

To:	Georgina Wright	From:	Drainage Team
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Planning App Ref:	PL/2026/01867
Service Ref:	Drainage
Date:	04/09/2026

PROPOSAL

Full planning permission

Erection of a building amounting to 6,968 sqm GIA (Use Classes E(g), B2 and B8) with associated facilities, access with security, parking, hard and soft landscaping, drainage and associated works; A new roundabout from the A345 with footways and bus stops; A new access to Chemring Countermeasures UK including turning and security; Solar Fields; and associated works.

SITE LOCATION

Land adjacent to A345, High Post, Salisbury, SP4 6AT

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 (*Apr 2026*)
- Flood Risk Assessment and Surface Water Drainage Strategy (*Apr 2026*)
- Soakaway Report (*Apr 2026*)
- Construction Management Plan (*Apr 2026*)
- Design and Access Statement (*Apr 2026*)
- Planning Statement (*Apr 2026*)
- 2026.01867 (*Aug 2026*)
- Agent Response to Comments (2) (*Aug 2026*)
- Amended plans email received, and DM support notified (1) (*Aug 2026*)
- Amended plans email received, and DM support notified (*Aug 2026*)
- Flood Risk Assessment and Surface Water Drainage Strategy (*Aug 2026*)
- Response to comments letter - revised plans (*Aug 2026*)
- Preliminary Investigation Report (*Aug 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

We acknowledge that the applicant has submitted additional details, including the revised Flood Risk Assessment and Surface Water Drainage Strategy submitted in response to the previous holding objection.

The applicant has satisfactorily addressed the previous concerns relating to exceedance flow routing, drainage feature details and maintenance arrangements. Exceedance routing has been incorporated into the drainage strategy, drainage cross-sections have been provided and ownership and maintenance responsibilities have been confirmed.

The proposed surface water drainage strategy is acceptable in principle and hydraulic modelling demonstrates that runoff can be managed on site up to and including the 1 in 100-year rainfall event plus 45% climate change allowance. The results of the approved site investigation and contamination assessment, together with written confirmation from a suitably qualified consultant that the proposed infiltration drainage features remain appropriate having regard to the site's groundwater sensitivity, chalk geology, Source Protection Zone designation and any identified contamination risks, and that infiltration drainage will not pose an unacceptable risk to groundwater or controlled waters

However, Sections **6.7** and **6.11** of the revised FRA confirm that further BRE365 infiltration testing is required at the final locations and depths of the proposed infiltration features and that parts of the drainage design currently rely on conservative assumed infiltration rates pending confirmation testing. The final drainage design should therefore be informed by the results of this testing prior to commencement of development.

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 complete BRE365 infiltration testing results undertaken at the final locations and depths of all proposed infiltration features, including soakaways, filter drains, permeable paving infiltration areas and bioretention features.
- Updated hydraulic modelling and drainage calculations demonstrating that the drainage system continues to manage runoff for all rainfall events up to and including the 1 in 100-year event plus 45% climate change allowance using the confirmed infiltration rates derived from site testing.
- Detailed construction drawings and cross-sections for all infiltration and attenuation features showing dimensions, depths, levels, storage volumes, freeboard and construction specifications.

INFORMATIVES

- All new drainage will need to comply fully with Building Regulations Part H (and they should engage with the building control department to ensure this).
- In line with the NPPF and National Standards for SuDS, the applicant should seek to use SuDS wherever it is practicable as part of the surface water drainage strategy.

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.