



PRE-APPLICATION

PLANNING, DESIGN & ACCESS STATEMENT

PROPOSED

TEACHING ACCOMMODATION EXPANSION

SALISBURY 6TH FORM COLLEGE

66-78 TOLLGATE ROAD

SALISBURY

SP1 2JJ

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ISSUE 1



CHARTERED SURVEYORS | ARCHITECTURAL DESIGNERS | PROPERTY CONSULTANTS

Coomber Associates Ltd | Company Number 10998942 | Registered Address: 69 Richmond Park Avenue Bournemouth BH8 9DN
01202 464 782 | 07799 061 054 | www.coomberassociates.com | info@coomberassociates.com

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I INTRODUCTION

This Design, Access, Heritage and Sustainability Statement has been prepared by Coomber Associates Limited on behalf of Salisbury 6th Form College.

It is submitted in support of a full planning application for proposals to expand teaching accommodation at Salisbury Sixth Form College (S6C) following the pre-application advice received previously.

This statement focuses on the principal material planning considerations likely to inform the Council's response, including the planning balance, design/amenity, highways and parking, and effects on designated heritage assets.



Photo I – Overhead view of location

2 SITE LOCATION

Salisbury 6th Form College is located in Salisbury City Parish and is part of the MAGNA Learning Partnership Trust.

The application site comprises Salisbury Sixth Form College, accessed from Tollgate Road, within the south-eastern suburbs of Salisbury. The site is broadly rectangular and slopes down to the south.

The existing campus includes a single teaching block, a multi-use games area and staff/visitor parking. The teaching block is set back from surrounding boundary walls with mainly tarmac paths and car parking and to the north, Tollgate Road with a hard-surfaced arrival area.

The site is bounded by residential properties and boundary walls. To the west, the site adjoins the churchyard associated with the Grade I listed Church of St Martin and lies adjacent to the Salisbury Conservation Area boundary. Existing trees and vegetation within the churchyard provide screening in views toward the church.

Due to site levels, the building reads as three storeys to Tollgate Road, with additional storey apparent to the rear, making it four storeys.

3 PLANNING HISTORY AND EXISTING USE

S/1995/0135	Use of area cleared by demolition as additional car parking for college use
S/2000/0346	Demolition of existing buildings and construction of new building for use as an acoustic centre
S/2001/0360	Change of Use of building to aerobics studio and changing room plus provision of new entrance
I4/I0383/PREAPP	Demolition of existing workshops (disused) and construction of new four storey 6th form college and associated parking and landscaping works and multi-use games area
I4/I1997/FUL	Demolition of existing building and erection of 6 th form college building with access, parking and multi use games area
PL/2024/04081	Canvas canopy supported by one central and eight other timber posts forming an octagonal shape to create external learning area
ENQ/2026/00489	Additional classrooms and ancillary rooms to existing Salisbury 6 th Form College site

The current building was erected in 2015 under planning permission ref. I4/I1997/FUL to provide post 16 education. The site remains in established educational use and the proposals relate to additional teaching accommodation and associated reconfiguration of external areas.

4 REASONS FOR DEVELOPMENT

S6C was created to provide high-quality post-16 education in Salisbury, reducing the need for students to travel to other centres. The College was designed for 400 students; it currently accommodates approximately 460 students with 520 students on roll for September 2026. Forecasts indicate growth to around 560 students by September 2027.

The proposals are intended to meet this identified demand by providing additional classrooms and supporting spaces, enabling the continued delivery of education and skills development for Salisbury and the wider area. These are material public benefits that carry significant weight in the overall planning balance.

The proposals also seek to make efficient use of a previously developed educational site, consolidating growth within an existing campus rather than requiring alternative sites or additional travel.

