

To:	Development Management	From:	Barney Taylor (AtkinsRéalis)
------------	------------------------	--------------	------------------------------

Planning App Ref:	<i>PL/2025/08543</i>
Service Ref:	<i>Drainage</i>
Date:	<i>15/05/2026</i>

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

- Application for Approval of Reserved Matters following Outline Approval (dated 24/10/2025).
- Decision Notice for Planning Application Reference PL/2022/09532 (dated 10/06/2024).
- Supplementary covering information prepared by Master Planning (subject: "PL/2025/08543 : Land at Romsey Road, Whiteparish, Salisbury, Wiltshire", dated: 22/04/2026).
- Exceedance Flow Route drawing (Dwg no. 7191-MJA-SW-XX-DR-C-014 Rev. P8; dated 09/04/2026).
- Exceedance Flow Route drawing (Dwg no. 7191-MJA-SW-XX-DR-C-014 Rev. P9; dated 21/04/2026).

Also considered:

- Consultation Response: Drainage, under Planning Application Reference PL/2025/08543 (dated 16/04/2026).
- Flood Risk & Drainage Statement, prepared by Bargate Homes (Ref. KTG/25/RP/0857/7191 Rev. A, dated 10/10/2025).

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: Conditions 10, 20 & 22 (refer to the previous Drainage Consultation Response, dated 16/04/2026). Within this response, the LLFA shall be commenting on **Condition 10 only**.

Condition 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.

On the 16th April, the LLFA advised that Condition 10 could not be discharged until the following information is submitted and accepted by the LLFA:

We note the applicant has proposed a filter drain along the eastern boundary to prevent flows being directed over the boundary onto adjacent land. The applicant must justify why a filter drain is preferred over a simple ditch that is easier to maintain flows, and would likely have a greater capacity. The applicant must also indicate where inspection & access points are located along the filter drain to demonstrate that maintenance will be feasible to mitigate the risk of failure.

Noting the channel will have to be dug regardless, there is likely to be little if any increased inconvenience to amending the proposals to a ditch.

The applicant is required to provide a cross-section drawing of the proposed feature along the boundary.

This information is required to comply with the National Standards for SuDS (Standard 3: management of extreme rainfall and flooding).



RECOMMENDATION

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

The LLFA acknowledges the applicant's legal requirement to provide a maintenance access route along the eastern boundary to the adjoining land. However, it is not understood the rationale for providing a filter drain over a ditch with access designed (e.g. short-length culverts) at appropriate locations, or intervals, along the boundary. It is of the LLFA's opinion that a simple ditch will maintain flows more easily and would likely have a greater storage/conveyance capacity. It will also be simpler to maintain, and would be less susceptible to failures by blockage over time.

It is also noted that the applicant has proposed an 'infiltration swale' for the filter drain to outfall to. However, in the previously submitted Flood Risk & Drainage Statement the applicant states: *'As outlined the infiltration rates are variable which precludes the usage of standard infiltration devices such as soakaways, swales and infiltration basins.'* The applicant is requested to:

- Provide infiltration testing, in accordance with BRE365, that demonstrate the suitability infiltrating SuDS features (sufficient drain-down time).
- Provide a cross-section for the proposed swale, detailing its construction, capacity, and exceedance routes in the event its maximum volume is exceeded.
- An amendment to the note in the Exceedance Flow Route drawing (Dwg no. 7191-MJA-SW-XX-DR-C-014 Rev. P9), where the drawing states: *'Collected flows to be conveyed and discharged towards the open landscaped area and attenuation basin.'* This note should be amended to reflect to the alteration made to the Drainage Strategy between revisions P8 and P9.

It should be noted that any SuDS features intending to infiltrate to ground require 5m easement from existing and proposed buildings. The applicant is requested to demonstrate there is sufficient spacing from the infiltration swale from all existing and proposed structures, dwellings and ancillary buildings.

Furthermore, it is noted that the exceedance flow routes shown in the Exceedance Flow Route drawing (revision P9) do not reflect the spot levels shown in the same drawing. It is noted that the spot-levels adjacent to the infiltration swale are lower than those surrounding the south-east border of the attenuation basin – contrary to the direction shown on the exceedance flow arrows. The applicant is requested to revise the exceedance flow arrows to reflect to the updated topography of the proposed development, ensuring the development, and any associated exceedance flows, do not increase the associated flood risk to people or property (namely the land parcel adjacent to the eastern boundary).

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.

--

Paddy O'Neill (AtkinsRéalis on behalf of Wiltshire Council Drainage).