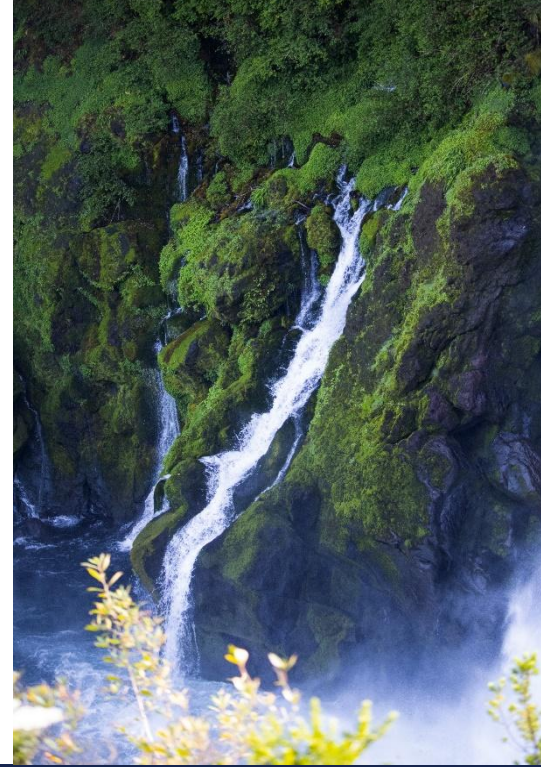




Flood Risk Assessment and Flood Evacuation Plan AEG10014_SP1_Salisbury_01a

Site Address: 47 Blue Boar Row
Salisbury
Wiltshire
SP1 1DA

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: Jake Ludlow

Reference: AEG10014_SP1_Salisbury_01a

Site Location: 47 Blue Boar Row, Salisbury, Wiltshire, SP1 1DA

Issue	Date	Author	Check	Auth.	Comments
1	23/04/2026	Mace Latham	AB	OH	First issue
2	24/04/2026	Mace Latham			Client Comments
3	26/06/2026	Mace Latham	NDD		EA Objection and EA surface water dataset update

Issue 3: Environment Agency (EA) Objection

The EA objected to the proposals at 47 Blue Boar Row and a letter was received on the 9th June 2026, referenced PA-0004181/01.

The reason(s) for the objection were as follows:

The submitted FRA does not comply with the requirements for site-specific flood risk assessments as set out in paragraphs 20 to 21 of the Flood Risk and Coastal Change Planning Practice Guidance and its site-specific flood risk assessment checklist. The FRA does not, therefore, adequately assess whether the development will increase flood risk elsewhere. In particular, the FRA fails to:

- consider how people will be kept safe from the identified flood hazards.*
- Finished floor levels for both the existing change of use as well as the proposed new building have not been provided, and therefore it cannot be assessed if they will be safe for its lifetime.*

The plans have now been amended to reflect the existing/proposed Finished Floor Levels (FFLs) at each unit. The FFLs at each unit are noted as:

- Unit 2: 46.99m AOD (existing and proposed);
- Unit 3: 47.12m AOD (existing and proposed);
- Unit 4: 47.16m AOD to 47.23m AOD (existing) to 47.25m AOD (proposed).

The above demonstrates that FFLs at each unit (existing and proposed) has been provided and is evidenced in Appendix A of this report.

In addition, based on the analysis of this FRA, the 1 in 100 year + 40%CC maximum flood level has been noted to be 46.80m AOD. Therefore, each unit is situated above this level by the following:

- Unit 2: 0.19m;
- Unit 3: 0.32m;
- Unit 4: 0.45m.

Thus it is considered that residents will be kept safe from the identified flood hazards.

Please Note:

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Summary

Development Description	Existing	Proposed
Development Type	Commercial premises	The proposals include the conversion to form two Use Class C3 units along with the demolition of an existing building and erection of a two-storey dwelling.
EA Vulnerability Classification	Less Vulnerable	More Vulnerable
Ground Floor Level	The topographic survey provided, ground levels vary from 46.93m AOD at the south and 47.59m AOD to the north. Given units 2 and 3 consist of a change of use, Finished Floor Levels (FFLs) have been shown on the proposed plans (Appendix A), the FFLs are as follows: Unit 2: 46.99m AOD Unit 3: 47.12m AOD.	FFLs at units 2 and 3 are to remain as per the existing (i.e. 46.99m AOD and 47.12m AOD). Unit 4 is proposed to be set at FFLs of 47.25m AOD.
Level of Sleeping Accommodation	None.	First floor.
Impermeable Surface Area	Whole site considered impermeable.	No change.
Site Size	Approximately 610m ²	No change.
Risk to Development	Summary	Comment
EA Flood Zone	Flood Zones 1, 2 and 3	River Avon – Hampshire
Flood Source	Fluvial	
SFRA Available	Wiltshire Council Level 1 Strategic Flood Risk Assessment (Wiltshire Council, 2024)	

Management Measures	Summary	Comment
Ground floor level above extreme flood levels	No	Residential units are situated outside all modelled fluvial scenarios including the 1 in 100 year+40%CC event. Given the north is approximately 0.98m above the ground levels to the south of the site, the NaFRA2 data is not considered accurate. Given the southern half of the site is at low likelihood of surface water flood depths exceeding 0.2m, it is considered that the north is outside all likelihood categories and thus considered low risk of surface water (pluvial) flooding.
Safe Access/Egress Route	Yes	Hazard ratings are not expected to exceed 0.75 (Low Hazard) in 1 in 100 year+40%CC event based on EA Salisbury Model Grids (2019).
Flood Resilient Design	Not required	See details in Section 5.
Site Drainage Plan	N/A ¹	Discharge via existing system.
Flood Warning and Evacuation Plan	N/A	The site is within the 'Upper Hampshire Avon at St Pauls and City Centre, Salisbury' EA Flood Warning Service.
Offsite Impacts	Summary	Comment
Displacement of floodwater	Negligible	The proposed development is located outside all fluvial present day and climate change 1 in 100 year + 40%CC flood extents. In addition, the NaFRA2 data, is not considerate of the north being approximately 0.98m higher in elevation than the south based on the topographic survey provided. The south of the site is located within the low likelihood of flood depths >0.2m; therefore, it is considered that the proposed development is located outside all likelihood extents to experience

Increase in surface run-off generation Impact on hydraulic performance of channels		depths greater than 0.2m – thus, is considered low risk of surface water flooding. Given the above, it is considered that the proposed development will have a negligible impact on the flood risk elsewhere through floodwater displacement
	Negligible	Discharge via existing system.
	Negligible	Nearest watercourse is the River Avon which is approximately 70m west of the site.

¹ not required for this assessment

² data not available.

1. Introduction

- 1.1. Aegaea were commissioned by Jake Ludlow 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 47 Blue Boar Row, Salisbury, Wiltshire, SP1 1DA (Figure 1).

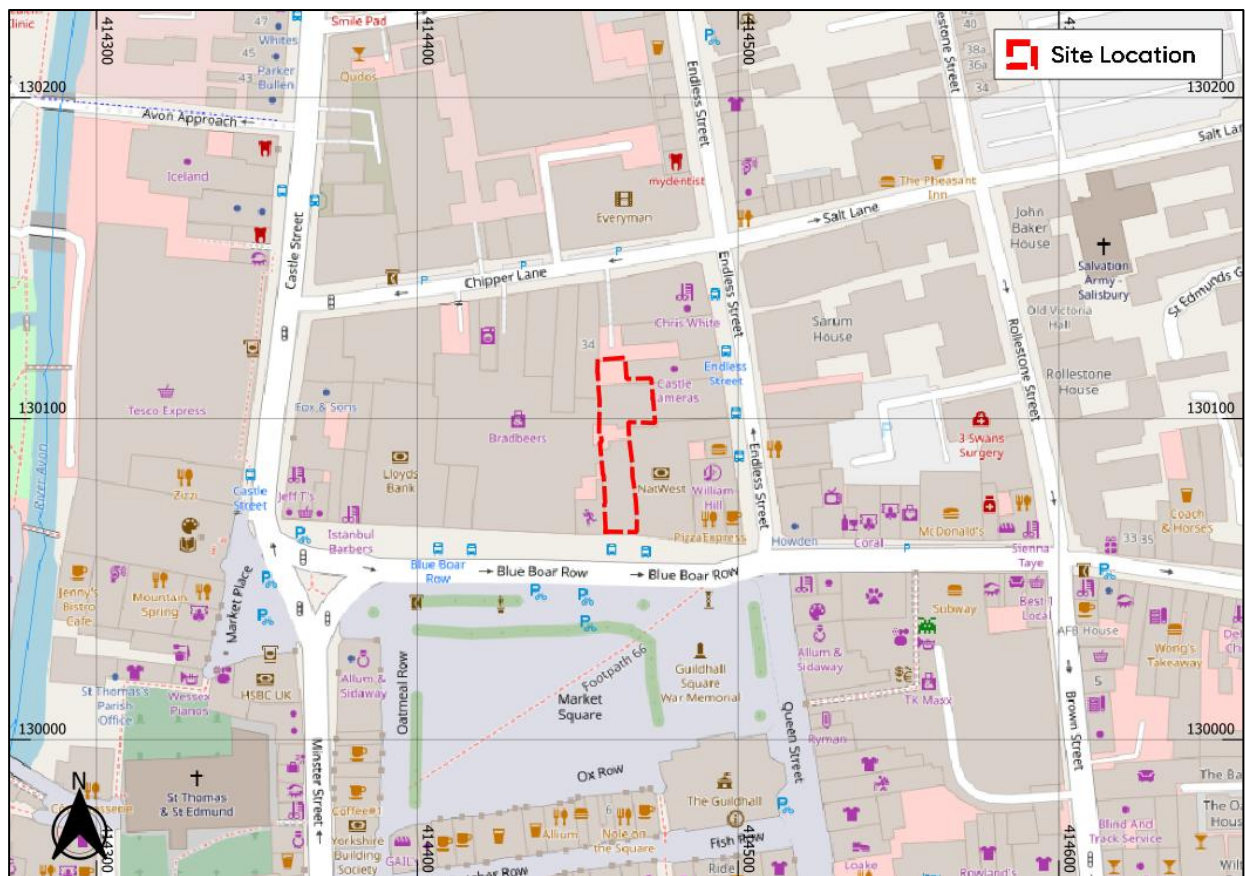


Figure 1: Site Location (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors)

- 1.4. It is understood that the proposals include the conversion of the building to form two Use Class C3 residential units and the demolition of an existing building and erection of a two-storey dwelling. Refer to Appendix A for the proposed plans.
- 1.5. It is important to note that as the proposals include proposed sleeping accommodation at the first floor only. The external works will be located on existing hardstanding and will therefore not increase permeable areas.
- 1.6. A topographic survey has been provided and can be found in Appendix B of this report. The survey suggests that ground levels vary between 46.61m AOD at the south (Blue Boar Row) and 47.59m AOD to the north – thus, suggesting that the northern areas are situated approximately 980mm above the southern areas of the site. The proposed development to the north is situated at ground levels of 47.16m AOD – 47.48m AOD with the southern proposed development being situated at ground levels between 47.01m AOD and 47.17m AOD.
- 1.7. Finished Floor Levels (FFLs) at each unit has also been provided and can be found in the proposed plans (Appendix A). The FFLs are noted below:
 - Unit 2: 46.99m AOD (existing and proposed);
 - Unit 3: 47.12m AOD (existing and proposed);
 - Unit 4: 47.16m AOD to 47.23m AOD (existing) to 47.25m AOD (proposed).
- 1.8. Environment Agency (EA) Light Detection and Ranging (LiDAR) data Digital Terrain Model has been used to visualise the topography of the site and immediate vicinity (Figure 2).

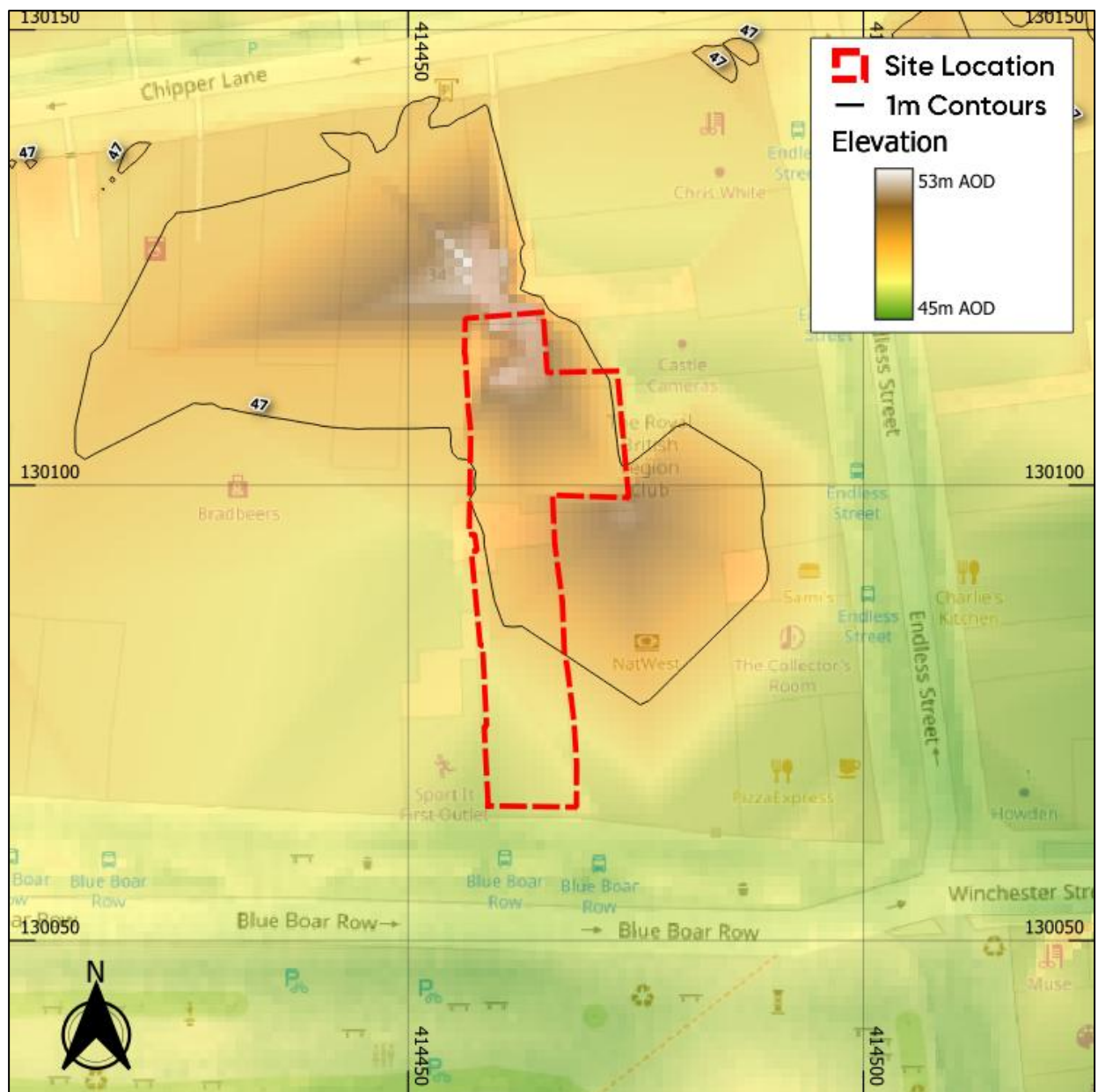


Figure 2: Site Topography (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

- 1.9. 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

1.10. 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*

1.11. The site is located within Flood Zone 3 and therefore an FRA is required according to the NPPF.

1.12. Given the access to and from the building could be affected in the design event, a FEP is also recommended and produced to support the planning application.

1.13. 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.

Sequential Test

- 2.10. Under the NPPF, all new planning applications should undergo a Sequential Test in accordance with paragraph 172, which states:

172. All plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by:

- a) applying the sequential test and then, if necessary, the exception test as set out below;*
- b) safeguarding land from development that is required, or likely to be required, for current or future flood management;*

- c) *using opportunities provided by new development and improvements in green and other infrastructure to reduce the causes and impacts of flooding, (making as much use as possible of natural flood management techniques as part of an integrated approach to flood risk management); and*
- d) *where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to relocate development, including housing, to more sustainable locations.*

2.11. Paragraph 004 of the NPPG highlights the importance of 'avoiding' flood risk through the sequential approach – specifically, by avoiding flood risk vertically by locating vulnerable uses above the flood level:

Where an assessment shows that flood risk is a consideration for a plan or development proposal, the process is set out below:

Avoid

...

Within sites, using site layout to locate the most vulnerable aspects of the development in areas of lowest flood risk, unless there are overriding reasons to prefer a different location. In addition, measures to avoid flood risk vertically can then be taken, by locating the most vulnerable uses on upper storeys, and by raising the finished and/or ground levels, where appropriate and that such techniques are suitably designed. Such measures should also account for residual flood risks from flood risk management structure.

2.12. The proposed development is located on the lowest flood risk areas on the site based on the data analysis included within this FRA and also benefits from the construction of flood defences within the area. In addition, the most vulnerable aspects of the proposed development (i.e. sleeping accommodation) is situated on the upper storeys. As such, the proposed development is considered to be sequentially preferable and therefore a Sequential Test is not required to support this application.

Exception Test

- 2.13. The Exception Test is applied to sites based on the Flood Zone and the nature of the development. The proposed development is classed as 'More Vulnerable' in line with government development use classes.
- 2.14. The Flood Risk Vulnerability Classification table³ provided below in Table 2 which shows which vulnerabilities are appropriate in each Flood Zone.
- 2.15. The proposed development sits within Flood Zone 1 according to the EA Flood Map for Planning and the proposed development is identified as 'More Vulnerable'. Table 2 shows that in Flood Zone 1 'More Vulnerable' development is permitted.

