

Flood Risk Assessment

Flood Risk Assessment



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1 Introduction

Stantec Hydrock Ltd have been commissioned by Morgan Sindall Construction to produce a Flood Risk Assessment (FRA) in relation to the proposed development at Sarum Academy, Westwood Road, SP2 9HS.

This report has been completed in accordance with the National Planning Policy Framework 2024 (NPPF), updated February 2025, and its accompanying Planning Practice Guidance (PPG), updated February 2024. This report is an assessment of flood risk to the site, from on and off-site sources, and to off-site receptors arising from potential development at the site.

This report has been prepared to consider the requirements of the NPPF through:

- » Assessing whether the proposed development is likely to be affected by flooding;
- » Assessing whether the proposed development is appropriate in the suggested locations; and
- » Detailing measures necessary to mitigate any flood risk identified; to ensure that the proposed development and occupants would be safe, and that flood risk would not be increased as a result of development.



2 Existing Site Conditions

2.1 Site Location

Sarum Academy is located off Westwood Road, Salisbury. The site covers an approximate total area of 10.90 hectares (Ha).

The existing use of the site is currently as a secondary and sixth form school. The existing school comprises a combination of buildings, sports pitches, and open fields.

The site is bound by:

- » Greenfield land to the north, beyond which is an extended area of new development;
- » Residential area to the east;
- » Forested area and chalk pit to the south; and
- » Arable land to the west.

The main pedestrian and vehicular site access point is from Westwood Road.

The full address and Ordnance Survey grid reference are provided in **Table 1** below, with the site location shown in **Figure 1**.

Table 1. Site Referencing Information

Site Referencing Information	
Site Address	Sarum Academy, Westwood Road, Salisbury, Wiltshire, SP2 9HS
Grid Reference	SU 11604 31859 411604, 131859



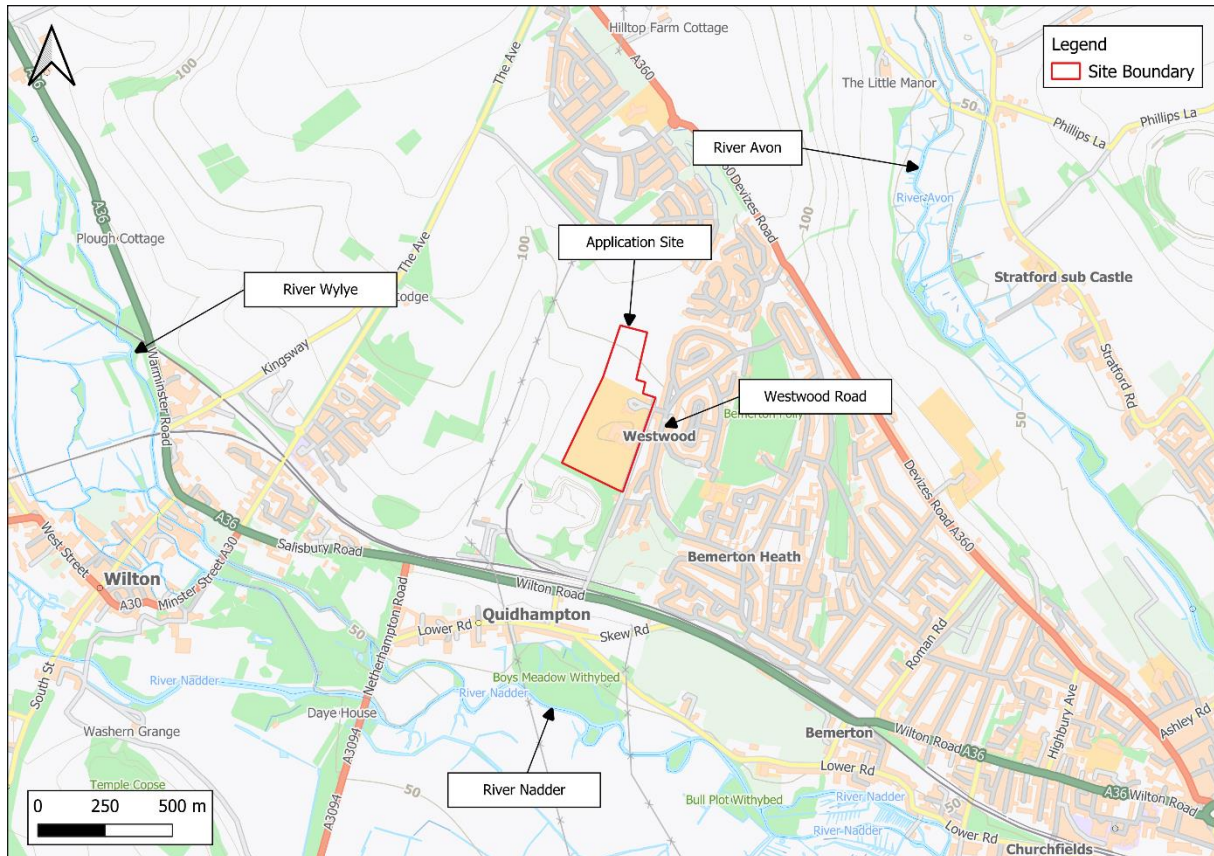


Figure 1: Site Location

2.2 Site Background

Sarum Academy is a Voluntary Controlled Church of England Academy, established in 2010. It is part of the Magna Learning Partnership Multi-Academy Trust and provides mainstream education for pupils aged 11 to 19.

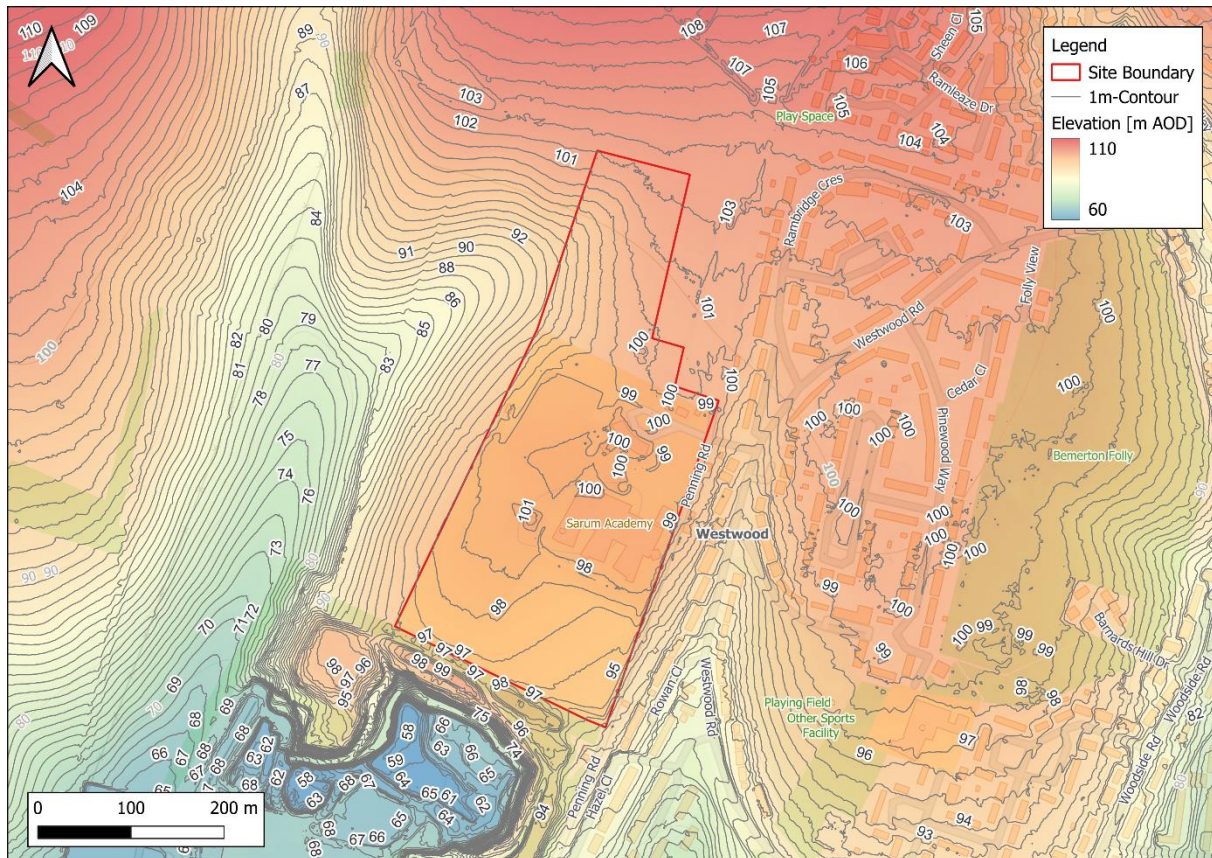
The secondary school currently has a capacity for 900 pupils (6FE / 180 PAN), with an additional 250 places in the sixth form. At present, the school operates as a 5FE provision, with just over 750 pupils enrolled, including approximately 90 in the sixth form.

The school is seeking to increase its capacity from 6FE to 10FE, to be delivered in two phases. A hybrid planning application will be submitted, covering both phases. Detailed design work will be undertaken for the 8FE expansion, with outline proposals provided for the full 10FE provision.

2.3 Topography

A review of site-specific topographic survey (**Appendix A**), completed by Brunel Surveys Limited in 2010, indicates that the north of the site falls from 102.11 metres Above Ordinance Datum (m AOD) in the northeast to 93.74 m AOD in the west. The topographic survey also shows that the centre of the site falls from 100.02 m AOD in the central region of the site to 96.15 m AOD in the south of the site. For reference, **Figure 2** shows the site topography derived from Light Detection and Ranging (LiDAR) data.





#Figure 2: Site Topography

2.4 Geology and Hydrogeology

A review of British Geological Survey (BGS) GeoIndex Mapping¹ shows that the majority of the site is underlain by bedrock geology comprising chalk of the Newhaven Chalk Formation, with the northwest and southeast corners of the site are underlain by chalk of the Seaford Chalk Formation. Superficial clay, silt, sand, and gravel head deposits superimpose the Newhaven Chalk Formation.

LandIS Soilscape² mapping shows the majority of the site is underlain by shallow lime-rich soils over chalk or limestone, with the north of the site underlain by freely draining slightly acid loamy soils.

