

**LAND OFF ROMSEY ROAD, WHITEPARISH,
SALISBURY, WILTSHIRE**

BARGATE HOMES

RESPONSE TO LLFA CONSULTATION RESPONSE

TSH/TN/0309/7191
2nd April 2026

MJA Consulting have been appointed by Bargate Homes to support with a Reserved Matters Application for a new residential development consisting of 25 dwellings, access, parking, open space, landscaping and drainage. Hereafter referred to as the Site.

The site benefits from outline planning permission (PL/2022/09532). A Reserved Matters application relating to conditions 10 (surface water drainage), 20 (acoustics) and 22 (sustainable energy strategy) of the above referenced planning consent has been submitted to Wiltshire Council.

Wiltshire Council, acting as the Lead Local Flood Authority (LLFA), have been consulted on the reserved matters application and have made no comment in relation to Condition 20 and 22 however have commented on the information provided for Condition 10. The LLFA's full response has been included in **Appendix A**.

The comments relate to the surface water drainage strategy, specifically the overland exceedance routes, and are included below:

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

While noting the applicant has provided a revised exceedance flow path drawing, updating exceedance flow routes notably around plots 17-21 and 11-16, further details are required.

- *Despite the example section of the retaining wall the impact of retaining walls on surface water flows is still unclear, particularly whether surface water may be dammed.*
- *To demonstrate that surface water exceedance will be safely managed, the applicant must add hatching to the exceedance drawing to clarify where pooling will occur onsite during the 1 in 100+CC event, particularly adjacent to retaining walls (e.g. plot 11 & 16).*
- *In addition, the applicant must clarify how exceedance flows are managed on site, without increasing risk to adjacent people or property. Currently it is unclear on the eastern boundary whether flows will be contained and managed onsite, or directed over the boundary onto adjacent land.*



This technical note has been prepared to allay the concerns of the LLFA relating to overland exceedance flow paths and allow them to recommend discharge of Condition 10.

Proposed Levels and Exceedance Routes

The proposed levels design for the site has been reviewed to reflect the comments made by the LLFA and provide further clarity and improvement on exceedance flow paths. Additional detail has been added around the houses and within gardens to demonstrate where water will flow to and to demonstrate there is no damming of flows against retaining walls, plots or garages.

The refinement of the design aimed to remove as many retaining walls as possible whilst providing suitable detail to enable a comprehensive review of exceedance flow paths. Where the removal of retaining walls led to steeper gardens, to a point where Bargate felt the space would be unusable, rollovers have been utilised with steps and timber sleeper walls providing a tiered garden with usable space on the high and low side. The revised levels design has been included in **Appendix B**.

Based on the amended levels design pooling of water will not occur and therefore the requested plan has not been provided however a more detailed overland exceedance plan has been provided that relate to the new levels design described above. This shows that exceedance flows will not be dammed and therefore will not pool. All exceedance flow will be routed to the roads, public open space and the attenuation basin. Refer to **Appendix B**.

As described above the proposed levels design has been refined with further detail provided demonstrating the route of exceedance flows. On the eastern boundary the proposed levels do show exceedance routes flowing towards the boundary and existing properties beyond as they do in the existing scenario. However, to allay the concerns of the LLFA a cut off filter drain is proposed to intercept exceedance flows from the site and route them along the boundary towards the

Conclusion

Based on the text above and appendices within this technical note MJA Consulting consider sufficient information has been provided to allow the LLFA to recommend Condition 10 of planning permission PL/2022/09532 is discharged.

Appendices:

Appendix A: LLFA Consultation Response

Appendix B: Proposed Levels and Exceedance Plan

Appendix A:
LLFA Consultation Response

To:	Sarah Hill	From:	Drainage (Barney Taylor)
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Planning App Ref:	PL/2025/08543
Service Ref:	Drainage
Date:	03/03/2026

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*
- *Coloured Site Plan*
- *Retaining Wall Detail*

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:

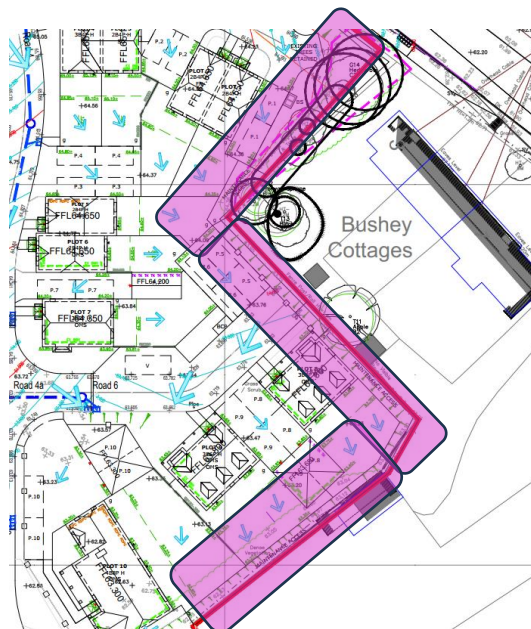
- While noting the applicant has provided a revised exceedance flow path drawing, updating exceedance flow routes notably around plots 17-21 and 11-16, further details are required.

Despite the example section of the retaining wall, the impact of retaining walls on surface water flows is still unclear, particularly whether surface water may be dammed.

To demonstrate that surface water exceedance will be safely managed, the applicant must add hatching to the exceedance drawing to clarify where pooling will occur onsite during the 1 in 100+CC event, particularly adjacent to retaining walls (e.g. plot 11 & 16).

In addition, the applicant must clarify how exceedance flows are managed onsite, without increasing risk to adjacent people & property. Currently it is unclear on the eastern boundary (pink) whether flows will be contained and managed onsite, or directed over the boundary onto adjacent land.

