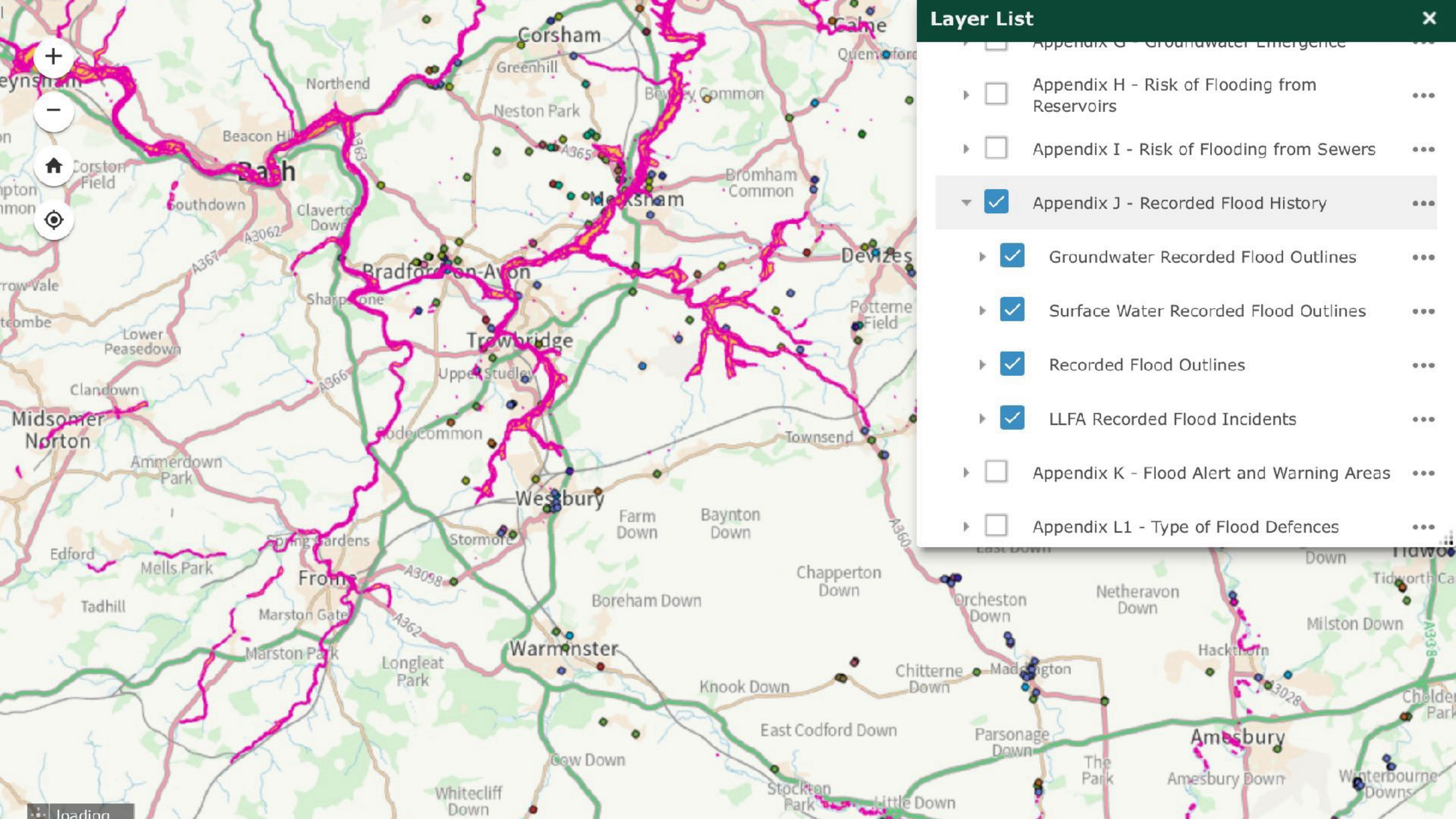
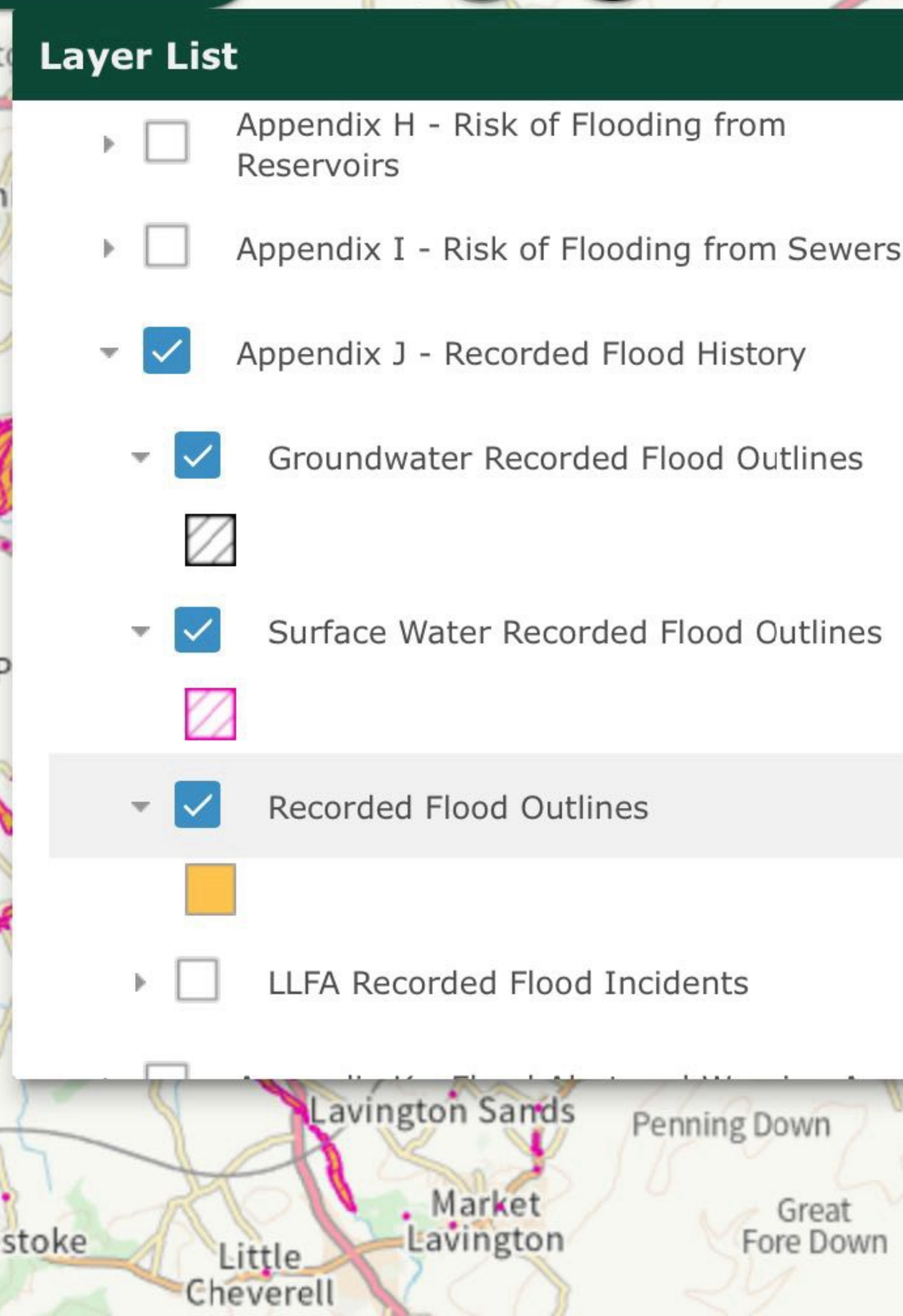




- Wiltshire councils SFRA which is the online arcgis, live version of the document has flooding maps that show the extent of flooding based on historic floods rather than modelled estimates.
- These maps help to define the difference between actual events and projected models and help redefine the models to be more accurate.
- The above wide view is of part of the county including Warminster and Trowbridge and there is a marked difference in the data mapped between the two settlements which will effect the accuracy of flood risk management, sequential tests and funding for flood risk management.
- This map is meant to enable accurate up to date flood risk management, sound planning decisions, and effective flood risk management spending but with Warminster and Bishopstrow having no flood outlines recorded, despite them being reported, the two areas will be treated differently to better mapped areas, and lose further funding to areas already well mapped.



