

This Appendix provides specific information on the following subjects for Salisbury:

- (1) Hydrology
- (2) Relevant local planning policy from the Salisbury District Council Local Plan 2003-2011
- (3) Sewer flooding
- (4) Reservoirs
- (5) Key points from the SFRA specific to Salisbury

(1) Hydrology

Salisbury lies largely within the Avon catchment. Within the district of Salisbury there are five main river systems: Avon, Nadder, Wylde, Bourne and Ebbel, plus other minor watercourses. The River Wylde enters the district at Wylde and flows in a south-easterly direction to the confluence with the River Till at Serrington, and then onto Wilton. At Wilton the River Wylde flows into the River Nadder, whose source is in the west of the district. From Wilton the River Nadder continues onto Salisbury to the confluence with the River Avon. The River Avon itself enters the district of Salisbury at Fighelden and flows in a southerly direction through Durrington, Amesbury and onto Salisbury. At Salisbury the River Avon is joined by the River Nadder and the River Bourne and continues in a southerly direction, where a short distance downstream it is joined by the River Ebbel at Bodenham. The River Avon then continues in a southerly direction through Downton and out of the district and into the New Forest.

(2) Salisbury District Council Local Plan 2003-2011

Policy C17 aims to protect the fluvial environment. It requires:

“that the conservation and enhancement of the rivers and other watercourses, river corridors and associated wetlands will be promoted within the District”.

In addition, Policy C18 specifies that:

“Planning permission will not be given for development which would adversely affect the water quality, amenity, visual quality or public enjoyment of a river or floodplain or its value as a wildlife habitat. Approval will not be granted for the culverting of watercourses unless there is a demonstrable need for granting an exception Bank protection works, which will only be permitted where property or statutory rights of way are threatened, should involve the use of appropriate materials and should protect nature conservation interests”.

Section G of the Local Plan includes six policies on the Water Environment, although two of these (Policies G4 and G6) are no longer “saved policies” as they echo PPS25. Those which have been saved are as follows:

“G3 Development will not be permitted which would increase the requirement for water unless adequate resources already exist, or will be provided in time to serve the development, and without detriment to existing abstractions, water environment, both quality and quantity, fisheries, amenity or to nature conservation.

G5 Development requiring water services will only be permitted where adequate water supplies, drainage, sewerage and sewage treatment facilities are available or where suitable arrangements are made for their provision. In sewered areas new development will be expected to connect to main drainage. New sewers will be expected to be constructed to a standard adoptable by the appropriate water company.

G7 Development which would result in the regular occupation of premises will not be permitted within the Development Restraint Areas shown on the proposals map.

G8 In Groundwater Source Protection Areas, the Local Planning Authority will seek to ensure that development respects the need to protect water resources.”

These policies are set in the context of generic Wiltshire Structure Plan Policy C5 (“The Water Environment”), which states:

“The water environment, including surface waters, floodplains and groundwater resources, should be protected by the control of development. The strategic planning authorities will support initiatives which seek to protect, restore or enhance the natural elements of the river or waterway environment, and which improve the quality and efficient use of water.”

(3) Sewer flooding within Salisbury

Wessex Water’s sewer flooding plan for Salisbury shows flooding in the centre of Salisbury adjacent to the River Nadder, within the village of Fovant and within the town of Amesbury. It is likely these incidents are associated with network incapacity as a result of development and/ or through poor performance of one of the many STW or pumping stations located in the area and / or due to infiltration. The sewer network is combined and thus it is likely that the system is now under capacity as a result of greater surface water connectivity and /or storm intensity. The flooding events comprises 1 DG5AI’s (2 internal incidents in 10 years) and 3 DG5BI’s (1 internal incident in 10 years). Solutions comprising storage, sewer sealing, diversion, local upsizing of sewers and upgrading of pumping stations may alleviate current flooding, and are considered appropriate for the areas which have already been extensively developed.