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.



Appendix B:
Proposed Levels and Exceedance Plan

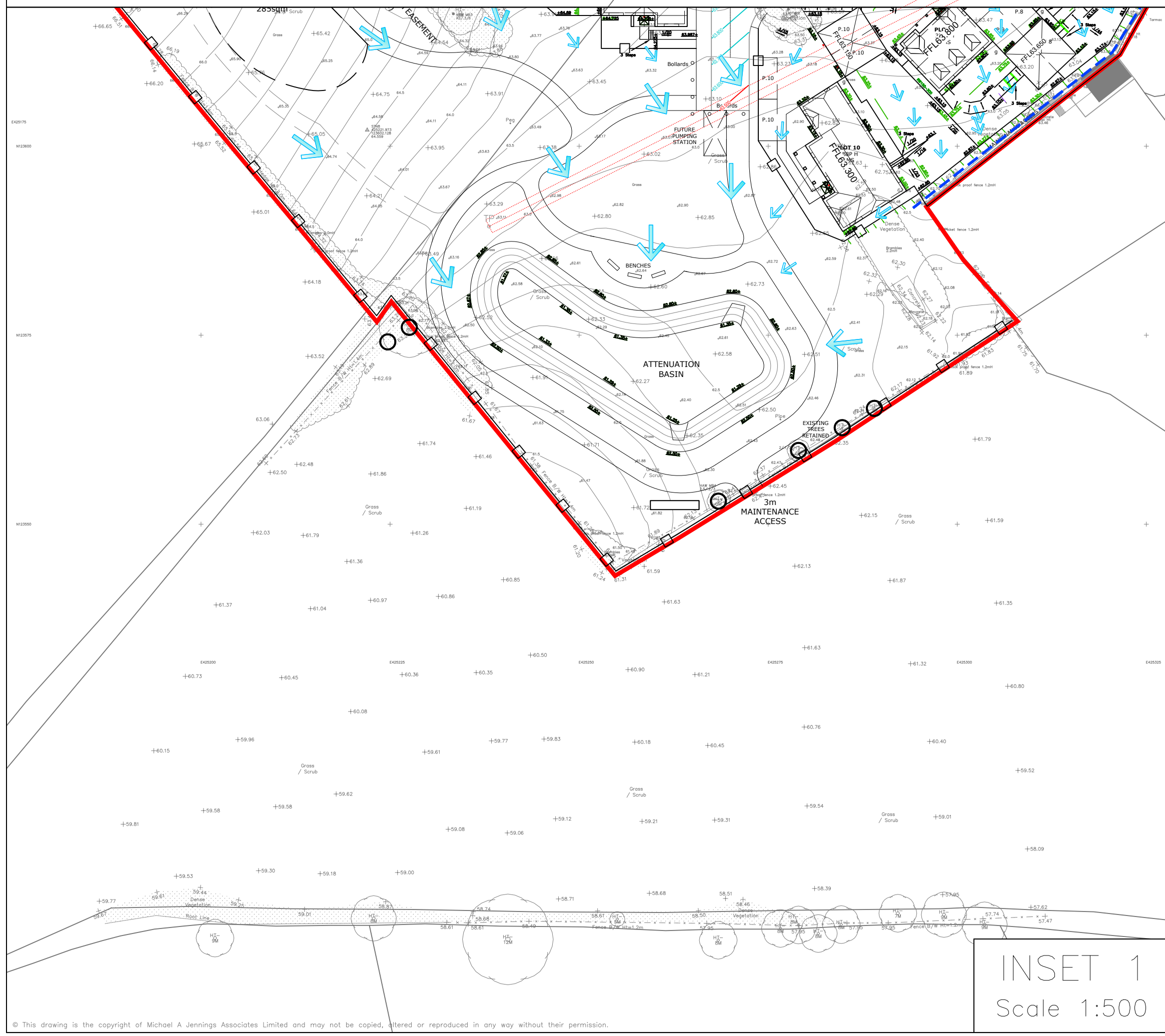


Notes:

1. Do not scale from this drawing.
2. All dimensions in metres.
3. All levels relate to ordnance datum.
4. This drawing shall be read in conjunction with all other contract documents.
5. Any discrepancies with the drawings shall be reported to the Engineer.
6. The level & location of all existing services shall be verified and marked on site by the Contractor prior to commencing any construction work.

Key:

FFL63.800	Site Boundary
67.500	Proposed Finished Floor Level
67.400	Proposed Contours
67.300	Proposed Contours
AA&A	Spot Level
1:20	Steps
200mm	Gradient
Foundation Step	Foundation Step
Proposed Retaining Wall	Proposed Retaining Wall
Proposed Filter Drain	Proposed Filter Drain
Exceedance Flow Route	Exceedance Flow Route
Existing Level	Existing Level



P6	02.04.26	Levels updated to suit client comments and exceedance flow routes updated	SB	KTG
P5	16.02.26	New base planning layout added	KTG	KTG
P4	06.02.26	Low points in garden areas added in accordance with LLFA comments	KTG	KTG
P3	22.12.25	Updated following receipt of comments from LLFA re Condition 10	KTG	KTG
P2	23.10.25	Updated following receipt of comments from Client	KTG	KTG
P1	15.10.25	First issue	KTG	KTG
REV. No.	DATE	DESCRIPTION	DRAWN	CHECKED
Client				
Project		Romsey Road, Whiteparish		
Title		Exceedance Flow Routes		
Scale:		1:250 @ A0	Status:	PRELIMINARY
Drawn:	Project Engineer	MJA Project No:	Date:	01/04/2026
SB	KTG	7191		
Drawing Number:	7191-MJA-SW-XX-DR-C-014			
Rev:	P6			