Table 2: Flood risk vulnerability and flood zone 'incompatibility'

Flood Zones	Flood Risk Vulnerability Classification				
	Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a	Exception Test required	x	Exception Test required	✓	✓
Zone 3b	Exception Test required	x	x	x	✓

Summary

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

³ <https://www.gov.uk/guidance/flood-risk-and-coastal-change#table2>

3. Consultation and Review

Consultation

- 3.1. Aegaea hold on record a copy of the 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). This is further analysed in Section 4.

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 Strategy⁴ (Wiltshire Council, 2015)

⁴ https://www.wiltshire.gov.uk/media/372/Wiltshire-Core-Strategy-adopted-2015/pdf/Wiltshire_Core_Strategy_2015.pdf?m=1735555642237

- Preliminary Flood Risk Assessment⁵ (Wiltshire Council, 2011) and Preliminary Flood Risk Assessment Addendum⁶ (Wiltshire Council, 2017)
- Wiltshire Council Level 1 Strategic Flood Risk Assessment⁷ (Wiltshire Council, 2024)
- Wiltshire Local Flood Risk Management Strategy⁸ (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.

⁵ <https://webarchive.nationalarchives.gov.uk/ukgwa/20140328094443/http://www.environment-agency.gov.uk/research/planning/135540.aspx#10>

⁶ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/698754/PFRA_Wiltshire__County_Council_2017.pdf

⁷ 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

⁸ <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 170m west of the site. The River Avon is fluvially influenced at this location in relation to the site.
- 4.3. 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

- 4.4. The proposed residential unit is situated within Flood Zone 1 only with the Flood Zone plus Climate Change extent slightly encroaching onto the eastern outline (Figure 3). Flood Zone 1 denotes a risk of flooding from fluvial sources less than 1 in 1000 (0.1%) annual probability. The Flood Zone plus Climate Change extent showing 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.
- 4.5. The proposed development to the south is mostly situated within Flood Zone 1 with Flood Zone 3 affecting small area in the south of the outline.
- 4.6. The remaining areas of the site (mostly situated to the south) are within Flood Zone 3 which appears to extend from Blue Boar Row. It is also noted that an area of Flood Zone 2 encroaches onto the eastern redline boundary. However, both the Flood Zone 2 and 3 extents do not affect the proposed footprint.
- 4.7. Flood Zone 2 denotes land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding. Flood Zone 3 denotes a risk of flooding from fluvial sources greater than 1 in 100 (1%) annual probability.

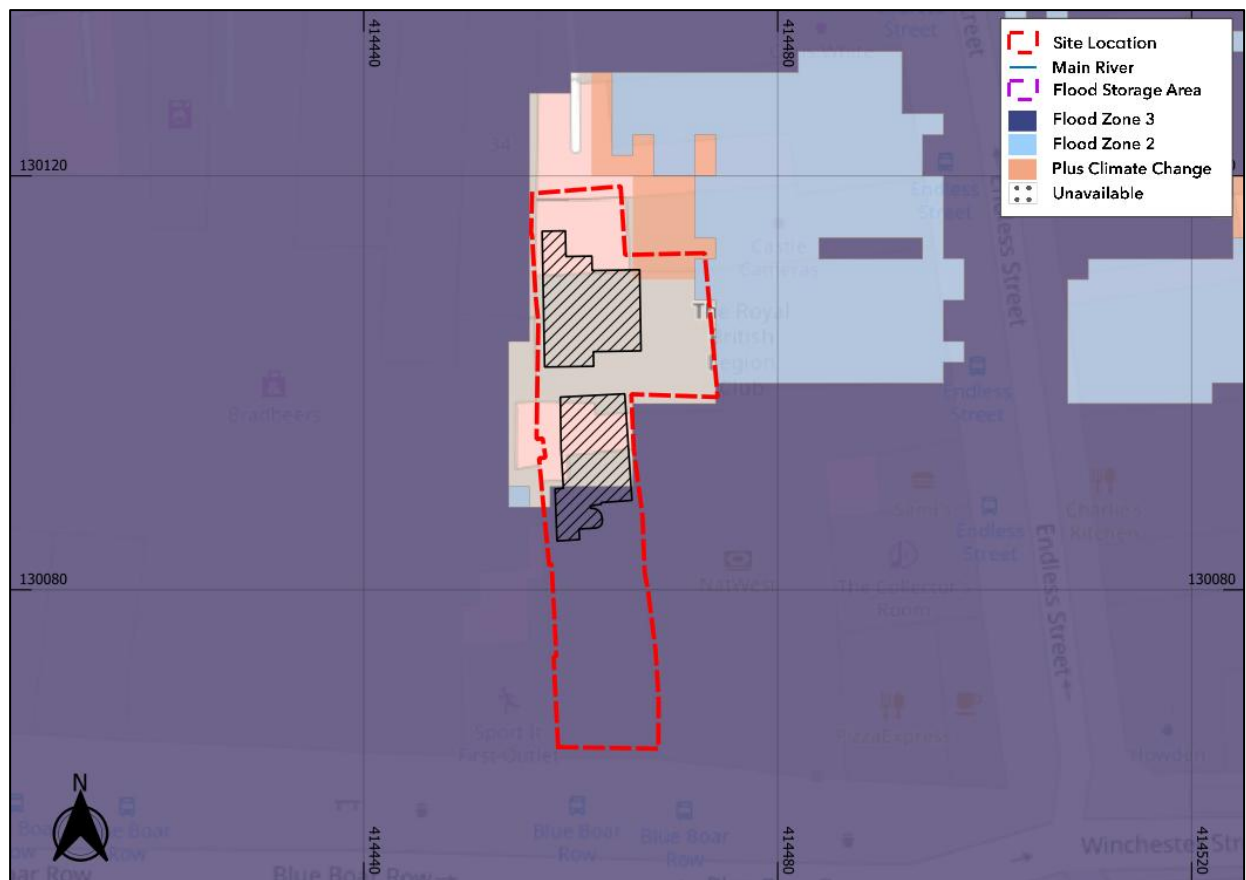


Figure 3: EA Flood Map for Planning (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

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). The nearest historical flood extent is approximately 210m southwest of the site boundary.

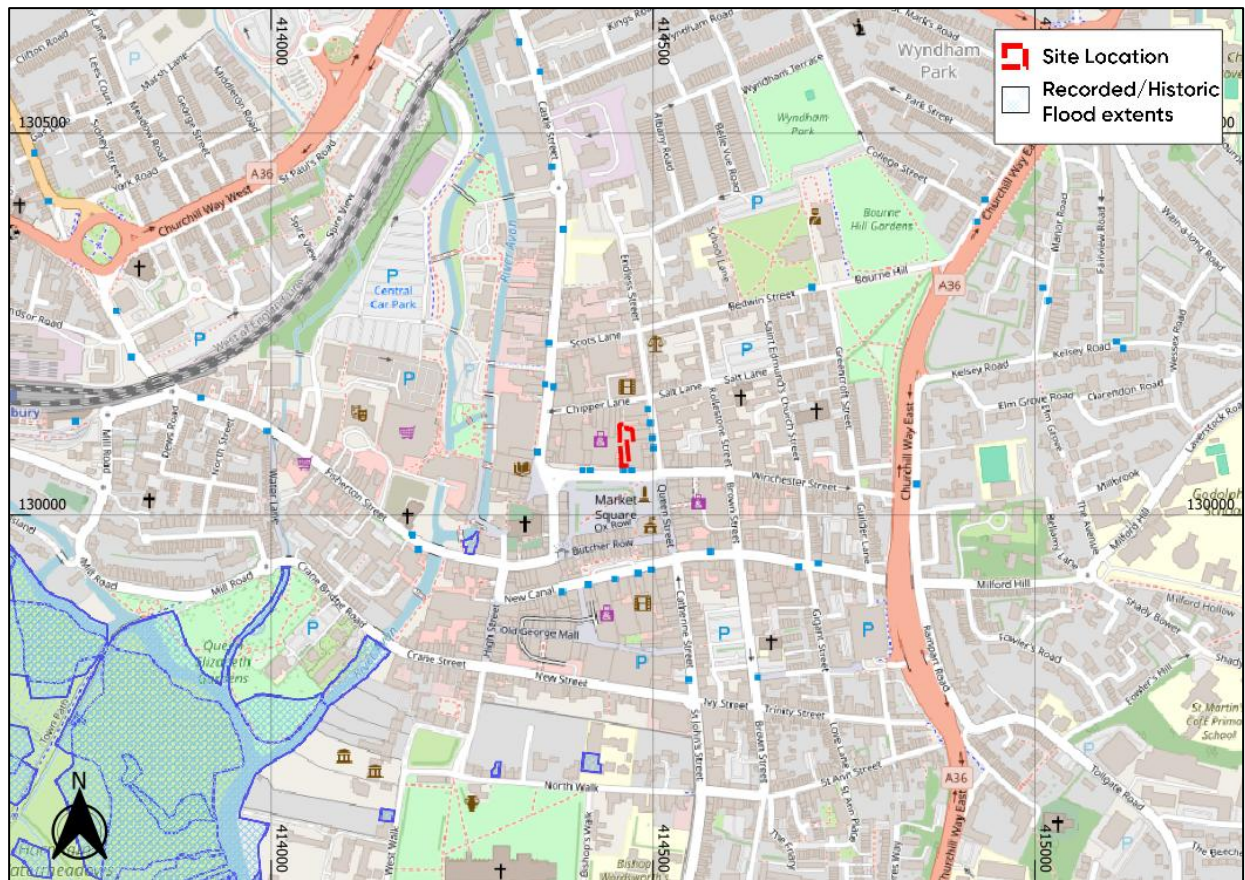


Figure 4: EA Historic Flood Mapping (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

EA Product 6 Data

- 4.9. Aegaea hold on record modelled outputs from the Salisbury Model (2019). The outputs provided from the fluvial model include 2D levels, depths and hazard grid datasets. For the purposes of this FRA, the 1 in 30 year, 1 in 100 year and 1 in 1000 year present day scenarios have been analysed, as well as the 1 in 100 year scenario with a +40% climate change allowance.
- 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.

Present Day Scenarios

- 4.11. Figure 5 shows the modelled present day scenarios including the 1 in 30 year, 1 in 100 year and 1 in 1000 year fluvial events.

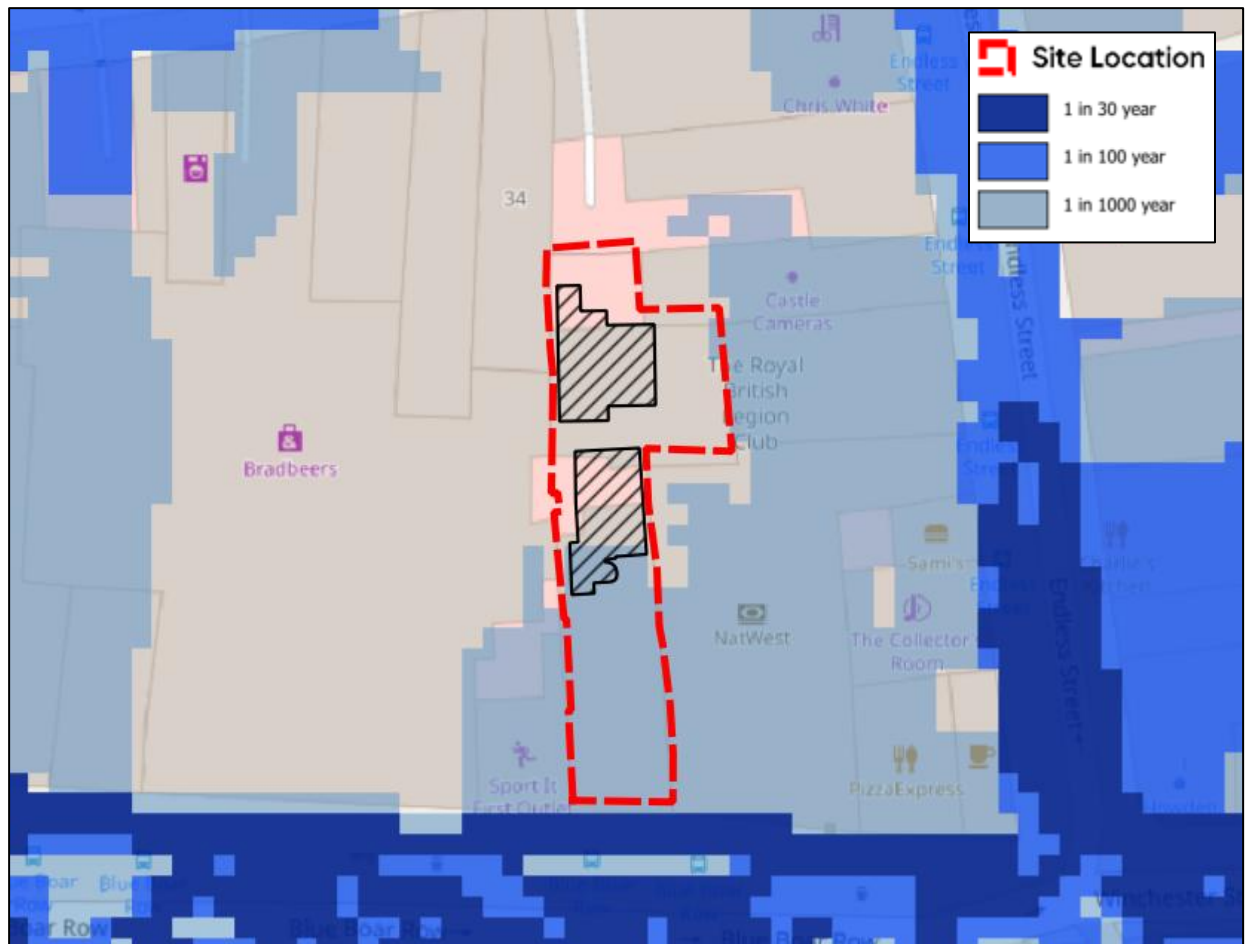


Figure 5: EA Salisbury (2019) Modelled Present Day Scenarios. **Proposed Development Outlined in Black Hash** (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

- 4.12. Analysis of the present day flood extents show that the site is affected during the modelled 1 in 1000 year scenario and borders the 1 in 30 year and 1 in 100 year present day scenarios. The 1 in 30 year flood level is modelled as 46.60m AOD, therefore the minimum ground elevations of the site are above the 1 in 30 year flood levels by 0.01m. Therefore, the site would not be considered Flood Zone 3b.
- 4.13. The highest flood level associated with the existing site is 46.80m AOD, which was observed in the 1 in 1000 year event. Compared to existing ground level elevations, based on the topographic survey provided (46.61m AOD – 47.59m AOD), the site would be affected based on the levels by a maximum of 0.19m.
- 4.14. However, considering the proposed development has a minimum FFL of 46.99m AOD (unit 2), all proposed development is located a minimum of 0.19m above the 1 in 1000 year scenario.

Climate Change Scenario

- 4.15. 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 +38% allowance.
- 4.16. 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+40%CC scenario, which has been considered an appropriate proxy for the +38% event (Figure 6).

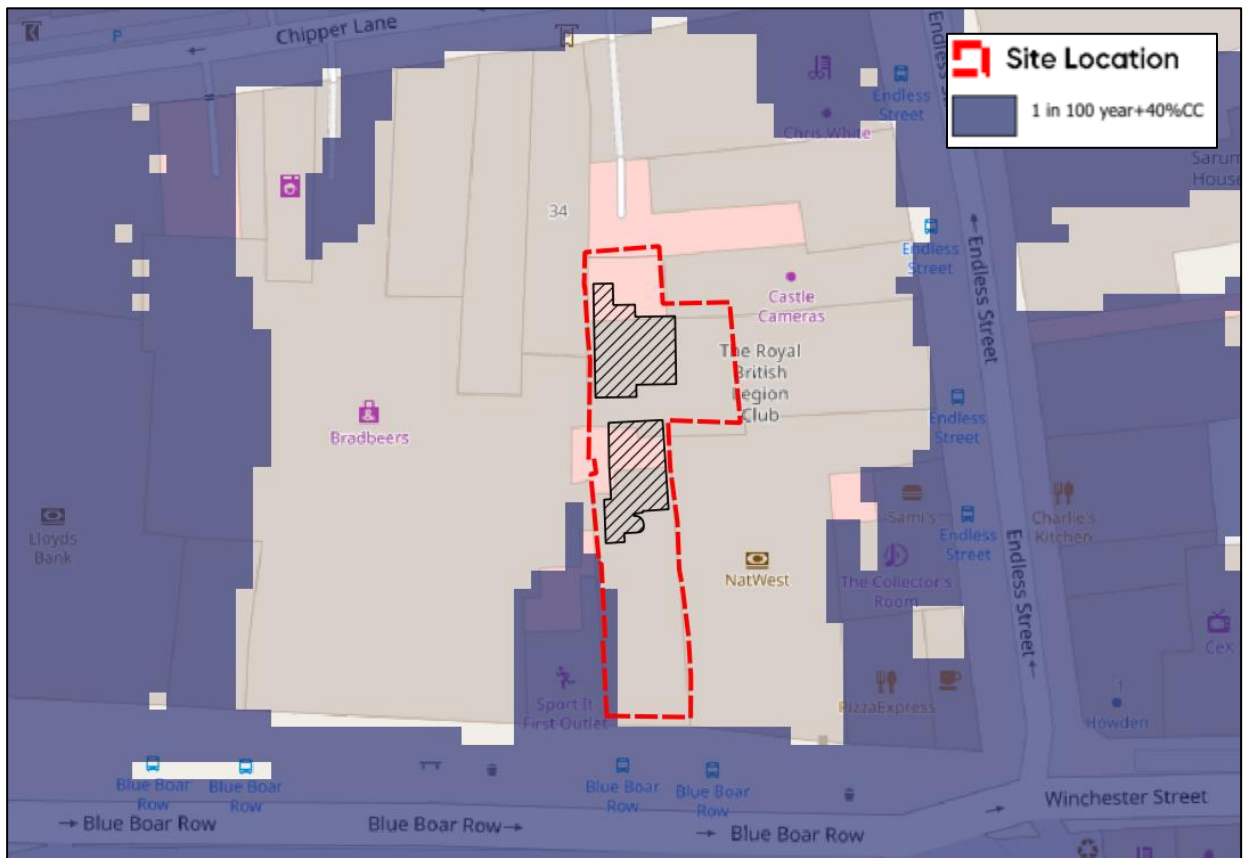


Figure 6: EA Salisbury (2019) Modelled Climate Change Scenario. **Proposed Development Outlined in Black Hash** (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

- 4.17. In the modelled climate change scenario, the highest flood level associated with the existing site is 46.80m AOD. Compared to existing ground level elevations, based on the topographic survey provided (46.61m AOD – 47.59m AOD), the site would be affected based on the levels by a maximum depth of 0.19m.

