

Planning Statement

Sarum Academy, Bemerton Heath, Salisbury, SP2 9HS

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Prepared for:

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1 Introduction

- 1.1. Vail Williams is instructed by Morgan Sindall on behalf of Wiltshire Council, to submit this planning statement for the proposed expansion of Sarum Academy, forming part of a hybrid application for a 10FE (Form Entry) school. The hybrid application will be formed of full planning permission sought for the works required to expand the school to 8FE and outline planning permission sought for the works to expand the school from 8FE to 10FE.
- 1.2. This report sets out details of the proposed development, the site, and the relevant planning history. It considers the applicable planning policy framework and previous planning decisions affecting the site. The report then assesses the various components of the proposed development, having regard to site constraints and planning policy, in order to demonstrate that the development is acceptable in principle.

2 Site Description



Figure 1: Existing Site Plan



Figure 2: Extract from Google

- 2.1. The site lies within the administrative boundary of Wiltshire Council, situated to the northwest of Salisbury.
- 2.2. The site currently accommodates Sarum Academy, a secondary school operating at 6 Form Entry (6FE) and including a dedicated sixth form which is in partnership with Magna Learning Partnership Trust. The current number of pupils is 750 of which approximately 90 are 6th Form pupils. The 6th form demand is decreasing and therefore will not continue into the future. The campus offers a range of sports facilities, including a 3G Artificial Turf Pitch, a Multi-Use Games Area (MUGA), an underutilised grass pitch, and a large open field that supports multiple sporting activities.
- 2.3. Sarum Academy is composed of three main buildings, with the primary structure designed in a distinctive 'petal' layout. Visitor and staff parking is located adjacent to this main building, with an additional car park positioned to the northwest of the site.
- 2.4. Sarum Academy hosts several clubs, including the Salisbury Kendo Club, Salisbury Volleyball Sitting Club, Pauline Quirke Academy of Performing Arts, and Baby Ballers, all of which run activities at the school, as listed on Google.
- 2.5. The site is accessible via Westwood Road, located to the east, which also features a bus stop serviced by routes 663 and X66, providing connections for pupils to the city centre and wider part of Salisbury.

Wider Context

- 2.6. To the north of the site, Persimmon Homes is progressing with a large-scale residential development, granted permission for up to 1,250 dwellings. This development forms part of a strategic housing allocation (Core Policy 2).
- 2.7. To the east, the site is bordered by an established residential area characterised by predominantly two-storey semi-detached and terraced houses.
- 2.8. To the south lies Quidhampton Quarry, which has been undergoing phased restoration following planning permission granted in 2017. Restoration works include landscape regrading and habitat creation, with the intention of returning the site to beneficial use and mitigating long-term environmental impacts.
- 2.9. According to the Government's Flood Map for Planning Service, the site is located in Flood Zone 1, indicating that it is at low risk of flooding from rivers and seas.

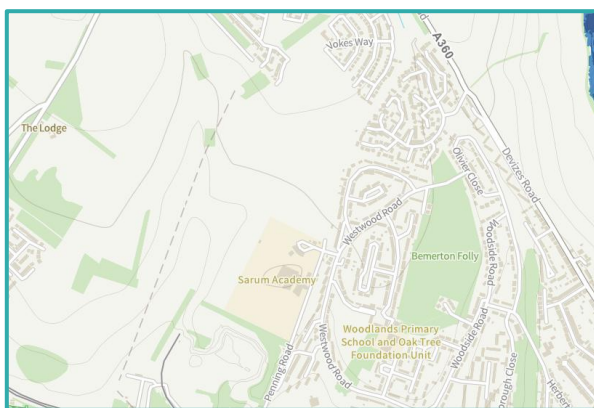


Figure 3: Government's Flood Zone Map

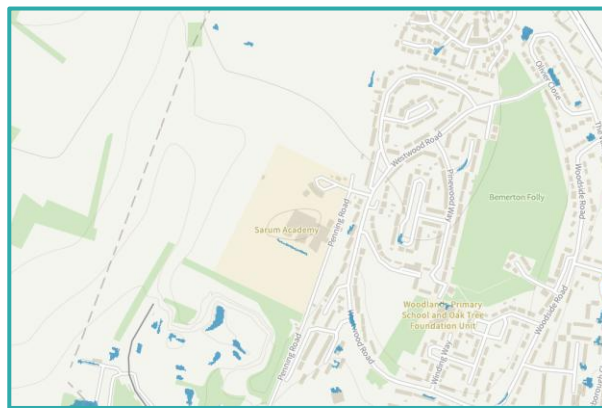


Figure 4: Government's Surface Water Flood Map

- 2.10. According to Historic England's website, there are no heritage assets on the site or within a 500-metre radius, and the site is not located within a conservation area.

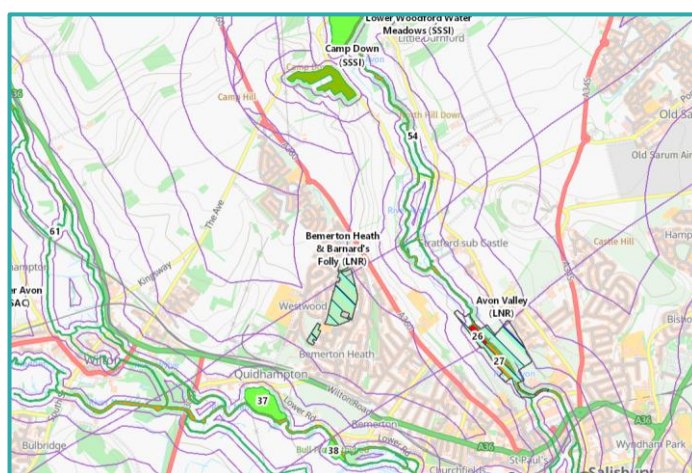


Figure 6: DEFRA Magic map

- 2.11. According to Defra (figure 6), several statutory environmental designations are located in proximity to the site. Approximately 300 metres to the east are two Local Nature Reserves (LNR): Bemerton Heath and Barnard Folly. Around 700 metres to the south lies the River Avon, which is designated as both a Site of Special Scientific Interest (SSSI) and a Special Area of Conservation (SAC). Further north, at approximately 2 km distance, are two additional SSSI's: Lower Woodford Water and Camp Down.