5 PROPOSED DEVELOPMENT

The proposal entails 3 storey vertical extension over the existing single storey south east corner of the college building. The extension is to accommodate 4no classrooms and a new internal fire escape staircase from third floor down to first floor then exit onto proposed new external fire escape staircase down to ground level. The proposed works also include associated internal alterations at ground floor and first floor levels to integrate the new teaching spaces and 4no additional unisex wc's at third floor.

The infill extension will match the existing building in materials, detailing and fenestration, including obscure glazing to the south facing elevation.

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

6 PLANNING POLICY

6.1 PRINCIPAL OF DEVELOPMENT

Wiltshire Core Strategy (WCS) Policies CPI (Settlement Strategy) and CP2 (Delivery Strategy) set out the spatial strategy for sustainable development across Wiltshire. Salisbury is defined as a

Principal Settlement in WCS, and the college site lies within the defined settlement boundary of Salisbury.

It is stated in WCS Core Policy I that *‘Wiltshire’s Principal Settlements are strategically important centres and the primary focus for development. This will safeguard and enhance their strategic roles as employment and service centres. They will provide significant levels of jobs and homes, together with supporting community facilities and infrastructure meeting their economic potential in the most sustainable way to support better selfcontainment...’*

It is evident from the yearly increase on pupil numbers that there is need for additional post 16 educational accommodation at Salisbury 6th Form College with significant public benefits from supporting local education capacity and skills provision and the proposals seek to make efficient use of an existing building.

The NPPF sets out how the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. LPAs should give great weight to the need to create, expand or alter schools; and work with schools promoters to identify and resolve key planning issues before applications are submitted (NPPF para. 100).

Taking the above into account, the council was consulted for pre-application advice on the relative acceptability of two options and on the scope of supporting information that would be required for the future formal planning submission. This application is based on the option which was acceptable in principle and the proposal has been developed in line with the advice received from the LA.

6.2 SCALE, LAYOUT & MATERIALS

The current structure comprises steel framed modular units with steel joist floors and roofs to second and third floors with the lower ground/ground and first floor in traditional ‘rapid-build’ structure which is steel beams and columns supporting composite concrete and metal decking with lightweight single ply roof cladding.

The building is finished externally in render to east and south elevations with aluminium windows and doors. West and partial south elevation is clad in Trespa high pressure laminate.

Planning Policy CP57 of the WCS seeks to ensure that all development proposals are of a high standard of design that responds positively to the local context and contributes to a sense of place. This includes consideration of layout, form, materials, scale, and relationship to the surroundings.

Proposals should reinforce local distinctiveness, protect the character of settlements, and promote inclusive and attractive environments.

The existing college site with the 3/4 storey flat roof building replaced a previous industrial building and associated landscape around the building. The officer report from the original application stated that *'By reason of the existing diversity of building types, scales and the materials and finishes used in other buildings within the surrounding area it is considered the proposed 6th Form college building would not be out of keeping or otherwise unduly detrimental in terms of the existing character of the surrounding area....On balance, it is considered the public benefits (social, economic and community benefits) brought about through the provision of the proposed 6th form college development act to outweigh the potential harm to the setting of the adjacent listed church and surrounding conservation area, and the application accords with local plan policy and the aims and objectives of the NPPF and NPPG.'*

The proposed vertical extension is designed to match the existing rendered elevation to blend in with the existing façade. By retaining the Trespa cladding to the existing 4 storey service wing, proposals continue to help break up the visual bulk.

6.3 RESIDENTIAL AMENITY

Given the residential boundaries, the key amenity considerations are overlooking, loss of privacy, overbearing impact, and noise/disturbance. The existing building sits in the centre of the site, pulled-in from the south, east and west boundaries and to further mitigate against overlooking to adjacent gardens, original consent was subject to following conditions;

(9) Before the development hereby permitted is first occupied the windows labelled '3A' in the approved drawing (10005-04-P701) in the east facing side elevation shall be glazed with obscure glass only and the windows shall be permanently maintained with obscure glazing at all times thereafter.

REASON: In the interests of residential amenity and privacy.

