

To:	Georgina Wright	From:	Drainage Team
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Planning App Ref:	PL/2026/00589
Service Ref:	Drainage
Date:	12/06/2026

PROPOSAL

Hybrid application for a 10FE (Form Entry) school: full planning permission is sought for the works required to expand the school to 8FE, and outline planning permission (for access, scale and layout, with all other matters reserved e.g. internal layout, appearance and landscaping) is sought for the works to further expand the school from 8FE to 10FE.

SITE LOCATION

Sarum Academy, Westwood Road, Bemerton Heath, Salisbury, SP2 9HS

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 (MAR 2026)
- Design and Access Statement - Part 1 (MAR 2026)
- Design and Access Statement - Part 2 (MAR 2026)
- Drainage Strategy - Appendices A to B (MAR 2026)
- Drainage Strategy - Appendices C (Part 1) (MAR 2026)
- Drainage Strategy - Appendices C (Part 2) (MAR 2026)
- Drainage Strategy - Appendices D to E (MAR 2026)
- Drainage Strategy Report (MAR 2026)
- Flood Risk Assessment (MAR 2026)
- Location Plan (MAR 2026)
- Planning Statement inc. Statement of Community Involvement (MAR 2026)
- Ground Investigations - 22247 Infiltration sheets STP1 (APR 2026)
- Ground Investigations (APR 2026)
- Site Location Plan (APR 2026)
- Drainage – Infiltration Sheets STP1 (May 2026)
- Drainage – Overland Exceedance Plan (May 2026)
- Response to planning Applicant Consultee Comments (May 2026)
- Drainage - details of infiltration basin and swales (May 2026)
- Drainage – Main Investigation Report (May 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.

We note that the applicant has submitted additional and revised information, including infiltration testing, a ground investigation report, an exceedance plan, and cross-sections of the proposed SuDS features.

The submitted cross-sectional details are considered satisfactory and the previous comment in this respect has been addressed. However, while an exceedance plan has been provided, it lacks sufficient detail to demonstrate flow depths, ponding areas, and the safe routing of flows during extreme rainfall events. In addition, further information is required in relation to the surface water drainage strategy for the Phase 3 (10FE) expansion, as well as the submission of a Construction Management Plan detailing surface water management during the construction phase.

The applicant has submitted a Main Investigation Report supported by in situ infiltration testing, which indicates infiltration rates within the Newhaven Chalk Formation ranging from 2.6×10^{-4} m/s to 6.5×10^{-5} m/s, demonstrating generally good drainage characteristics. However, testing at STP5 recorded poor drainage, likely due to the presence of cohesive Head Deposits rather than the underlying chalk. Overall, the results confirm that infiltration drainage is feasible in principle, provided infiltration features are founded within the chalk strata.

Information requested by the LLFA cannot be handled as a pre-commencement condition as there could be a fundamental impact on the site layout.

RECOMMENDATION

No objection subject to the following conditions

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:

- The applicant must provide further drainage details for the Phase 3 10FE expansion. The Design & Access Statement confirms the introduction of additional impermeable areas, car parking and teaching buildings; however, infiltration basin BA01 currently serves only the 0.408 ha catchment and does not have capacity for future phases.

The applicant must confirm whether Phase 3 surface water will discharge via the drainage infrastructure proposed under this application (BA01). If so, updated drainage calculations must be submitted to account for the additional flows including Phase 3 catchment.

- A Construction Management Plan must be submitted to, and approved in writing by, the Local Planning Authority in consultation with the Lead Local Flood Authority, and it shall include measures for monitoring and retaining existing site vegetation as well as detailed arrangements for managing surface-water drainage throughout the construction phase. (National Standards for SuDS: [Standard 7: design of drainage for construction, operation, maintenance, decommissioning and structural integrity](#)).

INFORMATIVES

- All new drainage will need to comply fully with Building Regulations Part H.
- The applicant must ensure a copy of the agreed drainage strategy and associated maintenance regime are included in the title deeds of the property.
- The proposed foul connection and discharge rate must be discussed and formally agreed with the relevant sewerage undertaker
- The applicant is referred to Wiltshire Council's [Surface Water Soakaway Guidance](#) for the standards that must be met for planning approval and adoption of infiltration drainage features.

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 out 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.