

Appendix E – Summary of flood risk in Warwick District

The table below summarises the areas where there are notable flood risks within the District.

Area	Fluvial flood risk	Existing defences	Surface water flood risk	Susceptibility to Groundwater flood risk				Reservoir inundation risks	Historic, recorded flood events
				<25 %	>=25% <50%	>=50% <75%	>=75 %		
Western district (Kingswood, Lapworth and Shrewley)	<p>This is a rural area, and the fluvial risk comes from a number of unnamed watercourses which flow out of the area to the north or south. There are also two canals which flow through the area (The Grand Union Canal and the Stratford-upon-Avon Canal). Throughout the area Flood Zones 2 and 3 are noted to show similar extents.</p> <p>In the west of the area there is a watercourse which enters the area to the south of Lapworth and flows in a south easterly direction before flowing along the southern boundary and leaving the area near Yamingale Farm. The flood risk from this watercourse is limited to local roads and a few isolated properties.</p> <p>There are two further watercourses which flow in a southerly direction to their confluence south of Lawsonford. One flows from the northeast where it presents a flood risk to local roads, the M40 and B4439 and a few properties along the north side of Narrow Lane. The other watercourse flows from the north, running parallel to the Stratford-upon-Avon Canal, with flood risk to local roads and a property on the east side of Lawsonford. At the confluence of these two watercourses there are a small number of properties at risk. The Flood Zones continue southwards, mainly following the path of the Canal, however, there is no further risk to roads or properties within the study area. At the southern boundary of the study area this flood extent merges with that of the other watercourse from the west as the two watercourses have their confluence on the boundary.</p> <p>There is a watercourse which flows in a southerly direction in the southeast of the area which presents a flood risk to local roads, the M40 and a small number of properties along Station Road in the south end of Hatton.</p> <p>There are three watercourses which flow in a northerly direction out of the north of the study area. There is one on the west which flows along the northern boundary in an easterly direction which only presents a flood risk to a small number of local roads within the area. There is one which flows in a northerly direction from the north of Kingswood until it leaves the area, which also has a rural floodplain with the flood risk limited to local roads. The third watercourse flows north in the northeast of the area and does not present a flood risk to any infrastructure within the area.</p>	The EA AIMS dataset does not show any defences within this area.	<p>Surface water in the area follows the topography, flowing downhill mainly following the path of the watercourses and the roads in the area. The area is predominantly rural with relatively few assets at flood risk; however, there are also a small number of built-up areas where there is a flood risk to properties and infrastructure:</p> <ul style="list-style-type: none"> • Kingswood – there is a large low to high risk flow path which flows in a southerly direction through the east side of the settlement, with a number of properties at risk particularly along Kingswood Drive and Yew Tree Close. There are also several smaller flow paths which flow through the settlement in an easterly direction to join this larger flow path causing further flood risk to several properties across the settlement, particularly along Station Road. • Lapworth – there is a low to high risk flow path which flows through the centre of the area towards the pond just north of the M40. There are also some smaller flow paths which follow the path of the main roads through the settlement. However, only a couple of properties across the settlement are shown to be at risk of flooding. • Rowington – there is a low to medium risk flow path which flows in an easterly direction towards the unnamed watercourse to the east of the settlement, however this remains confined to the road. To the west there are a couple of large low to high risk flow paths, one along the path of the unnamed watercourse and one joining this watercourse from the northeast. At the confluence of these flow paths, a large area of surface water risk builds up on the north side of the Grand Union Canal, with a small number of properties at flood risk on the south side of Old Warwick Road. There is a small area of low to high risk in the west of the settlement with a couple of properties on Saint Laurence Close at flood risk. • Shrewley – there is a low to high risk flow path which flows in a southerly direction to the east of the settlement with a couple of properties at risk along Hockley Road. There are also a couple of isolated areas of low to high risk ponding affecting a small number of properties across the settlement. • Hatton – there is a large low to high risk flow path flowing in a south westerly direction through the south end of Hatton with several properties at flood risk along Station Road. 	✓	✓	✓	✓	None	The EA's Recorded Flood Outlines Shapefile has no records of historic flooding within this area.

