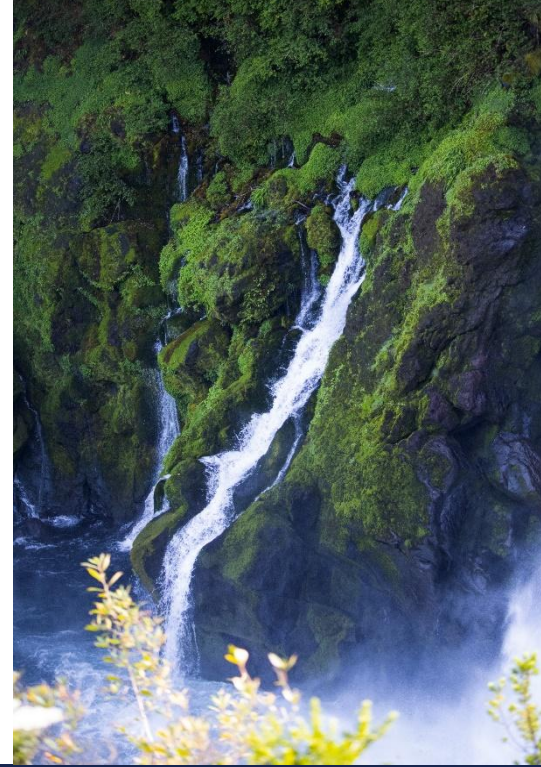




Flood Risk Assessment and Flood Evacuation Plan AEG10205_SP1_Salisbury_01

Site Address: 29A Castle Street
Salisbury
Wiltshire
SP1 1TT

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



Document Issue Record

Project: Flood Risk Assessment and Flood Evacuation Plan

Prepared for: Matthew Funge

Reference: AEG10205_SP1_Salisbury_01

Site Location: 29A Castle Street, Salisbury, Wiltshire, SP1 1TT

Issue	Date	Author	Check	Auth.	Comments
1	27/02/2026	Mace Latham	AS	NDD	First issue
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Table of Contents

Summary	5
1. Introduction.....	7
Site Overview.....	7
Planning Policy and Guidance.....	10
2. Planning Policy.....	11
National Planning Policy Framework (NPPF)	11
Local Planning Policy	14
Sequential and Exception Tests	14
Summary	15
3. Consultation and Review.....	16
Consultation	16
Documents and Online Mapping.....	16
4. Sources of Flood Risk.....	19
Fluvial.....	19
Tidal	27
Canals	28
Pluvial.....	28
Reservoirs.....	32
Groundwater.....	33
Sewers.....	34
5. Flood Risk Mitigation	36
Sources of Flooding.....	36
Increase to Flood Risk Elsewhere.....	36
6. Flood Evacuation Plan	37
Proposed Flood Evacuation Route and Access/Egress	37
Summary	40

Trigger Events	41
Responsibilities	43
Preparation for Flood Events.....	44
What to Do to Prepare/ During Flooding	45
Proposed Flood Evacuation Route and Access/ Egress	46
Places of Safe Refuge	46
Appendix A - Proposed Plans.....	48
Appendix B – Summary for Site Occupants and Users	49

Summary

Development Description	Existing	Proposed
Development Type	Commercial premises	The conversion of the listed commercial unit to one dwelling.
EA Vulnerability Classification	Less Vulnerable	More Vulnerable
Ground Floor Level	The EA LiDAR data shows the ground elevation of the site varies between approximately 47.77m AOD (metres Above Ordnance Datum) and 47.89m AOD.	No change.
Level of Sleeping Accommodation	None.	First and Second Floors.
Impermeable Surface Area	Whole site considered impermeable.	No change or increase in hardstanding - development is a change of use of existing structure.
Site Size	Approximately 60m ²	No change
Risk to Development	Summary	Comment
EA Flood Zone	Flood Zone 1	
Flood Source	Proposed development considered to be at low risk from all analysed sources of flooding.	
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	Site is not affected during the 1 in 100 year+40%CC fluvial event and remains outside all modelled likelihood categories to experience surface water flooding.
Safe Access/Egress Route	Yes	Hazard ratings may exceed 0.75 (Low Hazard) in 1 in 100 year+40%CC

Flood Resilient Design Site Drainage Plan Flood Warning and Evacuation Plan		event along the evacuation route based on EA Salisbury Model Grids (2019). Thus, it is recommended that residents remain on the pavements which are elevated above the road.
	Not required	See details in Section 5.
	N/A ¹	There is no proposed increase in impermeable area. It is therefore proposed to discharge via the existing system.
	Yes	The site is within the 'Upper Hampshire Avon at St Pauls and City Centre, Salisbury' EA Flood Warning Service. Details of Flood Evacuation Plan (FEP) provided in Section 6.
Offsite Impacts	Summary	Comment
Displacement of floodwater	Negligible	Development is a conversion therefore no increase to built footprint.
Increase in surface run-off generation	Negligible	Discharge is proposed to be via the existing system.
Impact on hydraulic performance of channels	Negligible	Nearest watercourse is the River Avon which is approximately 30m west of the site.

¹ not required for this assessment

² data not available.

1. Introduction

- 1.1. Aegaea were commissioned by Matthew Funge to undertake a Flood Risk Assessment (FRA) and Flood Evacuation Plan (FEP) to facilitate a planning application for the proposed development.
- 1.2. This FRA and FEP has been prepared in accordance with the requirements set out in the National Planning Policy Framework (NPPF) and the associated Planning Practice Guidance. 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 29A Castle Street, Salisbury, Wiltshire, SP1 1TT (Figure 1).

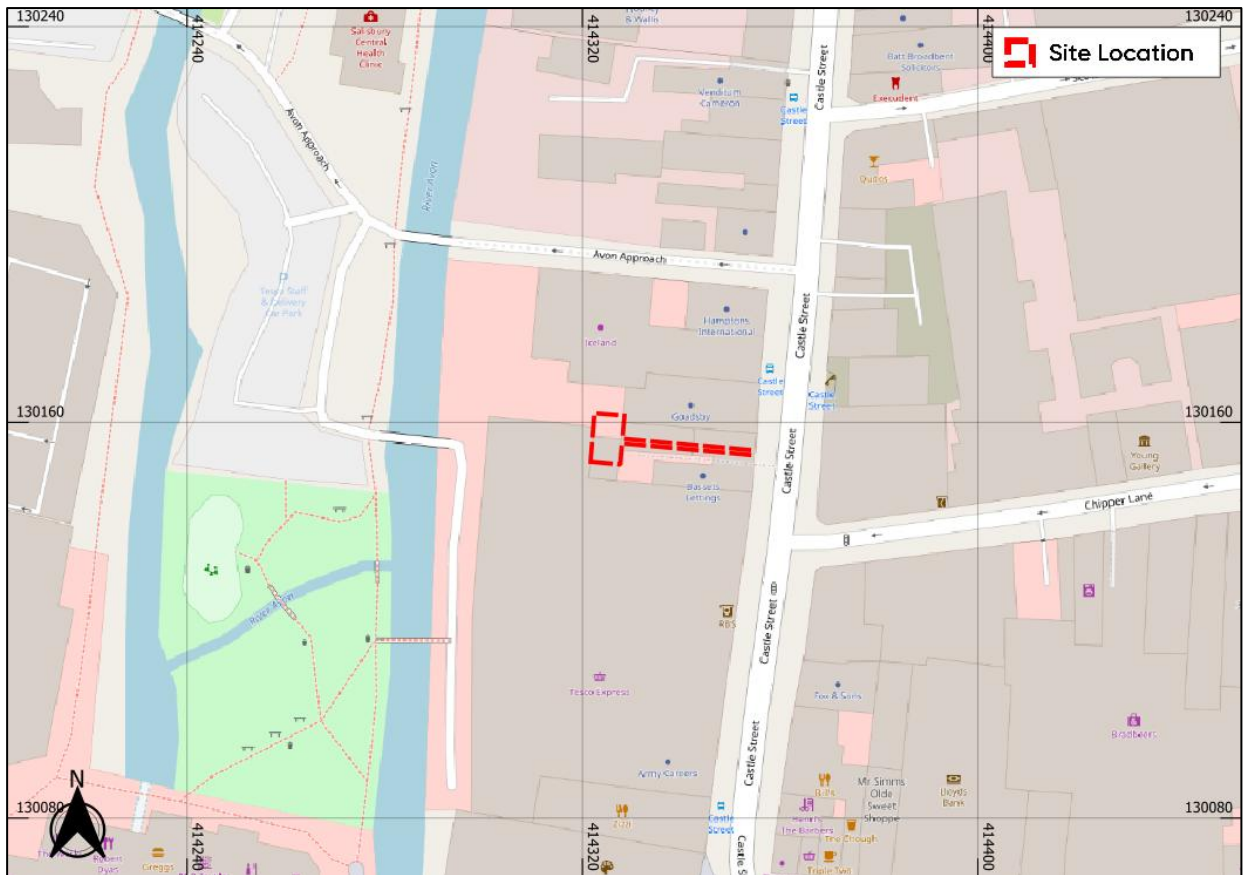


Figure 1: Site Location (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors)

- 1.4. It is understood that the client is seeking to convert the listed commercial unit to one dwelling. All proposed plans can be found in Appendix A of this report.
- 1.5. It is important to note that as the proposals consist of a change of use, there will be no increase in built footprint.
- 1.6. In the absence of a topographical survey, Environment Agency Light Detection and Ranging (LiDAR) data Digital Terrain Model has been used to review the topography of the site (Figure 2). The EA LiDAR data shows the ground elevation of the site varies between approximately 47.77m AOD (metres Above Ordnance Datum) and 47.89m AOD, with a slope falling to the south towards Castle Street to the east.

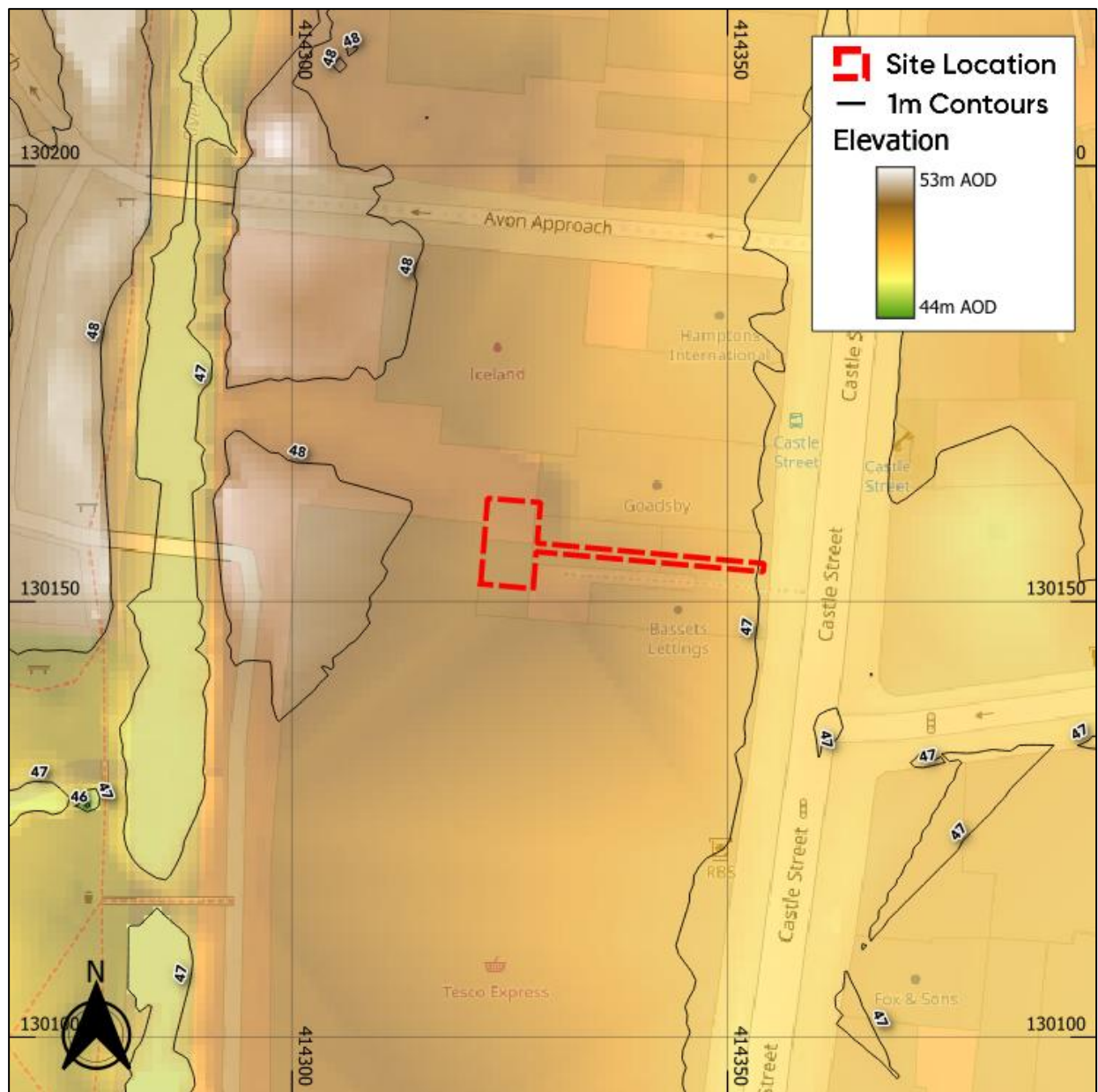


Figure 2: Site Topography (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

- 1.7. 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

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

- *in flood zones 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*

1.9. It is noted that the site itself appears to be within Flood Zone 1 (low risk of fluvial flooding) and outside all modelled likelihood categories (i.e. low, medium and high) based on the surface water NaFRA2 outputs. However, the Wiltshire SFRA (2024) web mapping indicates that the site is within a zone whereby 'there is a risk of groundwater flooding to surface and subsurface assets. There is a possibility of groundwater flooding emerging at the surface locally'.

1.10. In addition, this FRA demonstrates that the access to the site is situated within Flood Zone 3 and situated within the high likelihood to experience surface water flooding. Thus, an FRA is considered to be required to support the planning application.

1.11. 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;*

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

- 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:

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.

