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Flood Risk Assessment

Job Number: 13022

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Code	Description
Shared (Non-Contractual – Not For Construction)	
S1	For Coordination
S2	For Information
S3	For Review & Comment
S4	For Review & Authorization
S5	For Review & Acceptance
Published (Contractual)	
A1	Stage 1 Authorized (Not For Construction)
A2	Stage 2 Authorized (Not For Construction)
A3	Stage 3 Authorized (Not For Construction)
A4	Stage 4 Authorized (For Construction)
A5	Stage 5 Authorized (Final Design Record)

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Whilst all reasonable care has been taken in this assessment, we cannot guarantee that during the lifetime of this development the flood risk may not exceed that stated in this report. This report has addressed the risk of flooding, and the conclusions stated in it are based on our best estimate using available data with a precautionary approach taken where possible. We must make it clear that the assessment of weather generated flooding is inexact and that analysis is limited by the accuracy and availability of recorded data. Higher flood risk may occur in the future due to the actions or omissions of third parties, or to poor maintenance, blockage, storm events in excess of the design standard quoted, inaccuracy or unavailability of data. Flooding beyond that estimated in this report may also occur due to climate change.

1.0 Introduction

- 1.1.1 Further to receiving an instruction from Wilton Carpets, Mann Williams (MW) have compiled this Flood Risk Assessment (FRA) in support of the proposal to restore the existing Unit 5 building at Wilton Shopping Village, following removal of cladding some years ago.
- 1.1.2 The site is located within Wilton Shopping Village which lies to the west of Salisbury in Wiltshire. The site lies upstream of the confluence of the Rivers Wylye and Nadder at a point where the River Wylye flows in two separate (bifurcated) channels. Unit 5 occupies a space between the two channels.
- 1.1.3 On 31 January 2019 Wiltshire Council granted planning permission (18/09696/FUL) for:
Proposed reduction of size of unit 5 and sub-division to create four smaller units (units 5A and 5B to be either A1 retail or A3 restaurant/cafe use classes and units 5C and 5D to be A1 retail use class), storage area for unit 4, and associated outside paved area adjacent to the river.
- 1.1.4 Pursuant to this planning permission, the cladding on the northern part of the building was partially demolished, but works to Unit 5 were put on hold as a result of the Covid-19 pandemic. Since this approval was granted, recent events, including the pandemic, have led the site owners to reassess their requirements for Unit 5.
- 1.1.5 A new planning application, Ref: PL/2022/02585 was submitted for Unit 5 which was approved on 28th June 2022. This new planning application sought permission to rationalise and subdivide Unit 5 within its original footprint to create new Class E tenancies.
- 1.1.6 This new planning application seeks permission to re-clad the existing retained frame with a new and improved design compared to that approved as 18/09696/FUL, but it should be noted that 18/09696/FUL has been commenced and remains an active planning permission.
- 1.1.7 The existing enclosed Unit 5 will remain the same size, with no extension of the envelope. The Red Line is tight to the façade.
- 1.1.8 According to the EA Flood Risk Map for Planning, the site is shown to be in Flood Zone 3, at high risk of flooding, which is based on the EA's Lidar survey. The detailed site survey shows the building floor to be above the Design Flood Level. The site is not shown to be at risk of surface water flooding, but is within a reservoir flood risk area, as is most of Wilton.
- 1.1.9 This FRA considers the proposals in relation to flood risk to demonstrate that the development will be safe for its lifetime and will not make flooding worse off-site.
- 1.1.10 As the retail Unit 5 already exists, and no increase in footprint is proposed, and there is no proposed change in use (ie it remains retail) it is considered that the proposal is not required to pass the Sequential Test and is acceptable in terms of the National Planning Policy Framework (NPPF).

2.0 Site Location & Setting

2.1.1 Unit 5 sits between two channels of the River Wylfe in the centre of Wilton at King Street, Wilton, Salisbury, Wiltshire SP2 0RS. The national grid reference for the site is SU 09967 31449.

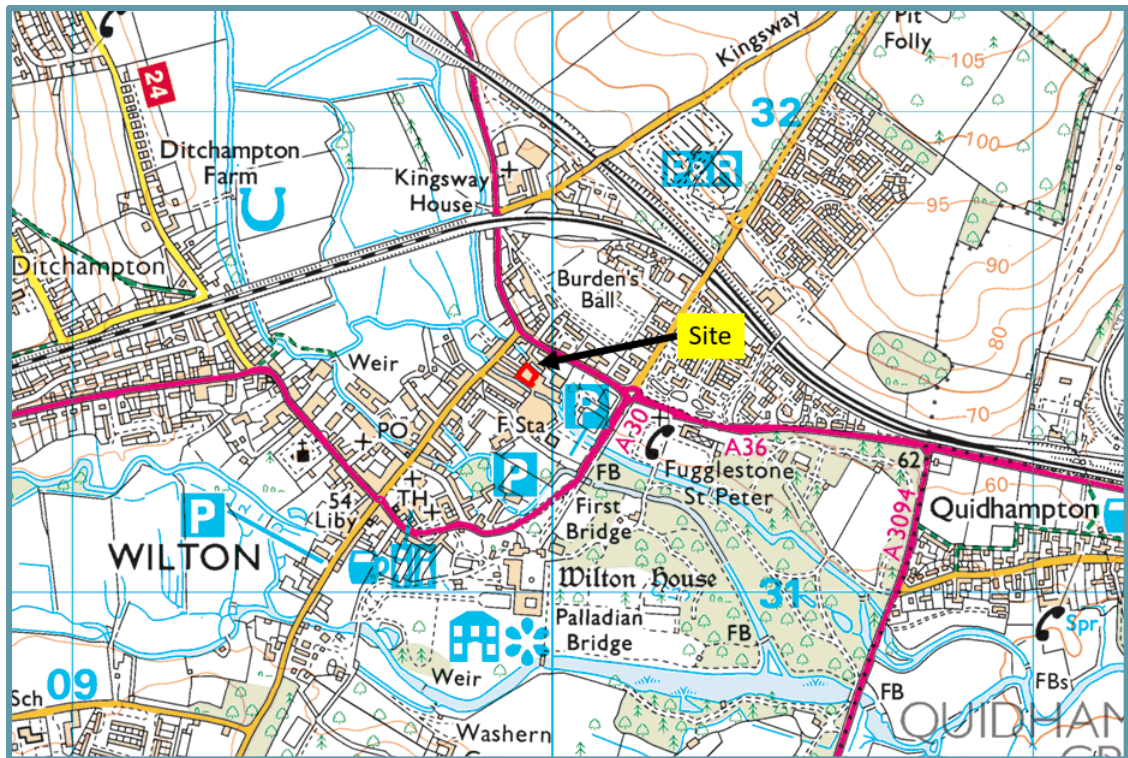


Figure 1 Site Location (Streetmap).

