



The Town and Country Planning Act 1990
Approval of Wiltshire Council Regulation 3 Application
Application Reference Number: PL/2023/01340
Decision Date: 27/03/2026

Applicant:	Wiltshire Council County Hall Bythesea Road Trowbridge BA14 8JD
Particulars of Development:	Expansion of Abbeyfield School to provide 450 school places over 3 phases (150 pupils per phase). New vehicular access point, car parking and landscape works in addition to the teaching accommodation.
At:	Landers Field, Abbeyfield School, Stanley, Chippenham, SN15 3XB

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 38 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

Time limit

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004

Approved plans

2. The development shall be carried out in accordance with the following details:

C01554-NVB-01-00-D-A-3100-S2-P02-Ground Floor Phase 1.pdf

C01554-NVB-01-01-D-A-3101-S2-P02-First Floor Phase 1.pdf
C01554-NVB-02-00-D-A-3100-S2-P02-Ground Floor Phase 2.pdf
C01554-NVB-02-01-D-A-3101-S2-P02-First Floor Phase 2.pdf
C01554-NVB-03-00-D-A-3100-S2-P02-Ground Floor Phase 3.pdf
C01554-NVB-03-01-D-A-3101-S2-P02-First Floor Phase 3.pdf
C01554-NVB-01-XX-D-L-2103-Proposed Site Plan - Phase 1-S2-P08.pdf
C01554-NVB-02-XX-DR-L-2104-Proposed Site Plan - Phase 2-S2-P06.pdf
C01554-NVB-03-XX-DR-L-2105-Proposed Site Plan - Phase 3-S2-P08.pdf
C01554-NVB-03-XX-DR-L-2200-S2-P04-Existing and Proposed Site Section 1 of 4.pdf
C01554-NVB-03-XX-DR-L-2201-S2-P04-Existing and Proposed Site Section 2 of 4.pdf
C01554-NVB-03-XX-DR-L-2202-S2-P04-Existing and Proposed Site Section 3 of 4.pdf
C01554-NVB-03-XX-DR-L-2203-S2-P04-Existing and Proposed Site Section 4 of 4.pdf
C01554-NVB-XX-XX-DR-L-2100-S2-P07-Proposed Site Plan - All Phases.pdf
C01554-NVB-XX-XX-DR-L-2110-BNG Phasing Plan-S2-P08.pdf
C01554-NVB-XX-XX-DR-L-2111-Planting and Ecological Enhancement Plan-All Phases-S2 P07.pdf
C01554-NVB-XX-XX-DR-L-2113-P01-S2-Canopy Cover Assessment.pdf
C01554-NVB-XX-XX-SH-L-2960-Planting Schedule-S2-P04.pdf

REASON: For the avoidance of doubt

Highways and parking

3. The development shall not be first occupied until an updated school travel plan has been submitted to and approved in writing by the Local Planning Authority. This shall include key items such as targets and monitoring for (1) active travel measures (2) measures to monitor the staff only car park. No part of the development shall be occupied prior to the implementation of the travel plan.

REASON: In the interests of reducing the amount of private car movements to and from the school site.

4. Aside from preparatory works, no part of the development shall be commenced until full technical details of both the pedestrian and vehicular access, have been submitted to and approved in writing. The pedestrian and vehicular access shown on the approved plans shall be formed in accordance with the approved details prior to the development first being occupied. The vehicle access shall be designed and constructed to ensure that priority is for the pedestrians / cyclists.

REASON: In the interests of highway safety

5. The development hereby approved shall not be first occupied until the car park has been fully implemented in accordance with drawing Proposed Site Plan – All Phases CO1554- NVB-XX-XX-D-L-2100 P05 S2 dated 18/09/2025. This includes 47 car parking spaces together with a vehicular access thereto has been provided in accordance with details submitted to and approved in writing by the Local Planning Authority. The car parking spaces shall not be used other than for the parking of vehicles by staff members (not parents). The car park shall not be used by parents (only authorised access/ parking).

REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

6. The car park shall be set out in accordance with drawing Proposed Site Plan – All Phases CO1554-NVB-XX-XX-D-L-2100 P05 S2 dated 18/09/2025. The proposed car park shall be a staff only car park. Aside from preparatory works, no development shall commence on site until details of a scheme of signage and lining clearly detailing that the car park is for staff use only, have been submitted to and approved in writing by the Local Planning Authority. The signage and lining scheme shall be implemented prior to the site being first occupied. Use of the car parking shall be monitored by the school. In the event that the staff car parking and signage is being abused by unauthorised users a gated/ barrier system should be designed and implemented by the school.