There are no local borehole records in close proximity to the site that give an indication of groundwater levels.

In areas where there is currently hardstanding on-site, the ground will likely be impervious to both rising groundwater, and above-ground surface water.

¹ GeoIndex (onshore) - British Geological Survey (bgs.ac.uk)

² LandIS - Land Information System - Soilscape soil types viewer



2.5 Hydrology

The most proximal Environment Agency-designated Main Rivers to the site are the River Nadder, located 0.8 km south of the site, and the River Avon, located 1 km northeast of the site, and the River Wylfe, located 1.5 km west of the site. These rivers are highlighted in **Figure 1**.

The site-specific topographic survey and satellite mapping of the site indicates the presence of a ditch in the central region of the site, south of the main existing school building. This ditch crosses the site from the centre of the site to the east.

There are no other identified watercourses either on, or in proximity to the site.



3 Proposed Development

The school is seeking to increase its capacity from 6FE to 10FE, to be delivered in two phases. Phase One will include the expansion to 8FE, and Phase Two will increase capacity to 10FE.

Phase One proposals are for the reconfiguration of existing classrooms and for the construction of a new science building.

Phase Two proposals are for the construction of a second new building, and for the development of one of the school fields to provide new sports facilities.

For reference, the proposed site layout is provided in **Appendix B**.

The existing and continuing proposed use of the site is for an educational establishment. In terms of the NPPF, the site use is considered to be 'More Vulnerable'. **Table 2** provides the PPG Flood Risk Vulnerability and Flood Zone Incompatibility Matrix.

Table 2. NPPG Flood Risk Vulnerability and Flood Zone Incompatibility Matrix

	Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test Required	✓	✓	✓
Zone 3a	Exception Test Required	X	Exception Test Required	✓	✓
Zone 3b	Exception Test Required	X	X	X	✓



4 Planning Policy

4.1 National Planning Policy Framework (Updated February 2025)

The National Planning Policy Framework (NPPF) sets out the Government's planning policies, and how these policies should be applied. Planning Practice Guidance (PPG) is available online and provides additional guidance to the NPPF, as well as providing links to relevant detailed documents. Section 4.3 provides further detail on the PPG.

Paragraph 170 of the NPPF states "Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere."

Paragraph 172 of the NPPF states "All plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by:

- » Applying the sequential test and then, if necessary, the exception test as set out below;
- » Safeguarding land from development that is required, or likely to be required, for current or future flood management;
- » Using opportunities provided by new development and improvements in green and other infrastructure to reduce the causes and impacts of flooding, (making as much use as possible of natural flood management techniques as part of an integrated approach to flood risk management); and
- » where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to relocate development, including housing, to more suitable locations.

Paragraph 181 of the NPPF states "when determining planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific FRA. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

- » Within the site, the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location;
- » The development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;
- » It incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;
- » Any residual risk can be safely managed; and
- » Safe access and egress routes are included where appropriate, as part of an agreed emergency plan.

In accordance with the NPPF, a site-specific FRA is required for sites within the following categories:



- » In Flood Zone 1, all proposals involving:
 - Sites of 1 hectare or more.
 - Land which has been identified by the EA as having critical drainage problems.
 - Land identified in a strategic flood risk assessment (SFRA) as being at increased flood risk in the future.
 - Land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.
- » All proposals for development in Flood Zone 2 and 3.

4.2 Environment Agency Flood Map for Planning (Updated March 2025)

All land in England is classified as falling into one of three main flood zones, with the zones referring to the probability of river or sea flooding, ignoring the existence of defences. These Flood Zones are described below:

- » Flood Zone 1 (Low Risk) comprises land assessed as having a $\leq 0.1\%$ AEP of fluvial flooding in any given year, equivalent to the 1 in 1,000-year return period flood event.
- » Flood Zone 2 (Moderate Risk) comprises land assessed as having a 0.1-1% AEP of fluvial flooding in any given year, equivalent to the 1 in 1,000- 1 in 100-year return period flood event.
- » Flood zone 3 (High Risk) comprises land assessed as having a $\geq 1\%$ AEP of fluvial flooding in any given year, equivalent to the ≤ 1 in 100-year return period flood event.
 - Flood Zone 3 a (High Risk) comprises land assessed as having a 1-3.33% AEP of fluvial flooding in any given year, equivalent to the 1 in 100 - 1 in 30-year return period flood event.
 - Flood Zone 3 b (Functional Floodplain) comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the EA. Flood zone 3b is defined as land that has a 3.33% or greater annual probability of flooding, with any existing flood risk management infrastructure operating effectively; or land that is designed to flood (such as a flood attenuation scheme, even if it would only flood in more extreme events).

In addition to the aforementioned Flood Zones, the latest EA mapping includes flood risk model results representing the 3.33% AEP (defended), 1% AEP/0.5% AEP (defended or undefended) and 0.1% AEP (defended or undefended) flood extents, with and without climate change. These results will be referenced in this report where applicable.

4.3 Planning Practice Guidance (Updated February 2024)

The PPG provides additional direction to the NPPF, with details provided in each section of the document on how to conform to the NPPF.

The PPG requires drainage systems for new development to treat surface water at source using SuDS where practicable, to mimic natural conditions.



The current PPG sets out the following drainage hierarchy that the discharge of surface water runoff should adhere to

- » Into the ground (infiltration).
- » To a surface water body.
- » To a surface water sewer, highway drain, or another drainage system.
- » To a combined sewer.

4.4 Environment Agency's (EA) Climate Change Allowances (Updated July 2021)³

Under NPPF and local planning policy, it must be demonstrated that any proposed development at the site would be safe over its intended lifetime. This could include measures to ensure the development is flood resistant/resilient and that safe access and egress is provided for the following flood events, also known as 'design flood events':

- » 1 in 100-year (1% AEP) fluvial flood event accounting for the future impacts of climate change;
- » 1 in 200-year (0.5% AEP) tidal / coastal flood event accounting for the future impacts of climate change;
- » 1 in 30-year (3.3% AEP) pluvial (surface water) event accounting for the future impacts of climate change; and
- » 1 in 100-year (1% AEP) pluvial (surface water) event accounting for the future impacts of climate change.

Climate change allowances for peak river flows in England have been predicted and provided by the Environment Agency (EA), covering projections for 'River Basin Districts' and their 'Management Catchments'.

The site's catchment falls within the Wey and tributaries River Basin District Management Catchment. **Table 3** identifies the peak allowances predicted by the EA for this Management Catchment.

Table 3. Avon Hampshire Management Catchment Peak River Flow Allowances

Allowance Category	2020s	2050s	2080s
Upper End	33%	52%	102%
Higher Central	19%	27%	52%
Central	12%	16%	33%

To determine the appropriate allowance for use in a Flood Risk Assessment, the Flood Zone classification, flood risk vulnerability and anticipated lifespan of the development are to be considered. Table 4 summarises the EA's guidance on determining this allowance.

³ Flood risk assessments: climate change allowances - GOV.UK (www.gov.uk)



Table 4. Application of the appropriate Climate Change Allowance

Flood Zone	Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible
1	Use the central allowance where a location may fall within Flood Zone 2 or 3 in the future.				
2	Use the higher central allowance	Use the central allowance			
3a	Use the higher central allowance	Development should not be permitted	Use the central allowance		
3b	Use the higher central allowance	Development should not be permitted			Use the central allowance
If development is considered appropriate by the local authority when not in accordance with Flood Zone vulnerability categories, then it would be appropriate to use the higher central allowance.					

According to **Table 4**, the appropriate allowance to use for this site is the 'central allowance'. This is due to the site's classification as 'more vulnerable' and its location within Flood Zone 1 in accordance with Annex 3: Flood Risk Vulnerability Classification of the NPPG. The development is considered to have a design life of 100 years. Due to this, a Climate Change Allowance of 33% is deemed appropriate to consider when any calculations or judgements are made in relation to this site.

4.5 Wiltshire Council Local Plan: Core Strategy (Adopted 2015)⁴

Wiltshire Council's Core Strategy sets out the strategic vision for delivering sustainable growth over the period up to 2026. The overarching priorities of the Core Strategy are to help build and protect resilient communities, through:

- » Creating an economy that is fit for the future;
- » Reducing disadvantage and inequalities; and
- » Tackling the causes and effects of climate change.

The Core Strategy sets out policies and proposals that will make an important contribution in delivering these priorities.

Core Policy 67 relates to flood risk. For full details of this policy, refer to the Core Strategy.

⁴ [Wiltshire Core Strategy - Wiltshire Council](#)



4.6 Wiltshire Council Emerging Local Plan (Regulation 19) (2023)⁵

The Local Plan is a statutory document that all local authorities must produce to guide and inform the delivery of 'sustainable development'. The Local Plan sets out Wiltshire Council's strategic vision for growth, providing land to meet objectively assessed development needs, providing for infrastructure, environmental improvements and necessary mitigating and adapting measures to tackle the impacts of climate change.

The Local Plan Review is produced as an up-to-date evidence base, making provision for land across the county to provide for the homes and employment needs for Wiltshire residents and businesses up to the year 2038. The Local Plan Review does not revisit the strategic objectives that were set out in the 2015 Wiltshire Core Strategy, but it does update and introduce new policies to guide the determination of planning applications. The Local Plan Review has been produced to ensure consistency and alignment with the National Planning Policy Framework (NPPF).

Within the Emerging Local Plan, **Policy 95** relates to flood risk. This policy is in line with national policy and guidance. For full policy details, refer to the Emerging Local Plan.

4.7 Wiltshire Council Level 1 Strategic Flood Risk Assessment (2024)⁶

Wiltshire Council's Strategic Flood Risk Assessment (SFRA) has been prepared in line with the updated Local Plan. The SFRA has also been updated in line with the legislative changes of the NPPF and Climate Change allowances. The Level 1 SFRA provides an understanding of the risk from all types of flooding across Wiltshire Council area.

Section 8 of the SFRA outlines Flood Risk Management Requirements for Developers. The requirements are prepared in line with national policy and guidance, along with the Emerging Local Plan. For full details, refer to the SFRA. This report has been prepared in line with the stipulated requirements within Section 8 of the SFRA.

