

APPLICATION FOR FULL PLANNING PERMISSION

OFFICER REPORT

Date of Meeting	16 September 2026
Application Number	PL/2025/04260
Site Address	Springfield School, Curzon Street, Calne, SN11 0DS
Proposal	Installation of two number temporary modular units to provide four additional classrooms with toilet facilities. Part Retrospective
Applicant	Wiltshire Council
Town/Parish Council	Calne
Electoral Division	Calne Chilvester and Abberd
Type of application	Wiltshire Council R3
Case Officer	Samantha Stockley
Reason for the Application being reported to Planning Committee	Local Authority Application

RECOMMENDATION: That Planning Permission be GRANTED subject to conditions

1. Executive summary

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and S70(2) of the Town and Country Planning Act 1990 require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The proposal seeks permission to site installation of two temporary modular units providing four classrooms, toilets, and storage, accommodating up to 40 additional pupils with SEND needs at Springfields Academy, which sits within the established residential area in the built-up area of Calne.

The buildings would be located on an unused grassed area between the existing car park and the Therapy Building within the school complex.

The scheme links to existing foul and surface water drains, with permeable hardstanding incorporated to limit surface-water runoff.

The loss of four Category B trees will be mitigated through 11 native replacements and wider site planting, achieving a 10.53% BNG.

No objection was received from Highways, noting that the small increase of 3–4 vehicles will be effectively managed through the school's wider, structured taxi and minibus transport system.

Neighbour amenity can be protected by retaining the existing hedgerow buffer and using well-managed, low-impact external lighting, with noise levels controlled through time-of-use restrictions, all subject to management by condition.

The overall scale and design of the building are considered appropriate and proportionate to the proposal, resulting in no visual harm to the character of the site or the wider area.

The applicant has provided sufficient information to set out how the proposal will meet the requirements of the development plan. There are no outstanding concerns that cannot be suitably addressed via condition; therefore, the proposals are considered to be acceptable.

For these reasons set out in this report, it is recommended that planning permission be granted subject to the conditions.

2. Planning Obligations and Conditions

The application is acceptable, subject to the conditions included within this report, covering the following matters:

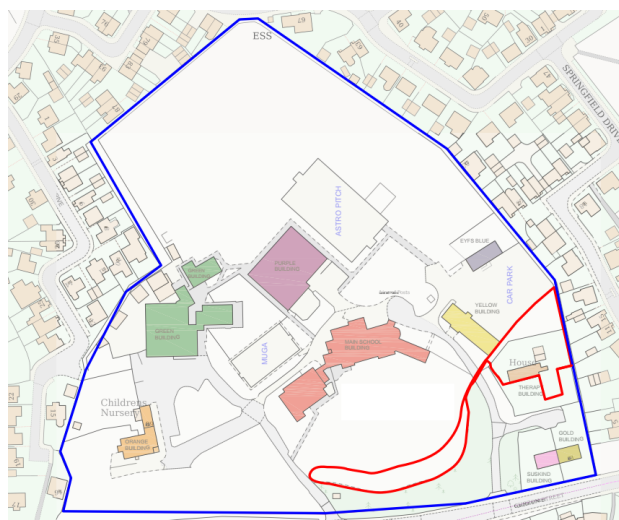
- Drainage
- Ecology
- Soft Landscaping
- External Lighting
- Hours of Use

3. Proposed development site and surroundings

Location and Site Context

The application site is situated within the grounds of Springfields Academy in Calne, a specialist school catering to pupils with autism and speech, language, and communication needs. The proposed development area is a previously unused grassed section located between the existing car park and the Therapy Building, adjacent to the Yellow Building. Mature hedgerows and trees enclose the site.

The site lies outside designated conservation areas and flood risk zones, including any identified surface water climate events, and there are no Tree Preservation Orders on the site. Constraints include proximity to residential properties, the presence of mature hedgerows, and existing underground and overhead services. The site is located in the Calne Community Area.



Proposal

The application seeks permission for two temporary modular units (Part Retrospective) to provide four classrooms, toilets, and storage, accommodating up to 40 additional secondary-age pupils. This interim solution, intended for a period of 2–5 years, will maintain continuity of specialist provision while a permanent satellite site is delivered in 2027/28.