(10) Before the development hereby permitted is first occupied all of the top floor windows in the east facing side elevation (those not subject to Condition 9 above) shall be glazed with obscure glass to 50% of the glazed surface area (the bottom half) and these windows shall be permanently maintained with 50% of the glazed surface area (the bottom half) with obscure glazing at all times thereafter.

REASON: In the interests of residential amenity and privacy.

The proposed development has been designed to make efficient use of the existing building rather than developing a separate detached block elsewhere on the site. This approach reduces overcrowding the site and overbearing impact on the neighbouring properties. Although the

proposed vertical infill extension brings the windows on the south elevation closer to the neighbouring dwellings, by applying obscure glazing consistent with the existing approved treatment elsewhere unacceptable overlooking will be avoided, and appropriate separation to boundaries will be maintained. There are no windows to the east facing façade of the proposed extension.

7 HERITAGE STATEMENT

The College site is located outside of the Salisbury Conservation Area adjacent to St Martin's Church and the graveyard which are listed Grade I and form the end of the conservation area. However the site lies within the designated area of archaeological potential.

During the process of the original planning application for the existing building, in depth archaeological desk top study had been undertaken and it concluded that although there was significant evidence for Palaeolithic and medieval activity in the study area, the geotechnical works carried out for the construction of the existing college building indicated that much of the site had been subject to truncation and levelling down to the river terrace gravels and therefore the area of the building had a low archaeological potential of local significance.

The proposed works include an infill extension to the existing college building and associated minor alterations to the existing parking. This area had been excavated during the previous construction phase and the archaeological monitoring report, submitted to LPA for the discharge of condition 4 of the original consent confirmed '*layers of made ground associated with the construction of former buildings that occupied the site*' and was of negligible archaeological significance. Therefore it is not anticipated that the proposed works would have any further impact.

The case officer for the original building stated in the officer's report that the building was located sufficiently away from the Grade I listed St Martin's church and the graveyard, and although it was considerably taller than the buildings that previously occupied the site, because of its siting, its modern style and the existing screen of trees between the college building and the church, there would be little if any visual effect on the setting of St Martin's church.

The pre-application response confirmed that proposed development was not considered likely to result in a significant additional impact on designated heritage assets, although Historic England may be consulted given the site's relationship with the Grade I listed Church of St Martin. The proposed additional accommodation has been designed as an integrated extension to the existing building, matching its height, materials and architectural language, rather than introducing a separate detached building within the site. Therefore avoiding any negative impact to the setting of the adjacent conservation area.

8 LANDSCAPE & ECOLOGY

Wiltshire Council Core Policy 50: Biodiversity and Geodiversity requires planning applications to show that biodiversity, habitats, protected species and geological features have been properly considered and protected as part of the proposal.

All applications should demonstrate that the proposals will:

- Protect features of nature conservation and geological value as part of the design rationale.
- Maintain the ecological function of important habitat features affected by the proposal.
- Avoid net loss of biodiversity, and where possible provide biodiversity enhancement.
- Safeguard local ecological networks, including habitats, wildlife corridors and ecosystem services.
- Provide appropriate ecological surveys, assessments and mitigation where protected species, designated sites, priority habitats or important landscape features may be affected.
- Follow the usual hierarchy of avoid impacts first, then mitigate, and only compensate as a last resort.

The 2014 application included an arboricultural survey and ecological survey report which identified that trees on or overhanging the site and the adjacent residential gardens and churchyard provided potential foraging/commuting habitat for bats and potential nesting and foraging habitat for a range of bird species. To minimise impact on the adjacent habitats the college building had been sited in the centre of the site away from the boundaries and a grass area had been created along the churchyard wall to provide foraging habitat. In recent years, as part of the curriculum, Environmental Science Studies, students have built log piles and hedgehog habitats within this area as well as a bug house.