Local Planning Policy

- 2.7. The Core Strategy (2015) prepared by the Local Planning Authority, Wiltshire Council, sets out the policies for development in the local area.
- 2.8. 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

- 2.9. 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.
- 2.10. Under the NPPF, all new planning applications should undergo a Sequential test in accordance with Paragraph 172. This test should be implemented by local planning authorities with a view to locating particularly vulnerable new development outside of the floodplain.
- 2.11. However, Paragraph 176 of the NPPF states:

*176. Applications for some minor development and **changes of use**⁶² should also not be subject to the sequential test, nor the exception test, but should still meet the requirements for site-specific flood risk assessments set out in footnote 63.*

Footnote 62: This includes householder development, small non-residential extensions (with a footprint of less than 250m² and changes of use; except for changes of use to a caravan, camping or chalet site, or to a mobile home or [park home site, where the sequential and exception tests should be applied as appropriate.

2.12. As such, a site-specific Sequential and Exception Test for the proposed change of use is not considered necessary in line with the NPPF.

Summary

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

3. Consultation and Review

Consultation

- 3.1. Aegaea hold on record a copy of the EA Product 6 data to inform this FRA. This dataset includes modelled flood level, depth and hazard grids for a range of return periods taken from the EA's Salisbury Model (2019).

Documents and Online Mapping

- 3.2. 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.
- 3.3. 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 Core Strategy³ (Wiltshire Council, 2015)

³ https://www.wiltshire.gov.uk/media/372/Wiltshire-Core-Strategy-adopted-2015/pdf/Wiltshire_Core_Strategy_2015.pdf?m=1735555642237

- Preliminary Flood Risk Assessment⁴ (Wiltshire Council, 2011) and Preliminary Flood Risk Assessment Addendum⁵ (Wiltshire Council, 2017)
- Wiltshire Council Level 1 Strategic Flood Risk Assessment⁶ (Wiltshire Council, 2024)
- Wiltshire Local Flood Risk Management Strategy⁷ (Wiltshire Council, 2015)

Preliminary Flood Risk Assessment (PFRA)

- 3.4. The PFRA, published in 2011 and 2017 (addendum), 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.
- 3.5. The PFRA and its addendum 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)

- 3.6. 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.
- 3.7. 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.

⁴ <https://webarchive.nationalarchives.gov.uk/ukgwa/20140328094443/http://www.environment-agency.gov.uk/research/planning/135540.aspx#10>

⁵ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/698754/PFRA_Wiltshire__County_Council_2017.pdf

⁶ 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?m=1733141632550

⁷ <https://www.wiltshire.gov.uk/media/204/Wiltshire-local-flood-risk-management-strategy/pdf/Flood-risk-management-strategy-civil-emergencies.pdf>

Local Flood Risk Management Strategy (LFRMS)

- 3.8. 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.
- 3.9. 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 nearest EA Main River is approximately 30m west of the site. The River Avon is fluvially influenced at this location in relation to the site and flows in a southerly direction.
- 4.3. Black Well (identified EA Main River) flows south circa 300m west of the site. This connects into the River Nadder (EA Main River) approximately 540m southwest of the site. The confluence of the River Nadder and River Avon is located circa 590m south/southwest of the site.
- 4.4. There are no other watercourses in the vicinity of the site within 1km of the site based on OS mapping.

EA Flood Map for Planning

- 4.5. The majority of the site is situated within Flood Zone 1 with the access route at the eastern boundary being situated within Flood Zones 2 and 3 (Figure 3).
- 4.6. Flood Zone 1 denotes land having less than 1 in 1,000 annual probability of river or sea flooding (all land outside Flood Zones 2 and 3). Flood Zone 2 denotes land between a 1 in 100 and 1 in 1,000 annual probability of river flooding. Flood Zone 3 denotes land having a 1 in 100 or greater annual probability of river flooding.
- 4.7. Although the site is situated within Flood Zone 1, the site has been identified to be situated within the Flood Zone plus climate change extent. The Flood Zones plus climate change dataset shows how Flood Zones could increase with climate change over the next century, ignoring the benefits of any existing flood defences. The 'Central' allowance for the 2080s epoch (2070-2125) for risk of flooding from rivers has been used to estimate Flood Zones extents. However again it must be reiterated that this dataset ignores the benefits of flood defences.

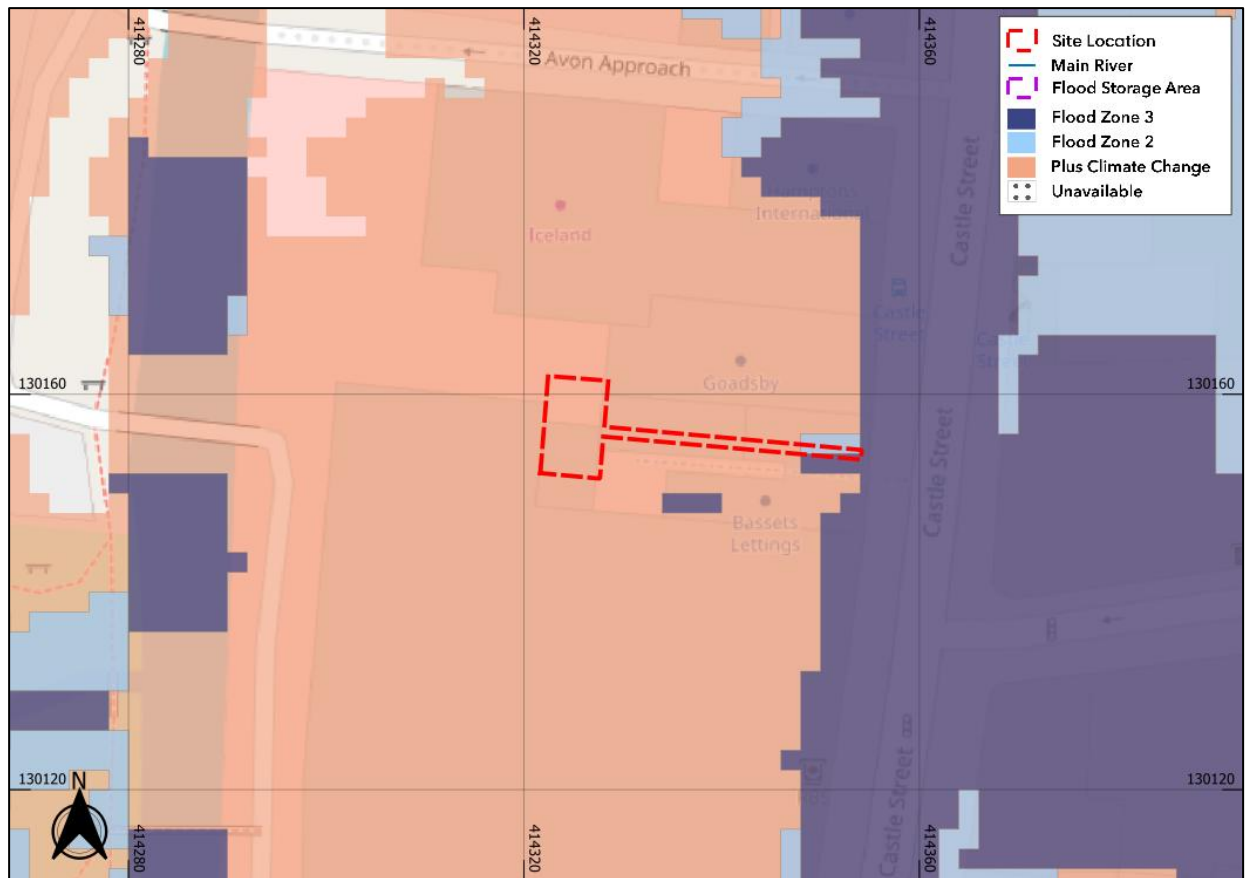


Figure 3: EA Flood Map for Planning (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

Historical Fluvial Flooding

- 4.8. Based on the EA's Recorded Flood Outlines, there is no record of historical fluvial flooding on site (Figure 4).

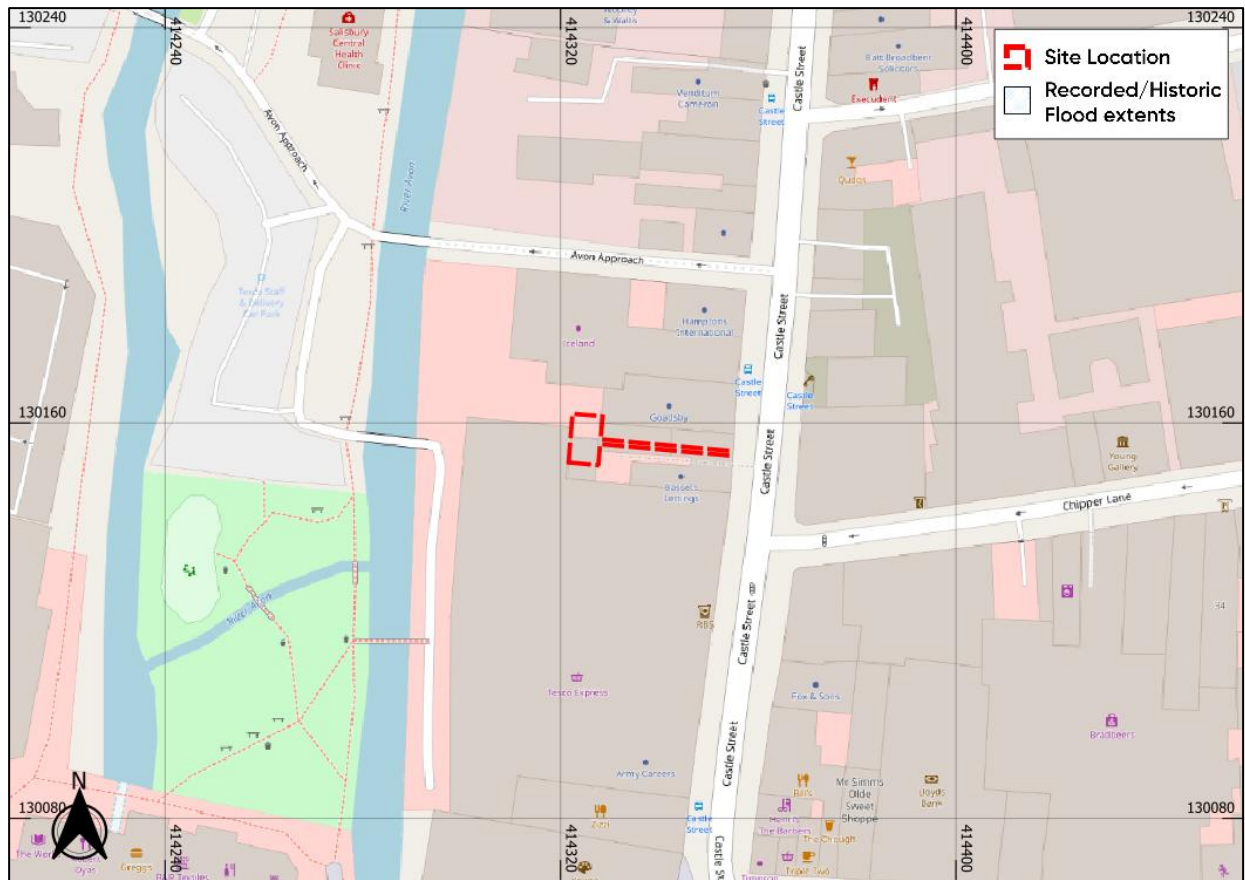


Figure 4: EA Historic Flood Mapping (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

EA Product 6 Data

- 4.9. Aegaea hold on record modelled outputs from the EA Salisbury Model (2019). The outputs provided from the fluvial model include 2D levels, depths and hazard grid datasets. Given the site is situated within Flood Zone 1, however has been identified to be within the Flood Zone plus climate change extent, only the climate change scenario has been assessed to provide a comprehensive assessment.
- 4.10. The Salisbury Model (2019) is a Flood Modeller – TUFLOW model with four 2D domains. The site is within the Salisbury Centre 2m Domain.

Climate Change Scenario

- 4.11. The site is located within the Avon Hampshire Management Catchment. More vulnerable developments in Flood Zone 2 and 3 should utilise the 'Central' allowance for the 2080's epoch. For the Avon Hampshire Management Catchment, this equates to a plus 38% allowance.
- 4.12. No data has been provided from the EA for the 'design' 1 in 100 year+38% Climate Change (CC) scenario. However, data has been provided for the 1 in 100 year plus 40% CC scenario, which has been considered an appropriate proxy for the +38% event (Figure 5) and provides a conservative approach.