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River Avon upstream of Warwick (Kenilworth)	<p>Finham Brook and its tributaries flow in a north easterly direction through the west of the area to join the River Sowe by the Finham Sewage Works.</p> <p>Inchford Brook flows in a north easterly direction towards Kenilworth where it joins Finham Brook. The floodplain of Inchford Brook is rural and flood risk is limited to local roads. Before its confluence with Inchford Brook, Finham Brook flows in a southerly direction along the west side of Kenilworth where there is a school located in Flood Zone 3 and a number of properties along Clinton Lane located in Flood Zone 2, which extends further east.</p> <p>Following its confluence with Inchford Brook, Finham Brook flows in an easterly direction through the northern end of Kenilworth. The flood extent remains relatively narrow with the Flood Zones only slightly encroaching on properties nearest the watercourse. Within Kenilworth, Finham Brook is joined by an unnamed tributary from the south. Along the course of this unnamed watercourse there are several properties at risk, including along Clarendon Road, Glebe Crescent, Reeve Drive, Offa Drive, Arthur Street, Glendale Avenue, Mill End and Forge Road. Finham Brook then continues east and the flood extent extends further south from the watercourse, with flood risk to properties along Dalehouse Lane, Northvale Close and Common Close.</p> <p>On the eastern edge of Kenilworth, Canley Brook joins Finham Brook from the north. The floodplain upstream along Canley Brook is relatively rural, with flood risk limited to local roads and sports facilities. Finham Brook then continues in a north easterly direction to join the River Sowe, with flood risk limited to local roads, farm buildings and Finham Sewage Works.</p> <p>The River Sowe enters the area in the north under the Stonebridge Highway (A45) and flows in a southerly direction to its confluence with Finham Brook. As it flows along the southern end of Coventry there are a couple of properties at flood risk along Mill Lane. From the confluence, the River Sowe continues in a southerly direction and flows along the eastern edge of Stoneleigh with a couple of properties located in Flood Zone 2 before flowing west along the south side of Stoneleigh to join the River Avon.</p> <p>The River Avon enters the area in the northeast and flows in a southerly direction along part of the northern boundary before flowing in a south westerly direction through the area to join the River Sowe. Along this section of the River Avon, the area is relatively rural with flood risk confined to local roads, the edges of Abbey Business Park and Stoneleigh</p>	<p>The EA AIMS dataset shows the following defences:</p> <ul style="list-style-type: none"> • High ground along both sides of the River Avon. • High ground along both sides of the River Sowe. • High ground along both sides of Finham Brook from where it crosses Chase Lane to its confluence with the River Sowe. • High ground along both sides of an unnamed tributary of Finham Brook which runs along the western boundary of Kenilworth from John O'Gaunt Road in the south until its confluence with Finham Brook in the north. • High ground along both sides of Canley Brook from where it enters the north of the area until its confluence with Finham Brook. • High ground along sections of 	<p>Surface water in the area follows the topography, flowing downhill mainly following the path of the watercourses and the roads in the area. The area is predominantly rural with relatively few assets at flood risk; however, there are also a number of built-up areas where there is a flood risk to properties and infrastructure:</p> <ul style="list-style-type: none"> • Kenilworth – this is the largest area in the settlement. There is a low to high risk flow path which flows through the area in an easterly direction following the path of Finham Brook. To the north of this there are several smaller flow paths flowing in a southerly direction towards the brook with flood risk to several properties, including along Castle Hill, Elizabeth Way, Malthouse Lane, Berkeley Road, Amherst Road, New Street, Gloster Drive, Southfield Drive and Windmill Close. To the south of Finham Brook there are several smaller flow paths flowing in a southerly direction towards the brook with flood risk to several properties, particularly along the west side of Borrowwell, in the centre in Whitemoor and in the east through Park Hill. There are also several smaller flow paths and areas of ponding throughout the settlement presenting a flood risk to several properties across the settlement. • Leek Wootton – there are a number of small low to medium risk flow paths which follow the route of roads through the settlement. There are also two low to high risk flow paths which flow in an easterly direction through the settlement towards the A46, where an area of high surface water risk builds up to the west of the A46. There is flood risk to several properties along