REASON: In the interests of highway safety.

7. No development shall commence on site until details of the secure covered cycle parking have been submitted to and approved in writing by the Local Planning Authority. Notwithstanding the submitted plans, this shall include:
 - a) That phases 2 and 3 of the expansion will increase student cycle parking provision in line with the total school pupil capacity, using the numbers set out in LTP3 Cycling Strategy Appendix 4: 1 covered space per 3 pupils. This will mean providing an additional 50 student cycle parking spaces at phase 2, and a further 50 at phase 3,
 - b) That separate staff cycle parking will be provided close to the new building, in line with the minimum numbers set out in Appendix 3 of LTP3 Cycling Strategy of 1 covered space per 10 staff.

These facilities shall thereafter be provided in accordance with the approved details and made available for use prior to the school extension being first occupied hereby permitted and shall always be retained for use thereafter.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

Construction

8. No development shall commence on site, until a construction traffic management statement, together with a site plan, which shall include the following:
- a) The parking of vehicles of site operatives and visitors, Parking within the site only;
 - b) Number, size and timing of delivery vehicles/ construction vehicles;
 - c) Construction vehicles routing plan and signage plan ;
 - d) Loading and unloading of plant and materials;
 - e) Storage of plant and materials used in constructing the development;
 - f) Phasing Plans;
 - g) Wheel washing facilities;
 - h) Measures to control the emission of dust and dirt during construction;
 - i) A scheme for recycling/disposing of waste resulting from demolition and construction works;
 - j) Measures for the protection of the natural environment.
 - k) Hours of construction, including deliveries and construction vehicles;
 - l) A named person for residents to contact in the case of complaint;
 - m) Pre-condition photo survey – any damage related to the development will be put right (to the satisfaction of the LHA) within 6 months of the development completion.

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement without the prior written permission of the Local Planning Authority.

REASON: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

Landscape and trees

9. No development shall commence above ground floor slab level until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:
- location and current canopy spread of all existing trees and hedgerows on the land;
 - full details of any to be retained, together with measures for their protection in the course of development;
 - a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
 - finished levels and contours;
 - means of enclosure;
 - car park layouts;
 - other vehicle and pedestrian access and circulation areas;

- all hard and soft surfacing materials;
- minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);
- proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);
- retained historic landscape features and proposed restoration, where relevant.
- Trees, of a size and species and in a location to be agreed in writing with the Local Planning Authority, shall be planted in accordance with BS3936 (Parts 1 and 4), BS4043 and BS4428

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

10. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

11. No demolition, site clearance or development shall commence on site, and; no equipment, machinery or materials shall be brought on to site for the purpose of development, until a Tree Protection Plan showing the exact position of any trees which may be affected, along with measures to protect it during the construction phase, including protective fencing in accordance with British Standard 5837: 2012: "Trees in Relation to Design, Demolition and Construction - Recommendations"; has been submitted to and approved in writing by the Local Planning Authority, and;

The protective fencing shall be erected in accordance with the approved details. The protective fencing shall remain in place for the entire development phase and until all equipment, machinery and surplus materials have been removed from the site. Such fencing shall not be removed or breached during construction operations.

No retained tree/s shall be cut down, uprooted or destroyed, nor shall any retained tree/s be topped or lopped other than in accordance with the approved plans and particulars. Any topping or lopping approval shall be carried out in accordance British

Standard 3998: 2010 “Tree Work – Recommendations” or arboricultural techniques where it can be demonstrated to be in the interest of good arboricultural practice.

If any retained tree is removed, uprooted, destroyed or dies, another tree shall be planted at the same place, at a size and species and planted at such time, that must be agreed in writing with the Local Planning Authority.

No fires shall be lit within 15 metres of the furthest extent of the canopy of any retained trees or hedgerows or adjoining land and no concrete, oil, cement, bitumen or other chemicals shall be mixed or stored within 10 metres of the trunk of any tree or group of trees to be retained on the site or adjoining land.

[In this condition “retained tree” means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs above shall have effect until the expiration of five years from the first occupation or the completion of the development, whichever is the later].

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to enable the Local Planning Authority to ensure the retention of trees on the site in the interests of visual amenity

Construction details and sustainability

12. No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication “Guidance Notes for the Reduction of Obtrusive Light” (ILE)”, have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details, and no additional external lighting shall be installed.