- 4.18. However, considering the proposed development has a minimum FFL of 46.99m AOD (unit 2), all proposed development is located a minimum of 0.19m above the 1 in 100 year + 40%CC scenario.

Fluvial Flood Evacuation

- 4.19. 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.

- 4.20. As part of the Salisbury (2019) Flood Risk Model, the EA have also provided modelled flood hazard grids.
- 4.21. The modelled flood hazard grid for the 1 in 100 year+40%CC event indicates that the access road (Blue Boar Row) for the south entrance to 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 1.25 (Danger for Some).
- 4.22. The grids suggest that safe access/egress would be possible in this event by using the pedestrian footpaths and travelling east from the site, avoiding areas of deeper water along Blue Boar Row.

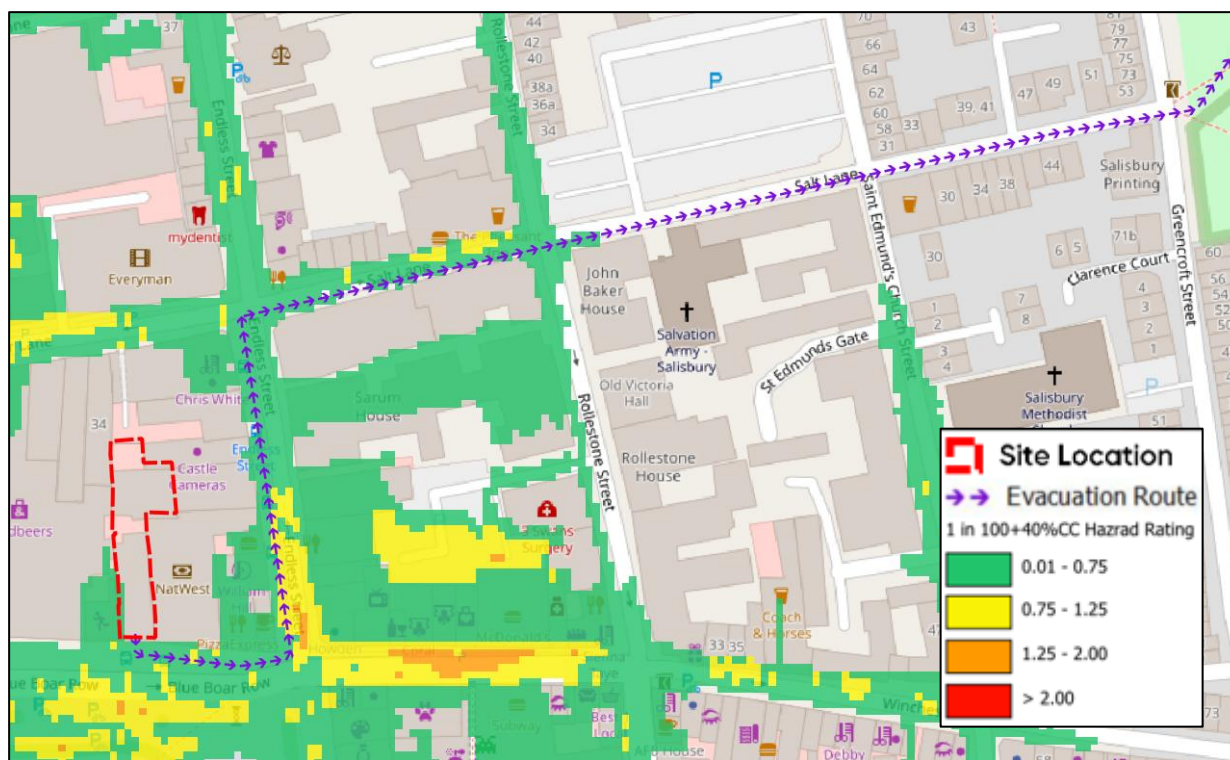


Figure 7: EA Salisbury (2019) Modelled 1 in 100 year+40%CC Fluvial Flood Hazard Mapping. (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

- 4.23. In the event that safe access/egress is not possible due to flood depths exceeding 0.25m, occupants of the proposed apartments could seek safe refuge on site at the first floor which is above the modelled flood depths.
- 4.24. Furthermore, the commercial units on the ground floor of the site should be closed and evacuated in the event of a Flood Warning in the nearby area. They should remain closed until the Flood Warning has been lifted.
- 4.25. To provide further detail, a Flood Evacuation Plan (FEP) has been produced and can be found in Section 6 of this report.

Flood Defences

- 4.26. As per the Salisbury River Park Phase 1 website⁹:

⁹ <https://www.salisburyriverparkphase1.com/the-scheme>

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.

- 4.27. 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 completion¹⁰.
- 4.28. Mapping available from the Salisbury River Park Phase 1 website includes modelled pre- and post-scheme flood risk extents¹¹ (Figures 8 and 9). The maps below are based on the projected flood risk in a 1 in 100 (1%) annual probability flood event.
- 4.29. It can be seen from Figure 8 that based on the modelling carried out to inform the design of the alleviation scheme, the proposed development site is removed from the 1 in 100 year extent post-scheme.

¹⁰ <https://www.salisburyriverparkphase1.com/1news-and-updates>

¹¹ <https://www.salisburyriverparkphase1.com/frequently-asked-questions1?preview=true>



Figure 8: 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 9: 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)

- 4.30. As such, while the scheme has not yet been fully implemented, it is heading towards completion as stated by the Salisbury River Park Phase 1 News and Updates Page, and the EA/LPA should take this into consideration when consulting on/ determining this application.
- 4.31. It is noted that irrespective of the ongoing flood alleviation works, when considering the proposals and the modelled flood levels from the EA, the proposed development of three residential unit 4 would remain unaffected in the modelled 1 in 100 year+40%CC event even prior to the alleviation works.
- 4.32. When the alleviation works are complete, the risk of fluvial flooding to the site and evacuation route would be reduced further.

Fluvial Flood Risk Summary

- 4.33. Based on the analysis above, the risk of fluvial flooding to the ground floor development is considered to be low.

Tidal

- 4.34. 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 river bank or river defences when tide levels are high.
- 4.35. 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.
- 4.36. Therefore, the risk of flooding from tidal sources is considered low.

Canals

- 4.37. 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.
- 4.38. No canals were detected within a 1km radius as per the CRT Network mapping¹².
- 4.39. Therefore, the risk of flooding to this site from canals is considered to be low.

Pluvial

- 4.40. 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.

EA Flood Map for Planning – Surface Water Spatial Planning

- 4.41. The EA Flood Map for Planning Service in relation to Surface Water was published in May 2026. The Surface Water Spatial Planning Extents and Depths have been used within this FRA to assess the surface water flood risk to the site and proposed development. These datasets show the extent of land at risk of flooding from surface water to a defined annual exceedance probability

¹² <https://canalrivertrust.org.uk/canals-and-rivers>

(AEP) or chance of flooding each year, taking into account the possible effects of climate change.

4.42. These datasets include the following scenarios:

- 0.1% AEP (1 in 1000); 1% AEP (1 in 100) and 3.3% AEP (1 in 30)

4.43. Alongside the following depth bands:

- Up to 150mm; 150 – 300mm; 300 – 600mm; 600 – 900mm; 900 – 1200mm; 1200 – 2300mm and over 2300mm.

4.44. Alongside the present day scenarios, 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.

4.45. The 'Upper End' for the 2070s epoch (2061-2125) has been used for the climate change scenarios. The EA have chosen long-term epochs appropriate to support long-term planning and development decisions.

4.46. To provide a 'worst case' assessment and in line with planning requirements, the 1 in 100 plus an additional allowance for climate change has been assessed below as the 'design' scenario.

Climate Change Scenario

4.47. Examination of the EA's 'Surface Water Spatial Planning' 1 in 100 year + CC flood depth mapping indicates that the majority of the site could experience flood depths of between 150mm and 300mm (Figure 10). The remaining areas could experience flood depths between 300mm and 600mm with the north boundary not expected to experience any surface water flood depths during the 1 in 100 year + CC scenario.

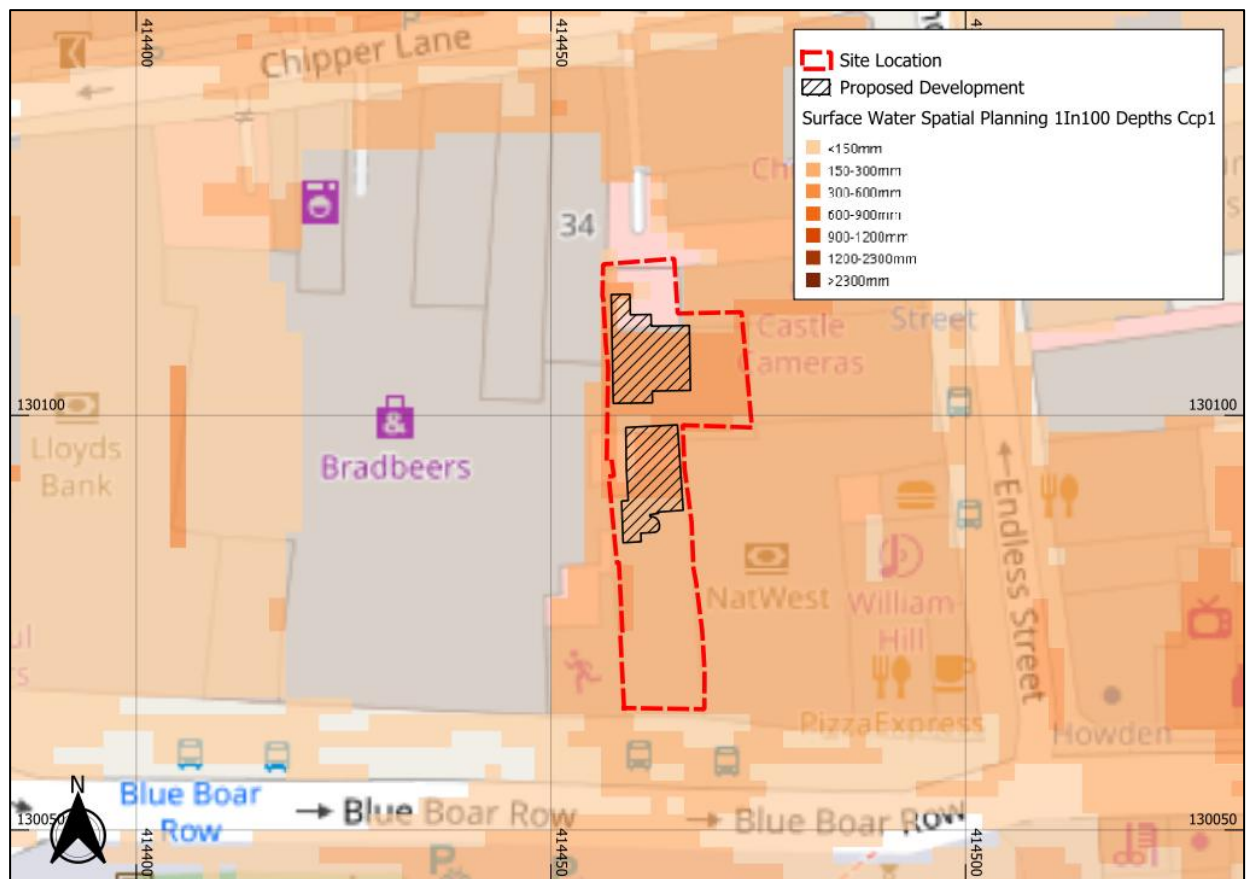


Figure 10: EA 'Surface Water Spatial Planning' 1 in 100 year + CC Flood Depths (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

- 4.48. As aforementioned, based on the topographic survey provided, the north of the site is situated approximately 0.98m above the ground levels directly adjacent to Blue Boar Row to the south. Therefore, it is considered that the EA surface water data is not modelled in relation to these considerations and not fully representative of the surface water flood risk to the site and proposed development.
- 4.49. Given, the south of the site is identified to experience surface water flood depths of between 150mm and 300mm, it is considered that the north of the site is not expected to experience surface water flood depths given the 0.98m comparison based on the topographic survey.

Pluvial Flood Risk Summary

- 4.50. Based on the EA data, the north half of the site (and majority of the proposed development), is recorded to experience surface water flood depths of between 300mm and 600mm.

- 4.51. However, the southern half of the site is identified to experience flood depths between 150mm and 300mm. Given the north half of the site is situated approximately 0.98m above the southern half, it is considered that the EA flood depths do not accurately represent the ground levels on-site.
- 4.52. Therefore, given the southern half of the site is to experience flood depths between 150mm and 300mm, the northern half of the site is considered to be located outside these flood extents during the 1 in 100 year + CC scenario.
- 4.53. The proposed development is considered to be low risk of surface water flooding.

Pluvial Access/Egress

- 4.54. Blue Boar Row to the south of the site could be affected during pluvial flood events, which could affect access/egress to and from the site.
- 4.55. 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.

- 4.56. A 1 in 100 year+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 Blue Boar Row could be affected in the 1 in 100 year+40%CC pluvial event.
- 4.57. As such, the surface water flood depths provided within the EA 'Surface Water Spatial Planning' dataset has been appropriate to utilise and can be seen below in Figure 11. It indicates that Blue Boar Row could experience flood depths below 150mm in areas and 150mm to 300mm in others. The EA Hazard Rating Chart (FD2320)¹³ suggests that flood depths below 0.3m are

¹³ https://assets.publishing.service.gov.uk/media/602d04a98fa8f5037d371a08/FLOOD_HAZARD_RATING_AND_THRESHOLDS_explanatory_note.pdf

considered 'safe'. Thus, it is considered that access / egress remains possible to the west along Blue Boar Row.

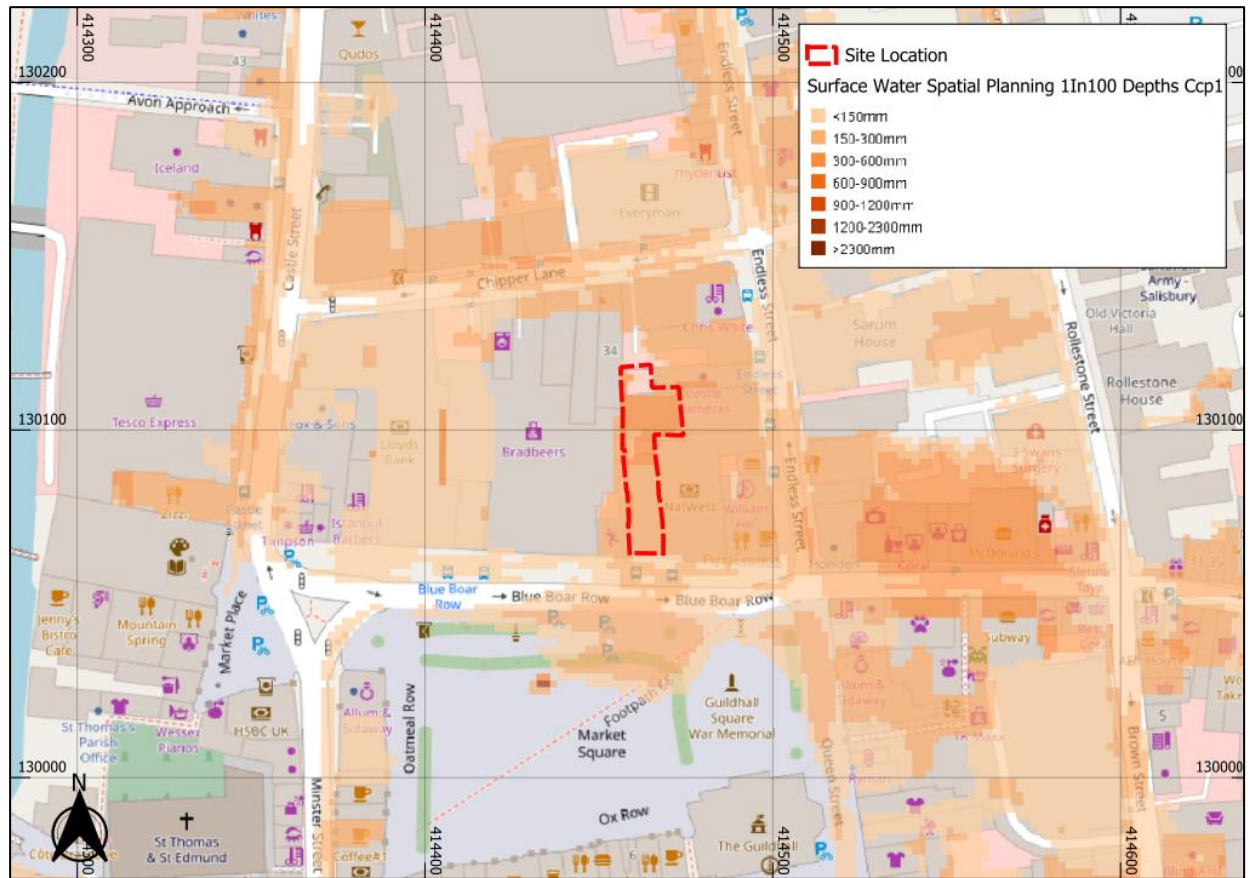


Figure 11: EA Surface Water Flood Hazard Likelihood Categories (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

Reservoirs

- 4.58. 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.
- 4.59. According to the EA's Flood Risk from Reservoirs mapping the site is outside modelled flood extents in the event of reservoir flooding (Figure 12).

