

FLOOD RISK ASSESSMENT

Proposed Work Sheds, Works Yard, Salisbury
Cathedral, Salisbury, Wiltshire on Behalf of Salisbury
Cathedral

Date: July 2026
Issue No. 3



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1.0 INTRODUCTION

1.1 This Flood Risk Assessment has been prepared by Cole Easdon Limited (CE) on behalf of Salisbury Cathedral in respect of a proposed commercial development at the Works Yard, Salisbury Cathedral, Salisbury, Wiltshire, SP1 2ES. Refer to Drawing No. 1207 (JWS) E-01 [*Site Location Plan*] (by DHV Architects) in Appendix 2.

1.2 Development Proposals

The proposals comprise three timber work sheds for the use of Cathedral staff and craftspeople engaged in the repair and maintenance of the existing Cathedral building.

1.3 An existing stone rack will be replaced

1.4 The existing portakabin, container and sheds at the site currently used by Cathedral staff and craftspeople will be removed.

1.5 This study is based on Drawings 1207 (JWS) P-02 [*Sheds as Proposed Plan*] and Drawing No. 1207 (JWS) P-03 [*Sheds as Proposed Elevations*] (by DHV Ltd). Refer to Appendix 2.

Need for Study

1.6 The purpose of this assessment is to demonstrate that the development proposal outlined above can be satisfactorily accommodated without worsening flood risk for the area and without placing the development itself at risk of flooding, as per National guidance provided within the National Planning Policy Framework document (NPPF).

1.7 Accordingly, this study has been prepared to:

- i. assess flood risk to the development from fluvial sources;
- ii. assess flood risk to the development from other potential sources, including ditches, sewers, groundwater and overland flows; and
- iii. ensure that the proposed development will fully comply with the requirements of the Environment Agency's (EA's) policy on the safeguarding of floodplains.

Local Policy

1.8 This assessment demonstrates that the proposals meet the requirements set out by the Wiltshire Council Core Policy 67: Flood Risk.

Scope of Study

- 1.9 In Section 2.0, we describe the characteristics of the proposed development site and surrounding area. In Section 3.0, we assess flood risk issues. Conclusions are presented in Section 4.0.
- 1.10 The following resources have been used for this study:
- Flood Map for Planning – Environment Agency (EA, accessed June 2026);
 - Flood Map for Surface Water – Environment Agency (EA, accessed June 2026);
 - Geological Map - British Geological Survey (BGS, Accessed June 2026);
 - Revised Climate Change Allowances (EA, May 2022);
(<https://environment.data.gov.uk/hydrology/climate-change-allowances>);
 - Wessex Water Sewer Records (June 2022);
 - Wiltshire Council Strategic Flood Risk Data Explorer
<https://wiltscouncil.maps.arcgis.com/apps/webappviewer/index.html?id=28c00215d87b468a9a0cd79c63d3d270>; and
- 1.11 The following publicly available documents have also been reviewed as part of this assessment:
- Building Regulations 2015 – Approved Document H (Drainage and Waste Disposal);
 - C753 The SuDS Manual (CIRIA, November 2015);
 - National Planning Policy Framework (NPPF) (February 2025);
 - Non-Statutory Technical Standards for Sustainable Drainage Systems (Defra, March 2015);
 - Planning Practice Guidance (PPG) (September 2025);
 - Rainfall Runoff Management for Developments (R&D Technical Report W5-074/A/TR/1 Revision E, Defra, June 2012);
 - Wiltshire Council Strategic Flood Risk Assessment Level 1 (JBA Consulting May 2019);
 - Wiltshire Local Flood Risk Management Strategy (Wiltshire Council April 2015);
 - Wiltshire Council Core Policy 2015 (Wiltshire Council); and
 - Improving the Flood performance of New Buildings – Flood Resilient Construction (Defra, EA, May 2007).
 - National Standards for SuDS (June 2025).
- 1.12 The following abbreviations are used in this Report:
- AOD – Above Ordnance Datum;
 - BGL – Below Ground Level
 - BGS – British Geological Survey;
 - CE – Cole Easdon Consultants Limited;

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- EA – Environment Agency;
 - FMP – Flood Map for Planning;
 - NPPF – National Planning Policy Framework;
 - SuDS – Sustainable Drainage Systems;
 - SWFM – Surface Water Flood Map; and
 - WC – Wiltshire Council.

2.0 THE EXISTING SITE

Refer to Drawing No. 1207 (JWS) E-01 [*Site Location Plan*] (by DHV Architects) in Appendix 2.

- 2.1 The site is a works yard located within the Salisbury Cathedral campus, immediately to the south of Salisbury Cathedral itself. It is located to the west of the existing Cathedral Works department building. It covers an area of 75m².
- 2.2 The site currently comprises a portakabin, a container and three smaller sheds set on a concrete hardstanding. Refer to Drawing No. 1207 (JWS) E-02 [*Existing Storage Sheds Plan*] and Drawing No. 1207 (JWS) E-03 [*Existing Storage Sheds Elevations*] (by DHV Architects) in Appendix 2.
- 2.3 The site is bounded to the north by the works yard access and Salisbury Cathedral; to east by the Cathedral Works Department building; to the south by the works yard and other storage buildings/containers; and to the west by a private road which provides access to the Cathedral from the North Walk to the north, and De Vaux Place to the south.

Existing Topography

- 2.4 A topographical survey is not available. Ordnance Survey mapping indicates that the land around the Cathedral, including the site, is relatively flat. Ordnance Survey mapping shows a level of 45.10mAOD on the access road to the north west of the site, and on Exeter Street to the east. A ground level of 45.40mAOD is shown adjacent to the Cathedral building, and at the southern end of the access road adjacent to Devraux Place. It is inferred that existing ground levels within the site are therefore between 45.10mAOD and 45.40mAOD.

Nearby Watercourses / Drainage Features

- 2.5 The River Avon flows in a southerly direction approximately 150m west of the site.
- 2.6 A pond is located approximately 100m south east of the site

Existing Public Sewers

- 2.7 Wessex Water records indicate that a 300mm diameter public surface sewer flows in an easterly across the existing access road to the west of the site, and is then routed between the Cathedral building and the Cathedral Works department building. A 150mm diameter public surface water sewer flows parallel with the larger sewer, to the north of the works department building. Refer to Appendix 3 for public sewer records.

- 2.8 A 225mm combined sewer is located within the West Walk, approximately 50m west of the site.

Existing On Site Drainage

- 2.9 It is assumed that the existing hardstanding areas within the site are drained into the existing 300mm and/or 150mm diameter public surface water sewers routed west to east to the north of the site. Public sewer records indicate that lateral pipes originating in the vicinity of the site connect manhole 2403, on the 150mm diameter sewer. Refer to Appendix 3 for public sewer records.

Existing Ground Conditions

- 2.10 British Geological Survey (BGS) Records indicate that the site is underlain by Newhaven Chalk bedrock. Refer to Figure 2.1.
- 2.11 The site lies at the boundary between superficial deposits of Alluvium (clay, sand and gravel) and River Terrace Deposits (sand and gravel). Refer to Figures 2.2 and 2.3.
- 2.12 Observations made by Cathedral staff confirm that the groundwater level within a borehole inside the Cathedral building can rise to ground level.
- 2.13 A BGS log relating to a borehole near the Cathedral contains groundwater level recordings at between two and four feet (0.6m – 1.2m) below ground level (bgl). Refer to Appendix 4.

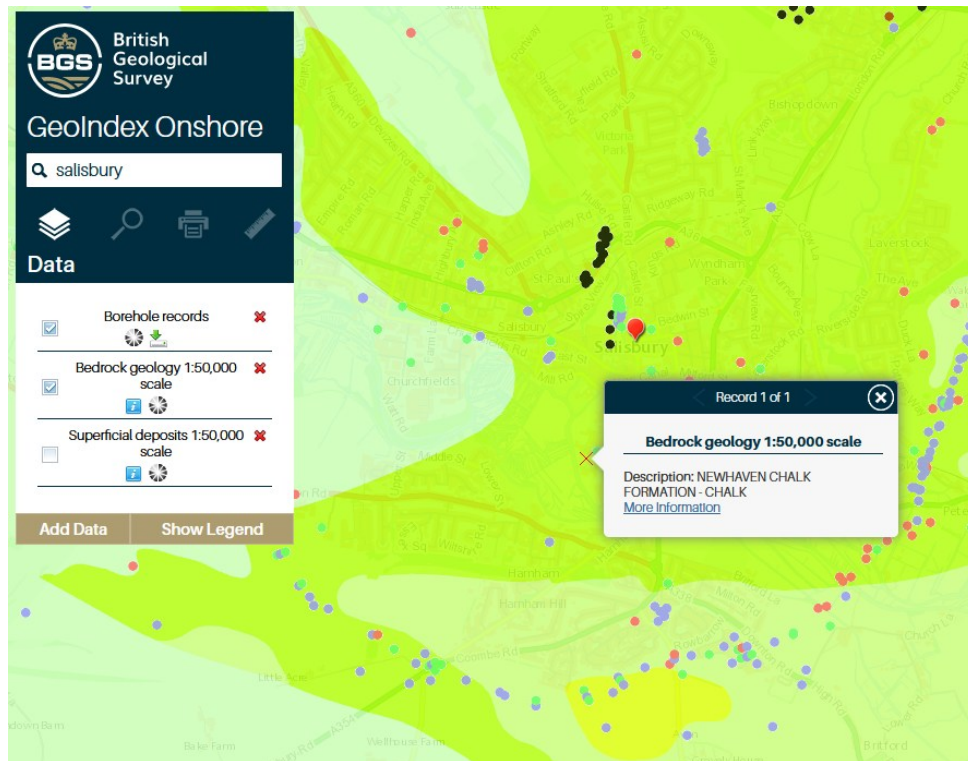


Figure 2.1: Existing Bedrock Geology (from British Geological Survey Geology of Britain Viewer) Source: <https://mapapps.bgs.ac.uk/geologyofbritain/home.html>