The single-storey units will be located within the school grounds between the existing car park and the Therapy Building, screened by mature hedgerows. The scheme includes accessible ramps, a new external courtyard, and landscaping enhancements, supported by ecology and arboricultural surveys to achieve biodiversity net gain. The modular units will be sourced from other Wiltshire Council sites and refurbished.

Proposed Floor Space

The proposed development comprises two temporary modular units providing four classrooms, associated toilets, and storage.

- Each classroom measures approximately 54 m², giving a combined teaching area of around 216 m².
- Additional space includes circulation areas (approximately 46 m²),
- disabled WCs (9 m²),
- staff and pupil WCs (16.8 m²),
- and storage (13.2 m²),
- resulting in a total internal floor space of approximately 301 m².
- The units are positioned with external hardstanding and courtyard areas included within the overall site area of approximately 1,218 m².

Proposed Materials include

- External Walls: Refurbished modular units finished in white panelling,
- Roof: Flat roof typical of modular construction,
- Windows & Doors: Standard modular glazing
- Access Features: Non-slip ramps
- External Courtyard: Permeable hardstanding and artificial grass (astroturf).

Proposed Arboricultural Mitigation Measure

- Removal of T2–T5 trees for construction will be offset by planting 11 native trees (Silver Birch, Small-Leaved Lime, Yew) within school grounds.

Proposed Ecological & BNG Mitigation Measures

- 2 new trees near the site.
- 20 small trees and 20 medium trees within the wider school grounds.
- Install bird nesting boxes (small-hole and open-fronted).
- Install bat boxes on site boundaries or pole-mounted
- Plant native shrubs (hawthorn, hazel, holly, cherry) along boundaries.
- Plant native trees (oak, beech) and consider fruit trees
- Plant native shrubs (hawthorn, hazel, holly, cherry) along boundaries.
- Sow wildflower or species-rich grassland seed post-construction



Proposed Tree
Planting: To provide
additional small and
medium sized trees.
Refer to BNG for exact
number.

4. Relevant planning history

Proposal / Summary

PL/2025/00196, Construction of new canopy and surface finish to existing MUGA,
Approve with Conditions.31/03/2025

15/01094/FUL, Installation of External Hard Play Area Including Installation of Fencing & Lighting, Approve with Conditions, 01/04/2015

14/06653/VAR, Variation of Conditions 1, 3 & 4 of 13/01724/FUL To Allow Retention of Temporary Classroom & Amendment to Landscaping Proposals. Removal of Condition 3 Relating to Car Park, Approve with Conditions, 08/09/2014

13/01724/FUL- Erection of New 2 Storey Teaching Facility with Adjacent Landscaping., Approve with Conditions, 30/08/2013
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N/12/01131/FUL, New Multi-Use Games Area to Include Floodlighting, Approve with Conditions, Approve with Conditions, 19/06/2012

5. Relevant planning legislation, policies and guidance

National Planning Policy:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- National Design Guide

Development Plan:

The development plan for Wiltshire comprises the *Wiltshire Core Strategy (WCS)* (adopted January 2015) and any made neighbourhood plans, which remains the principal statutory planning document guiding development across the county. In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

The adopted *Wiltshire Core Strategy (WCS)*, with particular regard to:

- Core Policy 1 Settlement Strategy;
- Core Policy 2 Delivery Strategy;
- Core Policy 3 Infrastructure Requirements;
- Core Policy 8 Spatial Strategy Calne Community Area
- Core Policy 50 Biodiversity and Geodiversity;
- Core Policy 57 Ensuring High Quality Design and Place Shaping;
- Core Policy 67 Flood Risk

Saved Policies: North Wiltshire Local Plan (2011)

- Core Policy NE14: Trees, site features and the control of development (Saved Policy).

Neighbourhood Plan:

Calne Community Neighbourhood Plan 2023-38 (2025)

- Policy CF1: Community Facilities

- Policy NE2 – Protecting and Enhancing Biodiversity
- Policy NE4 – Trees, Woodland and Hedgerows

Supplementary Planning Documents and other Guidance:

- Wiltshire Design Guide (adopted April 2024)
- Wiltshire Local Transport Plan 2011-2026, adopted 2015 - including the Car Parking Strategy and Cycling Strategy, adopted 2015
- Air Quality SPD (July 2023)

New Wiltshire Local Plan

At Full Council on 19 May 2026, the elected members of Wiltshire Council agreed to withdraw the emerging Wiltshire Local Plan. The said Plan has no material weight for the purposes of the application.

In accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2026, on 30th June 2026 Wiltshire Council published a notice of intention to prepare a new local plan for Wiltshire. The next stage is a Scoping Consultation which commences on 2nd September 2026. This plan is at a very early stage and carries no weight for decision making.

6. Summary of consultation responses

The following is a summary of consultation responses. Comments in full are published online.

WC Highways: As Amended No objection

Note: Further comments dated 02/12/2025 advise no further comments

WC Arboriculture: Comments offering no objection, subject to conditions

Comments advise: The site is outside a Conservation Area and has no Tree Preservation Orders. The proposal requires removal of four category 'B' trees (T2–T5), which are considered constraints under BS5837:2012. The Arboricultural Impact Assessment recommends planting 11 replacement trees within the school grounds to mitigate this loss. If permission is granted, replacement trees should be a mix of Selected Standard (10–12 cm girth, 300–350 cm height) and Heavy Standard (12–14 cm girth, 300–350 cm height), with all works carried out in accordance with the Arboricultural Method Statement.

WC Public Protection: No objection subject to conditions

Due to the proximity of nearby residences, Public Protection requests the standard noise control condition.

WC Landscape: No comment

WC Ecology: No objection subject to conditions

WC Drainage: No Objection

Note: Revised consultation dated 25/06/2026 advises The Lead Local Flood Authority initially raised a holding objection seeking further drainage information. Following the

submission of additional drainage details, dimensions and exceedance routing plans, the LLFA confirmed that it had no further objections to the proposal.

Parish/Town Council: As amended No Objection

Note: *Revised consultation dated 14/01/2026 advises UNANIMOUSLY RESOLVED to RAISE NO OBJECTION to the installation of two temporary modular units on the school site, but this was based on the additional traffic into the school site being managed.*

7. Summary of representations

Third party comments: Two comments as summarised below

Objections

- **Highway Safety, Traffic and Parking:** Existing congestion from staff parking, parent drop-offs, and taxis; issues extend to Springfield Drive and Curzon Park.
- **Future Growth Concern:** A likely increase in pupil numbers will worsen traffic problems.
- **Neighbouring Amenity:** Harmful impact as a result of overspill from light, Overbearing visual impact from the siting of the classroom close to the boundary, Noise from children impacting the use of the classrooms and from outside.

8. Planning considerations

In accordance with Section 70 (2) of the Town and Country Planning Act 1990, Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans. Consideration has also been given to the policies of the NPPF (NPPF) as a material consideration in the assessment.

The assessment below considers each of the main issues identified above. Each topic is assessed in turn with reference to the relevant policy context, the evidence submitted, consultee responses, and all other material considerations, before a conclusion is reached

Key issues

The main issues that need to be addressed in this case include:

- Principle of development
- Design and visual impact
- Amenity impacts
- Impact on parking and highway safety
- Drainage and Flood risk

- Impacts on biodiversity

In Wiltshire, the direction and scale of development are guided by the Settlement Strategy set out in Core Policy 1 of the Wiltshire Core Strategy. Together with Core Policy 8, these policies establish a clear hierarchy of settlements, prioritising Principal Settlements (Chippenham, Trowbridge, Salisbury), Market Towns, Local Service Centres, and Large and Small Villages.

Core Policy 2 (Delivery Strategy) of the WCS complements this approach by directing new economic growth to the most sustainable locations, primarily within the defined settlement boundaries of Principal Settlements, Market Towns, Local Service Centres, and Large Villages.

Together, CP1 and CP2 ensure that new development is strategically located, sustainable, and supports the character and function of Wiltshire's communities.

Policy S3 establishes a presumption in favour of sustainable development when determining planning applications. Within settlements, proposals should be assessed against Policy S4, while development outside settlements should be assessed against Policy S5. Regardless of location, planning permission should be granted without delay where a proposal complies with both the development plan and the relevant decision-making policies of the Framework.

Policy S4 confirms that development proposals within settlements should be approved unless the benefits are substantially outweighed by adverse effects.

Policy HC4 gives substantial weight to the benefits of new or improved public service infrastructure and community facilities.

Assessment

The application site lies within the established grounds of Springfields Academy within the settlement boundary of Calne, a designated Market Town under Core Policy 1 of the Wiltshire Core Strategy. As such, the site occupies a sustainable location where development is directed under the settlement strategy set out in Core Policies 1, 2 and 8 of the Wiltshire Core Strategy.

The proposal is driven by an identified need to provide additional specialist educational accommodation for up to 40 pupils with autism and speech, language and communication needs. Existing accommodation at the school is at capacity and the proposed modular units would provide four temporary classrooms and associated facilities pending the delivery of a permanent satellite site. The proposal would therefore support the continued provision of SEND education within Wiltshire whilst responding to a demonstrable increase in demand.

Policy S3 of the NPPF establishes a presumption in favour of sustainable development and confirms that proposals which accord with the development plan and relevant national decision-making policies should be approved without delay. As the site falls within the settlement boundary of Calne, Policy S4 is directly applicable. Policy S4 advises that development proposals within settlements should be approved unless the benefits are substantially outweighed by adverse effects. In this case, the proposal would provide additional educational infrastructure within an existing school campus in a sustainable location, with no adverse impacts identified that would substantially outweigh the benefits arising from the development.

The proposal also attracts support under Policy HC4 of the NPPF, which requires substantial weight to be given to the benefits of new or improved public service infrastructure and

community facilities. Springfields Academy provides an important specialist educational function and the proposed development would increase the school's capacity to meet an identified local need for SEND provision.

The proposal represents an appropriate expansion of an existing educational facility within a sustainable settlement, making use of existing infrastructure and supporting the role of Calne as a service centre. Furthermore, Policy CF1 of the Calne Community Neighbourhood Plan supports proposals which enhance community facilities where they meet an evidenced local need and do not result in unacceptable impacts

Accordingly, the proposal is considered to represent sustainable development in a suitable location and is acceptable in principle, in accordance with Core Policies 1, 2 and 8 of the Wiltshire Core Strategy, Policy CF1 of the Calne Community Neighbourhood Plan and Policies S3, S4 and HC4 of the NPPF.

10. Design and impact on the character and appearance of the area

Core Policy 57 of the WCS requires high-quality design that:

- Enhances local character.
- Responds to the natural, historic, and built environment.
- Retains important features (e.g., trees, hedges).
- Supports sustainable construction and compatibility with surrounding uses.
- Creates safe, legible, and accessible spaces.

Policies DP1 to DP4 of the NPPF promote development that is:

- Well-designed and visually attractive.
- Responsive to local character and context.
- Functional, accessible and sustainable.
- Supportive of healthy and inclusive communities.
- Resilient to climate change and environmental impacts.
- Conducive to the creation of high quality places and a positive built environment

The Wiltshire Design Guide encourages sensitivity to local character, materials, and architectural styles and supports modern living standards while maintaining aesthetic and functional quality. The Building for a Healthy Life Framework promotes healthy, inclusive, and sustainable places.

Assessment

The proposal comprises the installation of two temporary modular classroom units within the established grounds of Springfields Academy. The school campus is characterised by a range of educational buildings of varying ages, forms, and architectural styles, and the proposed units would be positioned within an existing cluster of school buildings, forming a logical extension to the wider educational complex.

The scale, form and appearance of the units have been designed to meet an identified operational need whilst remaining proportionate to their surroundings. The buildings are single-storey and occupy a discreet position within the campus, ensuring they remain visually

subordinate to the wider built form of the school and do not appear overly prominent when viewed from surrounding areas. The simple design and neutral external finishes suit their temporary function and are compatible with the character of the existing school environment.

The modular buildings are temporary structures intended to meet an immediate and identified need for additional specialist educational accommodation pending the delivery of a permanent satellite school site. Whilst utilitarian in appearance, the buildings are located within an established educational campus characterised by a range of building forms and are viewed in the context of the wider school complex. Furthermore, the units are largely screened from public viewpoints by existing buildings, boundary vegetation and retained hedgerows, limiting their visual prominence within the surrounding area.

The layout has also been informed by the site's existing landscape structure. Existing boundary hedgerows and vegetation are largely retained and continue to provide visual containment, helping to assimilate the development into the site whilst maintaining the contribution these features make to local character and amenity. The proposal therefore responds positively to both the built and natural environment and retains important landscape features in accordance with the objectives of Core Policy

In addition, the development incorporates an enclosed courtyard and associated external areas that provide a safe, legible and accessible environment for pupils and staff. These spaces support the day-to-day operation of the school and help create a functional and inclusive educational setting.

