

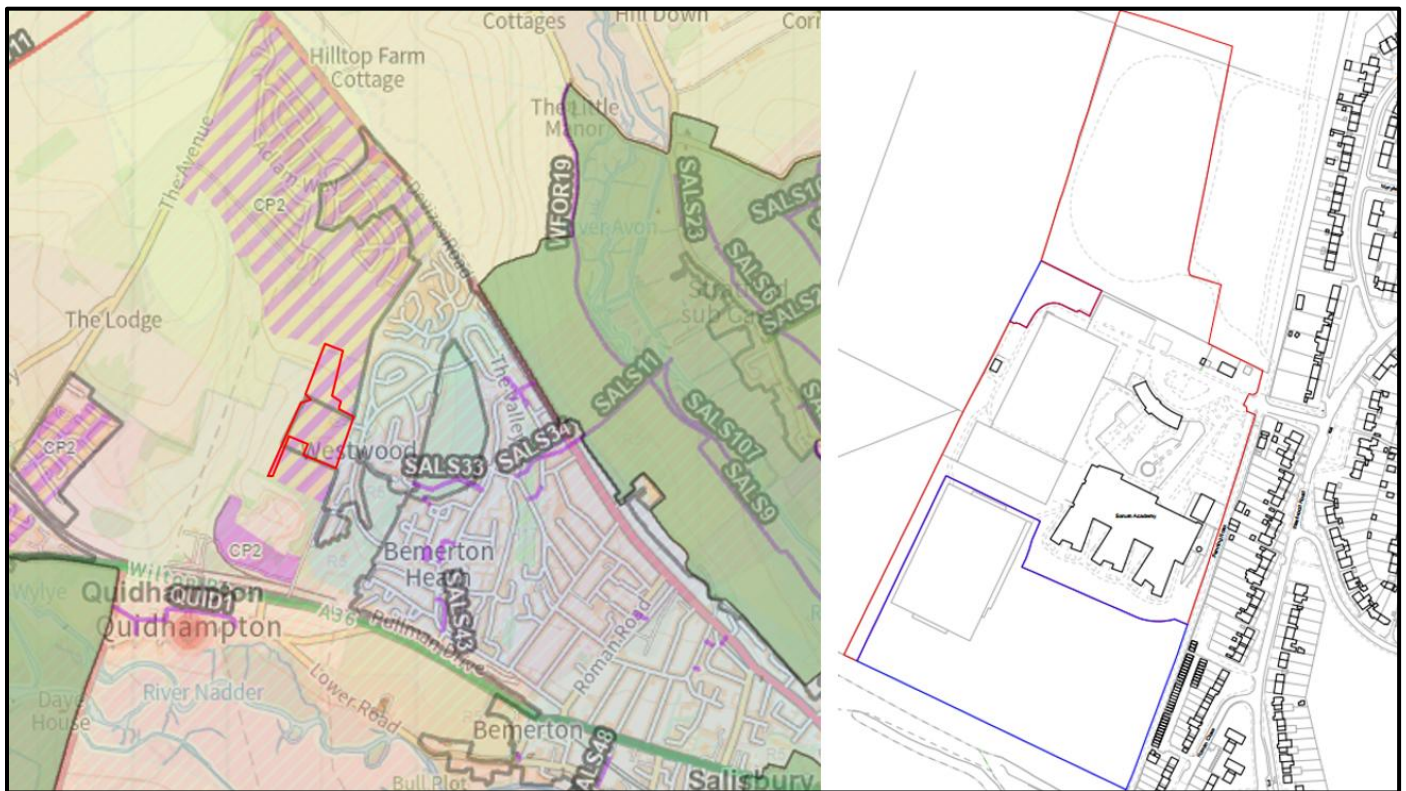
DELEGATED REPORT

Application Reference: PL/2026/00589
Application Type: Planning permission

Site Address: Sarum Academy, Westwood Road, Bemerton Heath, Salisbury, SP2 9HS
Proposal: 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.
Recommendation: Planning Permission be GRANTED

SITE DESCRIPTION/CONTEXT

The 10.65 hectare site is situated partially within the defined settlement boundary of the Principal Settlement of Salisbury, and partially within the countryside, as determined by Wiltshire Core Strategy (WCS) policies CP1 (Settlement Strategy), CP2 (Delivery Strategy) and CP20 (Salisbury Community Area); with the defined settlement being shown by a thick black line on the site constraints plan shown in PLAN A below.



PLAN A – Site Constraints & Location Plan

Most of the site is currently used as a secondary school (Sarum Academy) with associated school buildings, parking, sports pitches and play areas. The site also forms part of a larger strategic allocation site (demarcated by purple hatching on PLAN A above) known as Fugglestone Red. This has been allocated as a plan led extension to the City, as set out in WCS policies CP1 (Settlement Strategy), CP2 (Delivery Strategy), CP20

(Salisbury Community Area) and the 'Fugglestone Red' strategic allocation set out in Appendix A. Outline planning permission (OUT) was granted in 2012 (under Ref: S/2012/0814) for its redevelopment with up to 1,250 dwellings; employment land; a local centre; community uses; a primary school; public open space; landscaping; and associated access works including demolition of existing house and farm buildings. As part of the OUT scheme, land to the north of the existing school site was secured to be used as an extension to the existing school site. Contributions were also secured towards the secondary school's future expansion and improvement. The Local Education Authority have until December 2026 to gain planning permission for the change of use of the site and to then acquire it off the adjacent developer. The parcel of land is now shown within this application site for this scheme, but is currently overgrown scrub land in the countryside with a significant land level change across it.

To the south, the site adjoins further playing fields serving the wider school site and a former quarry site beyond; to the west of the site, undulating open countryside exists extending towards the Local Service Centre of Wilton; to the north the site abuts parcel B3 of the adjacent housing estate which is currently being built out with 176 dwellings and associated works in accordance with the OUT and subsequent reserved matter details, agreed under ref: PL/2025/05287. To the east, the site abuts further parts of parcel B3 as well as the existing older housing estate known as Bemerton Heath. Access to the school site is currently served from the west off Westwood Road and through the adjacent Bemerton Heath estate. A vehicular access through the B3 parcel into the Fugglestone Red estate will be created as part of the development of that parcel in due course.

The site is situated in Flood Zone 1 and is in an area that is at low risk of ground water flooding. It is however situated within the catchment of the River Avon Special Area for Conservation (SAC).

PROPOSAL

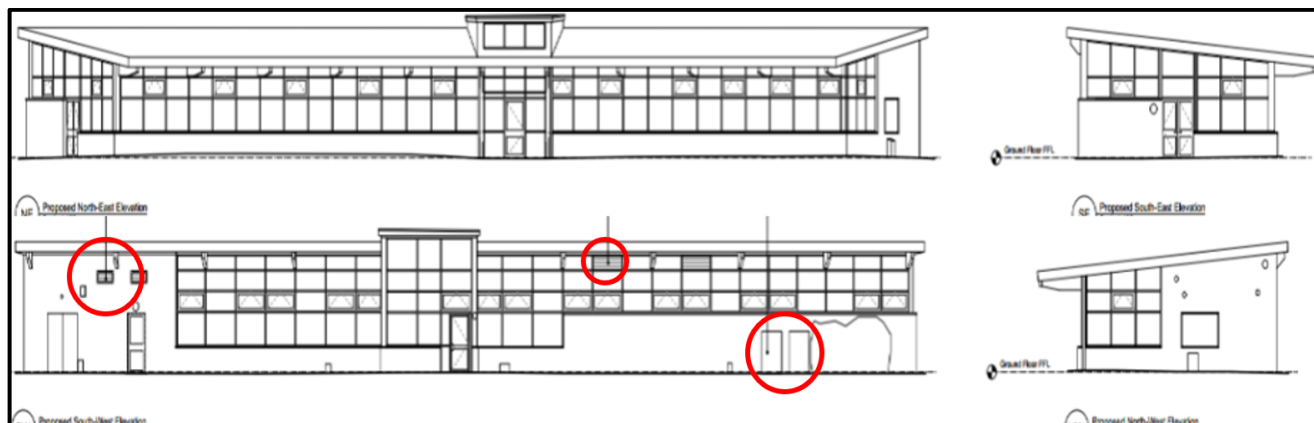
This application is submitted in hybrid. It is applying for mixed full and outline permissions for various works to facilitate the future growth of the existing school and to secure the release of the additional land to the north for educational use. The secondary school is currently a 6 form entry (FE) school with a sixth form. As can be seen in PLAN B below, the proposals involve a number of works that are being applied for in full to facilitate the school's imminent growth to an 8FE school (identified in yellow on the central plan below); and then for a number of further alterations, being applied for in outline only (identified in pink on the central plan below) to enable its future growth to a 10FE school. The Scale, Access and Layout details are provided for the outline elements identified in pink, with the details of Landscaping & Appearance being retained for a later reserved matter stage at a later date.



PLAN B – Proposed Site Plan With Identified Phases of Growth & the Full 8FE Works in Particular

In detail, the proposals involve the following elements:

- Growth from a 6FE school to an 8FE school (an increase of approximately 300 pupils (1,200 total)/35 new full time equivalent members of staff (135 staff total)
- The reconfiguration of the existing school buildings' internal layouts (internal works only)
- Renovation of the existing 90 pupil, curved Sixth Form teaching block in the northern part of the existing school site and its use as a new fitness suite as the school seeks to reduce its Sixth Form offering in favour of expansion of its secondary school provision. External alterations are limited to fitting louvered ventilation to existing openings and the installation of 2 new condenser units on the south western elevation (as shown in PLAN C below)



PLAN C – Proposed Elevations of the Refurbished Fitness Block

- Full permission for the erection of a new 2 storey (9 metres in height), flat roof science block of approximately 990 square metres in footprint (45 x 22 metres). This new building is to be positioned adjacent to the north western corner of the existing school building (shown in yellow in PLAN B above and in detail in PLAN D below). It is to benefit from 6 arrays of solar panels; 2 solar inverters; and 6 air source heat pumps on its roof behind a parapet.
- Full permission for a new covered walkway link between the main entrance of the main school building and the new science block (identified in yellow on PLAN B above). This open sided structure is to have a green roof
- Full permission to upgrade the existing grass football pitch to the north west of the main school building into an artificially turfed, Multi Use Games Area (MUGA) with flood lights (identified in yellow on PLAN B above)
- Full planning permission for the 3 to 5 metre high fencing required around the new MUGA
- Outline planning permission for the change of use of the land to the north of the school site to be incorporated into the school site and used for educational purposes.
- Outline permission for a new playing field to 10FE standards measuring 106 x 70 metres in size on land to the north of the existing school site (identified in pink on PLAN B above) – matters of Scale, Access and Layout to be agreed at this stage; with the matters of Appearance and Landscaping being reserved for the later Reserved Matter stage. The documentation confirms that this will be unlit and unfenced.
- Outline permission for the land to the north to be regraded and retaining walls installed to ensure a level pitch. The submitted plans suggest that the site will be reduced in height for this purpose, between 1 to 2.4 metres from west to east as it extends closer to the adjacent Parcel B3 residential estate but this detail will be confirmed at the reserved matter stage.
- Outline permission for the provision of 43 new car parking spaces to serve the new playing field on land to the north of the school site with access through from the existing school site's existing car parking area (identified in pink on PLAN B above) – matters of Scale, Access and Layout to be agreed at this stage; with the matters of Appearance and Landscaping being reserved for the later Reserved Matter stage

- Full and Outline permission for new covered cycle parking areas with green roof design, providing up to 208 cycle spaces, adjacent to the main school site entrance (identified in pink and yellow on PLAN B above)
- Alterations to the existing parking areas to enable 1 EV charging point; and infrastructure for 31 additional EV spaces as part of the 8FE works; and a further 8 EV charging points as part of the future 10FE works



PLAN D – Proposed Elevations of the Science Block & Covered Link

The application originally identified a further building which was being applied for in principle/Outline to enable the further growth of the existing class room provision at the site and to facilitate the school's 10FE aspirations in the future (growing to 1,500 pupils and 171 members of staff). This building was identified on the existing car parking area to the immediate front of the main school building and along the eastern boundary of the site. Whilst limited information was submitted about the proposed 10FE building (given its Outline nature), it was shown to be 2 storeys and of a similar height to the still proposed 8FE building. However as this building was not to come forward immediately and as the detailed design/massing and needs of this building were not known at this stage; and given concerns raised about the potential harm this element could cause for residents backing onto the school site to the east (in terms of overlooking, dominance and loss of light), this element has now been omitted from the scheme and this area of the site is to be retained as car parking as part of this current application. If/when needed, this additional classroom element will be reapplied for separately and in full, in the future when its potential impact can be considered in full.