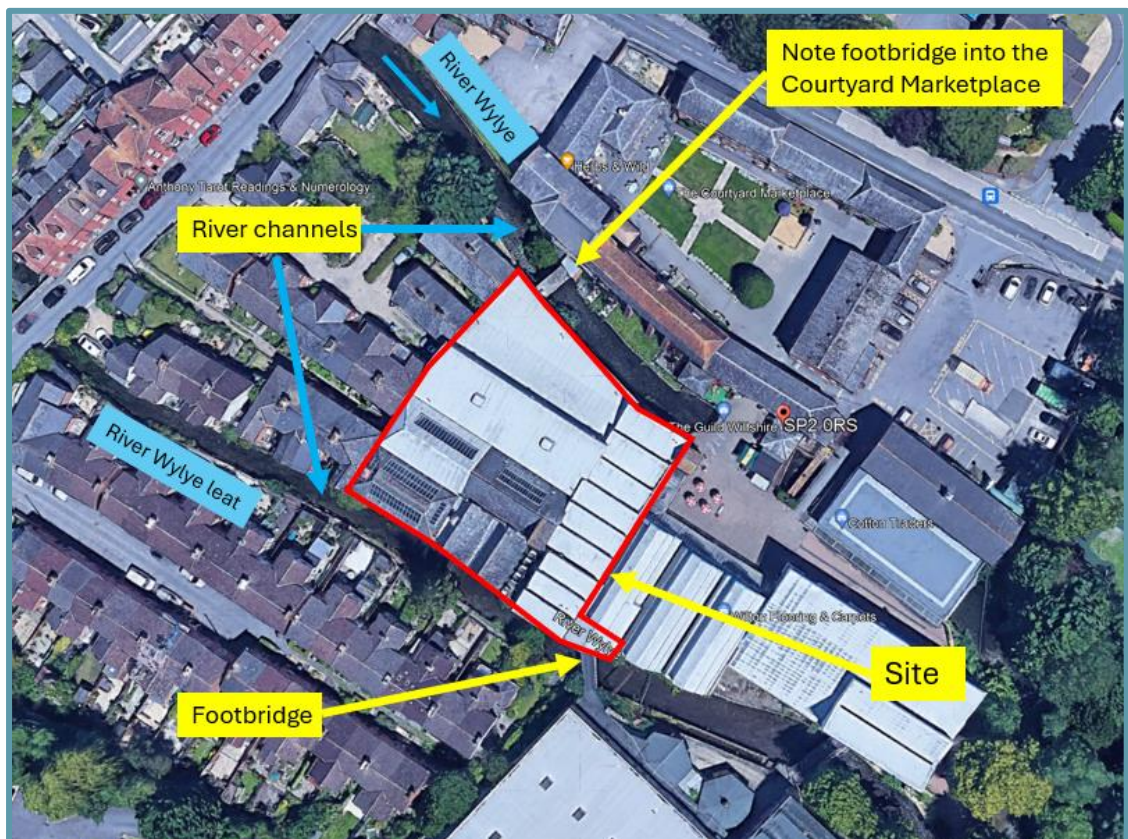


Figure 2 – Site location related to river channels and adjacent property (Google Earth).

2.1.2 The site is in the following setting:

- To the northeast of Unit 5 is the River Wylfe channel, with raised footbridge over the river leading to a communal building with shopping centre toilets leading into the Courtyard Marketplace, which has open access to the A36/King St.
- To the southeast is open space, buildings and the River Wylfe leat with bridge to buildings beyond and access to A30 Minster Street
- To the southwest is the leat channel beyond which is residential development with their private gardens abutting the channel.
- To the northwest is residential development with gardens and access, leading to King Street/A36.

2.1.3 The site is therefore constrained by the river channels north and south and established development east and west, but with bridges crossing to the north and south.

3.0 Existing Site

3.1.1 Unit 5 is generally square, approx. 43m x 43m and sits tight between the river channels with vertical walls rising from the masonry riverbank walls. It has a reduced first floor area.

3.1.2 The site is confined to the building only, and it has external space only to the southeast, as can be seen in Figure 2. This is outside the Red Line and no changes are proposed.

3.1.3 The external works only comprise restoring the cladding to the northeast of the building alongside the River Wylfe and along the southeast façade and entrance, as has been partly demolished in accordance with planning consent 18/09696/FUL, granted before the pandemic.

3.1.4 A detailed topographic survey has been undertaken by THS:UKI, Salisbury dated 30th September 2024 and shows that the existing floor levels are at 52.78m AOD in the north, rising to about 52.95m AOD in the south.



Figure 3 Topographic survey by THS:UKI, Salisbury dated 30th September 2024 with typical levels annotated (levels in brown are to m AOD, bridge level estimated).

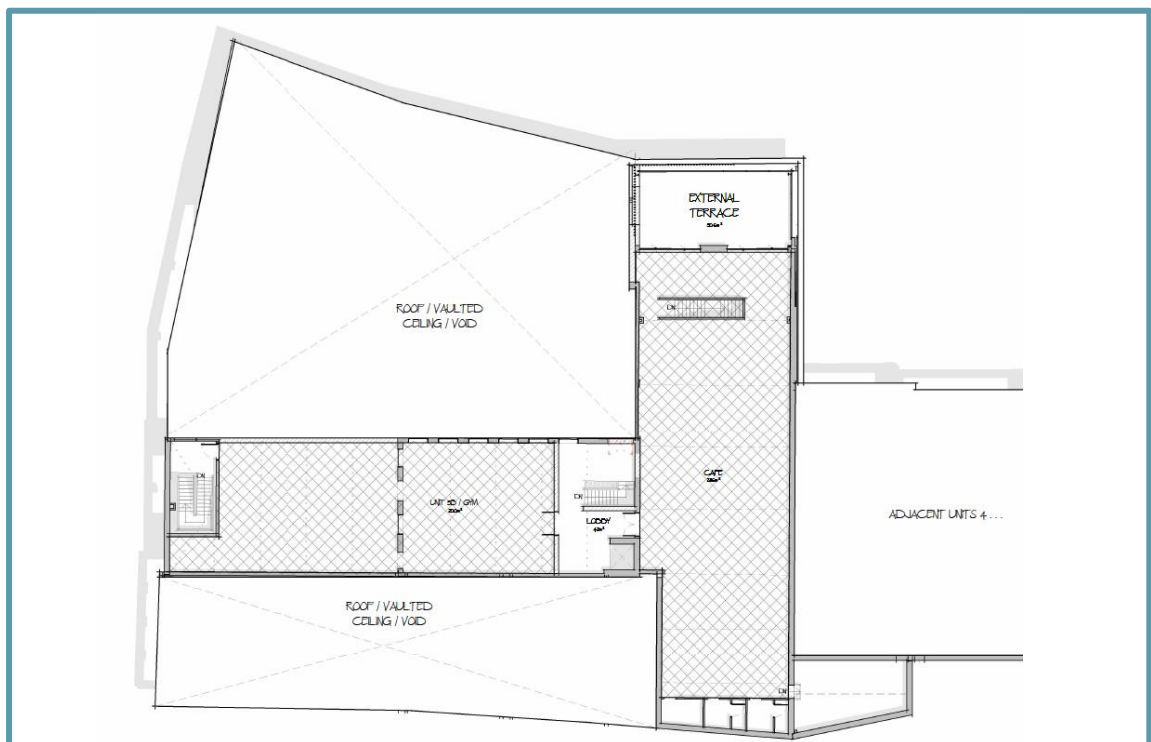


Figure 4 Existing first floor (Barclay Phillips)

- 3.1.5 The photographs below show the character of the northern site boundary against the river channel prior to and after the removal of the façade. Note in Photo 2 that the cladding oversailed the river and was set away from the columns.



