

3-5 New Street, Salisbury SP1 2PH

Planning Application for Material Change of Use

Surface Water Drainage Strategy

Introduction

The Wiltshire Council Validation Checklist of requirements for Planning Applications states that:

Applications for 2 or more new dwellings (or a change of use into residential of 2 or more dwellings) where the development is at risk of flooding from local sources – ordinary watercourses (**non-main river**), surface water or groundwater.

It is not clear if the wording applies in the circumstances related to this planning application, namely which is for a 'material change of use of an existing dwelling to create two dwellings' rather than 'a change of use into residential'.

In any event, it is noted that the wording lists the local sources from which the site must be at risk of flooding. As highlighted in bold type, these are '**non-main river**', so do not include main rivers.

Conclusion

It is stated in the Site-specific Flood Risk Assessment that the Wiltshire Council Strategic Flood Risk Assessment does not identify any other sources of flooding other than rivers that might affect the site now or in the future.

Accordingly, this risk of flooding is not a risk '*from local sources*', and so the application does not require a surface water drainage strategy.

In any event, there is no change to the site involved in this planning application. Further, the Site-specific Flood Risk Assessment shows the site to be at no risk of flooding.