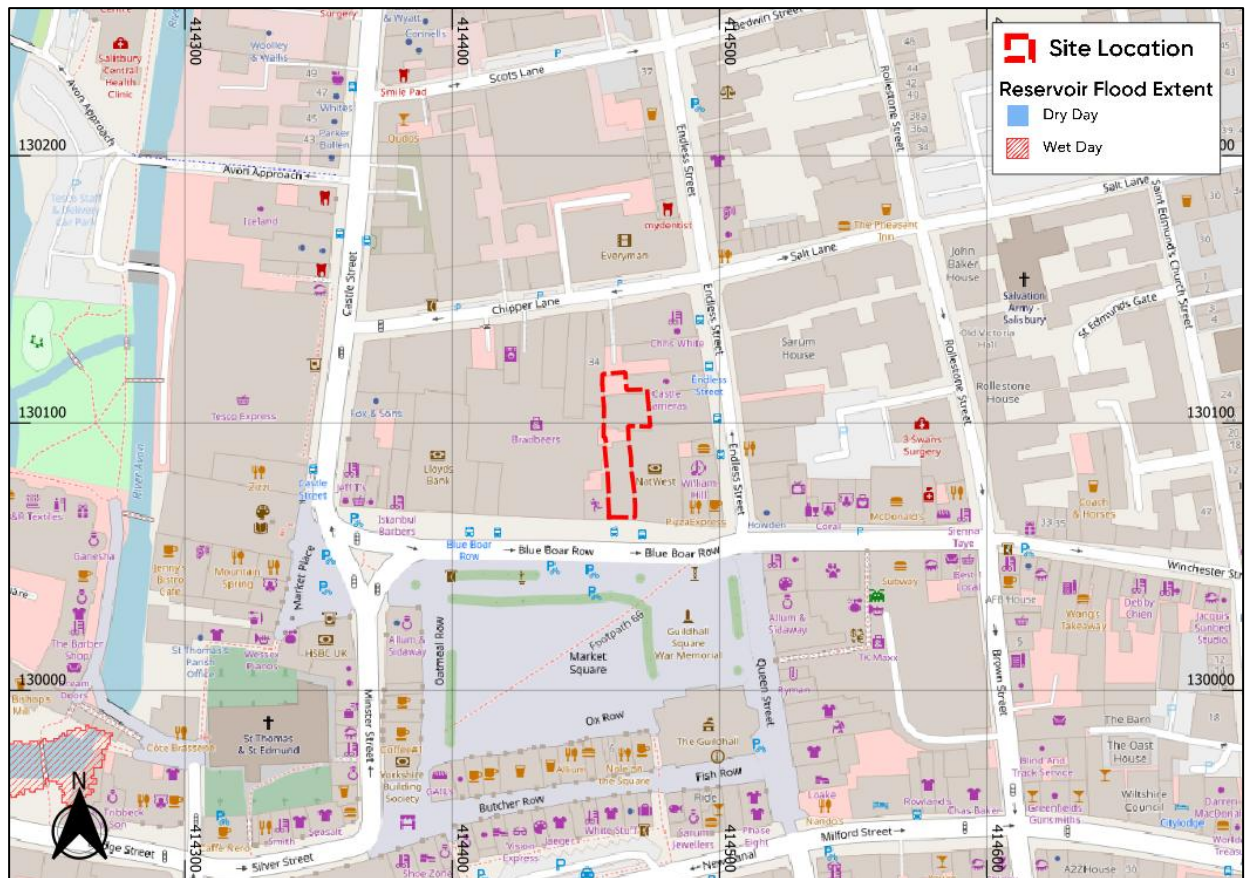


Figure 12: EA Reservoir Flood Risk Mapping (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). ©<https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

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

Groundwater

- 4.61. Groundwater flooding occurs in areas where underlying geology is permeable and water can rise within the strata sufficiently to breach the surface.
- 4.62. The British Geological Survey's (BGS) mapping shows superficial deposits of River Terrace Deposits comprised of sand and gravel underlying the site. The bedrock geology underlying the site is mapped as Newhaven Chalk Formation.
- 4.63. Historical BGS borehole, approximately 95m (BGS ID: 401343 / BGS Reference: SU13SW2) north of the site. This borehole was drilled to 10.7m below ground level (bgl) and recorded water to be struck at 3m bgl.

- 4.64. It is further noted that the ground level recorded at this borehole is 44.65m AOD – therefore, a groundwater level of 41.65m AOD can be calculated. Given the proposed development is situated at approximately 47.59m AOD at the north of the site, the calculated groundwater level of 41.65m AOD is situated approximately 5.94m bgl.
- 4.65. 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 13).

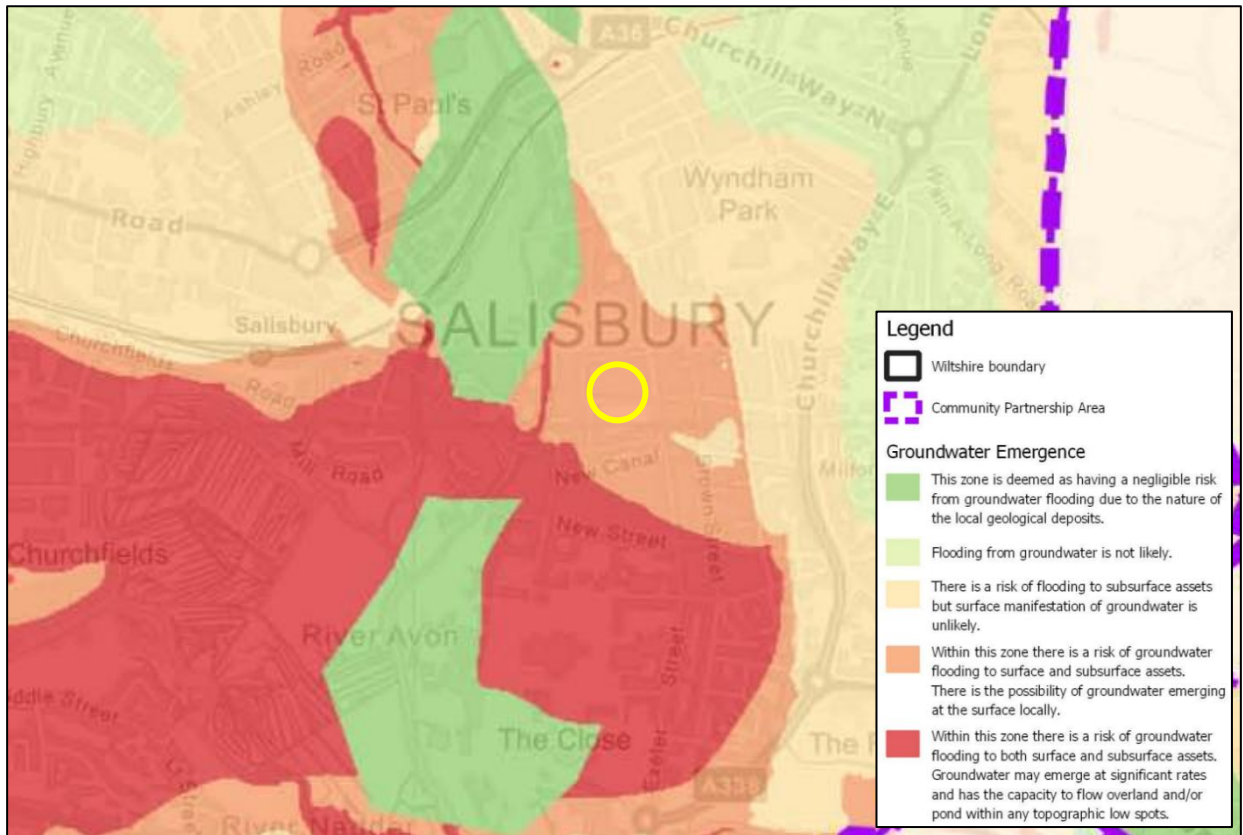


Figure 13: Groundwater Flood Risk (Wiltshire Council SFRA, 2024). Yellow outline represents the location of the site.

- 4.66. As such, taking into consideration the above information, the risk of flooding to the site from groundwater sources is considered low based on the borehole analysis. It is also noted that the proposals do not include any subterranean elements which further suggests the proposed development is considered low risk of groundwater flooding.

Sewers

- 4.67. 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.
- 4.68. 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 3: 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		

- 4.69. Compared to other postcode areas, 2 recorded incidents is low. It is also important to note that the location of the incidents is unknown.
- 4.70. 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.
- 4.71. 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 located outside all modelled present day scenarios and the climate change 1 in 100 year+40%CC event. Thus, the fluvial flood risk is considered to be low.
- 5.2. In addition, NaFRA2 analysis compared to the topographic survey ground levels provided shows that the proposed development is considered to be outside all likelihood extents of experiencing surface water flood depths greater than 0.2m. Therefore, the pluvial flood risk is considered to be low.
- 5.3. It is important to note that the modelled pluvial hazard mapping suggests that safe access/egress would be possible in this event by using the pedestrian footpaths and travelling west along Blue Boar Row.
- 5.4. Flood risk from tidal, canal, reservoir, groundwater and sewer flood sources are considered to be low and therefore no mitigation measures are required.

Increase to Flood Risk Elsewhere

- 5.5. This FRA demonstrates that the proposed development is located outside all fluvial present day and climate change 1 in 100 year + 40%CC flood extents.
- 5.6. In addition, it is considered that the NaFRA2 data, is not considerate of the actual ground level variations on-site with the north being approximately 0.66m higher in elevation than the south based on the topographic survey provided. Given the south of the site is located within the low likelihood extent of flood depths exceeding 0.2m, it is considered that the proposed development is located outside all likelihood extents to experience depths greater than 0.2m – thus, is considered low risk of surface water flooding.
- 5.7. Given the above, it is considered that the proposed development will have a negligible impact on the flood risk elsewhere through floodwater displacement.

6. Flood Evacuation Plan (FEP)

Proposed Flood Evacuation Route and Access/Egress

- 6.1. The location, 47 Blue Boar Row, Salisbury, Wiltshire, SP1 1DA, is located within Flood Zones 1, 2 and 3 based on the EA Flood Map for Planning. Review of the Salisbury 2019 Model indicates that the proposed development remains unaffected within all modelled present day and climate change 1 in 100 year + 40%CC scenarios. However, the site is affected during the 1 in 1000 year and 1 in 100 year+40% climate change (CC) events with flood extents shown to border the site in the 1 in 30 year and 1 in 100 year extents.
- 6.2. It is further noted that the proposed development remains unaffected in all present day and climate change scenarios with only the surrounding areas being affected.
- 6.3. Given the access to and from the building could be affected in the design event, a FEP is recommended and produced to support the planning application alongside an FRA.
- 6.4. Using the modelled 1 in 100 year+40%CC event flood levels and EA LiDAR elevation data, flood depths (Figure 14) and hazard ratings (Figure 15) during the scenario have been calculated to determine the safest access/egress route.
- 6.5. 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.
- 6.6. 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.

- 6.7. Residents/occupants should exit the building along Blue Boar Row, south of the building. From here they should travel 40m east on Blue Boar Row until the Blue Boar Row and Endless Street corner. From here residents should turn left onto Endless Street and travel up this road for 95m, until they reach Salt Lane where they turn right travelling in the east direction on Salt Lane. Continue past Greencroft Street travelling east into The Greencroft Park. The residents are therefore travelling in an eastern direction away from the Flood Zone 2 and 3 extent and outside the extent of the modelled 1 in 100 year+40%CC scenario. The purple arrows within Figure 14 show the desired route.
- 6.8. Along the evacuation route, Blue Boar Row and Endless Street are mostly low and moderate hazard, with the pathways being rated low (Figure 15) – so pedestrians are encouraged to remain on the pathway. Flood depths on this road range from 0.1m to 0.4m with a hazard rating of low to moderate shown. It is important to note that the increased flood depths are located mainly on Endless Street, with the pathways having a reduced flood depth. This route has been chosen as flood depths and hazard ratings on Endless Street are less than turning onto Winchester Street.

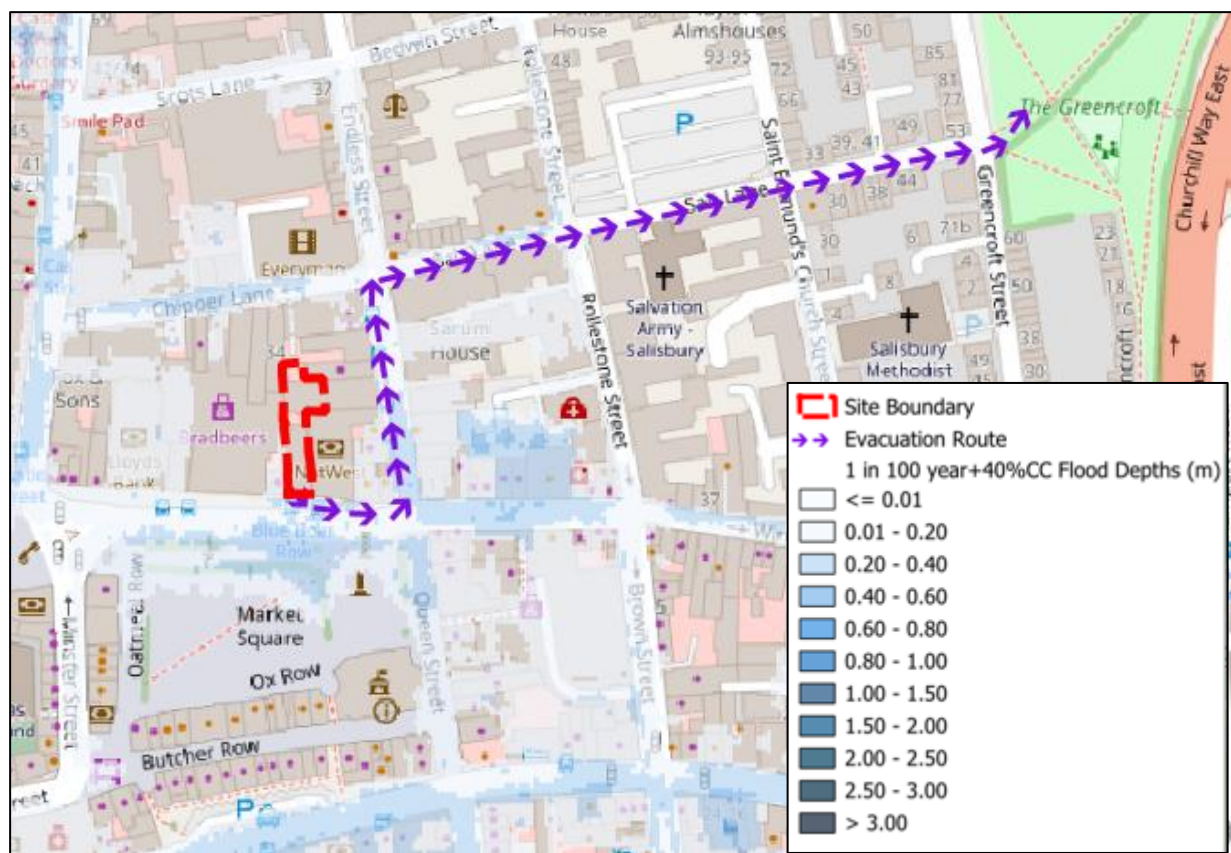


Figure 14: Flood Evacuation Route – Flood Depth Mapping for the 1 in 100 + 40% CC Flood Event (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors)

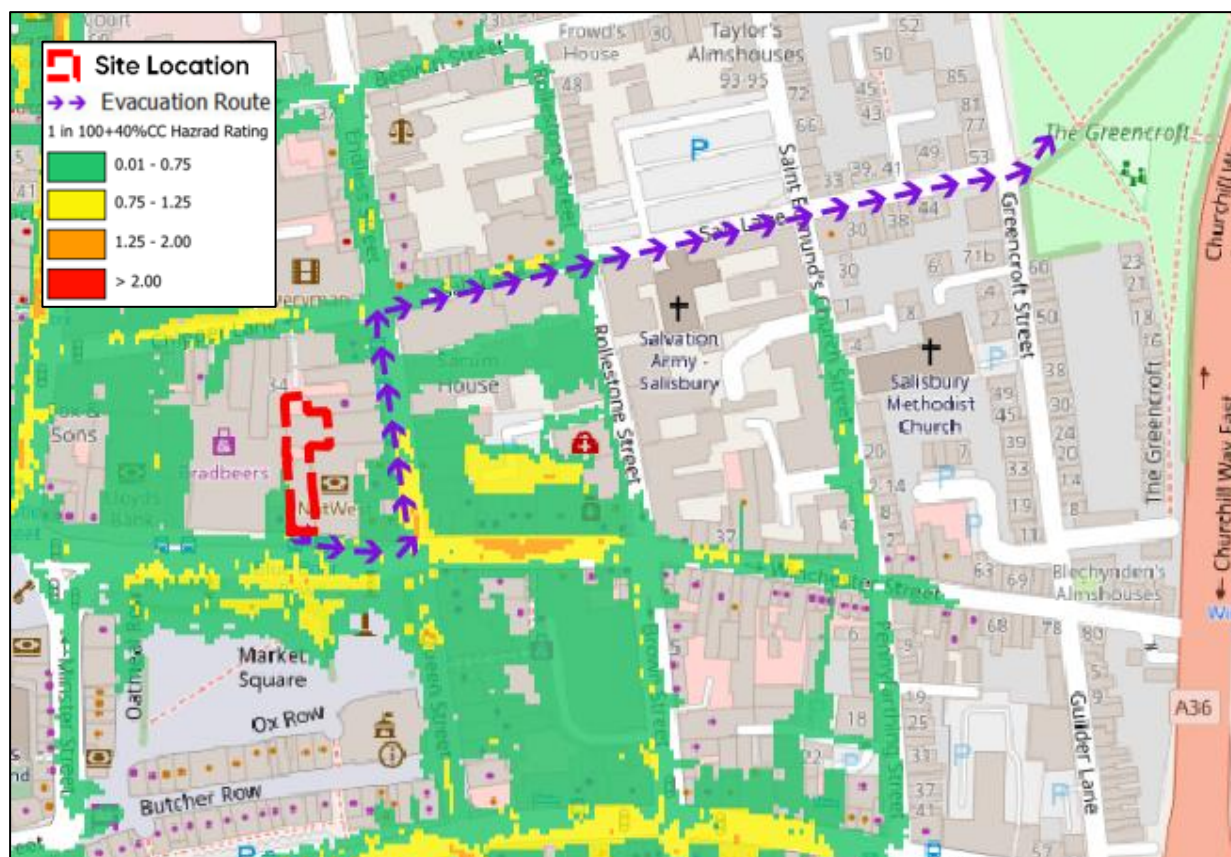


Figure 15: Flood Evacuation Route – Flood Hazard Mapping for the 1 in 100 + 40% CC Flood Event (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors)

Summary

- 6.9. 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.
- 6.10. Evacuation of the site should be sought as soon as a Flood Warning is issued by the Environment Agency.
- 6.11. 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

- 6.12. 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.