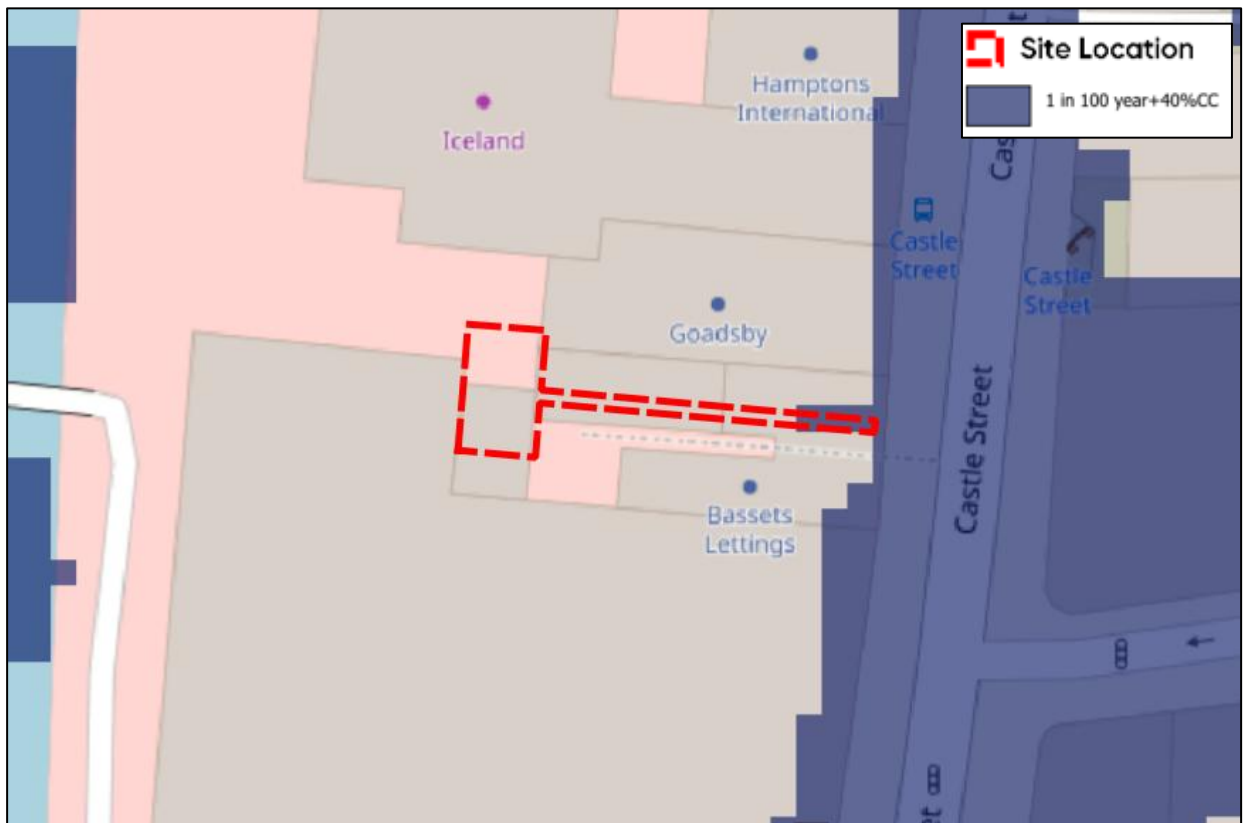


Figure 5: EA Salisbury (2019) Modelled Climate Change Scenario (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

- 4.13. Based upon the above, the majority of the site is located outside the maximum climate change flood extent and thus no flooding is recorded at the proposed development.
- 4.14. However, review of the access route shows that the point at which the access route to the site meets Castle Street could experience maximum flood depths of 0.24m.

Fluvial Flood Evacuation

- 4.15. Section 3.2.7 of the Wiltshire SFRA (2024) states:

Safe access and egress should be available during the design flood event. Firstly, the design of the development should seek to avoid areas of a site at flood risk. If that is not possible then access routes should be located above the design flood event levels. Where that is not possible, access through shallow and slow flowing water that poses a low flood hazard may be acceptable.

- 4.16. As part of the Salisbury (2019) Flood Risk Model, the EA have also provided modelled flood hazard grids.
- 4.17. The modelled flood hazard grid for the 1 in 100 year plus 40% CC event indicates that the access road (directly adjacent to the site) is not affected during the climate change event (Figure 6). However, Castle Street (east of the site) leading east away from the River Avon, would mostly experience flood hazard ratings of less than 0.75 (Low Hazard) although areas of lower elevation could experience flood hazards of up to 2.00 (Danger for Most).
- 4.18. The grids suggest that safe access/egress would be possible in this event by using the pedestrian footpaths and travelling northeast from the site, avoiding areas of deeper water along Castle Street.
- 4.19. It is noted that the evacuation route shown below in Figure 6 shows pedestrians to cross Castle Street of which is considered to have higher hazard ratings. However, given the extent of the higher hazard rating at this location (approximately 5m), this hazard is considered to be negligible.

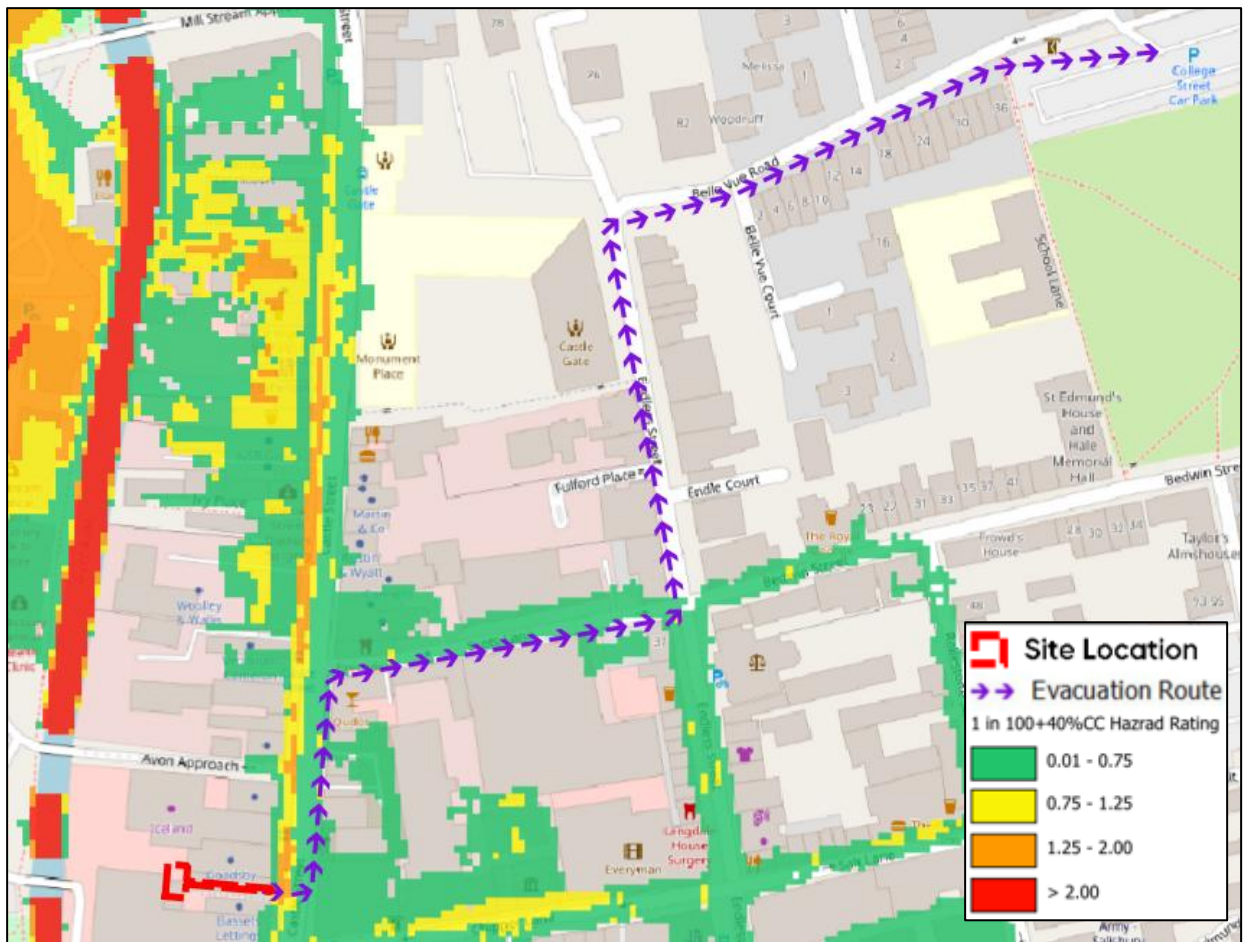


Figure 6: EA Salisbury (2019) Modelled 1 in 100 year+40%CC Fluvial Flood Hazard Mapping (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

- 4.20. In the event that safe access/egress is not possible due to flood depths exceeding 0.25m in the highway, occupants of the proposed apartments could seek safe refuge on site given the site remains outside the maximum climate change flood extent.
- 4.21. To provide further detail, a Flood Evacuation Plan (FEP) has been produced and can be found in Section 6 of this report.

Flood Defences

4.22. As per the Salisbury River Park Phase 1 website⁸:

The Salisbury River Park scheme is a joint project developed by the Environment Agency, Wiltshire Council and Salisbury City Council that will reduce flood risk within Salisbury whilst enhancing habitats and public enjoyment, improving fish passage, reducing future liabilities and encouraging growth and regeneration. Wiltshire Council developed a masterplan for a river park along the River Avon through the centre of Salisbury, and phase 1 of this, which the Environmental Agency is leading on, covers works at Fisherton Recreational Ground, Ashley Road Open Space, and the Maltings/Central Car Park area...

...The main construction works started June 2022, with the majority of the work being completed during Summer and Autumn 2022. Some work will continue over into next winter 2023, with additional works planned for Summer and Autumn 2023. Completion for all works is expected to be December 2023.

4.23. As per the Salisbury River Park Phase 1 News and Updates Page, work is currently ongoing as of December 2024 with the project heading towards completion⁹.

4.24. Mapping available from the Salisbury River Park Phase 1 website includes modelled pre- and post-scheme flood risk extents¹⁰ (Figures 7 and 8). The maps below are based on the projected flood risk in a 1 in 100 (1%) annual probability flood event.

4.25. It can be seen from Figure 7 and 8 that the site is not within the pre or post-schemes.

⁸ <https://www.salisburyriverparkphase1.com/the-scheme>

⁹ <https://www.salisburyriverparkphase1.com/1news-and-updates>

¹⁰ <https://www.salisburyriverparkphase1.com/frequently-asked-questions1?preview=true>

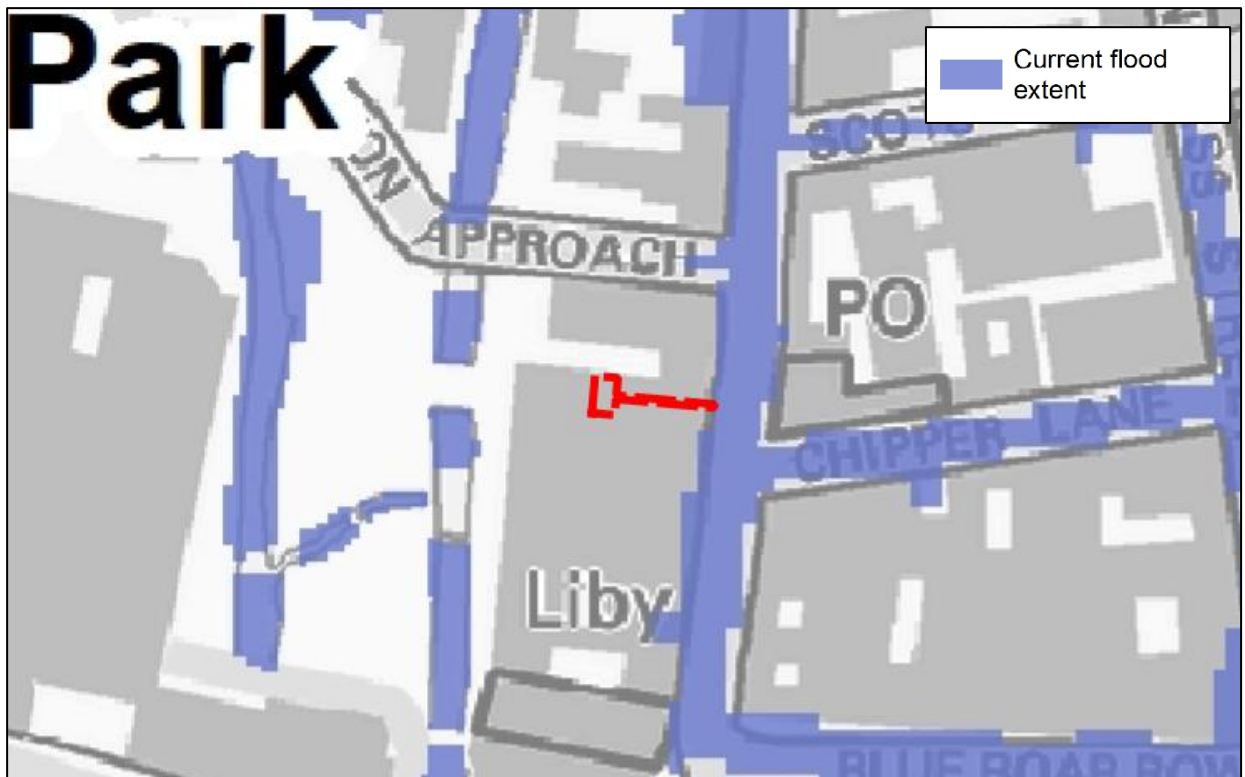


Figure 7: Existing Pre Salisbury-River Park Flood Alleviation Scheme Modelled 1:100 Year Flood Extent. The red outline represents the location of the site (Base map and data from OpenStreetMap Greyscale and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

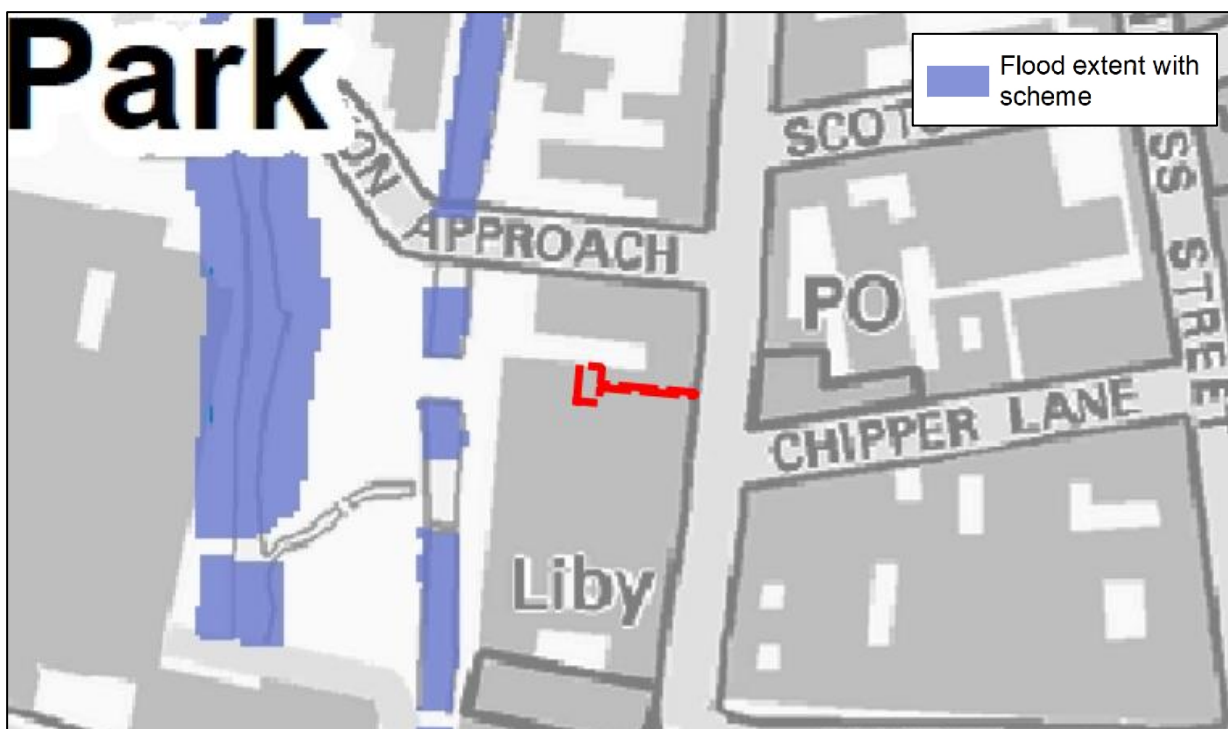


Figure 8: Post Salisbury River Park Flood Alleviation Scheme Modelled 1:100 Year Flood Extent. The red outline represents the location of the site (Base map and data from OpenStreetMap Greyscale and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

- 4.26. As such, while the scheme has not yet been fully implemented, it is nearing completion as stated by the Salisbury River Park Phase 1 News and Updates Page, and it is expected that the EA/LPA should take this into consideration when consulting on/ determining this application.
- 4.27. When the alleviation works are complete, the risk of fluvial flooding to the site would be reduced further.