The proposed vertical extension is over the existing construction therefore avoids loss of biodiversity and habitat. The existing habitat features will be retained and additional three Swift boxes will be fitted to the west facing façade to enhance the site biodiversity.

There is no material change proposed to broader site landscaping beyond the car parking which is tarmac surface all throughout. The existing trees located north east of the car parking will be retained. Further information on root protection in relation to the proposed car parking works is provided in the proportionate Tree Survey / Arboricultural Impact Assessment and attached in Appendix.

The site lies within the catchment of the River Avon Special Area of Conservation and within the zone of influence for the New Forest internationally protected sites. The proposal provides additional teaching accommodation within an existing educational campus and does not include overnight accommodation or any commercial process that would generate process wastewater. It is therefore not anticipated to give rise to likely significant effects on the River Avon SAC or New Forest protected sites, and no requirement for nutrient neutrality or Appropriate Assessment is anticipated. Surface water will continue to be managed through the existing drainage system, with no additional hardstanding proposed.

9 WASTE AUDIT & WASTE MANAGEMENT

Wiltshire Council Policy WCS6 of the Waste Core Strategy requires a waste audit to be provided to assess the likely waste types of the proposed development, including waste generated during both the construction and operational stages. The policy prioritises the elimination of waste, followed by the reduction of unavoidable waste, the reuse of materials either on site or elsewhere, recycling where reuse is not feasible, and disposal only as a last resort.

WCS5: The Wiltshire and Swindon Waste Hierarchy and Sustainable Waste Management

In the interest of sustainable waste management, the Councils will seek to drive waste up the hierarchy by ensuring that developers demonstrate that the most sustainable option for waste management in Wiltshire and Swindon has been promoted. The order of preference is set out below:



WCS6: Waste Reduction and Auditing

Proposals for developments that meet the criteria below will be required to design and provide facilities for occupiers of the development to recycle / compost waste (bring systems) and / or facilities within individual or groups of properties or premises for the source separation and storage of different types of waste for recycling and / or composting.

- any development providing 10 or more dwelling units;
- any new development of shopping centres or facilities where the total gross floorspace amounts to 500 square metres or more;
- any development of business, industrial, distribution or storage development where the gross floorspace / increase in gross floorspace amounts to 300 square metres or more;
- transport, leisure, recreation, tourist, community, or educational facilities including public car parks and park and ride facilities.

Such provision will be expected to have regard to the existing capacity of facilities already available and to the existing Recycling Plan or Municipal Waste Management Strategy relevant to the area.

Proposals for the developments identified above must also be accompanied by a waste audit, which must include:

- a) the type and volume of waste that the development process will generate (the development process comprises the construction process and any other operations necessary to bring the development into being);
- b) the steps to be taken to reduce, re-use and recycle any waste that is produced through the development process;
- c) the steps to be taken to reduce the production of hazardous wastes in the development process;
- d) the steps to be taken to minimise the use of raw materials in the development process;
- e) the steps to be taken to reduce the use of hazardous materials in the development process;
- f) the steps to be taken to minimise the pollution potential of unavoidable waste;
- g) the steps to be taken to dispose of unavoidable waste in an environmentally acceptable manner;
- h) the steps to be taken to ensure maximum waste recovery (e.g. recycling and composting) once the development is completed/occupied; and
- i) proposals for the transport of waste created during the development process and subsequent use of the site.

Development proposals outside of the thresholds above will be required to demonstrate that they have had sufficient regard to minimising waste produced as part of the development process and to the waste hierarchy in identifying a chosen management method for wastes that are produced as part of the development process.

9.1 CONSTRUCTION WASTE MANAGEMENT

The proposed development has been designed to make efficient use of the existing site by extending the established college building, rather than constructing a separate detached block elsewhere on the site. This approach reduces the extent of new construction, avoids unnecessary duplication of facilities, and limits the amount of demolition, excavation and construction waste arising from the development.

