

To:	Daniel Jacobs	From:	Drainage Team (Arun Govind T)
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Planning App Ref:	PL/2026/02445
Service Ref:	Drainage
Date:	02/09/2026

PROPOSAL

Proposed new pool and pool house

SITE LOCATION

The Stables, Netherhampton, Salisbury, SP2 8PU

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
- Existing site and location plan
- Householder and Minor Extensions Flood Risk Assessments
- Proposed Elevations
- Proposed Roof & Floor Plans
- Proposed site and location plan
- Proposed Site Plan
- Flood Risk Assessment_Rev_E_Netherhampton Farm
- Netherhampton Drainage Strategy Scope 12-08-2026

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 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.

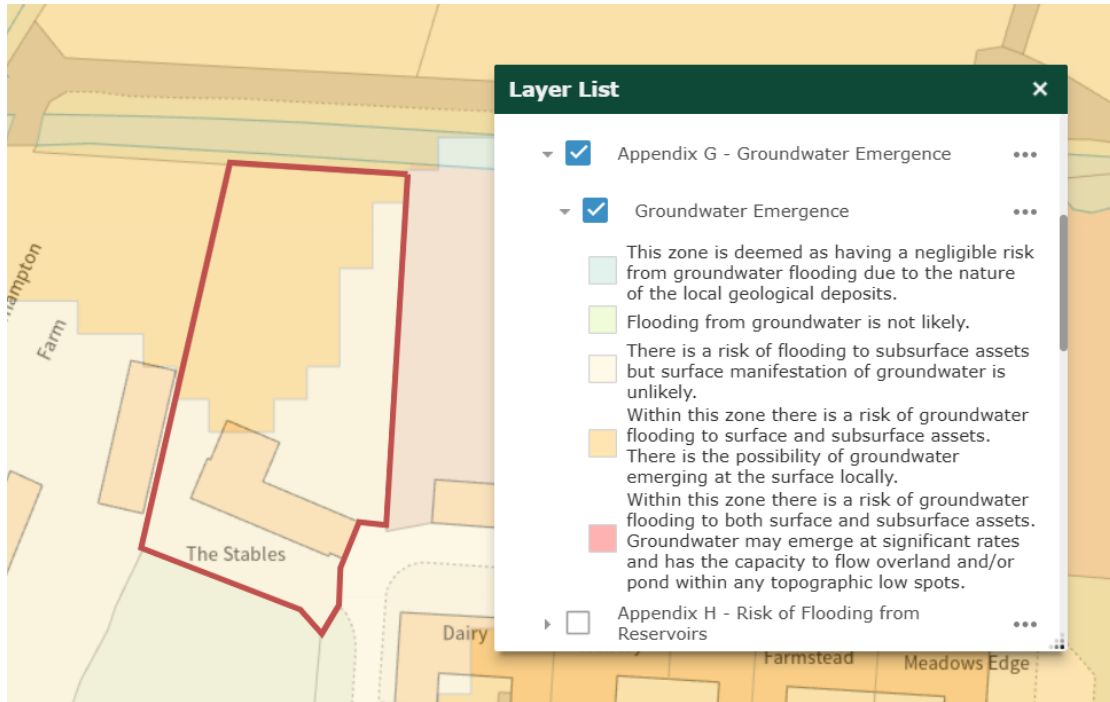
Part of the site lies in Flood Zone 3; however, the location of the proposed development lies in Flood Zone 1 and has a low risk of fluvial and surface water flooding.

The applicant intends to discharge surface water to a watercourse using attenuation at a discharge rate of 1 l/s.

The applicant submitted a 2018 Flood Risk Assessment for the wider site, including the application area, which concluded that high groundwater levels make soakaways unsuitable for surface water drainage. Borehole data from July 2020 and nearby investigations recorded groundwater levels between 1.2m and 1.5m below ground level (at 49.06mAOD and 51.5mAOD respectively). Given the site ground level of approximately 51mAOD, groundwater could reasonably be expected to rise close to the surface. On this basis, the information submitted is considered sufficient to discount infiltration as a viable method of surface water disposal.

Any drainage required for the swimming pool must not be discharged to surface water bodies.

The applicant is required to demonstrate the measures proposed to minimise interaction between the swimming pool and the groundwater table. In addition, a Construction Management Plan should be provided detailing how both surface water and groundwater will be managed throughout the construction phase.



Proposed flood mitigation measures include setting floor levels at least 300 mm above the known or modelled 1 in 100 annual probability (1%) flood level in any year, using flood-resilient materials or finishes, and raising electrical sockets to a minimum of 400 mm above floor level.

The submitted documents do not include information on how potential groundwater flooding will be managed. There is a risk that the proposed swimming pool could adversely affect local groundwater conditions and increase groundwater flood risk to neighbouring properties. The applicant will need to provide design information for the pool, including excavation depth, construction methodology and groundwater management measures.

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. Surface water drainage strategy:

- The applicant must provide a clearly labelled drainage plan, outlining the existing drainage features and proposed features at the site. The applicant must clarify whether they are proposing to discharge surface water into the wider site drainage network or provide a separate new discharge into the watercourse. Land drainage consent will be required for this application.
 - Calculations that demonstrate the sizing of any attenuation/SuDS features proposed by the applicant will be required.
- A drawing demonstrating the pre and post development overland exceedance flow routes that ensures flood risk is not increased to neighbouring property.
- Construction Management Plan that ensures appropriate measures have been identified to protect groundwater.

b. Design information for proposed swimming pool:

- Cross section drawings, including total excavation depth
- Details of any drainage required for the swimming pool itself
- Groundwater management measures to ensure how any displaced groundwater due to the pool excavation is managed so as not to increase flood risk to neighbouring properties.

INFORMATIVES

- Evidence of flotation calculations, or evidence of pond lining need to be provided, as the ground investigation results provided outline that groundwater has been encountered at a level that could interact with the attenuation & swimming pool.
- 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.
- There must be no interruption to the existing surface water and/or land drainage arrangements of the surrounding land as a result of the operations on the site. Provisions must be made to ensure that all existing drainage systems continue to operate effectively.
- 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.
- Swimming pools should not be discharged to surface water bodies.
- Discharge from Swimming Pools to Public Sewers should be agreed with the Sewerage Undertaker.
- 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.