- ▶ ☐ Appendix H - Risk of Flooding from Reservoirs
- ▶ ☐ Appendix I - Risk of Flooding from Sewers
- ▼ ☒ Appendix J - Recorded Flood History
 - ▼ ☒ Groundwater Recorded Flood Outlines

 - ▼ ☒ Surface Water Recorded Flood Outlines

 - ▼ ☒ Recorded Flood Outlines

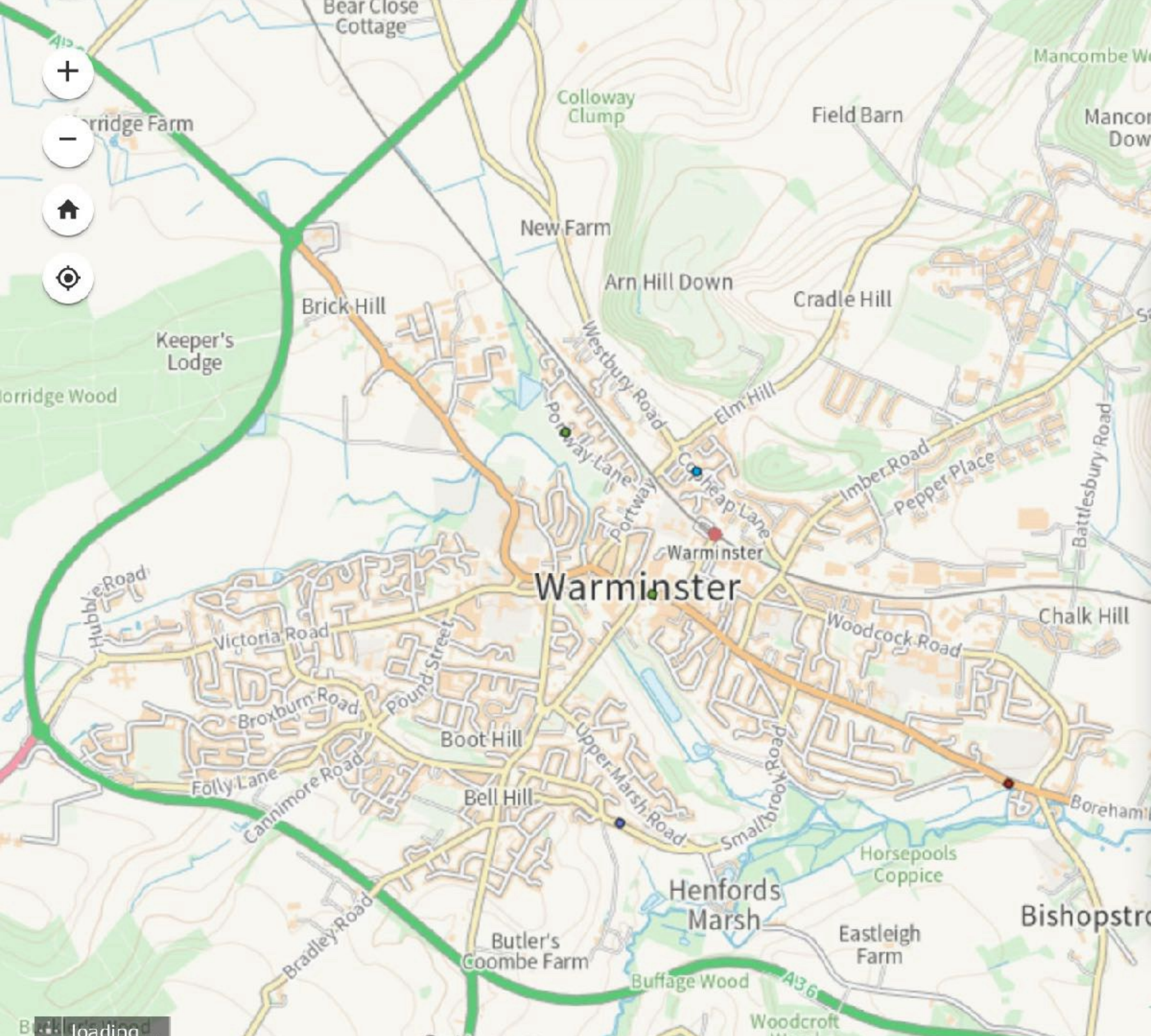
 - ▶ ☐ LLFA Recorded Flood Incidents

LLFA Recorded Flood Incidents

Market
Lavington

Great Fore Down

- As is evident on the above map, the extent of flooding from surface water, and historic events is clearly marked and looks extensive which would ensue that planning officers assessed their plans in line with known flood issues in these areas, helping to make sound decisions on developments, flood risk infrastructure weaknesses, pinch points, vulnerable areas and possible flood storage areas for heavily effected sites.
- Using these details along with site specific fra documents helps ensure that the infrastructure required to manage flood risk now and going forward is front and centre in decision making, and CIL spending, and helps to highlight if the in combination effects of all flood sources may be overwhelming flood infrastructure before costly floods occur.

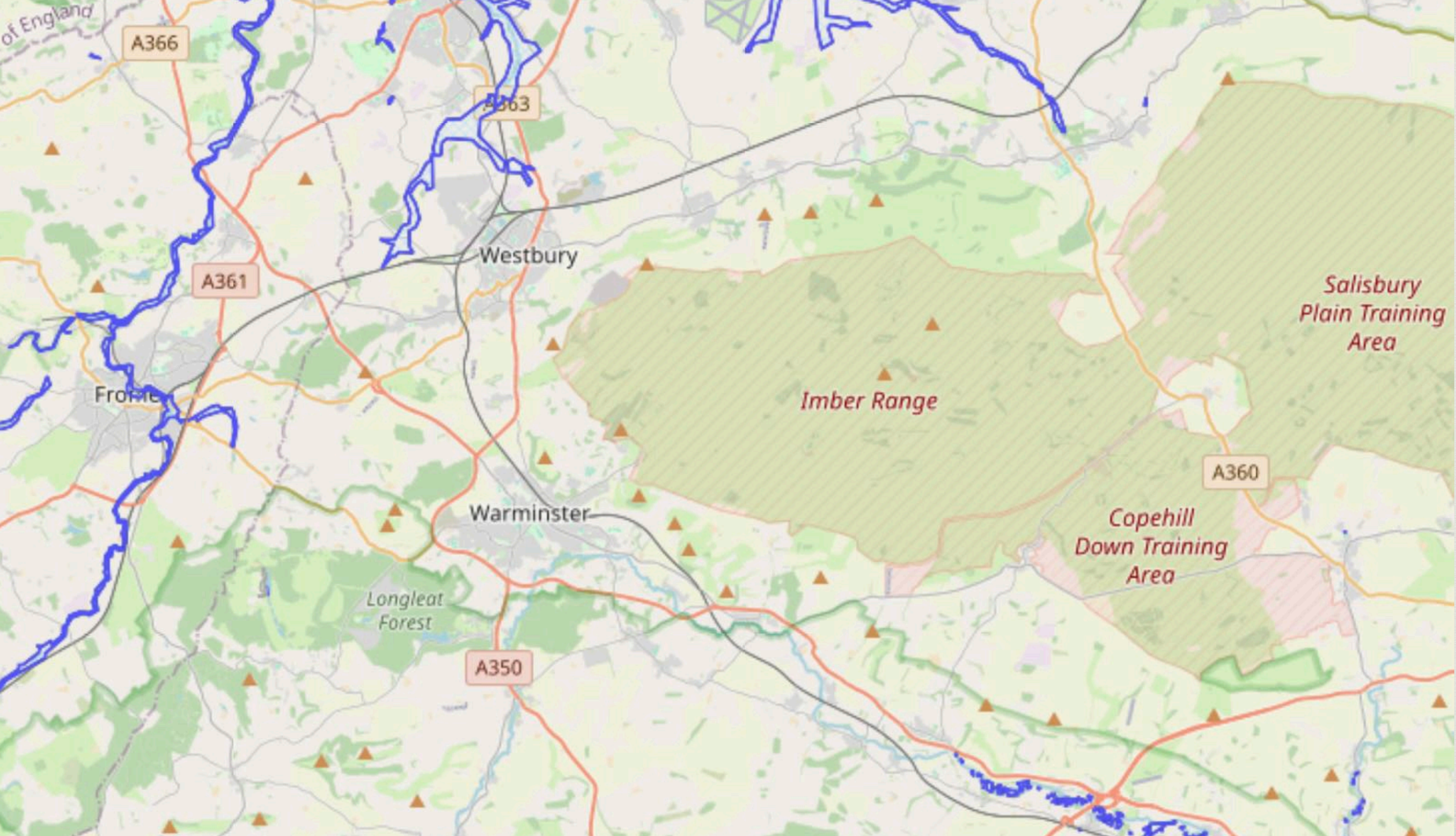


Layer List			×
▶	☐	Appendix I - Risk of Flooding from Sewers	...
▼	☒	Appendix J - Recorded Flood History	...
▶	☒	Groundwater Recorded Flood Outlines	...
▶	☒	Surface Water Recorded Flood Outlines	...
▶	☒	Recorded Flood Outlines	...
▶	☒	LLFA Recorded Flood Incidents	...
▶	☐	Appendix K - Flood Alert and Warning Areas	...
▶	☐	Appendix L1 - Type of Flood Defences	...
▶	☐	Appendix L2 - Flood Defences Standard of Protection	...
▶	☐	Appendix L3 - Condition of Flood Defences	...