The Meadows, The Hamlet, Croft Road and Hill Wootton Road. • Ashow – there is a low to high risk flow path which flows in a southerly direction through the settlement with flood risk to properties along the main road through the settlement. • Bubbenhall – there is a flow path which follows the A445, Spring Hill and Lower End through the settlements before flowing in a north westerly direction to join the River Avon, with flood risk to several properties along Lower End. There are also several smaller flow paths and areas of ponding throughout the settlement presenting a flood risk to a small number of properties across the settlement. • South Coventry (Baginton and Middlemarch Business Park) – there are several small flow paths through the settlement, but these are mainly confined to the roads with little risk to properties. There are also a few areas of isolated ponding which affect a small number of properties across the settlement. 	✓	✓	✓	✓	<ul style="list-style-type: none"> • Coombe Pool (northeast of the study area) – follows the path of the River Sowe and then the River Avon until it leaves the area. In the 'Wet Day' scenario the flood extent is wider and extends upstream along both the River Avon and Finham Brook at their confluences with the River Sowe. • Draycote Water (east of the study area) – extends upstream along the River Avon to Ashow in the 'Dry Day' scenario and to the south of Stoneleigh Park in the 'Wet Day' scenario. • Naseby Reservoir (northeast of the study area) – extends along the River Avon for its entire length through the area. The extent is much wider in the 'Wet Day' scenario and extends upstream along the River Sowe as far as Coventry Golf Club from its confluence with the River Avon. • Park Farm, Stoneleigh (located in the east of the area, south of Abbey Business Park) – the extent flows in a north westerly direction to join the River Avon and then follows the River Avon slightly upstream and downstream as far as Ashow. In the 'Wet Day' scenario the extent is wider, extends further upstream along both the River Avon and the River Sowe and continues downstream along the River Avon until it leaves the area. • Stanford Reservoir (northeast of the study area) - extends along the River Avon for its entire length through the area. The extent is much wider in the 'Wet Day' scenario and extends upstream along the River Sowe as far as Coventry Golf Club from its confluence with the River Avon. • Sulby Reservoir (northeast of the study area) - extends along the River Avon to the west of Stoneleigh Park. The extent is much wider in the 'Wet Day' scenario, extends upstream along the River Sowe as far as 	<p>From the EA's Recorded Flood Outlines Shapefile:</p> <ul style="list-style-type: none"> • January 1985 – fluvial flooding due to channel capacity exceedance along both sides of the River Avon throughout the area. • April 1998 - fluvial flooding due to channel capacity exceedance along both sides of the River Avon from where it enters the area until it is joined by the River Sowe and then from The Grove until it leaves the area.

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				<25 %	>=25% <50%	>=50% <75%	>=75 %		
	<p>Park and a couple of properties on the northwest edge of Bubbenhall.</p> <p>Following its confluence with the River Sowe, the River Avon flows counter clockwise around Stoneleigh Park before flowing in a southerly direction out of the area. The watercourse does not flow through any further settlements but there are a few local roads and properties at risk around Ashow and there is flood risk to the Warwick Bypass (A46) and railway line from Cattle Brook, a tributary of the River Avon which joins it from the west just before it leaves the area.</p>	<p>an unnamed tributary of Finham Brook which flows in a northerly direction through Kenilworth.</p>	<p>Middlemarch Business Park lies to the east of Baginton where there are areas of low to high risk surrounding most of the buildings across the park.</p> <ul style="list-style-type: none"> Finham – Finham is an area in the south of the city of Coventry and the eastern edge of this area falls within the study area. There is a large area of surface water build up to the northwest of the A444 with flood risk to properties along Upperhill Close, Roman Way and Mylgrove. University of Warwick – the southwest side of the University of Warwick falls within the study area. There is a large area of low to high risk affecting a building in the northeast and a number of smaller areas of risk surrounding several buildings across the university. 					<p>Coventry Golf Club from its confluence with the River Avon and extends downstream along the River Avon until it leaves the area</p> <ul style="list-style-type: none"> Welford (northeast of the study area) – only impacts the area during the 'Wet Day' scenario where it extends along the entire length of the River Avon through the area and also extends upstream along the River Sowe as far as Coventry Golf Club from its confluence with the River Avon. 	