Fluvial Flood Risk Summary

- 4.28. Based on the analysis above, the risk of fluvial flooding to the proposed development is considered to be low. However, the fluvial flood risk could affect the access route; Section 6 outlines a Flood Evacuation Plan in which future residents should follow to remain safe during a flood event.

Tidal

- 4.29. 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.

- 4.30. The site is a significant distance from any tidal source and above the anticipated extreme tidal levels, even when considering the impacts of climate change.
- 4.31. Therefore, the risk of flooding from tidal sources is considered low.

Canals

- 4.32. 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.
- 4.33. No canals were detected within a 1km radius as per the CRT Network mapping¹¹.
- 4.34. Therefore, the risk of flooding to this site from canals is considered to be low.

Pluvial

- 4.35. 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.

Risk of Flooding from Surface Water Mapping

- 4.36. The National Flood Risk Assessment (NaFRA2) has updated the Risk of Flooding from Surface Water (RoFSW) products which show the chance of flooding from surface water to areas of land.
- 4.37. The RoFSW products are an assessment of where surface water flooding may occur when rainwater does not drain away through the normal drainage systems or soak into the ground but lies on 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).
- 4.38. Risk is displayed as one of three likelihood categories:
- High - greater than or equal to 1 in 30 (3.3%) chance of flooding in any year.

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

- Medium – Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance of flooding in any given year.
- Low – Less than 1 in 100 (1%) but greater than or equal to 1 in 1000 (0.1%) chance of flooding in any given year.

4.39. The RoFSW depth mapping shows the annual chance of flooding (based on the three risk categories listed above) **beyond a specific depth**, for depths at the following intervals from 20cm to 120cm:

- 0.2m, 0.3m, 0.6m, 0.9m, 1.2m

4.40. As well as present day risk of flooding from surface water, climate change scenarios have been produced to indicate the predicted impacts of climate change on future flood risk. The climate change allowances are based on the latest UK Climate Projections (UKCP18) from the Met Office, using the Representative Concentration Pathway (RCP) 8.5. A near-term epoch (2040 – 2060 “2050s” epoch) and central allowances are being used initially, to support short and medium-term decisions informed by the highest flood likelihood projections.

4.41. The site is shown to not be impacted in any of the present day scenarios, thus the ‘worst-case’ climate change scenario has been assessed below.

Climate Change Scenario

4.42. Examination of the EA's ‘Flood Risk from Surface Water – Climate Change’ mapping indicates that the entirety of the site is outside the modelled likelihood categories (i.e. low, medium and high) to experience surface water flooding when considering the impacts of climate change (Figure 9).

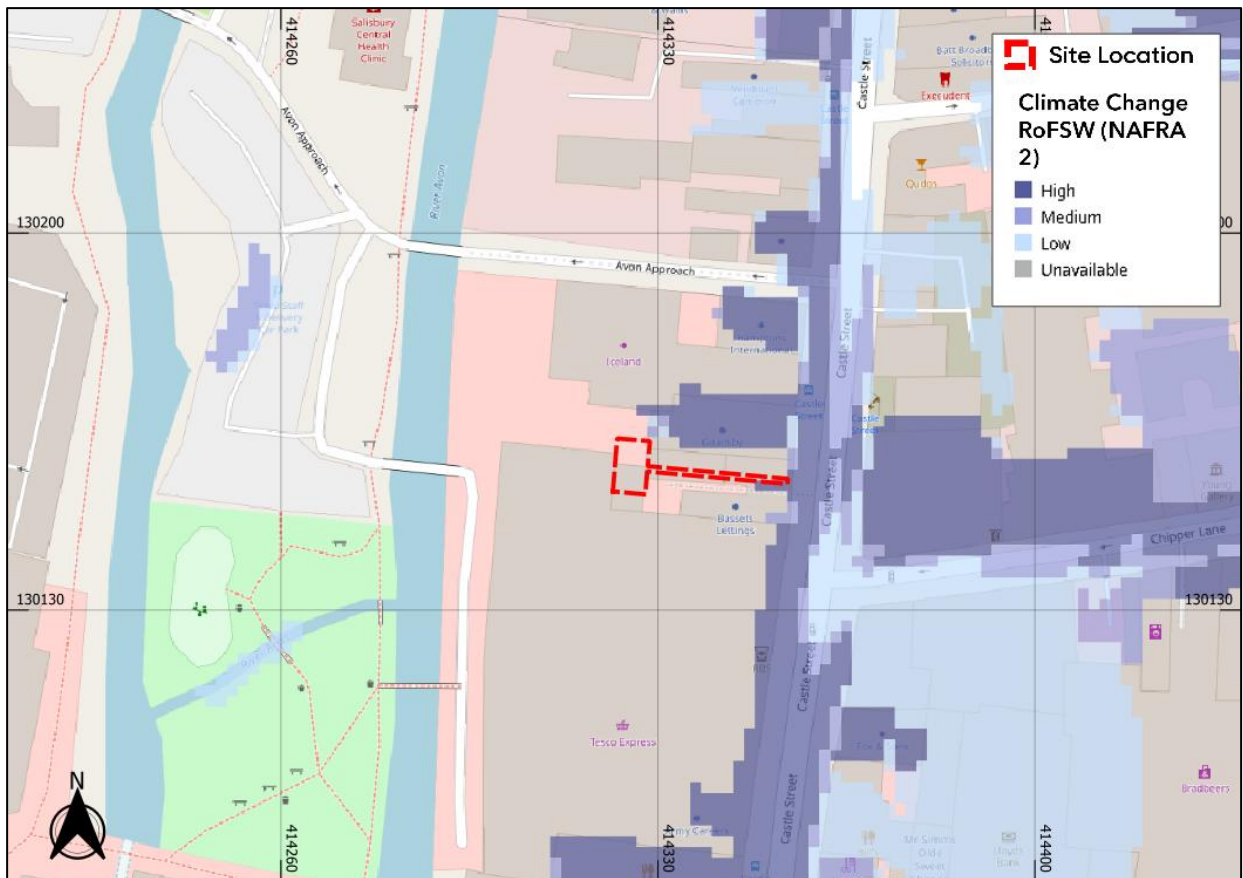


Figure 9: EA Surface Water Flood Risk Mapping (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

- 4.43. Review of the RoFSW flood depth intervals (0.2m, 0.3m, 0.6m, 0.9m and 1.2m) shows that the entirety of the site is outside the modelled likelihood extents.

Pluvial Flood Risk Summary

- 4.44. Based on the above, the proposed development is considered to be at low risk from pluvial flooding as the development is above modelled flood depths.

Pluvial Access/Egress

- 4.45. Castle Street to the east of the site could be affected during pluvial flood events, which could affect access/egress to and from the site.
- 4.46. Section 3.2.7 of the Wiltshire SFRA (2024) states:

Safe access and egress should be available during the design flood event. Firstly, the design of the development should seek to avoid areas of a site at flood risk. If that is

not possible then access routes should be located above the design flood event levels. Where that is not possible, access through shallow and slow flowing water that poses a low flood hazard may be acceptable.

- 4.47. A 1 in 100 year plus 40% CC pluvial hazard map is provided on the Wiltshire SFRA web mapping, however this only provides an extent and not hazard mapping. This does however indicate that Castle Road could be affected in the 1 in 100 year plus 40% CC pluvial event.
- 4.48. As such, given that the EA RoFSW dataset includes Hazard mapping alongside the flood depth mapping, this has been appropriate to utilise and can be seen below in Figure 10. It indicates that the majority of Castle Street is outside the modelled likelihood categories of the hazard rating exceeding 0.75. Thus, it is considered that access / egress remains possible to the west along Castle Road.

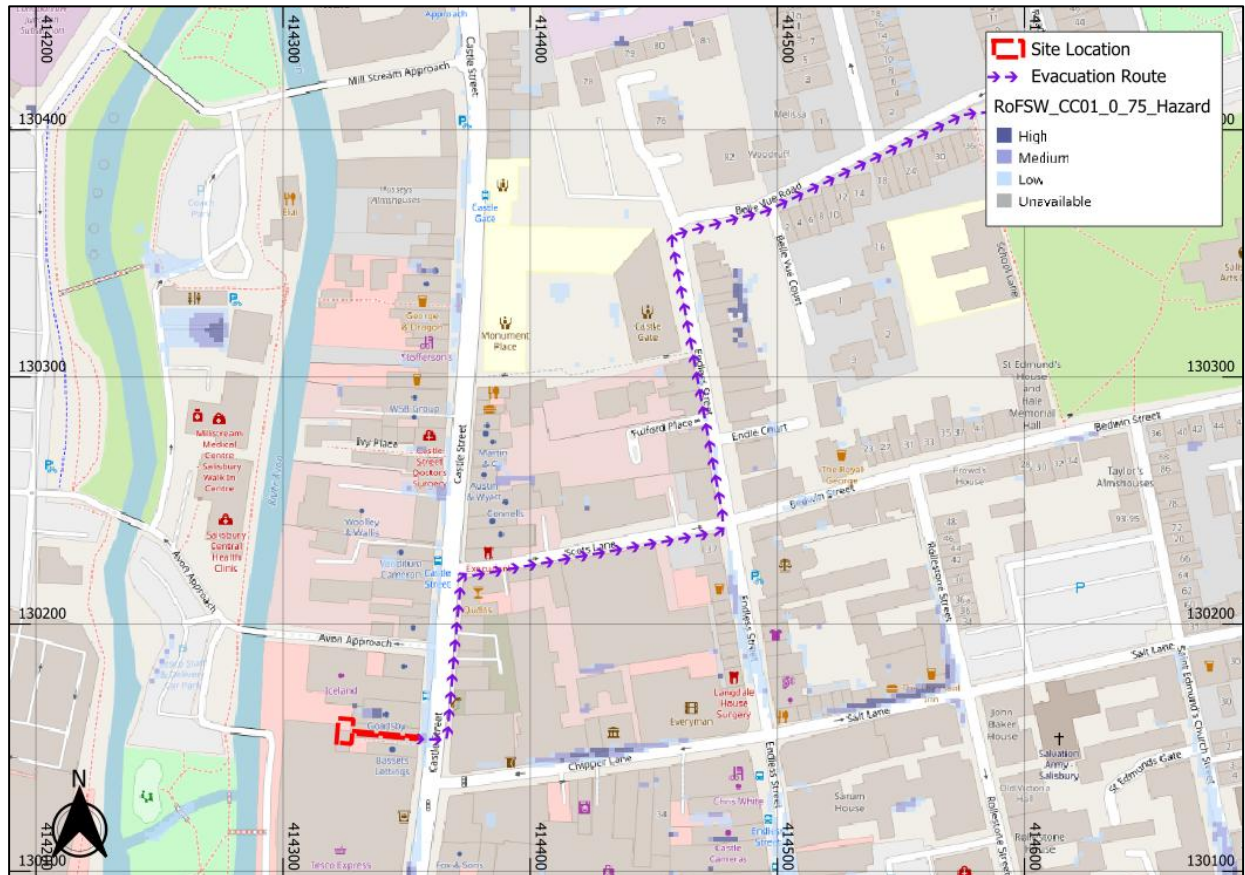


Figure 10: EA Surface Water Flood Hazard Likelihood Categories (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

Reservoirs

- 4.49. 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.
- 4.50. According to the EA's Flood Risk from Reservoirs mapping the site is outside modelled flood extents in the event of reservoir flooding (Figure 11).

