Wiltshire Council

To:	Becky Jones	From:	Drainage Team (Arun Govind T)

Planning App Ref:	PL/2026/04559
Service Ref:	Drainage
Date:	03/09/2026

PROPOSAL
Full planning permission
Development of a Diagnostic and Surgical Hub (DASH) together with means of access and new landscaping.

SITE LOCATION
Salisbury District Hospital, Odstock Road, Salisbury, SP2 8BJ

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
- Design and Access Statement
- Existing Site Plan
- Flood Risk and Drainage Strategy
- Geotechnical and Geo-environmental Desk Study
- Ground Investigation Report
- Location Plan
- Planning Statement
- Proposed Site Plan

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 LLFA's assessment relates to flood risk, water quantity, water quality and maintenance considerations. The proposed SuDS may also have implications for biodiversity, amenity, landscape, green infrastructure and placemaking objectives. Assessment of these matters falls outside the remit of the LLFA. The Local Planning Authority should seek and have regard to the advice of Wiltshire Council's Ecology, Landscape, urban design and other relevant specialist teams when considering these aspects of the proposal.

The applicant has discounted rainwater harvesting stating the proposed site use presents a potential risk of contamination, making the reuse of surface water runoff for non-potable purposes unsuitable.

The applicant states that topographic and utility surveys have identified existing drainage features within the site. However, no information has been provided on whether these features are to be retained, incorporated into the proposed drainage strategy, or abandoned.

It is noted that typical cross-sections of the proposed SuDS features have been submitted. However, project-specific cross-sections showing the actual design, along with standard detail drawings, have not been provided and should be submitted.

The applicant states that the site topography slopes from south to north, resulting in overland flows from the southern part of the site potentially being directed towards the proposed building, while flows from the northern areas would be directed away from it. Exceedance flows should be managed to ensure they are routed away from buildings and towards designated safe areas. Additionally, an exceedance routing plan illustrating the direction of overland flow paths across the site should be 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:

- A drainage plan identifying any existing drainage features within the site, and which are to be retained/modified/abandoned.
- A clearly labelled drainage layout plan showing the pipe networks as well as SuDS and soakaway features. The plan should show any pipe node numbers referred to within the drainage calculations.
- Cross section and standard detail drawings should be provided for attenuation, conveyance, infiltration features and their components.
- In accordance with Standard 3 of the National Standards for SuDS, overland exceedance routes are to be identified and shown on the drainage plan for flows in excess of the 1 in 100 year plus climate change (40%) rainfall event to demonstrate no adverse flood risk to the development of elsewhere.
- Clear arrangements for the ownership and ongoing maintenance of the proposed drainage system (including SuDS features) over the lifetime of the development.
- A construction management plan, which shall include monitoring of, and measures to retain, the existing vegetation across the site, together with details of drainage arrangements during the construction phase.

As-Built SuDS and Watercourse/Ditch Modification Drawings (AutoCAD Format)
No later than 3 months following completion of the SuDS infrastructure and any associated watercourse or ditch modifications, and in any event prior to the first occupation of any dwelling (or first use of the development, whichever is sooner), the developer shall submit to and obtain written approval from the Local Planning Authority, in consultation with the Lead Local Flood Authority, the following as-built information:

1. As-built SuDS construction drawings, including all attenuation basins, flow controls, pipe networks, swales, inlets/outlets, exceedance routing and all constructed drainage assets.
2. All as-built SuDS drawings shall be provided in:
    - AutoCAD (DWG) format, fully georeferenced to OS National Grid; and
    - PDF format for record purposes.
3. A full drainage asset schedule including dimensions, levels, materials, and long-term maintenance responsibilities.
4. An updated SuDS Maintenance Plan reflecting the final as-built arrangement.

The approved as-built drawings and documentation shall thereafter form the definitive drainage record for the development and must be complied with for the lifetime of the drainage system.

Reason:

To ensure the constructed drainage system accord with the approved design, to maintain accurate LLFA drainage records, and to ensure the development does not increase flood risk on- or off-site, in accordance with the NPPF and Wiltshire Council SuDS guidance.

INFORMATIVES

- All new drainage will need to comply with Building Regulations Part H.
- Any soakaways should be designed and constructed in accordance with CIRIA C574 and the Wiltshire Guidance.
- The number of private soakaways is concerning due to the ongoing maintenance responsibilities associated and the risk of drainage strategy failure if these are not carried out. Clear arrangements for the ownership and ongoing maintenance of the SuDS must be provided. If soakaway maintenance is intended to be the responsibility of the property owner, this should be included in the deeds to the property

  No building can commence until it is confirmed that the information on location of soakaways needs to be included in house deeds with information on their maintenance and replacement and no extension of the house should be permitted on soakaways.

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.