The application has been subject to a number of amended plans which have sought to address the concerns of the consultees and have been reconsulted on accordingly. The applicant is also keen to undertake the 8FE works over the school summer holidays and is therefore reluctant for any precommencement conditions to be attached to any decision. The application is therefore accompanied by a significant amount of technical information to pre-empt such conditions including a Planning Statement; a Design & Access Statement; an Archaeological Desk Based Assessment; a Transport Assessment; a Draft Travel Plan Arboricultural Impact Assessment; an Ecological Appraisal; a Reptile Mitigation Strategy; BNG Report & Metric; a Construction Environmental Management Plan (CEMP); an Environmental Management Plan (EMP) a Habitat Monitoring & Management Plan; a Noise Assessment; contamination information; an Asbestos Management Plan; a Flood Risk Assessment (FRA); a Drainage Strategy; and an Energy Strategy, which have also been updated during the course of the application.

PLANNING HISTORY

S/1986/0812	Deemed application - resiting of a single mobile classroom without toilets. Permission – 16.07.1986
S/1987/0812	Deemed application - renewal of permission for the erection of a single mobile classroom without toilets. Permission – 28.07.1987
S/1987/1191	Erection of portakabin for temporary doctors' surgery. Permission – 26.08.1987
S/1989/1484	Erection of pratten building to form area office and associated parking. Permission – 23.10.1989
S/1991/0257	Deemed application - retention of a single mobile classroom. Permission – 19.07.1991
S/1992/0452	Construction of car park. Permission – 05.05.1992
S/1992/0704	Deemed application - retention of single mobile classroom without toilets. Permission – 24.06.1992
S/1992/0742	Deemed application - replacement of existing flat roof with a pitched roof system. Permission – 15.07.1992
S/1996/0069	Floodlighting to 3 no hard areas. permission – 15.03.1996
S/1996/0605	Retention of a single mobile unit without toilets. Permission – 17.06.1996
S/1997/0368	Alteration and extension of Technical Faculty. Permission – 17.04.1997
S/1997/1687	Renewal of permission for a single mobile classroom. Permission – 06.01.1998
S/1998/1906	Extension to sports centre to provide umpires hut for new netball complex. Permission – 31.12.1998
S/2001/1912	Re-roofing of wyvern block. Permission – 19.11.2001
S/2004/1921	Full planning permission for a new reception / administration building an extension to the existing pupil dining room and a new lobby to an external entrance of an existing teaching block. Permission – 04.10.2004
S/2011/1639	Redevelopment of existing educational premises including demolition of several buildings, new build of 9,900 sqm. Redesign and configuration of external playing fields and landscape areas, 150 car parking spaces and 7 coach spaces. Permission – 06.01.2015
S/2011/1639	Redevelopment of existing educational premises including demolition of several buildings, new build of 9,900 sqm. Redesign and configuration of external playing fields and landscape areas, 150 car parking spaces and 7 coach spaces. Permission – 06.01.2012
13/00569/VAR	Amend the industrial processes building cladding materials, from brick and metal composite cladding, to brick only by changing from plan number 1178/PO15 October 2011 to 1178/PO15A dated 28/03/13. Reconfigure brise soleil and vertical shading on 3 poles by changing from plan number 1178/PO14 to 1178/PO14A and 1178/PO15 to 1178/PO15A (amendments to approved application S/2011/1639). Withdrawn

19/03821/FUL	Installation of two modular double class room buildings for educational use. Permission – 16.07.2019
19/04202/FUL	Planning permission is sought to create an Artificial Grass Pitch (AGP) with associated features including 4.5m high ball stop fencing and entrance gates to the AGP perimeter, 1.20m and 2.0m high pitch barriers with entrance gates internally within the fenced enclosure to segregate the playing area (the field of play) from adjoining hard-standing areas, hard-standing areas complete with associated porous asphalt surfacing and matching ball stop fencing for portable goals storage and pedestrian circulation as well as for vehicular maintenance and emergency access, 15m high floodlight system, maintenance equipment store located within the fenced enclosure, soft landscaping work (installation of grassed mound along Western playing field boundary). Permission – 23/01/2023
PL/2022/01352	Variation of condition 1 on 19/03821/FUL to extend time for removal of approved buildings to end of 2024. Permission – 31/03/2022
PL/2022/01497	Variation of condition 3 (flood lights and pitch illumination) on 19/04202/FUL to change the opening hours of the 3G site on a Sunday, extending the time from 19:00 close to a 21:00 close. Current approval has been granted to open from 09:00- 19:00. Permission – 02/12/2022
PL/2022/02054	Application to construct a new temporary mobile classroom unit at Springfields South, The Springfields Academy. Permission – 27.04.2022

POLICIES

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

National Design Guide (January 2021) (NDG)

Salisbury District Local Plan policies (Saved by Wiltshire Core Strategy) (SDLP):

R1A – New/Improved Facilities

PS5 – New Education Facilities

Wiltshire Core Strategy (WCS):

CP1 (Settlement Strategy)

CP2 (Delivery Strategy)

CP3 (Infrastructure Requirements)

CP20 (Salisbury Community Area)

CP50 (Biodiversity and Geodiversity)

CP56 (Contaminated Land)

CP57 (Ensuring High Quality Design & Space Shaping)

CP60 (Sustainable Transport)

CP61 (Transport & Development)

CP62 (Development Impacts on the Transport Network)

CP64 (Demand Management)

CP69 (Protection of the River Avon SAC)

Wiltshire Housing Site Allocations Plan (February 2020) (WHSAP)

Supplementary Planning Documents:

Wiltshire Design Guide (March 2024)

Creating Places Design Guide SPG (April 2006)

Achieving Sustainable Development SPG (April 2005)

Wiltshire Climate Strategy 2022-2027

Air Quality SPD (July 2025)

Salisbury Neighbourhood Plan (NHP)

Wiltshire Local Transport Plan – Car Parking Strategy

Wiltshire Local Plan Review

At a meeting of full council on 19th May 2026 Councillors voted to withdraw the Wiltshire Local Plan review from examination.

ISSUES

The main considerations which are material to the determination of this application are listed below:

- Principle
- Character & Design & Trees
- Neighbouring Amenities
- Highway Safety
- Ecology
- Drainage & Flooding
- CIL/S106

CONSULTATION

Urban Design – No Objection

- The form and appearance of the proposed building is functional but not ungainly.
- The proportions and placing of openings is visually well balanced.
- While flint facing is restricted to small panels on the entrance elevation, this would be in reference to an intrinsic characteristic of the wider area.
- The roof mounted services appear to be appropriately discretely placed, behind the facade roof parapet.

Highways – No Objection subject to Conditions

- I note the proposals seek to expand the school from a 6FE school, to firstly, an 8FE school with 1,200 students and subsequently, to a 10FE school with up to 1,500 students.
- I am aware that this submission seeks Full detailed approval for the 8FE proposals and Outline approval for the 10FE proposals.
- The school is currently accessed from Westwood Road, via a WC owned private access road (not highway).
- The access is well formed and has walking/cycle provision along the access road, as well as a zebra crossing.
- The access arrangements are considered sufficient to accommodate the increase.
- The key aspect in respect to these proposals appears to be that of on-site car parking provision and drop-off/pick-up arrangements for parents.
- The submission states that currently, 110-120 staff are present on site and that 8FE would require 135 staff and 10FE would require 171 staff. This is a significant number.
- The submitted Transport Statement has correctly calculated the required maximum car parking provision to meet Wiltshire's Car Parking Standards in full, with 149 spaces usually required for 8FE and 188 spaces required for 10FE.
- I note that for 10FE some existing car parking spaces would be lost, but these would be replaced within the site, along with additional provision added.
- The existing site currently has 131 car parking spaces and the proposals for 8FE do not include any additional parking provision.
- Whilst this would result in a lesser number of spaces than WC's maximum standards usually require, the site benefits from a drop-off circulatory arrangement, which is stated to accommodate up to 42 vehicles. This is considered adequate for parent drop-off and thus the total of 131 spaces for 8FE is considered sufficient.

- The proposed 10FE expansion would result in the loss of 37 parking spaces in place of the new building, with a new car parking area provided elsewhere within the site accommodating 43 spaces and 2 additional accessible spaces provided adjacent to the new building.
- This would result in a total of 139 spaces being available for the 10FE proposals and whilst this is again below the maximum standards usually required, given the drop-off arrangements available in addition to the proposed car parking spaces, the level of car parking provision is considered adequate for the 10FE proposals also.
- I am aware that cycle parking will also be increased on site to meet Wiltshire's minimum standards in full and this is welcomed.
- Given the nature, scale and phased approach to these proposals, a suitable planning condition will be required to secure the phased development approach and ensure the additional car and cycle parking is provided in advance of the removal of the existing 37 car parking spaces.
- Given the scale of the increase in pupil numbers, the planning application has been accompanied by a school travel plan (STP). I have consulted with WC's School Travel Plan Advisor on this and she has provided the following comments;
 - The STP seems delay implementation until after the 8FE proposals are delivered and it generally lacks specificity.
 - The baseline data stated is from the 2011 travel plan and the data was collected in 2010. This means that it is more than fifteen years old, which is not acceptable. There was a much higher level of walking and much lower level of car use than is typical for a secondary school, and it should be established whether or not this is still the case before setting targets. Current data should be collected and used as a baseline before the travel plan can be accepted as part of the planning application.
 - The initial phase to 8FE will bring about an increase in numbers on roll of 450. It is then stated that this will be undertaken in units of 150. It would be helpful if a timeline was given for this and in turn that the travel plan review schedule tied in with this (4.3).
 - In 5.4, where it says that "the 10FE would not target a further reduction in private vehicle", this should be subject to the results of prior reviews of the travel plan and of the modal split.
 - It is not stated how barriers to more sustainable modes of travel will be identified. It does say that reviews will be hands-up surveys. There needs to be more in-depth analysis of travel choices, ideally linked to postcodes.
 - Noting that some pupils are travelling on minibuses which parents are paying for, presumably because they are out of catchment, it would be useful to have this as a separate mode to school bus where pupils have their transport paid for, and those who choose to use existing public transport which they pay for. This is because this is more likely to be subject to change in the future when compared to other modes, simply because a new cohort of parents choose not to pay and to drive their children instead.
 - There should be some analysis of the journeys the additional pupils are likely to be making to establish whether these journeys are longer, as this will inform targets and actions.
 - Finally, regarding the travel plan coordinator. It does not feel sustainable in the broader sense to have the travel plan responsibility resting on a sole individual and where it states in 7.3 that "the role and contact details will be finalised with WC", this is not for the Council to decide because the academy needs to take responsibility for implementing the travel plan. Likewise the statement in the action plan "TPC to contact WC and agree targets" – the targets should be led by the data.
- Therefore, whilst the general principle of the expansion proposals, both for 8FE and 10FE, are accepted in Highway terms, the submitted School Travel Plan requires significant alterations/additional work, including new travel surveys.
- I do not see a reason why this could not be conditioned, as long as the existing STP is not included as an approved document within any consent granted.
- However, I would also be open to the applicant undertaking this work during this submission and avoiding the need for a pre-commencement condition. The applicant should liaise directly with WC's School Travel Plan Advisor directly on this.

