

As an update to my concerns about flooding from the proposed development site application PL/2026/00195, the photographs below show how flooding and surface water runoff extends to other areas putting them at risk of flooding.

The current Jubilee gardens development is having significant flooding issues with flood water being pumped into the River Were running through it. This is creating flooding downstream from Jubilee Gardens encroaching onto the back gardens of many of the houses along Manor Gardens and Newport, just off The Portway.

My wife had conversations with a number of Warminster residents on Sunday 15 February. One resident, whose back garden backs onto the River Were which runs at the back of the sports ground at Portway Field running along the side of Portway Lane, stated that he had never seen the stream running so high, so fast and with so much muddy water.

Today my wife noted that the River Were at this point was encroaching onto the back gardens of houses along Manor Gardens.



Above: River Were is close to flooding the back garden

The source of the muddy water is the Jubilee housing development which has flooded over much of its land to such an extent that the water exceeds the height of the retention pond which has been barricaded to prevent further overflow, with straw bales laid to minimise the effects of flooding. The pumping has used long pipes to take the water to the river where at which point the flood water is taken down hill causing the problems at Manor Gardens and Newport.



Above: Part of the piping to remove flood water from Jubilee Gardens.



Above: Water in the attenuation pond is flooding, requiring extra barricading.



Above: Hay bails have been placed to reduce flooding spreading further into the Jubilee Gardens development.

When traced back along its course the river Were runs under the bridge over which Dorothy Walk runs from the sports ground to behind The Church of St Denys.

The photograph below highlights that floodwater from the Jubilee Gardens development, marked by the red arrow is muddy, whereas water from the un-named stream runoff, marked with the black arrow, is clear.

Both sets of water contribute to the effects seen in the first photograph, where if flood water run off gets worse, the back gardens along Manor Gardens will be flooded.



Above: Muddy water from Jubilee Gardens is seen mixing with clear water from the un-named stream at the point of the bridge.

Conclusion

If the flood water and surface water run off from the current development at Jubilee Gardens combine with the flooding and surface water runoff from the proposed development off Westbury Road for 205 houses, then housing downstream is at significant risk of flooding.