- 2.12. According to the Wiltshire Council policy map, the site is located within the New Forest Zones of Recreational Influence, River Catchments with Mitigation Strategies, and the Hampshire River Avon Catchment. The site is also adjacent to Special Landscape Areas (SDPL Policy C6).

3 Planning History

- 3.1. From a review of Wiltshire Council's planning history records online the following applications are considered of relevance.
- 3.2. Application Number: S/2012/0814 | Outline application for access only for proposed mixed use development comprising residential (up to 1250 dwellings), employment, local centre, community uses, primary school, public open space, landscaping and associated access works including demolition of existing house and farm buildings | Land to the North West of Fugglestone Red and Bemerton Heath, Salisbury | Approved on 02/04/25.
- Through this application, parcel of land is transferred to the school to accommodate the expansion of the school under a S.106 Agreement.
- 3.3. Application Number: 13/00569/VAR | Amend the industrial processes building cladding | Sarum Academy, Bemerton Heath, Salisbury, SP2 9HS | Closed on 18/06/24.
- 3.4. Application Number: PL/2021/10195 | Variation of conditions 2 and 3 of 19/05443/FUL | Land adjacent to Salisbury Substation, Salisbury, SP2 0BL | Closed on 11/03/2022.
- 3.5. Application Number: 19/05443/FUL | Proposed energy storage facility to provide energy balancing services to the National Grid | Land Adjacent to Salisbury Substation, Salisbury, SP2 0BL | Approved on 05/03/2020
- 3.6. Application Number: 19/04202/FUL | Planning permission is sought to create an Artificial Grass Pitch (AGP) with associated features including 4.5m high ball stop fencing and entrance gates to the AGP perimeter, 1.20m and 2.0m high pitch barriers with entrance gates internally within the fenced enclosure to segregate the playing area (the field of play) from adjoining hard-standing areas, hard-standing areas complete with associated porous asphalt surfacing and matching ball stop fencing for portable goals storage and pedestrian circulation as well as for vehicular maintenance and emergency access, 15m high floodlight system, maintenance equipment store located within the fenced enclosure, soft landscaping work (installation of grassed mound along Western playing field boundary) | Sarum Academy, Westwood Road, Bemerton Heath, Salisbury, SP2 9HS | Approved on 23/01/2020.
- 3.7. Application Number: 16/05957/FUL | Revision to the restoration scheme of Quidhampton Quarry to create a built development platform extending to 3.4 ha for future redevelopment opportunities and reinstatement of a further 4.5 ha of the former workings to form a calcareous grassland slope using recycled aggregates imported by rail. The scheme includes provision for the retention of the balance of the quarry peripheral landform and screening tree planting | Quidhampton Quarry, Wilton Road, Salisbury, Wiltshire, SP2 9AD | Approved on 22/02/2017
- 3.8. Application Number: S/2011/1639 | Redevelopment of existing educational premises including demolition of several buildings, new build of 9,900 sqm. Redesign and configuration of external playing fields and landscape areas, 150 car parking spaces and 7 coach spaces | Sarum Academy, Bemerton Heath, Salisbury, SP29HS | Approved on 01/06/2012
- 3.9. Application Number: S/2004/1921 | Full Planning Permission for a new reception / Administration Building an extension to the existing pupil dining room and a new lobby to an external entrance of an existing teaching block | WESTWOOD ST. THOMAS SCHOOL, WESTWOOD ROAD, SALISBURY, SP2 9HS | Approved on 10/04/2004.
- 3.10. Application Number: S/2001/1912 | Re-roofing of wyvern block | Address: Westwood St Thomas school, Westwood road, Salisbury, sp2 9hs | Approved on 19/11/2001

- 3.11. Application Number: S/1998/1906 | Extension to sports centre to provide umpires hut for new netball complex | Westwood St. Thomas School, Westwood Road, Salisbury, SP2 9HS | Approved on 31/12/1998

4 Proposed Development

- 4.1. The proposed development will expand Sarum Academy by 600 pupils through the following phases:

Phase 1 (no planning permission required):

- Conversion of the current hairdressing teaching space into a Textiles teaching space
- The Reconfiguration of the existing Dining Room
- The conversion of the current Food teaching space into a temporary Science classroom

Phase 2A:

The Phase 2A works will enable the school to expand from 6FE to 8FE (an increase in pupil capacity of 300 places) and will include:

- Works to the current 6th Form block to convert it for sports use (the school no longer has a need for 6th Form due to pupil number decline)
- The construction of a new circa 990 sqm two storey Science Block comprising a combination of Science Classrooms and Science Labs and associated accommodation including external hard and soft landscaping,
- The establishment of a weather protected link between the existing and new teaching block,
- The establishment of a new artificial turf pitch, with flood lighting, marked out for various sports
 - This is an upgrade of the current grass pitch that has poor drainage.

Phase 2B (no planning permission required):

On completion of the Phase 2A works, and following a school commissioning phase, there is a requirement to re-configure spaces within the current main teaching block to various teaching spaces within the individual “petals” to enable the full expansion to 8FE.

Phase 3:

Phase 3 will see the school expanding from 8FE to 10FE and the works will include:

- Construction of a two-storey building on the eastern parking area,
- The creation of additional parking to suit the further school expansion,
- The development of the rest of the additional land for probable sports use, soft landscaping and biodiversity net gain (as required).

- 4.2. The expansion is supported by land at Fugglestone Red to be secured by Wiltshire Council in accordance with an agreed Facilitation Agreement dated 18/12/2013 between Wiltshire Council, The Salisbury Diocesan Board of Education, Sarum Academy, Persimmon Homes Ltd, the Barford Trustees and the Wilton House Trustees.
- 4.3. The proposed development will be sought through a hybrid planning application which seeks full permission for the expansion from 6 form entry (FE) to 8 FE (Phase 2), and an outline permission for a future expansion from 8 FE to 10 FE (Phase 3).

- 4.4. The outline element of the planning submission covers access, site layout and scale (two storeys – similar height to the 8FE building). The remaining elements are all reserved for submission at a later date via reserved matters.
- 4.5. The proposed development would generate approximately 135 staff for an 8-form entry (8FE), increasing to approximately 171 staff for a 10-form entry (10FE).