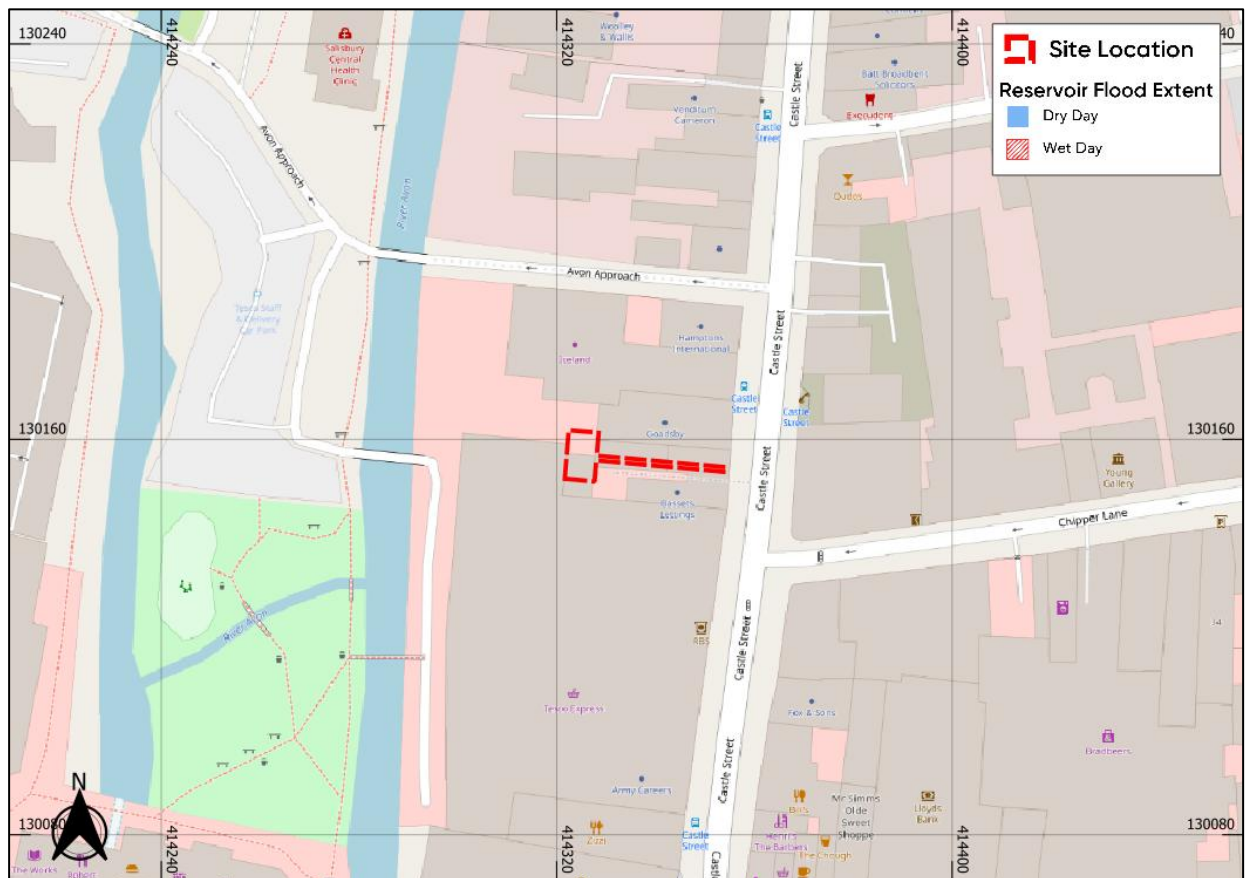


Figure 11: EA Reservoir Flood Risk Mapping (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). ©<https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

- 4.51. Therefore, the site is not at risk of reservoir flooding and can be considered to be low.

Groundwater

- 4.52. Groundwater flooding occurs in areas where underlying geology is permeable and water can rise within the strata sufficiently to breach the surface.
- 4.53. The British Geological Survey's (BGS) mapping shows superficial deposits of Alluvium comprised of clay, sand and gravel along with River Terrace Deposits comprised of sand and gravel underlying the site. The bedrock geology underlying the site is mapped as Newhaven Chalk Formation.
- 4.54. Historical BGS borehole, approximately 65m (BGS Reference: SU13SW181) north of the site. This borehole was drilled to 15.45m below ground level (bgl) and recorded water to be struck at 3.8m bgl.
- 4.55. The Wiltshire SFRA (2024) web mapping indicates that the site is within a zone whereby 'there is a risk of groundwater flooding to surface and subsurface assets. There is a possibility of groundwater flooding emerging at the surface locally' (Figure 12).

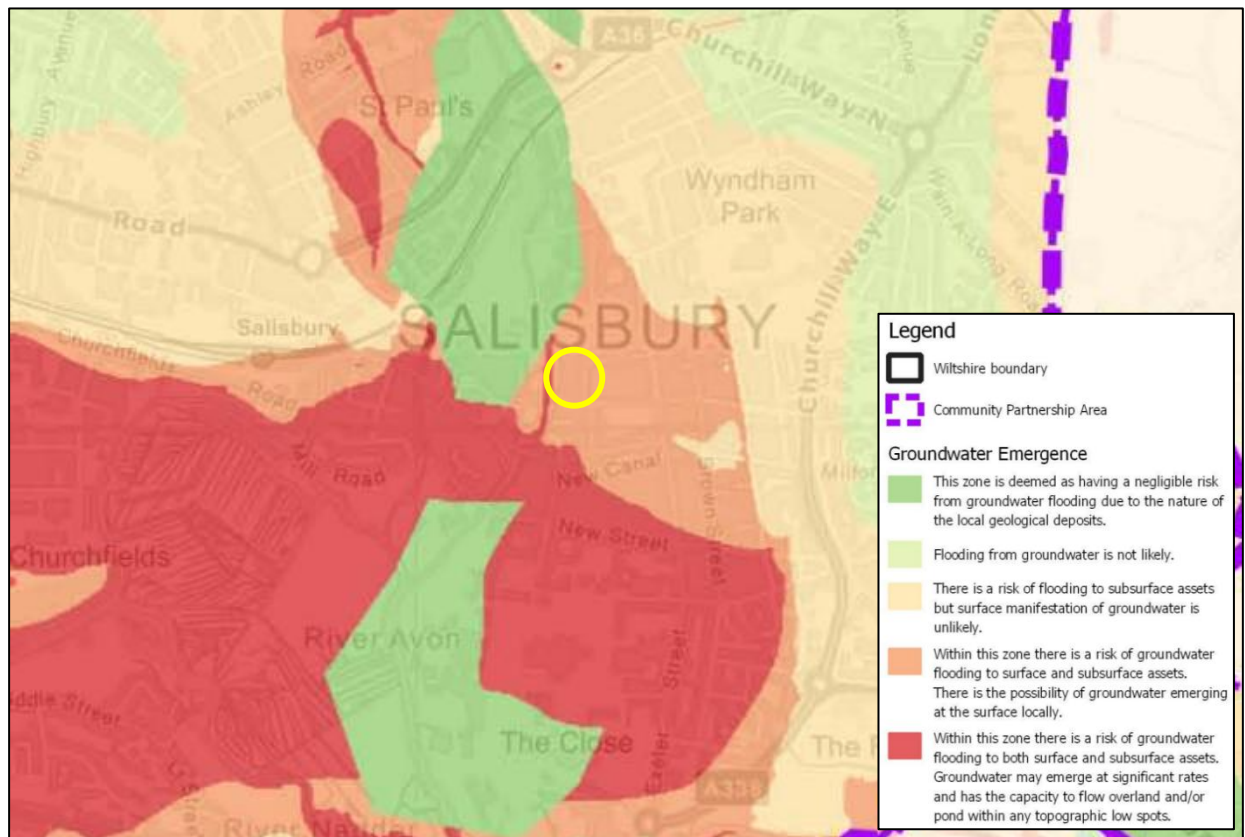


Figure 12: Groundwater Flood Risk (Wiltshire Council SFRA, 2024). Yellow outline represents the location of the site.

- 4.56. However, given the site is in close proximity to watercourses within the area, it is considered that the groundwater level is dependent and in hydraulic connectivity to the watercourses within the area. Therefore, if groundwater levels were to be high, it is likely that river levels would rise, and any out-of-channel flooding would be likely be attributed to fluvial flooding.
- 4.57. In addition, as the site is 100% impermeable at present and it is proposed to retain the existing hardstanding, groundwater emergence through the hardstanding may be unlikely to occur. The site itself may therefore be unlikely to flood from this source, despite there being a risk to the wider area.
- 4.58. The fluvial section of this report demonstrates that the fluvial flood risk to the proposed development is low and thus, it is considered that the groundwater flood risk is also low as evidenced through hydraulic connectivity.

Sewers

- 4.59. 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.
- 4.60. The Wiltshire SFRA (2024) provides 'Table 5-4' of historical sewer flood incident records kept by the local authority and Wessex Water. The site has a postcode of 'SP1 1' and there have been 2 recorded incidents of sewer flooding.

Table 2: Sewer Flooding Incidents Recorded by Wessex Water

Postcode	Number of incidents	Postcode	Number of incidents
BA12 0	1	SN15 3	9
BA14 0	1	SN15 4	2
BA14 9	5	SN16 9	6
SN10 3	1	SN4 7	2
SN11 0	2	SP1 1	2
SN11 9	2	SP1 3	5
SN12 6	1	SP2 8	1
SN12 7	4	SP3 4	3
SN12 8	1	SP3 5	4
SN13 8	1	SP4 0	1
SN13 9	10	SP4 7	3
SN14 6	1	SP4 8	2
SN15 1	1		

- 4.61. In comparison to other postcode areas, 2 recorded incidents is considered low. It is also important to note that the location of the incidents is unknown.
- 4.62. Any new sewer connection from the site should be agreed with the local sewer provided (Wessex Water) and fitted with a non-return valve to mitigate the risk of flooding from sewer sources.
- 4.63. The development is therefore considered to be at low risk of flooding from sewers.

5. Flood Risk Mitigation

Sources of Flooding

- 5.1. Analysis within this report has indicated that the proposed development is at low risk from all analysed sources of flooding including fluvial, tidal, canal, pluvial, reservoir, groundwater and sewer.
- 5.2. Therefore mitigation measures are not required to be incorporated into the development.

Increase to Flood Risk Elsewhere

- 5.3. It is considered that there is no increase in additional built footprint on-site. Therefore, the proposal will not cause an increase in floodwater displacement and thus not increase the flood risk elsewhere.

6. Flood Evacuation Plan

Proposed Flood Evacuation Route and Access/Egress

- 6.1. The location, 29A Castle Street, Salisbury, Wiltshire, SP1 1TT, is located within Flood Zone 1 – however, the access route is situated within Flood Zone 3. Review of the Salisbury 2019 Model indicates that the located at which the access route to the site joins Castle Street could experience flood depths of 0.24m within the modelled 1 in 100 year plus 40% CC event.
- 6.2. Given the access to and from the building could be affected in the design event, a FEP is recommended and has been produced to support the planning application alongside the FRA.
- 6.3. Using the modelled 1 in 100 year plus 40% CC event flood depths (Figure 13) and hazard ratings (Figure 14) during the scenario have been calculated to determine the safest access/egress route.
- 6.4. The requirements for safe access and exit from new developments in flood risk areas are as follows, in decreasing order of preference:
 - Safe dry route for people and vehicles
 - Safe dry route for people
 - If a dry route for people is not possible, a route for people where the flood hazard (in terms of depth and velocity of flooding) is low and should not cause a risk to people
 - If a dry route for vehicles is not possible, a route for vehicles where the flood hazard (in terms of depth and velocity of flooding) is low to permit access for emergency vehicles. However, the public should not drive vehicles in floodwater.
- 6.5. Where a dry route is not possible and a route with low flood hazard is identified, the route should not have any service covers that could be removed, or other underwater hazards. It is often difficult to see underwater hazards even in shallow water, particularly at night or if the water is silty.
- 6.6. Residents/occupants should exit the building along the access connecting the site to Castle Street. From here residents should turn north and travel 70m along Castle Steet. Residents should then turn right onto Scots Lane and travel 110m eastwards until they reach Endless Street. Residents should then travel 120m north along Endless Street, until they reach Belle Vue Road where they turn right travelling in the east direction. Continue along Belle Vue Road until

residents reach the College Street Car Park. The residents are ultimately travelling in a northeastern direction away from the Flood Zone 2 and 3 extent and outside the extent of the modelled 1 in 100 year plus 40% CC scenario. The purple arrows within Figure 13 show the desired route.

- 6.7. Along the evacuation route, Castle Street and Scots Lane are mostly low hazard (less than 0.75), with Castle Street also between 0.75 and 2.00 in some areas (Figure 14). It is considered that these areas of higher hazard ratings are correlated with the lower ground levels of the road. Therefore, it is encouraged that the pedestrians remain on the pathways as much as possible.
- 6.8. It is noted that the evacuation route shown below in Figures 13 and 14 shows pedestrians to cross Castle Street of which is considered to have higher hazard ratings. However, given the extent of the higher hazard rating at this location (approximately 5m), this hazard is considered to be negligible.
- 6.9. Flood depths on this road range from 0.1m to 0.3m with a hazard rating of low to moderate shown. It is important to note that the increased flood depths are located mainly on Castle Street, with the pathways having a reduced flood depth. This route has been chosen as it provides the quickest and shortest route outside of the 1 in 100 year plus 40% CC flood extent along with the lowest hazard ratings.