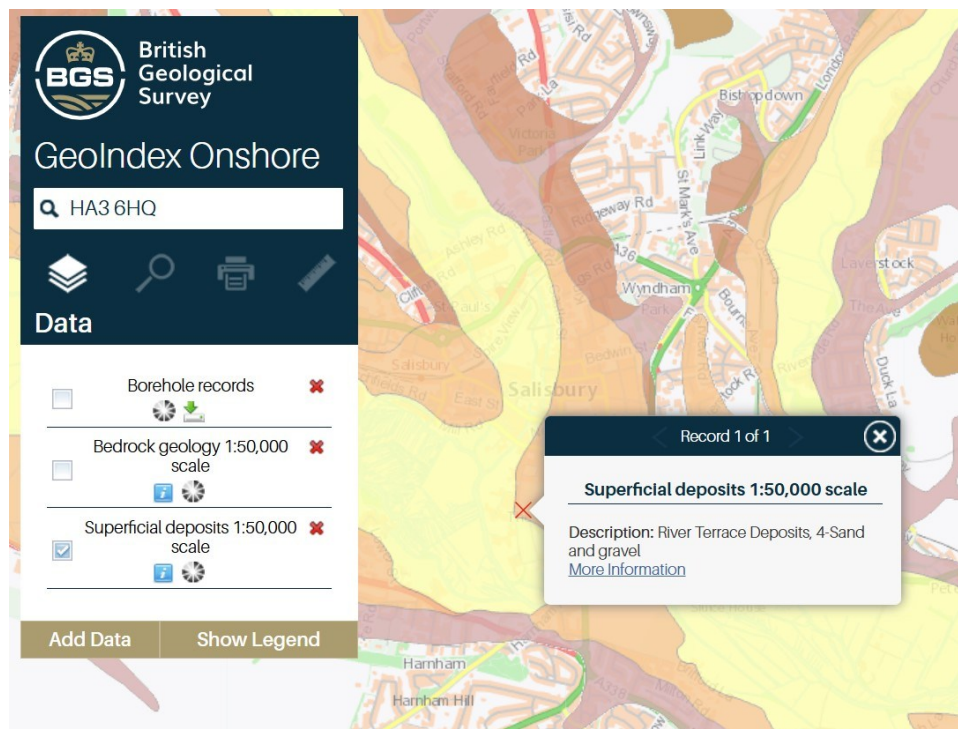


Figure 2.2: Existing Superficial Geology (from British Geological Survey Geology of Britain Viewer) Source: <https://mapapps.bgs.ac.uk/geologyofbritain/home.html>

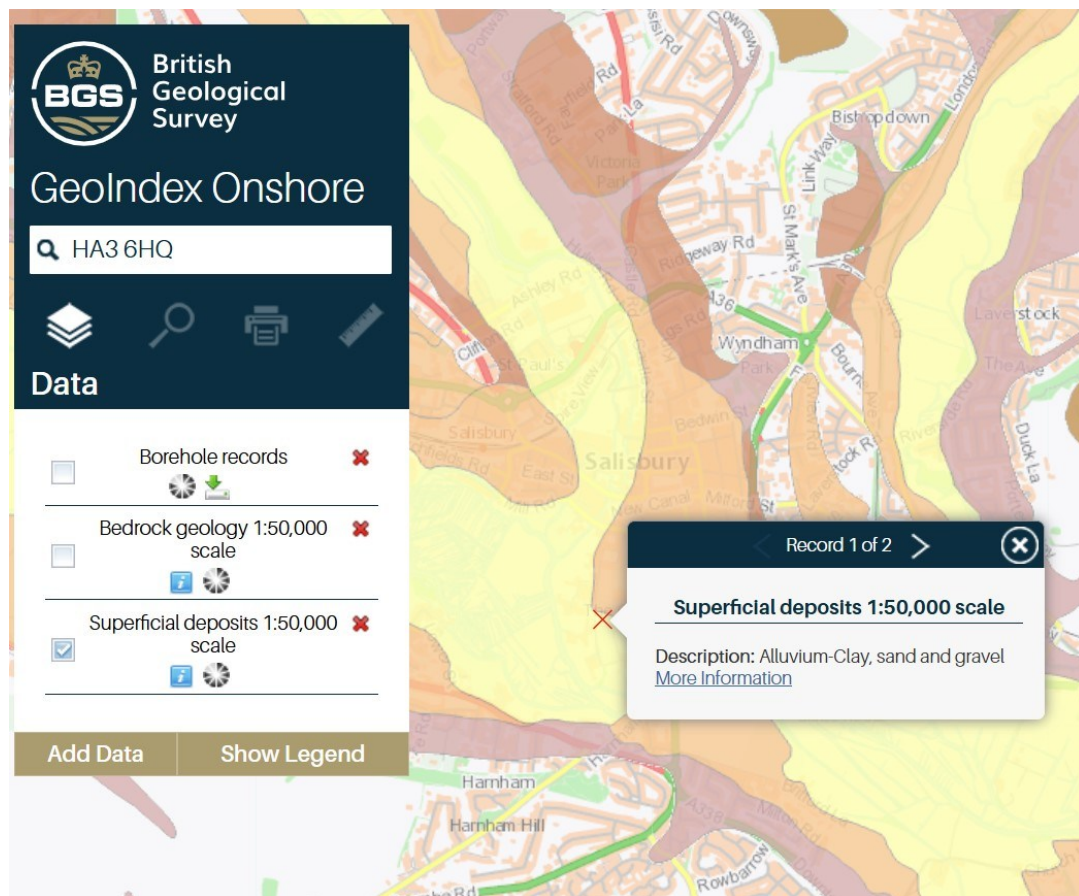


Figure 2.3: Existing Superficial Geology (from British Geological Survey Geology of Britain Viewer)

Source: <https://mapapps.bgs.ac.uk/geologyofbritain/home.html>

3.0 FLOOD RISK ISSUES

- 3.1 This Section presents an assessment of flood risk to the development and includes recommended flood risk mitigation measures appropriate to the level of perceived risk. Flood risk issues and proposed mitigation measures are summarised in Table 3.1 below.

Historic Flooding

- 3.2 Wiltshire Council Strategic Flood Risk Data Explorer mapping shows that there is no record of historical flooding at the site. The mapping indicates that the land to the south and west of the site has been subject to historical flooding, which appears to be associated with the River Avon. The mapping also indicates that flooding has affected a building to the east of the site. Refer to Figure 3.1.

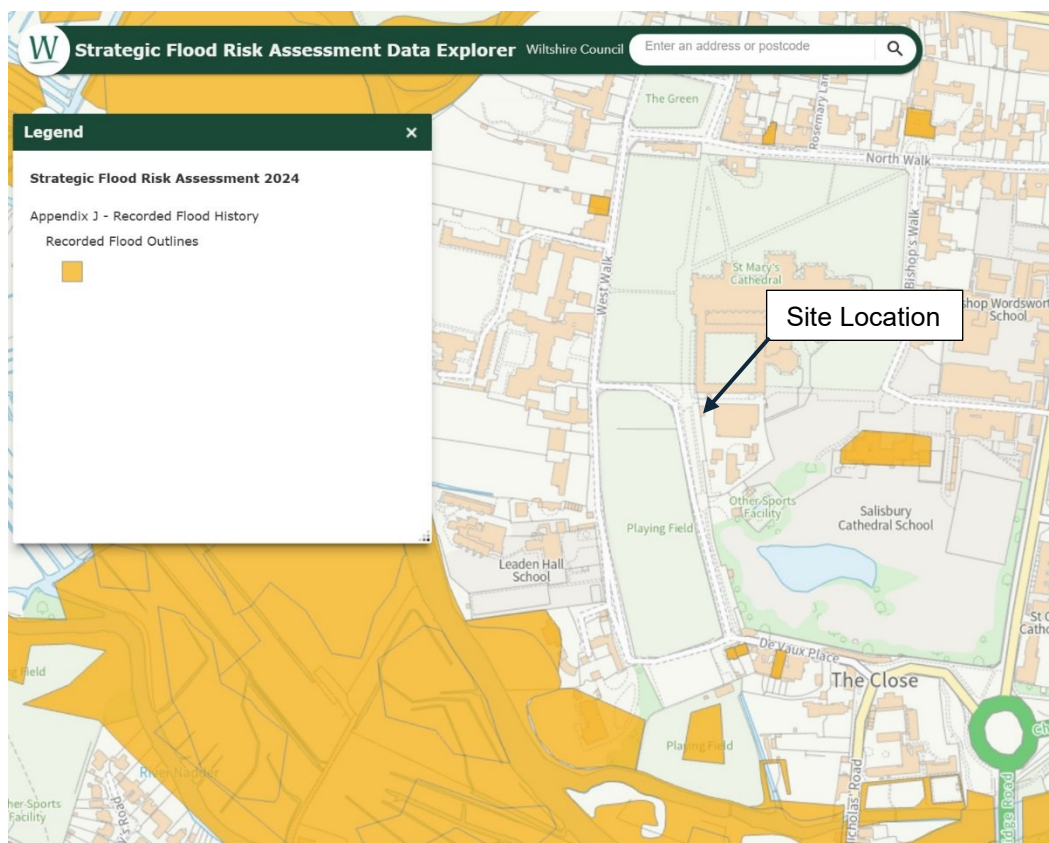


Figure 3.1: Recorded Flood History

Source : [Strategic Flood Risk Assessment Data Explorer \(arcgis.com\)](https://arcgis.com)

Assessment of Flood Risk from Fluvial Sources

- 3.3 The EA Flood Map for Planning (FMP) indicates that the development site is located within fluvial Flood Zone 3 (High Risk) relating to the River Avon. Refer to Figure 3.2 below.
- 3.4 NPPF Planning Practice Guidance classifies the proposed site usage 'buildings used for general industry' as 'Less vulnerable' development. In accordance with NPPF Practice Guidance Less Vulnerable Development is appropriate within Flood Zone 3.

Get data for your location

Add or edit a location boundary

 Show

Datasets

Flood zones 2 and 3

 Hide

☒ Flood zones 2 and 3

☐ Surface water

☐ None

Climate change

2070 to 2125

 Hide

☐ Present day

☒ 2070 to 2125

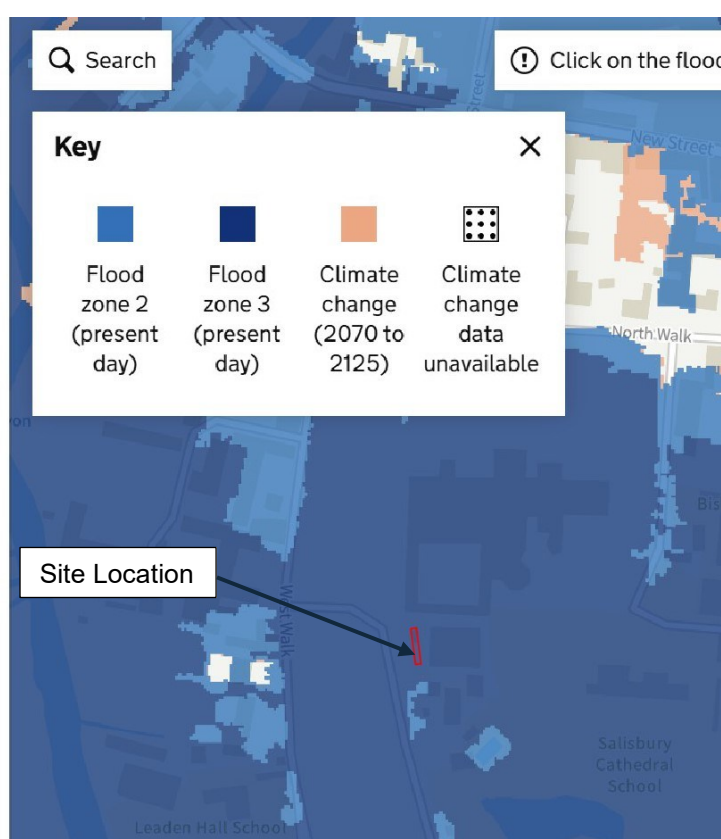


Figure 3.2: Extract from Central Government's 'Flood Map for Planning' Mapping Portal – Fluvial/Tidal Flooding Source: <https://flood-map-for-planning.service.gov.uk/>

Modelled Flood Levels

- 3.5 Through ongoing involvement with a planning application for a separate development within the Cathedral site, it is understood that flood level data for the locality is being updated by the EA for release later in 2026.
- 3.6 Based on the FMP flood risk to the site is high. However, as the site will remain in use as a works yard, there will be no increase its flood risk vulnerability classification or intensification of its use post development, and hence no increase in flood risk.