<p>River Leam upstream of Warwick (Weston under Wetherley, Hunningham and Eathorpe)</p>	<p>The River Itchen flows in a northerly direction along the eastern boundary of the area to its confluence with the River Leam to the northwest of Marton. The eastern edge of the area is rural and the only flood risk from the River Itchen is along a short section of Long Itchington Road.</p> <p>From its confluence with the River Itchen, the River Leam flows in a westerly direction along the northern boundary of the area. The floodplain is relatively wide but rural with flood risk limited to a section of the Fosse Way (B4455).</p> <p>The River Leam then begins to meander through the area in a south westerly direction. Most of the area is rural with flood risk limited to local roads and isolated properties however the watercourse does pass through some settlements in the area where there is a greater risk to roads and properties.</p> <p>The first settlement that the River Leam flows through is Eathorpe. The watercourse flows along the western edge of the settlement and there are a few properties located in Flood Zone 3 with several more located in Flood Zone 2, which extends further east.</p> <p>The River Leam then flows to the south of Wappenbury but the flood extent is not shown to encroach as far as any properties. There are a couple of unnamed tributaries which join the River Leam from the north just west of Wappenbury but these do not flow through any settlements and the flood risk is limited to Leamington Road (B4453). The River Leam then continues in a southerly direction along the west side of Hunningham where there are a couple of properties located in Flood Zones 2 and 3 which show a similar extent in this area. The River Leam then flows to the northwest of Offchurch before leaving the area, where there are a couple of properties along Welsh Road located in Flood Zone 2.</p>	<p>The EA AIMS dataset shows the following defences:</p> <ul style="list-style-type: none"> High ground along both sides of the River Itchen along the eastern boundary of the area. High ground along both sides of the River Leam throughout the area. 	<p>Surface water in the area follows the topography, flowing downhill mainly following the path of the watercourses and the roads in the area. The area is predominantly rural with relatively few assets at flood risk; however, there are also a number of built-up areas where there is a flood risk to properties and infrastructure:</p> <ul style="list-style-type: none"> Weston under Wetherley – there is a low to high risk flow path which flows in an easterly direction to the north of the settlement, with a property on the east side of Leamington Road. There are also further flow paths along the roads in the settlement and one flow path flowing in an easterly direction across Sabin Drive towards Hunningham Road with a couple of properties at risk of flooding. Hunningham – there is a low to high risk flow path along the west side of the settlement which follows the path of the River Leam but does not reach any properties in the settlement. However, there are a couple of flow paths which flow in a westerly direction through the settlement towards the River Leam, with properties at flood risk along Long Itchington Road, Leigh Terrace, School Lane and Hunningham Road. Wappenbury – there is a low to high risk flow path which flows in a southerly direction through the settlement towards the River Leam and one which flows in a south westerly direction along the eastern edge of the settlement with a couple of properties along the main road at risk of flooding. There are also a number of isolated areas of ponding across the area with a small number of properties at flood risk. Eathorpe – there are a number of flow paths which flow in a westerly direction through the settlement, mainly following the roads, towards the River Leam which flows to the west of the settlement. There are a few 	✓	✓	✓	✓	<ul style="list-style-type: none"> Draycote Water (east of the study area) – enters the area in the northeast and follows the path of the River Leam through the study area and also extends upstream along the River Itchen on the eastern boundary of the area. The 'Wet Day' scenario only shows a slightly wider extent through the area. Napton (east of the study area) – the extent covers the eastern boundary of the area following the path of the River Itchen. The extent is much wider in the 'Wet Day' scenario. Ventor Marina, Sunrise Basin (east of the study area) - only impacts the area during the 'Wet Day' scenario where it extends along the River Leam through the area until it reaches Offchurch and also extends upstream along the River Itchen on the eastern boundary of the area. 	<p>From the EA's Recorded Flood Outlines Shapefile:</p> <ul style="list-style-type: none"> March 1981 – fluvial flooding along the west bank of the River Leam upstream of where it crosses Fosse Way (B4455). January 1985 – fluvial flooding due to channel capacity exceedance along both sides of the River Leam throughout most of the area and along the River Itchen on the eastern boundary. January 1992 – fluvial flooding to the south of the road bridge at the north end of Eathorpe. September 1992 – fluvial flooding along the River Leam by Eathorpe. April 1998 – fluvial flooding due to channel capacity exceedance along the River

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			<p>properties at flood risk along the east side of the settlement.</p> <ul style="list-style-type: none"> Offchurch – there is a low to high risk flow path which flows in a westerly direction along the north of the settlement towards the River Leam, with a few properties in the north of the settlement along Welsh Road shown to be at flood risk. 						Leam where is crosses Welsh Road.
