

To:	Joe Richardson	From:	Drainage Team (Arun Govind T)
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Planning App Ref:	PL/2026/02034
Service Ref:	Drainage
Date:	14/04/2026

PROPOSAL

Full planning permission

Demolition of the existing four-bedroom, two-storey dwelling and the erection of a replacement dwelling.

SITE LOCATION

22 Riverside Close, Laverstock, Salisbury, SP1 1QW

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
- Design and Access Statement
- Existing Location and Block Plan
- Existing Site Plan - 1.500 Scale
- Flood Risk Assessment
- Proposed Location and Block Plan
- Proposed Site Plan - 1.500 Scale
- Topographic Survey

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

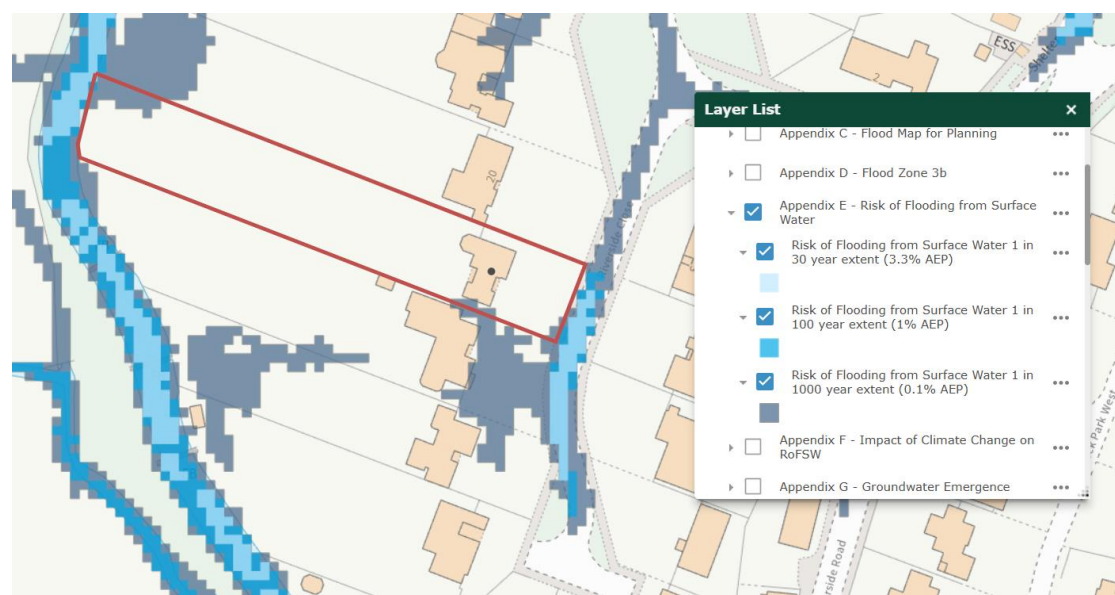
The application has been supported with a Site-Specific Flood Risk Assessment (FRA). It should be noted that our comments below are reliant on the accuracy and completeness of the FRA and we do not take any responsibility for incorrect data or interpretation made by the authors.

The proposal seeks to demolish an existing, outdated property and construct a high-quality, contemporary four-bedroom replacement dwelling of 316 m² floorspace, wholly retaining its use.

The applicant notes that a section of the site, located at the rear of the garden adjacent to the River Bourne, falls in Flood Zone 3. However, majority of the site lies within Flood Zone 1, particularly where the proposed dwelling is located and a sequential test is not considered necessary.

The site also has a moderate risk of groundwater flooding and low risk of surface water flooding, although the access to the site is shown to be at a high risk of surface water flooding.

The applicant has confirmed that finished floor levels will remain at their existing height or be increased, meaning that they will be raised at minimum 500 mm above adjacent ground levels.



The submitted documents do not include any information on how surface water will be managed for the development, nor do they confirm the total increase in impermeable area resulting from

the development. Given the scale of the proposed building and its associated hardstanding, clarification on drainage arrangements is essential to ensure that runoff is appropriately controlled and does not lead to flooding or waterlogging on-site or off-site.

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:

- Confirmation of total increase in impermeable area due to the development.
- Pre and post development runoff rates for the site, demonstrating that runoff will not be increased as a result of the development.
- A drainage plan confirming the existing and proposed drainage arrangement on site, outlining where existing drainage is to be retained, modified, or abandoned, and should detail any attenuation/ SuDS features required in order to restrict the post-development runoff rates.
- Pre and post development exceedance routing plan, to demonstrate that post development exceedance routing will not increase flood risk to people or property.

INFORMATIVES

- The EA's standing advice for minor extensions will apply.
- All new drainage will need to comply fully with Building Regulations Part H (and they should engage with the building control department in order to ensure this).
- In line with the NPPF and National Standards for SuDS, the applicant should seek to use SuDS wherever 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.