

To:	Becky Jones	From:	James Playfair
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Planning App Ref:	PL/2025/08707
Service Ref:	Drainage
Date:	25 November 2025

PROPOSAL

Full planning permission

The proposed development involves the demolition of the garage, flat and workshop with the erection of eight houses and associated gardens over the plot.

SITE LOCATION

Tisbury Motors Ltd, High Street, Tisbury, Salisbury, SP3 6HF

SUMMARY OF THE CONSULTEE POSITION

Object	
Holding Objection: Further information required	
Support	
No comment	
No objection	X
No objection subject to conditions	
Consultation not required	

APPLICATION DOCUMENTS REVIEWED

- Proposed Block Plan
- Foul and Surface Water Drainage Strategy

ASSESSMENT OF THE PROPOSAL

Context

On-site inspection confirms that runoff from the existing building enters a private on site combined system, which discharges into the 225mm diameter public foul sewer in High Street.

Runoff from part of the existing building roof and canopy drains into a private combined chamber located outside the adjacent church. Runoff from the rear of the building drains into a combined gully located against the northern wall of the building.

The existing car park is surfaced with unbound stone and has no formal drainage system. As this area is to remain in its current form under the proposals, it has not been included in the drainage strategy.

There is no attenuation storage or flow control within the site, runoff is currently discharged at an uncontrolled rate

grey water systems will be provided for toilet flushing

The only accessible space available for Sustainable Drainage Systems (SuDS) is the existing forecourt area at the site frontage. It is not possible to locate a soakaway here, as the 5m buffer required between a building or public highway and proposed soakaway cannot be accommodated.

Due to the significant constraints, surface water runoff from the site will be discharged to the 225mm diameter public foul sewer in High Street which has been approved by Wessex Water.

Assessment

The site is in Flood Zone 1 and has a low risk of pluvial flooding.

The surface water runoff from the site will be discharged to the 225mm diameter public foul sewer in High Street via attenuation tanks at a rate of 0.3l/s which has been approved by Wessex Water.

RECOMMENDATION:

No Objection for the following reasons:

The applicant has demonstrated that the surface water drainage strategy is in line with the National Standards for SuDS:

INFORMATIVES

RELEVANT PLANNING POLICY & GUIDANCE

National Planning Policy Framework (NPPF) [NPPF December 2024 Link](#)
Planning and Flood Risk (Paras 170–182)

Wiltshire Core Strategy – Adopted January 2015 [Wiltshire Core Strategy Link](#)
Core Policy 67 requires that all new development must address flood risk from all sources and not increase flood risk elsewhere. It supports the use of Sustainable Drainage Systems (SuDS) and requires that developments demonstrate how surface water will be managed sustainably.

Wiltshire Local Plan (emerging) [Local Plan Review Link](#)
Development must avoid high flood risk areas using the sequential approach. Proposals require a Flood Risk Assessment, Surface Water Drainage Strategy, and Groundwater Assessment where relevant. All schemes must include Sustainable Drainage Systems (SuDS), with major developments achieving a 30% reduction in runoff compared to greenfield rates, following the surface water discharge hierarchy.

Culverting and building over watercourses is discouraged, and natural drainage features should be retained or restored. Drainage strategies must ensure safety during extreme flood events (1-in-100-year + climate change) and provide safe access/egress. SuDS should also deliver biodiversity, amenity, and water quality benefits.

Supplementary Planning Documents

Wiltshire Council Drainage Betterment Strategy (2024) [SPD Link](#)
This technical guidance outlines expectations for surface water discharge hierarchy, attenuation, exceedance routes, water quality, and post-development monitoring.

Wiltshire Design Guide (March 2024) [SPD Link](#)
Includes principles of good design, including integration of SuDS and flood resilience.

Other Relevant Policies and Guidance

Planning Practice Guidance (PPG) – Flood Risk and Drainage [Guidance Link](#)
Covers detailed expectations for flood risk assessments, SuDS design, discharge hierarchy, sequential testing and climate change allowances.

Wiltshire SFRA (2024) [SFRA Link](#)
This document underpins the Sequential and Exception Test application and provides site screening evidence.

Section 19 Flood Investigation Reports [Section 19 Reports Link](#)
These documents summarise investigations into significant local flood incidents and establish what caused the flooding, how authorities responded, and actions needed to prevent future floods.

National Standards for Sustainable Drainage Systems (SuDS) June 2025 [Guidance Link](#)
Establishes mandatory criteria for runoff destination hierarchy, interception, flood resilience, water quality, amenity, biodiversity, and long-term maintenance for all new developments in England.

SuDS Manual (CIRIA C753)
This document set outs design principles, especially where attenuation, exceedance routing, and water quality are discussed.

Infiltration drainage design must be supported by ground investigations, including infiltration testing in accordance with *British Research Establishment (BRE) Digest 365 – Soakaway Design*, and groundwater level monitoring that accounts for seasonal variation.