

To:	Drainage	From:	J Playfair
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Planning App Ref:	PL/2026/03713
Service Ref:	Drainage
Date:	04 August 2026

PROPOSAL

Rear infill extension and internal alterations to accommodate additional classrooms and ancillary rooms to existing Salisbury 6th Form College

SITE LOCATION

Salisbury Sixth Form College, 66-78 Tollgate Road, Salisbury, SP1 2JJ

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

- 691-P-04 elevations as exst and as prop
- 691-P-01 location and floor plans as exst
- 6424 - E01 - C4 drainage

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.

The proposal entails a three-storey **vertical** extension over the existing single storey southeast corner of the college building.



Photo 5 – Single storey, south east corner of existing building
(location of proposed vertical extension)

The external works include the removal of metal fence to east and south of the existing car park to provide further parking and installation of covered bike shelter on the west side of the building along side the existing bike hoops.

Assessment

The site is within Flood Zone 1 and is not identified as high risk of flooding from other sources in the Strategic Flood Risk Assessment. The college has an attenuation tank designed to contain surface water without flooding the 100 year storm plus 30% allowance for climate change. As the proposal does not introduce additional impermeable surfacing, it is not expected to increase surface water run-off rates. The existing drainage arrangements will be retained however rainwater pipes will be replaced with new to accommodate the proposed vertical extension and will connect to the existing surface water drainage. The previously approved, as built drainage drawing will be submitted with the application for information.

RECOMMENDATION

No Objection subject to the following conditions:

The developer should provide the following information as part of future planning applications in accordance with the [National Standards for SuDS](#):

Standard 2: interception

- The first 5mm of rainfall from the majority of rainfall events will be managed by interception features and will not result in runoff from the site to surface water or piped systems. The applicant should seek to provide a degree of betterment with respect to interception of runoff by giving consideration provided to green roofs, downpipe planters, rainwater harvesting etc