

To:	Joe Richardson	From:	Drainage Team
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Planning App Ref:	PL/2026/02709
Service Ref:	Drainage
Date:	11/06/2026

PROPOSAL

Conversion and change of use of existing building to facilitate the provision of two (Use Class C3) residential units, and the demolition of existing building and erection of one (Use Class C3) residential dwelling with associated works

SITE LOCATION

47 Blue Boar Row, Salisbury, SP1 1DA

SUMMARY OF THE CONSULTEE POSITION

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

APPLICATION DOCUMENTS REVIEWED

- Application Form
- Flood risk assessment
- Location Plan
- Planning statement

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 comprises the conversion of the existing listed building to provide two residential units and the demolition and redevelopment of a rear structure to deliver one additional dwelling, with ground floor commercial use retained (Planning Statement Section 4), and surface water is managed via discharge to the existing drainage system with no increase in impermeable area or runoff (FRA Summary), supported by the Flood Risk Assessment which concludes that the site is at low risk of surface water flooding (FRA Section 4.54), mitigation measures include locating all sleeping accommodation at first floor level (FRA Section 1.5), maintaining existing drainage arrangements, and the site access in flood zone 2 & 3, ensuring safe access and evacuation via a defined Flood Evacuation Plan which sets out an escape route from Blue Boar Row towards Endless Street and into Flood Zone 1, use of Environment Agency flood alerts as trigger events, and provision for safe refuge at first floor level in extreme scenarios (FRA Section 6), therefore no objection is raised as the development does not increase surface water runoff, incorporates appropriate mitigation, and satisfactorily manages flood risk to both the site and surrounding area.

RECOMMENDATION

No Objection for the following reasons:

No objection is raised as the proposed development does not increase impermeable area or surface water runoff, surface water will continue to discharge via the existing drainage system, and the submitted Flood Risk Assessment and Flood Evacuation Plan demonstrate that surface water and flood risks are appropriately managed with suitable mitigation measures in place.

INFORMATIVES

- The EA's standing advice for minor extensions will apply.
- 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.

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.