

To:	Ashley Jones	From:	Drainage Team
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Planning App Ref:	PL/2026/03381
Service Ref:	Drainage
Date:	11/08/2026

PROPOSAL

Discharge of Conditions 3 (Materials Day Rooms), 8 (CEMP), 10 (discharge of surface water and cleaned foul water), 13 (Wildlife Protection and Enhancement Scheme), 14 (visibility splays), 16 (prevent water from entering the highway, gates), and 19 (hard and soft landscaping) for PL/2023/02704 - change of use of land to a travellers caravan site.

SITE LOCATION

Land at Lopcombe Corner, Salisbury, Wiltshire

APPLICATION DOCUMENTS REVIEWED

- Drainage Layout Plans & Details
- Email Drainage Information

ASSESSMENT OF THE PROPOSAL

Context

In 2026 The LLFA had the following conditions for which information was required before these could be discharged:

Condition 10. No development shall commence until a scheme for the discharge of surface water and cleaned foul water has been submitted to and approved in writing by the planning authority. The development shall not be occupied until the drainage scheme has been fully implemented in accordance with the approved details.

Condition 16. Notwithstanding the submitted details, the proposed development shall not be occupied until means/works have been implemented to prevent water from entering the highway. Any gates shall be set back at least 18 metres from the edge of the carriageway, such gates to open inwards only.

Assessment

Condition 10: The applicant has confirmed that the rainwater harvesting (RWH) tank will be retained to facilitate water reuse, but that the RWH system storage volume has not been accounted for in the drainage calculations. All roof drainage, including any RWH overflow, will discharge to the proposed cellular soakaways.

Evidence of soakaway testing has been provided, and this has been used to demonstrate that the proposed soakaways conform with Soakaway Guidance. However, the trial pits utilised for the soakaway testing were not sufficiently deep to establish the highest groundwater level. The applicant must demonstrate that there is, at minimum, 1m clearance between the base of any soakaway feature and the highest groundwater level.

The applicant should also confirm that the correct clearances have been adhered to. Based on CIRIA guidance the appropriate clearance between a soakaway and any building and/or road 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.

Condition 16: The applicant has confirmed that the site gradients fall away from Stockbridge Road, and the drainage calculations demonstrate that surface water runoff will be accommodated within the permeable paving system without causing flooding. A continuous raised hump will be installed across the site entrance as an additional safeguard to prevent any exceptional exceedance flows from reaching the public highway. Consequently, the provision of a channel drain is not considered necessary.

RECOMMENDATION

Following a review of the information provided, **Condition 16** can now be discharged.

Following a review of the information provided, **Condition 10** cannot be discharged until the applicant provides supporting evidence to address the following requirements:

- Evidence of the highest groundwater level, accounting for seasonal variation, and confirmation that this is, at minimum, 1m below the base of any infiltration feature.
- Evidence that the correct clearances have been adhered to. Based on CIRIA guidance the appropriate clearance between a soakaway and any building and/or road 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.

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.
- 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.

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.

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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.