

rayw1000@gmail.com

Our ref: EIR2026/01063
Date: 6th February 2026

Dear Raymond

Thank you for your enquiry which was received on 12th January 2026. We respond to requests under the Freedom of Information Act 2000 and Environmental Information Regulations 2004.

Abstract

Name	Product 4
Description	Detailed Flood Risk Assessment Map for 3-5 New Street, Salisbury, SP1 2PH NGR: SU1447629758
Licence	Open Government Licence
Information Warnings	<i>The mapping of features provided as a background in this product is © Ordnance Survey. It is provided to give context to this product. The Open Government Licence does not apply to this background mapping. You are granted a non-exclusive, royalty free, revocable licence solely to view the Licensed Data for non-commercial purposes for the period during which the Environment Agency makes it available. You are not permitted to copy, sub-license, distribute, sell or otherwise make available the Licensed Data to third parties in any form. Third party rights to enforce the terms of this licence shall be reserved to OS.</i>
Attribution	Contains Environment Agency information © Environment Agency and/or database rights. Contains Ordnance Survey data © Crown copyright 2026 Ordnance Survey AC0000807064.

Open Data and Historic Flood Events

The Environment Agency no longer provides PDF copies of the Historic Flood Map. Instead, datasets are freely available via the Government's Open Data portal: [Find open data - data.gov.uk](https://data.gov.uk)

Examples of datasets you may require:

- Flood Map for Planning
- Recorded Flood Outlines
- Historic Flood Map
- Surface Water for Spatial Planning extents
- Main River Consultation Area

You can access the Flood Map for Planning here: <https://flood-map-for-planning.service.gov.uk/>

Our historic records show a record of possible flooding pre 2012 for the area, however we are currently unable to confirm the date and source of this.

Please note: we cannot guarantee that we hold an exhaustive list of all past flood events. All reasonable care has been taken to ensure that the historical flood event data is as accurate as possible. The Environment Agency will update its records if new evidence emerges.

Planning Guidance

We recommend you read the following items to inform your Flood Risk Assessment (FRA):

Summary	Link
Guidance on using Environment Agency information to inform a development proposal	Flood risk assessments – GOV.UK
How to use modelling data to support your FRA	Using modelling for FRAs – GOV.UK
Planning considerations for areas at risk of flooding	Flood risk and coastal change – GOV.UK
Template and advice to help increase the chances of your FRA includes the right information first time	Planning Portal – FRA Guidance
Information on getting planning advice from the Environment Agency, including paid services	EA Planning Advice – GOV.UK Email: wx.sp@environment-agency.gov.uk
Check with your Lead Local Flood Authority (LLFA) or Local Planning Authority (LPA) for additional policies or guidance for FRAs.	Find your local council – GOV.UK Local Plans & Strategic Flood Risk Assessments (SFRA)

2D Modelled Flood Plain Water Levels

Please see the table below for maximum 2D depth and level information for your site for a range of return periods. Please note that the maximum flood depths include all low points within your site of interest, which include watercourses, ditches, rhynes and low ground spots.

Maximum 2D modelled water levels for the investigation area:

Undefended Levels

1% AEP (100yr) undefended:	0.00 mAOD
1% AEP (100yr) with 30% increase in flow - undefended:	45.95 mAOD
1% AEP (100yr) with 40% increase in flow - undefended:	45.97 mAOD
1% AEP (100yr) with 85% increase in flow - undefended:	46.10 mAOD
0.1% AEP (1000yr) undefended:	46.10 mAOD

Defended Levels

1% AEP (100yr) defended:	0.00 mAOD
1% AEP (100yr) with 30% increase in flow - defended:	45.95 mAOD
1% AEP (100yr) with 40% increase in flow - defended:	45.97 mAOD
1% AEP (100yr) with 85% increase in flow - defended:	46.10 mAOD
0.1% AEP (1000yr) defended:	46.14 mAOD

Undefended Depths

1% AEP (100yr) undefended:	0.00 mAOD
1% AEP (100yr) with 30% increase in flow - undefended:	0.01 mAOD
1% AEP (100yr) with 40% increase in flow - undefended:	0.03 mAOD
1% AEP (100yr) with 85% increase in flow - undefended:	0.11 mAOD
0.1% AEP (1000yr) undefended:	0.12 mAOD

