

To:	Georgina Wright	From:	Drainage Team
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Planning App Ref:	PL/2026/02085
Service Ref:	Drainage
Date:	06/05/2026

PROPOSAL

Discharge of Conditions 3, 4, 5, 6, 8, 9, 15, 17, 20 and 21 in relation to approved scheme PL/2025/06308

SITE LOCATION

Land off Rollestone Street and to the rear of 24-28 Endless Street, Salisbury, Wiltshire, SP1 3UT

APPLICATION DOCUMENTS REVIEWED

- Application Form
- Location Plan
- Wessex Water Agreement
- Construction Management Plan

ASSESSMENT OF THE PROPOSAL

Context

The proposal is for the erection of three dwellings including access, parking, landscaping and associated works”

In 2025, the LLFA had the following condition (20) for which information was required before these could be discharged

- 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:

- A comprehensive drainage layout drawing must be provided, clearly showing the location, dimensions, and levels of all drainage features, including pipework, manholes, control structures, and outfalls. The plan should also clearly identify all sustainable drainage (SuDS) features proposed on the site.
 - Evidence that the applicant has considered how surface water re-use can be maximised or provide justification as to why it cannot be achieved on this site.
 - In accordance with Standard 1 of National Standards for SuDS, rainwater harvesting shall be considered in all circumstances where any of the following apply:
 - i. There is a demand for non-potable water and available contributing catchment area that will deliver safe and efficient water savings.
 - ii. There is a need for landscape irrigation.
 - iii. The development is in an area identified as seriously water-stressed
 - If infiltration is proposed, the design shall be informed by infiltration tests undertaken in accordance with BRE 365 together with the results of seasonal groundwater monitoring. If infiltration is demonstrated to be unviable, the drainage strategy is to show discharge to the next level of surface water hierarchy with clear justification.
 - Overland exceedance routes are to be identified and shown on the drainage plan for flows in excess of the 1 in 100-year plus climate change rainfall event to demonstrate no adverse flood risk to the development or elsewhere.
 - A demonstration that the design provides interception storage features in accordance with Standard 2 of the National Standards for SuDS. Evidence and calculations shall be provided to demonstrate that the runoff from each positively drained surface, for at least 5mm of rainfall, is either collected for use, infiltrated into the ground, or else captured, conveyed and stored within SuDS features.
 - No surface water connection to a public sewer or watercourse shall take place until written approval has been obtained from the relevant statutory undertaker or asset owner, and evidence of such approval has been provided to the Local Planning Authority.
- 2. No development shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.**

In order to discharge the above drainage condition the following additional information must be provided:

- A Construction Surface Water Management Plan shall be provided, including measures for temporary drainage, pollution prevention, and sediment control.
- A Management and Maintenance Plan shall be submitted confirming responsibilities, funding arrangements, and maintenance schedules for all SuDS features.

Assessment

The application seeks to discharge **Condition 20 (Surface Water Drainage Strategy)** attached to planning permission **PL/2025/06308**.

The information submitted does not constitute a surface water drainage strategy and is insufficient to discharge Condition 20. No detailed drainage layout has been provided identifying surface water infrastructure, including pipework, attenuation features, flow control devices, SuDS components, discharge points, or relevant levels. As a result, compliance with the surface water discharge hierarchy and the National Standards for Sustainable Drainage Systems cannot be demonstrated.

The applicant has submitted correspondence from Wessex Water and states that written approval has been obtained to connect to the nearby surface water sewer. The submitted document confirms the availability of services and indicates that a connection may be feasible; however, it is not informed by a submitted drainage design and does not confirm agreed discharge rates, attenuation requirements, exceedance routing, or the final point of connection. In the absence of an approved surface water drainage strategy, the Wessex Water correspondence cannot be treated as formal surface water outfall approval for the purposes of discharging Condition 20.

RECOMMENDATION

The surface water Condition 20 cannot be discharged until the following information is submitted and accepted by the LLFA:

- A comprehensive drainage layout drawing must be provided, clearly showing the location, dimensions, and levels of all drainage features, including pipework, manholes, control structures, and outfalls. The plan should also clearly identify all sustainable drainage (SuDS) features proposed on the site.
- Evidence that the applicant has considered how surface water re-use can be maximised or provide justification as to why it cannot be achieved on this site.
- In overland exceedance routes are to be identified and shown on the drainage plan for flows in excess of the 1 in 100-year plus climate change rainfall event to demonstrate no adverse flood risk to the development or elsewhere.
- A demonstration that the design provides interception storage features in accordance with Standard 2 of the National Standards for SuDS. Evidence and calculations shall be provided to demonstrate that the runoff from each positively drained surface, for at least 5mm of rainfall, is either collected for use, infiltrated into the ground, or else captured, conveyed and stored within SuDS features.
- Written approval has been obtained from the relevant statutory undertaker or asset owner, and evidence of such approval has been provided to the Local Planning Authority.

INFORMATIVES

The drainage team would expect the following matters to be addressed by the applicant as part of a subsequent application:

- All new drainage will need to comply with Building Regulations Part H.

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.