⁵ [Wiltshire Council Local Plan Pre-Submission Draft 2023](#)

⁶ [SD67 Wiltshire Level 1 Strategic Flood Risk Assessment 2024.pdf](#)



5 Sources of Flood Risk

The NPPF requires flood risk from the following sources to be assessed:

- » Tidal and fluvial sources (sea and river flooding);
- » Surface Water sources (flooding resulting from overland flows);
- » Groundwater sources;
- » Sewer flooding; and
- » Artificial sources, canals, reservoirs etc.

Each of these sources are addressed within this section of the report.

5.1 Fluvial and Tidal Flooding

The most proximal Environment Agency-designated Main Rivers to the site are the River Nadder, located 0.8 km south of the site, and the River Avon, located 1 km northeast of the site, and the River Wylfe, located 1.5 km west of the site.

A review of the EA Flood Map for Planning shows the site to be entirely located in Flood Zone 1, denoting a low annual probability of fluvial and tidal flooding (**Figure 3**). The most proximal area of land classified as Flood Zone 2 (medium probability) or Flood Zone 3 (high probability) is situated approximately 600 m south of the site, associated with the River Nadder. Fluvial flood risk to the site is therefore considered to be low.

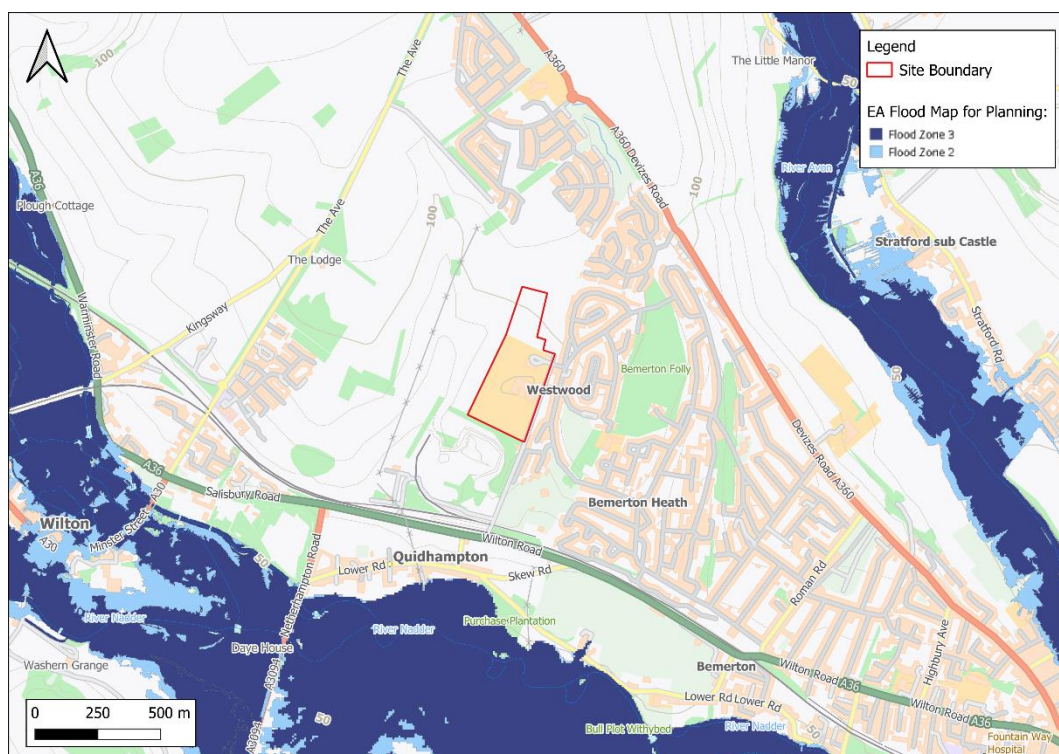


Figure 3: EA Flood Map for Planning

Given the site's inland location (40 km from nearest coastline), and its minimum elevation of 93.74 m AOD, tidal flood risk to the site is negligible.

5.2 Surface Water Flooding

Surface water flooding, also known as pluvial flooding, occurs when natural and engineered drainage systems have insufficient capacity to cope with the volume of rainfall. Surface water flooding can occur in urban areas during high intensity, short duration rainfall events which can overwhelm the local drainage systems. The runoff would then be conveyed via overland flow routes dictated by the local topography.

A review of the site-specific topographic survey, satellite mapping of the site, and surface water mapping indicates the presence of a ditch in the central region of the site, south of the main existing school building. This ditch crosses the site from the centre of the site to the east.

A review of the EA Surface Water Mapping including a 2050s Central Climate Change Allowance indicates that the majority of the site is at a 'very low' risk of flooding from surface water sources. The mapping shows isolated areas at 'low to high' risk, associated with minor topographic depressions, including the unnamed ditch in the central region of the site, and in isolated patches north of the main existing school building (**Figure 4**). In the south of the site access route on Westwood Road there is an area indicated to be at 'low to high' risk. This area of elevated risk extends from the playing fields southeast of the site. All other areas along Westwood Road are at 'very low' risk of flooding from surface water sources.



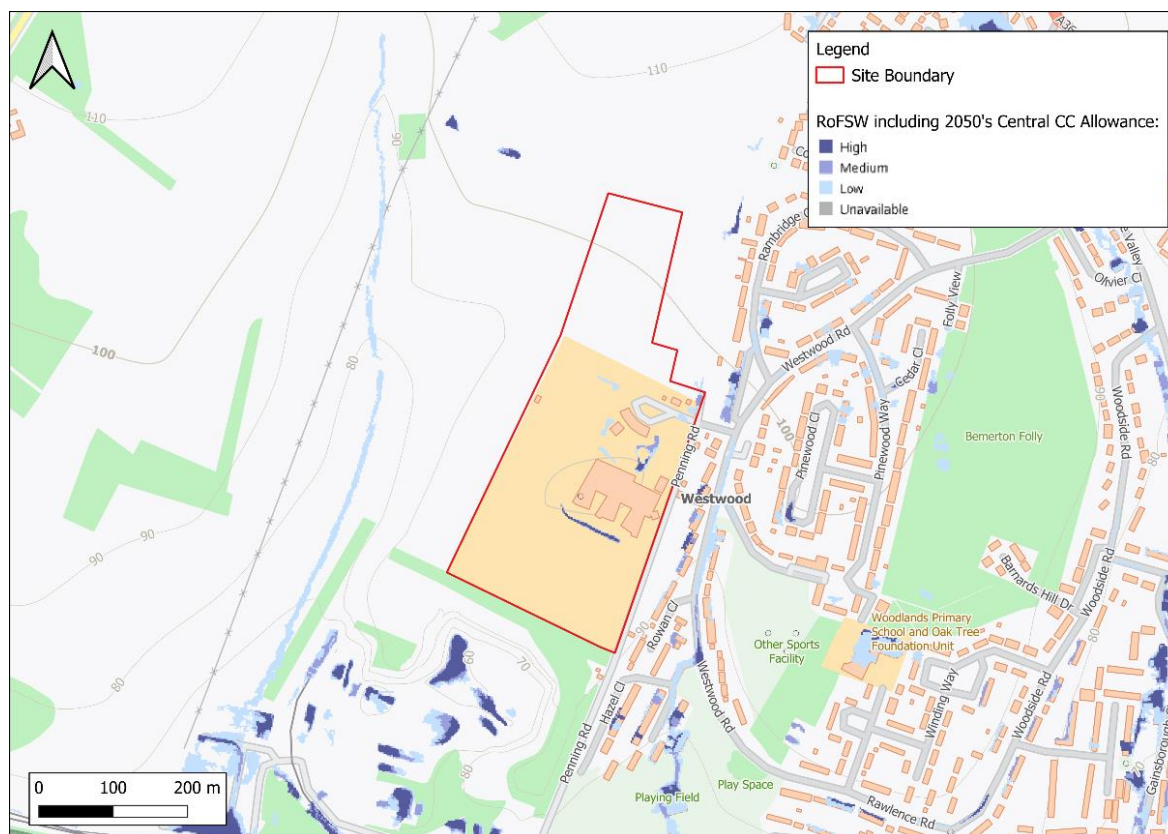


Figure 4: EA's Long Term Flood Risk Map (Surface Water) Including 2050s Climate Change allowance

A review of the associated depth risk mapping, indicates that the site itself is at 'low to high' risk of flooding up to a maximum depth of 0.3 m, and at 'low' risk of flooding up to a maximum depth of 0.6 m. However, the mapping does indicate that surface water will remain contained within the ditch and isolated topographic depressions and therefore poses minimal risk of flooding to the site, particularly as proposals avoid these areas at elevated risk. The site access road is indicated to be at 'low' risk of flooding up to a maximum depth of 0.3 m, which is considered passable in times of flood. However, as a precaution, access to- and from- the site in times of flood should be via the north of Westwood Road.

As surface water risk is contained within the isolated ditch and topographic depressions within the site, minimal risk is posed to the site from surface water sources. Therefore, risk to the site from surface water flooding is therefore considered to be 'low'. As proposals are sequentially located beyond the isolated areas at elevated risk, no further flood risk mitigation or resilience measures are required.

5.3 Groundwater Flooding

Groundwater flooding typically occurs in low-lying areas underlain by permeable geology or aquifers that may allow groundwater to rise to the surface through the permeable strata. This can happen following periods of prolonged rainfall or wet weather, which may cause groundwater levels to rise to the ground surface.

The sites underlying geological profile and soil characteristics are described in Section 2.4 of this report. There are no local borehole records where groundwater levels are provided.



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A review of British Geological Survey (BGS) GeoIndex Mapping⁷ shows that the majority of the site is underlain by bedrock geology comprising chalk of the Newhaven Chalk Formation, with the northwest and southeast corners of the site are underlain by chalk of the Seaford Chalk Formation. Superficial clay, silt, sand, and gravel head deposits superimpose the Newhaven Chalk Formation.

A review of the EA long term flood risk service indicates that groundwater flooding at the site is 'unlikely'. This is confirmed within the online mapping for Wiltshire Council SFRA (2024), where Appendix G shows that flooding from groundwater at the site is not likely as groundwater levels in this location are at least 5 m below ground level.

Furthermore, in areas of the site where hardstanding currently exists, the ground is likely to be impervious to rising groundwater.

Considering the above information, the risk to the site from groundwater flood sources is concluded to be 'low'.

