

Technical Note to Discharge Condition

Project: Premier Inn Salisbury North, Pearce Way, Salisbury SP1 3GU
Project No: P24-0132
Planning Ref: PL/2026/01623
Date: 18th September 2026
Issue: 1

1. Introduction

- 1.1 This note has been prepared by Simpson TWS on behalf of Whitbread PLC to provide further information required for the discharge of the condition referred to below from Wiltshire Council relating to the proposed Premier Inn extension at Salisbury North.

"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:

- An exceedance routing plan that demonstrates how surface water flow paths across the site will be altered as a result of the development, to demonstrate that this will not increase flood risk to people or property.*
 - The access to the site is predicted to flood, an emergency plan must be agreed with Wiltshire Council. Guidance on the preparation of an emergency plan can be found [here](#)."*
- 1.2 This note should be read alongside the Drainage Strategy Report, dated 13 June 2024. It provides further clarification on the drainage proposals and surface water exceedance routing. A supplementary Surface Water Exceedance Routing Plan is provided in *Appendix A* of this note to compare the pre and post development situation.
- 1.3 Wiltshire Council's consultation response dated 22 April 2026 refers to a Flood Risk Assessment. The submitted document is a Drainage Strategy Report; no separate Flood Risk Assessment was submitted. However, the Environment Agency mapping reproduced within the consultation response relates to the correct site and has been considered in preparing this note.

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2. Surface Water Exceedance Routing

- 2.1 The submitted drainage strategy retains the existing surface water pumping rate of 2.6 litres per second and increases the total attenuation storage to 121.6 m³. Supporting attenuation calculations are included in the Drainage Strategy Report for the 1 in 100-year rainfall event, including a 45% allowance for climate change. Wiltshire Council's consultation response accepts the proposed drainage arrangement in principle.
- 2.2 The site generally falls towards the northeast, from approximately 58.90 m AOD at the vehicular entrance to approximately 55.60 m AOD within the northern car park. These falls establish the general direction of overland surface water movement. The proposed extension does not materially alter this direction, with exceedance flows continuing around the building through the vehicle access corridor towards the car park area and subsequent low point in the northernmost part of the site.
- 2.3 Exceedance flow arrows are included on the drainage strategy drawing in the Drainage Strategy Report. The supplementary plan in *Appendix A* of this note expands upon this information by identifying the principal flow routes and the indicative onward overflow route.
- 2.4 Where the capacity of the drainage system is exceeded, surface water is expected to collect initially within the low part of the car park, in the northernmost part of the site and in the vicinity of the attenuation storage. Based on the kerbs along the northern edge of the car park, it is assessed that local ponding could reach 125 mm above the car park surface before overtopping the kerb.
- 2.5 Following overtopping, the anticipated continuation of the exceedance route is northeastwards through the adjoining woodland towards the River Bourne, away from the proposed extension, following the existing topography.

3. Surface Water Flood Risk and Site Access

- 3.1 The surface water flood mapping reproduced in the Council's consultation response shows a mapped flow path principally along the opposite side of Pearce Way from the site. The mapped flood extent does not clearly extend across the vehicular entrance. The mapping therefore does not clearly indicate flooding of the vehicular entrance itself.



Figure 1: Surface water flood mapping showing the site entrance and flood extent on Pearce Way

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- 3.2 The presence of highway gullies should not, in itself, be relied upon to discount the mapped flood risk. The Environment Agency's published mapping guidance explains that the national surface water model includes a generalised allowance for drainage on developed surfaces. This is not a distinction between highway and private drainage: individual gullies, pipes, pumps and attenuation systems are not necessarily represented explicitly, although incorporated local models may contain more detailed drainage information.
- 3.3 The mapping indicates that the vehicular entrance lies outside the flood extent shown, although flooding appears to extend across Pearce Way on the approach to the roundabout to the south. This may affect the wider access route serving the site. However, the extent mapping alone does not establish the depth, velocity or hazard of flooding along this section of road, or whether safe access would remain available.
- 3.4 The submitted Drainage Strategy Report does not include a commitment to prepare a Flood Warning and Evacuation Plan. In view of the mapped relationship between the flood extent and the site entrance, the Council is requested to reconsider the requirement for an emergency plan. If the requirement is maintained, clarification is requested of the affected section of the access route, the relevant flood source and event, and the anticipated depth or hazard that gives rise to the requirement.

4. Conclusion

- 4.1 The proposed extension retains the general northeastward direction of surface water exceedance flows towards the low point of the car park and the continuation through woodland towards the River Bourne. Therefore, no material diversion of exceedance flows towards the proposed building or neighbouring properties is anticipated.
- 4.2 The Council is requested to accept this note and the Surface Water Exceedance Routing Plan in *Appendix A* as clarification of the exceedance arrangements, and to review the emergency plan requirement in light of the site access mapping discussed above.

Appendices

APPENDIX A: SURFACE WATER EXCEEDANCE ROUTING PLAN

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APPENDIX A

SURFACE WATER EXCEEDANCE ROUTING PLAN

EXCEEDANCE FLOW ROUTING
PRE DEVELOPMENT
SCALE 1:250

DO NOT SCALE
EXCEEDANCE FLOW ROUTING
POST DEVELOPMENT
SCALE 1:250

LEGEND

- Exceedance flow route
- Finished floor level
- Proposed level
- Existing level
- Retaining wall
- Site Boundary.

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DRAWING STATUS

FOR INFORMATION

DRAWING TITLE

SURFACE WATER
EXCEEDANCE ROUTING
PLAN

PROJECT

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PLANNING

Drawing Number P24-0132-105	Revision P1
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