The proposal involves an infill extension to the existing college building and associated minor alterations to the existing parking and circulation layout. Construction waste is therefore expected to be limited and principally associated with localised removal of hardstanding, internal alterations, packaging, offcuts from new materials, and any surplus materials arising from the works.

Waste stream	Source	Management
Tarmac / sub-base	parking/path alterations	reuse where suitable or recycle
Metal fencing	removal of existing fencing	segregate for recycling
Windows / frames	alterations to existing elevations	reuse where feasible or recycle
Plasterboard	internal fit-out	segregate and dispose/recycle separately
Timber / pallets	deliveries and temporary works	reuse, supplier take-back or recycle
Packaging	material deliveries	segregate cardboard/plastics
General mixed waste	residual construction waste	licensed waste transfer facility

The development will be carried out in accordance with the waste hierarchy, prioritising waste prevention, followed by reuse, recycling, recovery and, only where no reasonable alternative exists, disposal. Existing windows and any other suitable materials will be carefully removed and stored on site for re-use. The new window openings on the proposed extension are designed to suit the existing window sizes. The contractor will be required to manage construction waste responsibly

and to ensure that opportunities for reuse and recycling are maximised throughout the construction period.

A detailed Site Waste Management Plan / Construction Waste Management Plan can be secured prior to commencement of development or agreed with the appointed contractor. This will identify the anticipated waste streams, estimated quantities where known, methods of segregation, opportunities for reuse and recycling, licensed waste carriers, and the destination of waste materials.

The contractor will be required to ensure that all waste is stored safely within the site compound, away from public areas and neighbouring residential properties, and that waste collections are managed to avoid obstruction of the highway or unacceptable disturbance to nearby occupiers. Burning of waste on site will not be permitted.

Where practicable, materials will be ordered accurately to reduce surplus, and prefabricated or standardised elements will be used to reduce offcuts. The reuse of existing structures and services will be prioritised where technically feasible. Any excavated material will be assessed for suitability for reuse on site before off-site disposal is considered.

9.2 HAZARDOUS WASTE

The geo-environmental assessment which was obtained for the existing college building had identified Lead and PAH elevations within shallow Made Ground materials on site due to the previous industrial use however these hazards were mitigated by ‘design and implementation of a cover system within landscaping areas, or hardstanding as applicable’. Current proposals do not include any excavations to the made ground or hardstanding. It is proposed that the tarmac surface of existing footpath, where the additional car parking is located, will be raised to the level of existing tarmac car park.

Gas monitoring was also undertaken during the previous works, and the survey reported that “*no special gas protection measures are required upon the site.*”

9.3 CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP)

A detailed Construction Environmental Management Plan (CEMP) will be secured prior to commencement of development or agreed with the appointed contractor and submitted to LA for approval. The following details will be included;

- The movement of construction vehicles, including working hours
- The cutting or other processing of building materials on site
- Wheel washing and vehicle wash down facilities,
- The transportation and storage of waste and building materials,
- The loading and unloading of equipment and materials,

- The location and use of generators and temporary site accommodation

9.4 OPERATIONAL WASTE AND RECYCLING

The college has an appropriate waste and recycling storage provision within the site, located to the north east of the site, ensuring that refuse and recyclable materials are stored safely and conveniently without adversely affecting visual amenity, access, highway safety or neighbouring occupiers. The location and design of the waste storage area is suitable for practical day-to-day use by the college and it is accessed directly from Tollgate Road via large double gates with a dedicated refuse vehicle area which is kept clear at all times. Further information regarding the refuse vehicle access is provided in the Travel Plan and attached at Appendix.

Operational waste arrangements for the completed development will remain integrated with the existing college waste and recycling management system. The proposed extension provides additional teaching and ancillary accommodation but does not introduce a materially different use. Waste generated during occupation will comprise typical education-related waste, including paper, card, dry mixed recycling, general waste, and limited sanitary waste.

