

To:	Georgina Wright	From:	Drainage (Barney Taylor)
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Planning App Ref:	PL/2025/09609
Service Ref:	Drainage
Date:	06/01/2026

PROPOSAL

Change of Use and Conversion of Class A2 (Financial and Professional Services) to Class C3 Dwelling (resubmission of PL/2024/10997).

SITE LOCATION

84 Crane Street, Salisbury, SP1 2QD.

SUMMARY OF THE CONSULTEE POSITION

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

APPLICATION DOCUMENTS REVIEWED

- *Application Form*
- *Attachments listed in the planning statement – Flood Risk Details*
- *Attachments listed in the planning statement – Historic Maps*
- *Attachments listed in the planning statement – Previous Refusal*
- *Existing and proposed elevations and joinery details*
- *Location and block plans, Existing Floor plans and sections*
- *PL/2024/10997*

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

It should be noted that our comments below are reliant on the accuracy and completeness of information submitted by the applicant and we do not take any responsibility for incorrect data or interpretation made by the authors.

RECOMMENDATION:

Object for the following reason:

1. The applicant must provide further information on the surface water drainage strategy:

- a. The access and ground floor of the site is predicted to flood, therefore in line with the National Planning Policy Framework, an emergency plan needs to be agreed with Wiltshire Council. Guidance on the preparation of an emergency plan can be found [here](#). The applicant must ensure safe access and egress can be achieved during the design flood as per PPG.

It is noted in Section F of the Flood Risk Assessment the applicant provides the flood levels in relation to the property, noting the access & kitchen area will be submerged in the 1 in 100 year event.

We also note the applicant has stated in the Addendum to Flood Risk Assessment that "It is not possible to provide a dry access or exit route as no other locations are available. Zone 3 can be related to the junctions of Crane Street, High Street and New Street approximately 45m to the East of No 84 and would be reached over the public footpath in reducing water depth".

Acknowledging there will be no dry access in the 1 in 100 year event, the applicant must provide a plan drawing of this access, outlining the proposed route.

The applicant must also complete a full flood hazard rating assessment in accordance with FD2320 guidance to demonstrate that the development is safe.

INFORMATIVES:

- Any new drainage must comply with Building Regulations, Part H.
- The applicant must note that if the flood risk assessment has been completed on superseded flood mapping, the applicant must repeat the assessment using current flood mapping.

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.