5.4 Sewer Flooding

Sewer flooding can occur due to sewer infrastructure failure or due to an increased flow and volume of water entering a sewer system which exceeds its hydraulic capacity, causing the system to surcharge. If sewer outfall points are either blocked or submerged due to high water levels, water can back up in a sewer system and cause flooding. These issues can result in water overflowing from gullies and manholes, causing flooding in the local area. Blockages caused by sediment or debris can further exacerbate the probability of sewer flooding.

As the site is already developed, it is already served by an extensive existing drainage network in the developed region of the site. This is confirmed within the site-specific CCTV survey, shown in **Appendix A**. The CCTV survey shows the existence of several storm water sewers through the developed central region of the site, which have invert levels approximately 1 m below ground level. There are also several foul water sewers located across the developed central region of the site, with invert levels ranging approximately between 0.5-1 m below ground level. Both the storm and foul water networks discharge into the public sewer network via the main site entrance onto Westwood Road.

Within Wiltshire Council's SFRA (2024) Online Mapping Appendix I, there are no recorded sewer flooding incidents either at or in proximity to the site. In the unlikely event that surcharging of the sewers on site does occur, flows will follow the topography towards the south of the site.

In line with the proposed Drainage Strategy for the site (Ref: 36089-STN-XX-XX-RP-C-0002), the existing drainage system for the site will be upgraded to reflect the increased capacity requirements associated with increasing Sarum Academy's capacity from 6FE to 10FE. The proposed site Drainage Strategy will drain the site via rainwater pipes, channels, and gullies into an infiltration basin, with a capacity to accommodate flows generated during 1 in 100-year plus 45% climate change storm event.

⁷ GeoIndex (onshore) - British Geological Survey (bgs.ac.uk)



This proposed Drainage Strategy will be commensurate with the proposed use, and includes an allowance for climate change, in accordance with EA guidance.

Considering the above information, risk to the site from sewer flooding is concluded to be 'low'.

5.5 Artificial Sources of Flooding

Flooding from artificial sources refers to the risk of flooding from manmade waterbodies and features such as reservoirs, canals, docks, or other waterbodies. This flooding can sometimes occur due to a failure of retaining walls or structures, or overtopping.

The EA's Flood Risk from Reservoirs mapping indicates that the site is not located within the maximum extent of flooding expected in the event of a breach in a reservoir on both wet and dry days (**Figure 5**). The EA long term flood risk service indicates that risk of flooding from reservoirs in this area is unlikely.

The most proximal canal to the site is the Kennet and Avon Canal, located approximately 30 km north of the site. Due to the offset distance between this watercourse and the site, along with the requirement for rigorous maintenance checks on canals, risk to the site from canal flooding is considered to be low.

Considering the above information, risk to the site from artificial sources is concluded to be 'residual' and therefore 'low' risk.

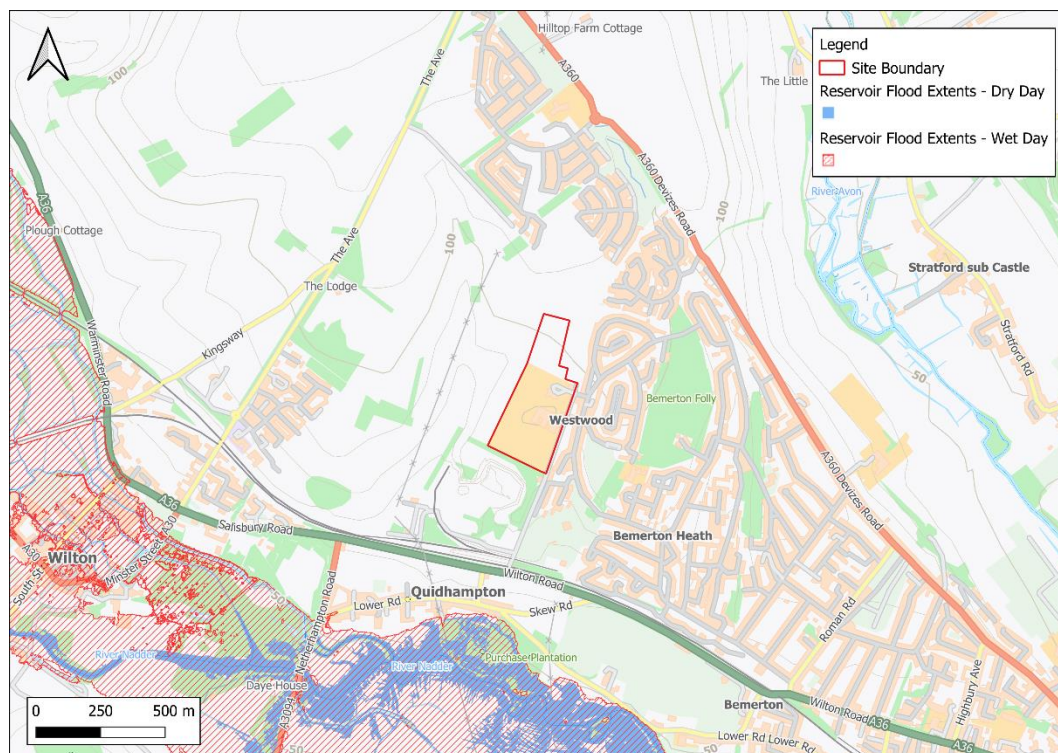


Figure 5: EA Reservoir Failure Flood Extent Mapping on Wet and Dry Days

5.6 Summary

A review of the available flood data for the site located at Sarum Academy, Salisbury, has demonstrated that the site is at 'low' risk of flooding from all assessed sources. The mapping does indicate some



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Sources of Flood Risk

elevated risk of surface water flooding in minor and isolated areas, however, risk remains confined to isolated topographic depressions beyond the area of proposed development. As such, it is concluded that no additional flood risk mitigation or resilience measures are required for the proposed development.



6 Sequential and Exception Tests

6.1 The Sequential Test

The NPPF requires that a sequential, risk-based approach is followed to steer new developments to areas with the lowest probability of flooding (i.e. Flood Zone 1, then 2, then 3). A review of the available flood data for the site located at Sarum Academy indicates that the site is situated within Flood Zone 1 and is at a low risk of flooding from all assessed sources. As such, application of the Sequential Test is not required.

6.2 The Exception Test

The Exception Test is used where no suitable development areas can be found in low-risk areas, the risk of flooding is clearly outweighed by other sustainability factors, and the development will be safe for its lifetime, taking climate change into account. Paragraph 178 of the NPPF states that for the Exception Test to be passed:

- » It must be demonstrated that the development provides wider sustainability benefits to the community that outweigh the flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared; and
- » A site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

As the site is located in Flood Zone 1, an Exception Test is not considered to be required.



7 Conclusions

Stantec Hydrock Ltd have been commissioned by Morgan Sindall Construction to undertake a Flood Risk Assessment to be submitted with a hybrid planning application for the site at Sarum Academy, Salisbury, SP2 9HS.

A review of the assessed sources of flood risk has demonstrated that the site is at low risk of flooding from all assessed sources. As such, no flood risk mitigation or resilience measures are proposed.

This report therefore demonstrates that, in respect to flood risk, the proposed development:

- » Is suitable in the proposed location;
- » Will be adequately flood resistant and resilient;
- » Will not place additional persons at risk of flooding;
- » Will not increase flood risk elsewhere as a result of the proposed development through the loss of floodplain storage or impedance of flood flows; and
- » Will put in place measures to ensure surface water is appropriately managed.

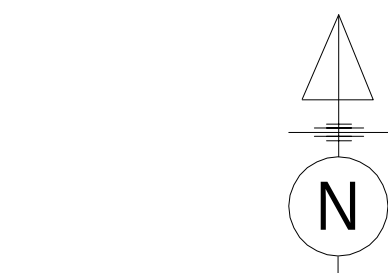
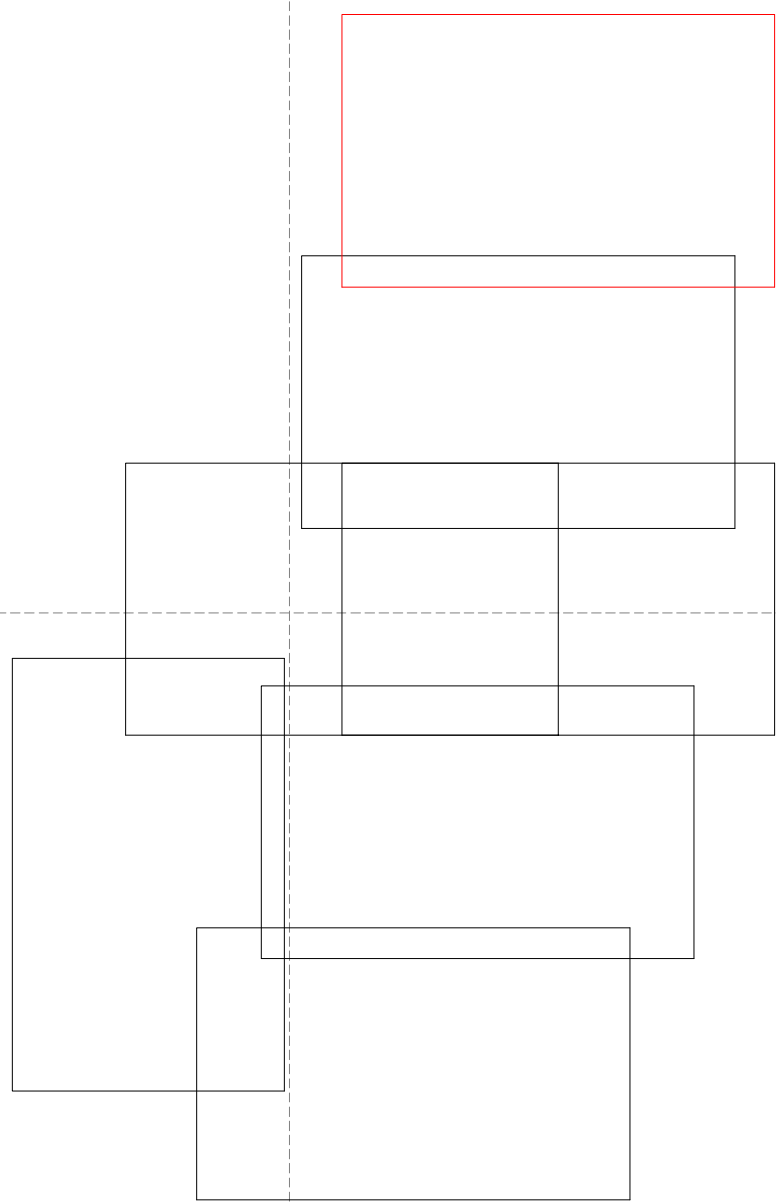
This report concludes that in flood risk context, the proposals are safe and appropriate and do not increase flood risk.