5 Planning Policy

- 5.1. The planning policy framework for Salisbury is currently guided by the National Planning Policy Framework (NPPF) and the adopted development plan, which comprises of Wiltshire Core Strategy (2015) and the Salisbury Neighbourhood Development Plan (SNDP) 2020-2038 (Adopted March 2025).
- 5.2. The new Wiltshire Council Local Plan was submitted to the Secretary of State for Housing, Communities and Local Government for independent examination on 28 November 2024. As the plan has passed through the Regulation 19 consultation stage and has now been formally submitted, its policies are considered to carry weight in decision-making, in accordance with paragraph 49 of the National Planning Policy Framework (NPPF). The examination has identified the requirement for additional information and the examiner has requested Wiltshire provide a timetable for producing this. The timetable is to be provide by the end of January 2026.
- 5.3. Vail Williams is aware of the consultation on the NPPF but the content is not considered to materially alter the planning considerations of this proposed development.

National Planning Policy Framework (NPPF December 2024)

- 5.4. **Paragraph 8** sets out three overarching objectives to support sustainable development
 - a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 5.5. **Paragraph 10** states that at the heart of the NPPF is a presumption “in favour of sustainable development”
- 5.6. **Paragraph 39** states that Local Planning Authorities (LPA) should make decisions on proposed developments positively and creatively. They should use all available planning tools, work with applicants, and aim to approve developments that improve the area's economic, social, and environmental conditions, especially when the development is sustainable.
- 5.7. **Paragraph 40** encourages the use of the pre-application stage as it has significant potential to improve the efficiency and effectiveness of the planning application system.

- 5.8. **Paragraph 98** seeks planning policies should ensure the provision of services that support sustainable communities. They should also promote local health and well-being strategies, protect important services, and allow existing facilities to evolve.
- 5.9. **Paragraph 100** states that local planning authorities should ensure there is sufficient choice in educational places for both existing and new communities. The paragraph goes on to state that local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement and specifically notes that the planning balance in determination of planning applications should 'give great weight to the need to create, expand or alter schools'.
- 5.10. **Paragraph 109** states that transport considerations should be integrated early in planning and development to create well-designed, sustainable, and vibrant places. This includes engaging with local communities, incorporating transport features into development designs, addressing impacts on transport networks, leveraging existing or planned infrastructure, promoting walking, cycling, and public transport, and evaluating the environmental impacts of traffic and transport infrastructure.
- 5.11. **Paragraph 112** states when setting local parking standards for non-residential development, policies should consider the accessibility of the development, the type and mix of the development, the availability of public transport, local car ownership levels, and the need for adequate spaces for charging plug-in and ultra-low emission vehicles.
- 5.12. **Paragraph 116** states that development should only be refused on traffic grounds if it harms highway safety or causes severe traffic issues, even after mitigation, considering future scenarios.
- 5.13. **Paragraph 118** that all developments that generate significant traffic should provide a travel plan, along with a transport statement or assessment to assess and monitor the likely impacts.
- 5.14. **Section 12** of the NPPF demonstrates the need for well-designed places that is developed with communities input reflecting the area characteristics and aspiration. Developments should function well, be visually attractive, respect local character, create a strong sense of place, and optimize site potential, while promoting safety, health, and inclusivity.
- 5.15. **Paragraph 161** explains that the planning system should support the transition to net zero by 2050 by encouraging renewable and low-carbon energy and infrastructure.
- 5.16. **Paragraph 167** states that local planning authorities should prioritize energy efficiency and low-carbon heating improvements, such as heat pumps and solar panels, for existing buildings.
- 5.17. **Paragraph 182** seeks applications that affect drainage to incorporate sustainable drainage systems to manage runoff, improve water quality and biodiversity, and include maintenance arrangements for the development's lifetime.
- 5.18. **Paragraph 187** seeks to minimising environmental impacts, providing net gains for biodiversity, and preventing development from contributing to pollution or land instability. It also encourages improving local environmental conditions, such as air quality, and calls for the remediation of contaminated land.
- 5.19. **Paragraph 196** states planning policies should ensure a site is suitable for its intended use by assessing ground conditions, contamination risks, and the need for mitigation measures like land remediation, while considering potential environmental impacts.

Wiltshire Core Strategy (January 2015)

- 5.20. According to the Wiltshire Core Strategy policy map the site is located, in part, within the Settlement Framework Boundary: Salisbury (Core Policy 1) and within the Strategic Site Allocation: Fugglestone Red (Core Policy 2).

- 5.21. **Core Policy 1** identifies Principal Settlements as strategically important centres and the primary focus for growth and development within Wiltshire. These settlements are Chippenham, Trowbridge, and Salisbury which are intended to accommodate significant levels of housing and employment, along with the necessary community facilities and infrastructure.
- 5.22. **Core Policy 2** identifies Fugglestone Red, Salisbury (the aforementioned Persimmon Homes development, north of the site) as one of the strategically important development sites. Fugglestone Red, Salisbury is allocated for 8ha of employment land and 1,250 dwellings.
- 5.23. **Core Policy 3** states all new development will be required to provide for the necessary on-site and, where appropriate, off-site infrastructure requirements arising from the proposal. Infrastructure requirements will be delivered directly by the developer and/or through an appropriate financial contribution prior to, or in conjunction with, new development.
- 5.24. **Core Policy 20** summarises development in the Salisbury Community Area including reiteration of the Fugglestone Red allocation. The Policy also states that development proposals in the Salisbury Community Area will need to demonstrate how those issues and considerations listed in paragraph 5.112 will be address.
- 5.25. **Paragraph 5.112** highlights the need to expand secondary school capacity in Salisbury through the extension and rationalisation of existing schools, with a longer-term aspiration for the delivery of a new secondary school. It also requires development near the River Avon (Hampshire) to include measures to avoid harm to Natura 2000 sites (this relates to the Special Areas of Conservation). The paragraph also states that the cumulative impact of all strategic development sites at Salisbury will need to be considered in transport assessments for major developments.
- 5.26. **Core Policy 41** requires all non-residential development to meet at least BREEAM 'Very Good', with an aspiration to achieve 'Excellent'. New buildings, conversions, and extensions are encouraged to incorporate energy-efficient design, including good insulation, use of natural light and ventilation, and passive solar heating and cooling.
- 5.27. **Core Policy 50** states development proposals must protect and, where possible, enhance features of ecological value. Proposals should retain, buffer, and positively manage these features to maintain long-term ecological connectivity and function. Where retention is not possible, mitigation and compensatory measures must ensure no net loss of biodiversity and safeguard ecosystem services. Development must also avoid disturbance to sensitive habitats and species, particularly those linked to Natura 2000 sites, through either strategic or bespoke avoidance measures. Proposals that adversely affect the integrity of such sites will not be supported. All development should deliver biodiversity enhancements through habitat creation, restoration, or connectivity improvements, aligning with local Biodiversity Action Plans and Catchment Management Plans.
- 5.28. **Core Policy 51** states development should protect, conserve, and where possible enhance the landscape character, avoiding harmful impacts and mitigating any negative effects through sensitive design and landscaping.
- 5.29. **Core Policy 52** states development must retain and enhance Wiltshire's green infrastructure network, ensuring suitable links are provided and maintained. Where loss is unavoidable, replacement green infrastructure of equal or better quality must be provided to maintain network integrity. Development must not harm the network's value or the delivery of the strategy, and support for green infrastructure projects aligned with the strategy will be encouraged, with developer contributions sought where appropriate.
- 5.30. **Core Policy 57** requires all new developments to deliver high-quality design that respects and enhances the local character, landscape, and historic environment, while promoting sustainability, community safety, and efficient land use. Proposals must demonstrate how they integrate with their surroundings and support amenity.