- 6.13. 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.
- 6.14. 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.
- 6.15. 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.
- 6.16. 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

- 6.17. Environment Agency flood warnings should be used to set evacuation triggers.
- 6.18. 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).
- 6.19. 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.

6.20. 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.

6.21. In the event of receiving a flood alert or flood warning, residents should follow the instructions in Table 4. The proposed flood evacuation procedures outlined in Table 4 should be reviewed on a regular basis.

Table 4: 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 <i>A flood warning means you need to act, flooding is expected</i>	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. • Secure any materials or large loose items that may float and cause damage during a flood. • Move family and pets to safety.

Warning trigger	Trigger stage	Procedures
		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

- 6.22. 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.
- 6.23. It is the responsibility of the individual occupants/residents to implement the FEP at the trigger event of receiving a Flood Warning.
- 6.24. 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

6.25. 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.

6.26. 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

- 6.27. This FEP should be communicated to and provided to all property owners and tenants. The summary (Appendix C) should be displayed in communal areas and also distributed to occupants and tenants through deeds/ rental agreements/ hard copy leaflet drop.
- 6.28. 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.

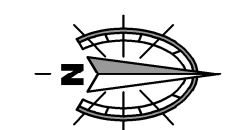
Proposed Flood Evacuation Route and Access/ Egress

- 6.29. During a worse-case scenario (similar to the modelled 1 in 100 year+40%CC event or greater) it may not be possible to ensure that the designated evacuation route is safe from flooding.
- 6.30. Flooding would not occur instantaneously (or instantaneously) which should give sufficient time for residents to evacuate.
- 6.31. 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 C and described in paragraph 6.7.

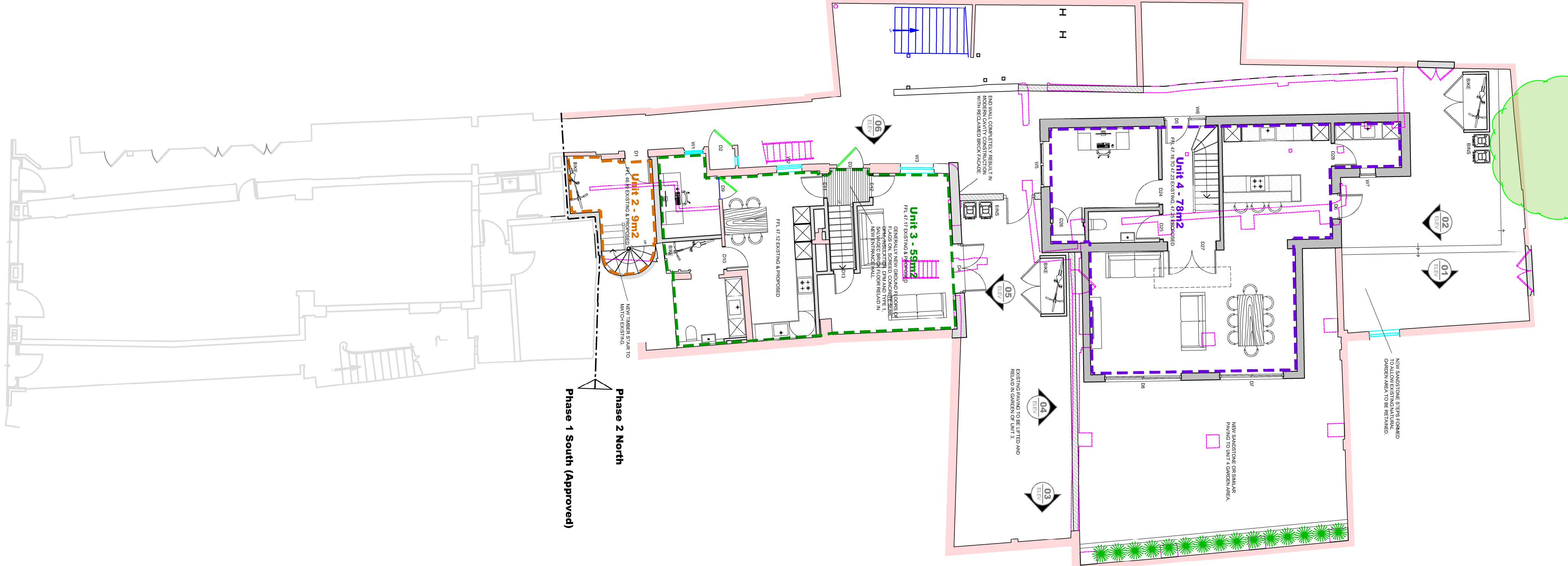
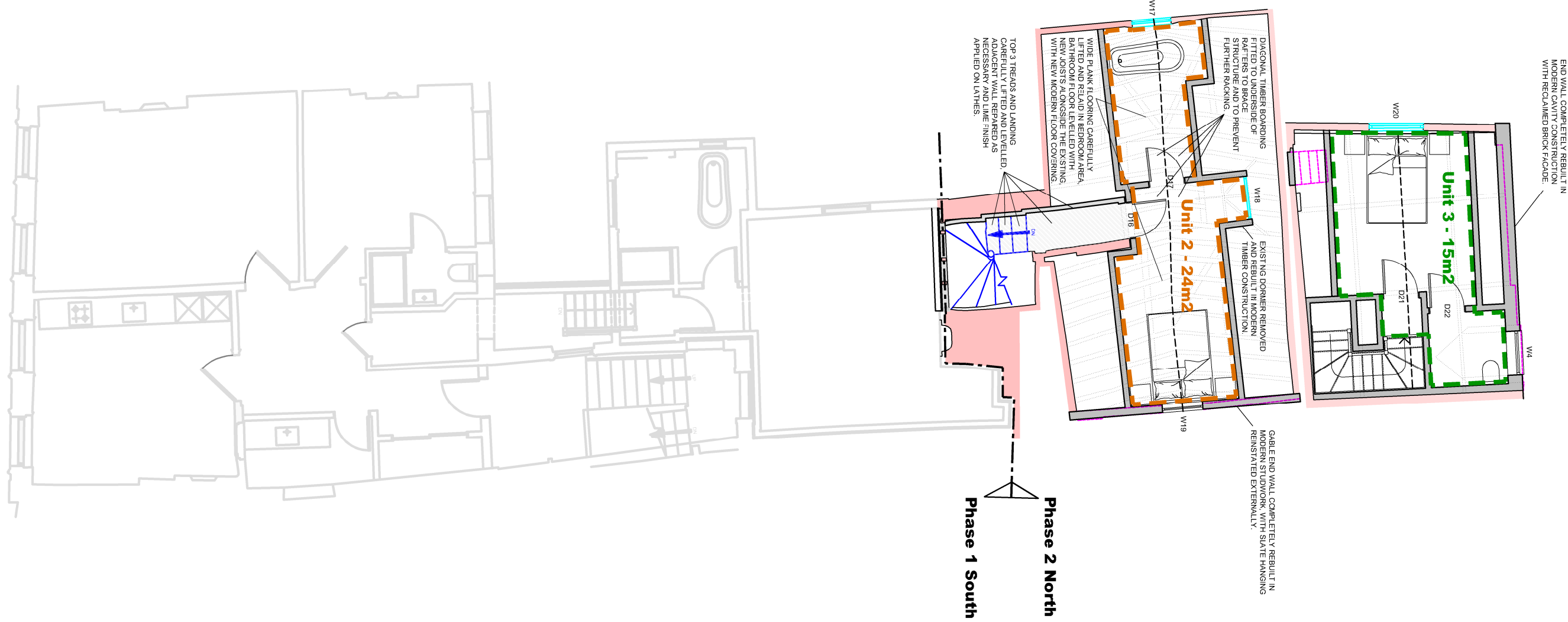
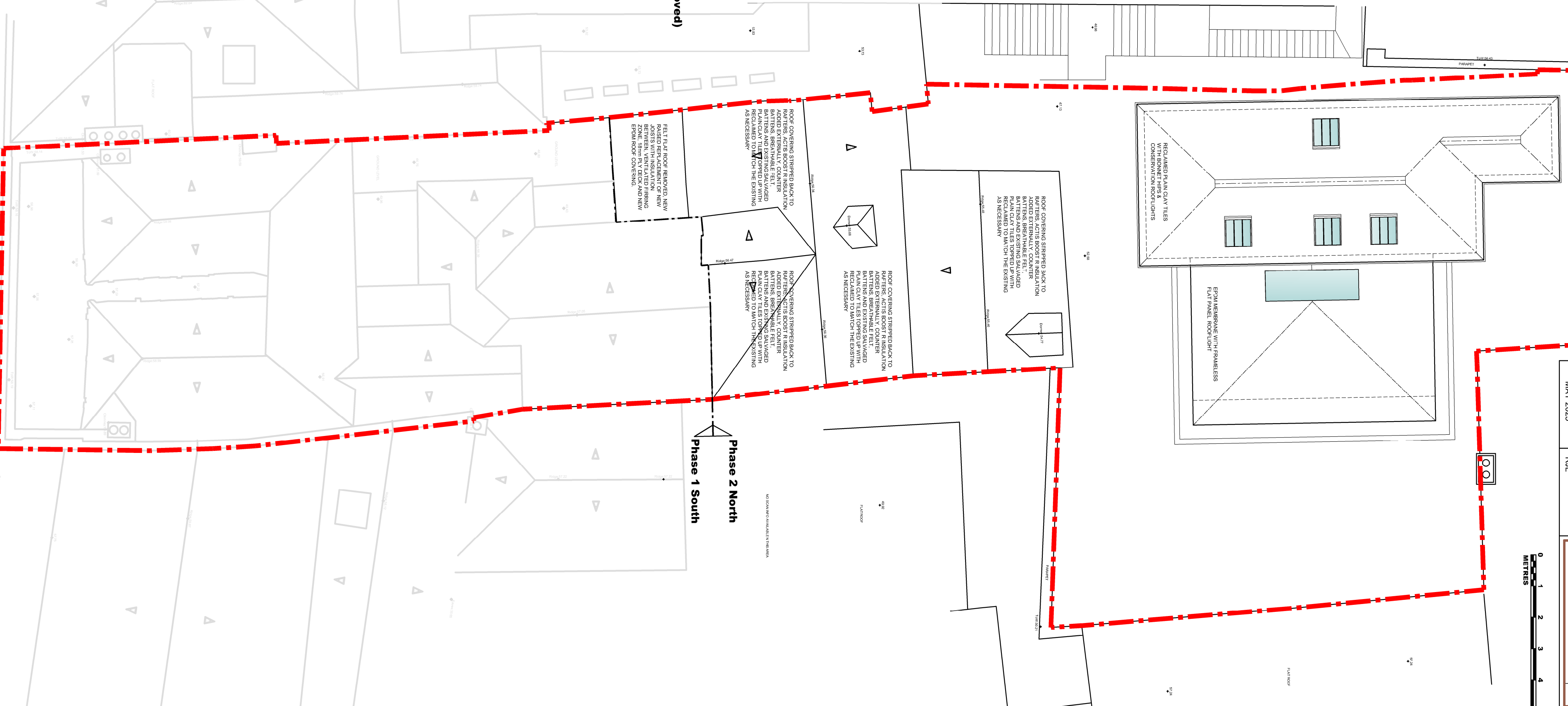
Places of Safe Refuge

- 6.32. 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.
- 6.33. This may require seeking accommodation with nearby relatives or friends. Alternatively, this may require evacuees to seek accommodation in holiday lets or hotels.
- 6.34. 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 Development



DATE	REVISIONS	DRAWING TITLE
		PROPOSED FLOOR PLANS
		CLIENT Ludlow Construction
		JOB TITLE BLUE BOAR ROW
		22 DEVONSHIRE ROAD
		SALISBURY
		WILTSHIRE
		1:100 @ A1
		MAN 2025
		FIL
		DRAWING NO 1628/01
		REV F



