

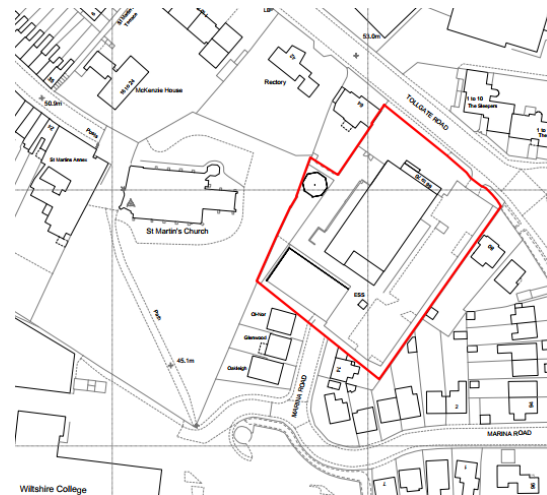
APPLICATION FOR FULL-PLANNING PERMISSION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/03713
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	Salisbury Sixth Form College, 66-78 Tollgate Road, Salisbury, SP1 2JJ
DEVELOPMENT DESCRIPTION:	Rear infill extension and internal alterations to accommodate additional classrooms and ancillary rooms to existing Salisbury 6th Form College
RECOMMENDATION:	Approve with Conditions

1. SITE DESCRIPTION/CONTEXT

The application site is in the Salisbury Community Area and within the defined settlement boundary/Limits of Development for Salisbury.

The site is occupied by Salisbury 6th Form College which comprises a 3-4 storey teaching block, multi-use games area, and parking with vehicular access from Tollgate Road (32 parking spaces, which includes 2 disabled spaces).



The college building is a rectangular flat-roofed structure finished in light coloured render with sections of horizontal cladding panels to the Tollgate Road entrance, the west elevation and rear service wing.

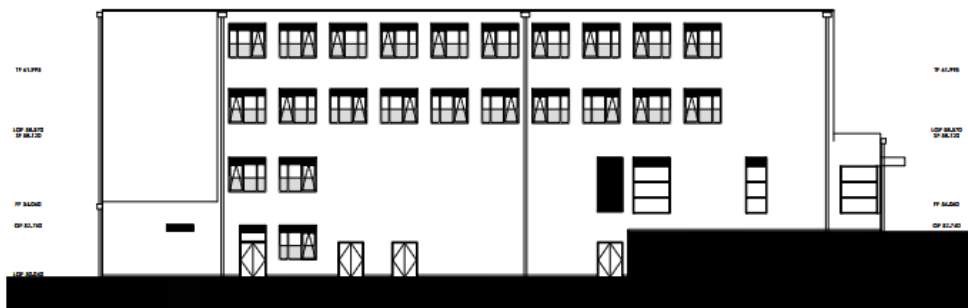


Building and vehicular access/car park from Tollgate Road



East and South elevations of the building showing rear service wing

The site slopes, resulting in a three-storey elevation to Tollgate Road and a partial lower ground floor creating four stories to the rear.



Section plan showing site levels reduce north to south (between Tollgate Road and Marina Road)

The Design and Access Statement (D&A) explains that the college was originally designed to accommodate 400 students. Current enrolment stands at 460 students, with 520 students expected to be on roll by September 2026 and forecast to increase to approximately 560 students by September 2027.

