

Assessment

The initial proposal from the applicant was to erect 2x temporary classroom structures within a grass area located behind existing timber sheds.

As set-out in a previous drainage response on 03/12/2025, the site is considered greenfield. The provided Drainage Strategy defines the site as brownfield.

SDS Consulting response 24/03/2026

In accordance with the National Planning Policy Framework (NPPF), a brownfield site—formally known as "previously developed land"—is land that is or was occupied by a permanent structure, including its curtilage and associated fixed surface infrastructure. The existing site comprised of a garage, conservatory to the exiting building, sheds and associated walkways hence the designation of a brownfield site.

Drainage for the temporary classrooms is proposed to outfall to a proposed cellular soakaway (3.0L x 9.0W x 0.8D m) to the south of the proposed classrooms.

Surface water is proposed to be collected via Aco drains and 1x gully:

- *Aco drains to the south of the site are proposed to outfall to the cellular soakaway.*
- *Aco drains to the north of the site and the 1x gully are proposed to discharge to the existing surface water drain.*

SDS Consulting response 24/03/2026

The ACO drains serving the external areas of the proposed development discharge to the soakaway. The ACO to the north of the site is to intercept existing surface water runoff from the parking area that is not currently discharged to the combined sewer. This ensures that the proposed works are not impacted by the existing site conditions

An agreement with the local sewerage undertaker (Wessex Water) has been provided for a foul water connection only. This does not permit the applicant to outfall a surface water system to the combined sewer.

SDS Consulting response 24/03/2026

Comment is irrelevant as this ACO serves the existing car park runoff as described above and discharges flows as per existing site conditions

As set-out in a previous drainage response on 06/01/2026, it is noted that the applicant proposes the removal of 4x trees and the re-surfacing of currently grassed areas with permeable tarmac and artificial grass, reducing evapotranspiration at the site, infiltration and increasing surface water runoff. The applicant has not provided any information regarding the installation/formation of either surface, including respective permeability, and whether either surface is proposed to extend beneath the temporary classrooms. The applicant has provided

high-level details regarding anticipated exceedance flow paths within paragraph 3.51 on the 'Revised Drainage Strategy'.

SDS Consulting response 24/03/2026

The drainage strategy accommodates all impermeable areas from the site and discharges this to a soakaway. Permeable surfaces would not be provided beneath the classrooms as this cannot be maintained or managed and therefore ground beneath is kept 'bare'. All surface water on the site falling on impermeable surfaces are collected and conveyed to SuDS

It is noted that the site for development is particularly small (approximately 0.035ha) and is unlikely to significantly increase flood risk to the surrounding area, however sufficient detail has currently not been provided.

SDS Consulting response 24/03/2026

The strategy provides sufficient details regarding the pre and post conditions and implements drainage and SuDS in accordance with associated policies. How does the council deem that there is insufficient detail?

RECOMMENDATION

Holding objection as further information required

At this stage, a full assessment cannot be completed due to insufficient information. The following documents/information are required to enable a proper review of the drainage and flood risk aspects of the proposal:

- *Should the applicant propose to dispose of surface water via the combined drain/sewer, written agreement from the local sewerage undertaker must be provided. This agreement should include acceptance of flow rates and the location of connection.*

SDS Consulting response 24/03/2026

Not applicable noting responses above. The existing car park discharges flows to the existing surface water network that in turn discharges to the combined sewer. This is maintained within the development proposals noting that an ACO drain is provided to ensure that no existing flows enter the development site.

In accordance with Standard 1 of the National Standards for SuDS, where a connection is to be made to the surface water or combined sewer, the applicant shall provide confirmation from the sewerage undertaker that the connection will not result in an increase in flood risk, and acceptance of an agreed connection point and discharge rate for surface water disposal. The provided agreement with Wessex Water is for foul water discharge only.

SDS Consulting response 24/03/2026

Not applicable - council are refusing the application without noting that all new areas of the site discharge to a soakaway

We would question the need for the connection at the north of the site (which will ultimately end up in the WW sewer), where a connection to the sites positive drainage system (ultimately served by soakaway) appears to be a feasible possibility.

SDS Consulting response 24/03/2026

Not applicable - council are refusing the application without noting that all new areas of the site discharge to a soakaway

Regards

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