

From: Davies, Stella <stella.davies@wiltshire.gov.uk>

Sent: 24 February 2025 11:49

To: John Hartley [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Subject: RE: 2014 flood

Dear Mr Hartley,

Thank you for your email. We will have to review the content of your email in comparison to the report and events of 2014. In the meantime, however I have put some thoughts in green into the email below.

Best wishes,

Stella Davies MSc, C.WEM, MCIWEM
Principal Drainage Engineer (Flood Risk)

Weather and Drainage/ Highways Asset Management and Commissioning

From: John Hartley [REDACTED]

Sent: 18 February 2025 15:18

To: Davies, Stella <stella.davies@wiltshire.gov.uk>; [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Subject: RE: 2014 flood

Stella,

I am working on a response to the submitted flood risk assessment regarding the Sands Quarry site and needed to refresh my memory about the 2014 flood. I found your email of 6th August 2024, see below and the attached.

In the report, under the heading 'Outcome of the Investigation' there are 10 points noted under the sub heading of 'Action/proposed action in response'.

- My house was flooded during that storm so I think I might qualify as an 'affected resident', but no one has come to talk to me about the flood. (This will need to be checked with the report writer on the methodology of that report)
- Evidentially the surface water drain that runs partly under my property was overwhelmed but there has been no liaison with me. (This will need to be checked with the report writer on the methodology of that report)

- What are 'property level protection systems'? do you give advice on these when you come to discuss the flood with me? Property flood resilience systems are explained at the Flood Hub website accessible at the link below: [Property Flood Resilience | The Flood Hub](#)
- Highlight areas at risk..... What does this mean? This would need to be checked with the report writer, however usually it means identifying so called hot spots- areas that are affected by flooding on regular bases. Was anything done? As above. Presumably, it means that if an area flooded in 2014, building a data centre in that area would quite obviously increase the risk of flooding the neighbouring area. Would you agree? Not necessarily, sometimes existing drainage/flood risk issues can be managed via appropriate drainage improvements works.
- Wessex Water to investigate their sewer capacity. Request sent to Wessex Water for an update. Since there is not a WW surface water sewer serving Westwells, what did their investigation uncover? The existing drainage is a private drainage formerly owned by MOD. Any drainage under private land is in the ownership of that land owner.
- There is an action point noted as 'Environment Agency regarding Corsham and main river'. What does this mean and was it done? Environment Agency contacted for an update.
- Mapping projects with Parish Councils Could you tell me what the results of this achieved? This will need to be checked with the Report writer and wider drainage team.
- Update relevant flood plans..... Presumably this updating meant that the Sands Quarry site would be included as a site with a potential to flood. Please note that the EA updates their maps and data regularly. Some updates were made in Feb 2025 with further updates planned for March 2025. [Where do you want to check? - Check your long term flood risk - GOV.UK](#)

The heading on the report says that the date of the investigation is 'on going', do you now have answers, the flood was over 10 years ago now? Flood reports or other flood documents are usually classified as living documents. That is why it usually says ongoing.

When more data is available, we will write back to you again.

All the best

John Hartley BSc RICS

Building Surveyor

From: Davies, Stella <stella.davies@wiltshire.gov.uk>

Sent: 06 August 2024 17:38

To: John Hartley [REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
Subject: RE: 2014 flood

Dear Mr Hartley and all,

Thank you for your email.

I have now checked Wiltshire Council Public Website and S19 Flood Report was prepared following the 2014 floods in Corsham, therefore any former flooding reports would have been taken into consideration as part of that report.

The report is available on the public website and can be located here:

<https://www.wiltshire.gov.uk/media/179/Section-19-West-Wilts-area/pdf/Section-19-west-wilts-area.pdf?m=1572613641343>

I have also attached copy of that report to this email for ease of reference.

I trust that the above and attached is of an assistance.

Best wishes,

Stella Davies

Principal Drainage Engineer (Flood Risk)

Weather and Drainage/ Highways Asset Management and Commissioning

From: John Hartley [REDACTED]

Sent: Tuesday, August 6, 2024 5:30 PM

To: Davies, Stella <stella.davies@wiltshire.gov.uk>
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Subject: FW: 2014 flood

Ms Davies,

I have been copied in to your email to Morgyn Davis. I am attaching some photos taken of our house, some time in the morning of Sept 19th 2014.

Not the best photos but they do show the flood water through our house. Can't find any taken outside but it was in the middle of the night so not conducive to photography.

Difficult to be precise about the time of night the photos were taken but the water had receded enough to allow us to open the doors. Initially the water outside was higher than inside so we couldn't open doors. As soon as the water level outside dropped, we opened the doors and started sweeping the water out.

I have made contact with Corsham Town Council on a number of occasions asking what was the cause, but I got no meaningful response, but the response did acknowledge that they were investigating. Those emails are on a backup drive which I am sure I can sort out when I am back from holiday.

The important thing is that Corsham Town Council knew about it.

I know that the fire brigade attended but they had to leave to pump out the railway line at Potley. Again it shows they knew about it.

So at least two statutory bodies knew about the flood.

Should I have reported the flood to anyone else? In my innocence, I thought that those two statutory bodies would have made formal reports to Wiltshire Council concerning the flood. Are you suggesting that this did not happen?

All the best

John Hartley BSc RICS

Building Surveyor