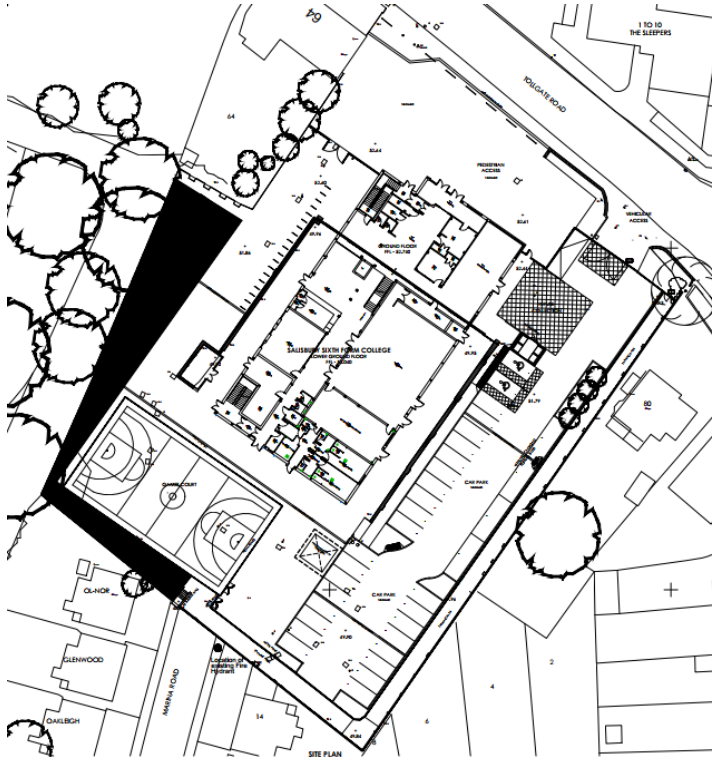
There is brick/blockwork walling to the gardens of residential dwellings to the south and east boundaries of the site (Nos 4-8, 14 & 16 Marina Road & No 80 Tollgate Road). A gated and fenced footway runs within the site along the east and south boundaries with gates at Tollgate Road and Marina Road.



Marina Road gate to footway



Tollgate Road gated footway



Existing site plan showing existing parking arrangements and pedestrian route from Tollgate Road to Marina Road

There are no statutory landscape or wildlife designations on-site. However, the site is situated within the catchment of the River Avon Special Area for Conservation (SAC) and the 13.8km zone of influence (ZOI) for the New Forest internationally protected sites, which comprises the New Forest Special Protection Area (SPA), New Forest Special Area of Conservation (SAC) and New Forest Ramsar site.

The site is adjacent to Salisbury Conservation Area, and St Martin's Church is Grade 1 Listed:



The site is within Flood Zone 1 and is not identified to be at high risk of flooding from other sources (surface or groundwater emergence) in the Strategic Flood Risk Assessment (SFRA) with groundwater levels suggested to be between 0.5m and 5m below the ground surface, and Tollgate Road identified to be at risk of surface water flooding. Overall, the site is shown to be at a low cumulative risk of flooding in the future from all sources.



Extract from the Wiltshire Council SFRA Data Explorer. Risk of flooding from surface water

2. PLANNING HISTORY

Planning permission with conditions was granted 11/8/2015 for the current 6th form college building with access, parking and multi-use games area (the current layout of development) under planning application reference 14/11997/FUL.

There is an accompanying S106 agreement for financial contributions which were made towards cycle infrastructure improvements along Tollgate Road (a requirement of Wiltshire Council Highways Authority) and the A36 cycle infrastructure improvement scheme forming a link from Petersfinger Park and Ride to College Roundabout (a requirement of Highways England – now National Highways) to encourage transfer of trips from the private car to cycle and minimise the impact on the A36 roundabout.

Proposal / Summary
PL/2024/04081 - Full planning permission Decision - Approve with Conditions Date: 12/7/2024 – Canvas canopy supported by one central and eight other timber posts forming an octagonal shape to create external learning area.
14/11997/FUL - Full planning permission Decision - Approve with Conditions Date: 11/8/2015 – Demolition of existing building and erection of 6th form college building with access, parking and multi use games area
Conditions: 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission. REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004. 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing number 10005-04-P701 Revision B dated November 2014, as deposited with the local planning authority on 19.12.14, and Drawing number 10005-04v-vvP001 dated November 2014, as deposited with the local planning authority on 19.12.14, and

Drawing number 10005-04-P002 dated November 2014, as deposited with the local planning authority on 19.12.14, and
Drawing number 10005-04-P101 Revision A dated November 2014, as deposited with the local planning authority on 19.12.14, and
Drawing number 10005-04-P201 Revision A dated November 2014, as deposited with the local planning authority on 19.12.14, and
Drawing number 10005-04-P301 Revision A dated November 2014, as deposited with the local planning authority on 19.12.14, and
Drawing number 10005-04-P601 dated November 2014, as deposited with the local planning authority on 19.12.14, and
Drawing number 10005-04-P650 Revision A dated November 2014, as deposited with the local planning authority on 19.12.14, and
Drawing number 10005-04-P652 Revision E dated November 2014, as deposited with the local planning authority on 21.05.15, and
Drawing number 10005-04-P653 Revision A dated November 2014, as deposited with the local planning authority on 19.12.14, and
Drawing number 10005-04-P654 Revision A dated November 2014, as deposited with the local planning authority on 19.12.14, and
Drawing number 10005-04-P656 Revision A dated November 2014, as deposited with the local planning authority on 19.12.14, and
Drawing number 10005-04-P657 Revision A dated November 2014, as deposited with the local planning authority on 19.12.14, and
Drawing number 10005-04-P751 Revision A dated November 2014, as deposited with the local planning authority on 19.12.14.

