

To:	Sarah Hill	From:	Drainage Team (Arun Govind T)
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Planning App Ref:	PL/2026/03223
Service Ref:	Drainage
Date:	15/06/2026

PROPOSAL

Outline planning permission: Some matters reserved

Outline application with some matters reserved for the erection of 5 self-build dwellings with new crossover access from Witt Road, following the demolition of existing barn and removal of containers; retention of existing access to woodland behind (Access and Layout).

SITE LOCATION

Land opposite Jubilee Cottage, Witt Road, Salisbury

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 Redacted
- Drainage Strategy and Flood Risk Assessment
- Existing Site Plan
- Location Plan
- Planning Design and Access Statement
- Proposed Site Plan
- Topographical 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 proposal comprises the construction of five detached four-bedroom houses with a combination of soft and hard landscaping set within private gardens and a shared access road from Witt Lane.

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 FRA report confirms that the site is located within Flood Zone 1 and is considered to have a low risk of fluvial and groundwater flooding. It also notes a low risk of surface water flooding overall, with only a very low-risk surface water flow path (0.1% AEP) affecting the south-western edge of the site, referring to EA flood mapping.

The applicant states that groundwater monitoring carried out on-site during winter 2025/2026 found no groundwater presence up to a depth of 5m below ground level.

In addition, permeability testing undertaken at a nearby site recorded a permeability rate of 4.05×10^{-5} m/s. However, soakaway testing in accordance with BRE365 must still be carried out on-site at the specified locations and depths, as infiltration rates can vary significantly locally.

The applicant proposes a drainage strategy incorporating five individual plot soakaways and permeable paving. Given the underlying chalk geology, the applicant confirms that there is sufficient space to relocate the proposed soakaways further down the gardens if necessary. Water butts are also proposed to capture and attenuate roof water runoff.

The surface water drainage system has been designed to accommodate a 1 in 100 year +45% climate change.

Surface water flood mapping and topographic survey data identify a shallow overland flow route along the western edge of the site within a dry valley. To manage this, the proposal includes a grassed earth channel having a capacity of 900 l/s, along the western boundary and minor ground raising in the southwest corner to intercept and redirect flows. Surface water from the north and west of the site will be captured and managed within the new channel before being returned to the original downstream flow route at existing rates and levels. The flow pathway is therefore moved slightly to the western edge of the site, with no change to off-site flow paths, flow rates, or flood levels outside the site.

A schedule of O&M maintenance requirements for the SuDS infrastructure has also been submitted.

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:

- Evidence that soakage tests have been undertaken in accordance with BRE 365 to demonstrate that infiltration is feasible by the provision of calculations that demonstrate that the soakaway has been designed for:
 - 1 in 100yr + cc flows (for multiple properties)
 - Half drain time <24hrs
 - Appropriate factor of safety in line with CIRIA C753 (Table 25.2) guidance has been included.
- Evidence that the correct clearances have been adhered to. Based on CIRIA guidance the appropriate clearance depends on the density of the chalk - if its high density then it would be 5m, low density or undetermined it would be 10m. 5m is the minimum for any ground condition.
- Cross section drawings of proposed soakaways and permeable pavements.
- Evidence that the finished floor levels are above the maximum predicted 100-year flood level or if no flooding is predicted, at a sufficient height above the SW drainage cover levels.

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 soakaways should be designed and constructed in accordance with CIRIA C574 and the Wiltshire Guidance.

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.