(4) Reservoirs within Salisbury and their flood risk category*

Grid reference	Reservoir	Location	Capacity (m³)	Flood category assigned under Reservoirs Act, 1975	Flood category assigned under EA review of South Wessex reservoirs (2007)
ST772339	Garden Lake	Stourhead	178,400	A	A
ST769329	Gasper New Lake	Stourhead	85,000	A	A
ST770336	Turner's Paddock Lake	Stourhead	28,000	A	A
ST919305	Bitham Lake	Fonthill Old Abbey	40,000	Not known	A
ST937310	Fonthill Bishop Reservoir	Salisbury	500,000	A or B	B
SU029304	Compton Park Lake	Wilton	>27,000	Not under Act	C
ST936264	Wardour Castle Lake	Tisbury	-	Not under Act	B
ST923265	Wardour Park	Tisbury	-	Not under Act	A
ST882241	Wincombe Park	Shaftesbury	-	Not under Act	A
ST892229	Higher Coombe	Shaftesbury	22,000	Not under Act	B
ST79093113	Zeals Fish Fm,	Mere	-	Not under	C

	Wolverton			Act	
ST79773173	Zeals House	Mere	-	Not under Act	C
ST90632347	Donhead	Shaftesbury	-	Not under Act	B
ST89692286	Higher Coombe (Downstream)	Shaftesbury	-	Not under Act	C
ST93132533	1) Horwood Pond, Wardour	Shaftesbury	-	Not under Act	D
ST92672595	3) Heron Pond, Wardour	Shaftesbury	-	Not under Act	D
ST92812581	2) Pond, Wardour	Shaftesbury	-	Not under Act	D
ST92492624	4) Island Pond, Wardour	Shaftesbury	-	Not under Act	D
SU00642830	West Farm, Fovant	Shaftesbury	-	Not under Act	D
ST99543096	Linicombe	Shaftesbury	-	Not under Act	D
SU18042677	Alderbury House	Salisbury	-	Not under Act	C

* This table details all reservoirs identified by the Environment Agency under their review of South Wessex reservoirs in February 2007.

(5) Key points from the SFRA specific to Salisbury

- Domestic and commercial properties, transport links and farmland have been subjected to damage and disruption by groundwater flooding.
- Four properties are currently at risk of sewer flooding within Salisbury, but Wessex Water intends to implement solutions to alleviate flooding in these properties by March 2010.
- There are 21 reservoirs within Salisbury which pose varying levels of risk. If development is proposed downstream of any of these reservoirs a detailed breach and overtopping assessment needs to be undertaken.
- The variations in flood depth for the 1% flood event within Tisbury (Figure 6.2), Downton (Figure 6.4) and Salisbury (Figure 6.6) can be used as an indication of where to direct development to reduce flood risks, but a more in-depth analysis will need to be undertaken as part of a Level 2 SFRA if sites within Flood Zone 3 are to be considered further for development.
- Tile Set B shows several flood defences within the district of Salisbury, particularly within Salisbury (city), Downton, Wilton, Tisbury and Mere. If development is proposed behind any of these defences a detailed breach and overtopping assessment will need to be carried out to inform the sequential test and to ensure that the potential loss of life can be safely managed throughout the lifetime of the development.
- The Environment Agency has flood warning procedures in place for the River Wylde, the Upper Avon and its tributaries, the River Nadder and Salisbury Plain.

- A Major Incident Plans (MIP) is in place for Salisbury which is currently being reviewed by the Environment Agency. MIPs describe the nature of flood risk, defences, flood warning procedures, roles and responsibilities before, during and after a flood incident.
- In the application of SUDS techniques it is recommended that priority is given to the use of surface water drainage techniques due to the generally permeable soils throughout Salisbury. However prior to implementing these techniques, each site should confirm that the use of infiltration drainage will not increase the risks of groundwater flooding.
- Four out of seven of the Area of Search for development identified by Salisbury District Council intersect with Climate Change Flood Zones 3b and 3a, as does the existing urban areas of Salisbury, Tisbury, Wilton, Mere, Downton, Amesbury, Bulford, Durrington and Shrewton. In allocating sites for development Salisbury District Council will be required to undertake the Sequential Test if proposing any sites that lie within Flood Zones 2, 3a and 3b at any point in the developments life. This will ensure the more vulnerable uses of land can be allocated to the lowest risk sites.