

To:	Development Management	From:	Barney Taylor (AtkinsRéalis)
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Planning App Ref:	<i>PL/2025/08543</i>
Service Ref:	<i>Drainage</i>
Date:	<i>29/05/2026</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).
- Flood Risk & Drainage Statement – 26th May 2026, Rev B
- Proposed Drainage Strategy (7191-MJA-SW-XX-DR-C-012-P5)
- Exceedance Flow Route drawing (Dwg no. 7191-MJA-SW-XX-DR-C-014 Rev. P10)

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.

Recommendation:

Condition 10 can be discharged.

The applicant has now provided revised plans, including a filter drain to intercept exceedance flows directed towards the eastern border, before being piped to the attenuation basin (see 7191-MJA-SW-XX-DR-C-012-P5). The applicant has provided sizing calculations, updated maintenance plans and a cross section of the filter drain. The applicant has proposed inspection chambers at each change in direction to enable maintenance access.

The applicant has removed the infiltrating swale from proposals as the filter drain is now connected into the basin. Any exceedance flow towards the south eastern corner of the attenuation basin will pool in a low point adjacent to the boundary on drawing 7191-MJA-SW-XX-DR-C-014 P10. The boundary is raised above adjacent land to the south east of the basin, creating a natural bund system. Additionally the exceedance flow towards this boundary is expected to be minimal, with no impact on flood risk across the 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.