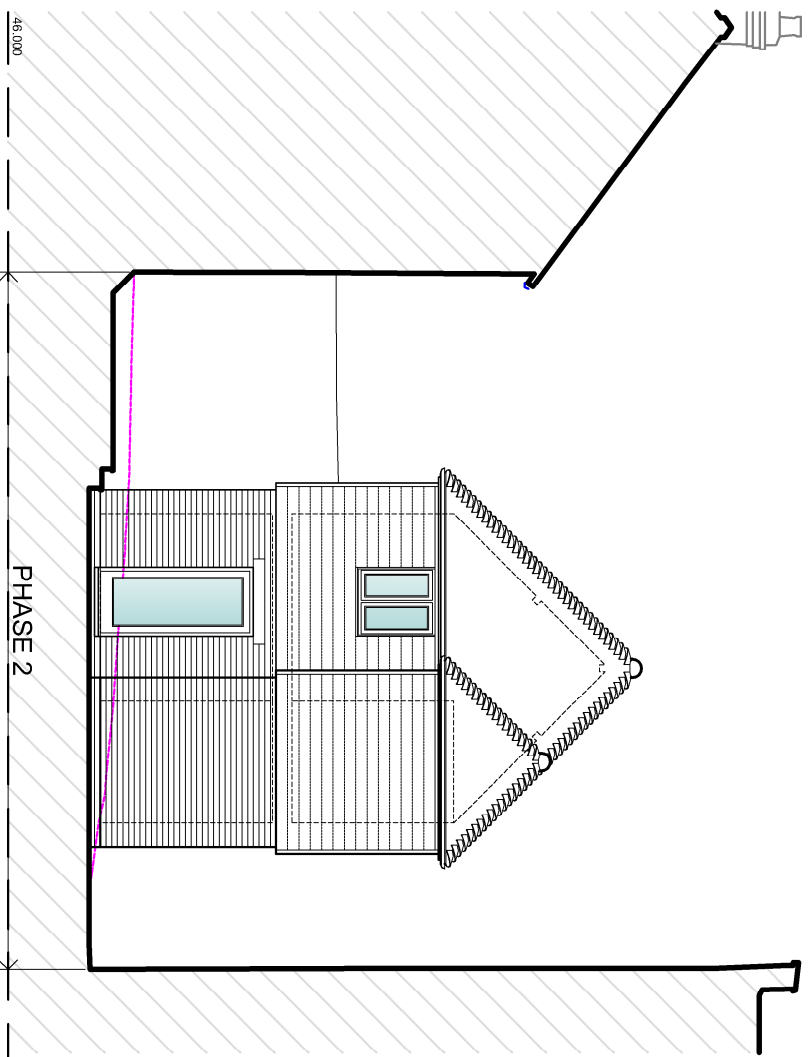
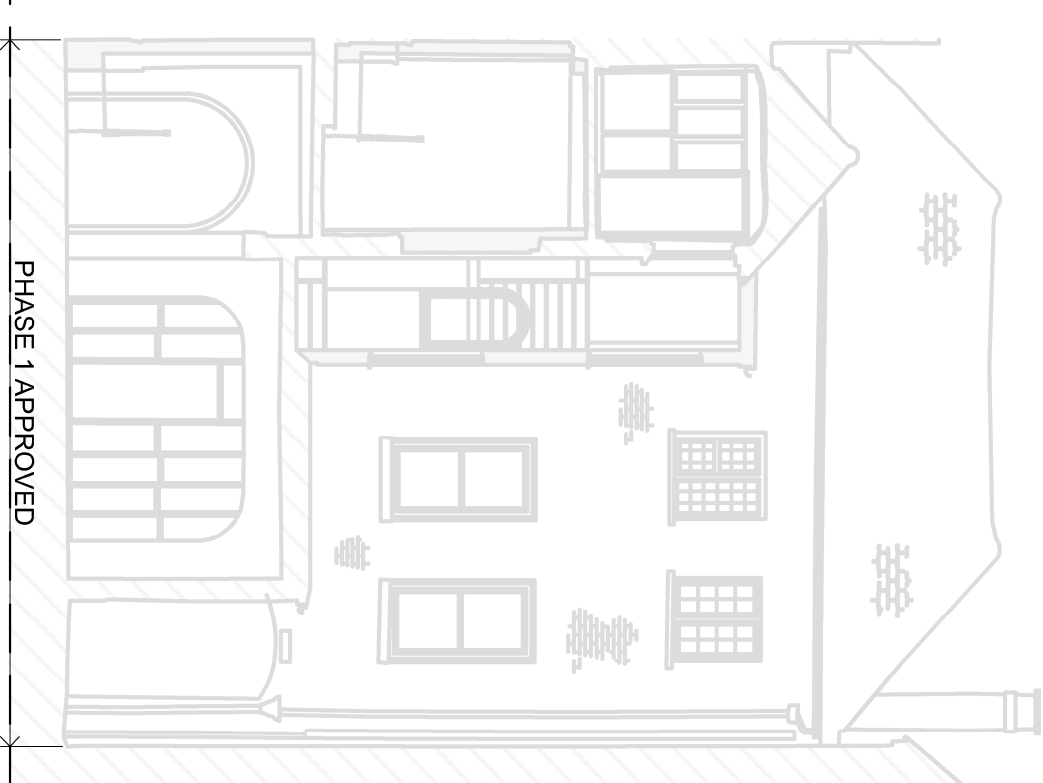
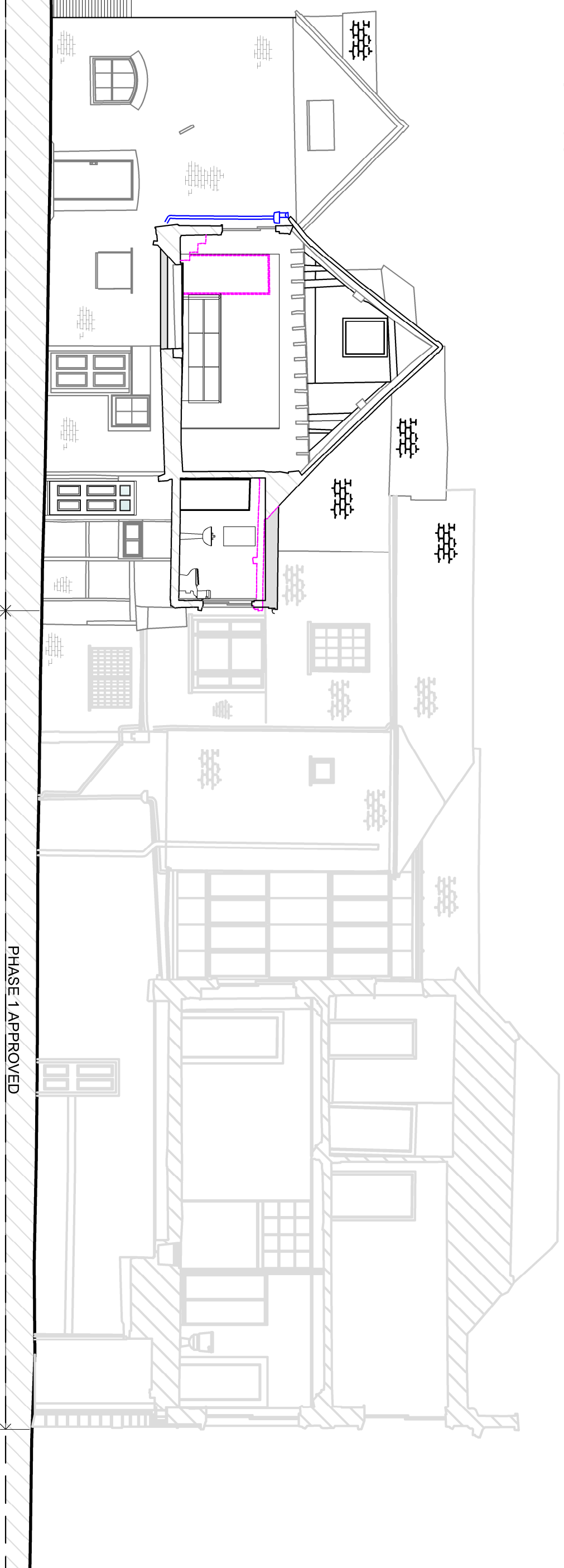
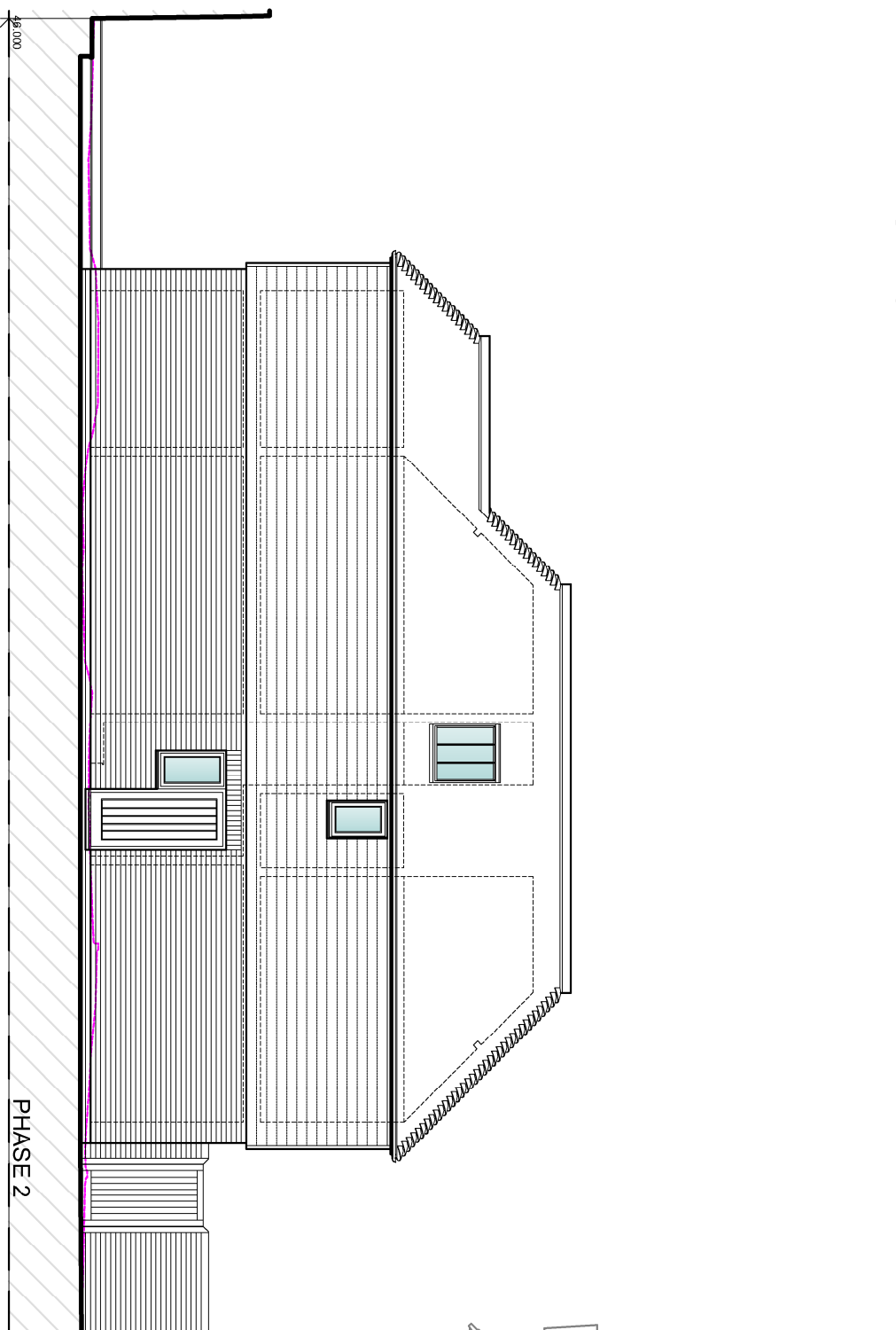
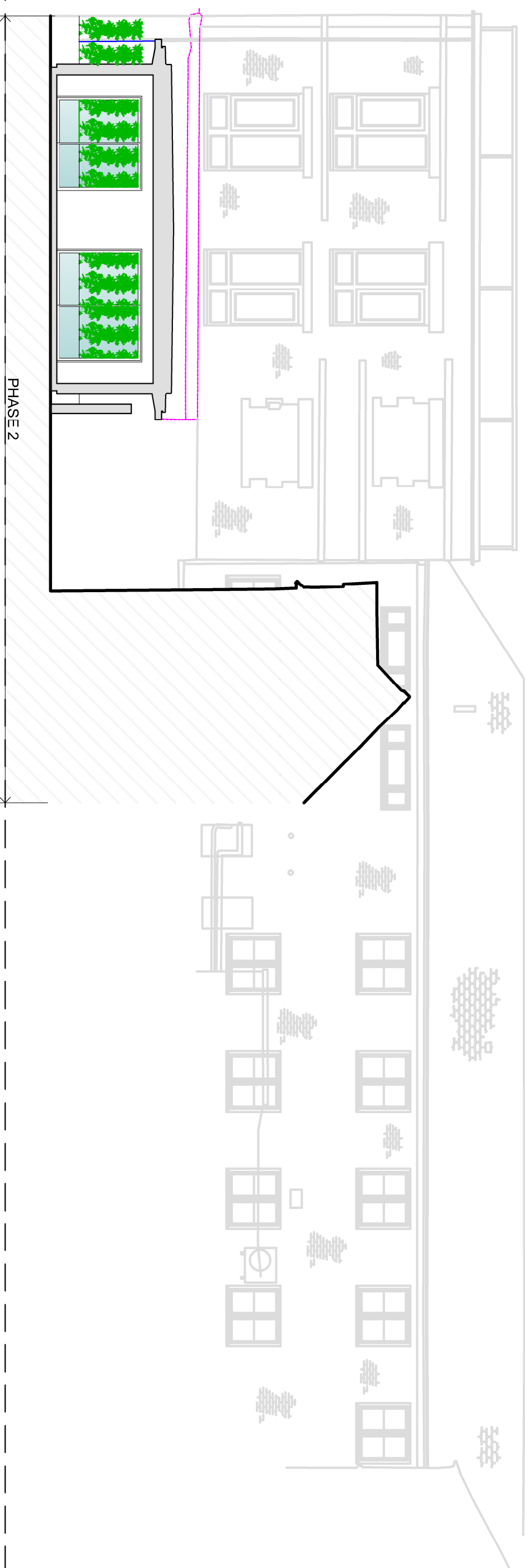
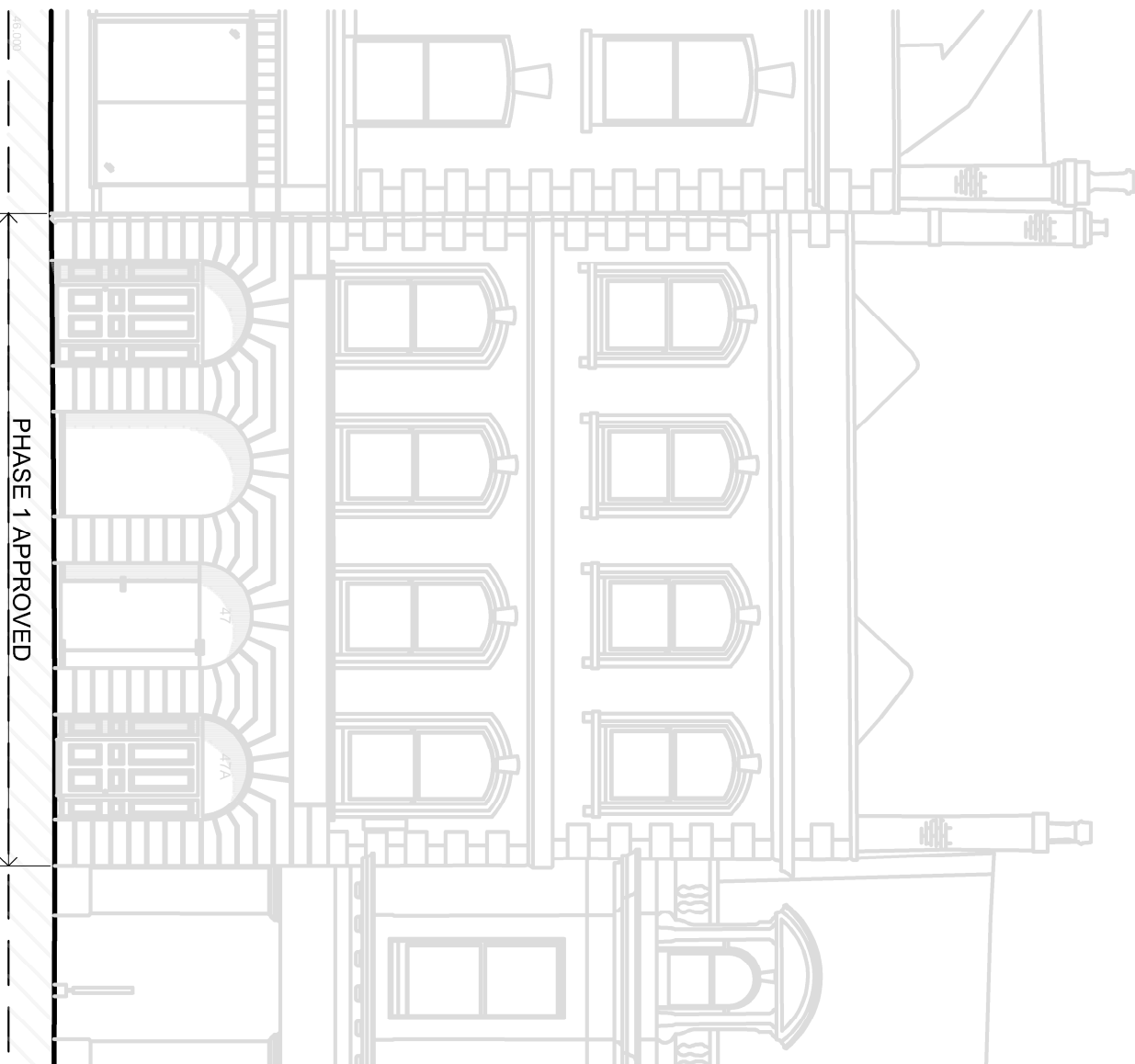
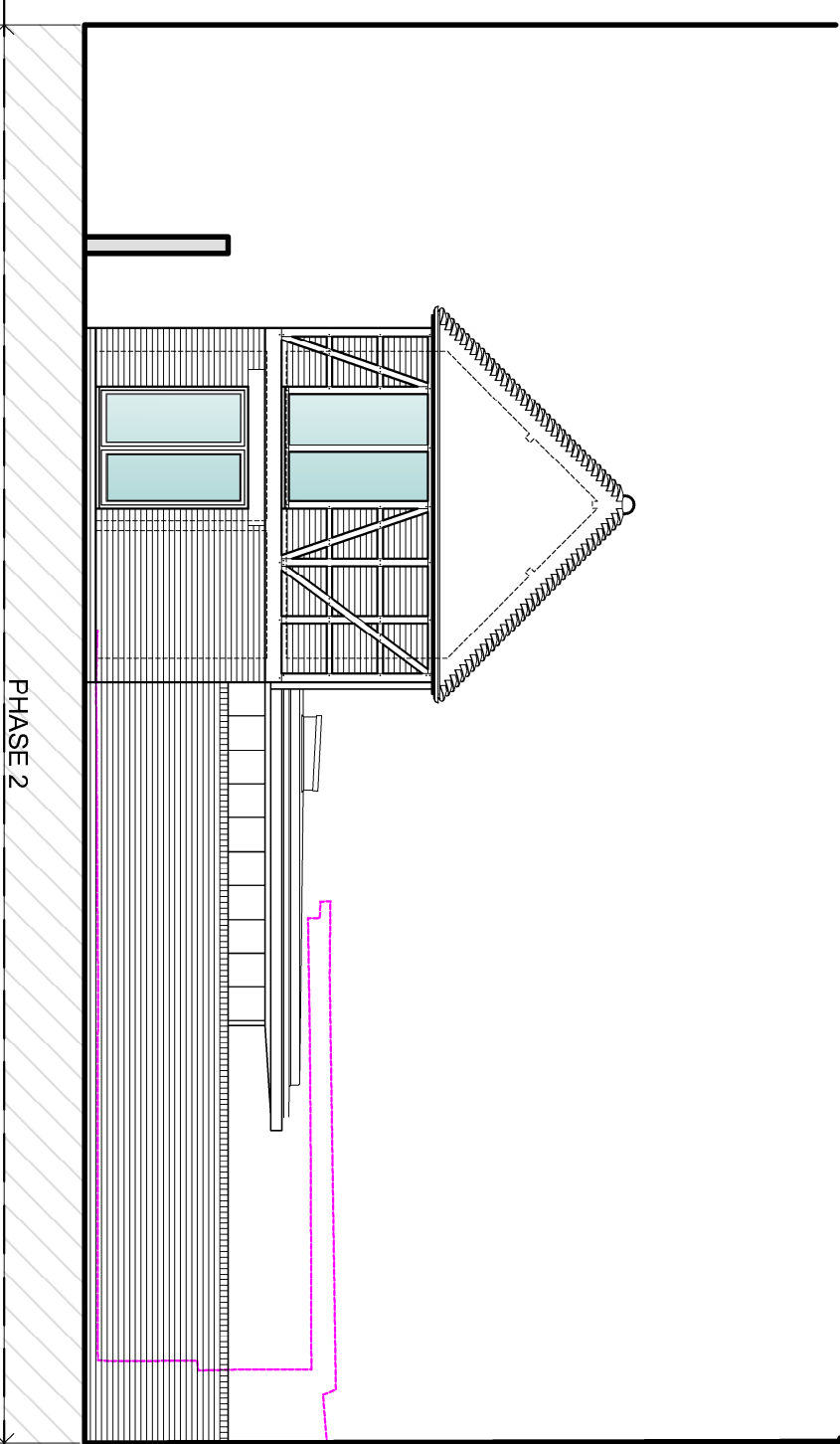
