a new entrance will be formed on Wilton Road. The proposed site layout plan is included in Appendix B as drawings 1045\HFD\SW\08\00\03.

3 SOURCES OF FLOODING

3.1 Fluvial / Tidal Flooding

3.1.1 The NPPF and PPG define the Flood Zones as follows:

- Zone 1: 'Low Probability' – This zone comprises land assessed as having a less than a 1 in 1000 annual probability of river or sea flooding (<0.1%) in any year.
- Zone 2: 'Medium Probability' – This zone comprises land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% - 0.1%) or between a 1 in 200 and 1 in 1000 annual probability of sea flooding (0.5%-0.1%) in any year.
- Zone 3a: 'High Probability' – This zone comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year.
- Zone 3b: 'The Functional Floodplain' – This zone comprises land where water must flow or be stored in times of flood. SFRAs should identify this Flood Zone (land which would flood with an annual probability of 1 in 30 (3.33%) or greater in any year or is designed to flood in an extreme (0.1%) flood, or at another probability to be agreed between the LPA and the Environment Agency, including water conveyance routes).

3.1.2 The application site is shown to be within Flood Zone 1. This means that there is less than 1 in 1000 chance of fluvial flooding per year.



Figure 3.1 – EA Fluvial Flood Map

- 3.1.3 The light blue shading shows the areas which are at “medium” risk of flooding (Flood Zone 2) and the dark blue shows the areas at “high” risk of flooding (Flood Zone 3). The EA “Flood Maps for Planning” confirms that the site is in Flood Zone 1 and some distance from Zones 2 and 3.

3.2 Surface Water Flooding

- 3.2.1 The surface water flood mapping provided by the EA is considered to be the best available source of national information of surface water flooding, and it is a starting point for understanding patterns and probability of surface water flooding. The EA accept that the mapping has limitations and state that *“these maps cannot definitely show that an area of land or property is, or is not, at risk of flooding, and the maps are not suitable for use at an individual property level.”*
- 3.2.2 The surface water flood maps developed by the EA suggests the site is not at risk of surface water flooding. The mapping provided by the EA is shown below as Figure 3.3.



Figure 3.3 – Surface Water Flood Map

3.2.3 The SFRA prepared by the council also shows the site is not at risk of pluvial flooding from an event with a probability of 1.0% plus allowance for climate change.

3.3 Groundwater Flooding

3.3.1 Figure 5 of the council's surface water management plan for Salisbury shows the application site is not in an area at risk of groundwater flooding for a 1 in 20 year event nor in an area at potential risk of elevated groundwater. A copy of the elevated groundwater levels mapping is included in Appendix C.

3.4 Reservoir Flooding

3.4.1 The EA's long-term flood risk service states that flooding from reservoirs is unlikely in this area. The risk of flooding from reservoir failures or dam breaches is generally considered to be low risk across the country following the introduction of the Reservoirs Act in 1930.

4 DEVELOPMENT VULNERABILITY AND MODELLED FLOOD LEVELS

4.1 Development Vulnerability Classification

- 4.1.1 The proposed development will comprise of retail, offices and residential flats, while the retail and offices are classified as “less vulnerable” uses in PPG, the residential element is considered a “more vulnerable use”. Therefore, the development as a whole is considered a more vulnerable use.

4.2 Flood Probability

- 4.2.1 The application site is some distance from the nearest source of fluvial flooding and the EA maps confirm this. The EA surface water and SFRA also confirms there is no risk of surface water flooding and that all other sources of flooding are low. Therefore, the probability of the site being subject to flooding is considered to be less than 0.1%.

4.3 Climate Change Allowances

- 4.3.1 The Environment Agency have published guidance on climate change allowances to be applied to peak river flows for new developments. The allowance to be implemented is based on the management catchment area, flood zone and the sites vulnerability.

- 4.3.2 Under “Flood risk assessments: climate change allowances” no allowance for climate change need be applied to sites in flood zone 1, only allowances should be applied to developments in flood zone 2 & 3.

The site is located in flood zone 1 so under the guidance no allowance needs to be applied to cater for future climate changes. However the EA flood mapping indicates that the site would still be free of flooding if an allowance for climate change was factored in.

4.4 Impact on Floodwaters

- 4.4.1 The proposed site is outside the flood extent for an event with a probability of 1.0%. When climate change allowances are factored in, the site will still be free from flooding with a probability of 1.0% +CC and it is not at risk of flooding from other sources.

- 4.4.2 The proposals will not alter the building and consist of internal alterations only, therefore the footprint of the building will not increase so it will not present any restriction to the free flow of flood waters from an event with a probability of 1.0%+CC allowance.

4.5 Impact on Flood Storage

- 4.5.1 The proposed development is outside the flood extent for an event with a probability of 1.0% plus climate change allowances, also there will be no change to the footprint of the building, so the proposals will not result in the loss of any flood storage for this event.