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

3 *No development shall commence on site until an investigation of the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses has been carried out and all of the following steps have been complied with to the satisfaction of the Local Planning Authority:*

Step (i) A written report has been submitted to and approved by the Local Planning Authority which shall include details of the previous uses of the site for at least the last 100 years and a description of the current condition of the site with regard to any activities that may have caused contamination. The report shall confirm whether or not it is likely that contamination may be present on the site.

Step (ii) If the above report indicates that contamination may be present on or under the site, or if evidence of contamination is found, a more detailed site investigation and risk assessment should be carried out in accordance with DEFRA and Environment Agency's "Model Procedures for the Management of Land Contamination CLR11" and other authoritative guidance and a report detailing the site investigation and risk assessment shall be submitted to and approved in writing by the Local Planning Authority.

Step (iii) If the report submitted pursuant to step (i) or (ii) indicates that remedial works are required, full details have been submitted to the Local Planning Authority and approved in writing and thereafter implemented prior to the commencement of the development or in accordance with a timetable that has been agreed in writing by the Local Planning Authority as part of the approved remediation scheme.

On completion of any required remedial works the applicant shall provide written confirmation to the Local Planning Authority that the works have been completed in accordance with the agreed remediation strategy.

REASON: To ensure that land contamination can be dealt with adequately prior to the use of the site hereby approved by the Local Planning Authority.

4 No development shall commence within the area indicated (proposed development site) until:

- A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and
- The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To enable the recording of any matters of archaeological interest.

Informative:

5 No development shall commence on site until details of the external materials to be used on the development 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: In the interests of visual amenity and the character and appearance of the area.

6 All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; 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, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

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

7 There shall be no floodlighting or other illumination of the approved multi-use games area.

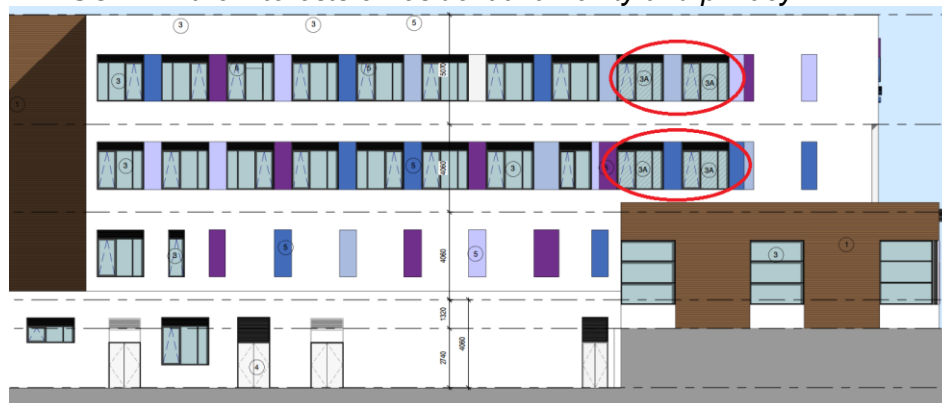
REASON: In the interests of the amenity of neighbouring residents

8 The use of the multi-use games area shall be restricted to between the hours of 8.45am to 4.00pm Mondays to Fridays only and there shall be no use on Saturdays, Sundays, Public or Bank Holidays.

REASON: In the interests of the amenity of neighbouring residents

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

REASON: In the interests of residential amenity and privacy.



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

REASON: In the interests of residential amenity and privacy.

11 No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 on weekdays and 08:00 to 13:00 on Saturdays. No burning of waste shall take place on the site during the construction phase of the development.

REASON: In the interests of neighbouring amenities

12 No part of the development hereby approved shall be first brought into use/occupied until the parking areas shown on the approved plans have been consolidated, surfaced and laid out in accordance with the approved details. This area shall be maintained and remain available for this use at all times thereafter.

REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

INFORMATIVE

The archaeology work should be conducted by a professionally recognised archaeological contractor in accordance with a written scheme of investigation approved by this office and there will be a financial implication for the applicant.

S/2002/0382 - Full planning permission Decision - Withdrawn Date: 28/7/2004 – REPLACEMENT OF EXISTING NURSERY BUILDINGS WITH NEW SINGLE STOREY NURSERY SCHOOL BUILDING, INCORPORATING 3 CLASSROOMS AND OUTSIDE PLAY AREA.

S/2001/0360 - Full planning permission Decision - Withdrawn Date: 28/7/2004 – OF BUILDING TO AEROBICS STUDIO AND CHANGING ROOM PLUS PROVISION OF NEW ENTRANCE

S/2000/0346 - Full planning permission Decision - Withdrawn Date: 18/8/2000 – DEMOLITION OF EXISTING BUILDINGS AND CONSTRUCTION OF NEW BUILDING FOR USE AS AN ACOUSTIC CENTRE

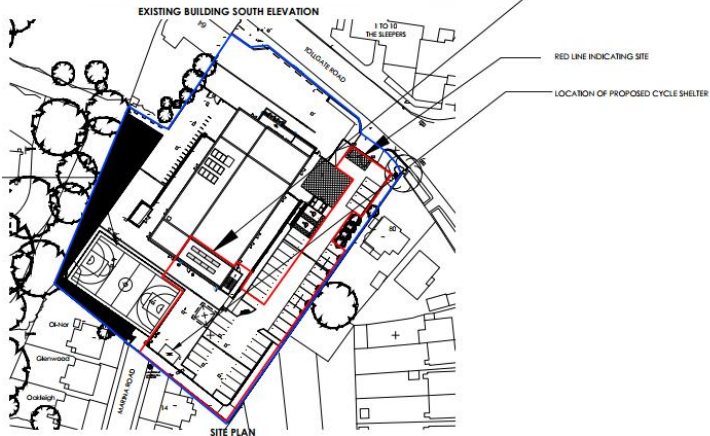
S/1998/1623 - Consent to display an advertisement Decision - Approve with Conditions Date: 29/12/1998 – ERECTION OF 1 X MONOLITH, 1 X EXTERNALLY ILLUMINATED WALL MOUNTED AND 4 X POST MOUNTED SIGNS

S/1995/0135 - Full planning permission Decision - Approve with Conditions Date: 24/5/1995 – USE OF AREA CLEARED BY DEMOLITION AS ADDITIONAL CAR PARKING FOR COLLEGE USE

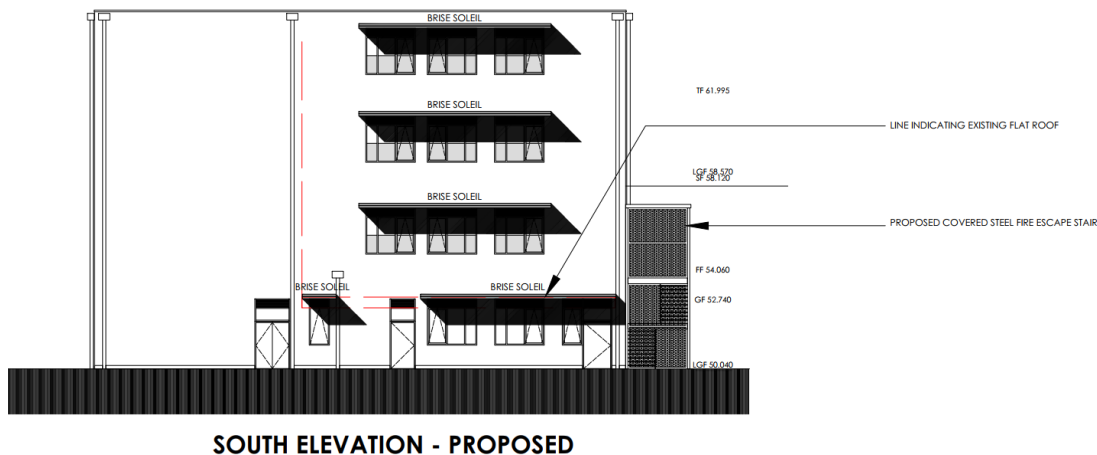
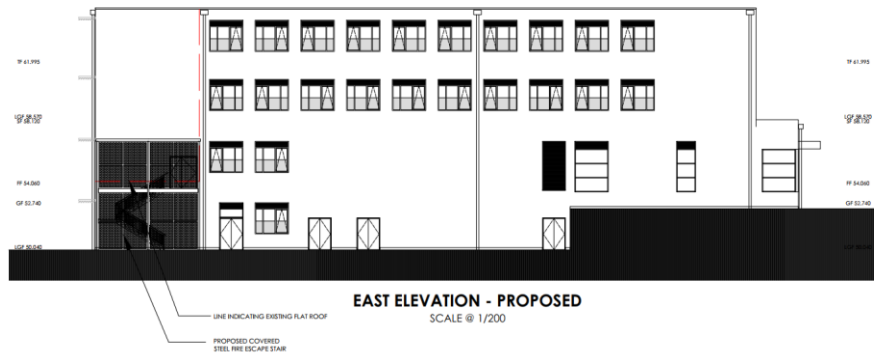
3. PROPOSAL