Whilst the proposal introduces temporary modular accommodation, this is considered justified by the urgent need for additional SEND school places and the interim nature of the development. When taken as a whole, given the siting, scale, screening and relationship with the existing school campus, the proposal would not result in unacceptable harm to the character or appearance of the area and therefore accords with Core Policy 57 of the Wiltshire Core Strategy and Policies DP1 to DP4 of the NPPF.

11. Amenity

Core Policy 57 (Point vii) of the Wiltshire Core Strategy requires development to respect the amenity of existing occupants and ensure appropriate amenity levels for future residents.

Policy P3 of the National Planning Policy Framework requires development to be appropriate for its location, taking account of its likely effects on health, living conditions and the environment. In particular, requires development to avoid giving rise to unacceptable impacts on the living conditions of neighbouring residents and occupiers.

Given the long-established use of the site as a school within a residential area, its educational function is consistent with the type of community infrastructure typically found in sustainable settlement locations. The proposal would introduce temporary modular classrooms within the existing school complex, where educational activity is already an expected and characteristic part of the local environment.

The nearest residential property, No. 15 Springfield Drive, shares a boundary with the eastern edge of the school site, and concerns have been raised regarding loss of privacy, lighting spill, and the potential removal of boundary vegetation in addition to visual disturbance from the presence of the temporary buildings.

The school already operates in close proximity to this boundary, and overlooking from educational buildings is an inherent element of a school within a residential setting.

The proposal would not introduce a materially new type of activity, but planning control can ensure that boundary treatment, lighting design and operational hours are sensitively managed.

The retention and reinforcement of hedgerow planting, or equivalent screening, will be secured to safeguard privacy, and conditions can ensure that any external lighting is appropriately directed and timed to avoid unnecessary light spill into neighbouring homes.

On balance, and subject to such mitigation, the proposal is therefore considered compatible with CP57, the Wiltshire Design Guide, and the Design and healthy-place-making principles promoted by the Building for a Healthy Life framework and associated objectives of the NPPF.

12. Highways Impacts and Parking

Transport implications are a key factor in assessing planning applications, especially for larger developments. Proposals must demonstrate:

Transport implications are a key factor in assessing planning applications, particularly for major development proposals. Proposals should demonstrate:

- Safe and suitable access for all users, including pedestrians, cyclists, public transport users and those with mobility impairments.
- That any transport impacts have been appropriately assessed and mitigated.
- Promotion of sustainable travel choices, reducing reliance upon private vehicles where possible.
- Adequate vehicle and cycle parking provision in accordance with adopted standards.
- Protection and enhancement of public rights of way, walking, wheeling and cycling connections.
- Integration with existing and planned transport infrastructure.

Relevant policies include Core Policies 60–64 of the Wiltshire Core Strategy, supported by the Wiltshire Local Transport Plan, Car Parking Strategy, and Cycling Strategy. The Local Cycling and Walking Infrastructure Plan (LCWIP) and LTN 1/20 (DfT) provide further design guidance for active travel infrastructure.

Proposals must also ensure safe access for refuse collection vehicles and comply with the Wiltshire Council Waste Storage and Collection SPD (2017).

Where necessary, Transport Assessments or Statements should be submitted to evaluate impacts and identify mitigation. Planning conditions or legal agreements may be used to secure off-site improvements, travel plans, or contributions to sustainable transport infrastructure.

The proposal relates to two temporary modular classroom units that are now largely in situ and actively in use, making the application partly retrospective. Construction-phase highway impacts were originally raised as a potential consideration, supported with a Construction Management Plan for installation of the units over the school holidays.

The Highways Officer raised no objection, noting that the holiday installation period provided ample space for construction access and that the use of a banksman ensured safe management of vehicle movements. Although the Construction Method Statement did not originally include detailed site-parking diagrams, the Officer confirmed satisfaction that the measures outlined were sufficient, with later comments advising no further comments and thereby confirming no ongoing highway concerns.

In terms of operational impact, the additional classrooms are proposed to support a modest increase of around 40 pupils. Transport will continue to be managed via the established taxi/minibus system, with procedures agreed with Wiltshire Council Passenger Transport to prevent obstruction on nearby roads; the uplift is expected to generate only 3–4 additional vehicles, which can be absorbed within current arrangements.

While a local representation highlights ongoing concerns regarding congestion and parking pressures on nearby residential streets, these issues appear to reflect the school's existing baseline conditions rather than any additional impact directly arising from the temporary classroom units.

The scheme is not expected to significantly increase access points or alter the site's layout in terms of physical capacity and the additional education space in itself will not materially worsen the potential highway impacts.

On the basis of the submitted information and highway authority advice, the development is not expected to result in any material or unacceptable residual impacts on the surrounding highway network, nor is it anticipated to give rise to safety concerns. Accordingly, the proposal is considered satisfactory in highway terms.

Having regard for the above, it is determined that, given the established school use, the minor scale of net additional pupil movements, and the Highways Officer's confirmation of no objection, the proposal is considered to comply with Core Policies 60–64 of the WCS, the Local Transport Plan, and the sustainable transport objectives of the NPPF.

13. Ecology and Biodiversity

Core Policy 50 of the WCS Development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. Policy N2 of the NPPF seeks to ensure that development contributes positively to the natural environment and supports nature's recovery. Development proposals should conserve and enhance biodiversity, minimise adverse impacts on habitats and species, strengthen ecological networks where appropriate, and identify opportunities for biodiversity enhancement.

Proposals must assess and address potential effects on:

- Protected species;
- Priority habitats;
- Ecological networks; and
- Green and blue infrastructure.

Biodiversity Net Gain (BNG) is an approach to development seeking to ensure that habitats for wildlife are left in a measurably better state than they were before the development. As of 12 February 2024 (2 April 2024 for smaller sites) BNG is mandatory in England under the

Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). This means developers must deliver a BNG of 10% to ensure development will result in more or better quality natural habitat than there was before development.

The Wiltshire Green & Blue Infrastructure Strategy (2022–2030) encourages habitat connectivity, nature-based solutions, and integration of biodiversity within site design; these principles guide the assessment of detailed proposals.

The submitted Preliminary Ecological Appraisal and ecological responses confirm that the site consists mainly of hardstanding, amenity grassland and scattered trees, with limited suitability for protected species other than nesting birds and foraging bats. The outbuildings to be demolished have negligible bat roost potential, and no further species-specific surveys are required. General mitigation for nesting birds and precautionary bat measures are appropriate for a scheme of this scale.

No lighting details were submitted; therefore, a standard lighting condition is necessary to avoid light spill onto boundary habitats. Enhancements, including grassland improvements, tree/shrub planting and bat/bird boxes, accord with Core Policy 50 requirements to integrate biodiversity into development.

The ecological impacts have been fully assessed and following the revised submitted documents mitigation/enhancement measures can be secured by condition. No further ecological objection.

Arboriculture

The Arboricultural Impact Assessment identifies the need to remove four trees (T2–T5) to facilitate the modular buildings. These trees are of moderate quality; their loss will result in some reduction in local amenity but can be acceptably mitigated.

The report recommends mitigation planting of around 11 native trees (e.g., Small-leaved lime, Yew, Silver birch), aligning with Core Policy 50 and supporting on-site BNG delivery. A detailed Arboricultural Method Statement and Tree Protection Plan accompany the assessment, setting out protective fencing, ground protection, and a no-dig approach where relevant. These measures comply with BS 5837:2012 and ensure retained trees are safeguarded.

The Council's Tree Officer has confirmed **“no further comments”**, indicating the arboricultural information is acceptable.

Tree removals are justified and appropriately mitigated. The AMS and TPP provide adequate protection, and no further arboricultural concerns are raised.

Biodiversity Net Gain

As required by the Environment Act 2021, the development must provide a minimum 10% BNG. A statutory metric and BNG Assessment have been submitted and reviewed. The baseline value of 2.11 habitat units is accepted, with no hedgerow or watercourse units identified. Outstanding issues relating to the red-line boundary, application form, and habitat listings have now been corrected. No irreplaceable habitats are present.

Revised documents confirm that net gain can be achieved on-site through compensatory planting and habitat enhancement. A Biodiversity Gain Plan will be required post-consent, along with a Habitat Management and Monitoring Plan (HMMP) securing the 30-year management period.

The updated statutory metric confirms the scheme can deliver the required 10% BNG. Conditions for BNG, HMMP and compliance with submitted documents are appropriate, and BNG matters are now satisfactorily addressed.