- 5.31. **Core Policy 60** aims to reduce reliance on private cars by promoting sustainable, safe, and efficient transport through accessible development locations, encouraging alternative transport modes, maintaining and improving transport networks, managing demand, and mitigating development impacts on transport and communities.
- 5.32. **Core Policy 61** seeks new development to be located and designed to reduce the need to travel particularly by private car, and to encourage the use of sustainable transport alternatives.
- 5.33. **Core Policy 62** states developments should provide appropriate mitigating measures to offset any adverse impacts on the transport network at both the construction and operational stages.
- 5.34. **Core Policy 63** outlines integrated transport strategies in Chippenham, Trowbridge, and Salisbury to promote sustainable development by reducing car reliance and enhancing alternatives. Measures include improved pedestrian and cycling routes, public transport, traffic and demand management, selective road and interchange improvements, and smarter choices, supported by funding and partnerships. Strategies will also consider impacts on Natura 2000 sites, avoiding options that harm these protected areas.
- 5.35. **Core Policy 64** promotes reducing car use by managing parking efficiently, supporting traffic measures, exploring charging options, and encouraging sustainable travel through smarter choice initiatives like travel plans and car sharing.
- 5.36. **Core Policy 67** states all new development will include measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground (sustainable urban drainage) unless site or environmental conditions make these measures unsuitable.
- 5.37. **Core Policy 68** requires that development must not hinder and should support where possible, the objectives of relevant River Basin or Catchment Management Plans. Non-residential developments must include water efficiency measures, with developers demonstrating how these have been integrated into the design. Proposals within Source Protection, Safeguard, or Water Protection Zones must assess and ensure protection of groundwater quality and resources during construction and operation.
- 5.38. **Core Policy 69** states that in order to avoid and reduce potential environmental effects on the River Avon SAC, development will need to incorporate measures during construction and operation to avoid and prevent pollution and mitigate potential disturbance effects; appropriate measures may include consideration of suitable buffer zones along watercourses, habitat enhancements and river access management measures.

Wiltshire Local Plan 2020-2038 (Regulation 19)

- 5.39. According to the Wiltshire Local Plan Review policy map the site is located, in part, within the Settlement Framework Boundary: Salisbury (Policy 1) and close to the Site Allocation: Fugglestone Red (Policy 22-28 and 30).
- 5.40. **Policy 1: Settlement Strategy** aligns with Core Policy 1 of the Wiltshire Adopted Local Plan, which designates Salisbury as the Principal Settlement.
- 5.41. **Policy 2: Delivery Strategy** relates to Core Policy 2 of the Wiltshire Adopted Local Plan and has been updated to reflect new housing and employment land targets. It confirms a presumption in favour of sustainable development within the boundaries of the Principal Settlements.
- 5.42. **Policy 4: Addressing Climate Change** is a new policy which support carbon neutrality and climate adaptation. Key considerations include minimising carbon emissions through sustainable transport access and energy-efficient design, including opportunities for renewable energy. The development should enhance green infrastructure and biodiversity, contributing to carbon storage and ecosystem resilience.

- 5.43. **Policy 5: Securing Infrastructure Provision from New Development**, builds on Core Policy 3 by reflecting updates in infrastructure planning and incorporating the use of the Infrastructure Funding Statement to guide and prioritise infrastructure delivery linked to new development.
- 5.44. **Policy 22: Salisbury Principal Settlement**, which relates to Core Policy 20 (Spatial Strategy: Salisbury Community Area), sets out the planned approach for development in Salisbury over the Plan period. It defines the scale and distribution of growth expected in the city, guiding how housing, employment, and supporting infrastructure will be delivered as Salisbury continues its role as the Principal Settlement.
- 5.45. **Policy 70: Sustainable Transport** combines Core Policy 60 (Sustainable Transport) and Core Policy 63 (Transport Strategies), with updates to reflect current priorities. This includes enhanced support for sustainable travel modes and the integration of electric vehicle charging infrastructure in new developments.
- 5.46. **Policy 71: Transport and New Development** relates to Core Policy 61 (Transport and Development) and has been updated to distinguish more clearly between transport requirements for rural and urban locations.
- 5.47. **Policy 73: Transport: Demand Management** relates to Core Policy 64 (Demand Management) and has been updated to include provisions for electric vehicle charging infrastructure and support for active travel modes.
- 5.48. **Policy 83: Health and Wellbeing** is a new policy promoting healthy lifestyles and minimising any negative health impacts.
- 5.49. **Policy 84: Public Open Space and Play Facilities** is a new policy that seeks to protect and enhance the quality, quantity, and accessibility of open space. If the development impacts existing open space, an assessment must show how it will provide, improve, or replace facilities ideally on-site—and ensure long-term maintenance.
- 5.50. **Policy 85: Sustainable Construction and Low Carbon Energy** replaces Core Policy 41 and has been substantially updated to align with national policy and support the transition towards net zero carbon buildings, placing greater emphasis on energy efficiency, low carbon technologies, and sustainable design.
- 5.51. **Policy 87 Embodied carbon** seeks proposals for major non-residential development to be supported by an Embodied Carbon Assessment that demonstrates a score of less than 900kg/sqm of carbon can be achieved within the development of the substructure, superstructure, and finishes.
- 5.52. **Policy 88: Biodiversity and geodiversity** states development must not only protect existing biodiversity but also integrate biodiversity features into the built environment.
- 5.53. **Policy 89: Biodiversity Net Gain** requires achieving at least a 20% net gain in biodiversity compared to the pre-development baseline, measured using the latest Biodiversity Metric.
- 5.54. **Policy 90: Woodland, Hedgerows, and Trees** requires retention and enhancement of existing trees and hedgerows, integrating them into the development's design as part of the wider Green and Blue Infrastructure network.
- 5.55. **Policy 91: Conserving and Enhancing Wiltshire's Landscapes** updates Core Policy 51 (Landscape) to reflect newly defined local character areas and the emerging Wiltshire Landscape Strategy, strengthening the focus on preserving and enhancing distinctive landscape features and local identity.
- 5.56. **Policy 95: Flood Risk** updates Core Policy 67 to align with national policy, applying a sequential approach to manage flood risk from all sources. Where necessary, proposals must include a flood risk assessment, surface water drainage strategy, and groundwater assessment to ensure development is safe and sustainable.