3.7 As such, fluvial flood risk is considered to be low.

Fluvial Flood Risk Mitigation Measures

Floodplain Storage

3.8 The combined area of the existing portakabin, container and sheds to be removed (62m²) is greater than the combined area of the proposed sheds (53m²). The proposals will therefore provide betterment in terms of floodplain storage volume. Refer to CE Drawing 11085/500/Figure 1 – [*Existing and Proposed Site Plan*] in Appendix 1.

3.9 The existing and replacement stone racks have not been included in these calculations because they are open structures which would not displace a significant volume of floodwater and the quantity of stone stored in the racks would vary day to day.

Flood Warning & Evacuation Plan

3.10 The FMP demonstrates that the floodplain in the vicinity of the site is extensive, therefore dry access to areas within Flood Zone 1 (Low Risk) would not be feasible during a 1 in 100 year flood event. It is therefore proposed that site users evacuate before the onset of flooding.

3.11 Wiltshire Council Strategic Flood Risk Data Explorer mapping confirms that flood warnings and alerts are available for the site and surrounding area. Refer to Figure 3.3.

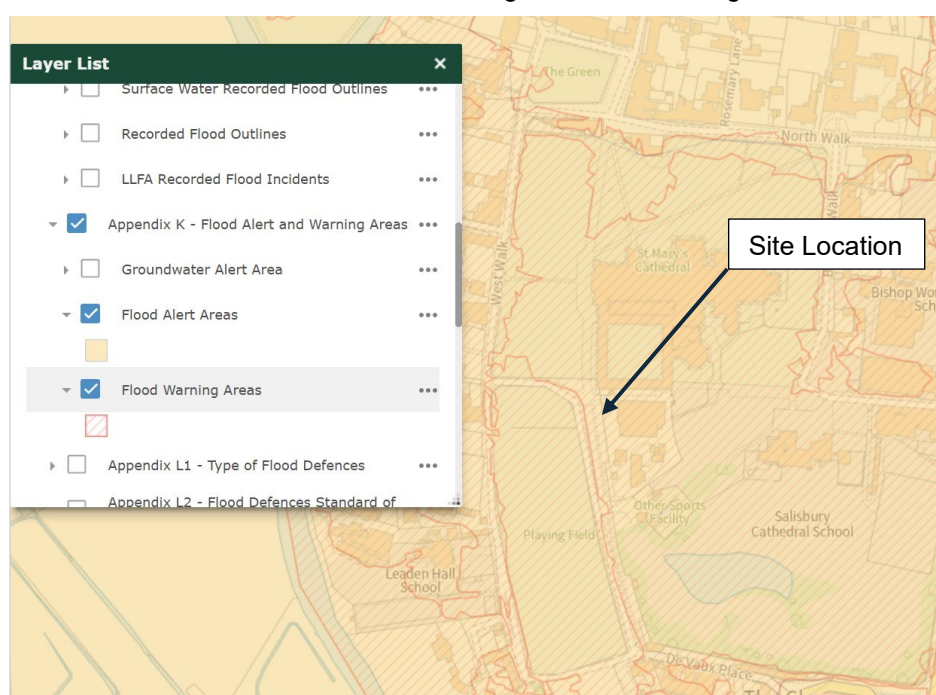


Figure 3.3: Flood Warning & Alert Areas

Source : [Strategic Flood Risk Assessment Data Explorer \(arcgis.com\)](https://arcgis.com)

- 3.12 If flooding is predicted, an EA warning will be issued directly to the adjacent works yard main building via telephone and email. The Cathedral complex as a whole also has an existing flood warning and evacuation procedure. If a warning is received elsewhere within the Cathedral site, works yard staff should be notified and follow the procedures outlined below.
- 3.13 Upon receiving a warning, staff and site users will gather for a roll call and evacuate the site before the onset of flooding. All site users will make their way off site, to areas within Flood Zone 1 (Low Risk). While the site and surrounding land is within Flood Zone 3 (High Risk), the land further to the south, including new Bridge Road, the A338, A354 (Coombe Rd) and A3049 is within Flood Zone 1 (Low Risk). To the north, Salisbury train station and the A36 and A30 are also within Flood Zone 1. If the site is evacuated before the onset of flooding, main transport routes will therefore be accessible.
- 3.14 All staff are to receive training in emergency and evacuation procedures as part of normal induction training. The records of training and personnel receiving the training are to be logged in Health & Safety Files.
- 3.15 Evacuation is to be practised at minimum intervals of 6 months. This can be combined with other emergency procedures for the site, such as fire safety drills
- 3.16 The EA issues flood alerts according to a set of three easily recognisable codes, which indicate the level of danger involved. The codes may not always be issued in sequence. Paragraph 3.19 below comprises a description of each Code, with details of the appropriate action to be taken at the site by occupants.
- 3.17 When a Flood Alert is received, occupants should remain alert for further instructions. Upon receipt of a Flood Alert of any level, the recipient should contact the EA Floodline on 0345 988 1188 for more detailed guidance on the expected onset of any flooding at the site.
- 3.18 If the building must be evacuated during flooding, the following rules of safety should be observed:
- Stay in pairs – when following evacuation procedures work in pairs;
 - Don't walk through flowing water – currents can be deceptive and even shallow water can knock you off your feet;
 - Don't swim through fast flowing water – you may be swept away or struck by objects in the water;

- If you have to walk in standing water – use a pole or stick to ensure you do not step into deep water or into an open manhole or stairway;
- Don't drive through a flooded area – abrupt drop-offs may not be visible. Just 0.5 metres of water can carry a car away; and
- Avoid direct contact with floodwater whenever possible – it may contain sewage, hydrocarbons or other harmful substances.

Flood Warning Codes

- 3.19 This Section comprises a description of each Flood Warning Code given by the EA, with details of appropriate action to be taken at the site should a warning be issued.

Flood Alert - Flooding is possible. Be prepared.



- Flood levels should be monitored closely;
- Call the EA's Floodline on 0345 988 1188 for advice;
- Stay tuned to local media;
- Be prepared for evacuation.

Flood Warning – Flooding is expected. Immediate action required.



- Call the EA's Floodline on 0345 988 1188 for advice;
- Stay tuned to local media;
- Valuable items should be placed above floor level; and
- Evacuate the building if necessary

Severe Flood Warning – Severe flooding. Danger to life.



- The Emergency Services should be contacted if evacuation on foot is not possible; and;

- If the surrounding area is inundated, occupants should remain within the building and await instructions from the emergency services;

Warning no longer in force – No further flooding is expected. Water levels will begin to fall;

- Only return to the site if it is safe to do so. Do not wade or drive through floodwater;
- Be aware of hazardous debris, including effluent and other contaminants, slippery mud, and sharp objects left by the floodwaters; and
- Contact the insurer before attempting any clean up or return to the site.

Exception Test & Sequential Test

- 3.20 These tests are not applicable as there will be no change in land use, vulnerability classification or intensity of use under the proposals.

Assessment of Flood Risk from Overland Flow (Pluvial Flooding)

- 3.21 The Surface Water Flood Map (SWFM) indicates that the risk of surface water flooding at the site is low. Refer to Figure 3.4.

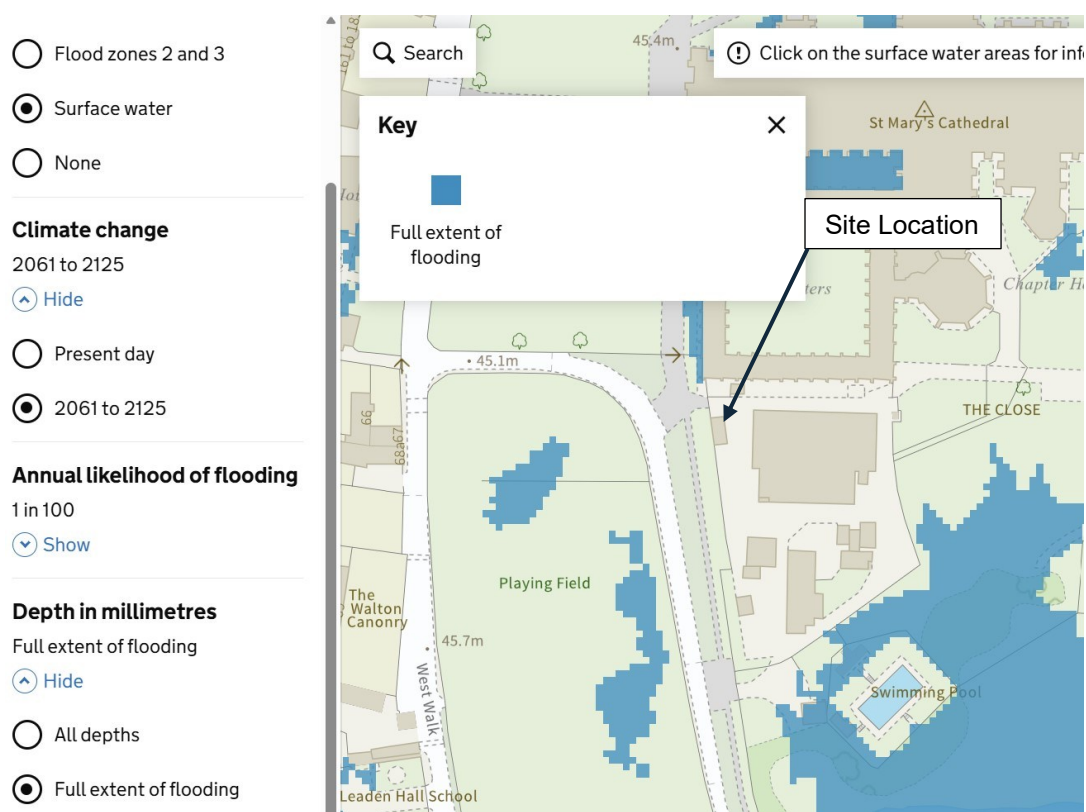


Figure 3.4: Surface Water Flood Map

Source: <https://flood-map-for-planning.service.gov.uk/>

- 3.22 The risk of surface water flooding is therefore considered to be low

Surface Water Flood Risk Mitigation Measures

- 3.23 Mitigation is not required.
- 3.24 There will be no increase in the impermeable area at the site as a result of the proposals, and hence no increase in surface water runoff.
- 3.25 The existing sheds, container and cabin sit on an existing hardstanding. Runoff from the existing building roofs drains onto the existing hardstanding, which in turn drains into an existing public surface water sewer. This arrangement will be maintained for the proposed sheds post development

Assessment of Flood Risk from Groundwater

- 3.26 Cathedral staff relate that the groundwater level within a borehole inside the Cathedral building can rise to ground level.
- 3.27 A BGS log relating to a borehole near the Cathedral contains groundwater level recordings at between two and four feet (0.6m – 1.2m) below ground level (bgl). Refer to Appendix 4.
- 3.28 Wiltshire Council Strategic Flood Risk Data Explorer mapping indicates that the site is within an area where ground water levels are at or very near to the surface. Refer to Figure 3.5
- 3.29 Notwithstanding that the groundwater table at the site is likely to be shallow, as the existing site usage is to be retained, there would be no increase in the vulnerability of the site to groundwater under the proposals.

Groundwater Flood Risk Mitigation Measures

- 3.30 Mitigation is not required.

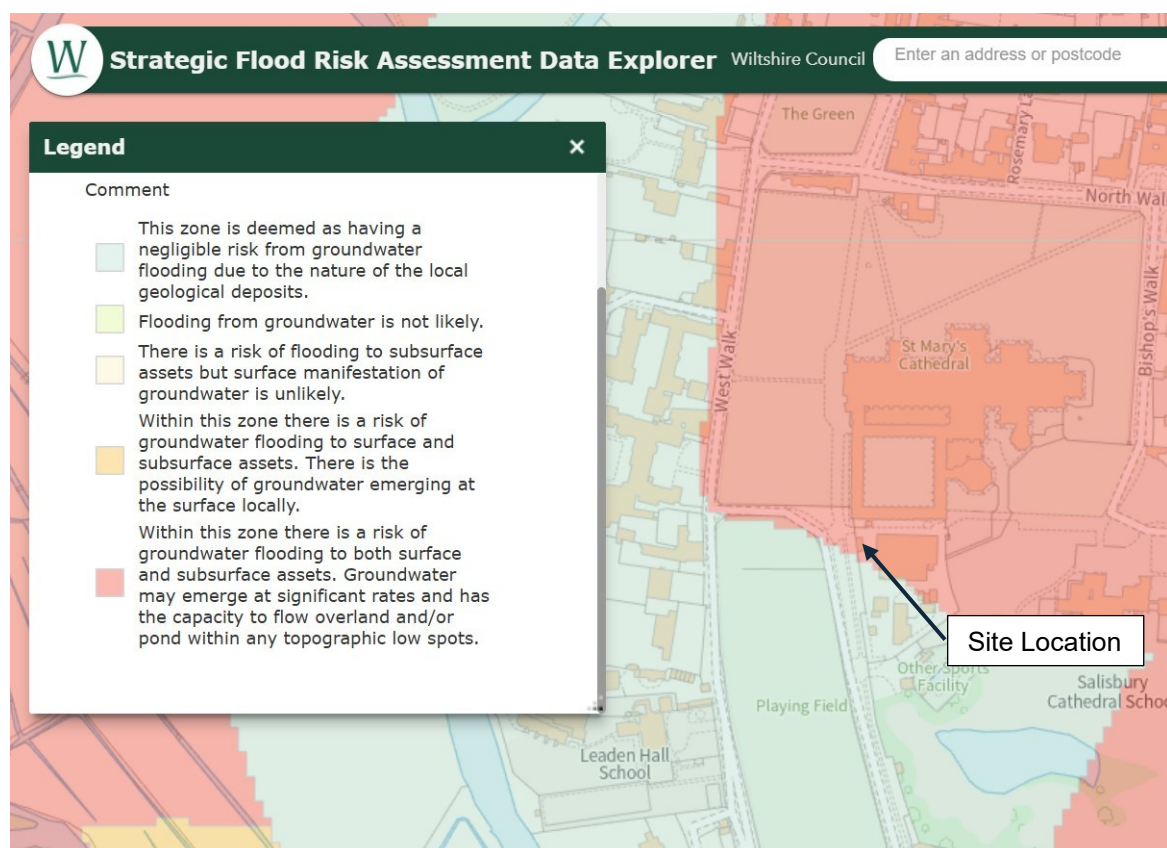


Figure 3.5: Groundwater Emergence

Source : [Strategic Flood Risk Assessment Data Explorer \(arcgis.com\)](https://arcgis.com)

Assessment of Flood Risk from Existing Sewers

- 3.31 Two public surface water sewers are located immediately to the north of the site. A public combined sewer is located in the West Walk, to the west of the site.
- 3.32 The on line SFRA indicates that there is no record of sewer flooding at the site. Refer to Figure 3.6.
- 3.33 As the existing site usage is to be retained, there would be no increase in the vulnerability of the site to sewer flooding under the proposals. Flood risk from sewers is therefore considered to be low.

Sewer Flood Risk Mitigation Measures

- 3.34 No mitigation is required.
- 3.35 There will be no increase in the impermeable area at the site post development, and therefore no addition of surface water runoff into the existing system.

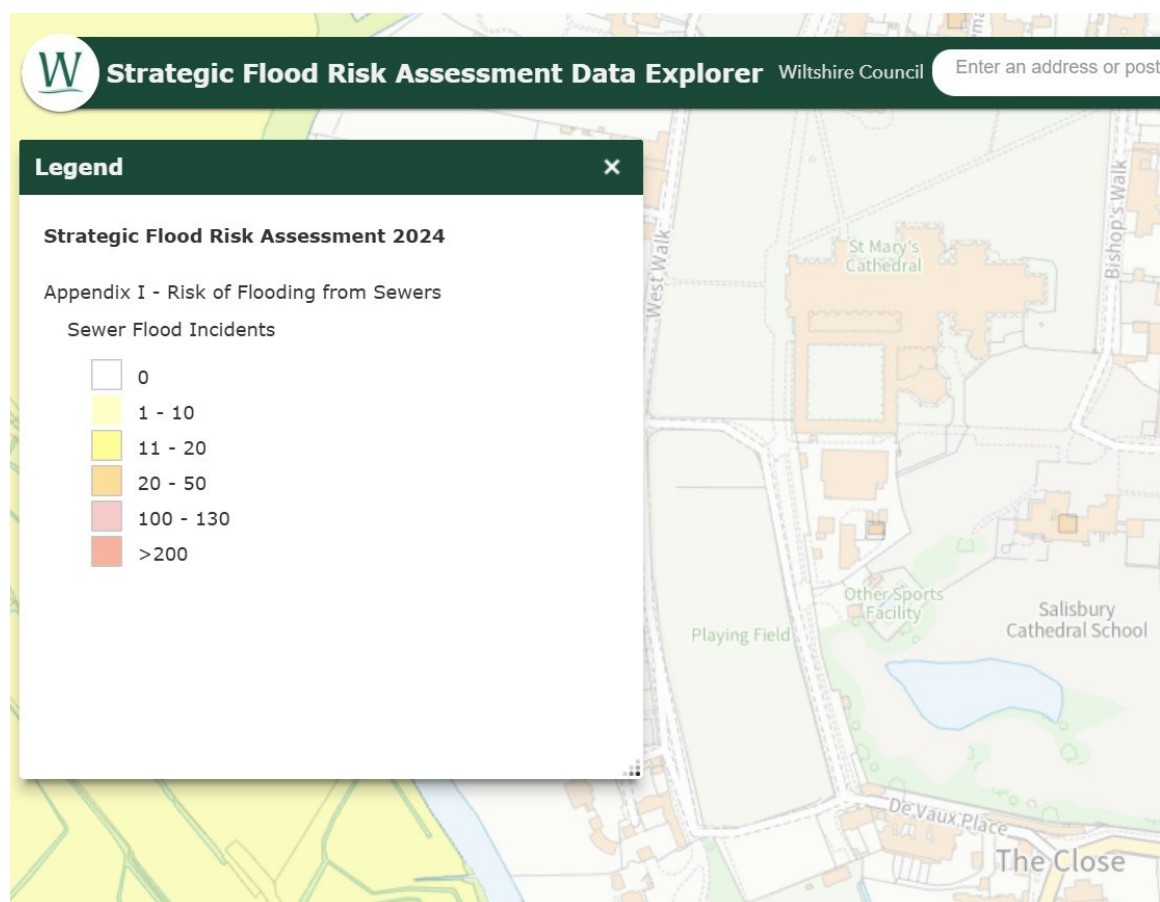


Figure 3.6: Sewer Flood Incidents

Source : [Strategic Flood Risk Assessment Data Explorer \(arcgis.com\)](https://arcgis.com)

Assessment of Flood Risk from Reservoirs

- 3.36 The EA Risk of Flooding from Reservoirs map shows the site is at risk of flooding from reservoirs when there is also flooding from rivers. Refer to Figure 3.7 below. However, due to the requirements of the Reservoirs Act 1975, reservoirs are inspected regularly and essential safety maintenance is carried out to maintain reservoir integrity. Therefore, flood risk from reservoirs is considered to be low.

Reservoir Flood Risk Mitigation Measures

- 3.37 No mitigation is required

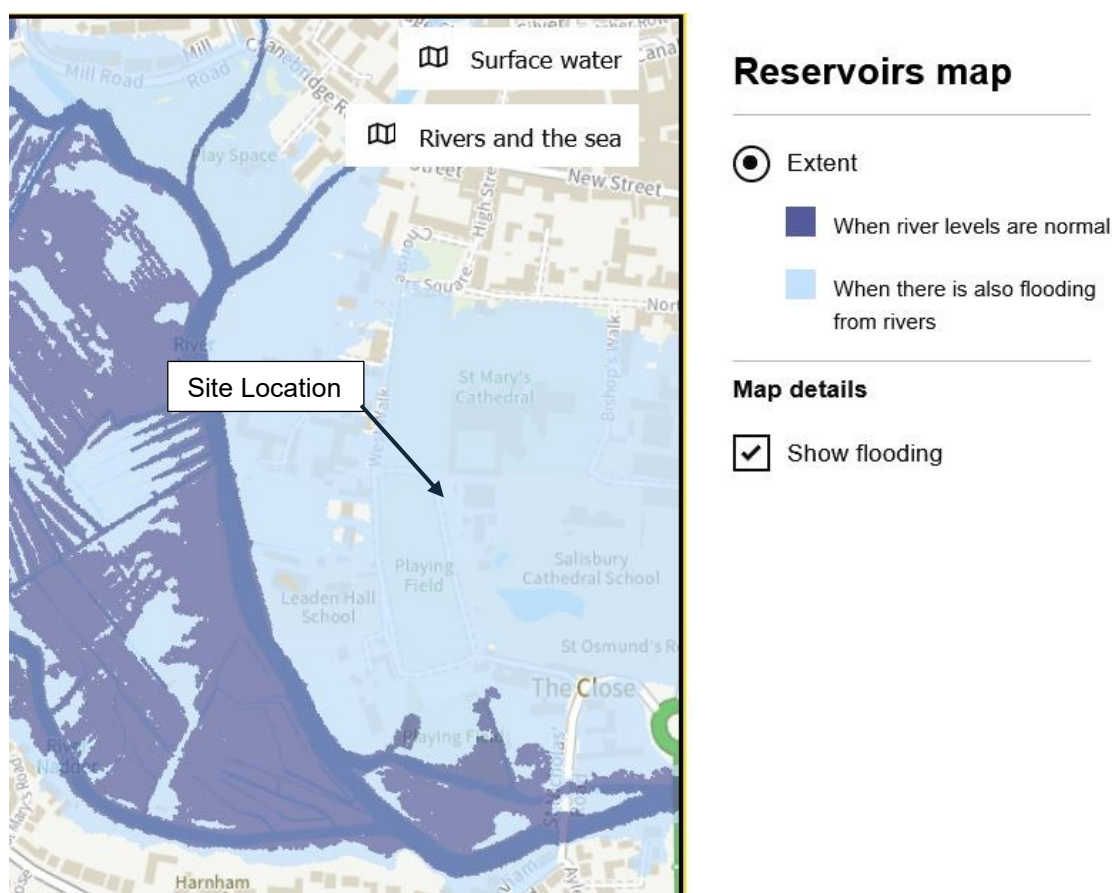


Figure 3.7: Reservoir Flooding

Source: <https://flood-map-for-planning.service.gov.uk/>

Surface Water Drainage Strategy

- 3.38 The existing sheds, container and cabin sit on an existing hardstanding. Runoff from the existing building roofs drains onto the existing hardstanding, which in turn drains into an existing public surface water sewer.
- 3.39 As there will be no increase in the impermeable area at the site, and hence no increase in surface water runoff as a result of the development, this arrangement will be maintained for the proposed sheds post development, without the introduction of SuDS.

Table 3.1: Summary of Flood Risk and Mitigation Measures

Source of Potential Flooding to the Development Site	Flood Risk	Mitigation/Comments
Fluvial	Low	- The site is situated in fluvial Flood Zone 3 (High Risk) according to the FMP. - Modelled flood data is not available - There will be no increase in the flood risk vulnerability of the site or the intensity of use at the site under the proposals, and hence no increase in flood risk.

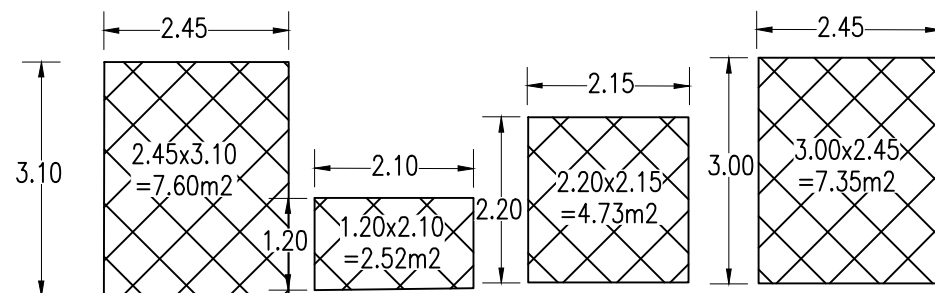
Source of Potential Flooding to the Development Site	Flood Risk	Mitigation/Comments
		- The proposed sheds cover a smaller area than the existing structures, which will be removed, therefore there will be no displacement of floodwater. - The site will adopt a Flood Warning & Evacuation Plan
Public Sewers	Low	- No record of sewer flooding at the site, or in the vicinity - No addition of surface water runoff to the existing sewer system proposed - No mitigation required
Overland Flow	Low	- The surface water flood map indicates that the site is not subject to surface water flooding - No addition of hard areas and hence no increase in surface water runoff - No mitigation required
Groundwater	High	- the groundwater table in the Cathedral can reach surface level - The online SFRA indicates that the site is in an area where groundwater can reach surface level - Notwithstanding the above there will be no increase in the flood risk vulnerability of the site or the intensity of use at the site under the proposals, and hence no increase in flood risk. - No mitigation required
Reservoirs	Low	- According to the FMP the site is at risk of reservoir flooding when river levels are high. - Due to the requirements of the Reservoirs Act 1975, reservoirs are inspected regularly and essential safety maintenance is carried out as to maintain reservoir integrity. - No mitigation is required

4.0 DISCUSSION AND CONCLUSIONS

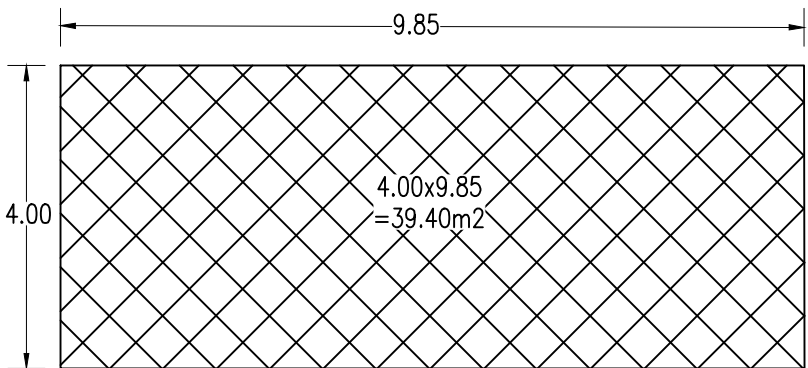
- 4.1 Flood risk to the site from various sources, including rivers, sewers, groundwater, and overland flow has been considered in this study.
- 4.2 Based on the FMP fluvial flooding is the primary source of flood risk to the site. The risk of groundwater flooding is also considered to be seasonally high.
- 4.3 Although the published data suggests that flood risk from these sources is high, the proposed development comprises replacement of existing sheds, a container and a portakabin used by Cathedral staff and craftspeople, and replacement of these structures with new timber sheds which will be used for the same purpose. This means there will be no increase in the flood risk vulnerability classification of the site or intensification of its use, and therefore no increase in flood risk above the baseline condition, from any source. Flood risk from all sources is therefore considered to be low.
- 4.4 There will be no addition of impermeable areas post development, therefore the existing drainage arrangement will be maintained and SuDS are not required.
- 4.5 This study has been undertaken in accordance with the principles set out in NPPF. We can conclude that providing the development adheres to the conditions advised in this Report, the said development proposals can be accommodated without increasing flood risk within the locality in accordance with objectives set by Central Government and the EA.

Cole Easdon Consultants Limited
July 2026

Appendix 1

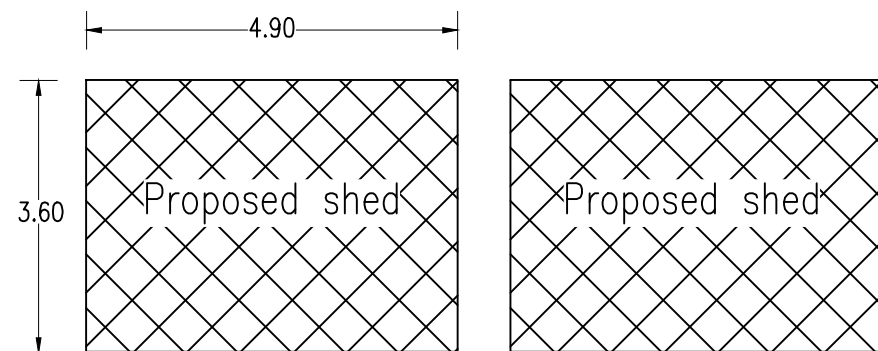


Stone rack

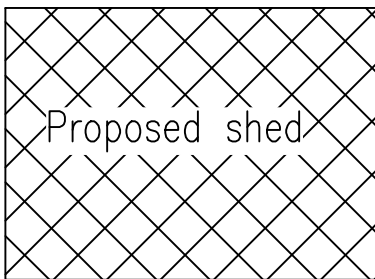


Hardstanding

Existing sheds, container and portakabin area: 7.60m² + 2.52m² + 4.73m² + 7.35m² + 39.40m² = 61.60m²