The proposal adequately addresses ecological impacts, delivers measurable BNG in line with national and local policy, and provides appropriate arboricultural mitigation and protection. Subject to the standard ecological, lighting, BNG and tree protection conditions, the application complies with Core Policy 50, the Wiltshire Green & Blue Infrastructure Strategy, and BNG requirements under the Environment Act 2021 and the Biodiversity Protection Policy Objectives of the NPPF..

14. Flood Risk and Drainage

Core Policy 67 of the WCS outlines that all new development will include measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground (sustainable urban drainage) unless site or environmental conditions make these measures unsuitable.

Sustainable Drainage Systems (SuDS) are required for all major developments and must:

- Manage runoff near its source.
- Improve water quality.
- Support biodiversity and amenity.
- Be integrated into the site layout and green infrastructure.

The NPPF requires flood risk to be taken into account at all stages of the planning process and seeks to direct development away from areas at highest risk of flooding. Policies F4, F5 and F6 require flood risk to be assessed through site-specific Flood Risk Assessments where necessary, the application of the Sequential Test where applicable, and the Exception Test in those circumstances identified by national policy.

The application site is located within the existing grounds of Springfields Academy and is not situated within an area identified as being at significant risk of fluvial flooding. The proposal relates to the siting of two temporary modular classroom buildings and associated hardstanding within an established school campus.

The submitted drainage information demonstrates that surface water from the modular units will discharge to the existing drainage network serving the school, whilst permeable surfacing is incorporated within external hardstanding areas to assist with surface water management. Foul drainage from the proposed toilets and associated facilities will connect to the existing foul drainage system.

The Lead Local Flood Authority (LLFA) initially requested further information relating to groundwater levels, drainage design and exceedance flows. Additional information was subsequently submitted, including drainage plans, dimensions and exceedance routing

details. The LLFA reviewed this information, noting that historic borehole records and flood risk mapping indicate a low risk of groundwater flooding at the site.

Following receipt of the revised information, the LLFA confirmed that it had no further objections. It is therefore considered that the proposed drainage arrangements are acceptable and would not increase flood risk within the site or elsewhere.

The proposal includes appropriate drainage measures and has been accepted by the Lead Local Flood Authority. The development is not considered to increase flood risk and complies with Core Policy 67 of the Wiltshire Core Strategy and the relevant flood risk policy objectives of the NPPF.

15. Conclusion

The proposed development is considered acceptable in planning terms. The scheme would deliver additional specialist educational accommodation for up to 40 pupils with special educational needs and disabilities (SEND) at an established and important local educational facility, helping to meet an identified need for specialist provision within Wiltshire and reducing reliance on out-of-county placements. The development also delivers measurable environmental benefits, including a 10.53% Biodiversity Net Gain through new tree planting and wider habitat enhancements secured across the school grounds.

The proposal represents sustainable development within the settlement boundary of Calne and makes efficient use of an existing educational campus and associated infrastructure. Any impacts arising from the development, including those relating to residential amenity, ecology, landscaping, drainage and highway matters, have been carefully assessed and are either acceptable in their own right or can be appropriately mitigated through planning conditions.

Having regard to the development plan as a whole, the proposal accords with Core Policies 1, 2, 8, 50, 57 and 67 of the Wiltshire Core Strategy, Policy CF1 of the Calne Community Neighbourhood Plan, and the relevant provisions of the National Planning Policy Framework, including Policies S3, S4, HC4, N2, P3 and the design objectives of Policies DP1 to DP4. There are no material considerations indicating that planning permission should be withheld; accordingly, planning permission is recommended for approval subject to the stated conditions.

16. RECOMMENDATION: That planning permission be GRANTED, subject to the planning conditions listed below

CONDITIONS

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

Location Plan Ref 2135A-L01 received 22 Nov 2025

Proposed Site Plan Ref 2135A-PL10 B received 10 Nov 2025

Revised Proposed Elevations Ref 2135A-PL17 Received 7 May 2025

REVISED Proposed Elevations A & B Ref 2135A-PL14 Received 3 Jul 2025

REVISED Proposed Elevations C & D Ref 2135A-PL14A Received 3 Jul 2025

REVISED Proposed Roof Plan Ref 2135A-PL13B Received 3 Jul 2025
REVISED Proposed Ground Floor Plan Ref 2135A-PL12 Rev B Received 3 Jul 2025
Existing and Proposed Cross Sections - A Ref 2135A-PL16 received 7 May 2025