- 5.57. **Policy 96: Water resources** updates Core Policy 68 to reflect Wiltshire's classification as a 'Water-Stressed' area. It introduces specific water consumption standards for non-residential development and requires all new developments to incorporate water-saving measures into their design.
- 5.58. **Policy 98: Ensuring high quality design and place shaping** updates Core Policy 57 to align with national policy and local evidence.

Salisbury Neighbourhood Development Plan 2020 to 2038 (March 2025)

- 5.59. **Policy 1: Tree planting for carbon capture** states major developments must achieve a minimum of 30% tree canopy cover within 15 years, provide roadside trees for every 10m of road frontage, and include green infrastructure such as roof gardens or green walls to support biodiversity, air quality, and climate resilience. Where on-site provision is not feasible, off-site contributions and a tree management plan ensuring replacement of lost trees within five years will be required.
- 5.60. **Policy 3: Carbon neutral development** seeks major developments in Salisbury to align with Core Policy 41 by demonstrating how they meet or exceed the UKGBC Net Zero Carbon Buildings Framework and improve on current Building Regulations (Part L) through energy efficiency.
- 5.61. **Policy 4: Electric vehicle charge points** seek all new non-residential developments to provide appropriate electric vehicle (EV) charging infrastructure to meet both user and visitor needs.
- 5.62. **Policy 5: Habitats Regulations** seeks all new development to demonstrate compliance with the Habitats Regulations, including addressing potential recreational impacts on the New Forest SPA/SAC in line with the 2022 Interim Recreation Mitigation Strategy or its updates.
- 5.63. **Policy 6: Design in the built environment** states all development in Salisbury must follow the Salisbury Design and Advertising Guide when addressing Wiltshire Core Strategy Core Policies 57 & 58, especially for proposals requiring a Design and Access Statement. Major schemes must involve professional design input or peer review, avoid generic approaches, and include long-term management plans for landscaping, flood schemes, and tree planting, archaeological impacts.
- 5.64. **Policy 10: Safeguarding and enhancing green and blue infrastructure** states major development will have a green infrastructure plan which may be part of the design and access statement setting out how the development will contribute to Salisbury's green and blue infrastructure according to the national Green Infrastructure Framework's 15 Green Infrastructure Principles and the Green Infrastructure Standards.
- 5.65. **Policy 11: Biodiversity Net Gain** states all new development proposals should manage impacts on biodiversity and will provide a minimum of 10% biodiversity net gain as part of the scheme design. Landscaping proposals will pay regard to the Salisbury Design and Advertising Guide
- 5.66. **Policy 13: Open space provision** states major development schemes located near designated open spaces, or those likely to increase their use, are required to contribute to identified improvements for those spaces. This can be achieved either through direct provision of infrastructure or maintenance on-site, or by paying a commuted sum to the City Council or relevant landowners
- 5.67. **Policy 18: Community infrastructure** states proposals for new or improved community infrastructure should be accompanied by a long-term management plan that will ensure the facility's upkeep.
- 5.68. **Policy 20: Provision for play and sport** highlights provision for sport and play falls under the requirement for place shaping infrastructure in Wiltshire Core Strategy Core Policy 3. The creation of new, or enhancement of existing, play or sport infrastructure will be supported where it will create high quality opportunities for healthy lifestyles.
- 5.69. **Policy 21: Sustainable transport** requires developments to set and monitor targets for shifting to sustainable travel modes. Proposals must reduce car use, especially into the city centre, support

mitigation from local transport plans, and where possible, enhance Salisbury's Blue and Green Infrastructure networks.

- 5.70. **Policy 22: Cycling and walking infrastructure** supports contributions to sustainable transport, prioritising the Local Walking and Cycling Infrastructure Plan and wider connectivity improvements, with a focus on providing safe walking and cycling routes to schools
- 5.71. **Policy 23: Cycle parking & Policy 24: Cycling for pleasure** states for non-residential developments outside the city centre, cycle parking and storage must meet Wiltshire Council's cycle parking policy. Support will be given to improvements such as safe cycle storage, repair stations, seating areas, safer crossings, and promotional cycling materials to encourage cycling
- 5.72. **Policy 27: Visitor accommodation** states development for new visitor accommodation in Salisbury will be supported in accordance with Wiltshire Core Strategy Core Policy 40.

Salisbury Neighbourhood Development Plan Design and Advertising Guide (March 2025)

- 5.73. The Salisbury Neighbourhood Development Plan Design and Advertising Guide provides clear design and advertising standards to guide new developments in Salisbury, including Sarum Academy. It seeks to ensure that proposals respect the city's historic character and conservation areas while promoting high-quality, sustainable, and context-sensitive growth. This helps Sarum Academy align with local planning policies and maintain the area's distinct sense of place.