Warwick and Roal Leamington Spa	<p>The fluvial flood risk through this area is from the River Avon, which flows in a southerly direction between the towns of Warwick and Royal Leamington Spa, and its tributaries, including the River Leam, Tach Brook and Sherbourne Brook.</p> <p>The River Avon enters the area in the north, to the west of Kenilworth Road (A452), and flows in a southerly direction with flood risk confined to local roads and isolated properties until it flows into the main urban area between Emscote and Milverton. There are a couple of properties located in Flood Zone 3 and several more located in Flood Zone 2, which extends further west particularly along Kempton Drive and Portobello Way.</p> <p>To the south of Portobello Bridge, the River Leam joins the River Avon from the east.</p> <p>An unnamed tributary of the River Leam flows in a south westerly direction through Cubbington where there are a couple of properties located in Flood Zone 3 and several properties located in Flood Zone 2 which shows a considerably greater extent in this area. To the south, the floodplain of the unnamed tributary is relatively rural with flood risk confined to local roads and isolated properties until its confluence with the River Leam. There is an unnamed watercourse which flows in a westerly direction, alongside the Grand Union Canal, to join the River Leam north of Radford Semele. Flood Zones 2 and 3 show the same extent in this area, following the path of the watercourse and also sections of the canal but with flood risk limited to a small number of local roads and isolated properties.</p> <p>Following this confluence, the River Leam flows in a westerly direction into Royal Leamington Spa where it is joined by a further unnamed tributary from the south to the north of Ricardo Midlands Technical Centre. The floodplain of this tributary is rural until it flows along the east side of Royal Leamington Spa where there are several properties located in Flood Zone 2, along Kingfishers Reach, Otters Rest, Charlecote Gardens, Beaulieu Park, Chatsworth Gardens, Danesbury Crescent and its side roads and Gulliman's Way, with a couple of properties along Gulliman's Way also located in Flood Zone 3. The River Leam then continues in a westerly direction through Royal Leamington Spa to join the River Avon, with several properties at flood risk along its</p>	<p>The EA AIMS dataset shows the following defences:</p> <ul style="list-style-type: none"> High ground along both sides of the River Leam. High ground along both sides of Whitnash Brook from Coughton Drive in the south to its confluence with the River Leam in the north. High ground along both sides of an unnamed tributary of the River Leam from the east of Cubbington in the north to its confluence with the River Leam in the south. High ground along both sides of the River Avon. High ground along both sides of Sherbourne Brook. High ground along both sides of Gog Brook/Fisher's Brook from where it crosses Hampton 	<p>Surface water in the area follows the topography, flowing downhill mainly following the path of the main watercourses and their tributaries and the roads in the area. The area is mostly urban, covering the towns of Warwick and Royal Leamington Spa and as such there are a number of roads and properties throughout the area that are at a risk of surface water flooding.