4.6 Impact on Development

- 4.6.1 The above assessment has considered the impacts of flooding on the development and demonstrated that the site will not be affected by flood events with a probability of 1.0% +CC allowance, ensuring that the proposed development will be safe and will not suffer damage from flood waters.

4.7 Safe Access

- 4.7.1 The site is located entirely within Flood Zone 1. Entry into and out of the application site can be provided from Canadian Avenue to allow residents, employees and visitors to evacuate to the north. The site is not at risk of flooding with a probability of 1.0%+CC so a safe, dry access can be provided to and from the site during extreme flood events.

4.8 Sequential Test

- 4.8.1 The principal of the Sequential Test is to assess locations and to prioritise development in areas at less risk of flooding. The NPPF suggests that Regional Planning Bodies and Local Planning Authorities should ensure their spatial strategies include a broad consideration of flood risk. Strategic Flood Risk Assessments (SFRA) refine information on the probability of flooding, taking other sources of flooding and the impacts of climate change into account. They provide the basis for applying the Sequential Test.

- 4.8.2 The proposed development seeks the conversion of the first and second floors, therefore under the NNPF & PPG no sequential test is required as the proposals are for a change of use.
- 4.8.3 However the site is located in a very low flood risk area Zone 1, so it meets the requirements of the sequential test to allocate development to low flood risk areas. The sequential test is therefore considered to be satisfied.

5 DRAINAGE STRATEGY

5.1 Existing Drainage

- 5.1.1 The site is currently 100% impermeable, consisting of building roof and tarmac hardstanding. The proposals seek a change of use on the first and second floors so there will be no change to the building or hard standings.
- 5.1.2 The impermeable areas are currently drained by downpipes and gullys to the adopted sewers in the roads around the property.

5.2 Proposed Drainage

- 5.2.1 Given the proposals will not alter the building or hard standings it is intended to retain the existing drainage regime. The rainwater down pipes and gullys will continue to collect the rainwater and convey the runoff via a network of underground pipes to the adopted sewers in the road.
- 5.2.2 Given there will be no change to the current drainage system or an increase in the impermeable areas being drained the proposals will not increase the risk of flooding on site or in the surrounding area.

6 SUMMARY AND CONCLUSION

- 6.1.1 The proposed development seeks permission for the conversion of the first and second floors to offices and 2 flats, the retail use on ground floor and flat on top floor will be retained.
- 6.1.2 The Environment Agency's flood mapping shows the site is located within Flood Zone 1 and is at low risk of flooding from all other sources. When climate change allowances are considered the application site is still free from flood waters for the 1 in 100-year event plus CC allowance. The proposed development is also considered to be at low risk from other sources of flooding.
- 6.1.3 This report has demonstrated that the proposed development will have no impact on the free flow of flood waters or flood storage volumes and will not be impacted by flood water from a 1 in 100-year event including allowances for climate change. A safe access can be provided into and out of the site from the north at all times during a flooding event of this probability.
- 6.1.4 The current drainage regime will not be altered by these proposals so there will be no increased risk of flooding to the site or the surrounding area.
- 6.1.5 This report has demonstrated that the proposed development will not have any impact on the current flood risk in the area, and that drainage provisions can be provided without increasing the risk of flooding. Therefore, we see no reason why the application should be refused on the grounds of flood risk.

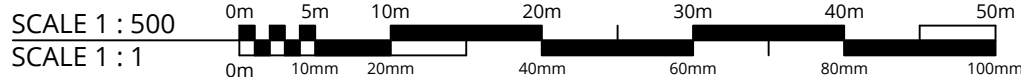
APPENDIX A

Drawing 1045/HFD/SW/08/00/02 – Existing Site Plan

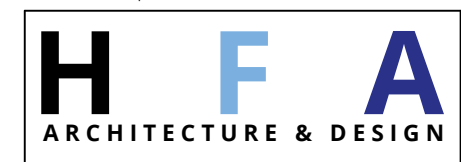


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Client
CHARTPLAN

Project
SALISBURY ANTIQUES WAREHOUSE REPURPOSING SCHEME

Drawing
SITE BLOCK PLAN AS EXISTING

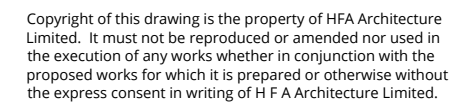
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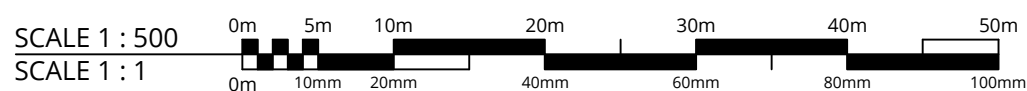
PLANNING

APPENDIX B

Drawing 1045/HFD/SW/08/00/03 – Proposed Site Layout



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Client **CHARTPLAN**

Project **SALISBURY ANTIQUES WAREHOUSE REPURPOSING SCHEME**

Drawing **SITE BLOCK PLAN
AS PROPOSED**

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APPENDIX C

SFRA Figure 5 Ground Water Map