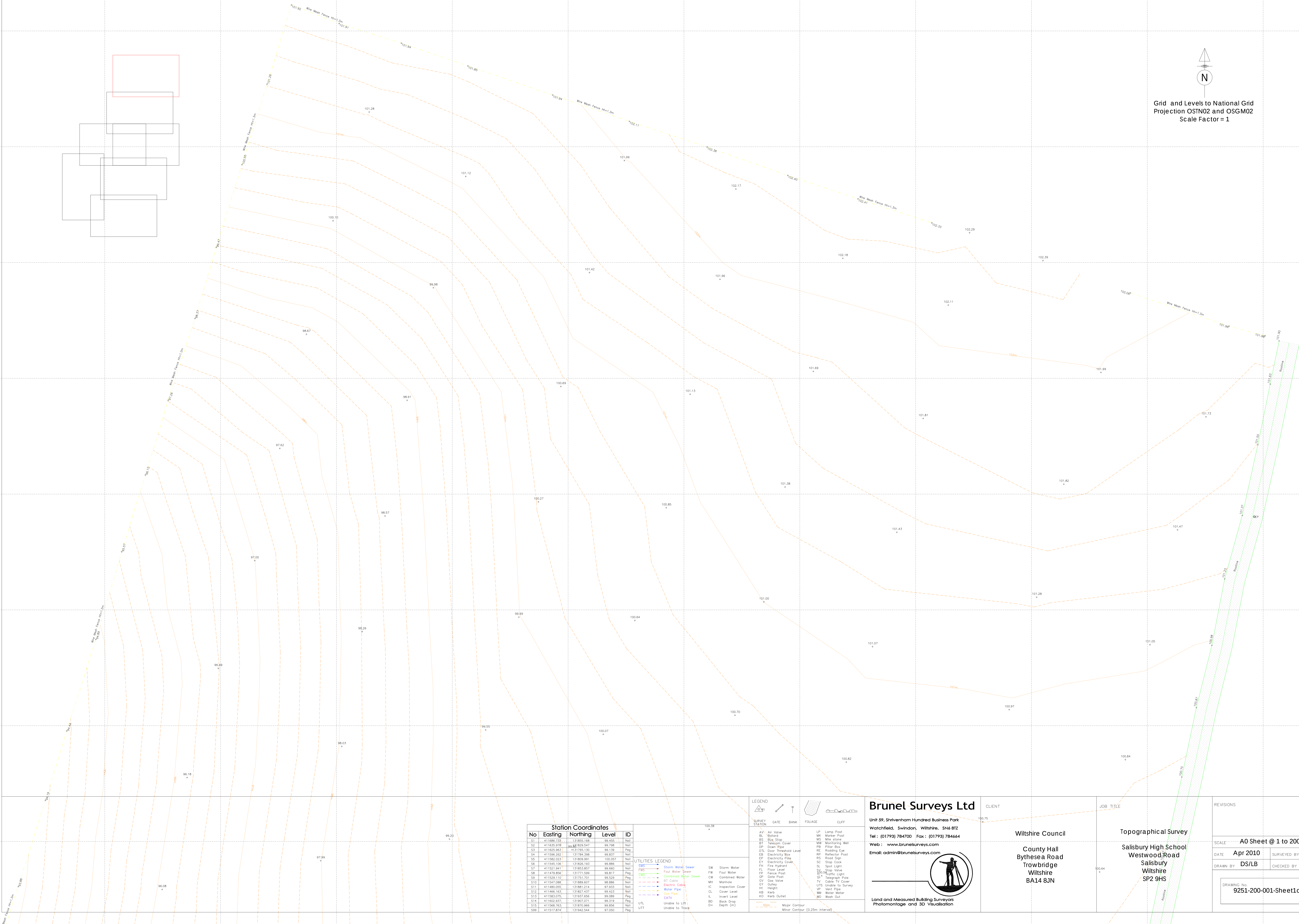
Appendix A

Topographic and CCTV Survey





Grid and Levels to National Grid
Projection OSTN02 and OSGM02
Scale Factor = 1



Station Coordinates				
No	Easting	Northing	Level	ID
S1	411886.733	131855.188	99.450	Nail
S2	411825.270	131855.547	99.795	Nail
S3	411825.963	131765.130	99.139	Peg
S4	411536.262	131794.308	99.837	Nail
S5	411582.023	131809.991	100.057	Nail
S6	411545.106	131826.193	99.886	Nail
S7	411531.941	131863.857	99.660	Nail
S8	411479.856	131771.599	99.817	Peg
S9	411529.110	131751.201	99.529	Peg
S10	411547.098	131889.607	98.896	Nail
S11	411480.005	131881.214	97.933	Nail
S12	411446.163	131867.433	99.423	Nail
S13	411583.075	131937.656	99.089	Peg
S14	411802.937	131907.071	99.319	Peg
S15	411546.363	131920.966	99.856	Nail
S99	411517.824	131942.544	97.060	Peg

UTILITIES LEGEND	
	Storm Water Sewer
	Foul Water Sewer
	Combined Water Sewer
	BT Cable
	Electric Cable
	Water Pipe
	Gas Pipe
	Catv
UTL	Unable to Lift
UTT	Unable to Touch

SW	Storm Water
FW	Foul Water
DW	Combined Water
MW	Manhole
IC	Inspection Cover
CL	Cover Level
L	Invert Level
BD	Back Drop
Dn	Depth (m)

LEGEND	
	SURVEY STATION
	GATE
	BANK
	FOLIAGE
	CLIFF
	A/V Air Valve
	BL Belford
	BS Bin Stop
	BT Telecom Cover
	DP Down Pipe
	D/L Door Threshold Level
	EP Electricity Pole
	EY Electricity Cover
	FH Fire Hydrant
	FL Floor Level
	FP Fence Post
	GP Gate Post
	GV Gas Valve
	GU Gully
	HT Height
	KB Kerb
	KO Kerb Outlet
	LP Lamp Post
	MK Marker Post
	MS Mile stone
	MW Monitoring Well
	RB Road Box
	RE Roadside Eye
	RP Reflector Post
	RS Road Sign
	SC Shop Cook
	SL Spot Light
	TV Traffic Light
	TV Telegraph Pole
	TV Cable TV Cover
	UTS Unable to Survey
	VP Vent Pipe
	WM Water Meter
	WO Waste Out

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CLIENT	JOB TITLE	
Wiltshire Council	Topographical Survey	
County Hall Bythesea Road Trowbridge Wiltshire BA14 8JN	Salisbury High School Westwood Road Salisbury Wiltshire SP2 9HS	
REVISIONS		
SCALE: A0 Sheet @ 1 to 200		
DATE: Apr 2010	SURVEYED BY: DS/MT	
DRAWN BY: DS/LB	CHECKED BY: LB	
DRAWING NO: 9251-200-001-Sheet1of7		

Grid and Levels to National Grid
Projection OSTN02 and OSGM02
Scale Factor = 1

Station Coordinates				
No	Easting	Northing	Height	ID
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S2	411671.918	151855.166	99.450	Nail
S3	411625.963	151765.130	99.139	Peg
S4	411586.262	151784.398	99.838	Nail
S5	411582.023	151809.991	100.057	Nail
S6	411545.106	151826.193	99.886	Nail
S7	411545.941	151853.857	99.610	Nail
S8	411579.856	151817.701	99.867	Peg
S9	411529.110	151751.701	99.529	Peg
S10	411547.086	151889.607	98.886	Nail
S11	411480.055	151881.214	97.933	Nail
S12	411466.163	151827.437	97.423	Nail
S13	411563.075	151827.437	95.089	Peg
S14	411561.837	151907.017	99.319	Peg
S15	411568.763	151870.965	99.856	Nail
S99	411571.874	151942.544	97.050	Peg

UTILITIES LEGEND

SWS	Storm Water Sewer
FWS	Foul Water Sewer
CWS	Combined Water Sewer
BT	BT Cable
EC	Electric Cable
WP	Water Pipe
GP	Gas Pipe
CATV	CATV
UTL	Unable to Lift
UTL	Unable to Traverse

SW	Storm Water
FW	Foul Water
CW	Combined W
MH	Manhole
IC	Inspection C
CL	Cover Level
IL	Invert Level
BD	Back Drop
D=	Depth (m)

