

To:	Hayley Clark	From:	Rahul Dixit
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Planning App Ref:	PL/2025/08824
Service Ref:	Drainage
Date:	18/12/2025

PROPOSAL

Full application for Change of use, removal of existing structures and construction of two dwellings with off-road parking

SITE LOCATION

Burnout Bikes, The Headlands, Downton, Salisbury, SP5 3HH

SUMMARY OF THE CONSULTEE POSITION

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

APPLICATION DOCUMENTS REVIEWED

- Application form
- Existing elevations, floor plan, site and location plan
- Proposed elevations, floor and site plan
- Design and access statement

ASSESSMENT OF THE PROPOSAL

Context

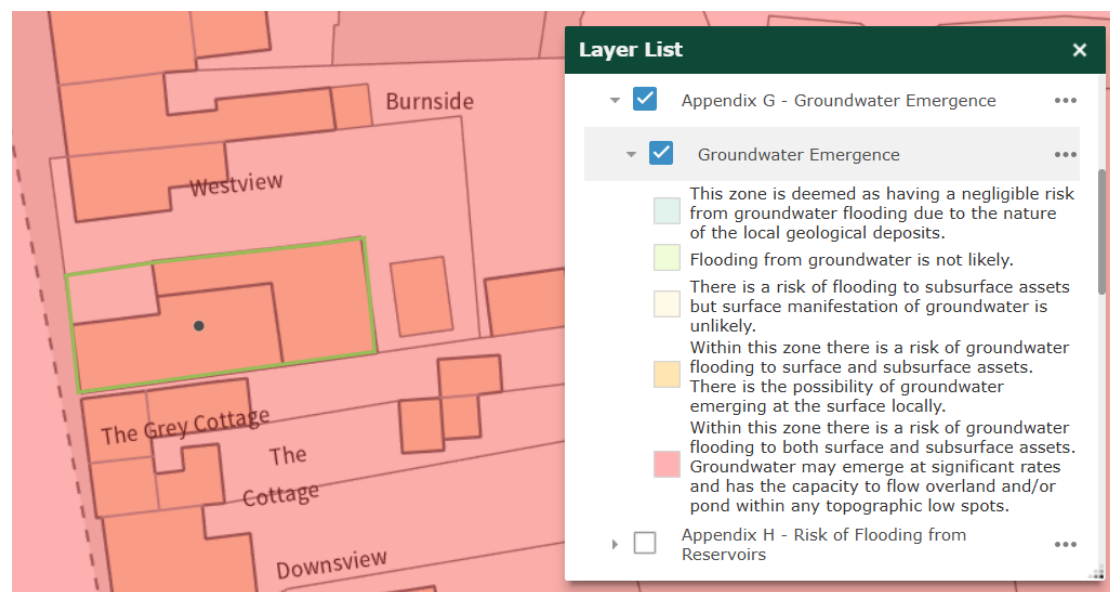
In planning terms, flood risk refers to the potential for development to increase the likelihood or severity of flooding on-site or elsewhere, while drainage considerations relate to the capacity of the site and surrounding infrastructure to manage surface water runoff in a sustainable and effective manner.

The local planning authority must be satisfied that the proposed development will not increase flood risk, either on-site or elsewhere, and that surface water will be managed in a sustainable and coordinated manner.

Where necessary, planning conditions or legal agreements may be used to secure the implementation, maintenance, and monitoring of SuDS and other drainage infrastructure.

Assessment

According to the SFRA, the proposed site is in Flood Zone 1 and is not subject to surface water flood risk up to the 1 in 100 year + climate change flood event. The access to the site is subjected to flooding for 1 in 100 year + climate change flood event subjecting it to low risk of surface water flooding; however, the proposed site has high risk of groundwater flooding. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots. Groundwater levels are either at or very near (within 0.025m of) the ground surface



The applicant seeks permission for the demolition of the single storey block built commercial premises and the construction of a new building comprising two residential dwellings.

In the application form the applicant has proposed to dispose off surface water by providing soakaways and it is proposed to connect to the existing mains foul drainage system that serves the site.

No drainage strategy is provided by the applicant. A drainage strategy is required to support this application.