6 Pre-Application Discussions

- 6.1. Following initial principle pre-application discussions with Adam Madge on 17 March 2025, a detailed pre-application enquiry was submitted and received by Adam Madge on 22 October 2025, under reference ENQ/2025/01713. Later a pre-application meeting was also held on 17 November 2025, and the Planning Officer's response is summarised below.
- 6.2. The Planning Officer considers the proposal to be acceptable in principle, with two-storey buildings reflecting the character of the area and the siting of development away from the open landscape supported. The use of flat roofs and brick façades is welcomed, although a more orange-red brick to match the existing school is preferred over the lighter brick proposed.
- 6.3. Further consideration is required in relation to the proximity of the 10FE block to residential properties on Westwood Road. First-floor windows on the east elevation should be minimised, or alternatively the building relocated further west. Parking provision is acceptable in principle, but additional detail is required for drop-off and pick-up arrangements, particularly for the 10FE, and a Travel Plan will be necessary.
- 6.4. Ecology is a key issue, with reptile surveys required due to nearby populations, and early resolution is strongly advised to avoid delays. A Landscape Statement is required, addressing views from the west and incorporating any new lighting. Given the site's susceptibility to groundwater flooding, a drainage strategy including SuDS is required. Additional supporting information will be needed, including a Lighting Statement, Noise Assessment for plant, Contaminated Land Appraisal, and a Construction Management Plan.
- 6.5. A pre-application discussion was undertaken with Sport England in 9th September 2025, under reference PA/25/SW/WSH/71682. A summary of the response is set out below.
- 6.6. Based on the details provided, the proposal is considered to meet exception 5 of Sport England's Playing Fields Policy and to accord with Paragraph 104 of the NPPF. Therefore, it is likely that Sport England would raise no objection to a subsequent planning application for development in the form set out.

7 Public Consultation

- 7.1. Public consultation invitations were issued on 3 November 2025 to a total of 728 residential properties and 8 local businesses (see image below). In addition to this, Wiltshire Council councillors representing the local Wards were invited as was the Cabinet Member for Education and Skills and councillors from Salisbury City Council. Representatives of the owners of the land Fugglestone Red, and the Magna Learning Partnership were also invited to the event.



- 7.2. The public consultation event was then held on 18 November 2025 at Sarum Academy from 3:00 pm to 6:00 pm. An additional dedicated session from 2:00 pm to 3:00 pm was provided specifically for councillors and pupils to participate ahead of the main public event.
- 7.3. During the public consultation event, we were pleased to welcome pupils from Sarum Academy, who engaged enthusiastically with the proposals and demonstrated a clear understanding of the challenges within their existing school environment. They offered thoughtful suggestions on how the new scheme could be improved.
- 7.4. We also collected 35 responses from pupils, who were all supportive of the scheme. Their feedback included internal layout tweaks, improved provision for girls on the new pitches, and additional staircases due to congestion on the current ones. Pupils also expressed interest in taking part in or observing the construction process, raised uncertainty about the proposed interior colours for the science classrooms, and suggested the inclusion of a garden area where they could grow their own food. Overall, pupils responded positively to the design and felt the project would bring further investment and opportunities to the school.
- 7.5. Some concerns were also raised, including potential difficulties navigating between the existing building and the new science block, the need for improved toilet standards, and objections to the introduction of unisex toilets. This feedback has provided valuable insight into the needs and expectations of the school community and will help inform the ongoing development of the scheme.
- 7.6. In total, 14 attendees (non pupils) took part in the consultation, including Councillor Richard Johnson, three members of the public, and members of the Sarum Academy staff. Although attendance was lower than expected, the quality of engagement was positive, and we received constructive input from all participants which is outlined in the table below.

		GENERAL COMMENTS
SUPPORT	5	Ecological impacts may be offset by PV/Biodiversity but how will it be managed. <i>Response: a landscape management plan and biodiversity management plan will be provided as part of the planning process.</i> Great provisions being put in place to make way for student growth and would be great if some of the established trees can be transplanted. <i>Response : Transplantation of trees is proposed as part of the 10FE scheme which would utilise the northern field.</i> Consideration needs to be made with music 2 and PR 5/6/7 due to no windows or access from main teaching room. <i>Response: this is a non-planning consideration but will be picked up by the project team.</i> Folding doors or access need to be considered as would be a safeguarding issue currently. <i>Response: this is a non-planning consideration but will be picked up by the project team.</i> If computer room being moved, then new computer equipment and software should be provided <i>Response: this is a non-planning consideration but will be picked up by the project team.</i> The gym and fitness suite will go down really well for locals who can't make it to town. Access to school via school hill means more traffic, more risk to children, pedestrian, cyclist, motor bikers. More traffic on the existing and new estate More traffic as the new estate opens its access via the school hill, including through road from Devizes Road including that from roundabout. <i>Response: Further information is provided within the transport documentation which hopefully addresses these concerns.</i> Potential loss of planted green space that is part of the new estate agreement which until fenced off was used by the community. Loss of access /footway to quarry and beyond that has been used for generation <i>Response: it is understood that there is no legal right of access across the northern field.</i>
DON'T KNOW	1	Need further information on the future 6 th form provision.

		GENERAL COMMENTS
		<i>Response: 6th form provision is ceasing on site and would be accommodated in other schools within Salisbury.</i>

8 Development Consideration

Principle of Development

- 8.1. The proposed development is considered acceptable in principle, given its sustainable location and alignment with the area's ongoing growth and that this is the expansion of an existing school. The site benefits from access to public transport, including bus services to Salisbury, and is positioned between existing and emerging residential areas to the north and west.
- 8.2. With the Persimmon Homes development delivering up to 1,250 new dwellings to the north, the proposed expansion of Sarum Academy responds directly to the increasing demand for educational and community infrastructure. The development would make efficient use of land and supports the needs of a growing population.
- 8.3. Sarum Academy already serves as an important educational and social hub for the community, offering after-school activities and wider engagement. The proposed expansion would enhance these functions, enabling the provision of additional services and improved facilities. Furthermore, the development would create new teaching and support staff positions, contributing to local employment and delivering wider socio-economic benefits.