- Therefore, if the applicant was prepared to accept a pre-commencement condition for the submission of a revised School Travel Plan, I would recommend that no Highway objection is raised, subject to conditions being attached to any permission granted;

UPDATE:

- I failed to pick up on the fact the 10FE was removed from the app.
- On this basis, only the condition relating to the travel plan will be required which can be amended to 'pre-occupation/use'.

RESPONSE TO OTHER HIGHWAY CONSULTTEES:

- In respect to NH's comments RE contributions, no, we will not be seeking contributions to the Salisbury Transport Strategy from this application. This is an extension and not a new build and a development being brought forward by Wiltshire Council.
- In terms of ATE's comments, I was aware of these and the vast majority I do not agree with.
- 'Crossing on bus stop bay' – The crossing is on the desire line to the school. There is no other location to provide this. Moving the crossing further south would be away from the desire line and would be across the parking layby, which is worse than the bus layby. Further north there are staggered barriers and another bus layby. There are already crossing points both to the north and south just beyond the various laybys. The crossing point does not pose a highway safety risk.
- 'Stairs with no alternative access' & 'chicanes causing clutter' – there is no realistic option to address this level difference. The chicanes highlight the steps, which is a highway safety benefit.
- 'Missing bus stop shelter and seat' – there is no bus service that stops here that serves the school.
- 'Missed desire line' – There is already a dropped kerb crossing point there!?
- 'Narrow footway' & 'poor footway surface sealing' – this area of footway is not public highway but is owned by WC. Footway sealing is a maintenance issue and addressing maintenance issues cannot be placed on new development. The footway is split in to two separate footways and so the narrow (ish) width is not an issue in my view, especially in the context of the application.
- 'Missing tactile paving' – there should be tactile paving at the zebra crossing. This area is not public highway and not something the LHA would be involved with.
- It is highly unlikely many children will be cycling from Salisbury Rail Station and City Centre. Skew Bridge Road is over 1.5km from the site and it is unlikely many cyclists will use this route to access the school. These suggested improvements cannot be justified in the context of NPPF.
- There is no bus service that stops at the north-bound bus stop that serves the school (the eservice times would not fit with school times; and the school is probably served by school buses that enter the site). The suggested improvements cannot therefore be justified in the context of the application.
- As such, the only improvement I would support would be the provision of tactile paving at the zebra crossing. However, this is not public highway and would need to be agreed with Property Services and not Highways.

National Highways – No Objection

- National Highways has been appointed by the Secretary of State for Transport as a strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN).
- The SRN is a critical national asset and as such we work to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.
- We have undertaken a review of the relevant documents supporting the planning application to ensure
- The application is seeking permission for the phased expansion of the existing Sarum Academy secondary school.
- The Academy site will be accessed via Westwood Road, reflecting existing access arrangements, with no access to be taken from Penning Road.

- The expansion of secondary school provision is identified as an essential infrastructure requirement to support the adopted 2015 Wiltshire Core Strategy strategic allocation at Fugglestone Red, located immediately to the north of the Sarum Academy and encompassing both the existing Academy and proposed expansion site.
- Residential development at Fugglestone Red is now consented and build out is progressing.
- National Highways principal interest in the development is the potential impact on the safe and efficient operation of the SRN, which in this case comprises the A36.
- The application is supported by a transport assessment (TA) prepared by Paul Basham Associates and dated January 2026.
- Although no specific assessment has been provided in respect of the SRN, in particular the A36 Wilton Road/Roman Road junction, National Highways' view is that the traffic impact of the strategic allocation and the identification of associated infrastructure requirements would have been considered as part of the transport evidence underpinning the adopted Core Strategy and the associated Salisbury Transport Strategy measures.
- National Highways therefore has no objection to the proposed development, but advises the planning authority to secure a robust travel plan to encourage and support the take up of sustainable travel modes, and proportionate contributions towards the identified highways improvements and measures within the Salisbury Transport Strategy.
- The Climate Change Committee's 2022 Report to Parliament notes that for the UK to achieve net zero carbon status by 2050, action is needed to support a modal shift away from car travel. The NPPF supports this position, with paragraphs 77 and 110 prescribing that significant development should offer a genuine choice of transport modes, while paragraphs 109 and 115 advise that appropriate opportunities to promote walking, cycling and public transport should be taken up as part of a vision led approach.
- Moreover, the carbon reduction hierarchy (avoid-switch-improve) as set out in clause 4.3 of PAS2080:2023 promotes approaches and measures to minimise resource consumption and thereby reduce carbon emissions.
- These considerations should be weighed alongside any relevant Local Plan policies to ensure that planning decisions are in line with the necessary transition to net zero carbon.

Active Travel England – No Objection subject to Conditions

- We welcome another opportunity to comment on the application.
- We do not oppose the principle of development but views the school extension as an opportunity to improve active travel provision and encourage sustainable journeys by staff and pupils.
- While the main deficiencies in this application can be addressed by planning conditions, we have outlined any outstanding infrastructural deficiencies that hinder opportunities for active travel and the LHA may wish to address in the future.
- We reiterate the request for updated TA mode share data
- While the intention to provide updated staff and pupil survey data as part of the Travel Plan, the submission should:
 - be based on current datasets and does not rely on historic Travel Plan data alone
 - Clearly present separate staff and pupil mode shares and total daily trips
 - Establish baseline mode shares and realistic but ambitious targets, with focus on reducing staff car dependency
- We welcome the tactile paving provision on the zebra crossing in front of the school.
- We acknowledge that the LHA considers further off-site improvements not necessary or proportional to the size of the expansion.
- While we recognise that local priorities and feasibility considerations may differ from its own, it remains appropriate for us to identify these matters. However we do not expect these issues to be addressed by this application alone and recognise the proposed changes will likely trigger a whole access junction redesign.
- These comments should be taken on board by the LHA to address prioritisation of any future works.

- While most journeys are made by pupils, staff travel should also be considered.
- Staff have different travel patterns, with public transport and cycling likely to play a larger role in encouraging sustainable travel choices.
- Future suggestions for improvement:
 - Safe and appropriate crossing provision through Westwood Road that does not interfere with bus movement (e.g., by evening parts of the unused bus bays to footway level) – The unused bus bays are currently used for informal parking, not designated for school use. Relocating the crossing south of the bus stop would not disrupt desire lines, as routes to the school, bus stops and the Westwood Road–Pinewood Close footpath would remain equally direct. In the absence of a route audit, the safety of the present crossing arrangement cannot be verified; the lack of identified issues reflects a lack of assessment rather than evidence of safety.
 - Ramp provision (Inclusive Mobility 5.2) and chicane removal (MfS, 5.10) on the footpath between Westwood Road and Pinewood Close – In this location, the chicanes primarily affect pedestrians rather than cyclists, introducing unnecessary obstacles immediately in front of the steps. This does not provide a meaningful safety benefit and instead creates additional hazards, particularly for blind and visually impaired users who may come into contact with the barriers. If WC would like to highlight the steps to improve accessibility, contrasting hi-visibility stair nosing would be more appropriate here. However, we reiterate that the optimal solution here would be creating a ramp to allow wheelchair and pram access. If a ramp is introduced, cyclist speeds should be managed through geometry, surface treatments and visual cues rather than physical barriers.
- We note that the cycle parking location has been moved and have no further comments to make.
- Please condition cycle parking and the travel plan

Sport England – No Objection subject to Conditions

- Sport England raises no objection to this application as it is considered to meet exception 5 of our Playing Fields Policy and to accord with Paragraph 104 of the National Planning Policy Framework (NPPF), subject to conditions.
- Sport England's policy is to oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of:
 - all or any part of a playing field, or
 - land which has been used as a playing field land remains undeveloped, or
 - land allocated for use as a playing field
- unless, in the judgement of Sport England the development as a whole meets with one or more of five specific exceptions.
- Sport England has been engaged at pre-application stage. We responded positively to the proposal
- The Sarum Academy site is a large site comprising the following range of sports facilities:
 - a full size 11 x 11 3G Artificial Grass Pitch (AGP).
 - 4no. hard surface MUGA/courts.
 - 2no. separate areas of playing field. A smaller playing field area in the north and a larger playing field area in the south. Both appear to be used for different pitch sports as well as athletics.
 - Indoor sports facilities including a sports hall.
- We note that the proposals include the phased development of the school to provide an 8-form entry school as well as the potential to grow to a 10- form entry school.
- We note that the plans include the construction of a new '2G' AGP facility which is fenced and floodlit to accommodate hockey and tennis on the northernmost natural turf pitch playing field. This would result in the loss of that natural turf playing pitch.
- There is also the provision of a new indoor sports/fitness building to replace the 6th form building.
- The growth of the school to 10 form entry would require the provision of a new playing field area to the north of the existing school, marked out as a senior/adult football pitch (106m x 70m) and car parking.
- The Football Foundation (FF) on behalf of the FA comments that there is currently a deficit of natural grass pitches (NGPs) in the area, with only 7v7 pitches and 5v5 pitches being met. Therefore, any loss of NGPs needs to be seriously considered and implications fully mitigated.

- Wiltshire FA (WFA) also commented that they are aware the NGPs are currently not offered for community use however, given the shortfall of pitches in the area, WFA would welcome a conversation over the NGPs being open for community use to help alleviate some of this need.
- The FF comments that there doesn't appear to be any agronomist reports demonstrating the quality of the land where the new football pitch is proposed.
- The Football Foundation (FF) highly recommend an agronomist report as well as an independent document demonstrating the installation of the new NGPs, based on the agronomist report. This is very important given the proposed location for new NGPs appears to be unused land.
- The FF comments that football has an identified need for additional pitches in the area and having community access to this site would support the local community teams needs of additional pitches at the weekend.
- England Hockey (EH) comments that they would be supportive of the development of a full size (91.4m x 55.0m) 2G (sand-dressed) artificial grass pitch (AGP) at the site, recognising the important role such a facility could play in supporting the growth of hockey within local state schools and in meeting the needs of Salisbury Hockey Club.
- Following the club's loss of access to the pitch at The Burgate School, after its conversion to a 3G surface in 2023, the club has experienced ongoing challenges in securing suitable facilities within a reasonable travelling distance of the existing AGP at South Wiltshire Sports Club.
- The proposed location of the new 2G pitch would offer a practical and well-related option for members, allowing activities to be coordinated across both sites.
- This proximity would also help support the continued use of the club's existing clubhouse facilities, including post-match hospitality and social activities, which remain an important part of the club's operation and community offer.
- In order to confirm the suitability of the proposed AGP for hockey use, EH would welcome further information regarding the detailed specification of the pitch. In particular, clarification would be helpful in relation to the following:
 - Pitch dimensions: EH would require a minimum playing area of 91.4m x 55m to support competitive match play.
 - Line markings and run-offs: Details of the proposed markings and surrounding run-off areas.
 - Perimeter fencing: Confirmation of the fencing type and proposed fence heights.
 - Pitch infrastructure: Whether recessed units will be included to support a range of pitch furniture (e.g. goals, team benches, etc.).
 - Sports Lighting specification: Confirmation of the proposed lighting levels. EH would require a minimum average illumination of 350 lux to support competitive hockey. The submitted information references six lighting masts; clarification would be welcomed as to why a six-mast arrangement has been selected rather than the more typical eight-mast configuration for hockey-suitable AGPs.
 - Community use: Information on the anticipated community use hours for the facility.
- In addition, further clarification would be welcomed regarding the additional changing facilities proposed as part of Phase 3. Specifically, it would be helpful to understand whether the scale and layout of these facilities would provide sufficient capacity to accommodate both indoor and outdoor sporting demand should the new AGP be delivered and made available for community use.
- Overall, EH would welcome the opportunity to review further details to confirm that the facility would be suitable for hockey. EH would also strongly recommend that the provision of a community use agreement be secured as a condition of planning, to ensure that the pitch is accessible to local clubs and the wider community.
- The RFU comments that they are not aware of any existing community rugby use at the site nor any curricular/extracurricular rugby programme, however, the expansion of the Academy presents an opportunity to offer a rugby programme and/or to connect with the local community rugby clubs (Salisbury RFC and Wheatsheaf Cabin Crew RFC).
- If a new football pitch is to be delivered to the Northern Playing Field, could the existing Southern Playing Field now accommodate a rugby pitch?