Stone rack



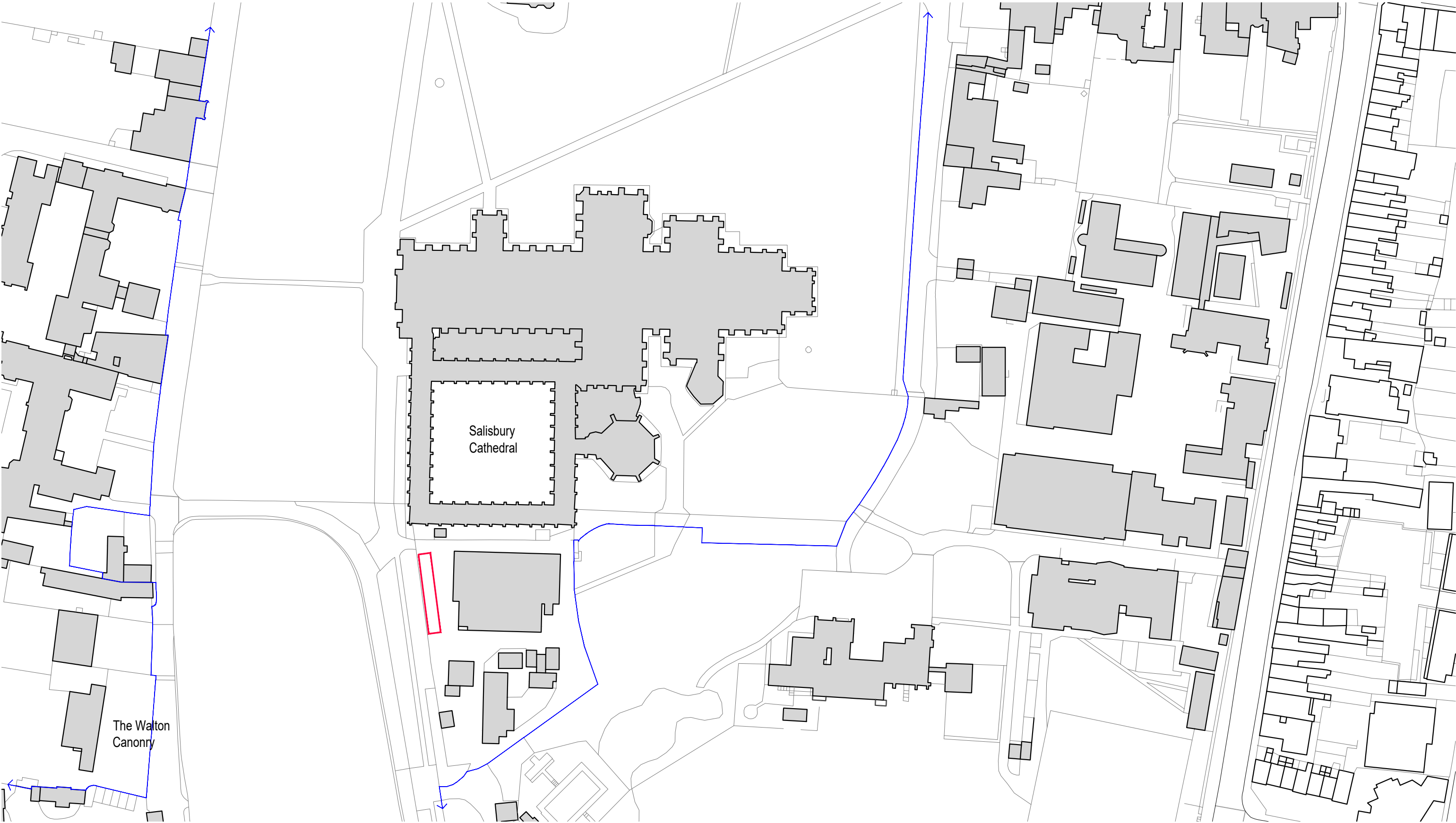
Hardstanding

Proposed sheds area: 4.90m x 3.60m x 3 = 59.92m²

Drawing Status:	
FOR COMMENT	☐
FOR PLANNING	☒
FOR TENDER	☐
FOR APPROVAL	☐
FOR CONSTRUCTION	☐
AS BUILT	☐

No.	By	Date	Revision Details	
Client: Salisbury Cathedral				
Drawn By		Date Drawn		Scale
SS		June 2026		1:100@A3
Checked By		Drawing No.		Revision
RB		11085/500/Figure 1		

Appendix 2



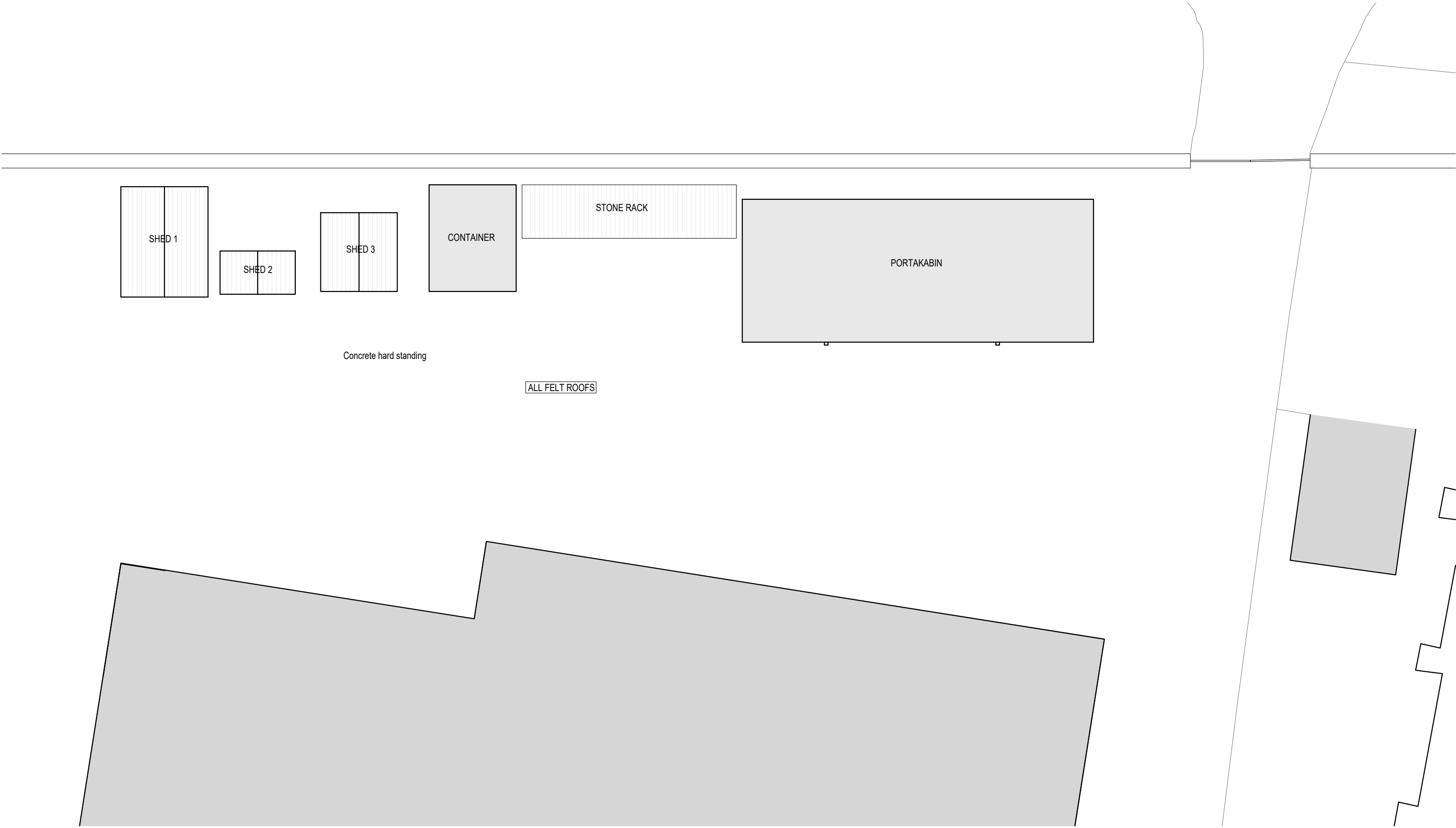
1
E01

LOCATION PLAN

1:1250

- Development Area Boundary
- Cathedral Ownership (which extends beyond the area shown on this plan)

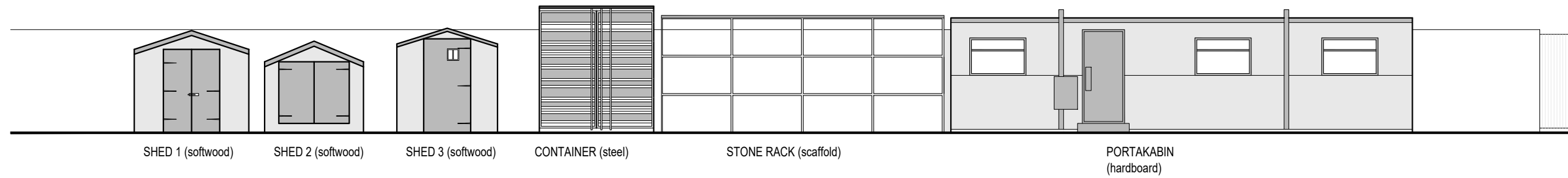
All drawings are copyright of DHV Architects and shall not be reproduced without the consent of the designers. 012.5 m40 m	North	Studios 12-13, 9 Bath Buildings, Bristol, BS6 5PT info@dhva.co.uk www.dhva.co.uk 0117 914 8317			dittrichhudsonvasettiarchitects		
		Job Title Jesse Window		Drg Title Location Plan			
		Client Salisbury Cathedral					
	1:1250	Scale 1:1250 @ A3	Drawn EM	Checked IH	Job No 1207(JWS)	Drg No E-01	Rev



1
E-02

PLAN AS EXISTING

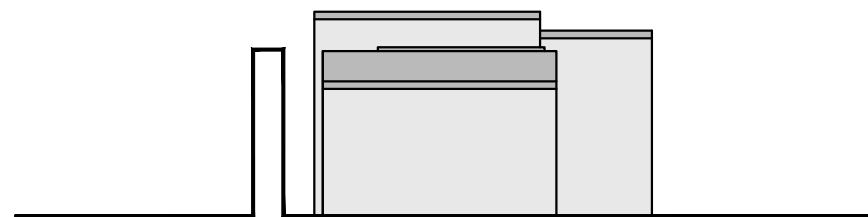
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1
E-03

EAST ELEVATION AS EXISTING

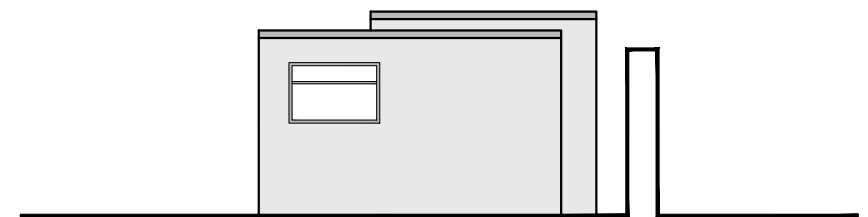
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1
E-03