Photo 1 - Façade Unit 5A (Looking west).



Photo 2 - Façade Units 5B, 5C & 5D (looking west).



Photo 3 - As Photo 1 but in current condition



Photo 4 - Wider view in current condition



Figure 5 Former façade viewed from northeast prior to removal of cladding, shows tower, which has also been removed, and entrance set back

4.0 Proposed Development

- 4.1.1 The proposals involve installing new modern cladding to the existing steel frame as described in the Introduction, and improving the existing entrance.
- 4.1.2 The cladding will be glazed to enhance openness and transparency, with views across the river.
- 4.1.3 The existing columns illustrated in Photos 3 and 4 will be retained for structural reasons. However, the cladding will be aligned with the columns, eliminating the 'cantilever' appearance shown in photo 2 above.
- 4.1.4 The main entrance doors and adjacent façade will be set back from the current façade to provide shelter for customers, and give external access to the upper floor (Figure 7 and Figure 8).
- 4.1.5 The floor levels will be retained as existing.
- 4.1.6 There will be no changes to the river wall.
- 4.1.7 There are no proposed external works.
- 4.1.8 Three sections of the dwarf walls above the floor slab, which are above the river wall, will be lowered to floor slab level, to improve visibility of the watercourse and wider views. The fenestration will terminate at the existing floor slab in these areas.
- 4.1.9 To comply with modern standards, the doors will be sealed when shut, providing flood resistance.

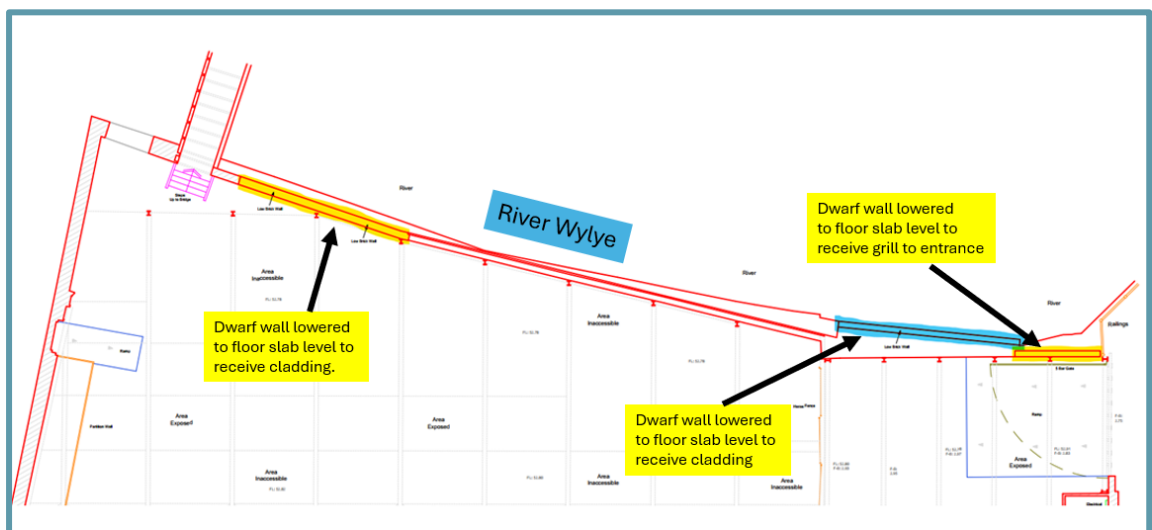


Figure 6 Image showing dwarf walls above river bank to be removed to remove the overhang of the river and improve the view of the river (see photo 3 for current appearance)

