

To:	Georgina Wright	From:	Drainage Team
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Planning App Ref:	PL/2026/00589
Service Ref:	Drainage
Date:	09/07/2026

PROPOSAL

Hybrid application: full planning permission is sought for erection of a new detached classroom block to the northwest of the main school building; a weather protected link to the existing main building; a new artificial turf pitch with flood lights; and associated works required to expand the school from a 6FE to an 8FE school. Outline planning permission (for access, scale and layout, with all other matters reserved) for additional car parking area; a new sports pitch; and associated works required to facilitate further expansion of the school from an 8FE to a 10FE school.

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)
- Construction Environmental Management Plan (June 2026)
- Remediation & Verification Strategy (June 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 LLFA has reviewed the revised submission and notes that the application has been amended since our previous consultation response.

The revised application now relates to the construction of the new 8FE science block, glazed link, artificial turf pitch and associated works. The previously proposed Phase 3 / 10FE expansion elements are no longer included within the application boundary and are therefore not under consideration as part of the current planning application. Accordingly, the LLFA has reviewed the submitted information in the context of the revised application scope and site boundary.

The submitted Remediation & Verification Strategy and Construction Environmental Management Plan provide measures for construction-phase environmental management, including management of surface water runoff, pollution prevention procedures, management of water from excavations, spill response measures, drainage protection measures and controls to prevent sediment or contaminants entering the wider environment during construction activities.

Having reviewed the revised application proposals and supporting information, the LLFA is satisfied that the previous concerns relating to the Phase 3 (10FE) expansion have been addressed, as this element no longer forms part of the application. The additional construction-phase information submitted also addresses the previous request for a Construction Management Plan.

However, clarification is required regarding the drainage arrangements for the proposed artificial grass pitch, including confirmation of where runoff from the pitch will discharge within the proposed surface water drainage system.

RECOMMENDATION

No objection subject to the following condition

The applicant must provide further information relating to the surface water drainage strategy:

- A drainage layout plan drawing demonstrating the proposed drainage arrangements for the artificial grass pitch, including how surface water runoff will be safely managed & removed from the site. The applicant must outline whether the discharge arrangements will result in increased runoff from the site or provide commentary of how this is managed in the downstream network.

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 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.