- Sport England notes the comments from the national governing bodies for sport and agrees that further details will be needed in relation to the design; specification and layout of both the proposed '2G' AGP and the new natural turf playing field/pitch, including how they comply with national governing body recommended design guidance.
- A specialist sports turf agronomist should be appointed to undertake a ground conditions assessment of the land to be prepared as playing field/sports pitch(es) to identify any constraints, including drainage, which could affect the use of the land as playing field.
- Sport England considers that the relevant exception in this case is the E5 exception in our playing fields policy. This states:
- *The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.*
- Sport England is satisfied that the proposed 2G AGP with fencing and floodlighting combined with the improved ancillary provision has the potential to have community benefits for hockey in the area.
- That said, further details are required on the design; specification and layout of the AGP to demonstrate compliance with design guidance.
- Similarly, further details on the design and specification of the proposed new playing pitch/field area are also needed,
- Please add conditions to resolve these matters
- If the LPA is minded to approve the application without imposing our suggested conditions then we object to the application as it is not considered to accord with any of the exceptions to our Playing Fields Policy or paragraph 104 of the NPPF.
- Should you be minded to approve this application without the above conditions, then given Sport England's subsequent objection, the Town and Country Planning (Consultation) (England) Direction 2024 requires the application to be referred to the Secretary of State via the Planning Casework Unit.

UPDATE:

- We welcome the submission of further details relating to the design and specification of the sand-based AGP for hockey and multi-sport use.
- We have sought comments from EH and they have reported that they are content with the additional details provided.
- EH supports the application and is encouraged that there will be a multi-sport AGP on site to support hockey activity.
- EH believes this will provide a valuable facility for both hockey and the wider community.
- On this basis, Sport England is content to withdraw the previous condition about this
- Please still add all other previous conditions

Trees – No Objection subject to Conditions

- I feel I have to object to this application because I am not being provided with all relevant information.
- If any trees are likely to be affected by the current application, they need to be included in the report, or I cannot reasonably assess impact.
- Likewise, if trees that are included will be affected by proposed outline permission the implications need to be made clear in the current Arb Report.
- The report also needs to explain what phasing is proposed and how this will impact trees at a later date, so it can be easily understood.
- I suggest the applicant needs to revise the report again with the above in mind.

UPDATE:

- I have visited site this afternoon and there is nothing there of any particular merit, therefore, I have no objection subject to trees in the northern block of land being relocated (or replaced at a ratio of 3 new trees to 1 (if removal is required).
- Retained trees should be protected in accordance with the Arb Report.

Archaeology – No Objection subject to Condition

- Please note that my comments relate solely to the buried archaeological heritage and not to the historic built environment, which is a matter for your Conservation Officer.
- As I understand it, this application mirrors a proposal set out in a recent pre-application enquiry (ENQ/2025/01713) and the same archaeological desk-based assessment (Cotswold Archaeology, dated July 2025) that accompanied the pre-application enquiry has been submitted in support of this application, even though the red line boundary in the assessment report is at variance to that set out in this application.
- Cotswold Archaeology's assessment usefully summaries the archaeological potential of the wider landscape.
- There are known prehistoric and Roman monuments in the wider landscape but there are no known heritage assets within the red line boundary. This is despite several archaeological surveys within the school site, including geophysical survey in 2011 and 2019, exploratory trial trenching in 2011, 2013 and 2019, and archaeological monitoring in 2019.
- Much of the existing school site was substantially disturbed when it was first constructed in the 1960s, with further redevelopment in the 2010s.
- Cotswold Archaeology's assessment concludes that there is a very low likelihood for the survival of buried remains within the existing complex of School buildings and associated parking and landscaping.
- The area within the red line boundary that retains the most archaeological potential is in the north-west of the site, which has not been subject to any development.
- However, this part of the site has been subject to geophysical survey (Wessex Archaeology, 2011), which did not reveal any anomalies indicating the presence of buried remains, and three trial trenches (Cotswold Archaeology, 2013, fig. 2), which did not contain any buried remains.
- The trenching in this part of the site was only a very small sample, but Cotswold Archaeology's assessment concludes that the archaeological potential here is 'limited'.
- The proposal provides for a new sports pitch and car parking in this part of the site.
- Although no details are provided, it is assumed that the existing topography will require substantial landscaping to level the existing steep slopes.
- This landscaping has the potential to harm any buried remains that might survive in this part of the site.
- Cotswold Archaeology's assessment report makes no recommendation for further field survey in relation to the proposed development.
- Given past impacts from the construction of the existing School buildings and the results of previous field surveys, I am satisfied that there are no archaeological concerns in relation to the proposed development within the existing complex of School buildings.
- However, the area of the proposed new sports pitch and car parking to the north-west of the school, will require archaeological investigation but this can be secured post-consent by condition.
- I think it would be sensible to specify that the archaeological condition should be attached to the 10FE works, rather than the school buildings themselves (which have no archaeological merit).

Public Protection – No Objection subject to Conditions

- Phase 1 & 2 (full planning permission):
- We have no observations to make in respect of phase 1 as this relates to minor internal configuration.
- Phase 2 of the proposed development involves construction of a new science block with installation of associated building services plant and development of a new floodlit MUGA allowing all year-round use by the school, and community use after school hours.
- I have reviewed the two Acoustic Reports prepared by 24 Acoustics which consider:
 - Building services plant noise associated with the proposed science block; and
 - noise arising from use of the proposed 2G MUGA.
- It is proposed to locate six Daikin air source heat pump units on the flat roof of the new science block.
- In order to fully assess and independently verify the conclusions of the submitted noise impact assessment, I request that manufacturer's specifications for the proposed plant units are provided.

- The plant noise assessment prepared by 24 Acoustics also includes a drawing illustrating the proposed placement of the ASHP units alongside 86 solar panels on the roof. However, I have been unable to locate this drawing within the submitted application documents. I would be grateful if the original drawing could be provided to allow it to be reviewed at an appropriate scale and for the associated notes to be read clearly.
- In particular, clarification is required regarding the location of the inverters for the solar panel, which are known to generate noise. These do not appear to have been included within the current assessment.
- Manufacturer specifications for the solar panels and all associated plant, including inverters, should therefore be submitted, and the noise impact assessment updated to assess the combined and cumulative noise impact from all rooftop plant and equipment.
- I'd be grateful to review the updated noise impact assessment prior to determination of this application so that a suitable condition can be applied to any approval.
- I note the noise report assesses the impact of noise associated with the MUGA based on operating hours of the 9am – 10pm daily. These hours should be secured by condition as part of any planning approval
- Please condition a construction management plan and hours of construction
- The MUGA is proposed to be floodlit, and a plan showing the proposed lighting positions has been submitted.
- To ensure protection of residential amenity, please condition these
- A Ground Investigation Report prepared by Soils Ltd has been submitted.
- Soil chemical analysis did not identify any exceedances of relevant guideline values, and no further works are required in respect of chemical contamination.
- However, one sample was tested for asbestos, and the report advises that further input from a specialist asbestos consultant is required. Accordingly, I recommend this is conditioned
- Phase 3 is for outline planning permission for further expansion from 8FE to 10 FE and proposes the construction of an additional teaching block along the eastern boundary of the site, together with the installation of a natural turf football pitch.
- The football pitch would be located in close proximity (approximately 15m) to residential dwellings approved under planning permission PL/2023/05287.
- At this outline stage, a noise impact assessment has not been submitted in respect of either building services plant associated with the teaching block, or noise arising from use of the football pitch.
- A detailed noise impact assessment will therefore be required as part of any reserved matters application.
- The assessment should consider:
 - noise from all building services plant serving the teaching block, assessed at the nearest noise sensitive receptors; and
 - noise associated with use of the football pitch, including hours of use, ball impact noise on fencing or goalposts, whistle noise, and general noise from players and spectators.

UPDATE:

- Many thanks for forwarding the updated 24 Acoustics NIA (dated 28th May 2026) which now considers the cumulative impacts from all proposed plant items associated with development of the new science block.
- Having reviewed the report, I am satisfied that installation of the plant is unlikely to result in adverse impact at the nearest noise sensitive receptors.
- If you have any queries on this, please do not hesitate to contact me.

Ecology – No Objection subject to Conditions

Reptiles

- The application site was assessed as providing suitable habitat for commuting and hibernating common reptile species, particularly within the unmanaged scrub and tussocky grassland habitats located to the north, including the 10FE grassland.

- Common lizard (*Zootoca vivipara*) were recorded following mowing of the grassland to facilitate survey access.
- It is also noted that the adjacent planning application (PL/2023/05287) identified significant populations of common lizard and slow worm (*Anguis fragilis*) within habitats directly adjoining the application site.
- A reptile translocation scheme is currently being implemented at that site to address the high population numbers recorded.
- This, in combination with the proposed development, has reduced the carrying capacity of the surrounding area.
- Given that reptiles have been confirmed within the application site, and that adjoining habitats support locally significant populations, it is highly likely that the site itself supports a substantial population of common reptile species. However, no site-specific reptile surveys have been undertaken to robustly confirm population size or distribution.
- In light of the site's proximity to known populations and the presence of suitable habitat, a precautionary approach must be applied, and the site should be assumed to support a significant reptile population.
- Whilst it is acknowledged that the proposals include measures to enhance edge habitats surrounding the playing fields, it is evident that a considerable proportion of habitat currently suitable for reptiles will be lost as a result of the development.
- Furthermore, there is potential for direct impacts on reptiles during construction, particularly in relation to the creation of the 10FE sports pitch and associated infrastructure.
- In view of the above, a comprehensive Reptile Mitigation Strategy is required to accompany the application.
- The proposed development will result in a reduction in available habitat and overall carrying capacity, and it cannot be assumed that displacement into the wider landscape is feasible given the constraints posed by the adjacent site, which already supports significant reptile populations.
- Accordingly, further ecological information is required at this stage to adequately assess impacts and to ensure that reptiles are appropriately safeguarded in accordance with relevant legislation and planning policy.
- Section 5.49 of the updated ecology survey states that '*it is unlikely that any population of reptile present on site would be significant enough in population size or density to be of Significant ecological value*'.
- However, significant populations of reptiles exist directly adjacent with suitable habitat connectivity to allow for movement of reptiles into the 10FE area. We therefore do not accept this assessment.
- Although the Reptile Mitigation Strategy suggests that reptile fencing is in place, reducing movement onto site, this has been inconsistently managed providing frequent opportunity for reptiles to disperse.
- It is therefore anticipated that reptiles will represent a significant constraint to the 10FE phase of the development.
- Whilst we welcome the submission of the Reptile Mitigation Strategy, this and the proposed plans for 10FE should not be approved at this time. Reptile surveys will be required to inform the development as the results of these surveys will likely influence the final design.
- The parcel of land proposed for 10FE will need to be secured to ensure no works are carried out on site, including routine management works until such a time that a reptile survey and mitigation strategy are submitted to and agreed by the LPA.
- The intended delay in the 10FE development is noted. The reptile surveys should therefore be secured within the reserved matters for this proposal.
- The surveys will be required to establish population estimates within this area as part of the reserved matters and a full mitigation strategy submitted and agreed with the LPA prior to commencement of any works for phase 10FE.