REASON: In the interests of the amenities of surrounding residential occupiers and to minimise unnecessary light spillage above and outside the development site.

13. Prior to its installation, details of the proposed roof mounted solar panels, fixed plant, parapet and all other features shall have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the details so agreed.

REASON: In the absence of sufficient detail with the application so as to assess the appearance and visibility of roof mounted features, impact on residential amenity, and to ensure that the objectives of sustainable development set out in CP41, CP57, SCC1 and SCC2 of the development plans are achieved.

14. No development beyond ground works shall take place until a final Sustainable Energy Statement has been submitted to and agreed in writing by the Local Planning Authority. Such a statement shall include details of energy efficiency, low-carbon technologies and integrated renewable energy generation benchmarked against the relevant Building Regulations as well as BREEAM. The development shall be carried out in accordance with the details so agreed.

REASON: To ensure that, as far as is practicable, the objectives of sustainable development set out in CP41, CP57, SCC1 and SCC2 of the development plans are achieved.

Drainage

15. No development shall commence until a detailed drainage strategy, demonstrating how surface water will be safely managed, has been approved by the Local Planning Authority. The development shall be carried out in accordance with the details so agreed.

REASON: To ensure that surface water is safely managed to prevent an increase in flood risk to people / adjacent property.

16. No development shall commence until a detailed foul water drainage strategy has been provided, and approved by the LPA. The development shall be carried out in accordance with the details so agreed.

REASON: To ensure that foul water is safely managed, and appropriate foul water provision provided

Ecology

17. Prior to the commencement of works, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, a Construction Environmental Management Plan (CEMP) shall be submitted to the local planning authority for approval in writing. The Plan shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase, including but not necessarily limited to, the following:
- a) Identification of ecological protection areas/buffer zones and tree root protection areas
 - b) and details of physical means of protection, e.g. exclusion fencing.
 - c) Working method statements for protected/priority species, such as nesting birds,
 - d) amphibians, notable flora and reptiles.
 - e) Mitigation strategies already agreed with the local planning authority prior to

- f) determination, such as for reptiles and flora; this should comprise the pre-construction/construction related elements of strategies only. The plan should include the details of how the site and the reptile/flora receptor site will be managed prior to and during the construction phase of the proposed development.
- g) Work schedules for activities with specific timing requirements in order to
- h) avoid/reduce potential harm to ecological receptors; including details of when a
- i) licensed ecologist and/or ecological clerk of works (ECoW) shall be present on site.
- j) Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).
- k) Timeframe for provision of compliance report to the local planning authority; to be
- l) completed by the ecologist/ECoW and to include photographic evidence.
- m) Development shall be carried out in strict accordance with the approved CEMP.

REASON: To ensure adequate protection and mitigation for ecological receptors prior to and during construction, and that works are undertaken in line with current best practice and industry standards and are supervised by a suitably licensed and competent professional ecological consultant where applicable.

18. Prior to the start of construction, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP will include long term objectives and targets, management responsibilities and maintenance schedules for each ecological feature within the development, together with a mechanism for monitoring success of the management prescriptions, incorporating review and necessary adaptive management in order to attain targets.

The LEMP shall also include details of the legal and funding mechanism(s) by which long-term implementation of the plan will be secured. The LEMP shall be implemented in full and for the lifetime of the development in accordance with the approved details.

REASON: To ensure the long-term management of landscape and ecological features retained and created by the development, for the benefit of visual amenity and biodiversity for the lifetime of the scheme.

Archaeology

19. No development shall commence within the area indicated by application PL/2023/01340 until:
 - a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and

- b) The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To enable the recording of any matters of archaeological interest.

INFORMATIVES:

Off-site infrastructure

This permission shall be considered in conjunction with the associated contributions made in respect of off-site improvements to the highway.

Creation of new access

The application involves creation of a new pedestrian/ vehicle access (dropped kerb) on Stanley Lane. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application. The applicant must also ensure that any works within 8m of a watercourse (including discharge to and/or piping of road side ditches) will require full Land Drainage Consent. Please contact the Drainage Team at Drainage@wiltshire.gov.uk

Drainage

Any proposals should be designed in accordance with the Non-statutory Technical Standards for Sustainable Drainage Systems and the latest SuDS Manual (C753).

The applicant should note the EA's updated climate change guidance (dated 27 May 2022) when preparing the Flood Risk Assessment / Drainage Strategy.

