

To:	Georgina Wright	From:	Drainage Team
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Planning App Ref:	PL/2026/00589
Service Ref:	Drainage
Date:	06/03/2026

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
- Design and Access Statement - Part 1
- Design and Access Statement - Part 2
- Drainage Strategy - Appendices A to B
- Drainage Strategy - Appendices C (Part 1)
- Drainage Strategy - Appendices C (Part 2)
- Drainage Strategy - Appendices D to E
- Drainage Strategy Report
- Flood Risk Assessment
- Location Plan
- Planning Statement inc. Statement of Community Involvement

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.

The submitted documents for the Sarum Academy expansion collectively demonstrate a well-structured and comprehensive proposal in which the school is expanded through the construction of a new two-storey science block, associated reconfiguration of internal teaching spaces, new external sports provision, and long-term planning for a future 10FE expansion, while managing all resultant surface-water runoff through a SuDS-led infiltration strategy;

The existing site is currently drained through a series of private surface water systems that collect runoff from the school roofs, hardstanding and fitness building and convey it into a network of infiltration features including swales, soakaway crates and porous paving distributed across the campus, as recorded on the historic Arup drawings

A SuDS-led drainage strategy has been developed that manages runoff from a 0.408 ha impermeable catchment comprising the new and existing buildings and associated hardstanding through a treatment train of rain gardens, permeable paving, filter drains and swales. These SuDS components discharge to a newly designed infiltration basin (BA-01), which provides 179 m³ of storage within a 1 m deep, 322.6 m² footprint basin with a 300 mm freeboard, set between levels 98.50 m and 99.50 m AOD and sized using a design infiltration rate of 453 mm/hr taken from historic WYG ground investigation data. Hydraulic modelling in Appendix D demonstrates that the basin accommodates the 1-, 30- and 100-year storm events (including +45% climate change) without flooding or sewer discharge, and the layout in Appendix E shows full conveyance, treatment and exceedance routing across the site

However, the submitted documents confirm that no BRE 365 in-situ infiltration testing has yet been undertaken to support the drainage design. Section 2.6 of the Drainage Strategy Report states that the proposed infiltration basin (BA-01) has been sized using a historic 453 mm/hr infiltration rate from the 2011 WYG Environment investigation (SA-02), and that updated soakaway testing is required to verify these assumptions and confirm infiltration feasibility at the proposed locations. The same section notes that the assumed 15 m chalk-dissolution stand-off distance must be confirmed through new geotechnical investigation. For full validation, the WYG 2011 GI report and the new BRE 365 test results should be submitted so that infiltration rates, stand-offs and the basin design can be robustly evidenced and approved

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:

- We note in Section 2.6 of the Drainage Strategy Report that the applicant states that results from new soakaway testing are required to confirm the design. The applicant is required to provide new BRE 365-compliant infiltration testing undertaken at the location of the proposed infiltration features and at the correct depth, to demonstrate that infiltration is feasible and to validate the design of the proposed infiltration basin.
- The applicant must provide additional drainage details for the Phase 3 10FE expansion, as the Design & Access Statement confirms that additional impermeable areas, new car parking and new teaching buildings will be added, yet the proposed infiltration basin BA-01 only serves the current 0.408 ha catchment and cannot provide capacity for future phases without expansion or new SuDS features
- The applicant must provide a comprehensive exceedance flow-routing plan mapping how extreme storm flows will move across the site and around buildings, because Appendix E provides only general exceedance indications and does not show modelled flow paths, depths, or safe discharge areas, which are required for ensuring flooding does not adversely impact buildings or site access during extreme events. (National Standards for SuDS: [Standard 3: management of extreme rainfall and flooding](#))
- The applicant must provide cross-section drawings for all proposed surface water features, swale/detention basin, including the showing levels, freeboard allowances, and depths, to demonstrate that the drainage system can function hydraulically and that adequate clearances are maintained. The applicant must provide details outlining the lining proposed for each basin and swale.
- 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.