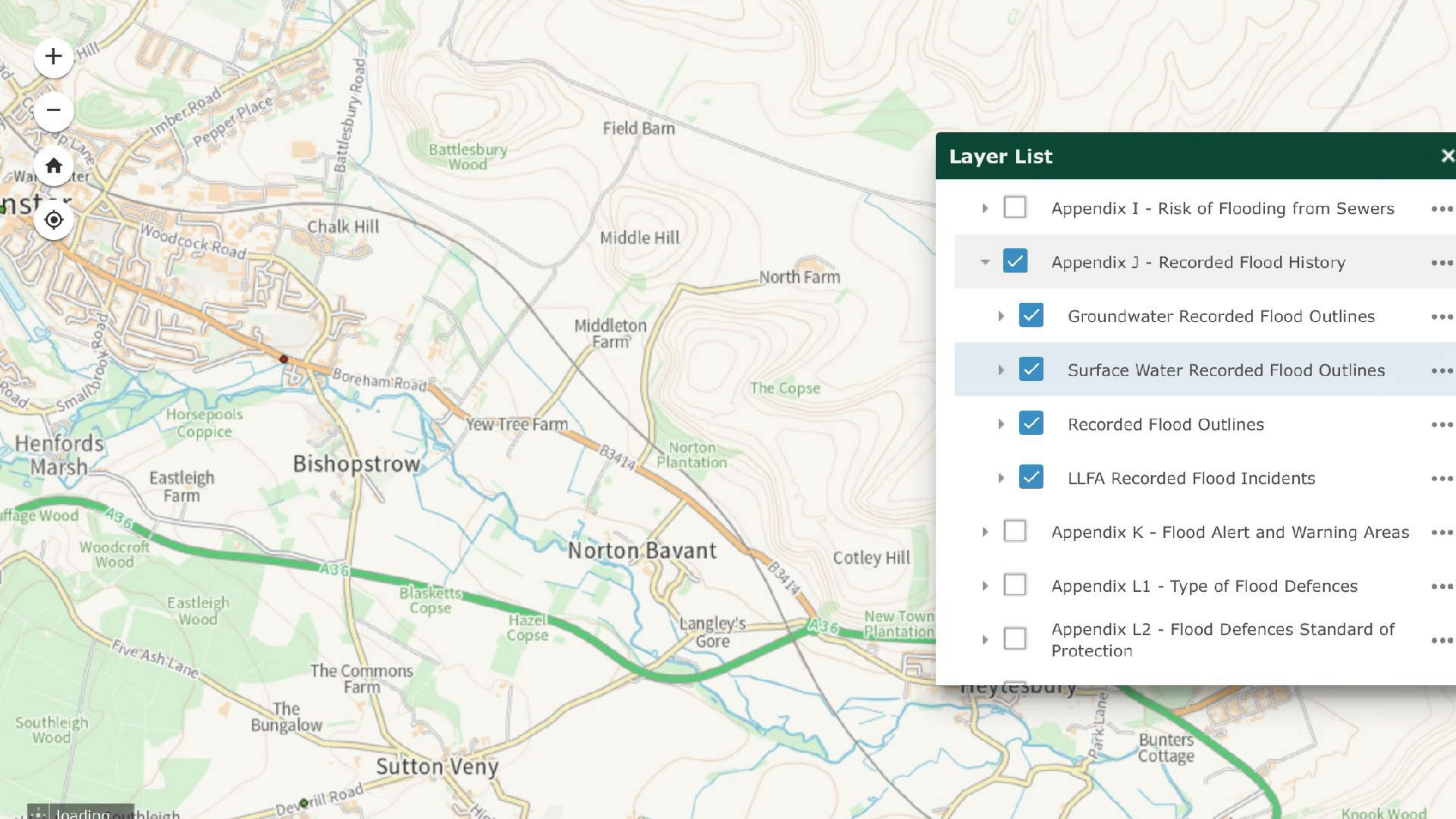
- Warminster's map is totally different showing zero floods, their extent, which flood source caused them, the in combination effects of different flood sources flood frequency and impact, or any other needed information for safe site selection.
- Despite the EA requiring a main modification in the current core strategy for Warminster that a SFRA 2 for the town be done due to the complex nature of flooding and the unknown interactions of various flood sources and topography, or the capacity and effectiveness of current flood management infrastructure to cope with current demands on it, let alone those increases due to climate change, this has not been done.
- The agreement was that no development would occur outside the west urban extension until the SFRA 2 had been completed as safe site selection could not be done. The assessment was also required to understand the functional floodplain, if it was sufficient for needs and if additional flood storage were needed which sites could do this and how would this be achieved?



- The above map is the DEFRA version of the SFRA and it is also missing all flood data from Warminster so neither the EA or county council, or developers are using accurate up to date flood risk information.
- The EA and council have been provided pictures, dates, extent of flooding but never add it to the system, why?
- Despite this total lack of data and know repeated flood events, shown in newspapers, on Facebook, town council flood event reports dating back to 2015 neither the council nor the EA have required specific flood policies for Warminster that reflect this dangerous lack of data. Instead it is not mentioned.
- In addition due to this lack of data many sites have been approved without sequential tests and in direct breach of the main modification without objection from the EA or council, and it took a planning inspector appeal at Westbury rd to stop more sites being approved without adequate assessments.



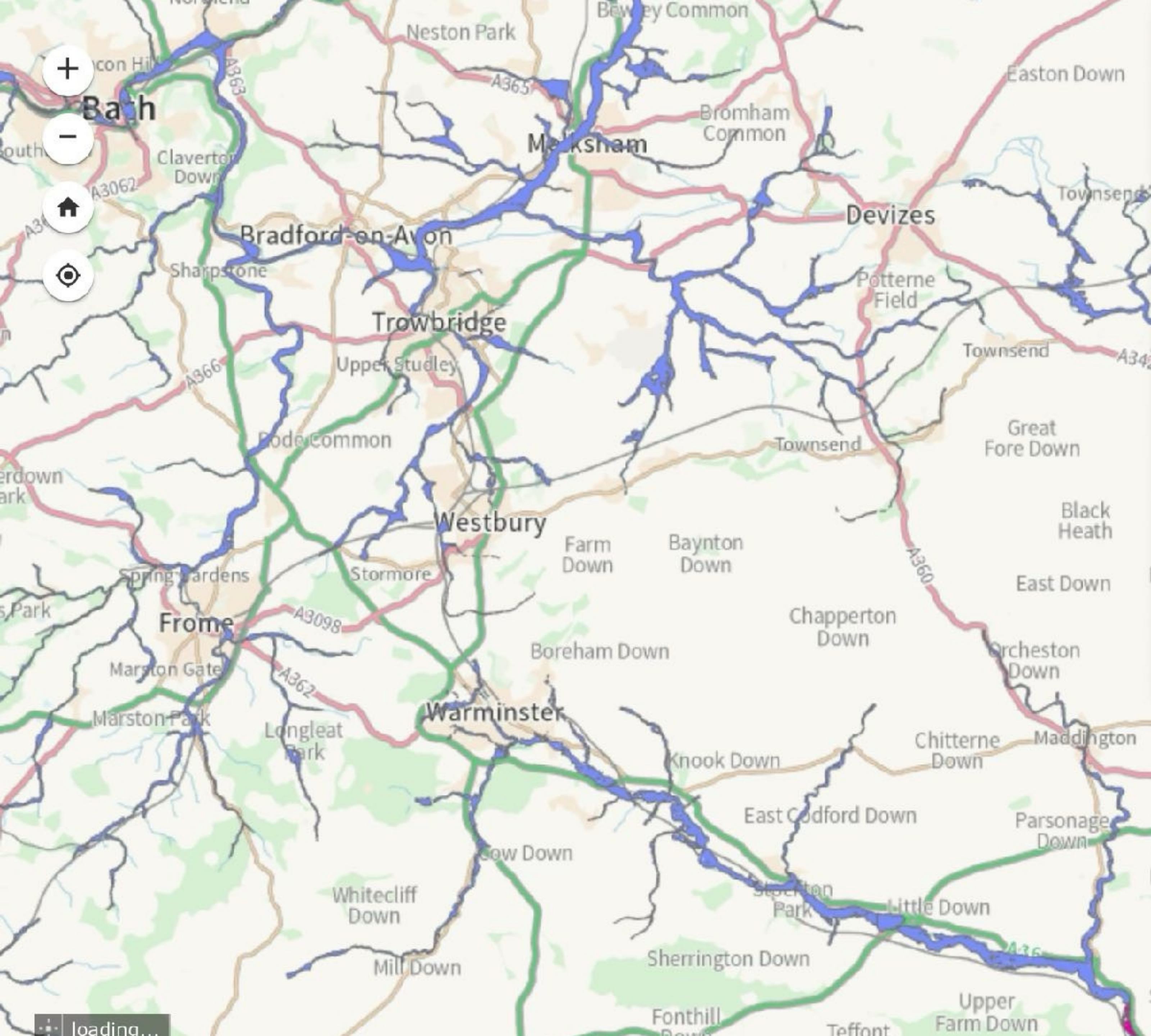
- The above map is a zoomed in version of the previous one and shows the area going from well mapped to almost devoid of anything.
- As far as I am aware this has not triggered any assessments, flood risk policies or any overt action to rectify this situation, leaving Warminster vulnerable to additional inappropriate developments and increased flood risk, which will lead to increased insurance costs which for new homes in high risk areas may be untenable as flood RE insurance reductions don't cover houses built after 2009.