Land Use and Need

- 8.4. The proposed development of 1,250 dwellings by Persimmon is expected to generate a significant increase in the local population, thereby substantially increasing the demand for secondary school places at Sarum Academy. The Wiltshire Core Strategy (paragraph 5.112) has previously identified the necessity to expand secondary school capacity; however, since its adoption in 2015, the contextual landscape has further evolved with this new housing development, thereby reinforcing the imperative for such expansion. This development clearly substantiates the need for enhanced educational provision.
- 8.5. From a land use perspective, the proposal includes the provision of a new science block to improve educational facilities, alongside the enhancement of an underutilised sports pitch, thereby optimising the site's use to accommodate the increased pupil numbers and support the school's broader educational objectives.
- 8.6. Sarum Academy currently hosts a variety of clubs and community activities, serving as an important local resource. The proposed expansion of the school's facilities, including the new science block and enhancement of the underutilised sports pitch, will further support and meet the growing needs of the local community. This development will strengthen the academy's role as a hub for both education and recreational activities, accommodating increased demand resulting from nearby housing growth.

Transport

- 8.7. The Transport Assessment has been prepared by Paul Basham Associates to support this hybrid planning application for the phased expansion of Sarum Academy, increasing from an 8-form entry school (Phase 1, detailed) to a 10-form entry school (Phase 2, outline). The expansion is identified within the Wiltshire Core Strategy and the Wiltshire School Places Strategy and is essential to supporting growth at Fugglestone Red.

- 8.8. The Site is well served by walking, cycling and public transport, and no existing highway safety issues have been identified. Access will continue from Westwood Road, with additional vehicular, pedestrian and cycle access available via St Peters Place. Parking provision will accord with Wiltshire standards, with no additional car parking required for Phase 1 and additional provision delivered at Phase 2. A phased approach and Travel Plan will manage trip generation and promote sustainable travel in line with **Core Policy 60, 61, 62, 63 and 64**.
- 8.9. The Travel Plan would be secured through a Section 106 agreement, which would confirm the proposed measures as well as any monitoring costs, required by WC.
- 8.10. The Travel Plan Coordinator position would be part-time over the life of the TP which at this stage is anticipated to be the Preliminary period followed by five years of full implementation, beginning upon the completion of the proposed 8 FE expansion. The TPC role and contact details will be finalised with WC prior to occupation and following their appointment by the school. This is however anticipated to remain a staff member on the site. The TPC would be responsible for the day-to-day implementation and monitoring of the TP to ensure targets are met.
- 8.11. More specifically, the role of the TPC requires:
- Overseeing the development and implementation of the TP and maintaining support:
 - Liaising with public transport operators, local interest groups, WC:
 - Designing and implementing an effective marketing strategy and raising awareness:
 - Acting as the point of call for all TP enquiries: and
 - Co-ordinating the monitoring and evaluation programme for the TP including organisation of surveys.

Open space/ Sport England Considerations

- 8.12. The proposed development will enhance the existing sports pitch at Sarum Academy, with the intention to upgrade its quality and functionality. A pre-application advice was submitted to Sport England to obtain feedback on the proposals, which include the provision of floodlighting to extend usable hours, particularly during winter months. These improvements support wider community use, align with national and local planning policies on promoting active lifestyles, and contribute to meeting identified local need for high-quality sports infrastructure. The upgraded pitch will continue to serve both the school and local residents, who already utilise the facility for various clubs and activities, thereby reinforcing the academy's role as a vital community asset. Sport England has confirmed that the proposal meets Exception 5 of its Playing Fields Policy and aligns with Paragraph 104 of the National Planning Policy Framework (NPPF). As such, Sport England has raised no objection to the proposal.

Design

- 8.13. The new building has been thoughtfully designed to respond to the historic Georgian vernacular, the surrounding natural geology, and the character of the existing school campus. It introduces a distinct identity that reflects the nature of a modern science facility, while also unifying the diverse range of building styles, materials, and tones already present on the site.
- 8.14. The building's form and fenestration have been carefully developed to maximise natural daylight and ventilation, in accordance with current DfE guidance, fostering an uplifting and healthy learning environment. Its orientation and window placement have been strategically considered to enhance passive solar design, whilst also providing views of the landscaped courtyard and surrounding countryside.
- 8.15. This is in-line with the Wiltshire Core Strategy 2015 **Core Policy 57** Ensuring high quality design and place shaping.

Lighting

- 8.16. A lighting assessment prepared by Kingfisher Sport accompanies this Planning Statement. The assessment confirms that the proposed MUGA will incorporate hooded floodlighting with appropriate shielding to minimise light spill and potential impacts on surrounding area.
- 8.17. If further information is required this can be provided through an appropriate condition.

Noise

- 8.18. A noise assessment conducted by 24Acoustics at the proposed Sarum Academy teaching building site confirms that ambient noise levels are suitable for a natural or hybrid ventilation strategy, utilising open windows to meet BB 93 acoustic standards. The assessment also provides baseline background noise data to guide future evaluations of building services plant noise. Additionally, noise from the proposed Multi-Use Games Area (MUGA) has been evaluated and found to be acceptable at the nearest residential properties. These findings support the implementation of the development with appropriate noise mitigation measures to ensure minimal impact on the surrounding community.
- 8.19. This planning application is supported by the aforementioned noise assessment and also a noise report assessing the noise levels of plant proposed on the building. The proposed development is considered acceptable in noise terms.

Ground Conditions

- 8.20. Apex Geophysics has carried out geophysical survey for the proposed extension at Sarum Academy. The site is generally flat (99–100 m OD) and consists of greenfield, concrete, and tarmac areas. Local geology is clay, silt, sand, and gravel overlying Newhaven Formation chalk with flint and marl seams.
- 8.21. The geophysical survey was carried out on the 26th of August 2025 involving the collection of EM readings, 4 ERT profiles and 4 seismic refraction profiles.
- 8.22. Three boreholes are proposed to investigate the features and subsurface geology interpreted from the geophysical survey. The geophysical interpretation should be reviewed based on the findings of any direct investigation. This can be managed by condition where necessary.

Archaeology

- 8.23. An Archaeology Desk-Based Assessment, by Cotswold Archaeology, accompanies this submission outlining that within the existing school site there is very low potential for archaeological remains to be present due to the previous constructions over time. On the adjacent, expansion, land there is limited potential due to historic ploughing and that the land was likely only used for agricultural purposes in the past. Any remains that do survive are likely to be of low significance agricultural features.
- 8.24. Overall, the potential for archaeology is low and the proposed development is considered acceptable from an archaeological perspective.