Bats

- The updated Ecological Appraisal states that prior to their removal, all trees will be subject to an updated preliminary roosts assessment which will be included within the CEMP as outlined in 5.19 of CEMP B which is welcomed.

- In addition, the two trees assigned PRF-1 will be subject to soft felling techniques under the supervision of a suitably qualified ecologist.
- A building proposed for demolition supported potential roost features for bats.
- One emergence survey was undertaken in May 2026. No evidence of bats roosting within the building was identified and no bats were seen to emerge during the survey. This building has been scoped out of further consideration for roosting bats.
- From aerial photographs it is evident that buildings existed at the location of the proposed science block. These buildings were not included in any ecology assessment, particularly in relation to bat roosting potential.
- From the recent 2026 aerial imagery, these buildings appear to have been removed. It is unclear when these buildings were removed or if they held potential to support roosting bats.
- It is noted that bat boxes will be included in the new science building on site which is welcomed and should be secured with the permission.
- With regards to foraging and commuting bats, the existing complex is well lit and includes flood lighting on the existing sports pitch which is due to be upgraded as part of this proposal.
- This new lighting specification must be in accordance with 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.
- Lighting proposals are detailed within Sarum Academy-Muga 6 masts option D93234 Rev B. January 2026. Kingfisher Sport, which demonstrate significant light spill into the adjacent habitat directly north and along the western boundary.
- It is unclear to what extent this differs to the existing, however light spill into the northern parcel also occurs.
- It is unclear how this proposed lighting scheme follows best practice in regards to Guidance note GN08/23.
- Insufficient information to demonstrate that *implementation of a sensitive lighting scheme along commuting / boundary features to minimise impacts resulting from artificial lighting, based best practice guidance (ILP/BCT, 2023)* as outlined within the ecology report has been implemented.
- No other protected or notable species or habitat were recorded on site, however a number of reasonable avoidance measures and precautionary working practices are included within the CEMP B which are welcomed.
- An updated CEMP would be required for future development within the 10FE.

Habitat Regulations Assessment: River Avon Special Area of Conservation (SAC) Hampshire Catchment

- This development falls within the catchment of the River Avon SAC and has potential to cause adverse effects alone or in combination with other developments through discharge of phosphorus in wastewater.
- Appropriate Assessment must be carried out by the relevant Competent Authority (the LPA) to determine the potential significant effects and the suitability of any measures proposed to avoid or mitigate those effects.
- A test of likely significance has been carried out by the relevant Competent Authority (Wiltshire Council) as required by Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).
- This concluded that given the scale and nature of the development there is no mechanism for adverse effect.
- The HRA has concluded that the application is not likely to have significant impacts on the SAC and subsequently the application is screened out of Appropriate Assessment.

Biodiversity Net Gain

- Under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) this application is required to deliver 10% Biodiversity Net Gain (BNG).
- The Biodiversity Gain Plan condition will automatically apply if approval is forthcoming.

- In view of the hybrid nature of this application, the Phased Biodiversity Gain Plan Forms have been submitted for the two phases which is welcomed.
- Updated statutory metric calculations confirming the baseline and predicted post- development biodiversity units of the site have been submitted for each phase as well as the overall net gain for the site.
- 1st Phase - 8FE Statutory Metric. June 2026. TLP demonstrates that a 10% gain will not be achieved for area habitats with a unit deficit of 0.32.
- 2nd Phase-10FE Statutory metric. June 2026. TLP demonstrates that a 10% gain is likely to be achievable. However, this is likely to change to reflect the mitigation strategy required for reptiles.
- The whole site metric, June 2026. TLP demonstrates that a 10% gain is likely to be achievable. However, this will require updating once the proposals in 10FE are amended post surveys
- Although the 8FE metric does not demonstrate a 10% gain and therefore phase 1 will not meet BNG requirements, the overall site metric confirms the required net gain can be achieved.
- The scheme design may change in light of the reptile survey results, however, it is anticipated that 10% net gain in area habitat will still be achievable and overall gain across the phases can be achieved.
- If phase 2 should not progress, the BNG shortfall within 8FE will be required to be met, this must be included within the HMMP.
- A Habitat Management and Monitoring Plan (HMMP) has been submitted in support of this application. However, it currently includes both 8FE and 10FE phases. At present due to the consideration of reptiles within the 10FE proposal, the LPA cannot secure the HMMP for both phases at this time.
- A separate HMMP for each phase will be required to secure management of the 8FE and 10FE phase independently.
- In order for the council to fulfil its BNG monitoring responsibilities, a Biodiversity Net Gain On-site 30 year Monitoring Fee must be secured through a Section 111, Section 106 or Unilateral Undertaking at the time of permission with contributions secured prior to commencement.
- The applicant should be directed to the Guidance Note for Completing Agreements Under S.111 of the Local Government Act 1972. Where the applicant elects to use the S111 process the fee must be paid and S111 signed by both the applicant and the council on the granting of planning permission.
- In order for the council to fulfil its monitoring obligations, the BNG monitoring fee would be
- £6,200 plus legal fees payable on commencement of development.

UPDATE:

- We could secure the HMMP now which could be included within the condition...
- The development will be carried out in strict accordance with the following documents:
- Habitat Management and monitoring Plan. May 2026. The Landmark Practice
- However, as this contains information relating to the 10FE second phase which is likely to be incorrect when this development eventually comes forwards, we will need to secure revised documents at the reserved matters stage to include;
- An updated HMMP
- A reptile Mitigation Strategy
- Revised site plan
- Updated Statutory Biodiversity Metric for the 10FE site including updated botanical surveys
- where BNG proposed is significant a monitoring fee may be required
- The BNG proposed for the 8FE is not considered significant and therefore a monitoring fee will not be required for this phase of the application.

Natural England – No Objection subject to Conditions

- Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.
- It is noted that although the Ecology Appraisal recognises that Annex II bats are present in the landscape, no bat activity surveys have been provided.

- We agree that Annex II species are likely to be present and in the absence of bat surveys the mitigation measures should apply the precautionary principle to ensure the scheme maintains and enhances the commuting corridors and foraging opportunities of the site.
- Further, in relation to the two trees with roosting potential proposed for removal, we agree with the county ecologist that these trees should be assessed by a qualified ecologist prior to felling.
- The habitats on site have been assessed to be suitable for common reptiles, including slow worm and common lizard.
- Despite no on site reptile surveys, the submitted documents state that the existing habitats and proposed enhancements provide sufficient capacity for reptiles.
- It is noted that significant populations of slow worms and common lizards were identified in the planning application to the north (PL/2023/05287) and that mitigation included translocation.
- Therefore, it is our view that the abundance of suitable habitat for reptiles in this locality has been reduced and that the proposals will reduce the carrying capacity further.
- Therefore, further information is required to assess the impacts of the proposals on protected reptile species.
- We agree that reptiles are present on site and in the absence of reptile surveys a precautionary approach should be taken to mitigation.
- In order to assess the impacts of the proposals on reptiles a mitigation strategy should be provided and agreed with your authority's ecology team to ensure the legal protection of reptiles.
- Natural England has produced standing advice¹ to help planning authorities understand the impact of particular developments on protected species. We advise you to refer to this advice.
- The final protected species mitigation strategy should be agreed by your Authority's Ecology Team.
- Any permission should ensure construction lighting is avoided and that any necessary lighting during the operational phase does not increase light spill on core bat habitat.
- Your authority should be satisfied that the sports pitch to be upgraded at 8FE does not increase light spill when compared with the existing scenario.
- We recommend that this is clearly demonstrated by the submission of lux contour plans for the existing and proposed scenarios.
- We note and welcome that the proposed sports pitch at 10FE is not to be lit.
- The scheme provides for the retention and enhancement of habitats the details of which will need to be set out in a LEMP, which should be agreed by your Authority prior to commencement of the scheme.
- A CEMP for the scheme to avoid and mitigate effects on ecological features should be agreed by your Authority prior to commencement of the scheme.
- The CEMP should detail how hedgerows, trees and woodland will be protected and how dust will be controlled during construction.

Drainage – No Objection subject to Conditions

- In planning terms, flood risk refers to the potential for development to increase the likelihood or severity of flooding on-site or elsewhere, while drainage considerations relate to the capacity of the site and surrounding infrastructure to manage surface water runoff in a sustainable and effective manner.
- The local planning authority must be satisfied that the proposed development will not increase flood risk, either on-site or elsewhere, and that surface water will be managed in a sustainable and coordinated manner.
- The application has been supported with a Site-Specific Flood Risk Assessment (FRA).
- It should be noted that our comments below are reliant on the accuracy and completeness of the FRA and we do not take any responsibility for incorrect data or interpretation made by the authors.
- The submitted documents for the Sarum Academy expansion collectively demonstrate a well-structured and comprehensive proposal in which the school is expanded through the construction of a new two-storey science block, associated reconfiguration of internal teaching spaces, new external sports provision, and long-term planning for a future 10FE expansion, while managing all resultant surface-water runoff through a SuDS-led infiltration strategy;

- The existing site is currently drained through a series of private surface water systems that collect runoff from the school roofs, hardstanding and fitness building and convey it into a network of infiltration features including swales, soakaway crates and porous paving distributed across the campus, as recorded on the historic Arup drawings
- The revised application now relates to the construction of the new 8FE science block, glazed link, artificial turf pitch and associated works.
- The previously proposed Phase 3 / 10FE expansion elements are no longer included within the application boundary and are therefore not under consideration as part of the current planning application. Accordingly, the LLFA has reviewed the submitted information in the context of the revised application scope and site boundary.
- The submitted Remediation & Verification Strategy and Construction Environmental Management Plan provide measures for construction-phase environmental management, including management of surface water runoff, pollution prevention procedures, management of water from excavations, spill response measures, drainage protection measures and controls to prevent sediment or contaminants entering the wider environment during construction activities.
- Having reviewed the revised application proposals and supporting information, the LLFA is satisfied that the previous concerns relating to the Phase 3 (10FE) expansion have been addressed, as this element no longer forms part of the application. T
- he additional construction phase information submitted also addresses the previous request for a Construction Management Plan.
- However, clarification is required regarding the drainage arrangements for the proposed artificial grass pitch, including confirmation of where runoff from the pitch will discharge within the proposed surface water drainage system.
- Please condition these matters

Salisbury City Council – Support

- Echoes the comment of the Highways Department regarding a full School Travel Plan, particularly in view of the distances to be travelled by some children from south Harnham.
- request that the comments of the Arboricultural Officer's and the Highways Officers are followed, with clarification of the travel plan.

