

To:	Mary Rose Scott	From:	Drainage Team
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Planning App Ref:	PL/2026/04070
Service Ref:	Drainage
Date:	04/08/2026

PROPOSAL

Demolish existing garage, carport and outbuildings. Construct two storey side extension to house and internal alterations. Construct single-storey outbuilding.

SITE LOCATION

West Lodge, West Street, Barford St Martin, Salisbury, SP3 4AH

SUMMARY OF THE CONSULTEE POSITION

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

APPLICATION DOCUMENTS REVIEWED

- Application Form
- Design and Access Statement
- Existing Elevations, Floor Plans and Site Plan
- Location Plan
- Proposed Elevations, Floor Plans and Site Plan
- Proposed Outbuilding Elevations and Floor Plans

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.

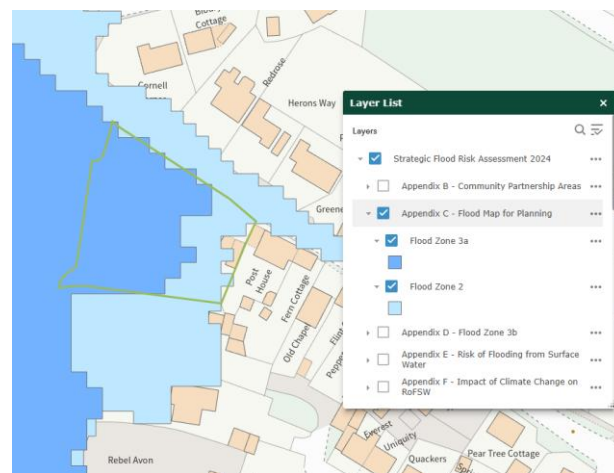
Where necessary, planning conditions or legal agreements may be used to secure the implementation, maintenance, and monitoring of SuDS and other drainage infrastructure.

Assessment

The application has been supported with a brief 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 submitted Flood Risk Assessment (Appendix 2 of the Design and Access Statement) confirms that the application site lies within Flood Zones 2 and 3 and has a known history of flooding associated with the River Nadder. The applicant acknowledges that the lower parts of the site flood during high river levels.

Review of the flood mapping indicates that a significant proportion of the applicant site lies within the Flood Zone 3, with the remainder largely within Flood Zone 2. In addition, surface water flood risk mapping identifies overland flow routes affecting the northern part of the site and adjacent highway corridor during extreme rainfall events.



Fluvial Flood Risk

Whilst the proposed development relates to a domestic extension and proposed ancillary outbuilding is a minor application in nature; the flood barrier proposals could increase flood risk to adjacent properties or the highway if not considered properly.

The applicant must demonstrate the flood barrier will not increase elsewhere to remove the holding objection. The applicant will be required to provide detailed modelling to provide flood depth, velocity and hazard information. In addition, the applicant must provide floodplain compensation storage for the lost storage area as a result of the barrier, and proposed extension (or demonstrate that the proposal sits outside of the functional floodplain). An overland exceedance drawing to demonstrate the impact of the flood barrier is also required.

RECOMMENDATION

Holding objection as further information required

At this stage, further information regarding the flood barrier is required to demonstrate flood risk will not be increased elsewhere:

The applicant must submit a revised flood risk assessment that includes:

- Detailed modelling to confirm the flood zone extents, notably 3b.
- Detailed modelling to confirm flood depth, velocity and hazard for the 1 in 100 + climate change event
- Flood compensation storage to account for lost storage area following the installation of the flood barrier
- Pre and post development overland flow route drawings for the 1 in 100 + climate change event to demonstrate the impact of the barrier on overland flow routes

Following the removal of the holding objection, the following information can be managed via condition:

- The applicant must provide a detailed surface water drainage strategy, including a drainage layout plan identifying all existing and proposed drainage networks. The drainage strategy must demonstrate that there will not be an increase flood risk elsewhere.

INFORMATIVES

- The EA's standing advice for minor extension will apply.
- The applicant is referred to Wiltshire Council's [Surface Water Soakaway Guidance](#) for the standards that must be met for planning approval and adoption of infiltration drainage features.
- 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
- 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.

An ordinary watercourse is a watercourse that does not form part of a main river. The term watercourse includes all rivers and streams and all ditches, drains, cuts, culverts, dikes, sluices, sewers (other than public sewers within the meaning of the Water Industry Act 1991) and passages, through which water flows.

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](#).

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.