SOUTH ELEVATION AS EXISTING

1:100

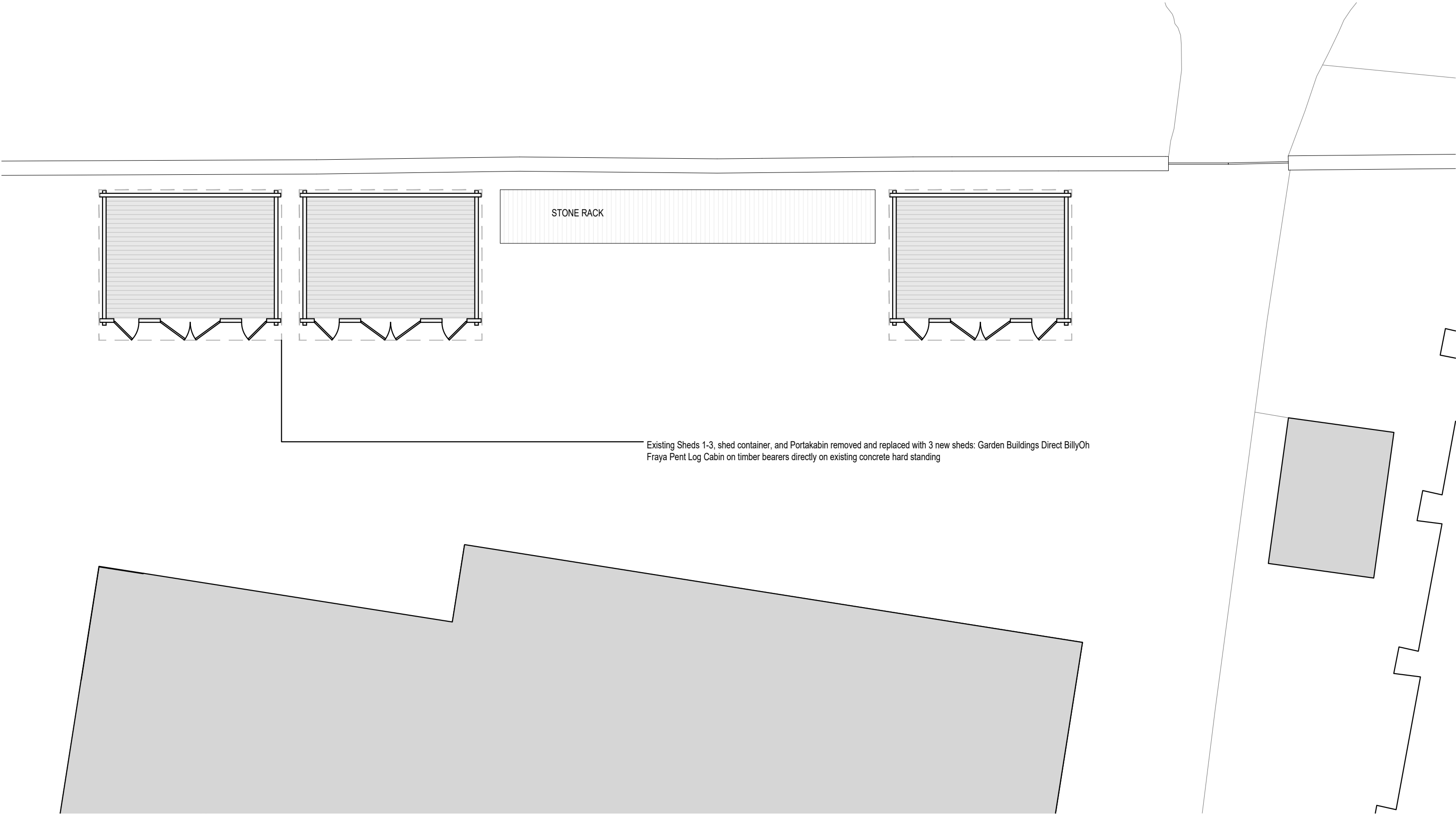


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E-03

NORTH ELEVATION AS EXISTING

1:100

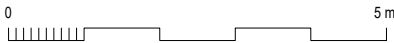
	All drawings are copyright of DHV Architects and shall not be reproduced without the consent of the designers. 	North	Studios 12-13, 9 Bath Buildings, Bristol, BS6 5PT E info@dhva.co.uk W www.dhva.co.uk T 0117 914 8317					dittrich hudson vasettiarchitects		
			Job Title Jesse Window			Drg Title Existing Storage Sheds Elevation				
			Client Salisbury Cathedral							
			Scale 1:100 @ A3	Drawn EM	Checked IH	Job No 1207(JWS)	Drg No E-03	Rev		



1
P-02

PLAN AS PROPOSED
1:100

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Job Title
Jesse Window

Client
Salisbury Cathedral

Scale
1:100 @ A3

Drawn
EM

Checked
IH

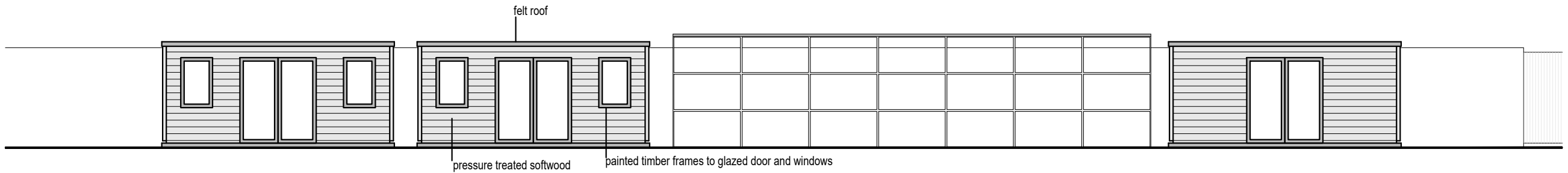
dittrichhudsonvasettiarchitects

Drg Title
Sheds as Proposed
Plan

Job No
1207(JWS)

Drg No
P-02

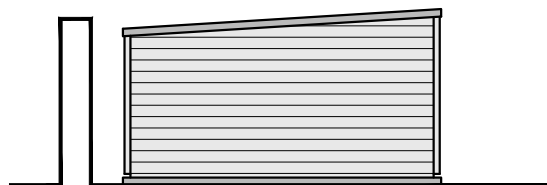
Rev



1
P-03

EAST ELEVATION AS PROPOSED

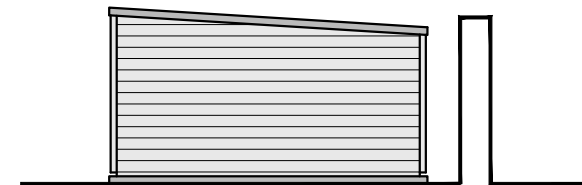
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1
P-03

SOUTH ELEVATION AS PROPOSED

1:100



1
P-03

NORTH ELEVATION AS PROPOSED

1:100

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0 5 m

North

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Job Title
Jesse Window

Client
Salisbury Cathedral

Scale
1:100 @ A3

Drawn
EM

Checked
IH

dittrichhudsonvasettiarchitects

Drg Title
Sheds as Proposed
Elevations

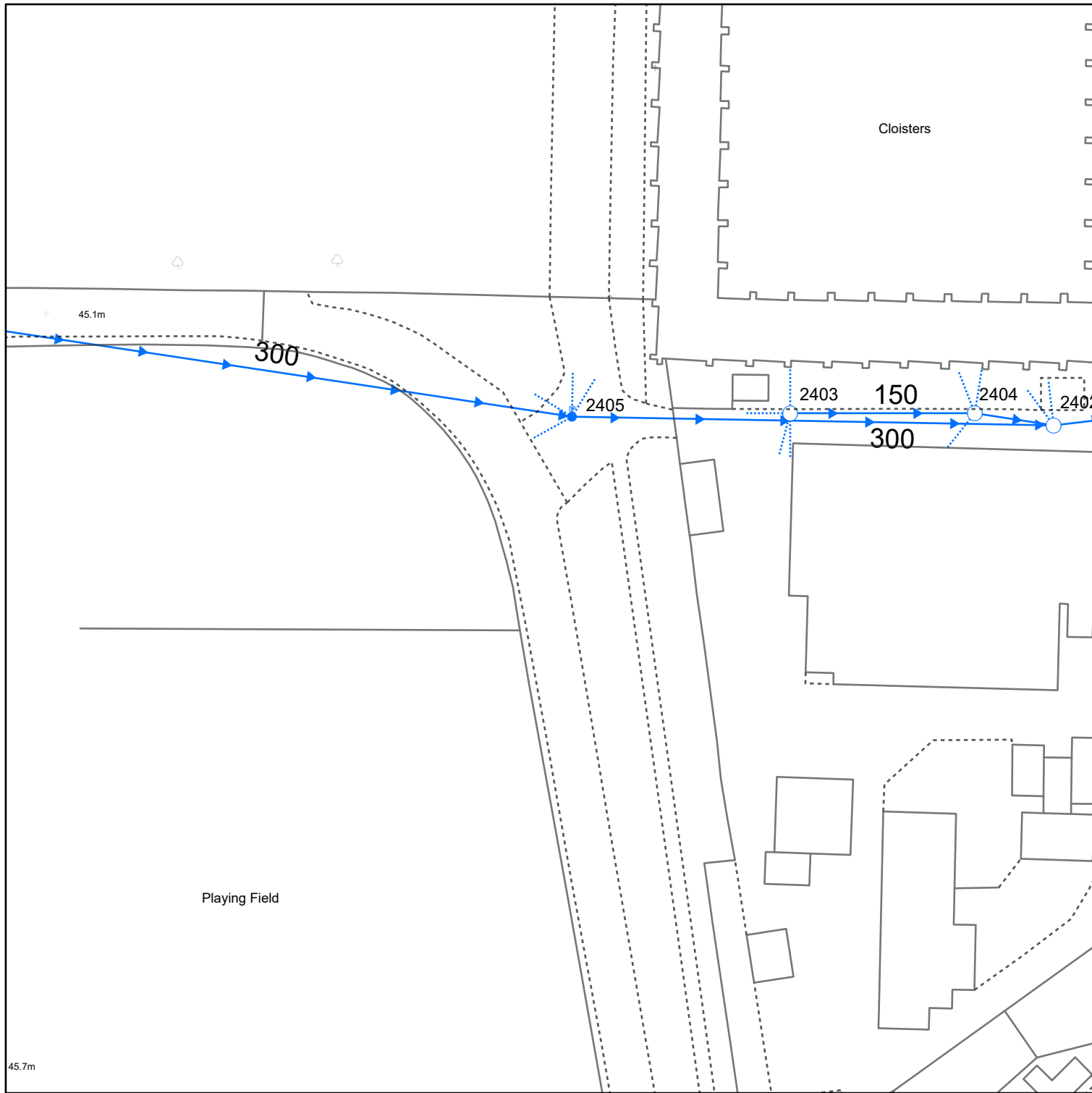
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Drg No
P-03