The submission explains that the proposals are intended to meet the identified demand by providing additional classrooms and supporting spaces, enabling the continued delivery of education and skills development for Salisbury and the wider area.

The proposals comprise a three-storey vertical infill extension on the south-east corner of the building, extending above the existing lower ground floor level, together with a covered external two-storey fire escape serving the first floor, and internal alterations. The works would provide four additional flexible teaching classrooms, administrative office accommodation, and additional WC facilities, including accessible toilets.



Materials and detailing are proposed to match the existing building, with render to the east and south elevations and aluminium windows and doors including obscure glazing to the lower half of the windows on the south facing elevation. No windows are proposed in the eastern elevation of the extension, where an internal fire escape stair serving the second and third floors would be located.



PROPOSED MATERIALS:

WALLS	SILICON RENDER SYSTEM TO MATCH EXISTING
ROOF	SINGLE PLY - LIGHT GREY COLOUR TO MATCH EXISTING
WINDOWS	REUSE EXISTING WHERE POSSIBLE NEW ONES TO BE THERMALLY BROKEN POWDER COATED ALUMINIUM TO MATCH EXISTING
DOORS	REUSE EXISTING WHERE POSSIBLE NEW ONES TO BE THERMALLY BROKEN POWDER COATED ALUMINIUM TO MATCH EXISTING
BRISE SOLEIL	ALUMINIUM FRAME WITH BLADES
EXTERNAL STAIR	STEEL FIRE ESCAPE STAIRCASE WITH METAL MESH PANEL ENCLOSURE



obscure glazing to east elevation windows to match existing

The proposals include removal of part of the tarmac pathway and fencing to the east boundary of the site which currently runs behind the eastern parking area in order to amend the parking layout to provide an additional 12 parking spaces. The D&A explains that *'The tarmac footpath along the east and south boundary walls were formed originally to provide separate pedestrian access for pupils between Marina Road and Tollgate Road to the college, however this footpath had never been used by the college. The current proposals include removal of metal fence to allow for further parking on site as indicated on accompanying plans. The proposed additional parking spaces are designed to be of a minimum of 2.5m by 5m in accordance with the Highway Officer's recommendations received during the pre-application advice'*

The scheme was amended during the course of the application to address concerns raised by the Highways Authority, including the submission of details for a covered, secure two-tier cycle store providing 24 additional cycle parking spaces within the southern part of the site.



4. RELEVANT LEGISLATION, POLICIES AND GUIDANCE

4.1 National Planning Policy/Documents:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- National Design Guide
- LTN1/20 – Cycle Infrastructure Design (July 2020)
- Green Infrastructure Framework (2022)
- Building for a Healthy Life (2026)

4.2 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 20 Development in the Salisbury Community Area;
- Core Policy 41 Sustainable Construction and Low-Carbon Energy;
- Core Policy 50 Biodiversity and Geodiversity;
- Core Policy 51 Landscape
- Core Policy 55 Air Quality;
- Core Policy 56 Contaminated Land;
- Core Policy 57 Ensuring High Quality Design and Place Shaping;
- Core Policy 58 Ensuring the Conservation of the Historic Environment;
- Core Policy 60 Sustainable Transport;
- Core Policy 61 Transport & Development;
- Core Policy 62 Development Impacts on the Transport Network;
- Core Policy 64 Demand Management
- Core Policy 67 Flood Risk;
- Core Policy 68 Water Resources;
- Core Policy 69 - Protection of River Avon SAC

Adopted Salisbury District Local Plan (SDLP) saved policies: (Appendix D WCS):

C18 – Development affecting rivers and river valleys

PS5 - New Education Facilities

Waste Core Strategy 2006-2026:

WCS6: Waste Reduction and Auditing

Wiltshire Housing Site Allocations Plan, adopted 25 February 2020

4.3 Draft 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 this 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 currently carries no weight for decision making.