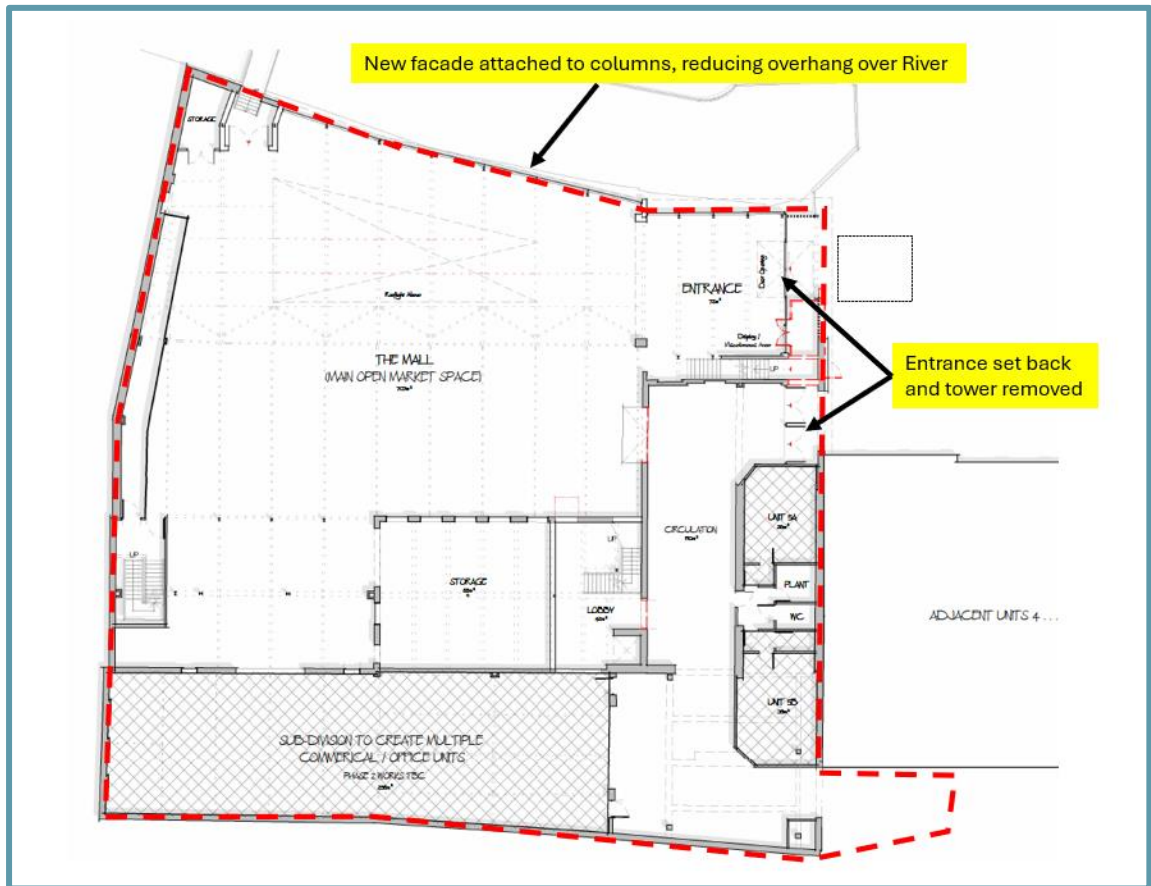


Figure 7 Architect's proposed ground floor layout, annotated with key features (Barclay Phillips)

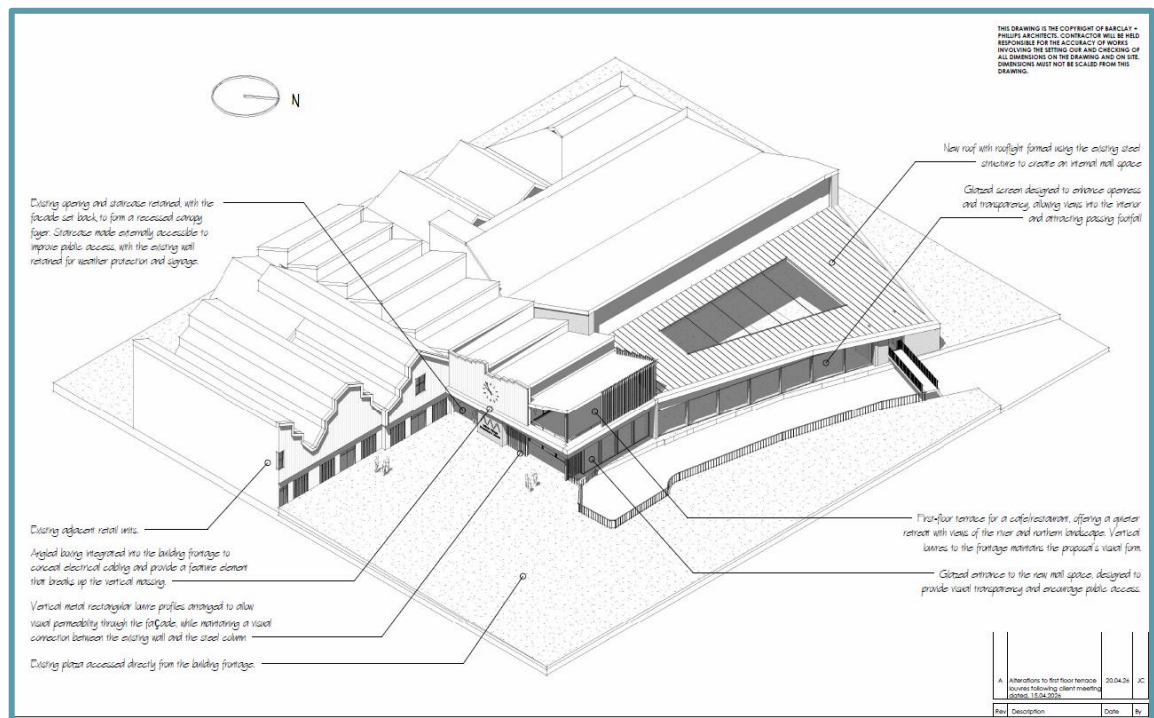


Figure 8 Axonometric of proposal (Barclay Phillips)

5.0 Flood Risk

The site is shown to be in Flood Zone 3, at high risk of flooding, but adjacent to Flood Zone 2

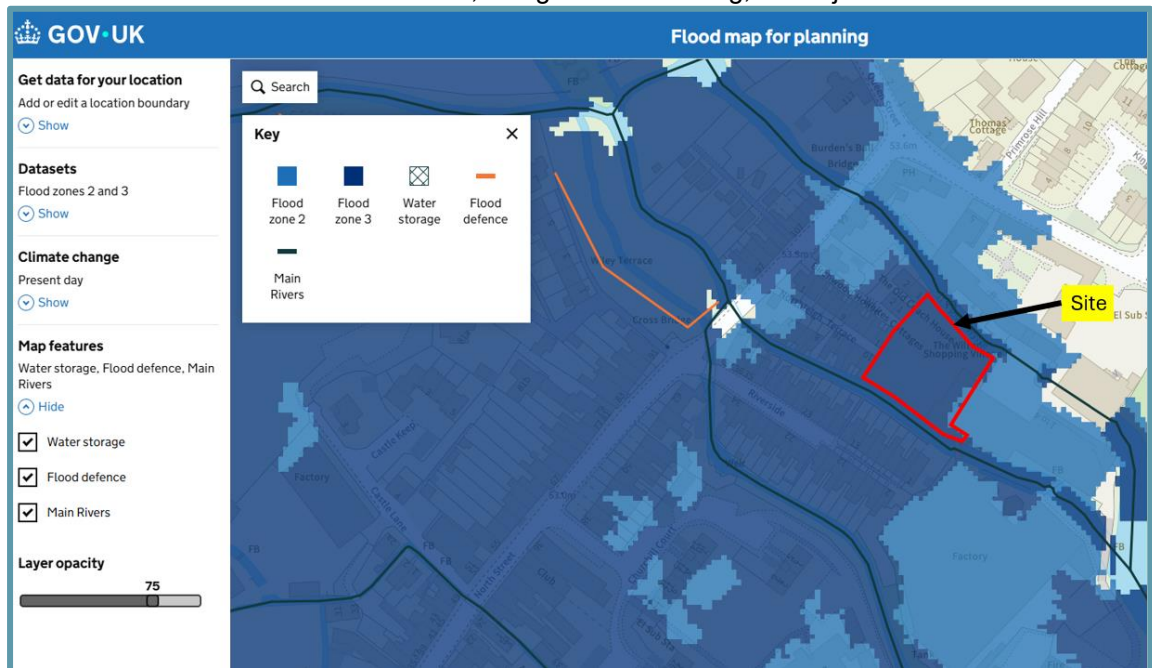


Figure 9 EA Flood Risk Map for Planning, showing site located in Flood Zone 2, at Medium risk of flooding.