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Wiltshire Council

County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

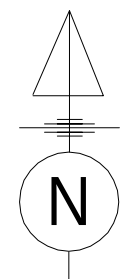
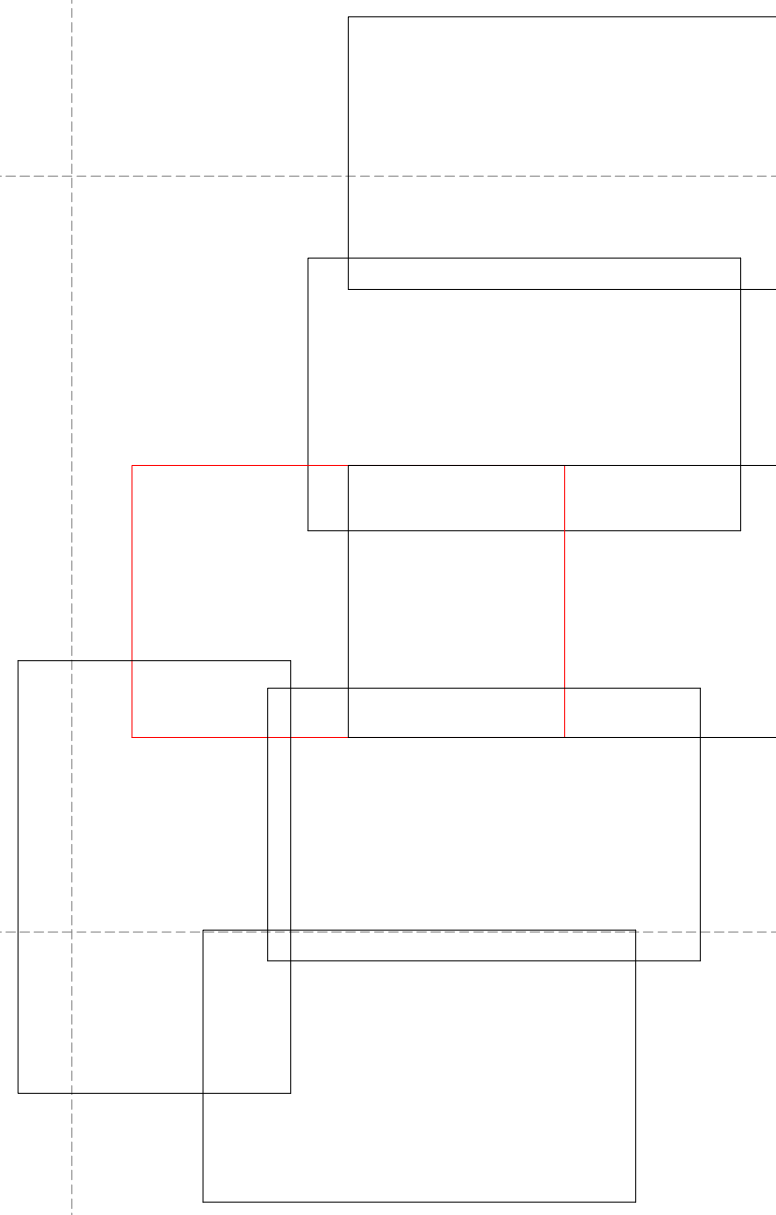
Topographical Survey

Salisbury High School
Westwood Road
Salisbury
Wiltshire
SP2 9HS

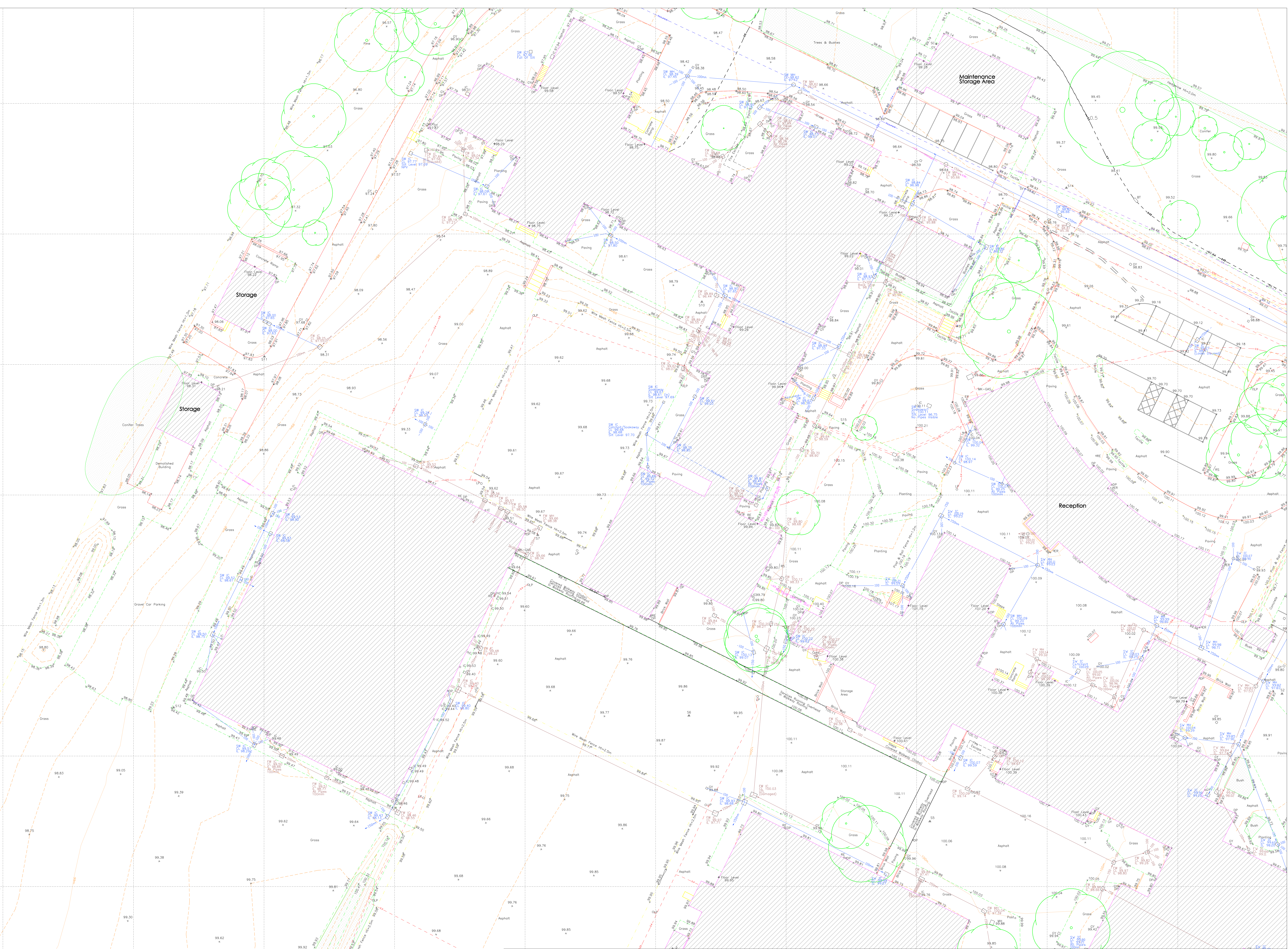
REVISIONS

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DATE	Apr 2010	SURVEYED BY	DS/MT
DRAWN BY	DS/LB	CHECKED BY	LB

DRAWING No. 9251-200-001-Sheet2of7



Grid and Levels to National Grid
Projection OSTN02 and OSGM02
Scale Factor = 1



UTILITIES LEGEND	
SW	Storm Water
FW	Foul Water
CW	Combined Water
BT	Butt
IC	Inspection Cover
CL	Cable
IL	Invert Level
BD	Back Drop
UT	Unable to Trace

LEGEND	
AV	Air Valve
BL	Bus Lane
BS	Bus Stop
BT	Butt
DP	Down Pipe
DTL	Door Threshold Level
EB	Electricity Box
EY	Electricity Pole
FI	Fire Hydrant
FL	Floor Level
FP	Fence Post
GP	Gate Post
HT	Height
KB	Keep
KO	Kerb Outlet
LP	Lamp Post
MS	Mile Stone
MP	Manhole
RP	Reflector Post
RS	Road Sign
SL	Spot Light
SV	Stop Valve
TL	Telephone Pole
TV	TV Cable
UTS	Unable to Survey
VP	Vert. Pole
WM	Water Meter
WO	Wash Out

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CLIENT Wiltshire Council County Hall Bythesea Road Trowbridge Wiltshire BA14 8JN	JOB TITLE Topographical Survey Salisbury High School Westwood Road Salisbury Wiltshire SP2 9HS	REVISIONS	
		SCALE A0 Sheet @ 1 to 200	
		DATE	Apr 2010
		DRAWN BY	DS/LB
		SURVEYED BY DS/MT	
		CHECKED BY LB	
		DRAWING NO: 9251-200-001-Sheet3of7	



Grid and Levels to National Grid
Projection OSTN02 and OSGM02
Scale Factor = 1

Station Coordinates				
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S2	411825.878	131855.547	99.798	Nail
S3	411825.963	131765.130	99.139	Peg
S4	411536.262	131764.368	99.837	Nail
S5	411582.023	131809.991	100.057	Nail
S6	411545.106	131826.163	99.886	Nail
S7	411531.941	131863.857	99.660	Nail
S8	411479.856	131731.599	99.817	Peg
S9	411529.110	131751.701	99.529	Peg
S10	411547.008	131869.607	98.096	Nail
S11	411480.055	131881.214	97.933	Nail
S12	411446.163	131874.237	97.423	Nail
S13	411583.075	131937.656	99.089	Peg
S14	411802.937	131907.071	99.319	Peg
S15	411548.363	131920.966	99.856	Nail
S99	411517.824	131942.544	97.050	Peg

UTILITIES LEGEND
SW Storm Water
FW Fresh Water
CW Combined Water
MH Manhole
IC Inspection Cover
IL Invert Level
BD Bank Drop
D= Depth (m)
UTL Unable to Lift
UTF Unable to Trace