Drainage Layout Ref 7061-C-100 REV B– Received 19 Jun 2026
Drainage Exceedance Ref 7061-C-110 REV Received 19 Jun 2026
Revised Drainage Strategy Ref 7061-RP01 Issue 01 Feb 2026 Authored by SDS Consulting received 10 Feb 2026
Proposed Tree Location Plan Ref 2135A-L02 received 10 Nov 2025
Proposed Site Landscaping Plan Ref 2135A-PL11 B Received 10 Nov 2025
Construction Management Plan Ref CMS Architects Received 7 May 2025
Biodiversity Net Gain (BNG) Assessment Ref EEL981R250604SP The Springfield Academy
Biodiversity Net Gain (BNG) Assessment CIC v1.1 Received 13 Nov 2025

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

2. The site shall be used only for activities directly associated with the operation of the school, including school-related community uses. All such activities shall take place within normal school operational arrangements and shall be restricted to between 07:00 and 19:00 Monday to Friday. No activities outside these times or unrelated to the authorised school use shall take place on the site.

REASON: In the interests of protecting the amenity of nearby residents and ensuring the use of the site remains appropriate to its established educational function, in accordance with Core Policy 57 of the WCS and Policy P3 of the National Planning Policy Framework.

3. Within two months of the date of this decision, details of cowls, hoods or other directional shielding to the existing external emergency lights located on the side and rear elevations of the modular classroom units shall be submitted to and approved in writing by the Local Planning Authority.

The approved shielding measures shall be installed within one month of the written approval and thereafter permanently retained and maintained. The shielding shall be designed to direct illumination away from neighbouring residential properties and towards the school site only.

REASON: To safeguard the amenities of neighbouring residential occupiers by minimising light spill and glare, in accordance with Core Policy 57 of the Wiltshire Core Strategy and Policy P3 of the National Planning Policy Framework

4. No external lighting, other than emergency lighting required for health and safety purposes, shall be operated outside the hours of 07:00 and 21:00.

Any lighting operating between 21:00 and 07:00 shall be limited to that necessary for emergency or security purposes only and shall not be illuminated continuously.

The lighting shall thereafter be retained and operated in accordance with the approved details and no additional external lighting shall be installed without the prior written approval of the Local Planning Authority.

REASON: To protect the living conditions of neighbouring residents from inappropriate evening and night-time light intrusion, in accordance with Core Policy 57 of the Wiltshire Core Strategy and Policy P3 of the National Planning Policy Framework.

5. Prior to any works that may affect the hedgerow along the eastern boundary, a Hedgerow Works and Management Note shall be submitted to and approved in writing by the Local Planning Authority. The Note shall outline:

- Any works required for hedge maintenance or building access;
- Measures to ensure the hedge continues to provide privacy and screening;
- Replacement or infill planting where any small sections require trimming or removal, using appropriate native species.

All works shall thereafter be carried out in accordance with the approved details.

REASON: To preserve the established boundary screening between the school and nearby dwellings, and to maintain the hedgerow's contribution to neighbour amenity and local wildlife, in accordance with Core Policies 57 and 50 of the Wiltshire Core Strategy.

6. Within 3 months of the date of this decision the specifications, number, design and locations of the Biodiversity Enhancements recommended in section 4.3 of the Preliminary Ecological Appraisal (Ellendale Environmental 23/05/2025), along with a timetable for their installation shall be submitted to and approved in writing by the local authority for approval. The approved features shall be installed in accordance with the agreed timetable.

REASON: To provide mitigation /enhancement for biodiversity.

Informatives

1. Prior to any works commencing on the upstream drainage network, the approved outfall structure and flow control device shall be fully constructed, tested, and commissioned. No discharge to the receiving system (including watercourses, waterbodies, sewers, or drains) shall occur until these measures are operational to ensure compliance with agreed discharge rates and prevent an increase in flood risk elsewhere.

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. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

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. There is a low risk that bats may occur at the development site. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species 2017 (as amended) even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the applicant is advised to follow the advice of a professional ecologist or to contact Natural England's Batline through the internet.

5. The adults, young, eggs and nests of all species of birds are protected by the Wildlife and Countryside Act 1981 (as amended) while they are breeding. Please be advised that works should not take place that will harm nesting birds from March to August inclusive. 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.