Sustainability

- 8.25. An Energy and Sustainability Statement has been prepared by Futura Bright to assess the proposed new science block at Sarum Academy. The report sets out a strategy to achieve Net Zero Carbon in Operation, in accordance with national and local planning policy, including the Wiltshire Core Strategy and Climate Strategy.
- 8.26. The approach follows the energy hierarchy of Be Lean, Be Clean, and Be Green. Baseline operational emissions of 9.63 tCO₂/year, modelled in line with Building Regulations Part L 2021, are reduced through a fabric-first design and efficient building services to 4.89 tCO₂/year. The use of Air Source Heat Pumps further reduces emissions to 4.17 tCO₂/year, achieving full Part L compliance.

- 8.27. Remaining operational emissions will be offset through the installation of roof-mounted photovoltaic panels, with 94 panels proposed to deliver Net Zero Carbon in Operation. Dynamic modelling confirms that the development will meet relevant regulatory and policy requirements and provides a robust, future-proofed and sustainable solution aligned with the transition away from fossil fuels.
- 8.28. While **Core Policy 41** requires to meet BREEAM 'very good', the BREEAM accreditation is not required for this instance as per Wiltshire Council Planning Department's recommendation to their estates department. This is on the basis that the energy and sustainability documentation accompanying this planning application provides sufficient information to achieve the aspirations of the local sustainability policies.

Flood Risk / Drainage

- 8.29. A Flood Risk Assessment was undertaken by Stantec Hydrock Ltd. A review of the assessed sources of flood risk 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 and concluded the following:

"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. "

- 8.30. A Drainage Strategy has been developed by Stantec Hydrock Ltd, which accompanies with this application which in compliance with the **Core Policy 67**.

Trees

- 8.31. An Arboricultural Impact Assessment has been undertaken by ARBOR-CALL. The assessment identifies that eight trees will be removed to facilitate the proposed development; however, any loss can be adequately mitigated through replacement planting within the site.
- 8.32. All proposed construction works are located outside the root protection areas of the retained trees and, as such, these trees can be safeguarded through the installation of standard protective barriers.
- 8.33. Provided that the measures set out in the accompanying method statement are implemented in full, the proposal is considered to result in a low arboricultural impact and is therefore acceptable.

Ecology

- 8.34. An ecological appraisal has been undertaken to assess the potential presence of ecological features within the Site and surrounding area in relation to the proposed development. This included a desk-based review of designated sites within the Zone of Influence and a UK Habitat Classification survey carried out in April 2025 to identify habitats and assess the potential for protected species.
- 8.35. No statutory nature conservation designations will be affected by the proposals. The site comprises bramble scrub, developed land with sealed surfaces, modified grassland, and non-native ornamental hedgerow. A range of protected and notable species were considered, including amphibians (such as

great crested newts), bats, birds, reptiles, badgers, dormice, hedgehogs, brown hare, invertebrates, and flora; however, none were identified as Important Ecological Features.

- 8.36. Appropriate precautionary working methods, together with mitigation and enhancement measures, have been recommended to avoid and minimise potential impacts during construction, in accordance with relevant legislation, planning policy, and best practice.

Biodiversity Net Gain

- 8.37. A Biodiversity Net Gain assessment has been undertaken for the Proposed Development using the Statutory Metric.
- 8.38. The scheme delivers overall BNG, in line with statutory targets and meets required trading rules. For 8FE there would be net gain of 10.85% for area habitat units and 35.74% for Hedgerow units. For 10FE there would be net gain of 38.6% for area habitat units.
- 8.39. Production and adherence to a HMMP will ensure habitats of significance are managed for the required 30-year term and secure the targeted levels of net gain.

Landscape Details (Phase 2 Scheme)

- 8.40. Landscape details are provided by the Landmark Practice in support of this planning application. The details only relate to the phase 2 scheme (8FE) as landscaping details are a reserved matter for the phase 3 scheme (10FE).
- 8.41. The landscaping aligns with the biodiversity net gain requirements and has been developed to reflect the educational setting and to ensure a management maintenance regime.
- 8.42. The landscape proposals deliver a high-quality, multifunctional external space incorporating sustainable drainage, social, and educational uses.
- 8.43. Rain gardens will collect roof runoff from existing and proposed buildings and surrounding hard surfaces, supported by vegetated swales conveying surface water to a dry SuDS storage basin. Existing swales, planting, and the amphitheatre along the eastern edge will be retained and integrated into the wider landscape.
- 8.44. A mixture of permeable paving in subtle tones will complement existing surface treatments. The scheme also includes a raised platform for outdoor teaching, performances, and shaded social use, an outdoor classroom defined by paving and double-height seating, and a dedicated fire access route, all opening onto and enhancing the green space.

Landscape Visual

- 8.45. The potential landscape and visual impacts of the proposed development have been assessed, as outlined in the Design and Access Statement, to understand its effect on the surrounding landscape, public views, and the need for any mitigation measures. Inward views from the north and east have been discounted due to the presence and prominence of existing development.
- 8.46. Views from the south are largely screened by the existing school building, which is of a similar height to the proposed development, as well as by the former chalk pit at Quidhampton. Analysis of inward views from publicly accessible locations to the west indicates that the site is not visible due to existing mature vegetation and surrounding development.
- 8.47. It is therefore concluded that the proposed development would not result in a negative visual impact on the surrounding landscape.

9 Conclusion

- 9.1. The proposed development at Sarum Academy represents a necessary and well-considered response to the educational, environmental, and community needs of Salisbury's growing population. The expansion, including a new science block, improved sports facilities, and enhancement of underutilised open space, directly supports Wiltshire Core Strategy paragraph 5.112, which recognises the need for additional secondary school capacity. With the nearby Persimmon development delivering 1,250 homes, the demand for school places and community infrastructure will significantly increase justifying the need for strategic investment at Sarum Academy.
- 9.2. The proposal aligns with adopted national and local policies including the adopted Wiltshire Core Strategy (2015) and has alignment with the principles of the emerging Wiltshire Local Plan (Regulation 19).
- 9.3. The proposed development is also considered compliant with Salisbury Neighbourhood Development Plan (2025), especially with regard to sustainable design (Policies 1, 3, 6) and community infrastructure (Policies 13, 18, 20). The development will not only meet educational needs but also contribute positively to local placemaking, community wellbeing, and climate resilience.
- 9.4. Overall, the scheme is a sustainable, policy-compliant, and forward-looking response to the needs of both Sarum Academy and the wider Salisbury community.



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