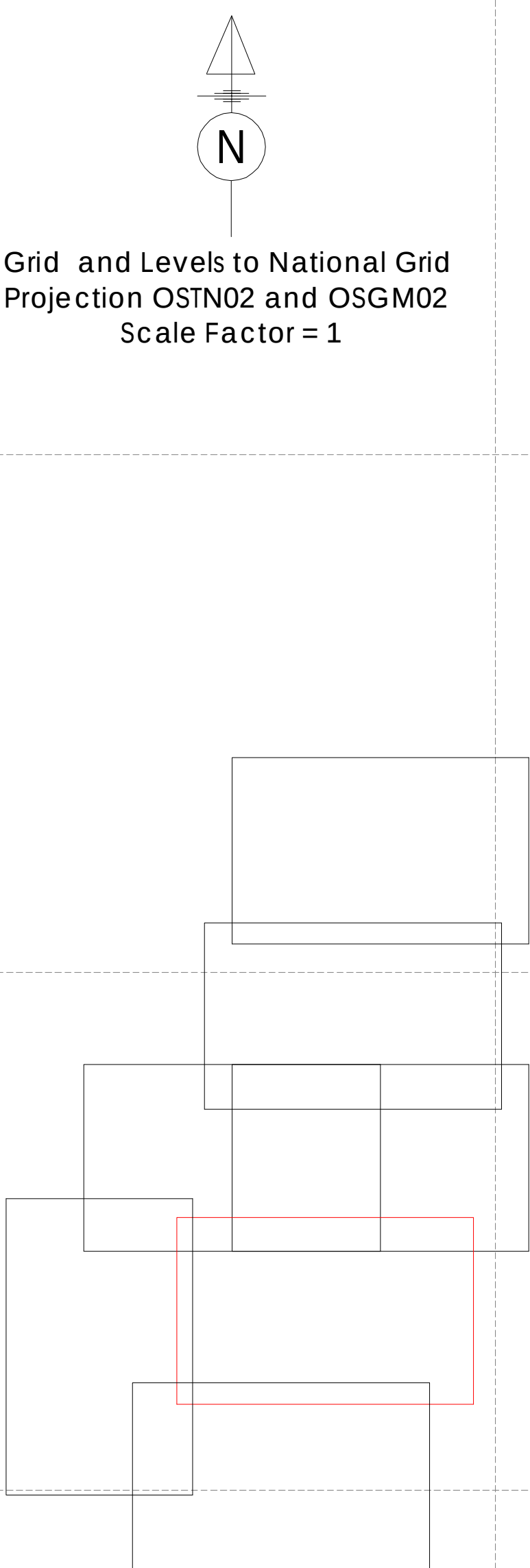
LEGEND	
	SURVEY STATION
	GATE
	BANK
	FOLIAGE
	CLIFF
	AV Air Valve
	BL Ballot
	BS Bus Stop
	BT Telecom Cover
	DP Down Pipe
	DTL Door Threshold Level
	EP Electricity Pole
	EY Electricity Cover
	FH Fine Hydrant
	FL Floor Level
	FP Fence Post
	GP Gate Post
	GV Gas Valve
	GY Gully
	HT Height
	KB Kerb
	KO Kerb Outlet
	LP Lamp Post
	MP Marker Post
	MS Mile stone
	MW Monitoring Well
	PB Pillar Box
	RE Reedling Eye
	RP Reflector Post
	RS Road Sign
	SC Stop Cock
	SL Spot Light
	SV Stop Valve
	TL Traffic Light
	TP Telegraph Pole
	TV Cable TV Caster
	UTS Unable to Survey
	VP Vent Pipe
	WM Water Meter
	WO Wash Out

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CLIENT		JOB TITLE		REVISIONS	
Wiltshire Council		Topographical Survey		SCALE: A0 Sheet @ 1 to 200	
County Hall Bythesea Road Trowbridge Wiltshire BA14 8JN		Salisbury High School Westwood Road Salisbury Wiltshire SP2 9HS		DATE: Apr 2010	SURVEYED BY: DS/MT
				DRAWN BY: DS/LB	CHECKED BY: LB
				DRAWING NO: 9251-200-001-Sheet4of7	



UTILITIES LEGEND

SWS	Storm Water Sewer	SW	Storm Water
FWS	Foul Water Sewer	FW	Foul Water
CWS	Combined Water Sewer	CW	Combined Water
---	BT Cable	MH	Manhole
---	Electric Cable	IC	Inspection Cover
---	Water Pipe	CL	Cover Level
---	Gas Pipe	IL	Invert Level
---	CATV	BD	Back Drop
UTL	Unable to Lift	D=	Depth (m)
UTT	Unable to Trace		

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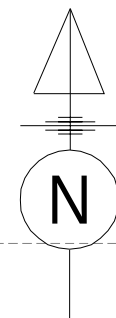
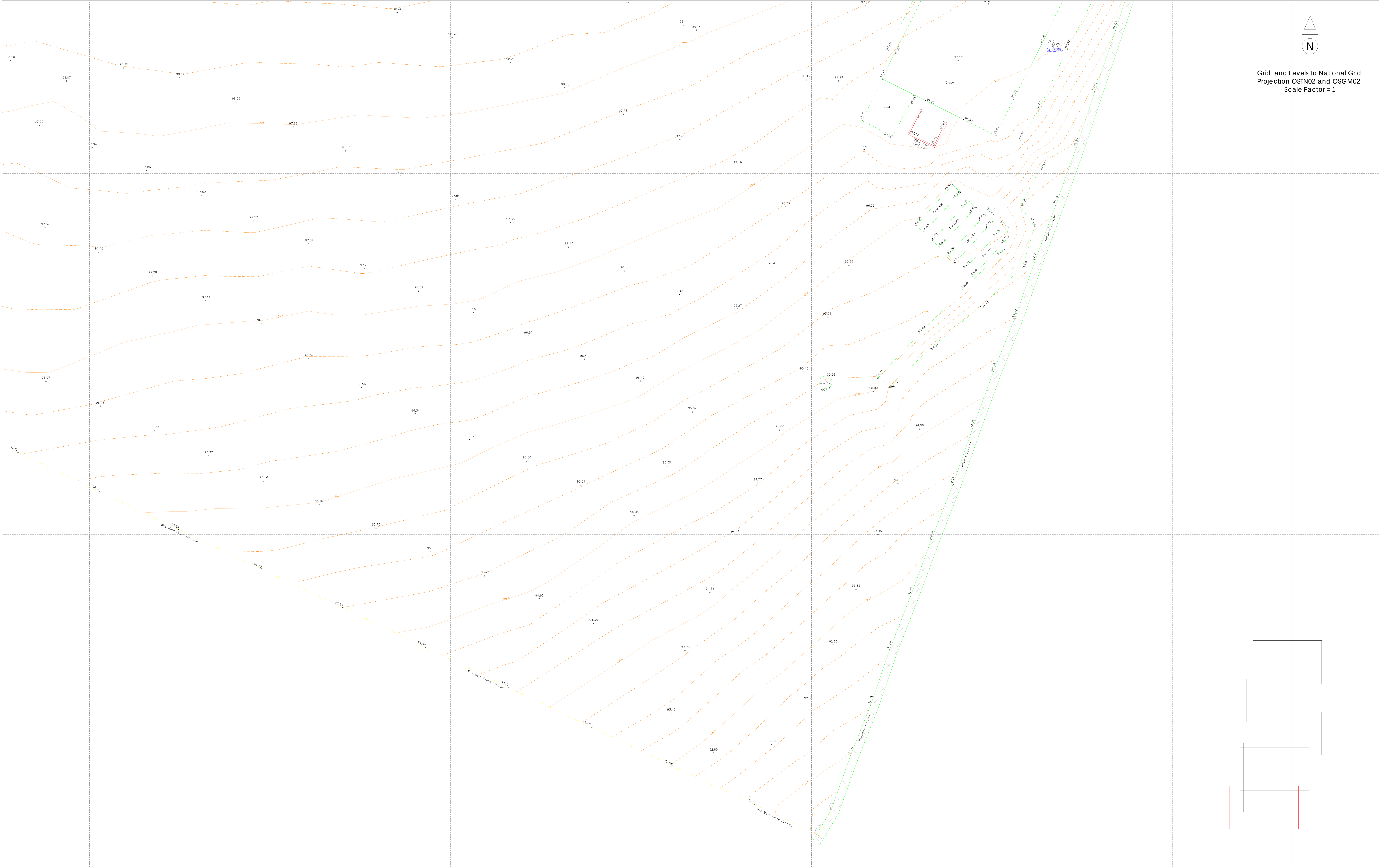


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Topographical Survey

Salisbury High School
Westwood Road
Salisbury
Wiltshire
SP2 9HS

REVISIONS	
SCALE A0 Sheet @ 1 to 200	
DATE Apr 2010	SURVEYED BY DS/MT
DRAWN BY DS/LB	CHECKED BY LB
DRAWING No: 9251-200-001-Sheet6of7	



Grid and Levels to National Grid
Projection OSTN02 and OSGM02
Scale Factor = 1

Station Coordinates				
No	Easting	Northing	Level	ID
S1	411886.733	131855.168	95.450	Nat
S2	411825.278	131855.547	95.795	Nat
S3	411825.963	131765.130	96.139	Peg
S4	411536.262	131794.368	95.837	Nat
S5	411582.023	131809.991	100.057	Nat
S6	411545.106	131826.193	99.886	Nat
S7	411517.941	131863.857	99.660	Nat
S8	411479.856	131771.599	99.817	Peg
S9	411529.110	131751.201	99.529	Peg
S10	411547.008	131889.607	98.896	Nat
S11	411480.055	131881.214	97.933	Nat
S12	411446.163	131867.437	99.433	Nat
S13	411583.075	131937.656	99.089	Peg
S14	411802.937	131907.071	99.319	Peg
S15	411548.363	131920.966	99.856	Nat
S99	411517.824	131942.544	97.050	Peg

UTILITIES LEGEND	
	Storm Water Sewer
	Foul Water Sewer
	Combined Water Sewer
	BT Cable
	Electric Cable
	Water Pipe
	Gas Pipe
	CATV
	Unable to Lift
	Unable to Trace

LEGEND	
	SURVEY STATION
	GATE
	BANK
	FOLIAGE
	CLIFF
	AV Air Valve
	BL Ballot
	BS Bus Stop
	BT Telecom Cover
	DP Down Pipe
	D/L Door Threshold Level
	EB Electricity Box
	EP Electricity Pole
	FH Fine Hydrant
	FL Floor Level
	FP Fence Post
	GP Gate Post
	GV Gas Valve
	GY Gully
	HT Height
	KB Kerb
	KG Kerb Gully
	LP Lamp Post
	MP Marker Post
	MS Mile stone
	MW Monitoring Well
	PB Pillar Box
	RS Reed Sign
	SC Stop Cock
	SL Spot Light
	SV Stop Valve
	TL Traffic Light
	TP Telegraph Pole
	TV Cable TV Cover
	UTS Unable to Survey
	VP Vent Pipe
	WM Water Meter
	WO Wash Out
	Major Contour
	Minor Contour (0.25m Interval)
	UTL Unable to Lift
	BD Bank Drop
	D= Depth (m)

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Wiltshire
BA14 8JN

JOB TITLE

Topographical Survey
Salisbury High School
Westwood Road
Salisbury
Wiltshire
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REVISIONS

SCALE	A0 Sheet @ 1 to 200	
DATE	Apr 2010	SURVEYED BY DS/MT
DRAWN BY	DS/LB	CHECKED BY LB
DRAWING NO: 9251-200-001-Sheet7of7		

Appendix B

Proposed Site Plans



8FE (OPTION 3)