4.4 Made Neighbourhood Plan:

Salisbury Neighbourhood Plan - Formal 'making' of Salisbury Neighbourhood Development Plan 2020 to 2038. Made 3 March 2025/updated June 2025

4.5 Supplementary Planning Documents and other Guidance:

- Wiltshire Design Guide (adopted April 2024)

- 'Creating Places Design Guide' Salisbury (adopted 2006)
- Wiltshire Local Transport Plan 2011-2026, (adopted 2015) - including the Car Parking Strategy (Policy PS4- Private non residential parking standards) and Cycling Strategy (adopted 2015)
- Wiltshire Local Cycling and Walking Infrastructure Plan (LCWIP) (adopted September 2024)
 - Active travel infrastructure design standards 2022
 - Active travel parking standards and design guide 2022
- Salisbury Conservation Area Appraisal
- Wiltshire Council's Waste Storage and Collection: Guidance for Developers (adopted 21 Feb 2017)
- A Green & Blue Infrastructure Strategy for Wiltshire: Wiltshire's Natural Environment Plan 2022-2030
- Wiltshire Climate Strategy 2022-2027 (adopted February 2022)
- Interim Recreation Mitigation Strategy for The New Forest Internationally Protected Sites January 2022 Guidance
- Strategic Appropriate Assessment of Developments in Wiltshire Occurring in the River Avon SAC Catchment (March 2026)
- Air Quality Action Plan 2024-2029 (adopted 19/03/2024)
- Air Quality SPD (adopted October 2025)
- Community Infrastructure Levy - Wiltshire Council
- Strategic Flood Risk Assessment 2024
- Local Flood Risk Management Strategy (April 2015)
- Wiltshire Council's Developer's guidance note - Surface water soakaways

4.6 Statutes:

Conservation of Habitats and Species Regulations 2017 (the 'Habitats Regulations')
 Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019

Levelling Up and Regeneration Act 2023 (LURA)

Countryside and Rights of Way Act 2000

Natural Environment and Rural Communities Act 2006

Wildlife and Countryside Act 1981 as amended

The Planning (Listed Buildings and Conservation Areas) Act 1990

- *Section 66: Special considerations affecting planning functions*
- *Section 72: General duty as respects conservation areas in exercise of planning functions*

Environmental Protection Act, 1990

Environment Act 2021

(Biodiversity Net Gain): Part 6 Nature and Biodiversity (s98)

Ancient Monuments and Archaeological Areas Act (1979) amended by the National Heritage Act (1983) and the National Heritage Act (2002)

5. ISSUES

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

- Principle of development
- Impact to the character and appearance of the area and significance of Heritage Assets
- Residential Amenity & Environmental Considerations (Noise, Air Quality)
- Highway considerations
- Waste & Recycling
- Ecology & Biodiversity
 - *River Avon Special Area for Conservation (SAC) and SSSI*
 - *The New Forest Internationally protected sites*
 - *Protected species and habitats*
 - *Biodiversity Net Gain*
- Flood Risk
- Climate Change

6. CONSULTATION RESPONSES

The views of consultees are material considerations in the determination of the application. However, the decision-maker must exercise their own planning judgement. Where consultees raise concerns or recommend conditions, these have been considered and are addressed within the assessment section of this report.

WC Highways: Comments on revised Travel Plan dated September 2026 Rev D and cycle parking details received 08/09/2026

No objection subject to conditions:

- Revised Travel Plan (Rev D) reviewed and accepted by the School Travel Plan Advisor.
- Additional cycle parking provision and location considered acceptable.
- Conditions recommended for:

Provision and retention of car and cycle parking.

Management of car park in accordance with the approved Travel Plan.

Ongoing implementation and monitoring of the Travel Plan.

Submission of a Construction Management Plan prior to commencement.