Existing college waste storage and collection arrangements will continue to be used, with capacity reviewed by the College prior to occupation of the extension. Waste and recycling will be stored in designated areas and collected by licensed commercial waste contractors. The College will continue to promote waste reduction and recycling through its operational management procedures, including separate recycling streams where available.

9.5 PROJECT TARGETS

Requirement	Project response
Minimise construction waste	Infill extension uses existing building and avoids separate new block
Identify waste streams	Construction waste streams listed above
Reuse materials where possible	Existing building retained; suitable hardstanding/sub-base to be reused where feasible
Segregate recyclable waste	Metals, timber, plasterboard, cardboard and inert waste to be separated where practicable
Licensed disposal	All residual waste to be removed by licensed waste carriers

Requirement	Project response
Operational waste	Existing college waste/recycling arrangements to be reviewed and retained
Further detail	Contractor to prepare final Site Waste Management Plan before works commence

The proposal is therefore considered to comply with the objectives of Policy WCS6 by reducing waste at source, promoting reuse and recycling, managing construction waste responsibly, and ensuring that appropriate operational waste arrangements are retained for the expanded college use.

10 ENVIRONMENT & SUSTAINABILITY

10.1 ENVIRONMENTAL NOISE

Currently the project is at feasibility stage, however if a need for a new external plant installation arises during the detailed M&E designs, Environmental Noise Survey and Plant Noise Impact Assessment will be carried out and submitted to LA for approval.

10.2 AIR QUALITY

The NPPF states that development should improve local air quality (paragraph 187) and align with local air quality action plans (paragraph 199). Core Policy 55 of the WCS requires that all development, which because of the size, nature or location will have the potential to exacerbate known areas of poor air quality, is required to overcome this barrier to development by demonstrating the measures they will take to help mitigate these impacts.

Whilst the site is not within an identified Air Quality Management Area (AQMA), pre-application advice stated that additional consideration towards prevention of air quality and mitigation is now being sought on all development in the Air Quality SPD and this included electric vehicle charging points.

Planning requirements call for 20% of the parking spaces to have EV chargers and infrastructure for an additional 20%. There are currently 32 car parking spaces. This will increase by 12 to 44 as part of the proposed works.

A total of 9no. electric vehicle chargers will be required for the site. There are currently 2no electric vehicle charging points available in the college car park, as part of the proposed works 7no additional EV charging points will be installed.

With this being a 6th form site, it is expected that staff and students will spend multiple hours parked, therefore rapid charging is not required. 7.4kW standard chargers are proposed for this project.

10.3 BNG

The proposed development is considered exempt from mandatory Biodiversity Net Gain under the de minimis exemption. The works comprise upper-floor extension to an existing education building and would not impact any priority habitat. The proposal would not result in the loss or degradation of more than 25 square metres of onsite habitat with biodiversity value greater than zero, nor more than 5 metres of linear habitat. The affected area is limited to the existing built form/hardstanding, and no trees, hedgerows, soft landscaping, green roof or other habitat features are proposed to be removed or altered. For further information on surface finishes please refer to drawings submitted as part of the application.

10.4 FLOOD RISK

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

10.5 CLIMATE CHANGE

The NPPF (paragraph 167) places significant weight on improving energy efficiency and supporting low-carbon heating in existing buildings. Core Policy 41 seeks to help to reduce Wiltshire's contribution to climate change through improved design and construction methods. The policy states that: 'New development, building conversions, refurbishments and extensions will be encouraged to incorporate design measures to reduce energy demand. Development will be well insulated and designed to take advantage of natural light and heat from the sun and use natural air movement for ventilation, whilst maximising cooling in the summer.'

The proposed extension has been designed to meet the U values required by the current Building Regulations Approved Document Part L and to exceed them where possible. To mitigate overheating, a brise soleil system will be installed to the south facing windows.

The majority of the college building is heated and cooled by a mixture of MVHR and Air Conditioning systems with circulation spaces heated by low pressure hot water (LPHW) heating system fed by the existing boilers in the ground floor plant room. The existing systems will be adapted and extended to suit the proposed layout.

