

To:	Sarah Hill	From:	Drainage (Barney Taylor)
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Planning App Ref:	PL/2025/08543
Service Ref:	Drainage
Date:	02/02/2026

PROPOSAL

Approval of Reserved Matters (internal access, appearance, landscaping, layout and scale) following Outline Planning Permission PL/2022/09532 for 25 dwellings with access to Romsey Road, parking, open space, landscaping, and drainage and approval for pursuant to conditions 10, 20 and 22 of PL/2022/09532

SITE LOCATION

Land at Romsey Road, Whiteparish, Salisbury, Wiltshire

APPLICATION DOCUMENTS REVIEWED

- *Decision Notice PL/2022/09532*
- *Application Form*
- *Covering Letter*
- *Exceedance Flow Route*
- *Existing Block Plan*
- *Fire Access Strategy*
- *Flood Risk and Drainage Statement*
- *Open Space Plan*
- *Planning Statement*
- *Proposed Drainage Areas*
- *Proposed Drainage Strategy*
- *Proposed Site Plan*
- *Proposed Site Plan – Coloured*
- *Exceedance Flow Route Plan*
- *SuDS Management and Maintenance Plan*
- *LLFA Drainage Construction Details Plan*
- *Drainage Covering Letter*
- *Construction Management Plan*

ASSESSMENT OF THE PROPOSAL

Context:

The LLFA understands the applicant has an agreement to cross third-party land with the landowner. The LLFA would recommend that the LPA confirm this with the landowner.

PL/2025/08543 relates to several conditions from PL/2022/09532:

10: Details of the surface water drainage scheme, (including sustainable drainage details), the foul water drainage scheme and timetables for their implementation shall be submitted to the local planning authority for approval with or before the submission of reserved matters. No development shall commence until those schemes have been approved in writing by the local planning authority, and the surface water drainage scheme and the foul water drainage scheme shall then be implemented in accordance with the approved schemes and timetables, and thereafter retained.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that the development can be adequately drained.

20: Prior to commencement of development an acoustic report shall be submitted to the LPA for approval in writing prior to implementation. The report shall demonstrate that the internal and external amenity standards of BS8233:2014 Guidance on sound insulation and noise reduction for buildings (or any subsequent version) and WHO Guidelines for Community Noise (1999) can be achieved within the development. The report must include full details of any scheme of mitigation required to achieve this which, if approved, must be implemented in full and maintained in that way in perpetuity.

General: In discharging this condition the applicant should engage an Acoustic Consultant. The consultant should carry out a background noise survey and noise assessment according to BS8233: 2014 (or any subsequent version) and demonstrate that internal and external noise levels will not exceed the guideline noise levels contained in Section 7.7 (table 4) of BS8233:2014. The report should also demonstrate that internal maximum noise levels in bedrooms will not normally exceed 45dB L_{Amax} between the hours of 23:00 and 07:00. REASON: In the interests of the amenities of local residents and the occupiers of the new dwellings.

22: Concurrent with the reserved matters application a Sustainable Energy Strategy (SES) shall be submitted for the approval in writing by the local planning authority. The SES shall set out the measures to deliver sustainable construction and climate change adaption, and include an implementation schedule and any approved infrastructure shall be provided in accordance with the approved schedule.

REASON: To ensure that the development is carried out to the prevailing sustainable construction and climate change adaption principles.

RECOMMENDATION

We have no comments to make on Conditions 20 and 22.

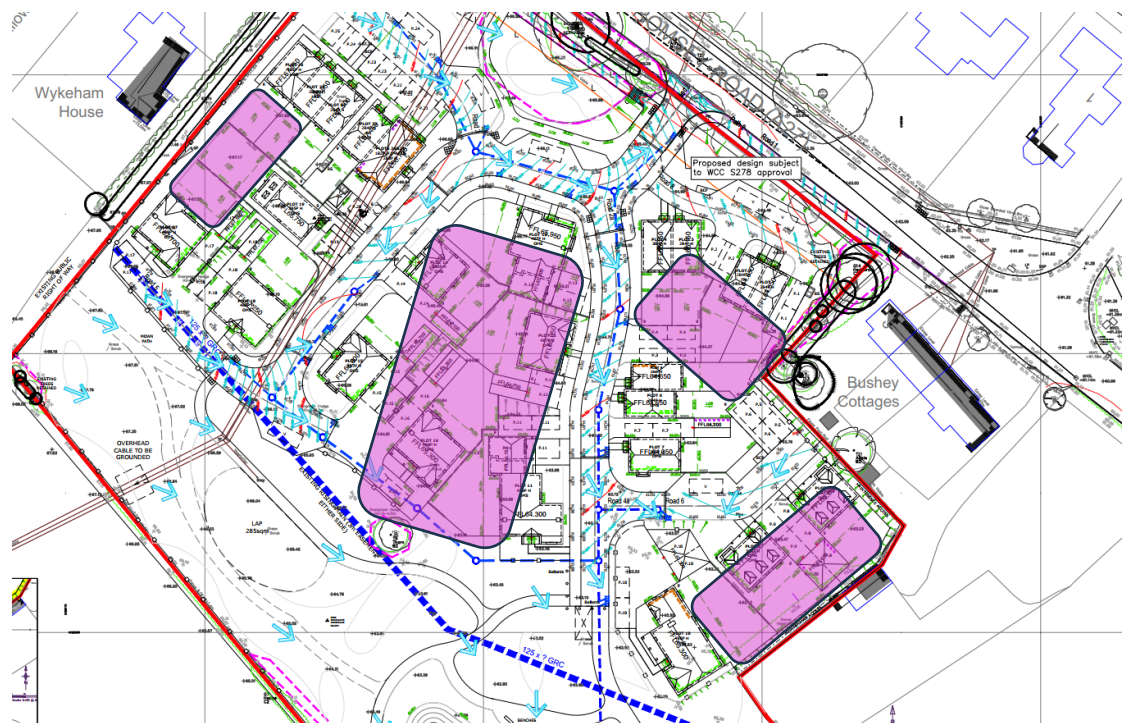
Condition 10 cannot be discharged until the following information is submitted and accepted by the LLFA:

- While noting the applicant has provided a revised exceedance flow path drawing, further details are required.

Currently, it is not clear whether retaining walls will block surface water flows, or where surface water may pool. For example, it is unclear where water will pool adjacent to plots 17-21, and the exceedance arrows do not entirely match the CAD flow arrows beneath – notably by spot level 67.08 and 67.17.

The applicant must add hatching to the drawing where pooling will occur onsite during the 1 in 100+CC event, and outline whether each retaining wall will block flows, or allow flow to pass through (e.g. plot 11 & 16).

This information is required to comply with the National Standards for SuDS ([Standard 3: management of extreme rainfall and flooding](#))



INFORMATIVES:

Wiltshire Council is the land drainage authority under the Land Drainage Act 1991. Land drainage consent is required if a development proposes to discharge flow into an ordinary watercourse or carry out work within 8m of an ordinary watercourse.

Wiltshire Council's land drainage bylaws can be downloaded [here](#). The land drainage consent application form and guidance notes can be found on our website [here](#).

The applicant must ensure the drainage strategy and associated maintenance regime and included in the title deeds of each property for the owner's information.

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.