REPRESENTATIONS

Letters – None

Salisbury & Wilton Swift Group – Comments

- Salisbury & Wilton Swifts has reviewed planning application as all new development should provide habitat opportunities for those species such as swifts who prefer, or can adapt to, the built environment.
- Swifts in the UK are on the Birds of Conservation Concern (BoCC) Red List and are classified as Endangered on the IUCN Red List assessment of extinction risk for Great Britain. Their numbers declined by 74% since 1994. They are also listed by WSBRC as a Wiltshire Critical Species.
- Our comments are impartial observations, neither supporting nor objecting to the application. Swifts are a colonial species and need a 'built environment' in which to nest.
- There are many sightings of swifts recorded in this area which makes this project ideal for the inclusion of swift bricks
- Wiltshire Council supports the inclusion of nesting provisions for swifts in its draft Local Plan and since swifts are a Wiltshire Critical Species, we are pleased to note that the Ecological Appraisal has included swift nesting provision.
- We would however recommend the use of Universal bricks or boxes rather than the species-specific provisions suggested for swifts and house sparrows.

- Universal bricks (based on the design of a swift brick) are being used by a variety of small birds. This is particularly good news for the red-listed swift, house sparrow, house martin and starling as all four species are undergoing major decline caused mainly by the loss of nesting sites on existing houses due to re-roofing and replacement of soffits and fascias and new builds create a totally sealed space with no nooks and crannies for cavity nesting birds.
- Using universal bricks rather than sparrow terraces would increase the variety of birds who would benefit from the nesting provision and the chances of the bricks being used, sometimes by more than one species in a season.
- Sparrows, like swifts, are colonial birds and observation of their nesting habits from The Duchy project has shown that not only do they prefer swift bricks, but that very few sparrow terraces are occupied by more than one pair, possibly because the entrance holes are too close together.
- Sadly, sparrow bricks and terraces are unsuitable for breeding swifts.
- Integrated nesting bricks are preferred to external boxes for reasons of longevity, reduced maintenance, better temperature regulation with future climate change in mind, and aesthetic integration with the building design. They are also less prone to predation.
- Universal bricks should be installed in accordance with best-practice guidance, e.g. BS 42021 or the CIEEM and installed as high as possible.
- Masonry-fronted swift bricks will regulate the internal temperature so can be placed on any elevation but ideally should be installed under shade-casting eaves or avoiding southerly elevations. They should be installed in groups of at least two or three if practical, with at least 4m clear drop beneath, no protruding ground floor roofs such as garages, and preferably with a 5m clearance between the host building and other buildings or obstructions. Where possible, avoid siting above windows or doors.
- Where universal bricks are not practical due to the nature of construction of the development, alternative designs of suitable external swift nest boxes should be provided in their place (they are also favoured by house sparrows).
- The locations of all nesting provisions should be clearly shown on an enforceable plan (e.g., site plan/technical elevations drawing) to ensure and enable compliance.
- If there is a need to exclude starlings from a particular area the entrance hole should ideally be no larger than 65mm x 28mm tall. Whilst there is a need to provide nesting provision for the starling, care should be taken where such provision is sited as starlings can be messy birds and perhaps cause a nuisance to residents unless the site of the nesting provision has been thoughtfully chosen.

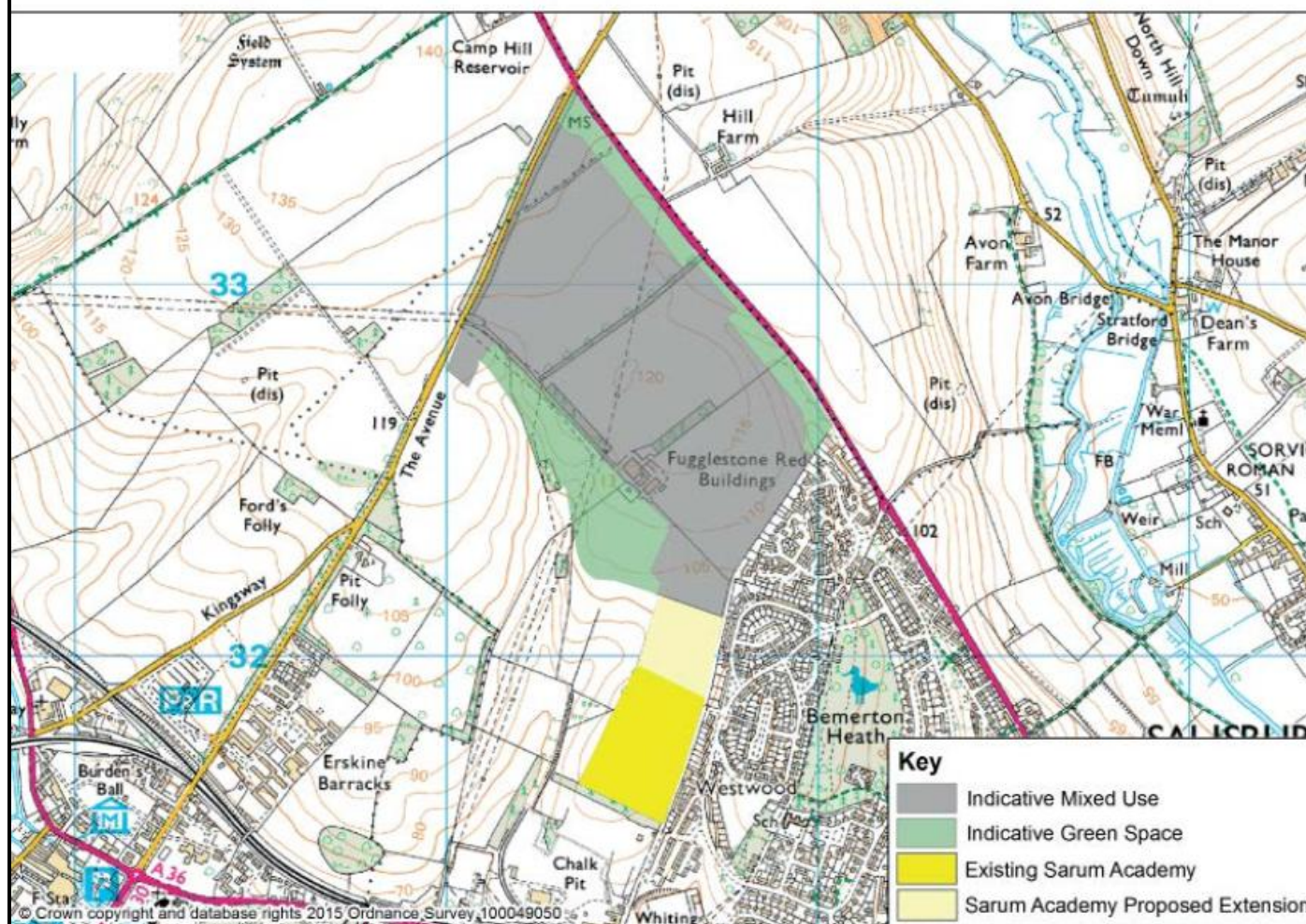
ASSESSMENT

Principle:

As has been set out and shown in PLAN A above, the site is partially situated within the countryside and is partially within with the defined settlement boundary of the Principal Settlement of Salisbury. Most of the site is already in use as a Secondary School; and the whole site forms part of the allocation site for the new urban residential extension at the Fugglestone Red site to the north.

WCS policy CP2 (Delivery Strategy) identifies the Fugglestone Red site as new allocation; whilst paragraph 5.112 of the strategy confirms that *'...new secondary school capacity is also needed for Salisbury and this will initially be met through extension and rationalisation of the existing schools with a longer term aspiration for a new secondary school'*. As is shown in PLAN E below, the development template for the Fugglestone Red allocation site in Appendix A of the WCS, identified a parcel of land on the allocation site for the school's future expansion (identified in light yellow on PLAN E below). The allocation also confirms that *'...The site is mainly agricultural land but with significant wooded features. It also includes an existing secondary school (Salisbury High School) to the south-east of the site'* and that the site should be developed with *'...1,250 new homes and 8 hectares of employment land, through a high quality development which delivers an appropriate sense of place...in a sustainable location close to Wilton and Salisbury, in a manner which complements the existing communities and makes a significant strategic contribution to meeting the local housing needs of south Wiltshire and helps facilitate the delivery of the proposed Sarum Academy or a replacement of Salisbury High School'*. It also confirms that the development of Fugglestone Red would assist with or contribute towards *'...improving the secondary school'*.

Fugglestone Red, Salisbury



PLAN E – Fugglestone Red Site Allocation, Appendix A of the Wiltshire Core Strategy

Saved SDLP policy PS5 further confirms that ‘*New education facilities required by the Local Education Authority will be permitted on suitable sites either within or adjoining the settlements*’. The supporting text further confirms that ‘*Where a proposed residential development will take the school over its current capacity, the Local Planning Authority will seek contributions from developers for new education facilities to serve the development*’.

It is within this policy context that the adjacent urban extension site at Fugglestone Red was granted OUT in 2012 (under ref: S/2012/0814) and is currently being built out. As part of the OUT decision, a legal agreement was entered into to secure contributions and the land for the proposed school site expansion. Between the above policy context and the extant OUT permission and legal agreement on the adjacent site, it is therefore considered that the principle of the school’s expansion on to the parcel of countryside to the north of the existing school site has already been accepted and agreed.

The current application includes both imminent works that will enable the school to grow within its existing site; as well as the official change of use and expansion of the site onto the land to the north in the future. It is considered that the existing site and parcel of land to the north are suitable for this purpose and are being actively pursued by the Local Education Authority by the submission of this application. It is therefore considered that the proposals are acceptable in principle.

Sports Pitches:

This application also involves a number of new and replacement sports facilities including the change from a grass pitch to a MUGA on the existing school site; a new grassed playing pitch on land to the north; and a new fitness suite in lieu of the existing sixth form provision. These elements are to be provided in full and in outline (subject to subsequent reserved matter permissions).

Sport England's Playing Field's Policy sets out that '*Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of: all or any part of a playing field; or land which has been used as a playing field and remains undeveloped; or land allocated for use as a playing field unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions*'. The 5 exceptions are:

EXCEPTION 1

A robust and up-to-date assessment has demonstrated, to the satisfaction of Sport England, that there is an excess of playing field provision in the catchment, which will remain the case should the development be permitted, and the site has no special significance to the interests of sport

EXCEPTION 2

The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.

EXCEPTION 3

The proposed development affects only land incapable of forming part of a playing pitch and does not: reduce the size of any playing pitch; result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas); reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality; result in the loss of other sporting provision or ancillary facilities on the site; or prejudice the use of any part of a playing field and any of its playing pitches.

EXCEPTION 4

The area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of development, by a new area of playing field: of equivalent or better quality, and of equivalent or greater quantity, and in a suitable location, and subject to equivalent or better accessibility and management arrangements

EXCEPTION 5

The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.

It is noted that the plans include the construction of a new '2G' Artificial Grass Pitch (AGP) facility which is to be fenced and floodlit to accommodate hockey and tennis which would result in the loss of the existing natural turf playing pitch. There is also the provision of a new indoor sports/fitness building to replace the 6th form use; and future aspirations to provide a new playing field to the north of the existing school, marked out as a senior/adult football pitch. Sport England has confirmed that there is currently a deficit of natural grass pitches (NGPs) in the area, and therefore the loss of the existing NPG on this site is a concern. However it is also noted that the existing grass pitch is not currently offered for community use. It is also noted that a new grass pitch will be provided in the future that subject to its detailed design; and possible scope to be offered up for community use, Sport England would welcome as an appropriate alternative to the existing NPG. The new MUGA will also be a significant upgrade and is also a much needed facility for the local hockey teams. Subject to conditions to secure these new facilities and opportunities to encourage community use of the new facilities in the future, Sport England has confirmed that it has no objection to the proposals

on the basis that they will meet Exception 5 of their Playing Fields Policy and accord with the provisions of the NPPF. The interim loss of a NGP and its upgrade to a MUGA is therefore also accepted in principle.