Without detailed investigations, it is not possible to establish whether the existing roof structure could support additional weight of solar PV panels. Therefore the proposals include a small amount of solar PV panels to be installed over the new roof area, Due to the limited space available for an array, the electricity generated is likely to be 100% used on site without the need for battery storage.

11 HIGHWAYS & ACCESS

There are no proposals to alter the existing vehicular and pedestrian access from Tollgate Road.

The tarmac footpath along the east and south boundary walls were formed originally to provide separate pedestrian access for pupils between Marina Road and Tollgate Road to the college, however this footpath had never been used by the college. The current proposals include removal of metal fence to allow for further parking on site as indicated on accompanying plans. The proposed additional parking spaces are designed to be of a minimum of 2.5m by 5m in accordance with the Highway Officer's recommendations received during the pre-application advice and the proposed additional bike shelter to be Broxap Wardale two tier cycle shelter with easi-riser for 24 cycles or similar installed alongside the existing bike hoops.

Further information on additional staff numbers and student/staff travel patterns is provided with the updated Travel Plan and site plans attached at Appendix.

12 CONCLUSION

There is a clear, evidenced need for additional post-16 educational accommodation at Salisbury Sixth Form College. Significant public benefits arise from supporting local education capacity and skills provision.

By way of vertical extension, the proposals utilise the best possible way of providing additional accommodation to meet the demand and at the same time avoid habitat loss and overcrowding of the existing site.



Photo 2 – Existing building. North elevation and site access from Tollgate Road



Photo 3 – East and South elevations of the existing building



Photo 4 – View from neighbouring property garden



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

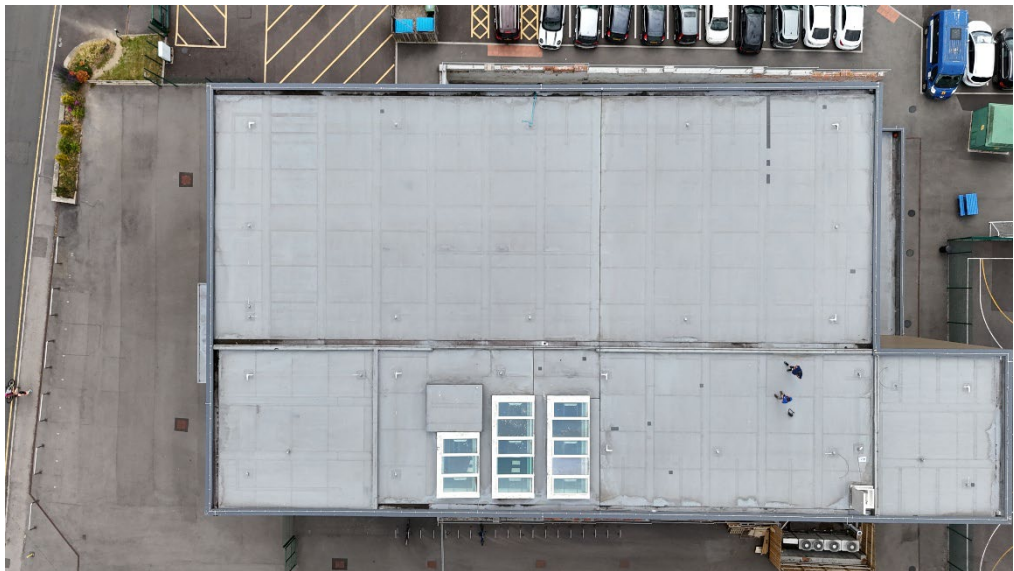


Photo 6 – Roof view of existing building



Photo 7 – Bug House and Environmental Science Study Area



Photo 8 – Existing refuse and recycling store. Hatched area dedicated to refuse vehicle access and kept clear at all times.