Defended Depths

1% AEP (100yr) defended:	0.00 mAOD
1% AEP (100yr) with 30% increase in flow - defended:	0.01 mAOD
1% AEP (100yr) with 40% increase in flow - defended:	0.03 mAOD
1% AEP (100yr) with 85% increase in flow - defended:	0.11 mAOD
0.1% AEP (1000yr) defended:	0.13 mAOD

N.B. 0.00 (m or mAOD) indicates the data does not reach the site

N.B. Levels and depths have been extracted based upon the site boundary plan provided

N.B. Please note not all models contain climate change runs.

Salisbury River Park Project

The Environment Agency are working in partnership with Wiltshire Council as part of the Salisbury River Park Project. More information can be found via the following link:

<https://www.salisburyriverparkphase1.com/>

The current flood risk modelling for Salisbury will be updated to take account of the improvements made by the Salisbury River Park Scheme. This model update will include the 'As Built' design. This model is still in development and the full set of model deliverables will be available to share externally when the final version has been adopted by the Environment Agency.

The Flood Map for Planning in this area is expected to be updated in 2026. This will include outputs from our New National Model together with outputs from detailed local models such

as the 2025_Salisbury model. You may wish to contact our Sustainable Places team at wx.sp@environment-agency.gov.uk to set up a chargeable agreement to discuss your planning proposal further with our local flood risk team.

Please note: If your site is in Flood Zone 1 but the Flood Map for Planning (FMfP) or your Local Planning Authority's (LPA) Strategic Flood Risk Assessment (SFRA) shows it will be at increased risk of flooding from rivers or the sea during the development lifetime, you should make sure a Flood Risk Assessment (FRA) is done, and treat the site as if it were in Flood Zone 2 when deciding which advice you need to access.

You can find further information on the NaFRA2 project here:

<https://www.gov.uk/guidance/updates-to-national-flood-and-coastal-erosion-risk-information>

Updates to National Modelling

The Environment Agency has carried out a National project to update our flood risk information for the whole of England. We have updated our flood risk information in 2025 as part of the new National Flood Risk Assessment (NaFRA2). This includes the data displayed on the Check Your Long-Term Flood Risk service and the data displayed in the Flood Map for Planning (Rivers and Sea).

The flood zone extent may have changed for your area of interest, but the flood levels provided have not.

You can find further information on the NaFRA2 project here:

<https://www.gov.uk/guidance/updates-to-national-flood-and-coastal-erosion-risk-information>

Flood Defences

If there are any formal flood defences within 1km of the site boundary provided, a PDF containing flood defence information will be enclosed. This information has been taken from our Asset Information Management System database (AIMS). A data download can be accessed here: [AIMS Asset Bundle](#)

Please note that flood defences can increase water levels elsewhere e.g. through channels being restricted by defences, or because defences prevent flood water flowing back into the river channel.

Further Guidance

If you intend to use any climate change data supplied in this letter, you should consider its appropriateness in light of a range of potential allowances as described in the latest guidance: [Flood risk assessments: climate change allowances - GOV.UK](#) This information is subject to change, please check the guidance regularly. Our Sustainable places team would be happy to discuss the issues around Climate Change and how information should be used.

In some locations, the predicted Still Water Tide Level data from the Coastal Flood Boundary Study 2018 is higher than the locally modelled water levels provided. When this is the case the higher water levels should be considered in your FRA. More information can be found here [Coastal flood boundary conditions for the UK: 2018 update - GOV.UK](#) and by downloading 'Coastal Design Sea Levels' from [Find open data - data.gov.uk](#)

Information on environmental permits for work in, under, over, or near a main river, culvert, flood defence, or in the floodplain is available here: [Flood risk activities: environmental](#)

[permits - GOV.UK/](#). For any further advice, please contact blanford.frap@environment-agency.gov.uk .

We hope you find this information helpful.

Yours sincerely

Corinne Moyse

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Enc: EIR2026/01063 Defences Map & Data (if applicable)