

To:	Georgina Wright	From:	Drainage Team
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Planning App Ref:	PL/2026/01867
Service Ref:	Drainage
Date:	04/05/2026

PROPOSAL

Full planning permission

Erection of a building amounting to 6,968 sqm GIA (Use Classes E(g), B2 and B8) with associated facilities, access with security, parking, hard and soft landscaping, drainage and associated works; A new roundabout from the A345 with footways and bus stops; A new access to Chemring Countermeasures UK including turning and security; Solar Fields; and associated works.

SITE LOCATION

Land adjacent to A345, High Post, Salisbury, SP4 6AT

SUMMARY OF THE CONSULTEE POSITION

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

APPLICATION DOCUMENTS REVIEWED

- Application form
- Flood Risk Assessment and Surface Water Drainage Strategy
- Soakaway Report
- Construction Management Plan
- Design and Access Statement
- Planning Statement

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 proposal comprises the erection of a 6,968 sqm employment building (Use Classes E(g), B2 and B8) for Callen-Lenz, together with associated parking, servicing, landscaping and drainage

The surface water drainage strategy follows the Sustainable Drainage Systems hierarchy and proposes infiltration as the primary method of surface water disposal, supported by permeable paving, filter drains, bioretention areas and geocellular soakaways. Hydraulic modelling demonstrates that surface water runoff from the development can be managed on site up to and including the 1 in 100 year rainfall event with an appropriate allowance for climate change, without increasing flood risk elsewhere.

Infiltration testing undertaken to date indicates variability across the site, with infiltration shown to be feasible in certain areas. The proposed use of conservative infiltration rates where site data is limited is considered appropriate at this stage. Overall, the drainage strategy is acceptable in principle; however, further detail and confirmation are required to ensure the system functions effectively for the lifetime of the development.

RECOMMENDATION

Holding objection as further information required

At this stage, a full assessment cannot be completed due to insufficient information. The following documents/information are required to enable a proper review of the drainage and flood risk aspects of the proposal:

- Prior to commencement of development, further BRE 365 infiltration testing shall be undertaken at the exact locations and depths of all proposed infiltration features. The detailed drainage scheme shall be updated where necessary to reflect the results of this testing.
- A plan demonstrating how surface water exceedance flows will be safely managed on site during rainfall events exceeding the design standard shall be submitted. Exceedance flows shall be directed away from buildings and shall not increase flood risk on or off site. (National Standards for SuDS: [Standard 3: management of extreme rainfall and flooding](#)).
- The applicant must provide cross-section drawings for all proposed surface water drainage features, including geocellular soakaways, filter drains, permeable paving and bioretention areas, showing levels, depths and proposed freeboard provision, to demonstrate that the drainage system can function hydraulically and that adequate clearances are maintained throughout the site.
- Whilst a maintenance plan has been submitted, the application does not identify the responsible party or adopting authority for the proposed drainage features. Full details of ownership and long-term maintenance responsibility will need to be provided. (National Standards for SuDS: [Standard 7: design of drainage for construction, operation, maintenance, decommissioning and structural integrity](#)).

INFORMATIVES

- All new drainage will need to comply fully with Building Regulations Part H (and they should engage with the building control department to ensure this).
- In line with the NPPF and National Standards for SuDS, the applicant should seek to use SuDS wherever it is practicable as part of the surface water drainage strategy.

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.