Previous comments: To the submitted Travel Plan dated July 2026 Rev B:

Holding objection maintained pending revised cycle parking details and Travel Plan

- Further details required for covered and secure cycle parking.
- Travel Plan required additional detail on actions, timescales and monitoring.

Comments on original submission and original Travel Plan dated June 2026 Rev A:

Holding objection raised pending submission of additional information and revised Travel Plan

- No objection in principle to the college expansion.
- Existing access arrangements acceptable, but evidence requested that the Marina Road pedestrian route is genuinely redundant.
- Proposed increase to 44 parking spaces considered acceptable.
- Further details required on management of staff, visitor and student parking.
- Secure, covered cycle parking details and capacity justification required.
- Further information required on refuse vehicle access and servicing arrangements.
- Travel Plan required revision, including an evidence-based modal split survey and updated sustainable travel measures.

Historic England: No advice offered. This should not be interpreted as comment on the merits of the application and suggest that the LPA seeks the views of your specialist conservation and archaeological advisers.

WC Conservation: No objection

The proposal was considered at preapp. The college building is a substantial structure a short distance to the east of the grade I listed church of St Martin and the boundary of the Salisbury City Conservation Area. The college building is only really visible in conjunction with the church's spire at a significant distance, from the Downton Rd. At that distance, the college building is read as a white panel covered block with a mid-brown projection at its southwestern corner: this change of colour of the building between its white bulk and the church goes some way to reduce the distant visual impact. The proposal is to infill the southeastern corner to the east of the brown section. This would have a very slight impact on the long distance view by covering some of the brown-clad area, and would not be visible from the churchyard or St Martin's Church St. I am satisfied that the proposal would cause no additional harm to the setting of the listed building and the CA, in line with the aims of sections 66 and 72 of the PLBCA Act 1990, NPPF and CP58.

WC Drainage: No objection subject to conditions

The site is in Flood Zone 1 and is not at high risk from other sources of flooding. Existing drainage and attenuation measures will be retained, and as no additional impermeable surfaces are proposed, the development is not expected to increase surface water runoff or flood risk.

No objection, subject to any further applications demonstrating compliance with SuDS interception standards and incorporating measures such as green roofs, rainwater harvesting, or downpipe planters to reduce runoff.

Arboricultural Officer: No objection subject to trees being protected in accordance with the Arb Report.

Salisbury City Council: Salisbury City Council supports this application.

7. REPRESENTATIONS

In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), the application was publicised by way of:

- Neighbour notification letters sent to adjoining and nearby properties;
- A site notice displayed near the site 08/07/2026;
- An advertisement placed in the local press 09/07/2026 (expiry date 30/07/2026)

These methods were used to inform interested parties and provide a period of 21 days for comments to be submitted. Following receipt of an amended Travel Plan and revised siting of the proposed cycle shelter to address comments from the Highway Authority, neighbours were reconsulted for a further 14-day period.

No representation letters have been received.

8. ASSESSMENT

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 National Planning Policy Framework (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.

8.1 Principle of Development

8.1.1 Policy Context

Core Policies 1 and 2 of the Wiltshire Core Strategy establish the overarching spatial strategy for Wiltshire and provide the primary Development Plan framework for determining whether development is appropriately located. Together, these policies seek to direct growth towards the most sustainable locations whilst protecting the intrinsic character and beauty of the countryside. The strategy prioritises development within Principal Settlements, Market Towns, Local Service Centres and larger villages, whilst development in the countryside will only be supported where it accords with specific development plan policies or where material considerations indicate otherwise.

The NPPF also contains national policies relating to the location of development. Policies S3-S5 distinguish between development within settlements and development in the countryside, support sustainable patterns of growth, and require decisions to have regard to the role and function of settlements, accessibility to services and facilities, and other site-specific considerations.

The NPPF is supportive of new educational development in general, noting that in plan making (HC1: Planning for healthy communities) authorities should attach considerable importance to providing for sufficient education facilities (including early years, school and post-16 provision).

The principle of development should be assessed having regard to the Development Plan as a whole, the NPPF and all other material considerations. The weight afforded to individual policies will depend upon the nature, scale and location of the development proposed.

8.1.2 Assessment

Salisbury is defined as a Principal Settlement, and the site lies within the defined settlement boundary of Salisbury.

