

6 Ash Walk, Warminster – Flood Risk Assessment Addendum

Reference: Tumu Consulting Ltd, Groundwater Flood Risk Assessment, Ref 19730■R01■A

Prepared by: Andy Janes

Date: November 2025

This addendum updates and supplements the Groundwater Flood Risk Assessment (GFRA) prepared by Tumu Consulting Ltd in October 2023. The original GFRA supported a two■storey dwelling proposal that was not approved. The current proposal seeks only to complete the existing outbuilding as a single■storey ancillary annexe. The 2023 GFRA identified a potentially high groundwater flood susceptibility on Wiltshire Council's mapping, mitigated to low risk through raised DPC levels and permeable finishes. The baseline conditions remain unchanged and the existing soakaway continues to operate effectively. Finished floor levels remain approximately 300 mm above Ash Walk highway level. No new impermeable surfaces of any significance are proposed. The development therefore remains fully compliant with NPPF (Dec 2023 §§ 159–169) and Core Policy 67 of the Wiltshire Core Strategy.