



The Town and Country Planning Act 1990
Approval of Wiltshire Council Regulation 3 Application
Application Reference Number: PL/2025/04260
Decision Date: 23/09/2026

Applicant:	Mr Anthony Dixon Wiltshire Council, County Hall, Trowbridge, England, BA14 8JN
Particulars of Development:	Installation of two number temporary modular units to provide four additional classrooms with toilet facilities. Part Retrospective
At:	Springfield School, Curzon Street, Calne, SN11 0DS

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

In accordance with policy DM3 (1)(a) of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

- 1 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 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 and associated community 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 six months of the date of this permission, a review of the school drop off and collection arrangements associated with the development shall be undertaken and submitted to the Local Planning Authority for approval in writing. The review shall assess the effectiveness of the existing access, parking, drop-off and collection arrangements and identify any measures necessary to ensure the safe and efficient operation of the site and will include a school traffic survey. The review shall include a timetable for implementing any agreed measures.

The approved measures shall thereafter be implemented in accordance with the approved timetable and retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of highway safety and to ensure the safe and efficient management of vehicle movements associated with the school.

- 4 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

- 5** 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 emergency 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 for general site use.

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.

- 6** The existing hedgerow along the eastern boundary shall be retained as far as reasonably practicable and managed to maintain its function as a visual and ecological buffer between the school and neighbouring residential properties. Prior to any works that may affect this hedgerow, a Hedgerow 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. The hedgerow shall not be removed unless it can be demonstrated that no reasonable alternative exists and suitable compensatory planting is provided within the school grounds.

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.

- 7** 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.
- 6 The development hereby approved, and any associated works required, has potential to impact on the operation of the highway network during its construction (and any demolition required). You are advised to contact the Highway Authority's development Works Coordinator at phil.carter@wiltshire.gov.uk before undertaking any work, to discuss any temporary traffic management measures required, such as footway, Public Right of Way, carriageway closures or temporary parking restrictions a minimum of twelve weeks prior to any activity on site to enable a programme of Temporary Traffic Management measures to be agreed.

Nic Thomas - Director of Planning, Economy and Climate

NOTES

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