

To:	Sarah Hill	From:	Rahul Dixit
------------	------------	--------------	-------------

Planning App Ref:	PL/2026/02684
Service Ref:	Drainage
Date:	01/06/2026

PROPOSAL

Full planning permission for erection of a 4-bed self-build dwelling (PV on roof, battery and Air Source Heat Pump) with garage and two garden outbuildings. ; closure of the existing vehicular access to Green Lane; formation of a new vehicular access with 2.4m x 43m visibility splay (both directions), dropped kerb, parking (4-cpkg-bays) and turning area; retention of the existing pedestrian access to Green Lane; and associated hard and soft landscaping and hedge and fence boundary treatments.

SITE LOCATION

Land to West of green Lane, Salisbury, SP4 6DX.

SUMMARY OF THE CONSULTEE POSITION

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

APPLICATION DOCUMENTS REVIEWED

- Application Form
- Drainage Technical Note
- Technical Note on Flood Risk
- Location and Existing Block Plan
- Planning Design and Access Statement
- Proposed Block Plan
- Proposed Elevations
- Proposed Sections
- Revised Proposed Block Plan
- Technical Note on Flood Risk
- 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 applicant has provided a technical Note on Flood Risk. It should be noted that our comments below are reliant on the accuracy and completeness of this document and we do not take any responsibility for incorrect data or interpretation made by the authors.

The technical note identifies the site being within Flood Zone 1 with a low risk of fluvial and pluvial flooding, however, there is medium risk of groundwater flooding with groundwater levels suggested to be between 0.5m and 5m below the ground surface

The Planning Statement indicates that surface water will be managed provision of a soakaway based on the BRE 365 testing results supporting the viability of soakaway. However, limited drainage details have been submitted along with the application.

RECOMMENDATION

No objection subject to the following conditions

- 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 clearly labelled drainage layout plan demonstrating the existing drainage features onsite, and the proposed drainage network, including the soakaway.
- Soakaway Design:
 - Calculations that demonstrate the sizing of the soakaway.
 - Evidence that the highest groundwater level (taking into account seasonal variations) has been determined and this is at least 1m below the proposed bottom of any soakaway.
 - Evidence that the soakaway is proposed with sufficient easement from any built structure or highway. Based on CIRIA guidance, if the soil is underlain by chalk, the soakaway must have a minimum clearance of 10m (although this can be less dependent on the density of the chalk. In all other soils, 5m is the minimum clearance.
- Pre and post development exceedance routing that demonstrates flood risk is not increased elsewhere.
- The applicant must provide maintenance strategy for all drainage features onsite and ensure the agreed drainage strategy & associated maintenance strategy is included in the title deeds of the property.

INFORMATIVES

- 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).
- Any soakaways should be designed and constructed in accordance with CIRIA C574 and the [Wiltshire Guidance](#).
- 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 set 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.