Layer List

- ☐ Appendix I - Risk of Flooding from Sewers ...
- ☒ Appendix J - Recorded Flood History ...
 - ☒ Groundwater Recorded Flood Outlines ...
 - ☒ Surface Water Recorded Flood Outlines ...
 - ☒ Recorded Flood Outlines ...
 - ☒ LLFA Recorded Flood Incidents ...
- ☐ Appendix K - Flood Alert and Warning Areas ...
- ☐ Appendix L1 - Type of Flood Defences ...
- ☐ Appendix L2 - Flood Defences Standard of Protection ...

- As the above map shows Bishopstrow is also devoid of any historic flood data and as such is being used as the dumping ground for all Warminster's excess water despite it already being at or above capacity.
- Unlike Warminster, Bishopstrow doesn't even have any point data for individual floods despite many occurring and being reported so why is this?



Layer List

Layers

Strategic Flood Risk Assessment 2024

...

Appendix B - Community Partnership Areas

...

Appendix C - Flood Map for Planning

...

Appendix D - Flood Zone 3b

...

Flood Zone 3b detailed model

...

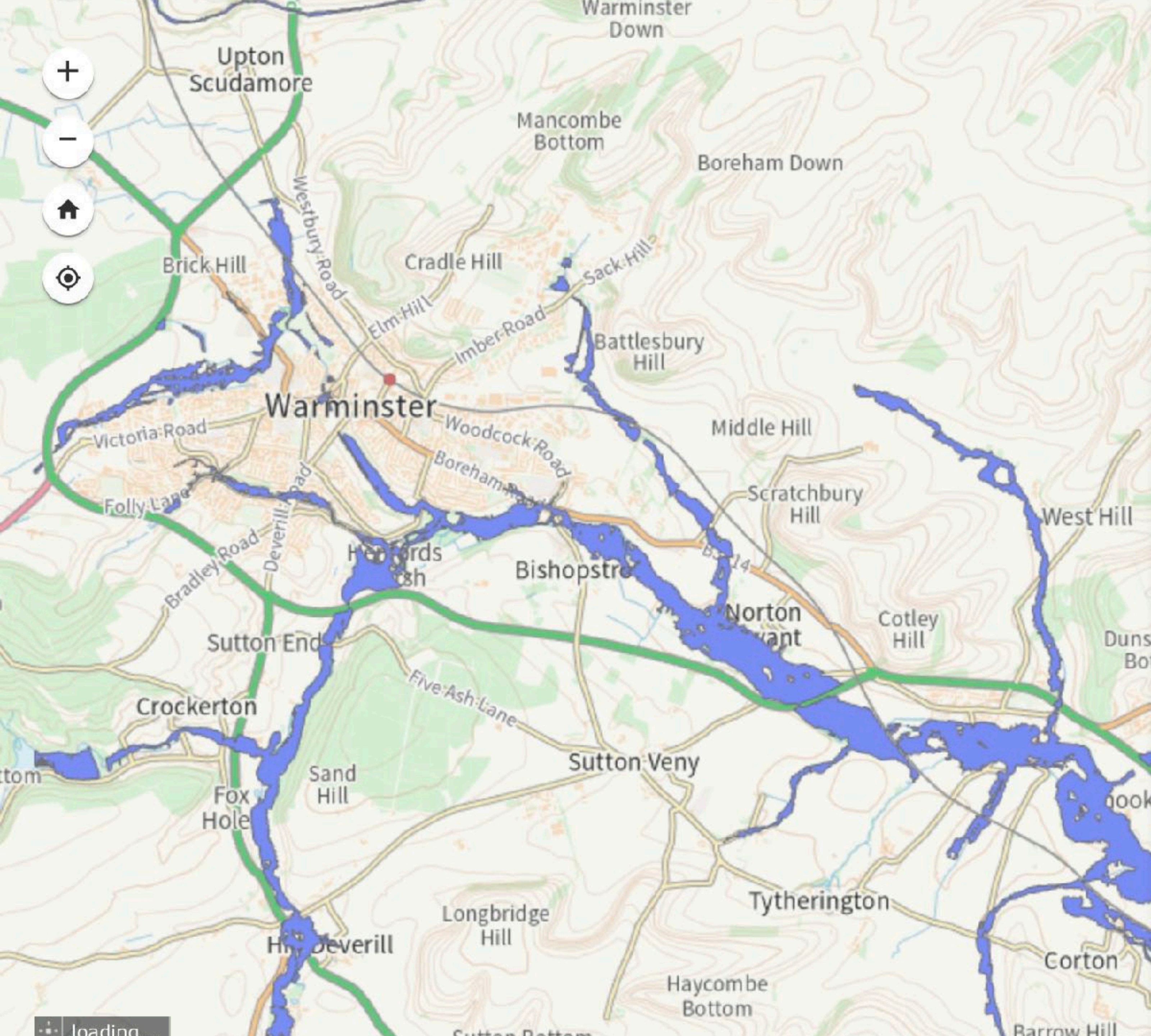
Flood Zone 3a proxy

...

Appendix E - Risk of Flooding from Surface Water

...

- The above map highlights the potential extent of hydrological models of river flooding, now showing Warminster is potentially as heavily impacted as Trowbridge, which would not have been apparent on the previous maps, and would infer that Warminster's rivers were so well managed that flooding never occurred, which is the opposite of the real situation.



- ✓ Strategic Flood Risk Assessment 2024 ...
- ☐ Appendix B - Community Partnership Areas ...
- ☐ Appendix C - Flood Map for Planning ...
- ▼ ✓ Appendix D - Flood Zone 3b ...
- ▼ ✓ Flood Zone 3b detailed model ...
- ▼ ✓ Flood Zone 3a proxy ...
- ☐ Appendix E - Risk of Flooding from Surface Water ...
- ☐ Appendix F - Impact of Climate Change on RoFSW ...
- ☐ Appendix G - Groundwater Emergence ...
- ☐ Appendix H - Risk of Flooding from Reservoirs ...
- ☐ Appendix I - Risk of Flooding from Sewers ...
- ☐ Appendix J - Recorded Flood History ...
- ☐ Appendix K - Flood Alert and Warning Areas ...
- ☐ Appendix L1 - Type of Flood Defences ...