- 5.1.1 The EA has provided the site-specific Product 4 data dated 24th February 2022 (Ref. 249728-WX), which includes Nodes along the river channels and associated predicted flood levels for a variety of return periods. The EA replied to a recent enquiry, dated 13th March 2026 (Ref EIR2026/10312), confirming that the same model is used today and the same data is appropriate today.
- 5.1.2 An extract of the Node location map is shown below which highlights in black outline the Nodes relevant to informing predicted flood levels at the site, i.e. WYA01425 and WYE00092.
- 5.1.3 The proposal involves commercial development, which is Less Vulnerable according to Annex 3 of the NPPF (July 2021). According to Table 2 of the PPG Less Vulnerable development is appropriate in Flood Zone 3.
- 5.1.4 According to the Climate Change Guidance (October 2021) the Central Allowance should be used, and referring to the Peak River Allowance guidance the 2080s river flow allowance should be 38%.
- 5.1.5 The Design Flood Level is therefore based on 40% modelled flood level from the EA data below

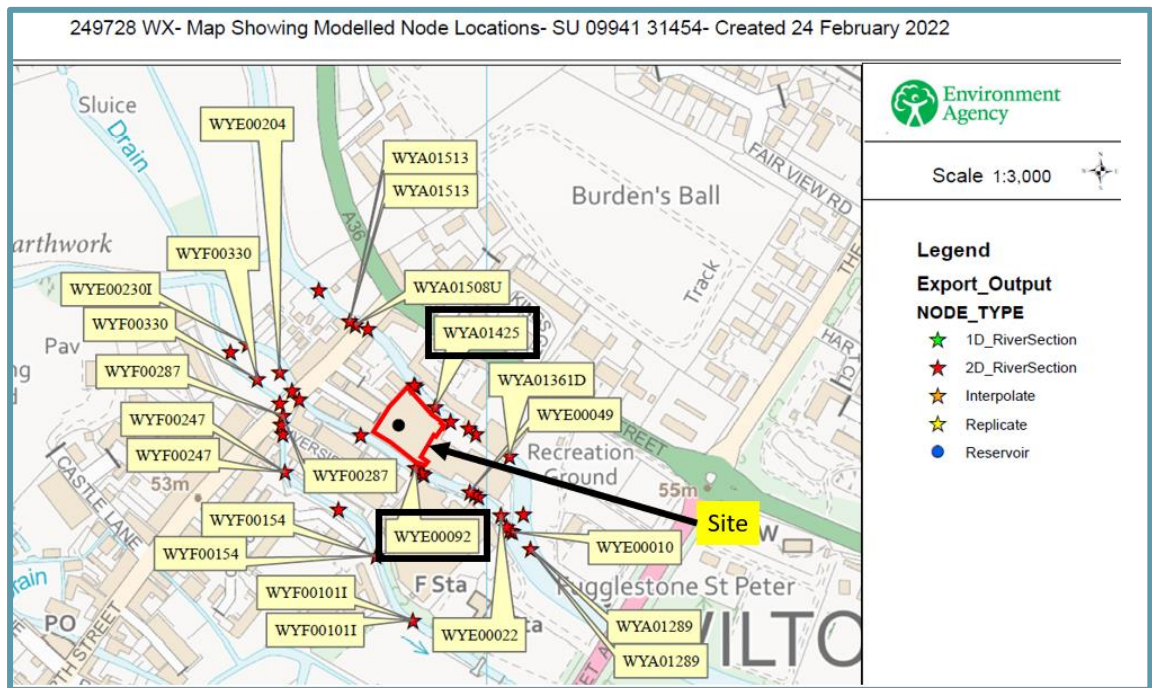


Figure 10 Site location on Node map highlighting relevant nodes in bold black borders.

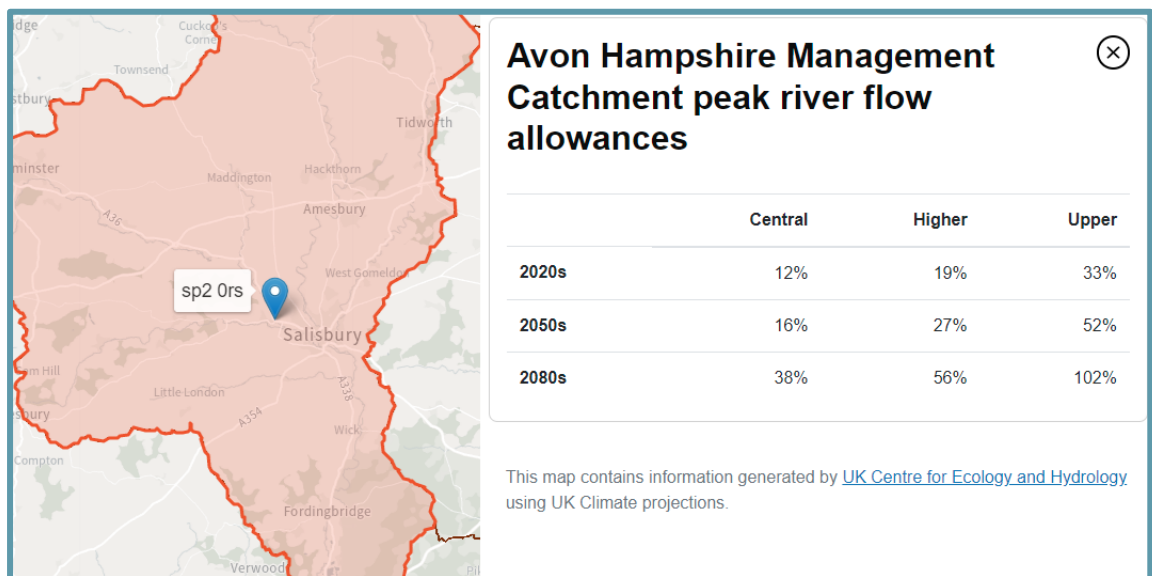


Figure 11 Peak River Flow guidance.

NODE	WYA01289	WYA01318	WYA01361D	WYA01392U	WYA01396D	WYA01410U	WYA01425	WYWE00092
WATERCOURSE	Wylie, Nadder	Wylie, Nadder	Wylie, Nadder	Wylie, Nadder	Wylie, Nadder	Wylie, Nadder	Wylie, Nadder	WYlie, Nadder
2YR Level	51.98	51.98	52.03	52.09	52.12	52.13	52.14	52.19
2YR Flow	12.09	7.40	7.40	7.41	7.41	7.41	7.41	4.70
5YR Level	52.15	52.15	52.18	52.23	52.26	52.27	52.26	52.31
5YR Flow	15.09	13.11	9.29	9.29	9.29	9.29	9.29	5.80
10YR Level	52.25	52.25	52.29	52.34	52.36	52.37	52.36	52.40
10YR Flow	17.96	11.12	11.12	11.12	11.12	11.12	11.12	6.83
20YR Level	52.38	52.38	52.41	52.46	52.48	52.48	52.46	52.50
20YR Flow	20.89	12.93	12.93	12.93	12.93	12.93	12.93	7.94
20YR 20%CC Level	52.52	52.52	52.54	52.59	52.61	52.60	52.57	52.75
20YR 20%CC Flow	24.42	14.86	14.93	14.93	14.93	14.93	14.93	9.76
25YR Level	52.42	52.42	52.45	52.50	52.52	52.52	52.49	52.55
25YR Flow	21.89	13.54	13.55	13.55	13.55	13.55	13.55	8.31
30YR Level	52.45	52.45	52.48	52.53	52.55	52.54	52.52	52.61
30YR Flow	22.67	13.90	13.93	13.93	13.93	13.93	13.94	8.71
50YR Level	52.51	52.51	52.53	52.58	52.59	52.57	52.55	52.74
50YR Flow	24.01	14.04	14.10	14.10	14.10	14.10	14.10	9.74
75YR Level	52.53	52.53	52.55	52.60	52.62	52.61	52.58	52.77
75YR Flow	24.83	14.91	14.99	14.99	14.99	14.99	15.00	9.80
100YR Level	52.54	52.54	52.56	52.61	52.63	52.62	52.58	52.76
100YR Flow	25.04	15.34	15.43	15.43	15.43	15.43	15.43	9.77
100YR 20%CC Level	NMD	NMD	NMD	NMD	NMD	NMD	NMD	NMD
100YR 20%CC Flow	NMD	NMD	NMD	NMD	NMD	NMD	NMD	NMD
100YR 30%CC Level	52.68	52.68	52.69	52.75	52.76	52.75	52.71	52.98
100YR 30%CC Flow	27.21	16.37	16.76	16.76	16.76	16.76	16.76	10.44
100YR 40%CC Level	52.72	52.72	52.73	52.78	52.79	52.78	52.74	53.02
100YR 40%CC Flow	27.92	16.81	17.33	17.33	17.33	17.33	17.32	10.74
100YR 85%CC Level	52.93	52.93	52.94	53.02	53.02	53.00	52.95	53.28
100YR 85%CC Flow	31.86	18.85	19.85	19.85	19.86	19.86	19.66	14.26

Figure 12 Extract from table of Defended flood levels with nodes highlighted.

Table 1 – Level summary

Location	Level (m AOD)	WYA01425 (m AOD)	WYE 00092 (m AOD)
Existing Site Levels			
Bridge	53.79		
Main internal space (to be opened up)	52.78		
Floor level in south of building up to	52.95		
Proposed Levels			
Bridge retained	53.79		
Main internal area in building	52.78		
Flood resilient materials (new construction)	53.30		
Predicted flood levels (as 249728-WX)		River (N)	Leat (S)
1 in 5 year current day		52.26	52.31
1 in 20 year current day		52.46	52.50
1 in 100 year current day		52.58	52.76
1 in 100 year + 40% (DFL)		52.74	53.02
1 in 100 year + 85%		52.95	53.28
1 in 1000		52.93	53.25

- 5.1.6 The above table shows the existing and proposed levels, and the relevant predicted flood levels for the adjacent channel, at node WYA01425 & WYE00092.
- 5.1.7 Node WYA01425 is adjacent to the modifications to Unit 5 and are for the Defended scenario. As would be expected, the predicted undefended levels are marginally lower.
- 5.1.8 From the above table it can be seen that the Design Flood Level (DFL) is 52.74m AOD on the north of the building where the works are proposed.
- 5.1.9 No levels outside the existing building area will be raised, so no flood compensation is required.

- 5.1.10 There will be no increase in footprint (arguably a reduction by removal of the tower and setting back the front doors).
- 5.1.11 It is noted that the predicted Design Flood Level for the southern channel is 53.02m AOD. The flood mechanism would suggest that water is contained within this channel by the buildings – if water does overtop, the sealed doors will reduce the risk of water entry. Seepage that does enter would be shallow and flow across the paved surface towards the north. Flow across the surface will reach the northern channel (ie the main river) and drop to the levels modelled and confirmed above, and then flow in the River Wylfe to the east.

5.2 Surface Water Flooding

- 5.2.1 The EA surface water flood risk map in the Medium Risk Scenario (with climate change allowance to 2125) shows no flooding at the site and none on the main access or public roads.
- 5.2.2 The site is therefore safe from surface water flooding.

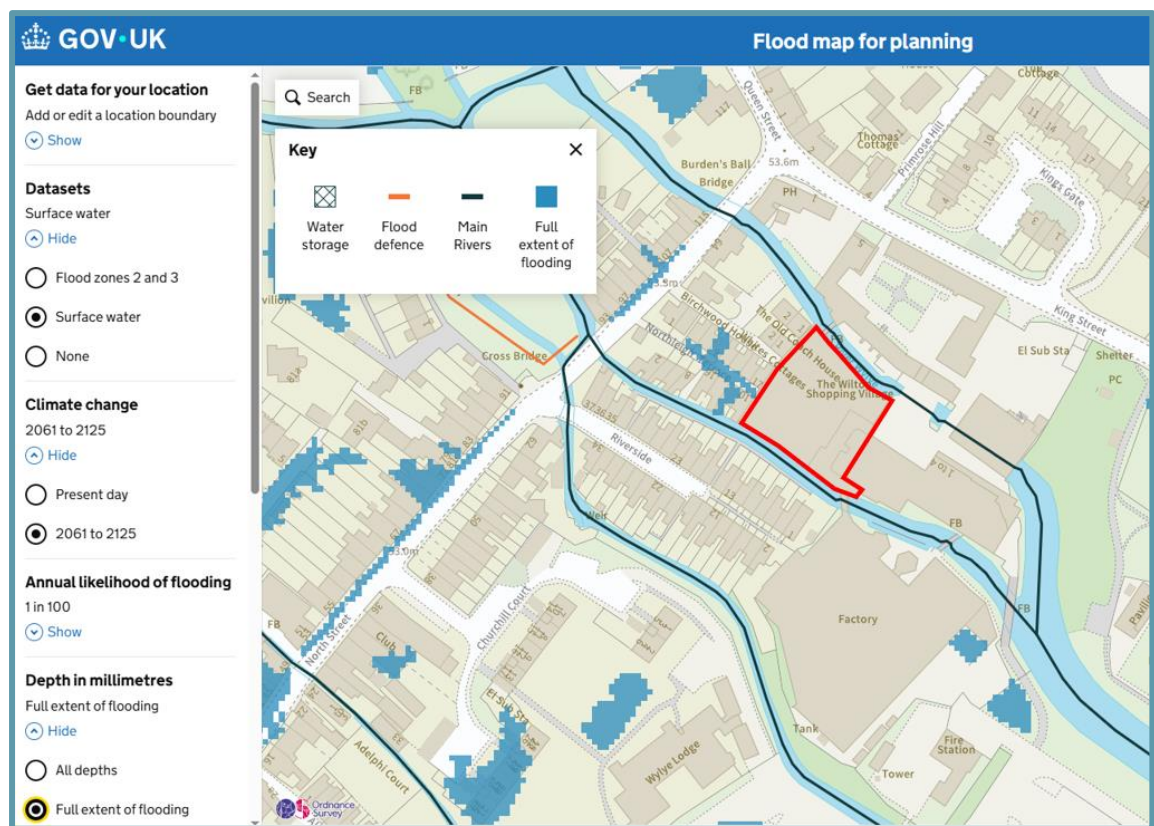


Figure 13 EA surface water flooding Low Risk Scenario map showing no flooding at the site and only shallow localised flooding on the road network.

5.3 Groundwater Flooding

- 5.3.1 Although The EA Long Term Flood Risk website shows the site to be inside a groundwater flood alert area, the groundwater level will in fact be related to the adjacent river level, more than 600mm below the floor level (given the 1 in 2 year river level).

5.4 Sewer Flooding

- 5.4.1 There is no expectation of sewers flooding. However, if sewers do flood, the water would follow the lie of the land and overtop the paving and into the River Wylfe. From Photo 5 it can be seen that water would not be restricted.

5.5 Reservoir Flooding

- 5.5.1 The site is shown to be within an area at risk of reservoir flooding, when the rivers are also flooding.
- 5.5.2 According to the EA map, the reservoir responsible for flooding is at Longleat, some 35km upstream of the site.
- 5.5.3 UK Reservoirs have to be maintained in accordance with the Reservoirs Act and there have been no serious failures in the UK in recent years; the safety record is good and as the proposal re-uses an existing site there is no increased risk.

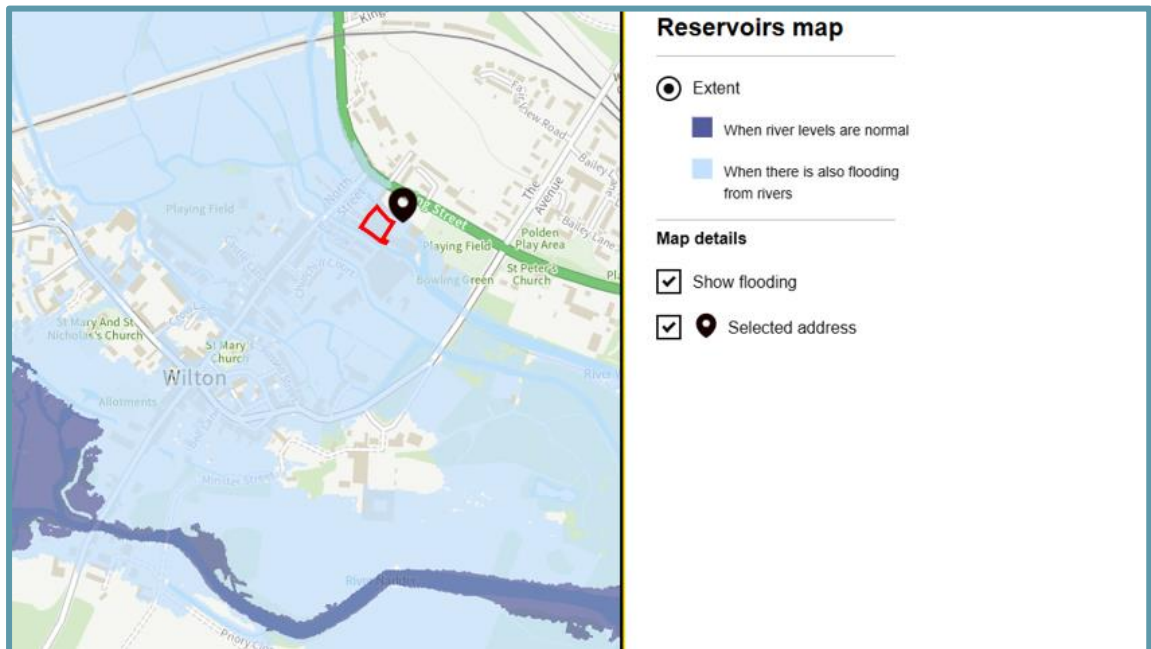


Figure 14 EA Risk of reservoir flooding, emanating from a reservoir some 35km upstream.

▼ Reservoirs that could affect this area

Shearwater Lake
 Owner: Longleat Estates
 Lead Local Flood Authority: Wiltshire
 Comments: If you have questions about local emergency plans for this reservoir you should contact the named Local Authority

Longleat Forest Sports Lake
 Owner: Center Parcs Limited
 Lead Local Flood Authority: Wiltshire
 Comments: If you have questions about local emergency plans for this reservoir you should contact the named Local Authority

How we check an area's risk

We use predicted scenarios to understand the risk of flooding from reservoirs.

Flooding from reservoirs is extremely unlikely. We have an excellent reservoir safety record in the UK.

An area is considered at risk if people's lives could be threatened in the event of a dam or reservoir failure. There has been no loss of life due to a reservoir failing in the UK since 1925.

Figure 15 Source of potential reservoir flooding and low risk of potential failure.

5.6 Other Sources of Flooding

- 5.6.1 There are no other likely risks of flooding – groundwater would be at the adjacent normal water level within the channel, and if sewer flooding occurs, it would drain in the rivers.

6.0 Flood Mitigation

- 6.1.1 The internal areas will be above the level at risk of flooding in the climate change scenarios. There are no proposals to raise floor levels.
- 6.1.2 All new works up to 53.30m AOD will be undertaken using flood resilient construction techniques, to minimise damage from the predicted exceedance flood events beyond the Design Flood Event.
- 6.1.3 Recognising the desire to reduce the risk of damage from flooding, it is proposed to choose flood resilient materials up to 53.3m AOD, which is 300mm (ie providing freeboard) above the predicted Design Flood Level, and above the Upper End allowance flood level of the River Wylfe.
- 6.1.4 As a commercial building, the implications of shallow flooding are unlikely to be significant, and the area can be cleaned and brought back into use quickly.
- 6.1.5 It is recommended that the proposed sensitive services are raised above 53.30m AOD where feasible. These include electrical connections, boiler, comms, router, etc.
- 6.1.6 The southern watercourse channel is predicted to have a Design Flood Level of 53.02m AOD. The southern wall to the building is solid, apart from an opening from the bridge in the southeast corner of the site, where the floor level is 52.79m AOD.
- 6.1.7 It is therefore proposed to provide doors which are sealed when closed as a passive means of protection/flood resistance at both entrances.
- 6.1.8 Other openings will also be designed to be resistant up to 53.3m AOD.
- 6.1.9 The building will therefore be above the Design Flood Level and have passive flood resistance up to 300mm above the Upper End scenario. Furthermore, the building will incorporate Flood Resilience construction up to 53.30m AOD.
- 6.1.10 These measures will ensure that the building and its contents will be at low risk of flooding.

7.0 Means of Escape

- 7.1.1 The proposed development will continue to operate with the number of people commensurate with its Class E use and will not therefore increase the permitted number of people at risk.
- 7.1.2 The Design Flood Event is above the floor level of the building, allowing people to leave the building and use the public access routes to the main roads.
- 7.1.3 Wilton Carpets will be registered with the EA Flood Warning Service, and will also monitor weather conditions and storm predictions through other news and social media sources as part of their general responsibility for safety of their customers.
- 7.1.4 If conditions are predicted which are considered likely to cause flooding, the facility will be closed, preferably the day before the potential high river levels, to avoid the risk of people travelling along the roads in the wider Wilton area, which could be vulnerable to flooding.
- 7.1.5 It is likely that there will be significant warning time, given the long flat catchment of the River Wylfe, and the likelihood that the rainstorm will also be affecting the site.

- 7.1.6 If flooding begins to occur unexpectedly, people can move to the south of the building where the floor levels are higher and at lower risk of flooding, and even move to the first floor as a safe refuge.
- 7.1.7 The existing bridge in the northwest of the building is up a raised ramp, above the predicted extreme flood level, and leads into a large lobby with the centre toilets, accessible at all times when the development is open. This lobby also gives access at all times into the open Courtyard/Marketplace area to the north, which has access onto the A36 all at reducing risk of flooding.
- 7.1.8 The increasing depth of flooding in this large flood plain of the River Wylfe is likely to be slow, giving ample time for people to leave the site safely.
- 7.1.9 There is therefore a safe strategy in the event of flooding as the external routes are above the Design Flood Level and are in accordance with the EA's ADEPT guidance.

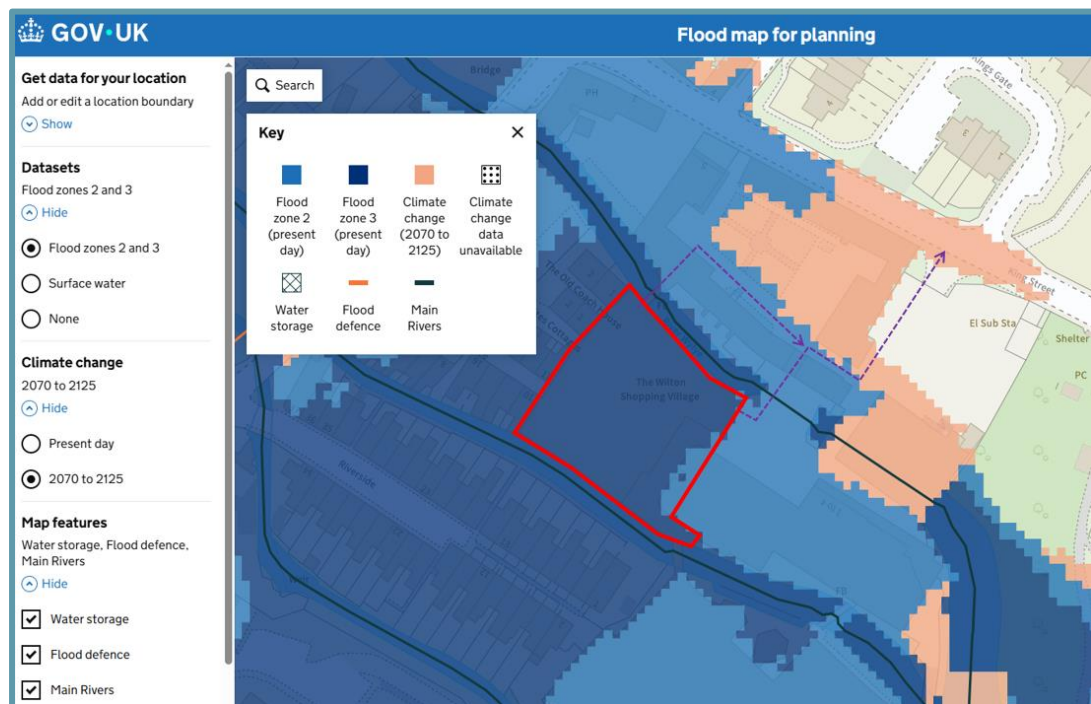


Figure 16 Location of site showing safe routes away from the site and the source of flooding, leading away from the source of flooding.

- 7.1.10 It is recommended that Wilton Carpets appoints a Duty Manager responsible for hazards, including flood risk. A flood plan in accordance with the EA's published guidance should be prepared and reviewed annually with staff, and following a flood or other nuisance from water. [Business flood plan checklists - GOV.UK](#)

8.0 Summary & Conclusions

- 8.1.1 Wilton Carpets is proposing to install cladding to Unit 5 to restore the building for use.
- 8.1.2 The building already has planning consent for restoration, but the pandemic has changed the business opportunity, and more modern cladding materials are available, prompting this new planning application.
- 8.1.3 The site is shown to be in Flood Zone 3, at high risk of flooding from adjacent watercourses. Reservoir flooding is also shown to be a risk, but this is a very low risk; there are no other identified sources of flood risk.
- 8.1.4 The site use will remain as shopping/commercial Class E and therefore remain categorised as Less Vulnerable. The reduction in built area suggests that the proposal is not required to pass the Sequential Test and will not increase flooding elsewhere.
- 8.1.5 The internal floor area will be maintained at the same floor level, which is above the Design Flood Level, and therefore at low risk of flooding, as at present. There are no external works proposed.
- 8.1.6 It is recommended that where feasible, new construction will be undertaken using flood resilient techniques up to a level of 53.30m AOD, to minimise the damage by flooding in the area from more extreme events.
- 8.1.7 The southern façade proposes a doorway which is below the predicted Design Flood Level, and will be sealed when closed to reduce the risk of water entry.
- 8.1.8 The site is predicted to be safely above the Design Flood Level in the north, providing safe access, which complies with the EA ADEPT Report, and 'safe for all' in FD2320.
- 8.1.9 There is safe escape to the north, to the A36 at low risk of flooding, away from the source of flooding and at reducing risk of flooding.
- 8.1.10 It is recommended that the EA Business Flood Plan is completed and that Wilton Carpets registers with the EA Flood Warning Service such that the building is closed in the event of predicted flood risk.
- 8.1.11 On the basis of this assessment, the proposal complies with the objectives of the NPPF in terms of flood risk.
- 8.1.12 The demolition was undertaken in accordance with an Environment Permit, and it is acknowledged that a new Environment Permit will be required prior to the commencement of works within 8m of the river bank.
- 8.1.13 Detailed design of the works will be undertaken by others at the appropriate design stage.