

To:	Adam Madge	From:	Drainage Team
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Planning App Ref:	PL/2025/05762
Service Ref:	Drainage
Date:	10/04/2026

PROPOSAL

Mixed-use commercial development including a convenience/food retail unit, a drive-through coffee unit, two B8 units with ancillary office use, and the retention of an existing B8 warehouse, along with associated parking, access, and servicing arrangements.

SITE LOCATION

Armishaw Removals, Netherhampton Road, Netherhampton, Salisbury, SP2 8RA

SUMMARY OF THE CONSULTEE POSITION

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

APPLICATION DOCUMENTS REVIEWED

- Application Form (*Aug 2025*)
- Design & Access Statement (*Aug 2025*)
- Planning Statement (*Aug 2025*)
- Proposed Elevations (*Aug 2025*)
- Proposed Floor Plans (*Aug 2025*)
- Existing Site Block Plans (*Aug 2025*)
- Proposed Block Plans (*Aug 2025*)
- Proposed Landscape Plan (*Aug 2025*)
- Proposed Roof Plans (*Aug 2025*)
- Flood Risk Assessment (*Sep 2025*)
- Existing Site Plan (*Existing Drainage on site*) (*Nov 2025*)
- Flood Risk Assessment Land South Netherhampton Road (*Nov 2025*)
- Proposed Site Plan (*Jan 2026*)
- Flood Risk Assessment (*Jan 2026*)
- Existing Site Plan – Drainage Site Mapping (*Jan 2026*)
- Existing Drainage Report (*Jan 2026*)
- Flood Metric (*Jan 2026*)
- Surface Water Drainage Strategy (*Jan 2026*)
- Flood Evacuation Plan (*Jan 2026*)
- Proposed Site Plan (*Jan 2026*)
- AEG9125_SP2_Salisbury_07 (*Mar 2026*)
- WW Dev Resp SU12NW_66 Armishaw Removals, Netherhampton Road, Netherhampton, Salisbury v2 (*Mar 2026*)
- WW Map SU12NW_66 Armishaw Removals Netherhampton Road Netherhampton Salisbury (*Mar 2026*)

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

The application has been supported with a Site-Specific Flood Risk Assessment (FRA). It should be noted that our comments below are reliant on the accuracy and completeness of the FRA and we do not take any responsibility for incorrect data or interpretation made by the authors.

The revised submission includes correspondence from Wessex Water (dated 09/03/2026), confirming acceptance of a maximum surface water discharge rate of **1.0 l/s** to the public surface water sewer beneath Netherhampton Road. The proposed discharge rate is compliant with Wiltshire Council's Betterment Policy, and the applicant has submitted updated hydraulic modelling using InfoDrainage that demonstrates the proposed system can accommodate runoff for storm events up to and including the 1 in 100-year plus 45% climate change scenario, without flooding of the drainage network. On this basis, the previous objection relating to surface water discharge rate and downstream capacity has been addressed.

The applicant has revised the surface water drainage strategy accordingly, with runoff from the 0.593 ha impermeable area managed via a sealed SuDS system comprising lined permeable paving, green roofs, proprietary treatment devices, filter drains, and below-ground geocellular attenuation tanks. The applicant must provide further details on the SuDS via conditions.

While the drainage strategy refers to a CCTV survey having been undertaken, no CCTV survey report or verified outfall details have been submitted, and the final discharge location remains based on assumption. Further confirmation of the existing drainage arrangement is therefore required.

Subject to the imposition of appropriate planning conditions to secure detailed design, confirmation of existing drainage arrangements, and long-term management and maintenance of the SuDS system, the proposed surface water drainage strategy is considered acceptable in principle.

RECOMMENDATION

No objection subject to conditions

The following matters remain outstanding and should be secured by (2) planning condition to ensure detailed compliance at design and construction stage:

- 1. No development shall take place until a surface water drainage strategy, complying with Wiltshire Council requirements, NPPF, PPG 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:

- The applicant needs to provide a CCTV survey details for the existing drainage system, including invert levels, pipe condition, and confirmation of the existing connection points.
 - The applicant is required to provide a Groundwater Risk Addendum that assesses groundwater emergence risk, seasonal high groundwater levels, and includes uplift/floatation checks for all attenuation tanks.
 - The applicant must provide full cross section and long section drawings for all proposed SuDS features, to enable proper assessment of levels, gradients, connectivity, capacity, and their interaction with existing ground conditions and flood risk pathways, section and long section drawings for all proposed risk pathways. -section and long-section drawings for all proposed -risk pathways.
 - An exceedance flow routing plan must be submitted, illustrating overland flow paths designed to minimise risk to people and property.
 - The applicant is requested to overlay the site's surface water flood risk mapping (as shown in Figure 3 of the Flood Metric document) onto the drainage strategy, to ensure that proposed drainage routes and exceedance paths do not conflict with identified flood risk areas water flood risk mapping (as shown in Figure 3 of the Flood Metric document) onto the drainage strategy, to ensure that proposed drainage routes and exceedance paths do not conflict with identified flood risk areas-water flood-risk mapping (as shown in Figure 3 of the Flood Metric document) onto the drainage strategy, to ensure that proposed drainage routes and exceedance paths do not conflict with identified flood-risk areas
 - The applicant should confirm who will be responsible for the long-term ownership and maintenance of the SuDS system, including the tanks, permeable paving and other drainage features.
2. **No development shall commence on site until a construction management plan, which shall include monitoring of, and measures to retain, the existing vegetation across the site, together with details of drainage arrangements during the construction phase, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority.**

INFORMATIVES

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.

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 sets out 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.