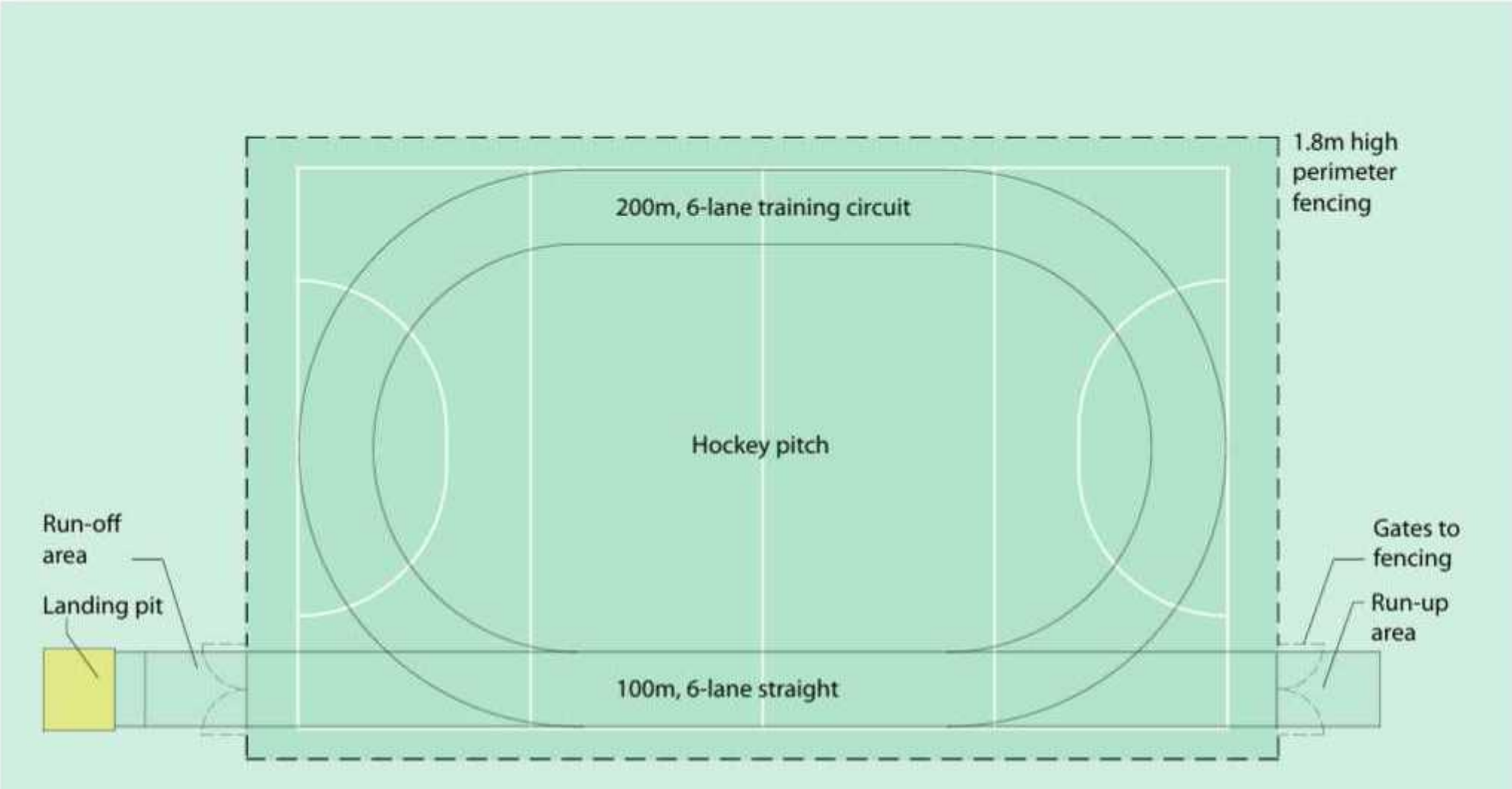


ZA-XX-SK-A-90-0023 P02

Figure 3 below demonstrates the potential for greater use of artificial turf pitches for athletics training:

- Hockey pitch enclosure (63.0 x 101.4 m)
- 200 m, six-lane marked training circuit
- 100 m, six-lane straight and gates to the perimeter fence to access run off and landing pit areas

The principle could be equally well applied to a multi use games area development.



AGP FOR HOCKEY AND ATHLETICS (SCHOOL TRAINING/CLUB USE - OUTDOOR)

SPORTS ENGLAND ARTIFICIAL SURFACE FOR OUTDOOR SPORT DESIGN GUIDANCE (2013) PAGE 7

OPPORTUNITIES

- + BB103 compliant soft sports provision
- + Reduced additional area requirement at 10FE
- + School have an aspiration for more athletics
- + Utilises and unused sports facility
- + Good adjacency to other sports/community facilities
- + All year round use
- + Within Sports England guidance (TBC - subject to consultation)

CONSTRAINTS

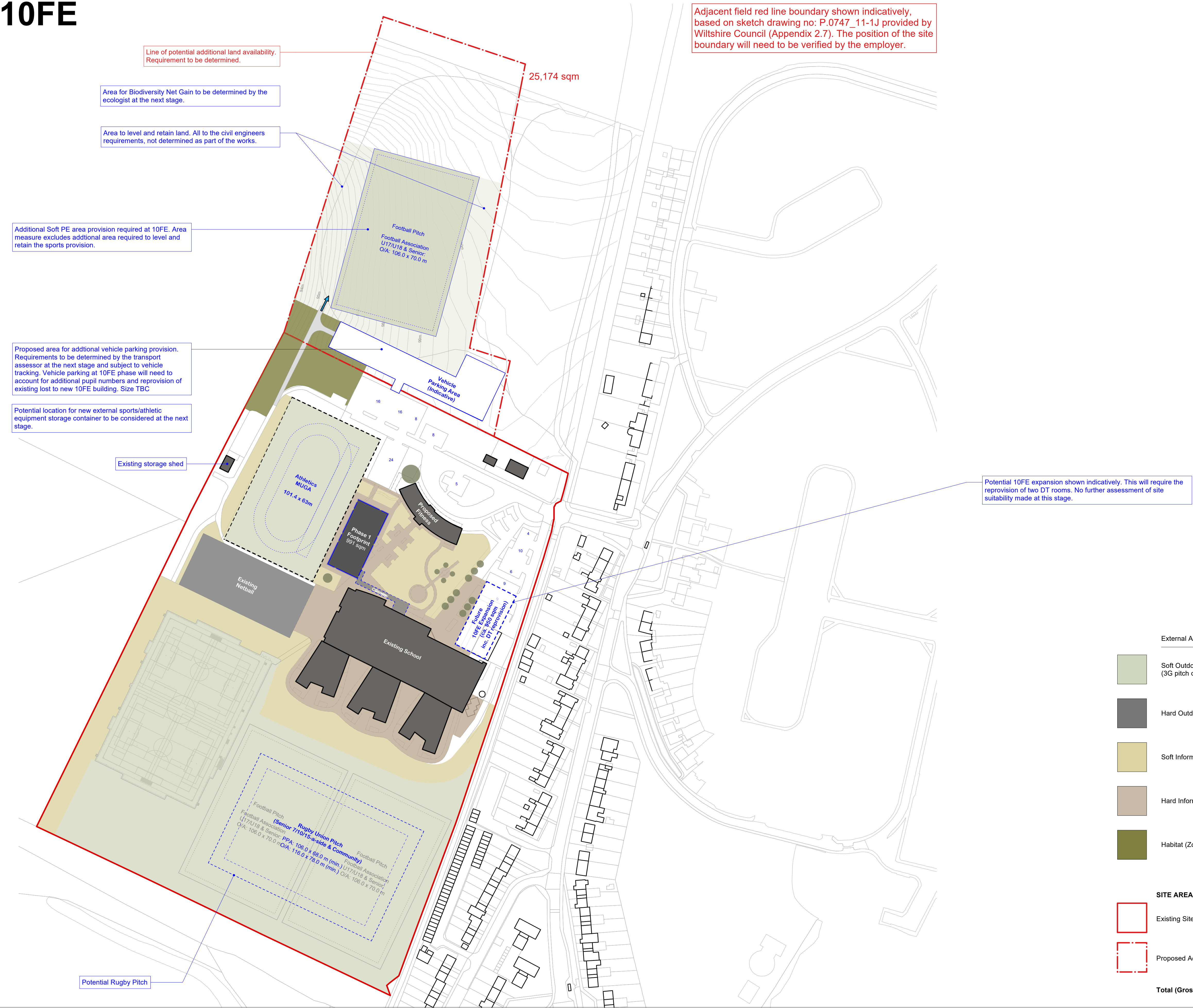
- 1.8m high fence adjacent to new building
- Unable to achieve 100m track
- An area of the adjacent field is required for parking

External Area Provision	Existing Provision	BB103 Recommendation (8FE)	Proposed Provision (8FE)
Soft Outdoor PE (Zone U) (3G pitch counted twice as per BB103)	47,525 sqm	50,100 sqm	53,841 sqm
Hard Outdoor PE (Zones X - W)	2,887 sqm	2,290 sqm	2,887 sqm
Soft Informal and Social (Zones W - V)	11,802 sqm	3,120 sqm	10,419 sqm
Hard Informal and Social (Zones Y - X)	5,311 sqm	1,460 sqm	5,776 sqm
Habitat (Zones Z - Y)	1,867 sqm	630 sqm	1,867 sqm* Subject to BNG

SITE AREA

	Existing Site Area: 81,578 sqm (BB103 = 72,000 sqm)
	Proposed Additional Site Area: 25,174 sqm

Total (Gross) Site Area: 106,752 sqm



External Area Provision	Existing Provision	BB103 Recommendation (10FE)	Proposed Provision (10FE)
Soft Outdoor PE (Zone U) (3G pitch counted twice as per BB103)	47,525 sqm	61,125 sqm	61,261 sqm
Hard Outdoor PE (Zones X - W)	2,887 sqm	2,763 sqm	2,887 sqm
Soft Informal and Social (Zones W - V)	11,802 sqm	3,750 sqm	10,419sqm
Hard Informal and Social (Zones Y - X)	5,311 sqm	1,775 sqm	6,000 sqm
Habitat (Zones Z - Y)	1,867 sqm	788 sqm	2,468 sqm* Subject to BNG

SITE AREA

Existing Site Area: 81,578 sqm (BB103 = 87,750 sqm)

Proposed Additional Site Area: 25,174 sqm

Total (Gross) Site Area: 106,752 sqm