Rev

Appendix 3

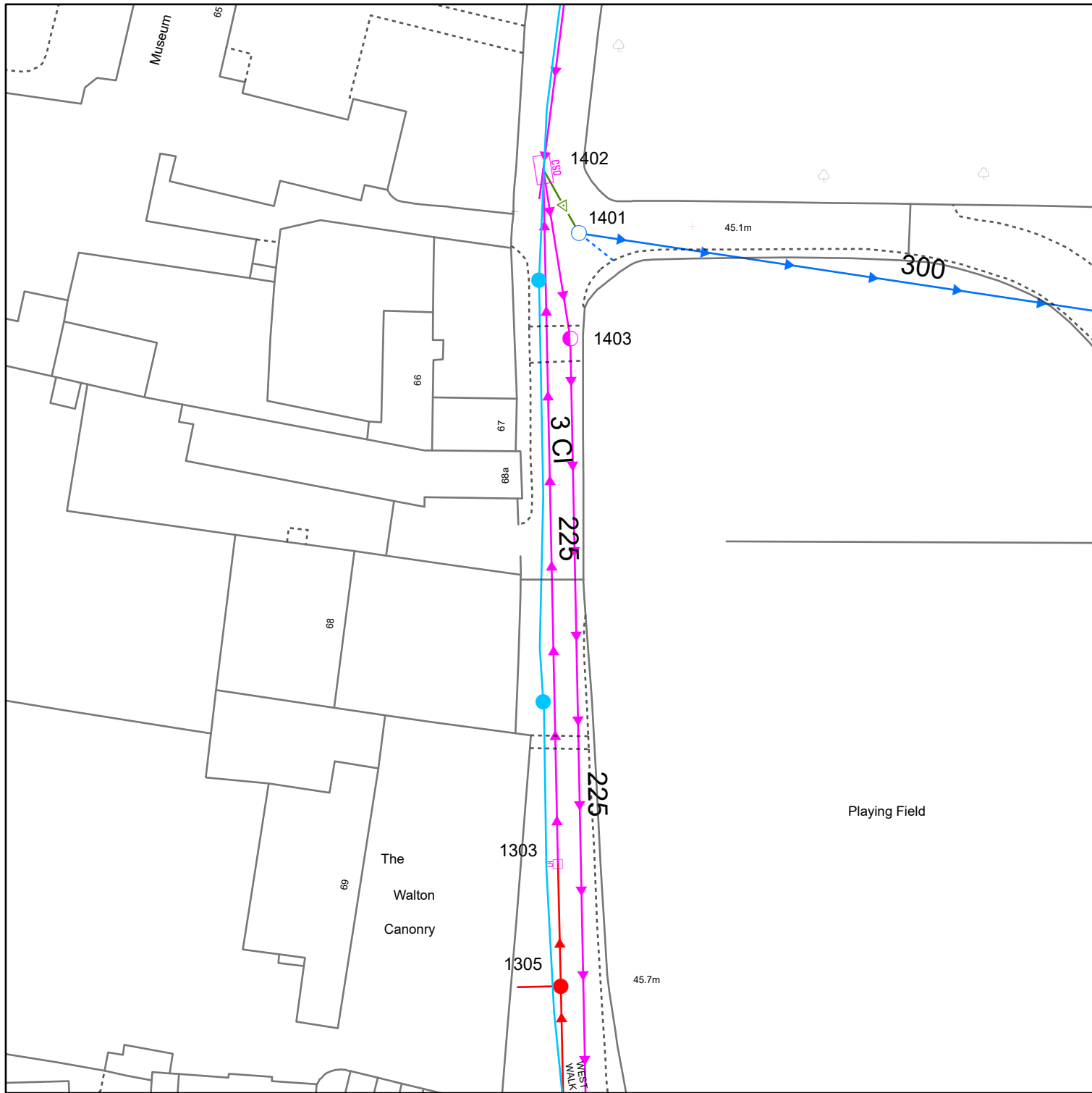
Wessex Water Network Map



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WATER MAINS		SEWERS		STRATEGIC PUBLIC		PRIVATE		SECTION 104		OTHER WESSEX PIPES		NON-WESSEX / UNKNOWN	
	Distribution		Foul								Rising Mains		Private Rising Mains
	Washout		Surface								Standby Rising Mains		Culverted Watercourse
	Raw Water		Combined								EDM Effluent Disposal		Highway Drain
	Abandoned		Abandoned								Overflow		Use Unknown
	Private										Syphon		Status Unknown
		Colours generally indicate the use of the sewer/drain (i.e Red - Foul, Dark Blue - Surface, Magenta - Combined/Dual Use, Light Green - Highway Drain, Mid Green - Overflow).											
		Some styles of line and symbol are shown on the key in sample/typical colours.											
FITTINGS		STRUCTURES			Pumping Station - Surface		Pumping Stn - Foul/Combined		Gully		Vent Column		Rodding Eye
	Hydrant		Manhole - Foul		Manhole - Surface		Manhole - Combined		Catchpit		Flushing Chamber		Soakaway
	Other		Inlet		Outfall		Lamphole		Bifurcation - Foul		Bifurcation - Surface		Bifurcation - Combined
			Combined Sewage Overflow		Air Valve		Hatch Box		Washout				
OTHER STRUCTURES Chamber Attenuation Tank Tunnel Storage Tank Interceptor Wessex Water YTL GROUP Date: 01/07/2026 Centre: 414220E, 129430N Scale: 1:625 (when printed at A4 size)													
Information in this map is provided for identification purposes only. No warranty as to accuracy is given or implied. The precise route of pipe work may not exactly match that shown. Wessex Water does not accept liability for inaccuracies. Sewers and lateral drains adopted by Wessex Water under the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011 are to be plotted over time and may not yet be shown. In carrying out any work, you accept liability for the cost of any repairs to Wessex Water apparatus damaged as a result of your works. You are advised to commence excavations using hand tools only. Mechanical digging equipment should not be used until pipe work has been precisely located. If you are considering any form of building works and pipe work is shown within the boundary of your property or a property to be purchased (or very close by) a surveyor should plot its exact position prior to commencing works or purchase. If you are proposing to build over or near Wessex Water's apparatus you should contact the Developer Services Team, tel: 01225 526333 or e-mail: developer.enquiries@wessexwater.co.uk to discuss your proposals. Details of assets within Wessex Water's land ownership are unavailable through this service.													

Wessex Water Network Map



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WATER MAINS		SEWERS		STRATEGIC		PUBLIC		PRIVATE		SECTION 104		OTHER WESSEX PIPES		NON-WESSEX / UNKNOWN	
	Distribution		Foul		Surface								Rising Mains		Private Rising Mains
	Washout		Combined		Abandoned								Standby Rising Mains		Culverted Watercourse
	Raw Water		Abandoned										Effluent Disposal		Highway Drain
	Abandoned												Overflow		Use Unknown
	Private												Syphon		Status Unknown
Colours generally indicate the use of the sewer/drain (i.e Red - Foul, Dark Blue - Surface, Magenta - Combined/Dual Use, Light Green - Highway Drain, Mid Green - Overflow). Some styles of line and symbol are shown on the key in sample/typical colours.															
FITTINGS		STRUCTURES													
	Hydrant		Manhole - Foul		Pumping Station - Surface										
	Other		Manhole - Surface		Pumping Stn - Foul/Combined										
			Manhole - Combined		Gully										
			Inlet		Outfall										
			Lamphole		Vent Column										
			Bifurcation - Foul		Rodding Eye										
			Bifurcation - Surface		Catchpit										
			Bifurcation - Combined		Flushing Chamber										
			Combined Sewage Overflow		Soakaway										
					Non Return Valve										
					Air Valve										
					Hatch Box										
					Washout										
						OTHER STRUCTURES									
							Attenuation Tank		Tunnel						
							Storage Tank		Interceptor						

Information in this map is provided for identification purposes only. No warranty as to accuracy is given or implied. The precise route of pipe work may not exactly match that shown. Wessex Water does not accept liability for inaccuracies. Sewers and lateral drains adopted by Wessex Water under the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011 are to be plotted over time and may not yet be shown. In carrying out any works, you accept liability for the cost of any repairs to Wessex Water apparatus damaged as a result of your works. You are advised to commence excavations using hand tools only. Mechanical digging equipment should not be used until pipe work has been precisely located. If you are considering any form of building works and pipe work is shown within the boundary of your property or a property to be purchased (or very close by) a surveyor should plot its exact position prior to commencing works or purchase. If you are proposing to build over or near Wessex Water's apparatus you should contact the Developer Services Team, tel: 01225 526633 or e-mail: developer.enquiries@wessexwater.co.uk to discuss your proposals. Details of assets within Wessex Water's land ownership are unavailable through this service.

Date: 01/07/2026
Centre: 414146E, 129420N
Scale: 1:625
(when printed at A4 size)



Appendix 4



British
Geological
Survey

GeoIndex Onshore

salisbury



Data



Borehole records



Bedrock geology 1:50,000
scale



Superficial deposits 1:50,000
scale



Add Data

Show Legend

Record 1 of 1

Borehole records

Reference: SU12NW12
Name: SALISBURY CATHEDRAL
Water Well Reference: SU12/3B
Precision: ± 10 METRES
Length (m): 6.09
Date: 1923
Easting: 414320
Northing: 129560
Scan Quality: not Entered
Record: [Scan](#)



RECORD OF WELL

At Salisbury Cathedral

Town or Village Salisbury

County Wilts

Six-inch sheet 65SE/W

Six-inch National Grid sheet 20 1452 2256

For State whether owner, tenant, builder, contractor, consultant, etc.:-

Address (if different from above):

Level of ground surface

above sea level (O.D.) 148.12 ft.

If well top is not at ground level, state how far below 0.6 ft.

SHAFT ft.; diameter ft.; HEADINGS (please attach details—dimensions and directions)

BORE 20 ft.; diameter of bore: at top 4 1/2 in.; at bottom 4 1/2 in.

Full details of permanent lining tubes (position, length, diameter, plain, slotted etc.)

Slotted tubes from top of well to 20 feet below surface

Water struck at depths of ft. below well top.

Rest level of water ft. above/below well top. Suction at ft. Yield on hours' test days

pumping at galls. per with depression to ft. below well top.

Recovery to rest level in mins. Capacity of pump g.p.h. Date of measurements

DESCRIPTION OF PERMANENT PUMPING EQUIPMENT:

Make and/or type Motive power

Capacity galls. per hour. Suction at ft. below well top.

Amount pumped galls. per day. Estimated consumption galls. per week.

Well made by Duke & Richardson Date of sinking 1923

Information from Clark of Works to the Dean and Chapter (18.12.63)

ADDITIONAL NOTES ANALYSIS (please attach copy if available)

Monthly measurements of water levels since Aug 1946

Averages: Summer 2ft. Winter 4ft. 6/5

Sp of measuring tube + 147.46

For Survey use only

Date Received

Section 6

Pumping test

Observe well

Recorder

E.R. log