The Avenue Primary School and Children's Centre

Warminster
Community Hospital

Warminster

Warminster

New Close
Primary School

Woodcock Road

Kingdown
School

St John's Church
of England School

B3414

Rock Lane

St George's Roman
Catholic Primary School

The Dene

Grange Lane

Boreham Road

Yew Tree Farm

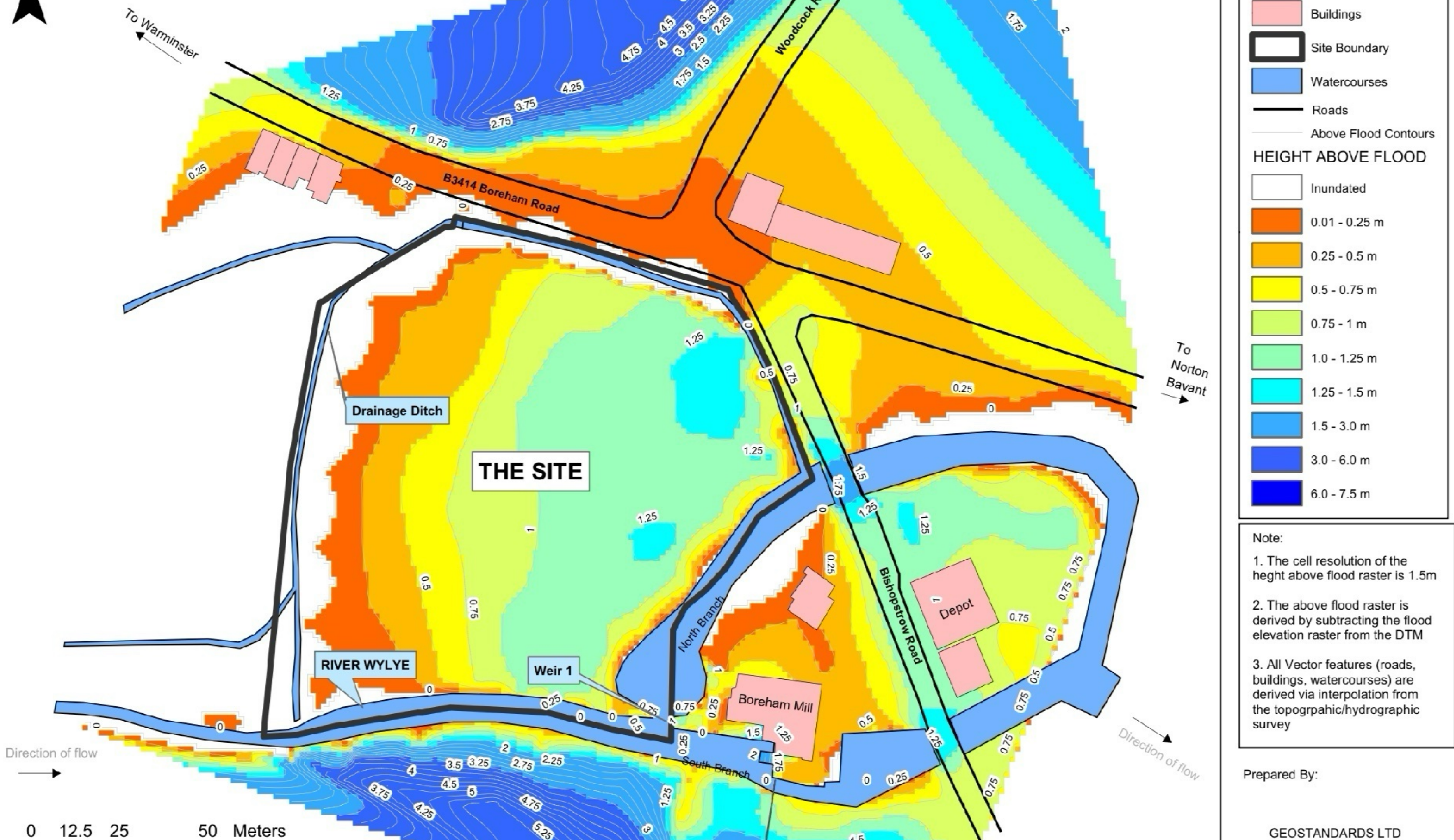
Bishopstrow

Eastleigh
Farm

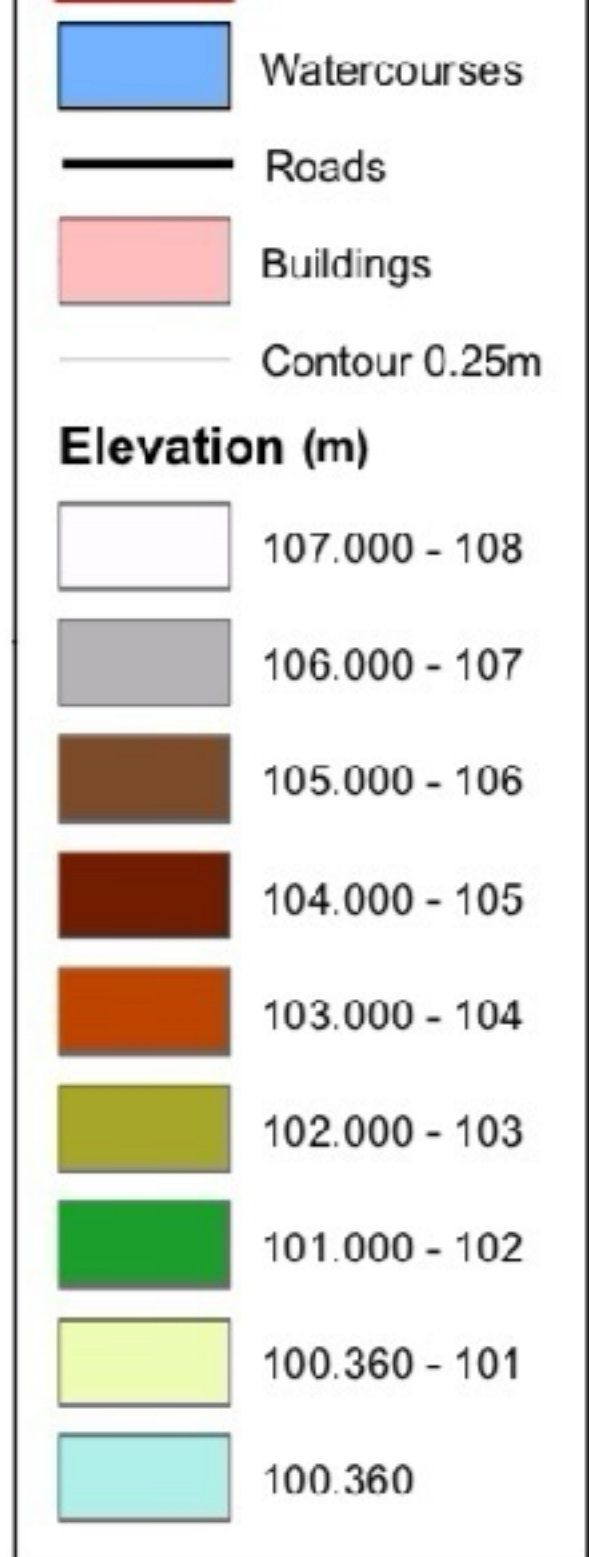
Butler's
Coombe Farm

Loading

- The two above maps show the massive increase in floodplain width as Water leaves Warminster and flows down the valley.
- It highlights the pinch point at Boreham rd, and indicates that woodcock rd is heavily effected by river flooding, despite it being on the other side of the valley from the river.
- This can only occur due to the hydrological pressure being created by the blockage in the floodplain known as Boreham mead. This site removed the entire width of the floodplains flood storage and instead created a several hectare embankment, redirecting flood water from the valley into surrounding roads and houses such as park cottages.
- Without this embankment at Boreham mead there would be insufficient water pressure for the water to leave the valley and flood the road.



- The above map is a ground height map indicating height by colour. It shows the lowest point being the roundabout and woodcock /Boreham red junction to the back of the terrace. At this point the road rises and water from the river could only flow here under huge and continued pressure from water leaving the valley behind park cottages.



Note:

1. The Digital Terrain Model is presented as a Triangulated Irregular Network (TIN)
2. All Vector features (roads, buildings, watercourses) are derived via interpolation from the topographic/hydrographic survey
3. Only buildings immediately surrounding the site are shown

Prepared By:

- The above map for Boreham mead is a less detailed version of the previous map, used by the developer in the attempt to change the flood map extent, which was Eventually successfully changed to show less of the site effected.

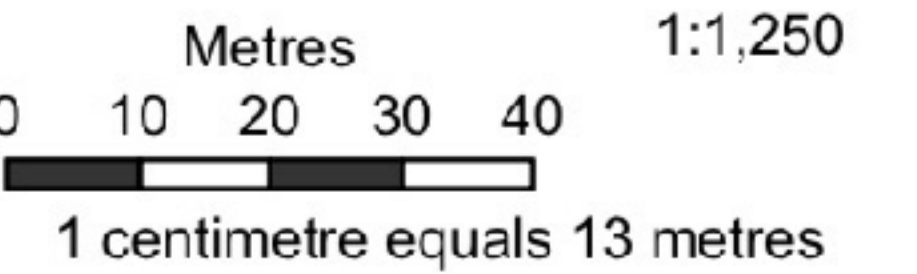
389000.000000



Legend

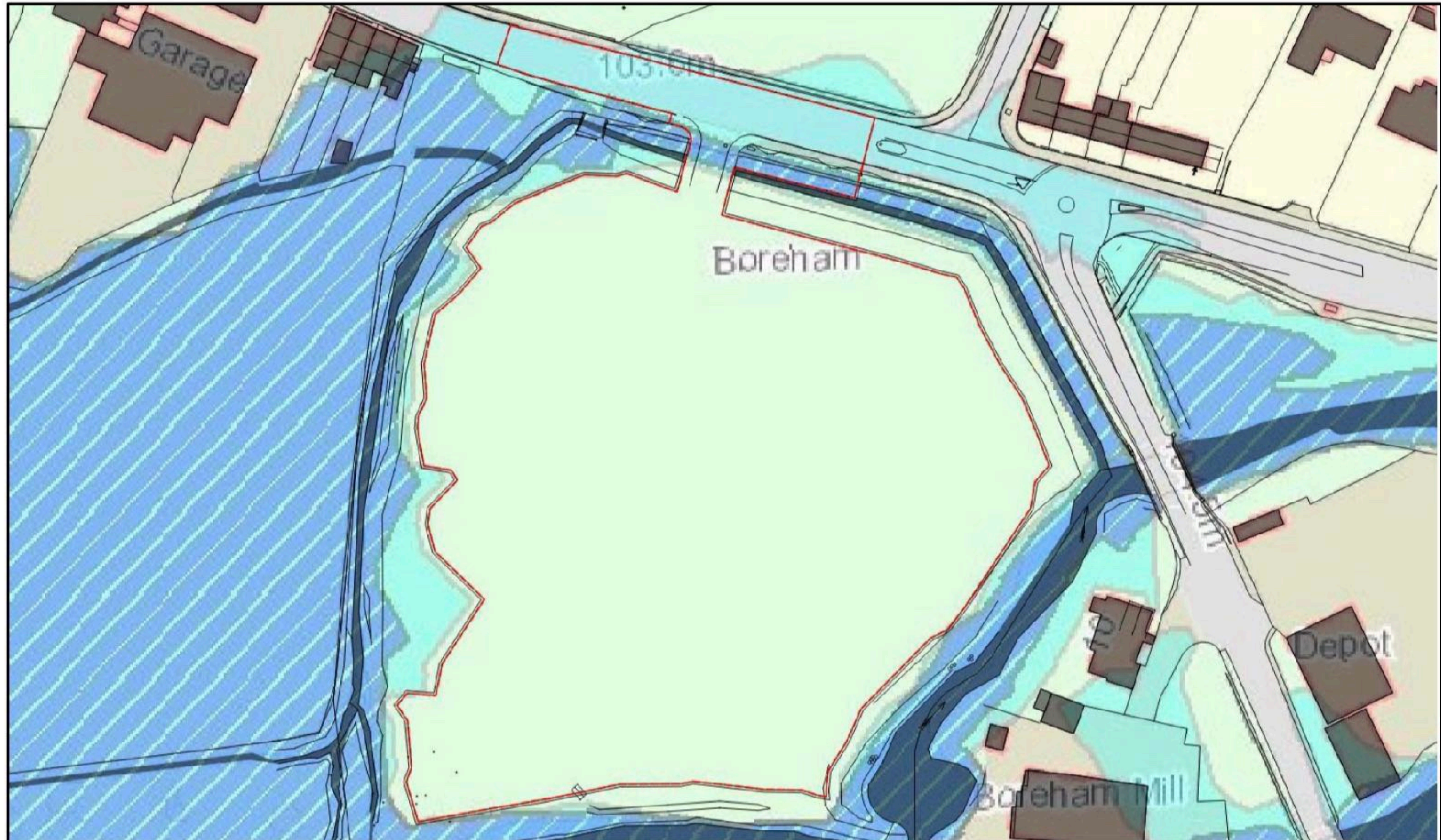
-  Flood Zone 3 (1:100)
-  Flood Zone 2 (1:1,000)

Flood Map Areas (assuming no defences)
Flood Zone 3 shows the area that could be affected by flooding:
- from the sea with a 1 in 200 or greater chance of happening each year
- or from a river with a 1 in 100 or greater chance of happening each year.
Flood Zone 2 shows the extent of an extreme flood from rivers or the sea with up to a 1 in 1000 chance of occurring each year.

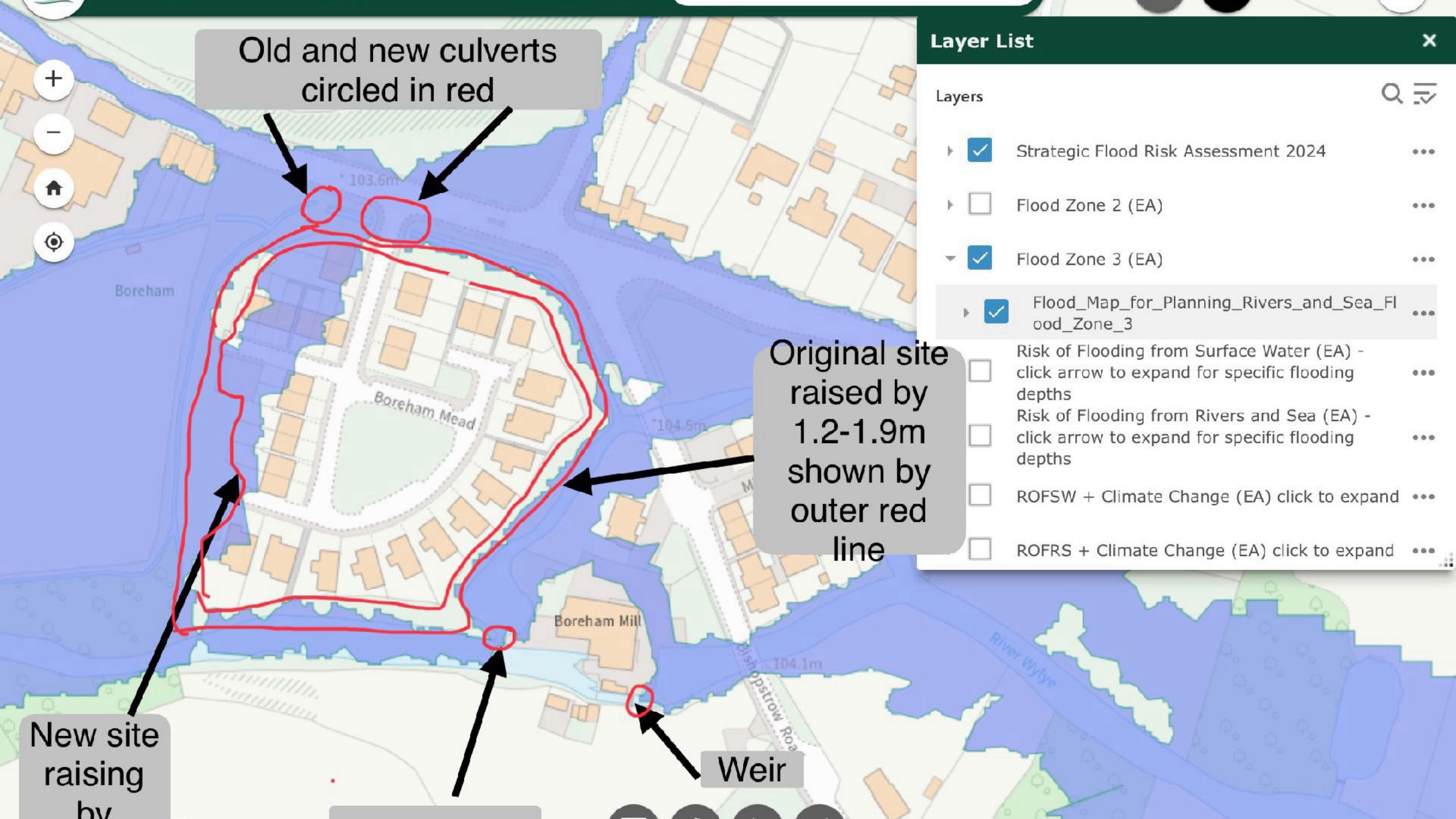


- This was the original EA flood extent map showing a large portion of the site being in zones 2-3. This flood extent map had prevented development of this site due to flood risk but once changed development could proceed.
- The EA allowed the hydrologists to use a permeable catchment figure for flood height, which lowers the extent as water is expected to drain freely, yet the EA knew the site is in a high ground water, flood warning area, which should have meant that the permeable nature of the site will increase flood risk due to high ground water in prolonged wet periods not reduce it, yet this was ignored and the map was changed allowing the developer to claim no development in zones 2-3 despite this being the case.

Zone 1 (see modelled extent in **Figure 1**), which has an annual probability of flooding of less than 0.1% (1 in 1000 year return period) from fluvial sources.



- Above is the final flood extent map agreed by the EA which allowed the development to proceed as no development would be in zones 2-3.
- Despite this so called safe site being all zone 1 the EA and developer agreed to raise the site further to prevent future flooding which should not be necessary on safe sites, and in raising the site further they again failed to provide any additional flood storage as required in the nppf.
- English law states that you cannot adjust your land in such a way as to redirect flood water onto another's unnaturally. This action is classed as a nuisance and is the core legal principal behind the nppf policy that development cannot increase flood risk to others. So the site was raised, twice, pushing water round it onto the road and into park cottages, creating a nuisance and liability for the developer and new owners.



Old and new culverts
circled in red

Original site
raised by
1.2-1.9m
shown by
outer red
line

New site
raising
by

Weir

Layer List

Layers

- ☒ Strategic Flood Risk Assessment 2024
- ☐ Flood Zone 2 (EA)
- ☒ Flood Zone 3 (EA)
- ☒ Flood_Map_for_Planning_Rivers_and_Sea_Flood_Zone_3
 - ☐ Risk of Flooding from Surface Water (EA) - click arrow to expand for specific flooding depths
 - ☐ Risk of Flooding from Rivers and Sea (EA) - click arrow to expand for specific flooding depths
 - ☐ ROFSW + Climate Change (EA) click to expand
 - ☐ ROFRS + Climate Change (EA) click to expand

- In 2019/20 the EA and council undertook a hydrological assessment of the town and the results changed the flood extent across the town increasing it significantly in many places, one of which was Boreham mead, which now shows half the site under water, which would have prevented this site from being built, if the assessment had been done prior to the planning approval as agreed in the main modification.
- This now leaves a known increase in flood risk to surrounding properties unmanaged, as despite the change to the map neither the EA or council required a reassessment of any effected area, or a recalculation of the risk now posed by flooding and if the agreed mitigation measures were fit for purpose.
- This lack of action allowed the site to be built out and then caused the significant floods of 2034&24 where houses were flooded and cars damaged in flood waters.



BURIED SECTION OF PIPE WITH EXISTING
BED PROFILES AND MATERIAL CARRIED
THROUGH.

1200mmØ RIDGISTORM
INSTALLED HALF BURIED
EXISTING DITCH BED.

TO B3414 (BOREHAM ROAD)

REFER TO DRAWING No.
B05066-CLK-XX-XX-DR-C-015C-S2-P01
FOR ROAD CONSTRUCTION DETAILS

PROPOSED
CARRIAGEWAY
CL LEVEL:
104.870m

PROPOSED
CARRIAGEWAY
CL LEVEL:
104.017m

PROPOSED
CARRIAGEWAY
CL LEVEL:
104.250m

PROPOSED
CARRIAGEWAY
CL LEVEL:
104.870m

1200mmØ RIDGISTORM-XL PPE
INSTALLED HALF BURIED BELOW THE
EXISTING DITCH BED.

EXISTING DITCH
IL 102.292m

BURIED SECTION OF PIPE WITH EXISTING
BED PROFILES AND MATERIAL CARRIED
THROUGH.

GRANULAR BED AND SURROUND
MATERIAL TO BE PLACED AND
COMPACTED TO ACHIEVE A MINIMUM
PROCTOR DENSITY OF 95% (UNLESS
OTHERWISE STATED IN THE SPECIFICATION)

PIPE SOFT LEVEL
103.132m

CHANNEL INVERT AT
CENTER OF CULVERT
102.457m

PIPE INVERT LEVEL
101.857m

EXISTING DITCH

SELECTED AS DUG MATERIAL LAID IN
ACCORDANCE WITH DMRB SERIES 300.

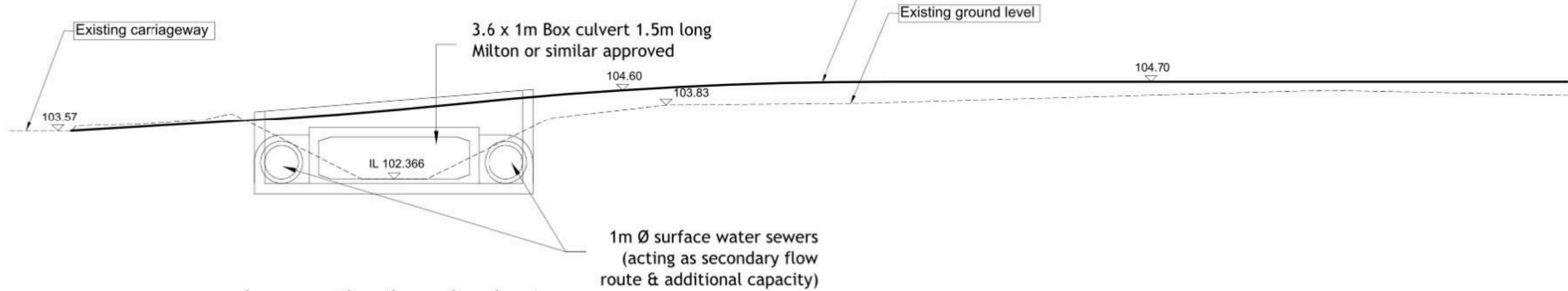
EXISTING DITCH
IL 102.624m

WELL COMPACTED SINGLE SIZE
COARSE AGGREGATE IN ACCORDANCE
WITH BS EN 12620; CLAUSE 4.3.2
GRADING 4/10 6/14 OR 10/20

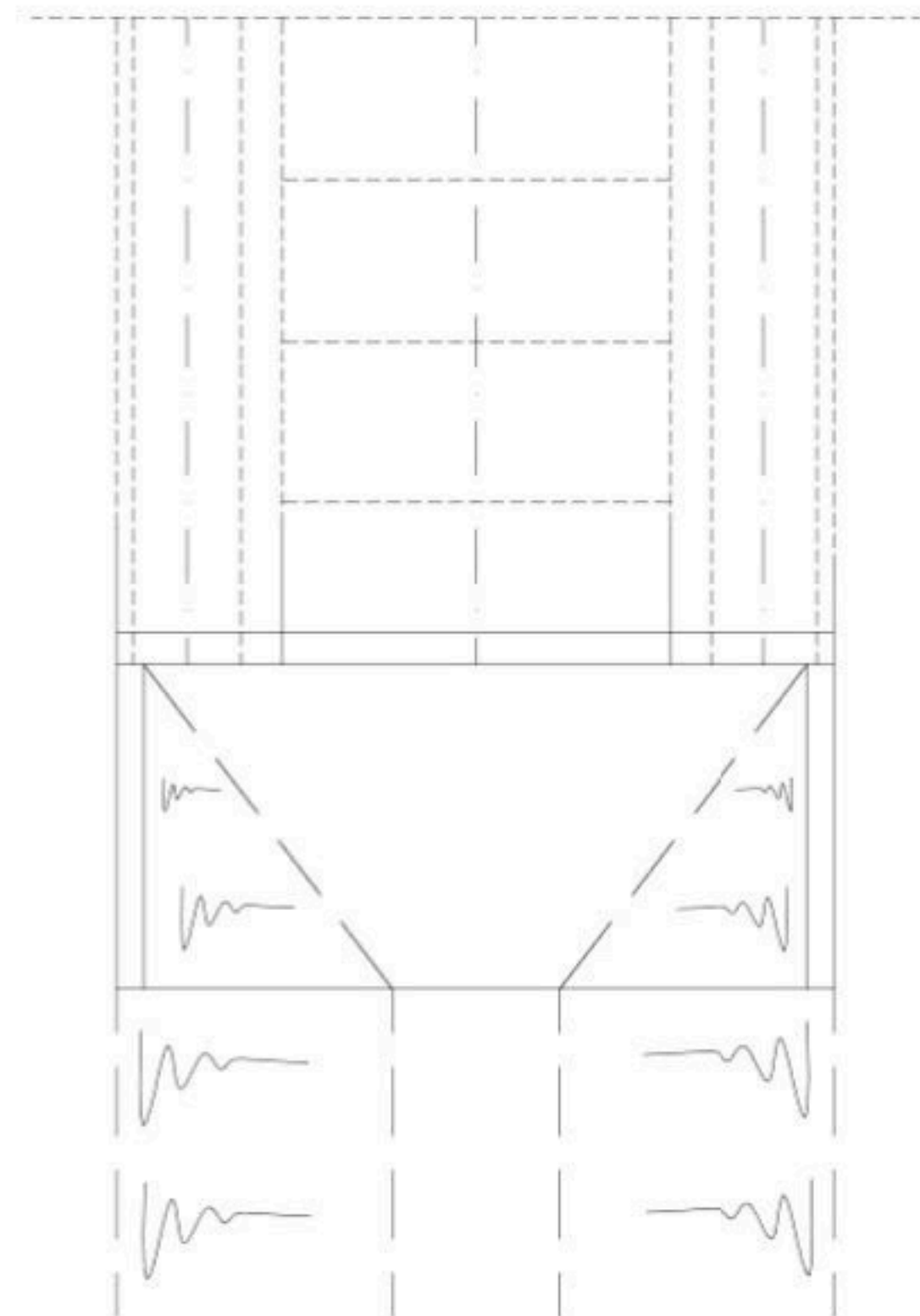
425

425

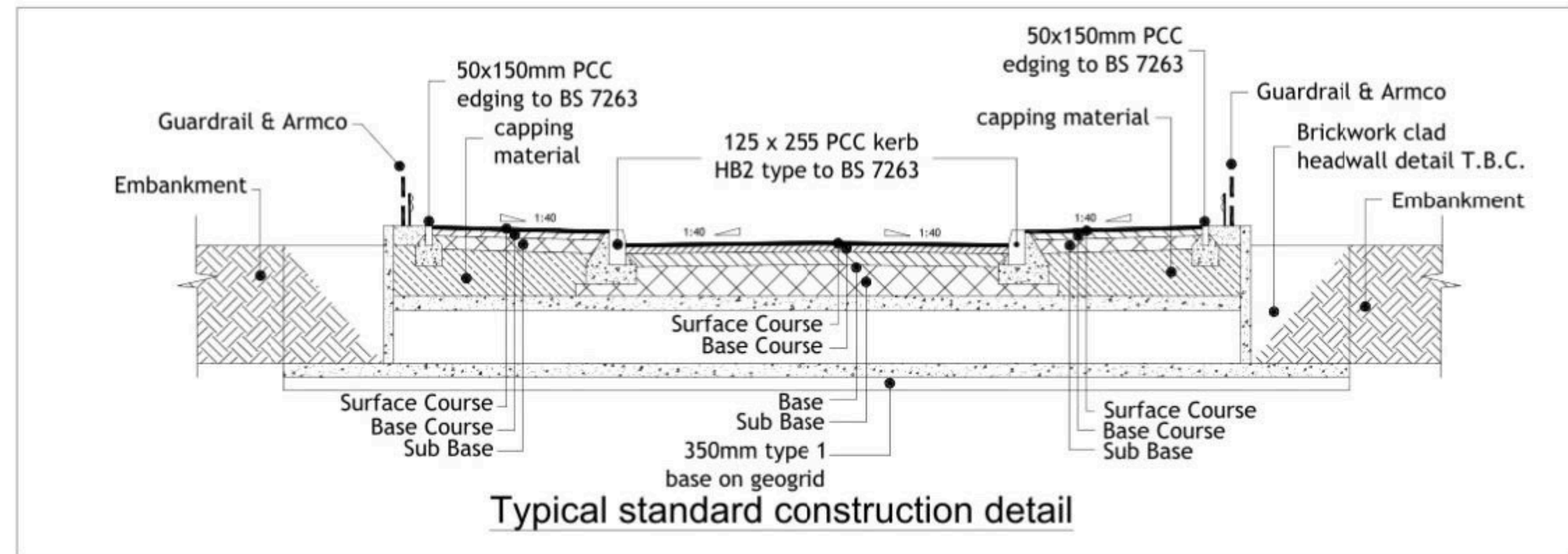
- The risk for flooding was increased further due to the council allowing the developer to change the culvert size(below) agreed upon by the EA to a much smaller one(above), based on inaccurate data provided by the developer in order to cut costs.
- The adjusted culvert went from a capacity of over 11m³/s to one of only 0.5m³/s. A drastic reduction and far too small to handle the large volumes of floodplain water now trapped in the field's behind park cottages. This culvert is so restricting that the volume of water buildup raises the flood water across the valley floor by three or more feet allowing it to enter the properties on Boreham rd despite their raised positions.



Long section through culvert

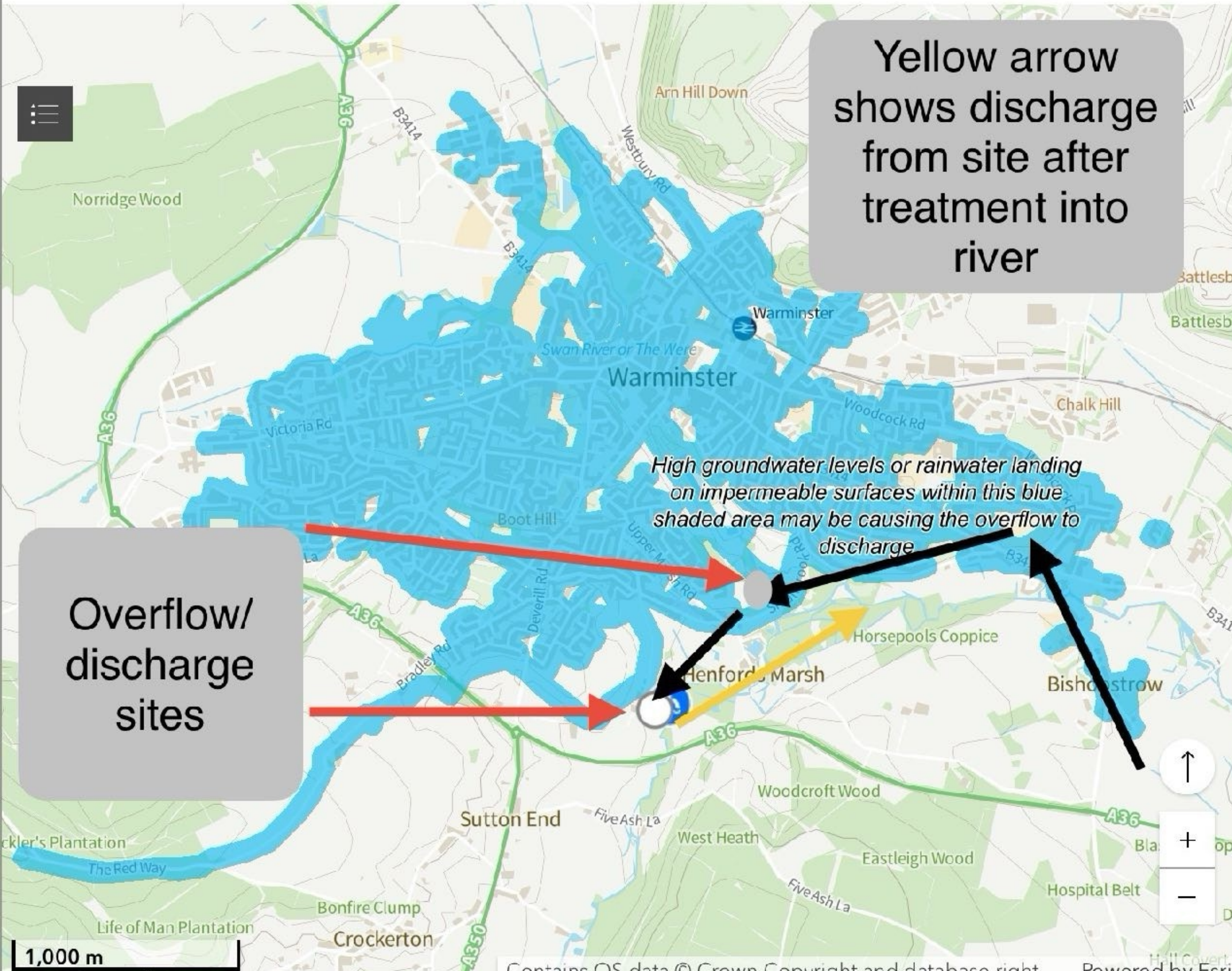


Plan



- The above map shows the size of the original EA agreed culvert, which may still have not been large enough to accommodate the flood increases expected due to climate change, but would have provided much better short term movement of water down the valley.
- But this increase would simply have shifted the burden down stream to Bishopstrow quicker, potentially overwhelming their floodplain which is already at capacity and unlikely to be able to cope with additional flows.
- If this site is not removed along with the undersized flood infrastructure, considerable investment will be required in creating sufficient flood storage to manage both town discharges and the massive volume of water coming down the valley in the wylfe river, and control features that manage the flows to reduce peaks and enable better storage and discharge profiles reducing risk. This must be done by including the total sewage treatment discharge amounts as these are becoming much larger and influencing peak events, as overflows are created during floods allowing unknown volumes of unmanaged water discharge into the valley.

Storm Overflow Location Details



Yellow arrow
shows discharge
from site after
treatment into
river

Overflow/
discharge
sites

High groundwater levels or rainwater landing
on impermeable surfaces within this blue
shaded area may be causing the overflow to
discharge

Black arrows
show
pumped
sewage
direction.

WARMINSTER STORM TANK



No recent discharges

[Return to Regional Overview](#)

Discharges

Site Summary

Rainfall

Impact

Investment Plans

Any Questions?

The monitor at this location has not recorded any discharges within the last 24 hours. Last recorded discharge: 20/12/2025

Discha...

No discharges

- The above map highlights the crazy situation where sewage water is pumped up hill from Bishopstrow to Boreham rd, collects discharge from most of east Warminster including Woodcock rd, Highbury park,, the dene, etc etc and is then pumped up hill to calves-water on Smallbrook rd, then on to the treatment plant at Henfords Marsh, where it and all sewage from Warminster's are treated then released into the river Wylye to flow back down hill to Boreham mead then Bishopstrow.
- So not only is Boreham mead and Bishopstrow required to handle all flood water including exceedance flows when attenuation ponds on the new estates reach capacity but also the entire towns treated sewage water which is not added to any calculation in increased flood risk yet the volume discharged is greater than surface water run off rates from green field sites which is known to increase flood risk if not controlled. Pumping water up hill to allow it to flow unchecked back down hill to cause flooding is clearly happening but being ignored but not for much longer.



- Home farm will connect to the overwhelmed pumping station on Boreham roundabout, and discharge surface water to the already overwhelmed Bishopstrow portion of the Wylye river, increasing flood risk by raising the in-combination flows across the town that will overwhelm the valleys capacity.
- The capacity of the floodplain is unknown, the volume of water it is expected to manage is unknown, the effectiveness of the floodplain infrastructure to cope is unknown, and judging by the 50-75 overflow events of the sewage network in 2024 the sewage system is not fit for purpose, added to the increase in flood extent, frequency and speed of flood water at Boreham rd, Smallbrook rd etc this doesn't show a system capable of functioning well now let alone with 2000 more homes.
- The topography of the town is increasing risk, with large paved areas, pushing water at great speed from the high points to the constricted valleys, creating pinch points which overwhelm the systems, and cause flooding to low lying areas, not due to weather, but due to the lack of hydro brakes or other flood flow management systems, that could lessen peak flow events and limit flood risk.