The developer should provide the following information as part of future planning applications:

Drainage Strategy

- Evidence that SuDS have been selected, wherever possible, to provide a wide range of benefits including amenity, biodiversity and maintaining water quality. This should include assessment of where lined basins could be used instead of attenuation tanks (pending the results of the proposed additional groundwater monitoring)
- Evidence that SuDS source control measures to manage water quantity and maintain water quality have been implemented wherever possible and throughout the

management train so the development is not reliant upon large attenuation features close to the points of discharge.

- Existing greenfield runoff rates for the site.
- Post development runoff rates in accordance with Wiltshire Council's betterment policy:
 - With regards the control of surface water discharges from new development, Wiltshire Council requires post development discharges from greenfield sites to provide 20% betterment over pre-development discharges for all storm events between the 1 in 1year and 1 in 100year return period events.
 - For greenfield development, the runoff volume from the development to any highway drain, sewer or surface water body in the 1 in 100 year, 6 hour rainfall event should never exceed the greenfield runoff volume for the same event.
- Evidence demonstrating how the surface water disposal hierarchy has been applied and how all other options have been exhausted. The hierarchy is set out below (as per the Sewerage Sector Guidance, paragraph C.3.12):
 - Surface water runoff is collected for use.
 - Discharge into the ground via infiltration.
 - Discharge to a watercourse or other surface water body.
 - Discharge to surface water sewer or other drainage system, discharging to a watercourse or other surface water body.
 - Discharge to a combined sewer.
- The drainage strategy does not increase flood risk, as a result of catchment transfer.
- A detailed plan showing the existing drainage features on the site and how the proposed drainage strategy will be implemented.
- If infiltration is proposed, it is implemented in manner that does not create an offsite impact, particularly if there are reports of groundwater flooding in the area.
- Surface water can be safely managed within the proposed development, up to and including a 1 in 100 year plus climate change event.
- Existing flood flow routes through the site have been maintained or where they will be affected, adequate measures to intercept and safely control flows through the site have been provided to ensure flood risk is not increased elsewhere.
- All proposed drainage features are outside flood zones 2 and 3 and where they are adjacent to an ordinary watercourse, they are not located within the EA surface water flood maps. Where drainage features are located adjacent to flood zones 2 and 3, they must be above the 1 in 100 year plus climate change flood level. This information can be provided by the EA.
- The strategy mimics the existing drainage characteristics of the site by retaining and utilising any existing drainage features.
- Measures to prevent pollution of the receiving groundwater and/or surface waters (supported by calculations)
- A clearly labelled drainage layout plan showing the pipe networks and any attenuation ponds. The plan should show any pipe node numbers referred to within the drainage calculations.

Ground Investigations

- Geotechnical factual and interpretive reports, including infiltration tests in accordance with British Research Establishment (BRE) Digest 365 – Soakaway Design.
- Groundwater level monitoring (taking into account seasonal variations).
- 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.

Detailed Drainage calculations

- Calculations and drawings for the drainage system design showing designated holding areas and conveyance routes based on no flooding on site for a 1 in 30 year plus climate change rainfall event.
- Calculations and drawings for the drainage system design showing designated holding areas and conveyance routes based on no flooding on site for a 1 in 100 year plus climate change rainfall event in respect to a building (including basement) or utility plant susceptible to water within the development.
- Hydraulic Models should set the MADD factor / additional storage volume factor to 0m³
- / ha in order to prevent an overestimation of storage capacity in the proposed drainage network.

Design Drawings

- A plan showing the cross sections and design of any attenuation pond and its components.
- Drawings showing conveyance routes for flows exceeding the 1 in 100 year plus climate change rainfall event that minimise the risk to people and property.

Third party consent

- Consent for any outfalls from the proposed drainage systems into a public sewer or other drainage system not owned by the applicant.

Ownership and Management

- Details of how the proposed and existing drainage features on the site will be maintained and managed after completion with confirmation from the relevant authority that they will adopt any systems that are being offered for adoption.

Construction

- Adequate measures during construction to control pollution to existing watercourses and groundwater.
- A construction management plan.

Archaeology

In respect of the condition relating to archaeology, the required investigative work should be carried out following the Standard and Universal Guidance for archaeological monitoring and recording as set out by the Chartered Institute for Archaeologists (CIfA). The costs of the work are to be borne by the applicant.

Nesting birds

All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.

***Níc Thomas* - Director of Planning, Economy and Regeneration**

NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
 - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
 - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk