



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2026/00589
Decision Date: 23/07/2026

Applicant:	Anthony Dixon obo Wiltshire Council c/o Vail Williams LLP Savannah House, 3 Ocean Way, Southampton, SO14 3TJ
Particulars of Development:	Hybrid application: full planning permission is sought for erection of a new detached classroom block to the northwest of the main school building; a weather protected link to the existing main building; a new artificial turf pitch with flood lights; and associated works required to expand the school from a 6FE to an 8FE school. Outline planning permission (for access, scale and layout, with all other matters reserved) for additional car parking area; a new sports pitch; and associated works required to facilitate further expansion of the school from an 8FE to a 10FE school.
At:	Sarum Academy, Westwood Road, Bemerton Heath, Salisbury, SP2 9HS

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 39 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:

1 FULL Commencement – 8FE Works

The 8FE development & Refurbishment of the Fitness Suite works hereby permitted (identified in yellow & as Block 4593 on approved plan: Ref: 75CC13-FTP-ZZ-ZZ-DR-A 08-0003 S4 Rev P05 – Proposed Site Overview. Received – 22.05.2026) 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.

2 OUT Commencement – 10 FE Works

The 10FE development works hereby permitted (identified in pink on approved plan: Ref: 75CC13-FTP-ZZ-ZZ-DR-A 08-0003 S4 Rev P05 – Proposed Site Overview. Received – 22.05.2026) shall be begun either before the expiration of ten years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

3 Reserved Matters

None of the 10FE development works hereby permitted (identified in pink on approved plan: Ref: 75CC13-FTP-ZZ-ZZ-DR-A 08-0003 S4 Rev P05 – Proposed Site Overview. Received – 22.05.2026) shall commence on site until details of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority:

(a) The external appearance of the development; and

(b) The landscaping of the site

The development shall be carried out in accordance with the approved details.

REASON: The application was made for outline planning permission and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 5 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

4 Submission of Reserved Matters

An application for the approval of all of the reserved matters shall be made to the Local Planning Authority before the expiration of five years from the date of this permission.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

5 Approved Plans

The development hereby permitted shall be carried out in accordance with the following approved plans:

Application Form & Certificate

Ref: 75CC13-FTP-ZZ-ZZ-DR-A 08-0001 S4 Rev P03 – Site Location Plan. Received – 23.03.2026

Ref: 75CC13-FTP-ZZ-ZZ-DR-A 08-0003 S4 Rev P05 – Proposed Site Overview. Received – 22.05.2026

Ref: 75CC13-FTP-ZZ-ZZ-DR-A 08-0005 S4 Rev P04 – Proposed Site Overview (Phase 3). Received – 22.05.2026

Ref: 75CC13-FTP-ZZ-ZZ-DR-A 08-0007 S4 Rev P04 – Proposed Site Plan – Sheet 1. Received – 22.05.2026

Ref: 75CC13-FTP-ZZ-ZZ-DR-A 08-0008 S4 Rev P03 – Proposed Site Phasing Plan (Phase 1 & 2) – Sheet 1. Received – 23.03.2026

Ref: 75CC13-FTP-ZA-00-DR-A 08-0010 S4 Rev P02 – Proposed Ground Floor Plan. Received – 28.01.2026

Ref: 75CC13-FTP-ZA-01-DR-A 08-0011 S4 Rev P02 – Proposed First Floor Plan. Received – 28.01.2026

Ref: 75CC13-FTP-ZA-RF-DR-A 08-0012 S4 Rev P02 – Proposed Roof Plan. Received – 28.01.2026

Ref: 75CC13-FTP-ZZ-ZZ-DR-A 08-00014 S4 Rev P03 – Proposed Site Plan – Sheet 2. Received – 22.05.2026

Ref: 75CC13-FTP-ZZ-ZZ-DR-A 08-0015 S4 Rev P02 – Proposed Site Phasing Plan (Phase 1 & 2) – Sheet 2. Received – 23.03.2026

Ref: 75CC13-FTP-ZZ-ZZ-DR-A 08-0016 S4 Rev P02 – Proposed Site Phasing Plan (Phase 3) – Sheet 2. Received – 23.03.2026

Ref: 75CC13-FTP-ZA-ZZ-DR-A 08-0101 S4 Rev P02 – Proposed Section A-A (Short Section). Received – 28.01.2026

Ref: 75CC13-FTP-ZA-ZZ-DR-A 08-0102 S4 Rev P02 – Proposed Section B-B (Long Section). Received – 28.01.2026

Ref: 75CC13-FTP-ZA-ZZ-DR-A 08-0201 S4 Rev P02 – Proposed North & South Elevation. Received – 28.01.2026

Ref: 75CC13-FTP-ZA-ZZ-DR-A 08-0202 S4 Rev P02 – Proposed East & West Elevation. Received – 28.01.2026

Ref: ZA-ZZ-DR-A-20-0203 Rev P03 – Proposed North Elevation. Received – 19.06.2026

Ref: ZA-ZZ-DR-A-20-0204 Rev P03 – Proposed South Elevation. Received – 19.06.2026

Ref: ZA-ZZ-DR-A-20-0205 Rev P03 – Proposed East Elevation. Received – 19.06.2026

Ref: ZA-ZZ-DR-A-20-0206 Rev P03 – Proposed West Elevation. Received – 19.06.2026

Ref: 75CC13-FTP-EB-ZZ-DR-A 08-0221 S4 Rev P02 – Proposed Elevations. Received – 28.01.2026

Ref: D93234 Rev B – Sarum Academy – Muga – 6 Masts Option. Received – 22.05.2026 (Not Including 10FE Classroom)

Ref: XXXX – 3.0m & 5.0m High Weld Mesh & Kickboard. Received – 22.05.2026

Ref: SARU-ICS-01-XX-DR-C-0100 Rev P03 – 2G Hockey Pitch – Levels Design. Sheet 1. Received – 22.05.2026

Ref: SARU-ICS-01-XX-DR-C-0105 Rev P03 – 2G Hockey Pitch – Cross Sections. Sheet 1. Received – 22.05.2026

Ref: SARU-ICS-01-XX-DR-C-0200 Rev P03 – 2G Hockey Pitch – Drainage Design. Sheet 1. Received – 22.05.2026

Ref: SARU-ICS-01-XX-DR-C-0300 Rev P03 – Surface Finishes & Kerb Types Design. Sheet 1. Received – 22.05.2026

Ref: SARU-ICS-01-XX-DR-C-0400 Rev P03 – 2G Hockey Pitch – Construction Details. Sheet 1. Received – 22.05.2026

Ref: 75CC13-TLP-XX-XX-DR-L-10003 Rev P04 – 8FE – Landscape General Arrangement. Received – 28.01.2026

Ref: 75CC13-TLP-XX-XX-DR-L-11001 Rev P03 – BNG Strategy – Site Wide. Received – 06.02.2026 (Not Including 10FE Classroom)

Ref: 75CC13-TLP-XX-XX-DR-L-11002 Rev P03 – BNG Strategy – 8FE. Received – 06.02.2026

Ref: 75CC13-TLP-XX-XX-DR-L-11003 Rev P03 – BNG Strategy – 10FE. Received – 06.02.2026 (Not Including 10FE Classroom)

Ref: 75CC13-TLP-XX-XX-DR-L-11004 Rev P03 – Boundaries Plan. Received – 06.02.2026

Ref: 75CC13-TLP-XX-XX-DR-L-20003 Rev P02 – 8FE Hardworks Plan. Received – 28.01.2026

Ref: 75CC13-TLP-XX-XX-DR-L-30002 Rev P03 – 8FE Tree Strategy Plan. Received – 06.02.2026

Ref: 75CC13-TLP-XX-XX-DR-L-30003 Rev P04 – 8FE Softworks Plan. Received – 28.01.2026

Ref: 75CC13-TLP-XX-XX-DR-L-40001 Rev P03 – Landscape Sections Courtyard & Basin. Received – 06.02.2026

Ref: 75CC13-TLP-XX-XX-DR-L-50001 Rev P03 – Landscape Hardworks Details. Received – 06.02.2026

Ref: 75CC13-TLP-XX-XX-DR-L-50002 Rev P03 – Landscape Softworks Details. Received – 06.02.2026

Ref: C042502.TPP – Tree Protection Plan. Received – 06.02.2026

Ref: Solar Inverter/Panels and Air Source Heat Pump Location. Email Dated - 22.05.2026

Ref: 75CC13-STN-00-XX-D-C-7000 Rev P01 – Proposed Drainage Strategy – 8FE Building. Received – 22.05.2026

Ref: 75CC13-STN-00-XX-D-C-7020 Rev P01 – Overland Exceedance Route. Received – 22.05.2026

Ref: 75CC13-STN-00-XX-D-C-7104 Rev P03 – Drainage Details – Sheet 5. Received – 22.05.2026

REASON: For the avoidance of doubt and in the interests of proper planning.

6 Materials – 8FE Works

No development shall continue above slab level on site until the exact details and samples of the materials to be used for the external walls and roofs of the 8FE building & link hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences above slab level in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

7 Landscape Implementation – 8FE Works

All soft landscaping comprised in the approved details of landscaping in association with the 8FE works hereby permitted shall be carried out in the first planting and seeding season following the first occupation of the building hereby permitted; 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. All hard landscaping shall also be carried out in association with the 8FE works hereby permitted shall be carried out in accordance with the approved details prior to the occupation of any part of the 8FE development hereby permitted.

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

8 Retained Trees

All trees identified to be retained on site shall be protected in full during the construction of the development hereby permitted in full accordance with the submitted Arboricultural Assessment & Method Statement (Arbor Call, Ref: C042502AIA Rev B – Issued 12.06.2026. Received – 19.06.2026)

REASON: to ensure the protection of trees on the site in the interests of visual amenity.

9 Tree Survey – 10FE Works

The Landscape Reserved Matter Application for the 10FE development works hereby permitted shall be accompanied by an updated Tree Survey identifying all trees within the northern parcel of land. If any trees need to be relocated or removed from the site to facilitate the 10FE works hereby permitted, no such works shall commence on site until a Landscape Plan fully detailing the position of any relocated tree and/or the type, size, position of any replacement trees at a ratio of 3 new trees to 1 removed, has been submitted to and approved in writing by the Local Planning Authority. The approved landscape plan shall be implemented in full in accordance with the approved details in the first planting and seeding season following approval of the reserved matter. 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.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before the 10FE development works commence in order that the development is undertaken in an acceptable manner, To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

10 School Travel Plan

Notwithstanding the submitted documents, no part of the development hereby permitted shall be first occupied until a School Travel Plan comprising immediate, continuing and long-term measures to promote and prioritise alternatives to private vehicular use, which shall include clear objectives and modal share targets, together with a time-bound programme of implementation, monitoring, regular review and interventions (in the event of a failure to meet modal share targets) has been submitted to and approved in writing by the Local Planning Authority. The

approved Travel Plan shall be implemented, monitored and reviewed in accordance with the agreed Travel Plan measures and targets.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before occupation in order that the development is undertaken in an acceptable manner, in the interests of highway safety and In order to deliver sustainable transport objectives including a reduction in private vehicular journeys and the increased use of public transport, walking, wheeling and cycling.

11 Parking – 8FE Works

No part of the 8FE development works hereby permitted shall be brought into use/first occupied until the access, turning area, parking spaces, EV charging points; and cycle parking provision has been completed in accordance with the details shown on the approved 8FE phasing plan (Ref: 75CC13-FTP-ZZ-ZZ-DR-A 08-0008 S4 Rev P03 – Proposed Site Phasing Plan (Phase 1 & 2) – Sheet 1. Received – 23.03.2026). The areas shall be maintained for those purposes at all times thereafter for the lifetime of the development.

REASON: In the interests of highway safety.

12 Parking – 10FE Works

No part of the 10FE development works hereby permitted shall be brought into use/first occupied until the access, turning area, parking spaces, EV charging points; and cycle parking have been completed in accordance with the details shown on the approved plan Ref: 75CC13-FTP-ZZ-ZZ-DR-A 08-0016 S4 Rev P02 – Proposed Site Phasing Plan (Phase 3) – Sheet 2. Received – 23.03.2026. The areas shall be maintained for those purposes at all times thereafter for the lifetime of the development.

REASON: In the interests of highway safety.

13 Archaeology – 10FE Works

No part of the 10FE development works hereby permitted shall commence on site, until the applicant has secured a programme of archaeological work in accordance with a written scheme of investigation, which has first been submitted to and approved in writing by the Local Planning Authority. The programme of archaeological work will provide for:

i) A programme of site investigation and recording within areas of archaeological interest. Development will not commence within these areas until the archaeological investigation has been satisfactorily completed.

ii) A programme of post investigation assessment, analysis, publication, dissemination and archiving. This part of the condition shall not be discharged until these elements of the programme have been fulfilled in accordance with the programme set out in the written scheme of investigation

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before the 10FE development works commence in order that the development is undertaken in an acceptable manner, to enable the recording of any matters of archaeological interest.

14 Surface Water Drainage – 8FE MUGA

Notwithstanding the approved details, no development of the 8FE MUGA hereby permitted shall commence on site until a Drainage Strategy has been submitted to and approved in writing by the Local Planning Authority. The Drainage Strategy shall include the following:

- A drainage layout plan demonstrating the proposed drainage arrangements for the artificial grass pitch, including how surface water runoff will be safely managed & removed from the site.
- The applicant must outline whether the discharge arrangements will result in increased runoff from the site or provide commentary of how this is managed in the downstream network.

The development shall be implemented in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences on the MUGA in order that the development is undertaken in an acceptable manner, and to ensure that the development can properly drain.

15 8FE MUGA Use

Use of the Artificial Grass Pitch/MUGA development hereby permitted shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority. The agreement shall apply to the Artificial Grass Pitch / MUGA and ancillary facilities and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences on the MUGA in order that the development is undertaken in an acceptable manner, to secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport

16 10FE Sports Pitch/es Details

No development of the 10FE playing field/pitch(es) hereby permitted shall commence on site until the following details have been submitted to and approved in writing by the Local Planning Authority:

a. A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the new playing field/pitch(es) which identifies constraints which could adversely affect playing field quality; and

b. Where the results of the assessment to be carried out pursuant to (a) above identify constraints which could adversely affect playing field quality, a detailed scheme to address any such constraints.

c. A written specification of the proposed soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and

d. A programme of implementation

The approved playing field/pitch(es) shall be implemented in strict accordance with the approved details programme of implementation. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme for the lifetime of the development.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before 10FE development works commence in order that the development is undertaken in an acceptable manner, to secure well managed safe community access to the sports facility/facilities, to ensure that the playing field is prepared to an adequate standard and is fit for purpose

17 Hours of Use

The use of the MUGA and Sports Pitch(es) hereby permitted shall only take place between the hours of 0900hrs and 2200hrs daily.

REASON: To ensure appropriate levels of amenity

18 10FE Sports Pitch Restrictions

The 10FE sports pitch(es) hereby permitted shall remain unlit

REASONS: In the interests of the residential amenities and ecological interests of the area

19 10FE Sports Pitch Boundary

Any reserved matter application for the 10FE development works hereby permitted shall be accompanied by full details of the proposed boundary treatment including any hedgerows, fences and elevations/details of the required retaining walls including cross sections.

REASON: To ensure that the future means of enclosure surrounding the new sports pitch is appropriate for the character and visual and residential amenities of the area

20 Ecological Documents

The development hereby permitted shall be carried out in strict accordance with the following documents:

- Bat Box and Bee Brick suggested locations. April 2026. Footprint Architects
- Proposed Site Plan 75CC13-FTP-ZZ-ZZ-DR-A 08-0007 P04. May 2026. Footprint Ecology.
- Environment Management Plan SE PLN 01 Rev 02. October 2023. Morgan Sindall
- CEMP B. December 2025. The Landmark Practice
- Statutory Biodiversity Metric 8FE. June 2026. The Landmark Practice
- Habitat Management and Monitoring Plan. May 2026. The Landmark Practice

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

21 Updated Ecological Documents – 10FE Works

Any Reserved Matter application for the 10FE development works hereby permitted shall be accompanied by up to date ecological surveys and mitigation plans assessing the up to date situation regarding biodiversity and protected species on the site. Any reserved matter application shall therefore be accompanied by the following documents:

- An updated Habitat Management and Monitoring Plan
- An updated Reptile Mitigation Strategy – This strategy must be informed by surveys and shall include all precautionary measures to be implemented during the construction period, details of the proposed habitat creation and management and any translocation strategy required to ensure the protection of reptile species known to be present within the site.
- An updated Statutory Biodiversity Metric for the 10FE site including updated botanical surveys
- A revised site plan detailing any enhancement or mitigation measures, as necessary, in full

No part of the 10FE development works hereby permitted shall be commenced on site until the above documents have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the agreed details and any agreed mitigation or enhancement

measures shall be implemented, maintained and retained on site in accordance with the approved details for the lifetime of the development.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before the 10FE development works commence in order that the development is undertaken in an acceptable manner, and to ensure the protection, mitigation and enhancement of biodiversity and protected species.

22 CEMP – 10FE Works

Notwithstanding the approved plans, no part of the 10FE development works hereby permitted, including demolition, ground works/excavation, site clearance, vegetation clearance or boundary treatment works, shall commence on site until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase, including the following:

- a) Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing.
- b) Working method statements for protected/priority species, such as nesting birds and reptiles.
- c) Mitigation strategies already agreed with the local planning authority prior to determination, such as for great crested newts, dormice or bats; this should comprise the pre-construction/construction related elements of strategies only.
- d) Work schedules for activities with specific timing requirements in order to avoid/reduce potential harm to ecological receptors; including details of when a licensed ecologist and/or ecological clerk of works (ECoW) shall be present on site.
- e) Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).
- f) The movement of construction vehicles;
- g) The cutting or other processing of building materials on site;
- h) Wheel washing and vehicle wash down facilities;
- i) The transportation and storage of waste and building materials;
- j) The recycling of waste materials (if any)
- k) The loading and unloading of equipment and materials;
- l) The location and use of generators and temporary site accommodation

m) Where piling is required this must be Continuous flight auger piling wherever practicable to minimise impacts

Development shall be carried out in strict accordance with the approved CEMP for the duration of the works.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before the 10FE development works commence in order that the development is undertaken in an acceptable manner, 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.

23 BNG Monitoring – 10FE Works

No part of the 10FE development works hereby permitted shall commence on site until a scheme to secure BNG monitoring has been submitted to and agreed in writing by the Local Planning Authority. Any agreed BNG shall be implemented in accordance with the agreed monitoring scheme prior to any of the 10FE works commencing on site and monitored for the lifetime of the development.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before the 10FE development works commence in order that the development is undertaken in an acceptable manner, to ensure that sufficient monitoring of the major BNG project can be secured in accordance with the Environment Act

24 BNG – 8FE Works

The 8FE works hereby permitted currently identify a BNG shortfall which will be rectified when the 10FE works and associated BNG are implemented. If the 10FE works have not been implemented within 10 years of the date of this permission, a BNG gain plan identifying a minimum 10% BNG in association with the 8FE works (and based on the BNG metric for the 8FE works, received 19th June 2026) shall be submitted to and approved in writing by the Local Planning Authority. The approved BNG provision shall be implemented in accordance with the approved details within 6 months of the details being agreed by the Local Planning Authority and shall be maintained and retained for this purpose for the life time of the development.

REASON: The required BNG provision is currently identified in a phased approach, but if the 10FE works do not come forward, the 8FE works hereby permitted currently do not satisfy the statutory BNG requirements of the Environment Act. Additional provision will therefore be required in order to accord with the Environment Act.

25 Flood Lighting

Notwithstanding the submitted details, the flood lighting hereby permitted shall be designed and implemented to minimise sky glow, glare and light trespass. It shall be designed in a downward facing position at all times and shall accord with the

criteria for the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals. The flood lights shall be maintained as such thereafter for the lifetime of the development.

REASON: To avoid illumination of habitat used by bats and in the interests of amenity

26 Construction Hours

No construction or demolition work hereby permitted shall take place on Sundays or bank or Public Holidays or outside the hours of 0800 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

REASON: To ensure appropriate levels of amenity are achievable.

26 Flood Light Use

The flood lighting hereby permitted shall not be illuminated outside the hours of 0900hrs and 2200hrs daily.

REASON: To ensure appropriate levels of amenity are achievable.

27 Asbestos Remediation

The development hereby permitted shall be carried out in full accordance with the risk assessment and remediation strategy set out in the submitted Asbestos Management Plan and Remediation & Verification Strategy. Following completion of the remediation works and prior to the first occupation of any of the development hereby permitted, a verification report demonstrating completion of the approved remediation measures, and confirming the suitability of the site for its proposed use must be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised

28 Plant & Machinery

The associated plant and equipment identified on the roof of the 8FE building hereby permitted (consisting of 6 no Daikin Air source heat pumps and 2 no solar inverters) shall be installed in accordance with the details specified set out in section 5 of the submitted Plant Noise Assessment (24Acoustics, 28th May 2026) received on 3rd June 2026; and sited in accordance with the submitted plans. The plant shall be maintained in accordance with manufacturer advice at all times thereafter.

REASON: To ensure appropriate levels of amenity are achievable.

29 Noise Assessment for 10FE Sports Pitch

Any reserved matters application for the proposed 10FE sports pitch hereby permitted shall be accompanied by a detailed Noise Impact Assessment. The assessment shall be undertaken by a suitably qualified acoustic consultant and shall be carried out in accordance with relevant guidance and standards, including: BS 8233:2014 and WHO Guidelines for Community Noise, for the assessment of noise affecting residential amenity; and relevant guidance on noise from sports and recreational facilities, including Sport England / Institute of Acoustics guidance. The assessment shall include the following, as a minimum:

- An assessment of the likely noise associated with the use of the sports pitch, including hours of use, ball impact noise on fencing or goalposts, whistle use, and general noise arising from players and spectators.
- Identify any mitigation measures necessary to prevent adverse impacts on residential amenity.

Any mitigation identified by the assessment shall be incorporated into the reserved matters proposals and shall be implemented in full prior to the new 10FE sports pitch being first brought into use and thereafter retained and maintained as such for the lifetime of the development.

REASON: To ensure that noise arising from the development does not result in unacceptable impacts on nearby residential amenity, particularly given the close proximity of existing and approved dwellings, and to ensure compliance with national standards and guidance relating to noise.

Informative

- 1 The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website:

www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy.

Informative

- 2** Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

Informative

- 3** The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition”) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before the 10FE development works are begun because none of the statutory exemptions or transitional arrangements listed below are considered to apply.

The permission which has been granted has the effect of requiring or permitting the development to proceed in phases. The modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun on the 10FE phase

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the

purpose of compensating for any impact which do not include the use of biodiversity credits.

Informative

- 4 The requirements of Condition 13 are in accordance with Paragraph 218 of the NPPF which states that 'Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible'.

The scope of the archaeological work will depend on the details of landscaping and earthmoving required to create the new sports pitch and car parking but is likely to commence with exploratory trial trenching. This will identify the presence or absence of any areas of archaeological interest that will be harmed by the proposed development and will establish the need, or otherwise, of any further archaeological investigation either prior to or during the development. The programme of archaeological work will conclude with the assessment, analysis, reporting and publication of the results commensurate with their significance.

Informative

- 5 Please note that all new drainage will need to comply fully with Building Regulations Part H. The applicant must ensure a copy of the agreed drainage strategy and associated maintenance regimes are included in the title deeds of the property. The proposed foul connection and discharge rate must be discussed and formally agreed with the relevant sewerage undertaker. The applicant is referred to Wiltshire Council's Surface Water Soakaway Guidance for the standards that must be met for planning approval and adoption of infiltration drainage features

Informative

- 6 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.

Informative

- 7 There is a residual risk that reptiles could occur on the application site. These species are legally protected and planning permission does not provide a defence against prosecution. In order to minimise the risk of these species occurring on the site, the developer is advised to clear vegetation during the winter, remove all waste arising from such clearance and maintain vegetation as short as possible. If these species are found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the Council Landscape and Design Team (ecologyconsultations@wiltshire.gov.uk)

Informative

- 8** Please note that in line with Condition 15, Guidance on preparing Community Use Agreements is available from Sport England.
<http://www.sportengland.org/planningapplications/> For artificial grass pitches it is recommended that you seek guidance from England Hockey on pitch construction when determining the community use hours the artificial pitch can accommodate.

Informative

- 9** With regards to Condition 16, the applicant is advised that the scheme should comply with the relevant industry Technical Guidance, including guidance published by Sport England, National Governing Bodies for Sport. Particular attention is drawn to 'Natural Turf for Sport', (Sport England, 2025).

Nic Thomas - Director of Planning, Economy and Climate

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
- 4 **CIL.** The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website [Community Infrastructure Levy \(CIL\) - Wiltshire Council](#)