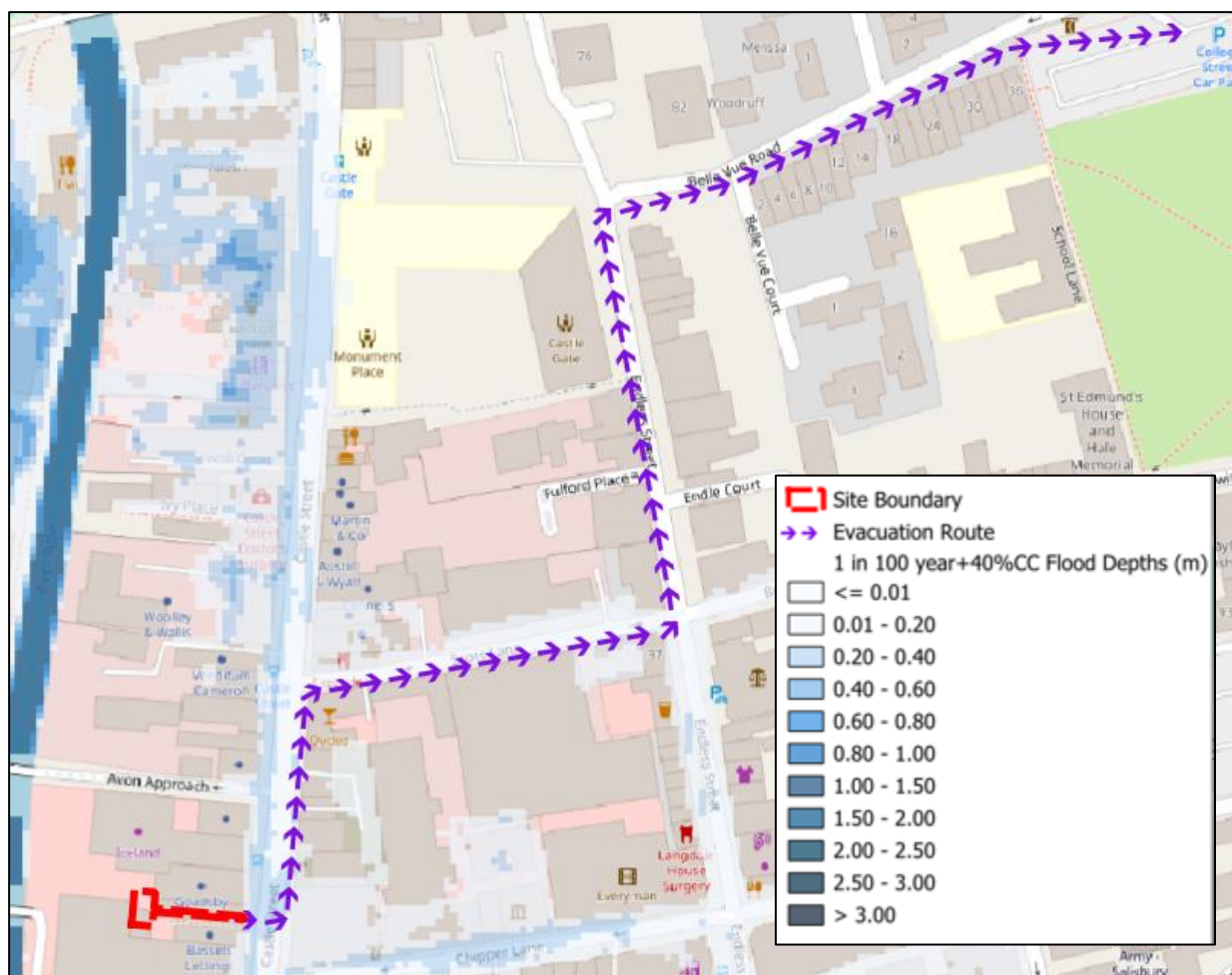


Figure 13: Flood Evacuation Route – Flood Depth Mapping for the 1 in 100 + 40% CC Flood Event (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors)

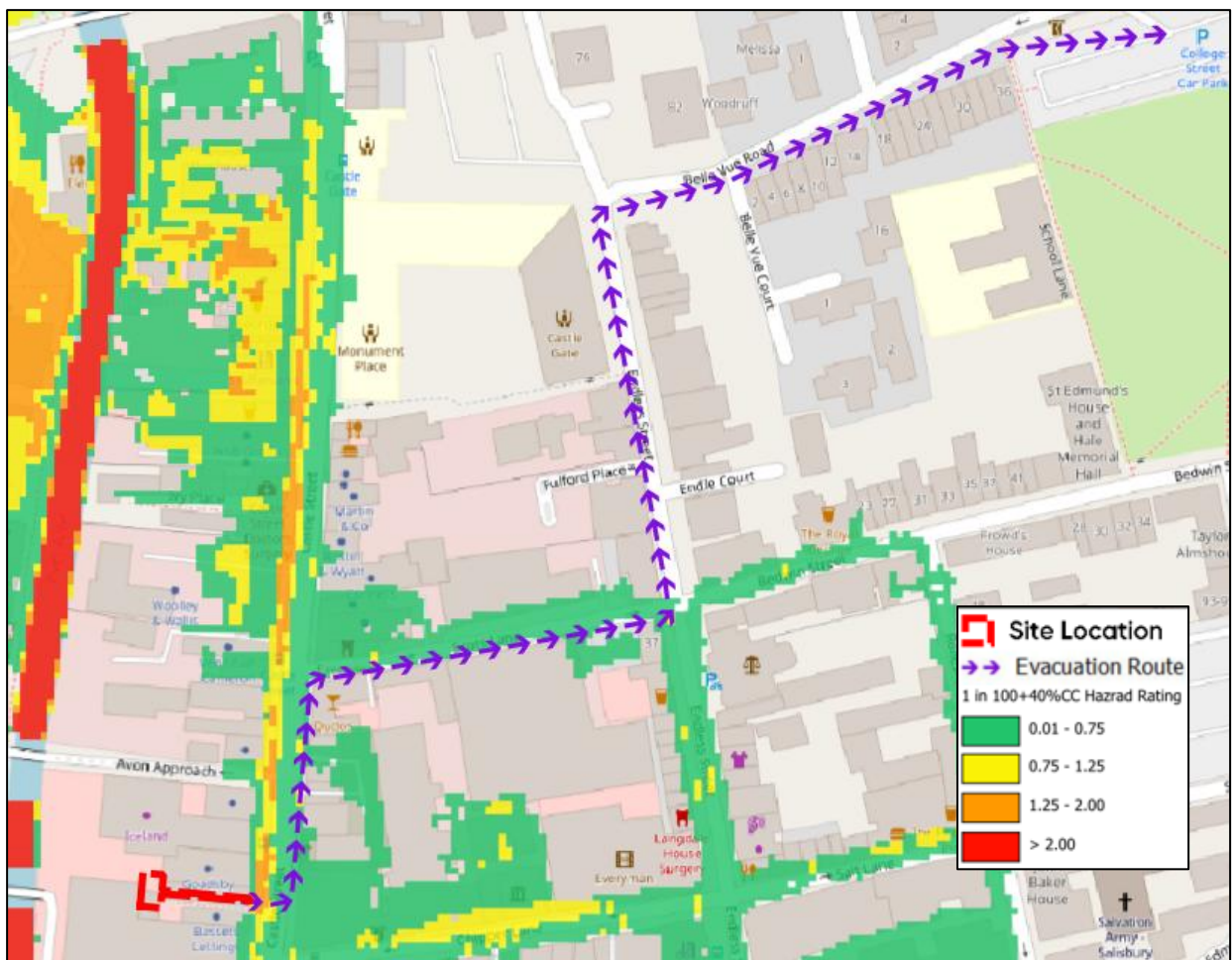


Figure 14: Flood Evacuation Route – Flood Hazard Mapping for the 1 in 100 + 40% CC Flood Event (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors)

Summary

- 6.10. Given the modelled flood risk to the site and surrounding area, prior evacuation of the site is recommended to reduce the risk to life of occupants/ site users but also reduce the strain on the emergency services.
- 6.11. Evacuation of the site should be sought as soon as a Flood Warning is issued by the Environment Agency.
- 6.12. This section therefore sets out the trigger events for implementing the FEP, who is responsible for what actions, and what procedures should be followed prior, during and after a flood event.

EA Flood Warnings

- 6.13. The site is located within the 'Upper Hampshire Avon at St Pauls and City Centre, Salisbury' EA Flood Warning Service in which residents should sign up.
- 6.14. This service allows site owners to register an address, which is at risk of flooding, along with contact details so that in the event of a flood being forecast, the site owner will be sent an alert directly to their chosen method of contact. All property owners should sign up to this and make this service available to all future tenants where applicable.
- 6.15. The EA aim to provide a minimum of 1 to 2 hours of lead time for Flood Warnings in fluvial areas. The Flood Alert stage is used to warn of the possibility of flooding. It is issued earlier than a flood warning, to give advance notice of the possibility of flooding. The EA aims to provide between 2 and 12 hours lead time between a Flood Alert being issued and possible flooding occurring.
- 6.16. As such it would be expected that should the service function as intended, a Flood Alert would be issued between 2 and 12 hours before flooding, and a Warning issued up to 6 hours in advance. This means that prior evacuation of the site before flooding should be achievable with adequate warning.
- 6.17. Flood warnings/alerts can be enforced at any time of the day or night. Signing up for this service provides site owners/occupants some notice before a flood event. Flood alerts and warnings provide site owners/occupants with time to take necessary action, e.g. communication of the risk of flooding to occupants etc, evacuation of occupants offsite or to a safe level, and removal of valuable items out of reach of flooding.

Trigger Events

- 6.18. Environment Agency flood warnings should be used to set evacuation triggers.
- 6.19. Three trigger stages have been identified, namely, green alert (to implement a review of the FEP procedures), place residents on amber alert (state of readiness) or issue a red alert (site evacuation):
 - To implement a review of the FEP procedures
 - Green alert (state of readiness)

- Issue a red alert (site evacuation).

6.20. To facilitate the implementation of the FEP, it may be necessary to situate signs, lights and / or real-time information boards around the site as prompts during a flood emergency or to direct residents towards the appropriate evacuation route.

6.21. Environment Agency flood warnings should be used to set evacuation triggers. There are three levels of flood warning:

- Flood alert
- Flood warning
- Severe flood warning.

6.22. In the event of receiving a flood alert or flood warning, residents should follow the instructions in Table 3. The proposed flood evacuation procedures outlined in Table 3 should be reviewed on a regular basis.

Table 3: Evacuation Triggers and Procedures

Warning trigger	Trigger stage	Procedures
Environment Agency Flood Alert <i>A flood alert means you need to prepare, flooding is possible</i>	Green Alert - Review FEP	Green Alert represents a state of readiness ahead of a potential flood situation. • Check your flood risk - https://flood-warning-information.service.gov.uk/long-term-flood-risk • Keep up to date with the latest situation - call Floodline on 0345 988 1188 or follow @EnvAgency and #floodaware on Twitter for the latest flood updates. • Ensure residents are aware of the situation and know what to do should the situation escalate. • Have a bag ready with vital items like insurance documents and medications in case you need to leave your home. • Check you know how to turn off your gas, electricity and water mains supplies. • Plan how you'll move family and pets to safety
Environment Agency Flood Warning	Amber Alert	Amber Alert represents a state of readiness ahead of a potential flood situation. • Move vehicles to higher ground if it's safe to do so.

Warning trigger	Trigger stage	Procedures
<i>A flood warning means you need to act, flooding is expected</i>		- Secure any materials or large loose items that may float and cause damage during a flood. - Move family and pets to safety. - Turn off gas, electricity and water supplies if it's safe to do so (never touch an electrical switch if you're standing in water)
Environment Agency Severe Flood Warning <i>A severe flood warning means there is danger to life, you must act now</i>	Red Alert	Red Alert means that you must act. - Call 999 if you're in immediate danger. - Follow advice from the emergency services and evacuate if you're told to do so. - Avoid driving or walking through flood water: just 30cm (1 foot) of fast flowing water could move your car and even shallow moving water can knock you off your feet. It may also contain heavy debris, sharp objects, open manhole covers, sewage and chemicals. - Make sure you have an emergency kit including a torch, spare batteries, mobile phone and charger, warm clothes, important numbers like your home insurance, water, food, first aid kit and any medicines and baby care items you may need. - Alert neighbours and offer help if it's safe to do so. - Dwellings should not be re-entered until flood warning has been lifted or unless instructed by emergency services.

Responsibilities

- 6.23. It is the responsibility of the individual property owners to make the FEP procedures available and communicated to occupants where appropriate. Where properties are rented, the owners should ensure the occupants have access/ means to receive Flood Warnings from the EA.
- 6.24. It is the responsibility of the individual occupants/residents to implement the FEP at the trigger event of receiving a Flood Warning.
- 6.25. Where possible, occupants should seek to coordinate their evacuation of the site with the neighbouring buildings on the site. This is to keep as many people evacuating the area to Flood

Zone 1 together as possible. Additional strain would be placed on the emergency services if multiple smaller groups of people were trying to evacuate an area and became stranded.

Preparation for Flood Events

6.26. There are a multitude of ways that property owners can prepare for the potential of a flood event. These are set out as follows:

- Important documents (such as passports and insurance certificates) can be placed into sealable polythene bags to protect them from flood water or can be placed in a high and secure location.
- Ensure that the insurance policy for the property covers for flood damage.
- Sign up to the Environment Agency's flood alert and warning service which will notify you by telephone/email/SMS when flooding is likely.
- Identify who can assist during a flood event – friends or family that can help you store possessions and stay somewhere safe when flooding is imminent. Similarly, you can look out for friends, neighbours and family who may need help themselves during a flood event.
- If there are pets within the residence, identify somewhere safe they can be taken during a flood event.
- If there are cars within the residence, identify somewhere safe they can be moved prior to a flood event. Do not attempt to move your car if it is already in flood water.

6.27. In addition, it is advised you prepare a flood kit which can be quickly accessed when flooding is imminent to equip you with everything you may need. You should consider the following:

- Important documents such as passports and insurance certificates – if these cannot be safely stored within the property it would be advised to take them with you as they are expensive to replace.
- Torch – In the case that it floods at night and power is affected (Wind Up torch is preferred)
- Radio – A wind up or battery radio will help to monitor local news and weather broadcasts for the latest flooding situation.

- Batteries – Have spare batteries in order to power the torch and radio should it be required.
- Bottled Water – Water from the tap could become contaminated during a flood so bottled water should be available.
- First Aid Kit – Keep a first aid kit to hand in case of minor injuries. Put any prescription medication in your kit so that you can have easy access to it.
- Mobile Phone – Keep a fully charged mobile with you so that you can contact people in an emergency or call for help. If the phone has internet access you can use it to monitor the local news and latest flood situation.
- Waterproof Clothing – Keep wellies and rubber gloves available should you need to enter the flood water.
- Non-Perishable or Tinned Food

What to Do to Prepare/ During Flooding

- 6.28. This FEP should be communicated to and provided to all property owners and tenants. The summary (Appendix A) should be displayed in communal areas and also distributed to occupants and tenants through deeds/ rental agreements/ hard copy leaflet drop.
- 6.29. The main priority during a flooding event is the safety of all site users and residents. As such a key part of protecting everyone is making sure that you are fully aware of the ongoing situation and know where to access the most up to date information. Below is a list of advised actions that should be carried out during a flood event:
- Where possible, switch off all electrical and gas appliances at the mains.
 - Monitor websites distributing flooding information including www.environment-agency.gov.uk.
 - Monitor local press, radio, and regional TV.
 - Pay close attention to the advice given by emergency services and local authority. Take all of the warnings seriously and respond quickly.
 - Do not drive through flood water. Less than two feet of flood water can be enough to float a vehicle.

- Avoid contact with flood water when possible. Flood water is typically contaminated with sewage and other hazardous substance. Wear rubber gloves and boots and wash thoroughly if you do come into contact with flood water. Do not attempt to swim through flood water.
- Do not enter a property that has been flooded unless you are sure it is structurally safe. If in doubt, have the property checked by a professional.
- Do not turn on your electrical or gas supplies until they have been checked by a professionally qualified electrician or engineer. Take care of gas leaks – do not smoke or use open flames.
- Do not use petrol or diesel generators indoors as they produce carbon monoxide.

Proposed Flood Evacuation Route and Access/ Egress

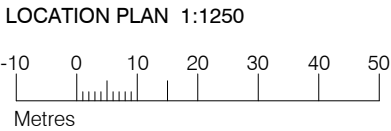
- 6.30. During a worse-case scenario (similar to the modelled 1 in 100 year plus 40% CC event or greater) it may not be possible to ensure that the designated evacuation route is safe from flooding.
- 6.31. Flooding should not occur instantaneously which should give sufficient time for residents to evacuate.
- 6.32. Nevertheless, it is highly recommended that upon receipt of an EA Flood Warning occupants and residents should evacuate the site via the recommended evacuation route shown in Appendix A and described in paragraph 6.7.

Places of Safe Refuge

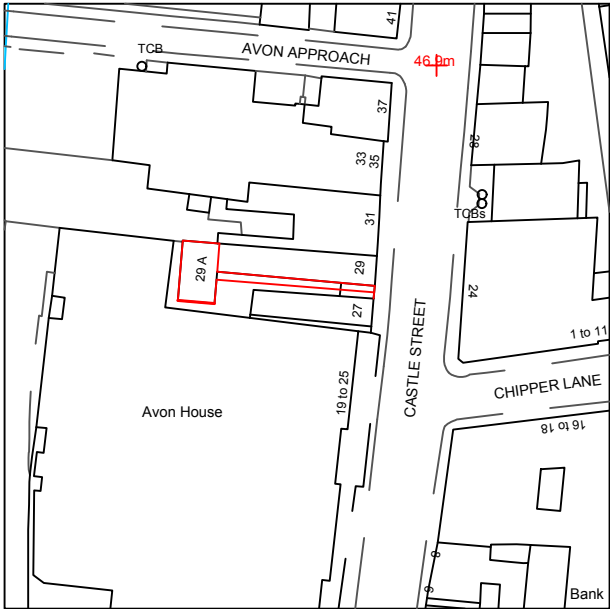
- 6.33. Once occupants and site user have followed the proposed evacuation route to Flood Zone 1, they should seek alternative accommodation arrangements in Flood Zone 1.
- 6.34. This may require seeking accommodation with nearby relatives or friends. Alternatively, this may require evacuees to seek accommodation in holiday lets or hotels.
- 6.35. It is extremely important to note that prior evacuation should be sought before flooding occurs. Do not wait for flooding to occur to react. It should be reiterated that prior evacuation is the preferred option and safe refuge on site should only be sought in the very worst-case scenario where flooding occurred, and the refuge on site is to mitigate the risk to life.

Appendix A - Proposed Plans

All drawings to be read in conjunction with relevant engineer's designs, calculations and specifications and manufacturers specification sheets.
This drawing is to scale for planning purposes. Do not scale this drawing for construction. All dimensions to be checked on site before work commences.
Any discrepancies should be brought to the designers attention for rectification.

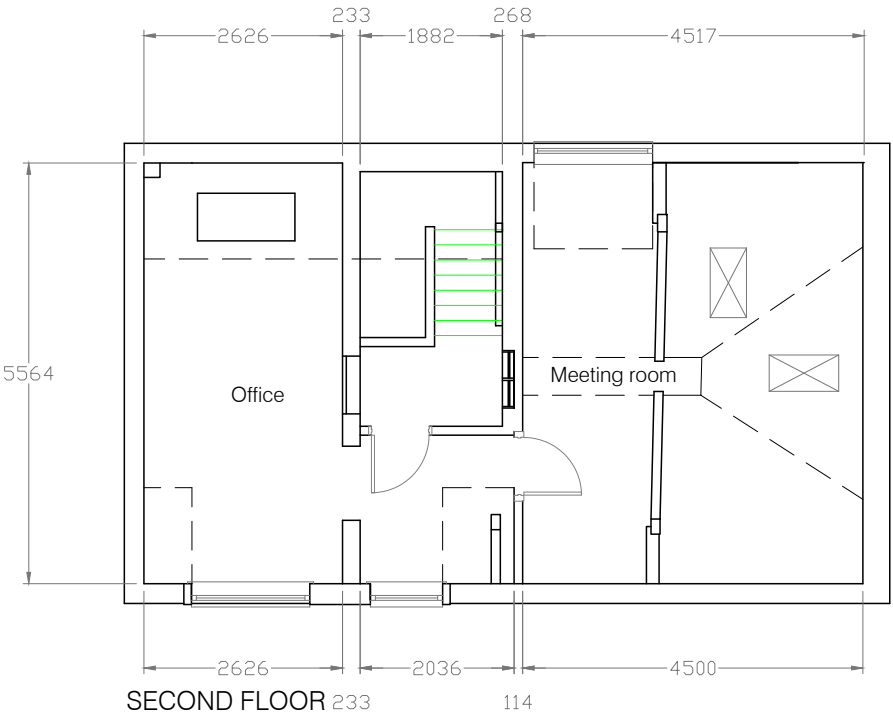
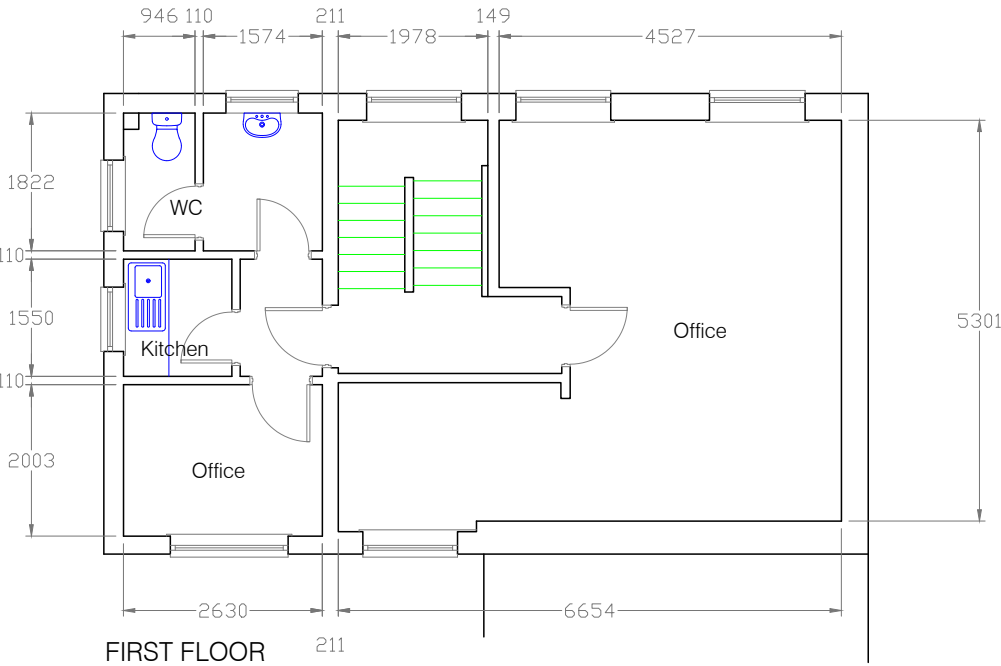
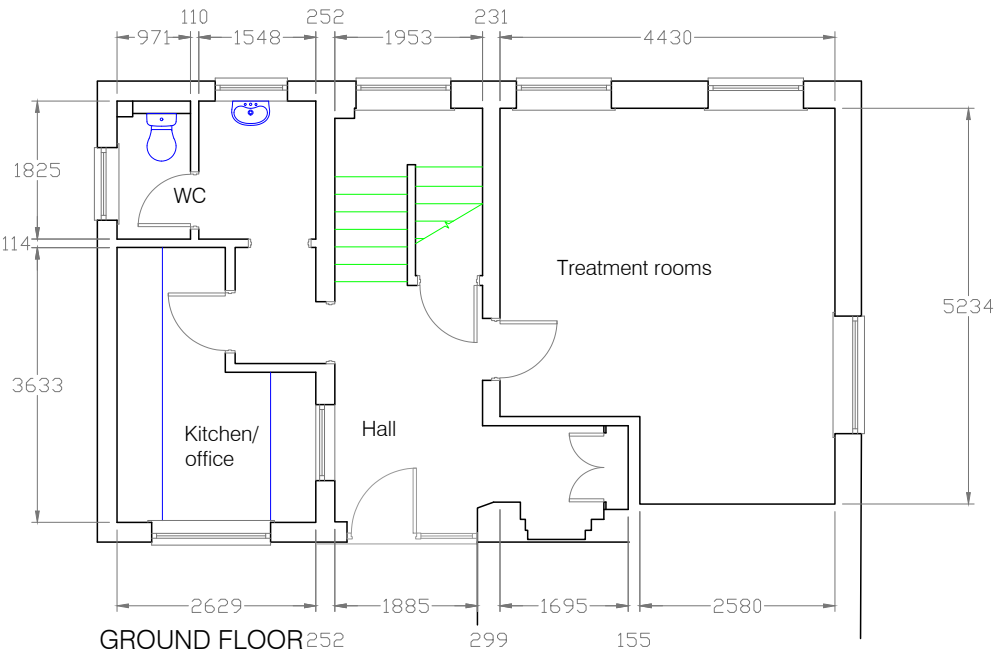


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REVISION		
DWG NO.	29ACS04BP	PRE APP ISSUE
TITLE	Block Plan	
DATE	19 AUGUST 2025	SCALE 1:1250 @ A4

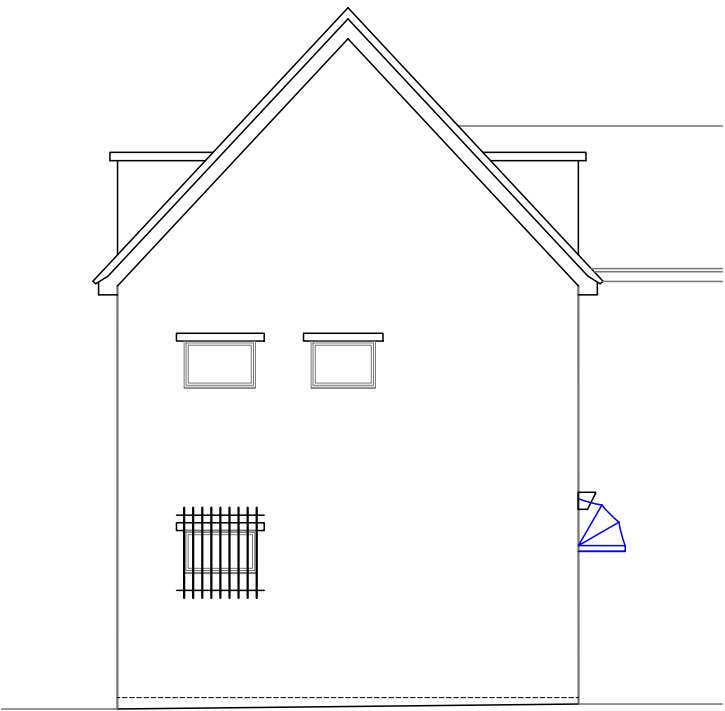
All drawings to be read in conjunction with relevant engineer's designs, calculations and specifications and manufacturers specification sheets.
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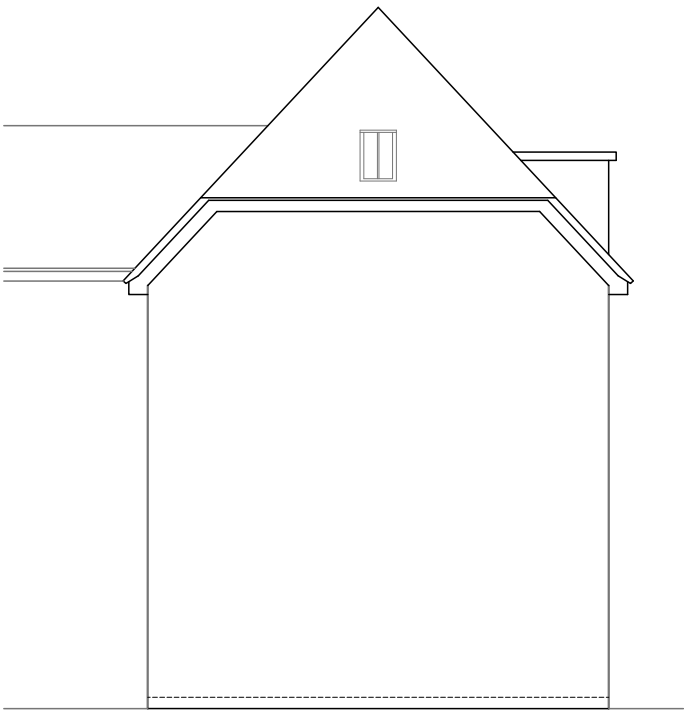
East Elevation



