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| <b>To:</b> | Development Management | <b>From:</b> | Drainage Team (Aayushi Kochar) |
|------------|------------------------|--------------|--------------------------------|

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|--------------------------|---------------|
| <b>Planning App Ref:</b> | PL/2026/02622 |
| <b>Service Ref:</b>      | Drainage      |
| <b>Date:</b>             | 02/06/2026    |

## PROPOSAL

*Full planning application*

*Demolition of existing dwelling with a replacement dwelling and the erection of an outbuilding.*

## SITE LOCATION

*Old Mill Barn, Middle Woodford, Salisbury, SP4 6NW*

## SUMMARY OF THE CONSULTEE POSITION

|                                                 |          |
|-------------------------------------------------|----------|
| Object                                          |          |
| Holding Objection: Further information required | <b>X</b> |
| Support                                         |          |
| Comment                                         |          |
| No objection                                    |          |
| No objection subject to conditions              |          |
| Consultation not required                       |          |

## APPLICATION DOCUMENTS REVIEWED

- *Application Form*
- *Design and Access Statement*
- *Existing (Historic) Floor & Elevations Plans*
- *Existing Site Plan*
- *Neighbours Map*
- *Outbuilding Proposed Floor & Elevations*
- *Proposed Elevations (Colours)*
- *Proposed Elevations*
- *Proposed Floors & Roof Plan*
- *Proposed Outbuilding Floor, Elevations & Roof Plan COLOUR*
- *Proposed Site Plan COLOUR*
- *Proposed Site Plan*
- *Proposed Site Sections*

## 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 proposes to take down an existing building and construct a replacement dwelling, which is an upgrade to the existing property.

The site lies in flood zone 1 and is shown not to be at risk of flooding. The site is currently served by a septic tank, but the proposal is to replace this with a new water treatment plant which would further discharge to a soakaway. There is an existing provision for surface water drainage which will be checked, and based on working conditions, will be retained.

No drainage strategy has been submitted, therefore the LLFA cannot comment on any proposals at this stage.

## RECOMMENDATION

### Holding objection as further information required

At this stage, a full assessment of flood risk or drainage matters cannot be completed due to insufficient information. The following documents/information must be provided by the applicant for LLFA review:

The applicant must provide a plan drawing outlining all existing drainage features onsite, and another plan drawing displaying the proposed drainage strategy, including all proposed drainage features to demonstrate surface water will be safely disposed of, without increasing flood risk elsewhere. The applicant must provide the following information:

- A plan showing the existing drainage arrangement on the site.
- A proposed drainage strategy plan showing where existing drainage features will be retained/modified/abandoned and where new drainage is proposed, demonstrating that the development will not increase flood risk.
- A clearly labelled drainage layout plan showing the pipe networks and any proposed soakaways. The plan should show any pipe node numbers referred to within the drainage calculations.
- Calculations and drawings for the drainage system design showing designated holding areas and conveyance routes based on no flooding on site for a 1 in 30-year rainfall event.
- The applicant must demonstrate that the surface water disposal hierarchy has been applied.
- Pre and post development exceedance routing that demonstrates flood risk is not increased elsewhere.
- Consent for any outfalls from the proposed drainage systems into a public sewer or other drainage system not owned by the applicant.
- Details of how the proposed and existing drainage features on the site will be maintained and managed after completion with confirmation from the relevant authority that they will adopt any systems that are being offered for adoption.

## 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).
- 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.
- Any new connections to sewers will be subject to S106 agreement under the Water Industry Act with the Sewerage Undertaker.
- 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. [include any additional information relevant or helpful to the applicant, that does not need to be covered by objections and/or conditions]
- An environmental permit is required for any works within 8m of a main river. Consult the [Environment Agency's main river map](#) to see if a river/watercourse is designated as a main river. For more guidance on environmental permits, consult the [website](#).

The Environment Agency issues environmental permits, however, as Wiltshire Council is the Lead Local Flood Authority that has the lead responsibility for surface water management, **the discharge rate from the site must be agreed with Wiltshire Council** as part of agreeing the surface water drainage strategy for the site.

## 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.