

To:	Julie Mitchell	From:	James Playfair
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Planning App Ref:	PL/2026/02397
Service Ref:	Drainage
Date:	27 April 2026

PROPOSAL

Full planning permission

Construction of a new path, to be used as a temporary vehicle access route during construction for the proposed extension of Malmesbury Church of England Primary School.

SITE LOCATION

Land south of Malmesbury Church of England Primary School, Tetbury Hill, SN16 9JR

SUMMARY OF THE CONSULTEE POSITION

Object	
Holding Objection: Further information required	
Support	
No comment	
No objection	x
No objection subject to conditions	
Consultation not required	

APPLICATION DOCUMENTS REVIEWED

- Proposed Site Block Plan
- Flood Risk and Drainage Constraints
- Design and Access Statement

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.

According to the Design and Access Statement:

The site comprises part of a south-sloping topography, falling from approximately +72.15 AOD at the middle of the boundary fence with Malmesbury Primary School, to the water level of the Tetbury Avon (river) at +70.79 AOD, about 53m away.

The entire application site lies within River Flood Risk Zones 2 and 3. In addition, part of the southern area falls within the Low- and Medium-risk Surface Water Flood Zones (1% annual probability). Figure 1

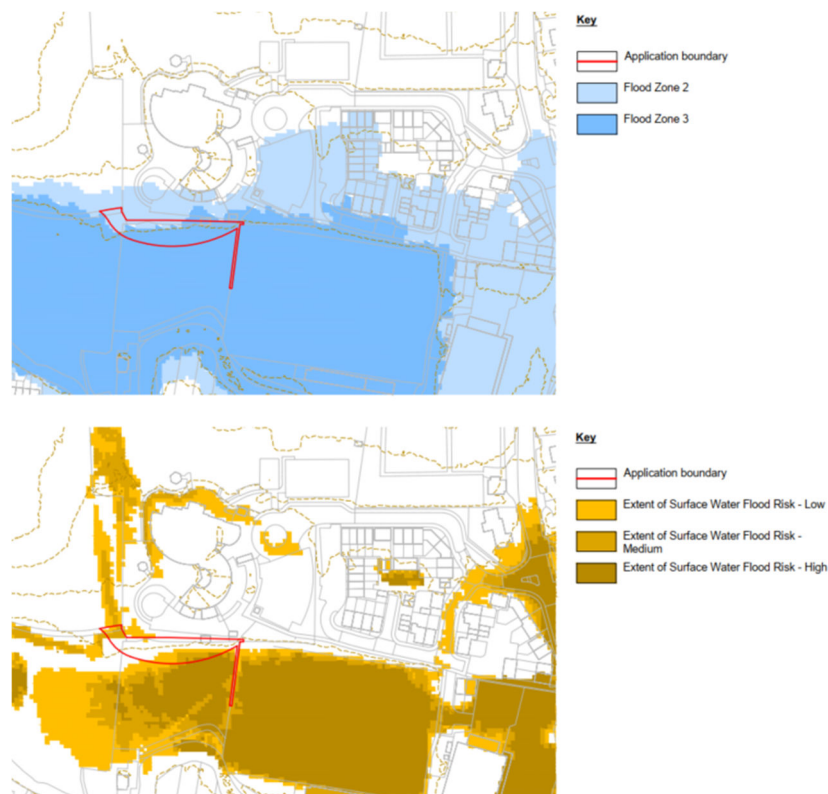


Figure 1 - Flood risk

Construction vehicles will access the site from the east, via the existing school car park, before travelling along a new temporary haul road to the south of the school. Once construction is complete, this temporary haul road will be narrowed and resurfaced to form a new pedestrian footpath.

It is not proposed to provide positive drainage to the footpath, and instead surface water will shed on to the adjacent grass area. the scheme is inherently low risk from a surface water drainage perspective.

The haul road is temporary, and its levels will be broadly consistent with the existing ground to minimize disruption to the surrounding site

During the construction period, the contractor will implement appropriate surface water management measures, including collection, diversion, and treatment as necessary, to ensure that runoff is of sufficient quality.

RECOMMENDATION

No Objection for the following reasons:

The proposed works are minor in nature and will not result in a significant increase in impermeable area or corresponding flood risk when compared to the existing baseline scenario. As such, we have no objections to this application.