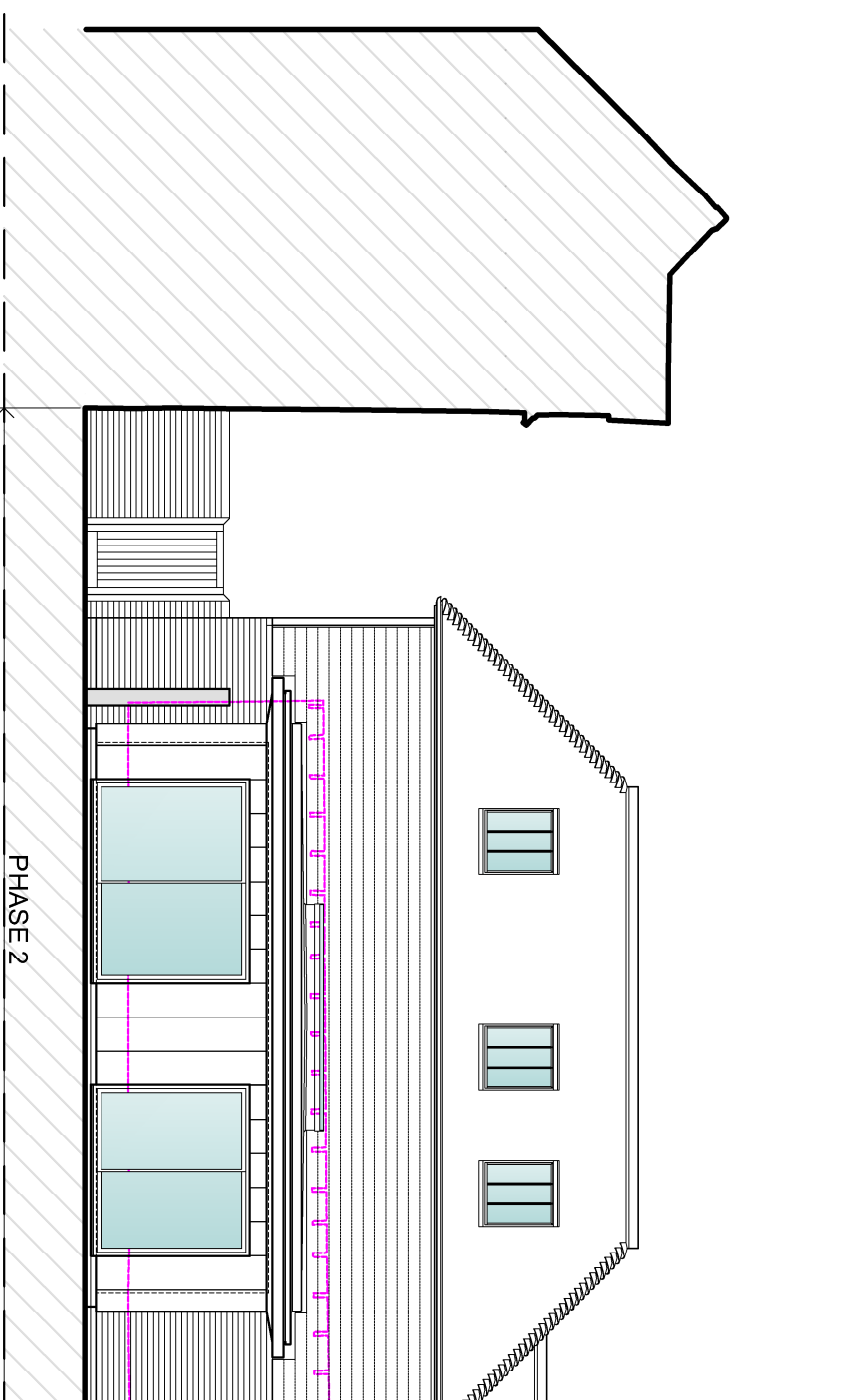
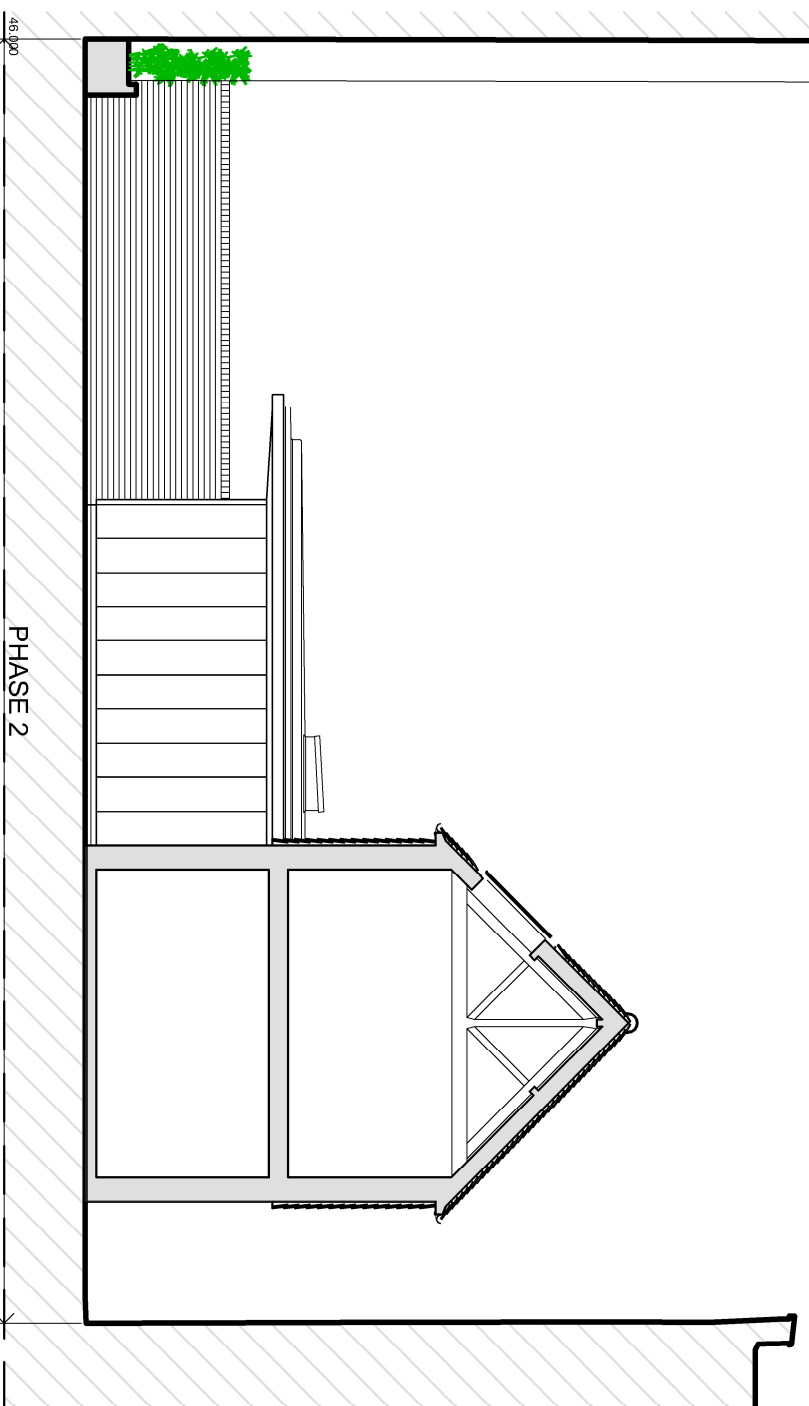
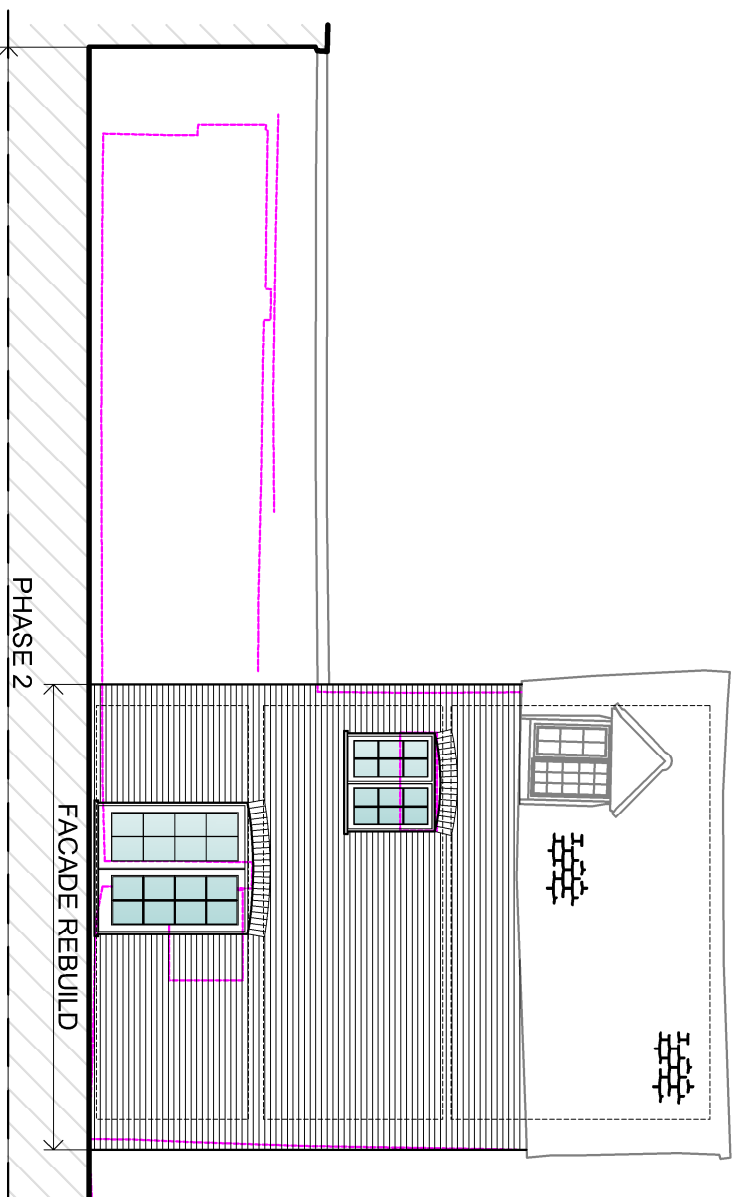
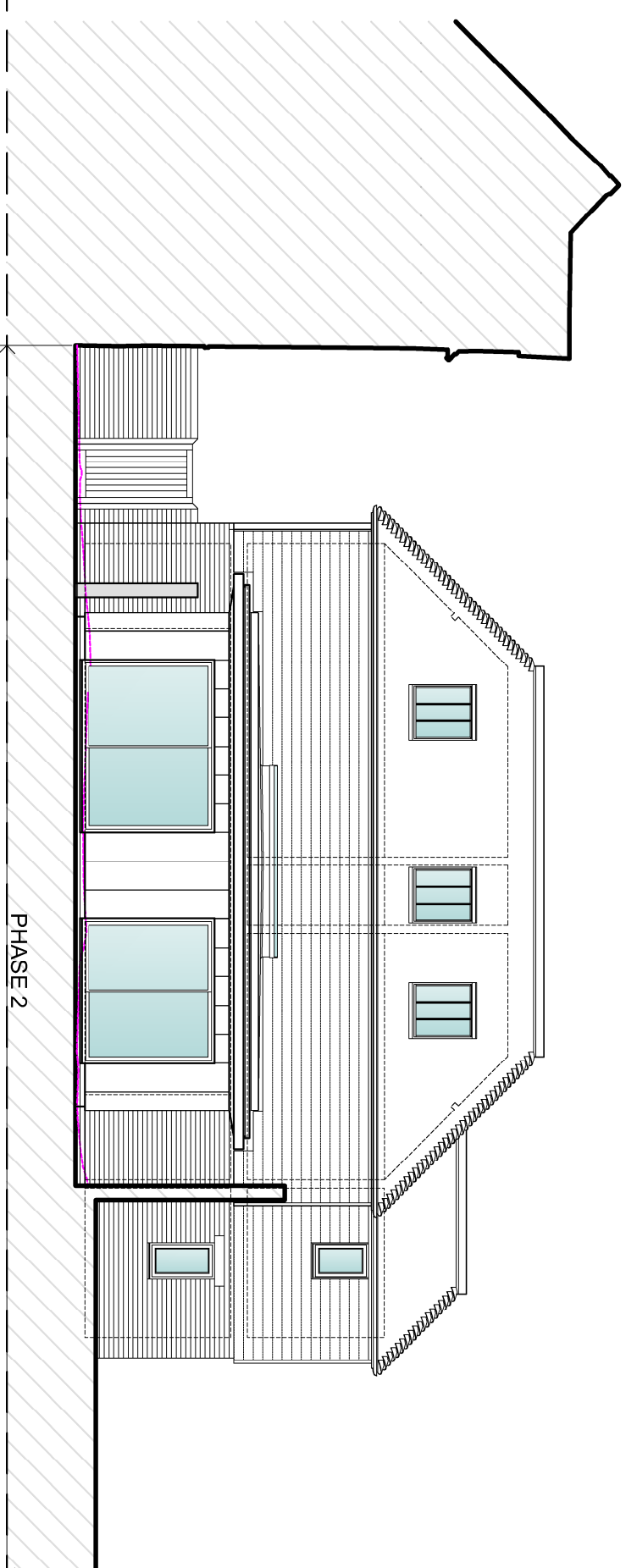
- SCHEDULE OF ACCOMMODATION
- UNIT 2 - 1 BED HOUSE 39m²
 - UNIT 3 - 2 BED HOUSE 39m²
 - UNIT 4 - 2 BED HOUSE 122m²
 - ELEMENTS TO BE REMOVED
 - PROPOSED NEW WALLS

ROOF FLOOR

SECOND FLOOR

FIRST FLOOR

GROUND FLOOR

[illegible]

CLIENT	DATE	REV/ISSUES
Ludlow Construction		
JOB TITLE		
47 BLUE BOARS ROW SALISBURY WILTSHIRE		
1:100 @ A1		
MAR/2026	RLL	

DRAWING NO	DRAWING TITLE
1628/02	PROPOSED PHASE 2 ELEVATIONS
1628/02	PLANNING & DESIGN
22 DEONSHIRE ROAD SALISBURY WILTSHIRE SP1 3NW	
REV	
B	

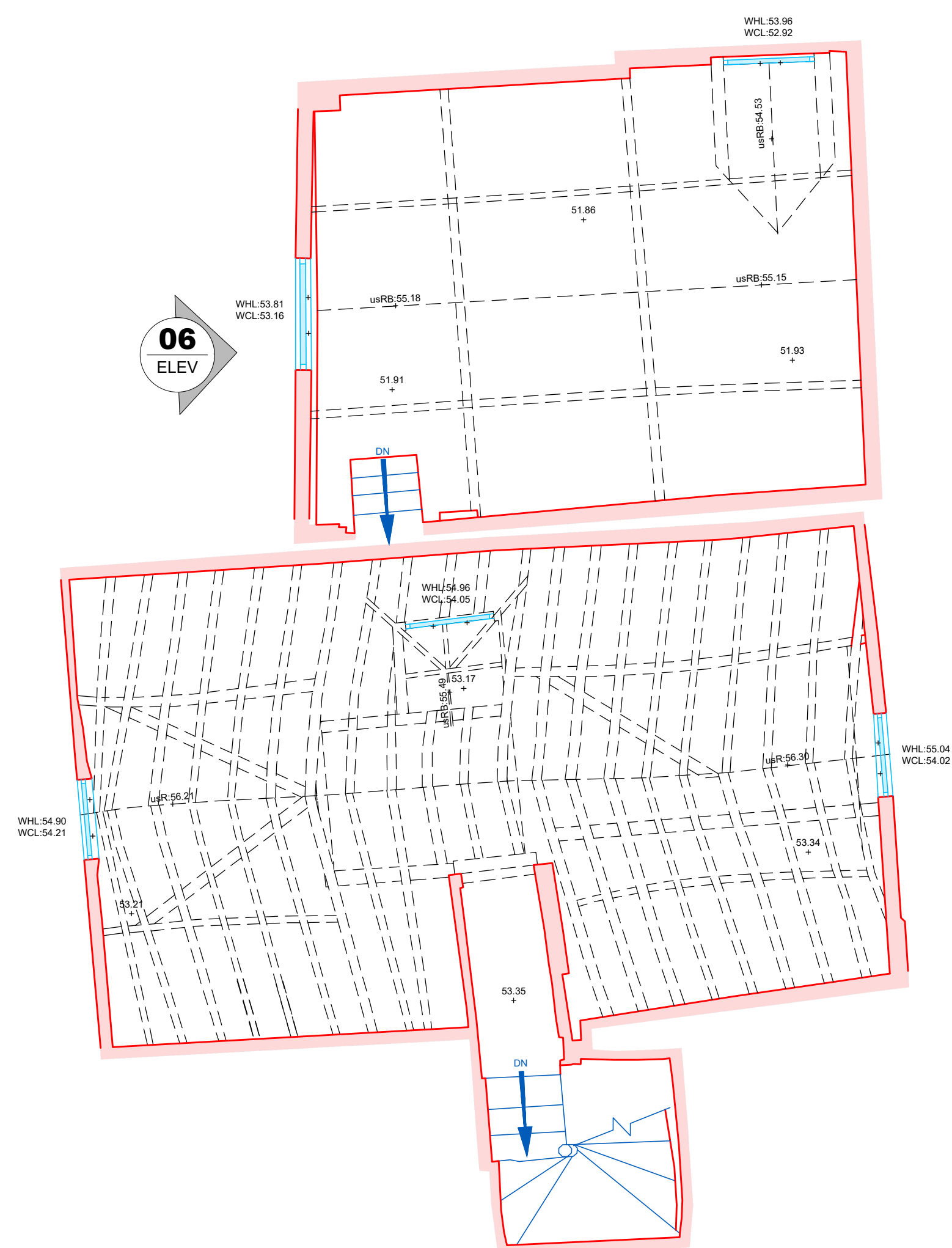
Appendix B - Topographic Survey



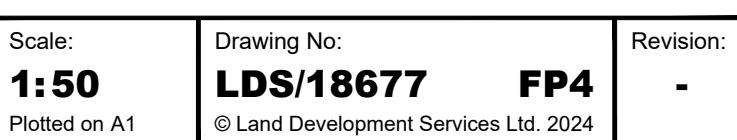
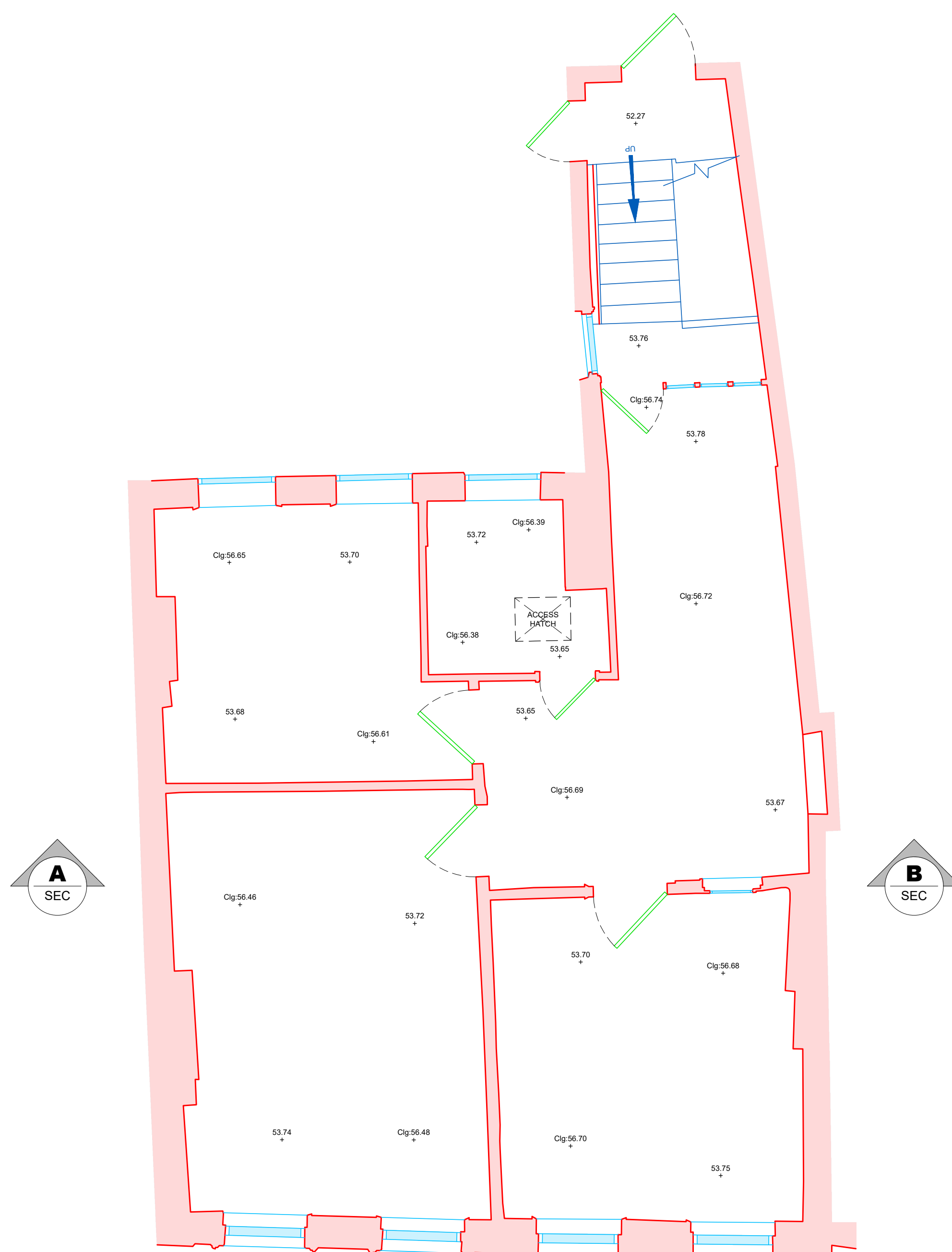




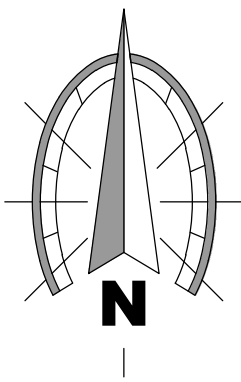
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NO SCAN INFO AVAILABLE IN THIS AREA



SECOND FLOOR



Land Development Services Ltd.
Unit 15, Glenmore Business Park, Telford Rd, Salisbury. SP2 7GL

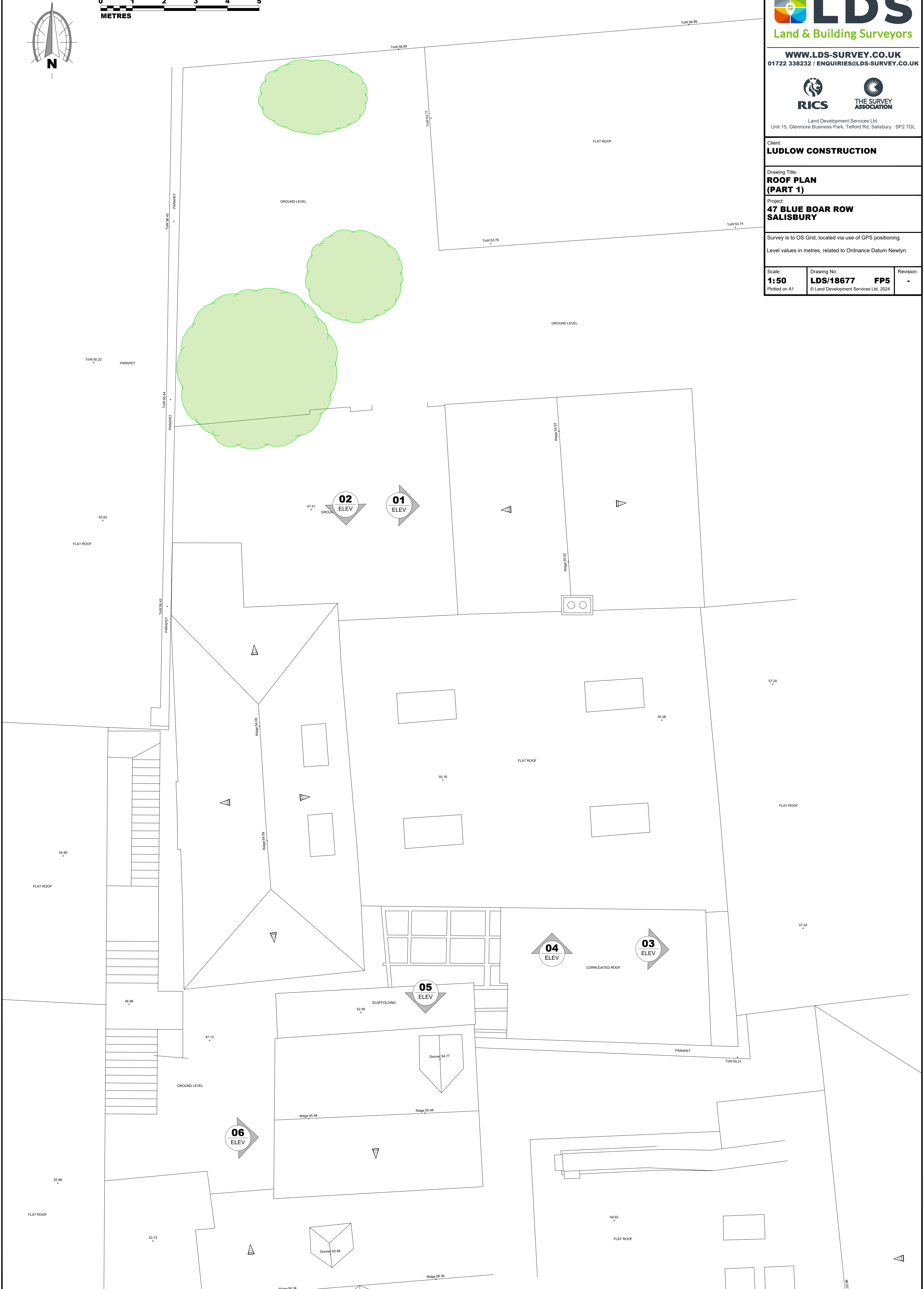
Client:
LUDLOW CONSTRUCTION

Drawing Title:
**ROOF PLAN
(PART 1)**

Project:
**47 BLUE BOAR ROW
SALISBURY**

Survey is to OS Grid, located via use of GPS positioning.
Level values in metres, related to Ordnance Datum Newlyn.

Scale: 1:50 Plotted on A1	Drawing No: LDS/18677 © Land Development Services Ltd. 2024	Revision: FP5 -
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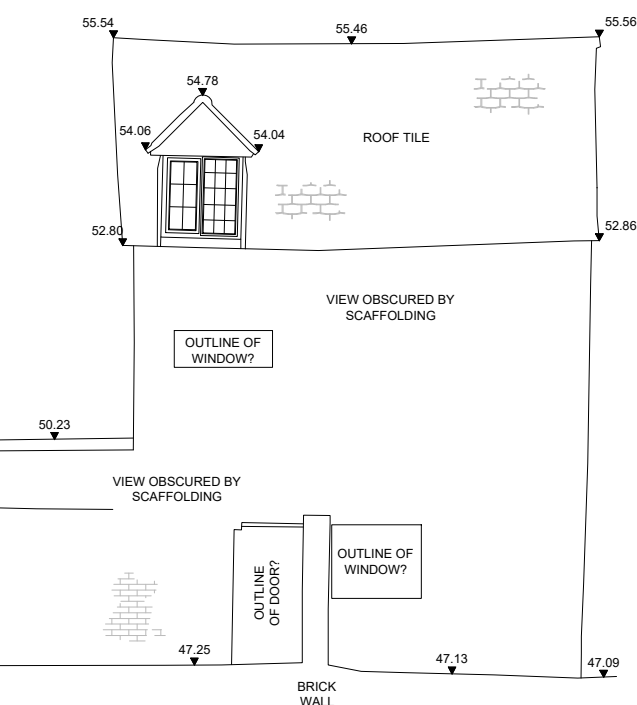


ROOF



Scale: 1:100 Plotted on A1	Drawing No: LDS/18677 EL1 © Land Development Services Ltd. 2024	Revision: -
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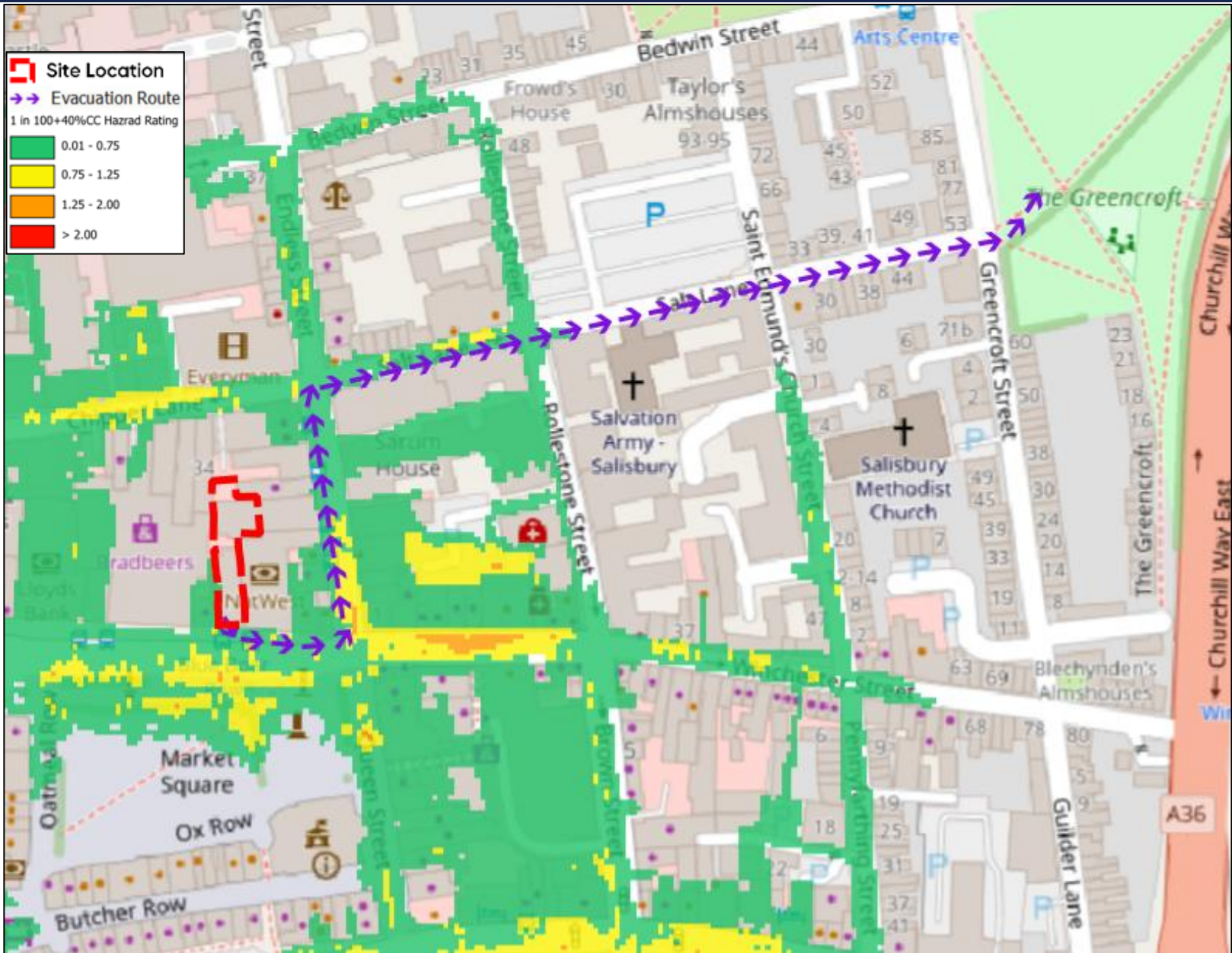




Architectural elevation drawing of the rear of a building. The drawing shows a brick wall with a gabled roof. The roof is labeled 'ROOF TILE' and 'ROOF HUNG TILE'. The wall is labeled 'BRICK'. There are several windows and a door. The drawing includes various annotations such as 'VIEW OBSCURED BY SCAFFOLDING', 'BRICK', 'ROOF TILE', and 'ROOF HUNG TILE'. Elevation points are marked with numbers: 49.89, 47.25, 47.33, 47.10, 47.22, 47.23, 47.21, 47.20, 49.54, 49.50, 49.60, 51.28, 54.78, 55.98, 56.30, 57.12, 58.40, 59.27, 52.11, 52.08, 46.98, 46.89, and 49.92.

[illegible]

Appendix C – Summary for Site Occupants and Users

Property:	47 Blue Boar Row, Salisbury, Wiltshire, SP1 1DA																														
Risk summary:	During the modelled 1 in 100 year+40%CC event analysis shows the site and the area surrounding the site is shown to be at risk with flood depths up to 300mm along Blue Boar Row south of the site. <u>However, prior evacuation of the site should be sought as soon as a Flood Warning is issued by the Environment Agency.</u>																														
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/																															
<table><tr><th colspan="3">Emergency Contacts:</th><th colspan="2">Emergency cut-off locations:</th></tr><tr><td>Electricity provider:</td><td></td><td></td><td>Electricity cut-off location:</td><td></td></tr><tr><td>Gas provider:</td><td></td><td></td><td>Gas cut-off location:</td><td></td></tr><tr><td>Water Company:</td><td></td><td></td><td>Water cut-off location:</td><td></td></tr><tr><td>Insurance Company:</td><td></td><td></td><td>Insurance policy number:</td><td></td></tr><tr><td>Managing Agent:</td><td></td><td></td><td>Location of Flood Kit:</td><td></td></tr></table>		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:	
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