This in principle acceptability of the proposals is however subject to the detail. How the proposed development will integrate into the site; its potential implications for neighbouring amenities of both the established residential estates and of the new housing development coming forward at Fugglestone Red to the north; highway safety; and ecological implications will all need to be assessed. These matters will therefore be discussed in more detail below.

Character & Design:

As is identified above, the site is predominantly already in use for educational purposes and is currently used by Sarum Academy as a secondary school and sixth form. They have aspirations for growth to accommodate the additional demand likely to be generated by the nearby residential development; and its growth was anticipated and contributions and land secured by the consideration of the adjacent Fugglestone Red urban extension application/s discussed above. An area of land to the north of the existing school site is therefore also identified within the current application site to enable this future growth. The current application will therefore enable the school to grow in stages from its current 6FE and sixth form status; to an 8 FE school; and then ultimately a 10FE school in the future.

Whilst the application identifies a number of new works, the main works include a new science block and covered link; the renovation of the existing sixth form building and its conversion into a fitness suite; an upgraded MUGA; a new playing field (in outline); and an additional parking area (in outline). The new 8FE science block and link are relatively functional in design. The science block is to measure 990 square metres in footprint and be a full 2 storeys/9 metres in height with a flat roof form. It is to be finished in a red facing brick with cream facing brick inserts (which can be conditioned to ensure they match those used in the main school building). Both the science block and the new covered link are to incorporate renewable technologies which will improve the functionality of the building/site as a whole. Whilst this element is large it is considered that this new building will be seen very much in the context of and as a natural extension of the existing school building/s on this established school site and is appropriately design and positioned on the site so as to limit its impact for the character of both the urban and countryside edges as well as the design ethos of the overall school site. This element is therefore deemed to be acceptable in this regard.

With regard the upgraded MUGA, this is to upgrade an existing grassed sports pitch. Whilst it is to result in a modernised pitch with associated fencing and floodlighting it is considered to be appropriately designed for the site and will look very similar to the existing appearance and function of this western edge of the site, as it will be positioned adjacent to a number of other sports pitches and netball courts which are already served by floodlights. It is not therefore considered that this element will result in any significantly different implications for the character of the area, compared with the existing use of this part of the school site.

The expansion of the school site into the northern area will however result in a change from countryside/fields to a more formal educational use. This area of land is currently scrub/overgrown but the Council's Tree Officer has confirmed that there are no trees of merit or worthy of retention in this area. The land is to be developed (in the future) with a new grassed pitch which is to be unlit/unfenced (which can be controlled by condition) and only retaining walls and a parking area are physically proposed as part of this element, rather than any built form or other buildings. It is noted that significant regrading works (reducing land levels from between 1 and 2.4 metres) are identified to ensure that a flat site suitable for a playing field can be achieved. It is also noted that a number of sapling trees are to be felled and a scheme for replacement trees and required BNG are identified in this area which can also be secured by condition and/or will form part of the consideration of the subsequent reserved matter application for the appearance and landscaping of this parcel/phase of the development.

Ultimately however, the use of this piece of sloping land for such purposes was envisaged by both the site allocation policy and OUT permissions identified above. Therefore whilst the character and nature of this parcel of land will change quite significantly as a result of the proposed works, it is not considered that the

development is inappropriate or unacceptable or will go beyond what would have been envisaged by the site allocation. The piece of land will in time also be seen against a backdrop of the housing scheme that is currently been developed on the adjacent parcel B3; and as a natural continuation of the existing school site and its associated sporting facilities on this rural edge. The detailed design and appearance and landscaping will also be considered in more detail as part of the subsequent reserved matter application but it is likely that the regrading works can be softened/screened by future landscaping and implementation of the required BNG scheme.

Overall it is therefore considered that the proposals will result in no significant implications for the character of the area or design ethos of the adjacent residential and educational developments, beyond which was accepted as part of the original allocation and S106 obligation. Both the outline and full proposals on this site are therefore considered to be acceptable in this regard.

Neighbouring Amenities:

WCS policy CP57 (Ensuring High Quality Design & Space Shaping) requires that new development should be designed to ensure that the impact on the amenities of existing occupants/neighbours is acceptable and that appropriate levels of amenity are achievable within the development itself. The NPPF further confirms that planning should *'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'*. Residential amenity is affected by significant changes to the environment including privacy, outlook, daylight and sunlight, and living areas within private gardens and this therefore needs to be carefully considered accordingly.

Generally speaking the school site is quite well contained in its landscape and urban setting. It is situated on the outer edge of both the Bemerton Heath and Fugglestone Red residential estates and is currently contained by landscaping and playing fields/sports pitches providing a softer transition for the edge of the City and towards the designated countryside to the south and west.

As is identified above, the proposals involve a new, 2 storey science block and covered link (8FE building); an upgraded sixth form building to be used as a fitness suite on the northern part of the existing school site; an upgraded MUGA along the western boundary; and a new playing field and parking area on the school site extension to the north. The proposed 8FE/science block building is to be developed on the western side of the site, furthest away from any of the existing residential properties. Whilst this is to be a building of significant, civic massing (in terms of both height and footprint); and is to have fenestration on all elevations at both ground and first floor, it will be positioned at least 82 metres away from any outer shared boundary that abuts the adjacent residential estates. The existing sixth form building and large areas of parking and landscaping also exist between this part of the site and these outer boundaries. The Council's Public Protection Officer initially raised concern about the potential noise associated with the plant and machinery that are to be attached to this building's roof, but a noise assessment and further information has been submitted about these features and the Public Protection Officer is now satisfied that there will be no impact in this regard. Overall it is therefore considered that any noise or disturbance caused by the proposed additional science block is likely to be absorbed by the existing noise and disturbance generated by the established school uses operating from the rest of the site. Any potential for overlooking, shadow or dominance for neighbouring amenities will be mitigated by the distances and intervening uses involved. This element is not therefore considered to result in any significant implications for any nearest residential properties or their occupants and amenities.

The refurbishment of the existing sixth form building on the northern part of the site does not involve any additional footprint, massing or windows that might affect any nearby residential amenities. It does include two condensing units but these are to be on the south western elevation, facing away from the nearest neighbours to the east. This building is also situated approximately 55 metres away from the eastern boundary; and 60 metres from the northern boundary (that will abut onto residential properties once the development of parcel B3 is completed). It is not therefore considered that this element of the proposals will result in any significant implications for any nearest residential properties or their occupants and amenities either.

The 8FE works also involve the upgrade of an existing grass pitch to an artificial pitch with floodlighting. This is to be positioned on the western boundary of the school site and will be immediately adjacent to other sports pitches and netball courts that already benefit from flood lighting on this part of the site. This area will also again be separated from the outer boundaries of the site which adjoin the existing residential housing estates by at least 72 metres and intervening car parking areas; landscaping and the existing sixth form/new fitness suite building. Overall it is not therefore considered that this element of the proposals will result in any significantly different or new impact compared with the existing uses at this site; or indeed the existing use of this area as a grassed pitch. Any light spill or noise generated from the use of this new MUGA will also be absorbed by the existing noise, activity and light spill of the adjacent sports facilities and operations of the site as a school. This element is therefore considered to be acceptable in this regard.

With regard the 10FE works and in particular the new car parking area and sports pitch on land to the north, at this stage limited information has been provided given that these elements are proposed only in outline. The detailed design and implications for surrounding amenities will therefore be considered in more detail as part of the subsequent reserved matter application. In addition, the residential development on the adjacent parcel is currently being built out and so there are no dwellings, households or amenities currently to consider. It is clear that this part of the site will need to be regraded in order to create a flat site suitable for a playing field and the submitted plans suggest that this could be significant, ranging from 1-2.4 metres in level changes. The playing field is however to be cut into the site rather than built up and it is therefore considered that the topography/regrading works and retaining walls that will be created are likely to contain the use of this part of the site and thus reduce any potential harm in terms of overlooking or noise. The applicant has also confirmed that there is no current intention to install a new fence around the site and the pitch is not to be lit, both of which can be controlled by condition. Significant new planting and BNG works are also identified for this part of the site which will also help to not only soften the visual impact but also the potential amenity impact for nearby residents in due course.

Overall it is therefore considered that both the 8FE and 10FE works that are still identified as part of this application are appropriately sited and designed; and/or can be controlled by conditions and considerations as part of the future reserved matter applications, that would limit any potential implications for the nearest neighbours to the north and east in terms of overlooking, loss of light, dominance or noise. No third party, Councillor or City Council objections have been received about any part of the scheme. It is not therefore considered that the proposals will result in any significant implications for nearby residential amenities.

The Council's Public Protection Officer has raised no objection to the proposals subject to the submitted construction management plan being conditioned. It has however also been suggested that the construction management plan as currently drafted does not go far enough to control the construction process and additional details such as the storage and cutting of building materials on site; wheel washing; and piling details should be identified. However the site is on the outer edge of the established residential estates, with an existing access point and a large area of hardstanding currently providing parking across the site. There is therefore sufficient space for storage of materials and the main site compound to be positioned away from residential properties. The applicant has also confirmed that they wish to commence works as soon as possible so that the construction process can occur during the school holidays whilst the site is not in use, thereby reducing the amount of conflict during the construction process. The applicant has also confirmed that the construction processes will take place with full consideration of neighbouring amenities. Hours of construction can also be conditioned to ensure that the impact in terms of noise and activity is not carried out during anti social hours. The other matters identified by the consultee are also to a certain extent controlled by other legislation should issues arise. For the 8FE works this level of additional information is not therefore deemed to be necessary.

However the 10FE works will be taking place in due course in much closer proximity to residential properties with potentially less space to mitigate and control the potential impact. The suggested construction management plan amendments will therefore be necessary for the 10FE works to ensure that the

construction works are undertaken in an acceptable manner. A condition to secure the 10FE works construction management will therefore be added to this recommendation in line with the consultee request.

Highway Safety:

As has been identified above, the application involves aspirations for the school to grow from its current 6FE with sixth form offering to a 10FE secondary school without sixth form provision. The initial growth to an 8FE school is proposed in full with full details of the refurbishment of existing buildings as well as a new science block and MUGA being provided for this part of the application. This will result in a school that can accommodate 1,200 students and employ 135 members of staff. The further outline/10FE works originally involved a further classroom block, grass pitch and parking areas and would have resulted in a school that could accommodate 1,500 pupils and employ 171 members of staff. The additional classroom block has however since been omitted from the scheme and the 10FE works now only involve a new sports pitch and an additional parking area providing 43 spaces and provision of EV charging and cycle spaces. The increased pupil and staff numbers identified as part of the 10FE works are no longer likely to be generated by the remaining 10FE works up for consideration and as such this application is considered on the basis of the 8FE numbers put forward.

With that in mind, the school is currently accessed from Westwood Road, via a Wiltshire Council owned (by the education authority rather than highway services) private access road. The access is well formed and has walking/cycle provision along the access road, as well as a zebra crossing. Action Travel England has suggested that a number of improvements could be undertaken at the access and junction onto Westwood Road to improve access to the school for pupils and staff and for all abilities and to facilitate better crossing, bus use and sustainable travel to access the school. National Highways has also suggested that contributions could be secured to fund these potential improvements. However, this application is merely for a new science block to provide for an existing school. The 8FE & 10FE works identified will facilitate the school to grow by 300 pupils and 35 staff, but the issues identified in this respect are generated by the existing activities and uses of the site by the existing 900 pupils, sixth form and 100 staff. The works identified in this application are not considered to be significant in themselves to justify or specifically fund the raft of improvements that have been identified by the 2 consultees; and such requests would not therefore be reasonable, relevant to the proposals, or proportionate to the potential impact and needs that would be generated by the proposals before us. The Highway Authority has also confirmed that the identified improvements would require significant consultation and represent more of a long term strategic vision for the Bemerton Heath area as a whole. The Highway Authority has also confirmed that the existing access arrangements are sufficient to accommodate the development that is being considered by this current application. None of the suggested road improvements or contributions identified by Active Travel England and National Highways will therefore be sought from this development as part of this application.