</p> <p>In general, a lot of the areas of surface water risk correlate with those of fluvial risk, however, there are additional flow paths flowing downhill towards these watercourses alongside flow paths following roads in the area and isolated areas of surface water ponding. Some key areas of additional flood risk affecting properties in the area include:</p> <ul style="list-style-type: none"> A low to high risk flow path flowing in a southerly/south westerly direction through the north of Royal Leamington Spa towards the River Leam with several properties at flood risk across the area. Several low to high risk flow paths flowing in a northerly direction through the south of Royal Leamington Spa towards the River Leam with several properties at flood risk particularly along Tachbrook Street, Waverley Road, Alexandria Road, Brunswick Street, Tachbrook Road and Windmill Road. There are several flow paths flowing in an easterly direction through Whitnash towards the railway line where it then builds up to the west side of the railway line with several properties at flood risk along Poplar Road, Brunel Close, Box Close and Home Farm Crescent. The area of flood risk in the southeast of Woodloes Park is larger than in the fluvial flood extent with increased risk to properties along several roads, including Montague Road, Primrose Hill and Knoll Drive. There are many flow paths and areas of ponding throughout the south end of Warwick around Longbridge to the south of Gog/Fisher's Brook with flood risk to several properties in the area particularly along Jonson Avenue, John Scott Way, Prince Close East, Hardwick Field Lane, Clay Pitts Boulevard, Warinford Close and Earls Meadow. 	✓	✓	✓	✓	<ul style="list-style-type: none"> Coombe Pool (northeast of the study area) - only impacts the area during the 'Wet Day' scenario where it extends downstream along the path of the River Avon until it reaches the south of Barford. Draycote Water (east of the study area) – extends along the River Leam to its confluence with the River Avon and then extends both upstream and downstream along the entire length of the River Avon within the area. Ingon Manor Reservoir (northwest of the study area) - only impacts the area during the 'Wet Day' scenario where it extends upstream along the River Avon for approximately 400m. Lower Compton Verney (south of the area) - only impacts the area during the 'Wet Day' scenario where it extends upstream along the River Avon for approximately 1.5km. Naseby Reservoir (northeast of the study area) - only impacts the area during the 'Wet Day' scenario where it extends along the entire length of the River Avon through the area and also extends upstream along the River Leam to the east side of Royal Leamington Spa from its confluence with the River Avon. New Waters, Warwick Castle (in the centre of the study area) - only impacts the area during the 'Wet Day' scenario where the flood extent follows Tach Brook west to its confluence with the River Avon and then follows the River Avon upstream as far as Saint Nicholas Park and downstream until it leaves the study area. Park Farm, Stoneleigh (north of the area) - only impacts the 	<p>From the EA's Recorded Flood Outlines Shapefile:</p> <ul style="list-style-type: none"> January 1939 – fluvial flooding due to channel capacity exceedance along both sides of the River Avon from Saint Nicholas Park to Foxes Study. February 1979 – fluvial flooding along the River Avon around its confluence with St John's Brook and further downstream around its confluence with Sherbourne Brook. January 1985 – fluvial flooding due to channel capacity exceedance along both sides of the River Avon and the River Leam throughout the area. January 1992 – fluvial flooding along the River Leam at Welches Meadow Local Nature Reserve, around its confluence with St John's Brook and further downstream where it crosses the Barford Bypass.

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	<p>course, particularly to the south of the river where Flood Zone 2 extends considerably further than Flood Zone 3.</p> <p>The River Avon then continues to flow along the east and south of Warwick where there are a small number of properties located in Flood Zone 3, mostly along the west side of the watercourse, but a lot more located in Flood Zone 2 which extends considerably further than Flood Zone 3 in a number of locations. There are several smaller tributaries which join the River Avon in this area. St John's Brook, Gog/Fisher's Brook and an unnamed watercourse flow in a south easterly direction through Warwick to join the River Avon with a large number of properties at flood risk, particularly in Woodloes Park and in the west side of Cliff Hill. There is also Tach Brook which flows from the east along the south of Warwick to join the River Avon, however, flood risk from this watercourse is limited to local roads and farm buildings.</p> <p>South of where the River Avon crosses the M40, with some flood risk shown to the road, it flows in a south westerly direction along the northern edge of Barford, where Flood Zone 2 encroaches on a small number of properties along the north side of Verdon Place. There are several smaller tributaries which join the River Avon in this area. There is a small unnamed tributary from the east, however flood risk along this watercourse is limited to local roads and a couple of properties in the north end of Barford. Longbridge Brook and an unnamed watercourse also flow in a southerly direction through the southwest of Warwick where there are a few properties at risk around Longbridge Interchange.</p> <p>To the west of the A429 crossing, the River Avon is joined by Sherbourne Brook from the north. Before joining the River Avon, Sherbourne Brook flows through the village of Sherbourne, where there is flood risk to several properties along Vicarage Lane and Church Road.</p> <p>Downstream of its confluence with Sherbourne Brook the River Avon continues to flow in a southerly direction out of the study area. The floodplain in this area is rural with flood risk limited to isolated properties.</p> <p>Thelsford Brook flows along the southern boundary of the area in a westerly direction join the River Avon where it leaves the study area. The floodplain of Thelsford Brook is rural within the area with flood risk limited to local roads, isolated farm properties and the A429.</p>	<p>Road (A4189) until its confluence with the River Avon.</p> <ul style="list-style-type: none"> High ground along sections of St John's Brook from the Warwick Bypass (A46) until its confluence with the River Avon. High ground along sections of an unnamed watercourse on the western side of Warwick from Grand Union Canal until its confluence with the River Avon. Embankment surrounding Saltisford Common. High ground both sides of Myton Brook from Myton Green Lakeside Play Area until its confluence with the River Avon. Embankment surrounding the green space between Cubbington Road (B4453) and Lillington Road (A445). High ground along sections of Bins Brook in the north of Royal Leamington Spa. 	<p>There are also some smaller settlements in this area outside the main towns of Warwick and Royal Leamington Spa where there is some surface water risk to properties:</p> <ul style="list-style-type: none"> Hatton Park – there are a number of flow paths flowing in a southerly direction through this area towards Gog Brook with a number of properties at risk of flooding including along Brownley Green Lane, Quinton Close, Hatton Close, Rowborough Close and Admington Drive. Hampton Magna – there are a number of small flow paths which flow either east or north through the area towards Gog Brook, with a small number of properties at flood risk along Seymour Close, Daly Avenue, Field Barn Road and The Barn Close. Barford – there is a low to high risk flow path which follows the route of Church Street and Bridge Street through the settlement, mostly remaining confined to the roads. There are also numerous areas of ponding across the settlement. These are mostly small, affecting roads and single properties, but there is a larger area in the south of the settlement with several properties at risk along Canon Price Road and Wellesbourne Road. Bishops Tachbrook – there are two main low to high risk flow paths flowing in a northerly direction through this settlement towards Tach Brook. The easterly flow path remains mostly confined to the roads with only a couple of properties shown to be at flood risk. The westerly flow path does not follow the roads and there are several properties at flood risk including along Mallory Road, Overberry Orchard, Penfold Close and Farm Walk. 					<p>area during the 'Wet Day' scenario where it extends downstream along the River Avon to just north of Portobello Bridge.</p> <ul style="list-style-type: none"> Stanford Reservoir (northeast of the study area) - only impacts the area during the 'Wet Day' scenario where it extends along the entire length of the River Avon through the area and also extends upstream along the River Leam to the east side of Royal Leamington Spa from its confluence with the River Avon. Sulby Reservoir (northeast of the study area) - only impacts the area during the 'Wet Day' scenario where it extends along the River Avon until just before it leaves the area in the south and also extends upstream along the River Leam to the east side of Royal Leamington Spa from its confluence with the River Avon. Upper Compton Verney (south of the area) - only impacts the area during the 'Wet Day' scenario where it extends upstream along the River Avon for approximately 1.5km. Walton Hall Lake - only impacts the area during the 'Wet Day' scenario where it extends upstream along the River Avon for approximately 1.5km. Welford Reservoir (northeast of the study area) - only impacts the area during the 'Wet Day' scenario where it extends along the length of the River Avon until just before it leaves the study area. It also extends upstream along the River Leam to the east side of Royal Leamington Spa from its confluence with the River Avon. 	<ul style="list-style-type: none"> April 1998 - fluvial flooding due to channel capacity exceedance along both sides of the River Avon and along the River Leam from Jephson Gardens until it joins the River Avon.