RECOMMENDATION

Holding objection as further information required

At this stage, a full assessment cannot be completed due to insufficient information. The following documents/information are required to enable a proper review of the drainage and flood risk aspects of the proposal:

1. **A site-specific Flood Risk Assessment (FRA) is required for this application. The site is located in an area susceptible to groundwater flooding. Therefore, in line with Wiltshire Council's Groundwater Management Strategy, the applicant is required to carry out a site-specific groundwater flood risk assessment that includes all available information and data from local sources such as historical records, parish councils, flood action groups and borehole records. In areas susceptible to groundwater flooding infiltration SuDS is not permitted unless it can be demonstrated to be appropriate. The groundwater assessment must include/consider the following:**
 - Groundwater level monitoring (taking into account seasonal variations).
 - The interaction between different sources of flooding.
 - How groundwater will impact on the proposed drainage system.
 - The interaction between groundwater, groundwater recharge and aquifers.
2. **A drainage strategy is required to support this application. The surface water drainage strategy should include/demonstrate the following in accordance with the Wiltshire Council requirements, NPPF, PPG, and National Standards for SuDS.**
 - Evidence that the [surface water disposal hierarchy](#) has been applied.
 - A drainage layout that demonstrates that the strategy mimics the existing drainage characteristics of the site by retaining and utilising any existing drainage features.
 - Pre and post development exceedance routing that demonstrates flood risk is not increased elsewhere.
 - Evidence that the finished floor levels are above the maximum predicted 100-year flood level or if no flooding is predicted, at 150 mm above the SW drainage cover levels.

Following the removal of the holding objection, the drainage team have the following conditions which need to be addressed by the applicant:

1. **No development shall take place until a surface water drainage strategy, complying with Wiltshire Council requirements, NPPF, PPG, Non Statutory Technical Standards for SuDS and the National Standards for SuDS has been submitted to and approved in writing by the Local Planning Authority.**

In order to discharge the above drainage condition the following additional information must be provided:

If the applicant intends to discharge surface water via infiltration:

- It is implemented in a manner that does not create an offsite impact, particularly if there are reports of groundwater flooding in the area.

- Evidence that soakage tests have been undertaken in accordance with BRE 365 to demonstrate that infiltration is feasible by the provision of calculations that demonstrate that the soakaway has been designed for:
 - 1 in 100yr + cc flows (for multiple properties)
 - 1 in 10yr + cc flows (for individual properties)
 - Half drain time <24hrs
 - Appropriate factor of safety in line with CIRIA C753 (Table 25.2) guidance has been included.
 - Evidence that the highest groundwater level (taking into account seasonal variations) has been determined and this is at least 1m below the proposed bottom of any soakaway.

OR

If the applicant intends to discharge surface water to a sewer or watercourse:

- Existing pre and post development runoff rates for the site, in accordance with Wiltshire Council's betterment policy update, which can be found [here](#).
- Consent for any outfalls from the proposed drainage systems into a public sewer or other drainage system not owned by the applicant.

2. Details of the implementation, maintenance and management of the sustainable drainage scheme is required to be submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details

In order to discharge the above drainage condition the following additional information must be provided:

- Details of how the proposed and existing drainage features on the site will be maintained and managed after completion with confirmation from the relevant authority that they will adopt any systems that are being offered for adoption.
- If access to the site is predicted to flood, an emergency plan must be agreed with Wiltshire Council. Guidance on the preparation of an emergency plan can be found [here](#).

INFORMATIVES

- All new drainage will need to comply fully with Building Regulations Part H (and they should engage with the building control department in order to ensure this).
- In line with the NPPF and National Standards for SuDS, the applicant should seek to use SuDS wherever practicable as part of the surface water drainage strategy.
- Any new connections to sewers will be subject to S106 agreement under the Water Industry Act with the Sewerage Undertaker.
- Prior to any works commencing on the upstream drainage network, the approved outfall structure and flow control device shall be fully constructed, tested, and commissioned. No discharge to the receiving system (including watercourses, waterbodies, sewers, or drains) shall occur until these measures are operational to ensure compliance with agreed discharge rates and prevent an increase in flood risk elsewhere.
- The application states that foul drainage will discharge to a public sewer. This requires consultation with the sewerage undertaker for the area.
- The applicant is advised to incorporate simple source-control measures such as permeable surfacing for driveways and hardstanding, rainwater butts for roof water re-use, and direct drainage to landscaped areas (where feasible), to comply with the National SuDS Standards (2025) and prevent runoff to the highway or neighbouring land.
- Any soakaways should be designed and constructed in accordance with CIRIA C574 and the [Wiltshire Guidance](#).

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.