The submitted Transport Statement has correctly calculated that the maximum car parking provision required by the 8FE works in order to meet Wiltshire's Car Parking Standards in full, would be 149 spaces. It is noted that the existing site currently has 131 car parking spaces and the 8FE proposals do not include any additional parking provision (as the new 43 space car park identified will come forward as part of the later 10FE works). Whilst this will thus result in less parking than is required by the Council's *maximum* standards, the Highway Authority has confirmed that the site benefits from a drop-off circulatory arrangement, which is stated to accommodate up to 42 vehicles. This is considered adequate for parent drop-off and needs thus the total of 131 spaces for the 8FE provision/works is considered sufficient to accommodate for the identified staff and visitor provision. It is also noted that cycle parking will also be increased on site to meet Wiltshire's minimum standards in full and this is welcomed as they will also aide the reduction in car travel to the site.

Given the scale of the increase in pupil numbers, the planning application has been accompanied by a school travel plan. This has a number of deficiencies that all three statutory highway consultees have raised concern about as it is considered that the travel plan will need to be robust to encourage alternative modes of transport and make the site/use as sustainable as possible. The Highway Authority has however confirmed that this is a preoccupation matter that can be updated and secured by condition attached to any decision and does not

therefore result in a refusal of the scheme. The current travel plan will not therefore form part of the approved plans/documents list and a condition will be added to the decision to secure its update accordingly.

Ecology:

Protected Species:

Reptiles:

The application site was assessed as providing suitable habitat for commuting and hibernating common reptile species, particularly within the unmanaged scrub and tussocky grassland habitats located on the land to the north of the existing school site, including the 10FE grassland area. It is also noted that as part of the planning application for the adjacent B3 parcel at Fugglestone Red (considered under ref: PL/2023/05287), significant populations of common lizard and slow worm within habitats directly adjoining this part of the application site were identified. A reptile translocation scheme is currently being implemented at that adjacent site to address the high population numbers recorded. This, in combination with the proposed development, has reduced the carrying capacity of the surrounding area for further translocation needs.

Given that reptiles have been confirmed within the application site, and that adjoining habitats support locally significant populations, it is highly likely that the site itself also supports a substantial population of common reptile species. However, no site-specific reptile surveys have been undertaken as part of this application to robustly confirm population size or distribution on this site and both the Council's Ecologist and Natural England has confirmed that a precautionary approach must therefore be applied, and so the site should be assumed to support a significant reptile population. In view of the above, a comprehensive Reptile Mitigation Strategy is required and it is anticipated that reptiles will represent a significant constraint to the 10FE phase of the development.

However the Council's Ecologist has noted that the 10FE works are currently put forward in outline only and that the subsequent reserved matter application is unlikely to come forward for at least 5/10 years from now, once the school is ready to commit to its 8FE to 10FE growth. The reptile situation at that point could be very different and/or the development of the adjacent B3 parcel should be fully implemented by that point and therefore the Council's Ecologist has confirmed that this matter will need to be considered in more detail at the 10FE reserved matter stage. It has therefore been confirmed that this matter does not need to be resolved in full at this stage and that subject to conditions being added to this decision to require updated reptile survey work and appropriate translocation and/or mitigation being identified as part of the subsequent reserved matter application as necessary, the Council's Ecologist raises no objection to these proposals at this stage.

Bats:

The submitted Ecological Appraisals and bat surveys have identified that no bats are currently residing in any of the existing buildings on site but there is scope for foraging and commuting bats in the trees and around the site. A CEMP; an Environmental Management Plan (EMP); and a Habitat Monitoring & Management Plan (HMMP) therefore accompanies the application which are all welcomed. Ecological enhancements such as bat and bird boxes are identified on the new 8FE building which can be secured by condition. The floodlights and other lighting at the site can also be controlled by condition. The Council's Ecologist has raised no objection in this regard subject to various details being secured or updated by conditions on the full and outline parts of the permission.

River Avon Special Area for Conservation (SAC):

As is identified above, this proposal falls within the catchment of the River Avon SAC and has potential to cause adverse effects, alone or in combination with other developments, through discharge of phosphorus in wastewater. The development therefore needs to be appraised in line with the Conservation of Habitats and Species Regulations 2017 (as amended) (Habitat Regulations) and WCS policy CP69 (Protection of the River Avon SAC).

A test of likely significance has been carried out by the relevant Competent Authority (Wiltshire Council) as required by Regulation 63 of the Habitat Regulations which concludes that given the scale and nature of the development; and that it does not introduce any overnight accommodation into the catchment, there is no mechanism for adverse effect. The HRA has therefore concluded that the application is not likely to have significant impacts on the SAC and subsequently the application is screened out of Appropriate Assessment.

Biodiversity Net Gain:

As of 2nd April 2024 the requirement for Biodiversity Net Gain (BNG) on *all* new sites came into force under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Any small scale (none major)/major scheme will need to demonstrate no net loss and a minimum of 10% net gain in biodiversity on the site, in line with the requirements of the NPPF, WCS policy CP50 (Biodiversity and Geodiversity) and the Environment Act. The application is therefore accompanied by a BNG Report & Metric.

The statutory Biodiversity Gain Plan condition will automatically apply if approval is forthcoming. In view of the hybrid nature of this application, the Phased Biodiversity Gain Plan Forms have been submitted for the two phases which is welcomed. The Council's Ecologist has agreed the statutory metric calculations and the baseline identified for this scheme. The submission confirms that the first phase 8FE works will not achieve a 10% gain with a unit deficit of 0.32. The second phase/10FE works are currently identified to achieve a 10% gain but, this is likely to change to reflect the mitigation strategy required for reptiles discussed above.

The Council's Ecologist has however confirmed that a 10% gain is likely to be achievable for the whole site and whilst this will not be achieved by the 8FE works it will come forward and be achievable in full as part of the 10FE works and therefore this requirement will be met in due course. The HMMP is currently sufficient for the 8FE works but will need amending for the 10FE works in due course (which can be secured by condition) and it should be noted that if the 10FE works never come forward, the shortfall in the 8FE works will need to be met (which will also need to be secured by condition). It is also noted that the full 10FE BNG works will represent a major BNG scheme which will therefore be subject to monitoring contributions, which currently represent a cost of £6,200 plus legal fees. The Applicant has offered to make payment of these contributions now, but as the 10FE works are not likely to come forward imminently, and it is the 10FE BNG scheme that generates the need for such monitoring, it is considered that a scheme to secure BNG monitoring will instead be secured by condition.

Overall, subject to various conditions, the Council's Ecologist is satisfied that the proposals are acceptable in this regard and has raised no objection.

Drainage/Flooding:

The site is situated in Flood Zone 1 and is in an area that is at low risk of ground water flooding. The site area is however over 1 hectare in size and the application is therefore supported by a FRA which sets out measures to ensure that the development will remain flood safe and not result in flooding elsewhere. The scheme is also accompanied by a comprehensive drainage strategy and significant upfront drainage information.

The Council's Drainage Officer has confirmed that the submitted documents for the Sarum Academy expansion collectively demonstrate a well-structured and comprehensive proposal in which the school is expanded while managing all resultant surface-water runoff through a SuDS-led infiltration strategy. The existing site is currently drained through a series of private surface water systems that collect runoff from the school roofs, hardstanding and fitness building and convey it into a network of infiltration features including swales, soakaway crates and porous paving distributed across the campus.

The submitted Remediation & Verification Strategy and CEMP provide measures for construction-phase environmental management, including management of surface water runoff, pollution prevention procedures, management of water from excavations, spill response measures, drainage protection measures and

controls to prevent sediment or contaminants entering the wider environment during construction activities. The Council's Drainage Officer is satisfied that all previous concerns have been addressed in this regard and subject to a condition requiring further details of the drainage arrangements for the proposed artificial grass pitch, including confirmation of where runoff from the pitch will discharge within the proposed surface water drainage system, no objection has been raised in this regard. The proposals are therefore deemed to be acceptable in this regard.

CIL/S106:

As is identified above, the 10FE works will be subject to a BNG monitoring fee in the future but given that these works are to be considered and secured in full at the subsequent reserved matter stage, it is not necessary to secure this monitoring contribution at this stage. No Section 106 or other legal mechanism is therefore required at this stage.

As of May 2015 however, Wiltshire Council adopted the Community Infrastructure Levy (CIL). Therefore this proposal may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A note highlighting this requirement to the applicant will therefore be attached to the decision accordingly.

CONCLUSION

Overall, the proposed growth, development and improvement works of the existing school site are supported as they will ensure that the existing school can accommodate the increase in school pupils that are being generated by the development of the adjacent school site. The proposed works, including the extension of the school site into the countryside field to the north was all envisaged and secured as part of the Fugglestone Red urban extension allocation and subsequent OUT and legal argument and represent a significant public benefit.

The 8FE works are considered to be well contained within the existing school site and will be seen very much in the context of the existing school buildings and sport facilities and will not therefore result in any significant implications for the character of the area; highway safety; neighbouring amenities; or ecological designations and/or that would be so significant so as to outweigh the public benefit that will be generated as part of the works.

In addition, the principle of the later 10FE works, currently identified in outline, were also considered and secured as part of the adjacent Fugglestone Red development. Whilst there are potential ecological, BNG and regrading works that will need to be carefully managed for these works, it is considered that these will be better assessed and mitigated (as necessary) as part of the subsequent reserved matter application to agree the appearance and landscaping of this northern parcel. This element is also therefore considered to be acceptable and any concerns do not go beyond what would have been envisaged as part of the site allocation nor outweigh the public benefit of facilitating the secondary school's further future growth to a 10FE school to accommodate the local population growth as a result of the Fugglestone Red development.

Overall the proposals are therefore considered to be acceptable and are recommended for permission accordingly.

RECOMMENDATION:

That Planning Permission be GRANTED subject to the following conditions:

FULL Commencement – 8FE Works

1. 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.

OUT Commencement – 10 FE Works

2. 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.

Reserved Matters

3. 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.

Submission of Reserved Matters

4. 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.

Approved Plans

5. 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.

Materials – 8FE Works

6. 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.

Landscape Implementation – 8FE Works

7. 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.

Retained Trees

8. 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.

Tree Survey – 10FE Works

9. 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.

School Travel Plan

10. 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.

Parking – 8FE Works

11. 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.

Parking – 10FE Works

12. 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.

Archaeology – 10FE Works

13. 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.

Surface Water Drainage – 8FE MUGA

14. 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.

8FE MUGA Use

15. 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

10FE Sports Pitch/es Details

16. 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

Hours of Use

17. 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

10FE Sports Pitch Restrictions

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

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

10FE Sports Pitch Boundary

19. 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

Ecological Documents

20. 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.

Updated Ecological Documents – 10FE Works

21. 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.

CEMP – 10FE Works

22. 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.

BNG Monitoring – 10FE Works

23. 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

BNG – 8FE Works

24. 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.

Flood Lighting

24. 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

Flood Light Use

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

REASON: To ensure appropriate levels of amenity are achievable.

Construction Hours

26. 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.

Asbestos Remediation

27. 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

Plant & Machinery

28. 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.

Noise Assessment for 10FE Sports Pitch

29. 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.

INFORMATIVES:

- 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.
- 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.
- 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.

- 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.

- 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

- 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.
- 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)
- 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.
- 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).