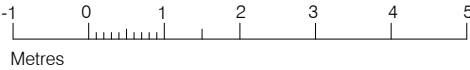
South Elevation



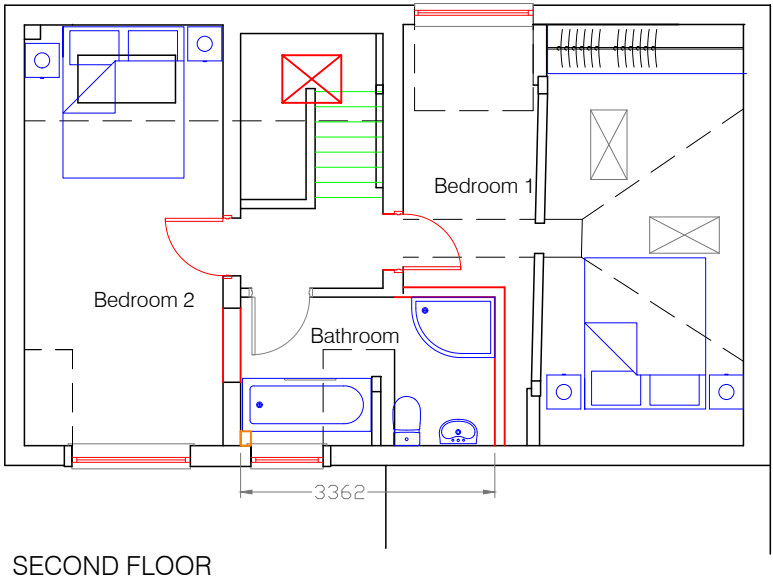
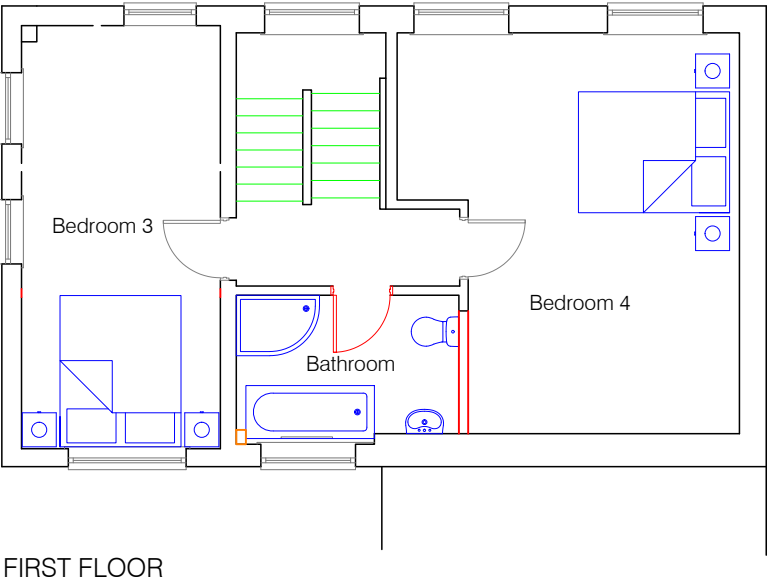
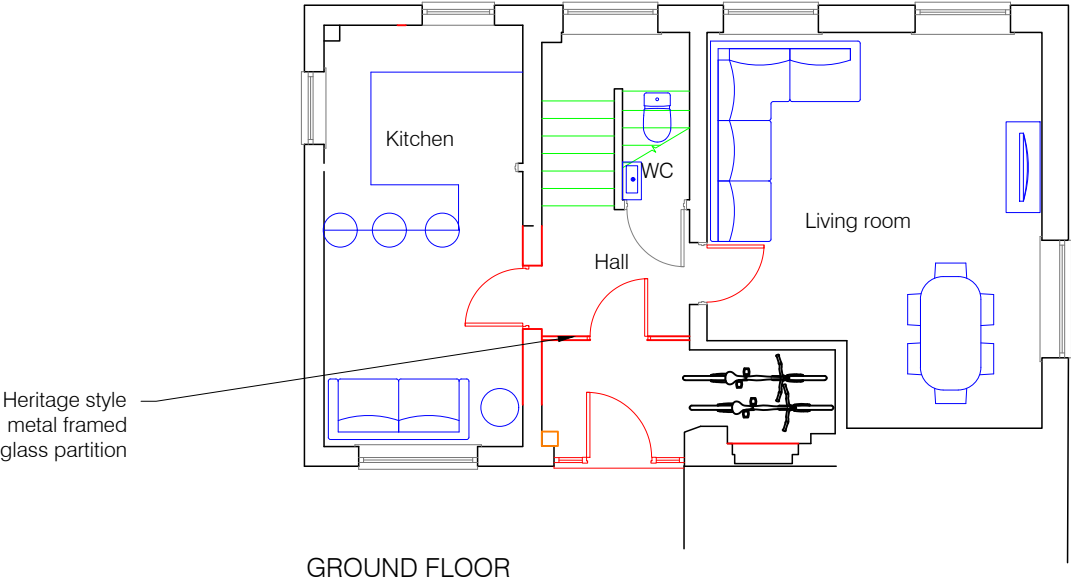
West Elevation



North Elevation



All drawings to be read in conjunction with relevant engineer's designs, calculations and specifications and manufacturers specification sheets.
This drawing is to scale for planning purposes. Do not scale this drawing for construction All dimensions to be checked on site before work commences. Any discrepancies should be brought to the designers attention for rectification.



NOTES
Doors to all habitable rooms to be fire doors to create a 30 minute protected staircase for means of escape
All new walls to be studwork with plasterboard and skim to both sides.
All windows to be replaced with dark grey metal frames. First floor windows opening casements sized to provide means of escape to habitable rooms.

	07771884777 hp@sarsendesigns.co.uk www.sarsendesigns.co.uk	CLIENT Matthew and Jade Funge	TITLE Floor Plan Proposed 5		REVISION
		PROJECT 29a Castle Street Salisbury	DATE 6 March 2026	SCALE 1: 100 @ A3	DWG NO. 29aC06FPP DRAFT

All drawings to be read in conjunction with relevant engineer's designs, calculations and specifications and manufacturers specification sheets.
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Walls of dormers widened to enable additional insulation to be fitted internally

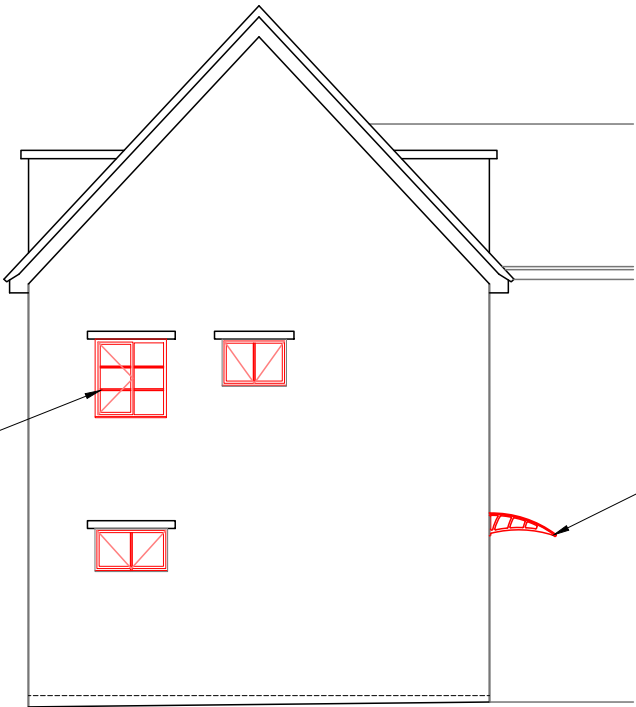
All windows replaced with dark grey metal frames to suit existing opening sizes unless otherwise stated.



East Elevation

Window cill height lowered for bedroom

Aluminium and glass canopy exact design TBC



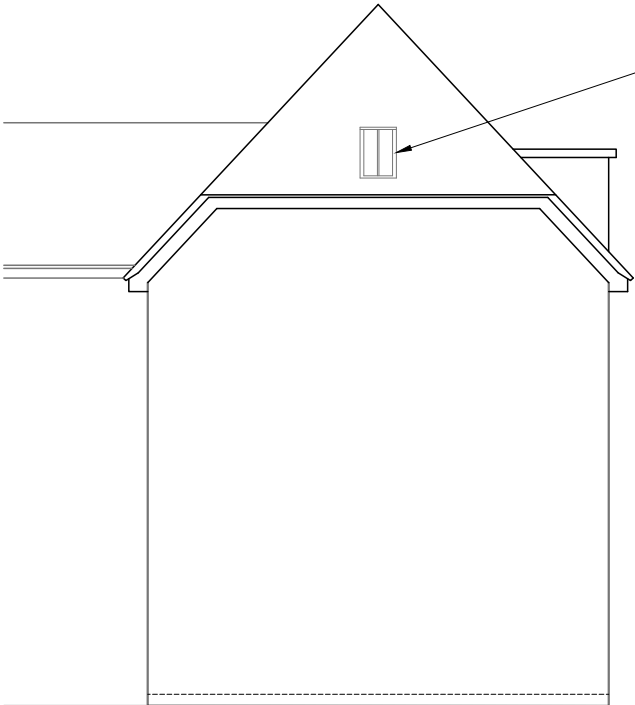
South Elevation

New conservation style roof window

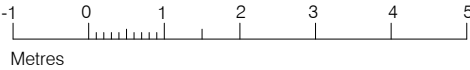
Existing roof windows replaced with similar conservation style as required



West Elevation

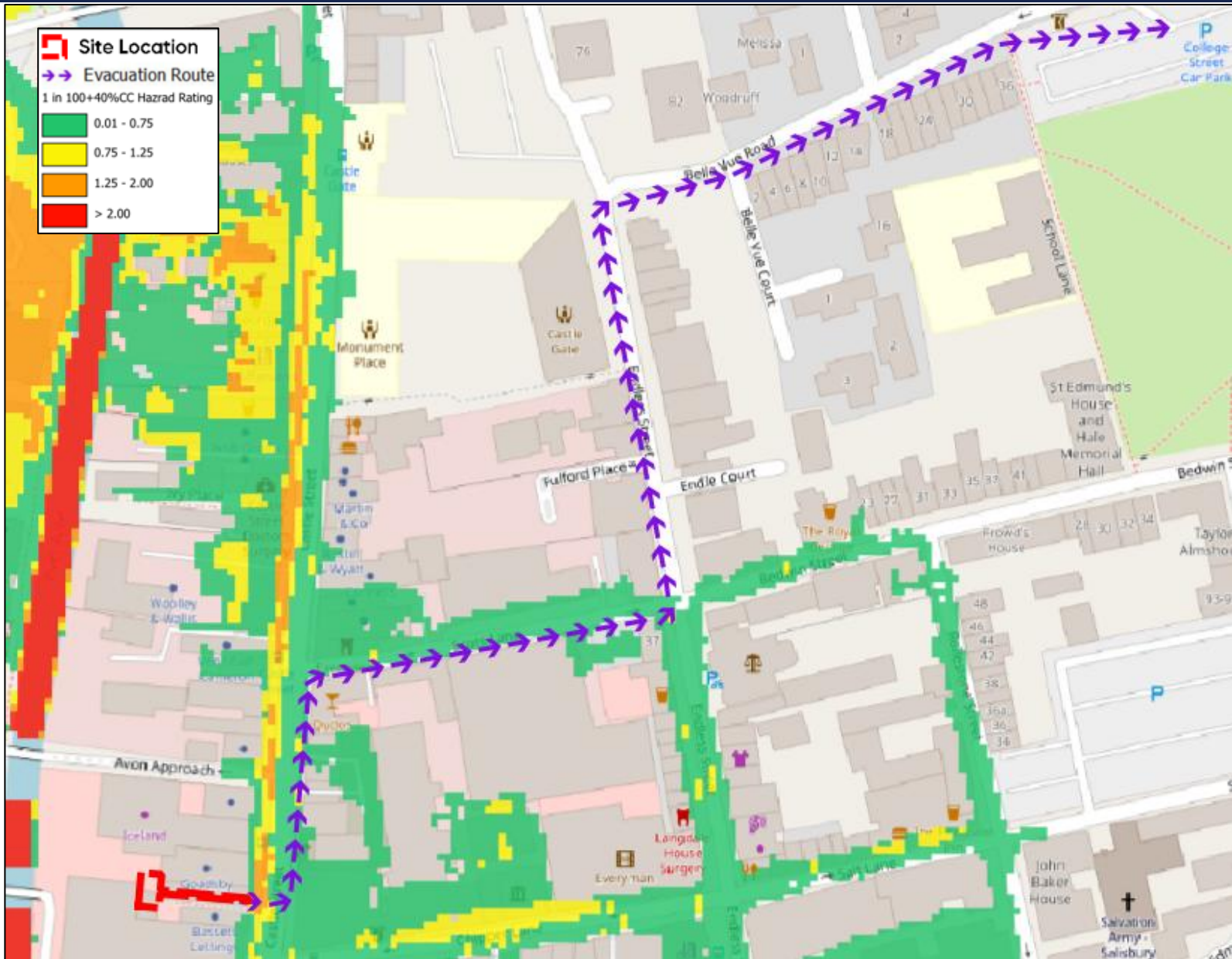


North Elevation



Appendix B – Summary for Site Occupants and Users

Property:	29A Castle Street, Salisbury, Wiltshire, SP1 1TT			
Risk summary:	During the modelled 1 in 100 year+40%CC event analysis shows surrounding area of the site is to be at risk with flood depths up to 300mm along Castle Street east of the site. However, prior evacuation of the site should be sought as soon as a Flood Warning is issued by the Environment Agency.			
Preparedness:	Recommended evacuation route:			
- Prepare a flood kit (first aid, medication, torch, warm clothes, wellington boots, long-life food) - Make a list of emergency contacts and consider alternative options for accommodation. - Review FEP periodically - Sign up to the EA Warning Service				
Flood warning actions:				
FLOOD ALERT Flooding is possible, be prepared.	You should check the details of the forecast and consider taking steps to minimise impacts for you and your household. This can include moving important or sentimental items to a higher location and ensuring your flood kit is up-to-date in case evacuation is necessary. Be prepared to evacuate if required.			
FLOOD WARNING Flooding is expected – immediate action is required.	Continue to monitor the forecast. Turn off power, gas and water if safe to do so. Grab your flood kit. If flooding has not already occurred, evacuate your property following the route indicated to a safe area. <u>Do not wait for a severe warning to act</u>, evacuated your property following the agreed evacuation route. Exit the site onto Blue Boar Row and travel north along Endless Street. Site users should then turn east onto Salt Lane towards The Greencroft Park. This route should be used by site users unless advised otherwise by emergency flood responders.			
SEVERE FLOOD WARNING Severe flooding with danger to life	If flooding has not yet occurred and you have yet to evacuate, you should evacuate your property following the route indicated if safe to do so. Floodwater can be dangerous, not only hide trip and fall hazards. Do not attempt to walk through floodwater - if the evacuation route is flooded, remain within your property and seek assistance from emergency services. Follow the advice of emergency flood responders.			
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. Residents should be signed up to the following: Environment Agency’s flood warning service https://www.gov.uk/sign-up-for-flood-warnings and Previsico Flood Forecasting system https://previsico.com/				



Seek prior evacuation as soon as a Flood Warning is issued. If flooding has already occurred, do not attempt to walk through floodwater, seek refuge from inside your dwelling.

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:	
Managing Agent:			Location of Flood Kit:	