WCS Core Policy 1 states:

'Wiltshire's Principal Settlements are strategically important centres and the primary focus for development. This will safeguard and enhance their strategic roles as employment and service centres. They will provide significant levels of jobs and homes, together with supporting

community facilities and infrastructure meeting their economic potential in the most sustainable way to support better self-containment...

The application submission explains that there is evidenced need for additional post 16 educational accommodation at Salisbury Sixth Form College with significant public benefits from supporting local education capacity and skills provision and the proposals seek to make efficient use of an established educational site, consolidating growth within an existing campus rather than requiring alternative sites or additional travel.

Saved policy PS5 of the Salisbury District Local Plan is also encouraging of development that provides permanent education facilities that needs to be provided for. The provision of new or improved infrastructure is also positively supported under Core Policy 3 with the supporting text noting *'In addition to managing the provision of the new infrastructure requirements of development proposals, the individual investment plans of infrastructure providers should be recognised and fully considered. It will be important that all new development proposals build safeguards into schemes to protect and enhance appropriate services and facilities, including: bus corridors, telecommunications equipment (particularly high speed broadband infrastructure), electricity power lines, high pressure gas mains, **educational facilities**, health facilities, flood protection measures, water treatment infrastructure, waste water treatment works and waste collection and management services.'*

8.1.3 Conclusion

The proposals for the development of existing educational facilities within a sustainable settlement are therefore considered to be acceptable in principle.

However, there are site specific impacts/constraints that also need to be considered and the acceptability of a development proposal overall is also subject to considering site specific impacts and compliance with other relevant planning policies, and the normal range of material considerations that have to be taken into account when determining a planning application and a judgement is necessary in terms of all the development impacts considered below.

8.2 Design and Impact on the Character and Appearance of the Area

8.2.1 Policy Context

Policy CP57 of the WCS seeks to ensure that all development proposals are of a high standard of design that responds positively to the local context and contributes to a sense of place. This includes consideration of layout, form, materials, scale, and relationship to the surroundings. Proposals should reinforce local distinctiveness, protect the character of settlements, and promote inclusive and attractive environments.

Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality. Development is expected to meet a number of related place shaping and design criteria in the policy and new development should enhance/bring a sense of character to the area as a whole.

Criteria (i), (iii) and (vi) specifically refer to development making a positive contribution to the character of Wiltshire through:

i. 'Enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the exiting pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced.'

iii 'Responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials streetscape and rooflines to effectively integrate the building into its setting.'

vi. 'Making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area.'

Policies DP1-DP4 of the NPPF seek to ensure that development is well-designed, visually attractive, sustainable and responsive to its surroundings. Development should contribute positively to local character, create high quality places and support healthy and inclusive communities.

The Wiltshire Design Guide provides further guidance on achieving high quality, context-led design and should be taken into account where relevant.

8.2.2 Assessment

In assessing this aspect of the proposal, regard has been had to the site context, the details of the proposed development, the relevant development plan policies, and all other material considerations. The key considerations are set out below.

The existing 3/4 storey flat roof building by reason of its bulk (its three-dimensional size, volume, and mass), scale (the relationship of the building's height, width, and length to its surroundings) and light-coloured rendered elevations is prominent within the streetscape. The building replaced a previous industrial building on the site and the officer report to the original consent explained that *'By reason of the existing diversity of building types, scales and the materials and finishes used in other buildings within the surrounding area it is considered the proposed 6th Form college building would not be out of keeping or otherwise unduly detrimental in terms of the existing character of the surrounding area....On balance, it is considered the public benefits (social, economic and community benefits) brought about through the provision of the proposed 6th form college development act to outweigh the potential harm to the setting of the adjacent listed church and surrounding conservation area, and the application accords with local plan policy and the aims and objectives of the NPPF and NPPG.'*

The existing building incorporates a four-storey high, composite-clad service wing at its south-western corner, accommodating the rear stairwell and WC facilities. This element provides visual articulation and assists in reducing the perceived scale and massing of the building. The proposed extension would be finished in render to match the existing elevations. Whilst the extension would infill the corner of the building, the retention of the horizontal cladding to the service wing would maintain a degree of visual distinction between the building elements, thereby helping to break up the overall bulk of the enlarged structure and reducing its perceived mass when viewed from the surrounding area.

8.2 3 Conclusion

Having regard to the above, it is considered that the proposed extension using matching materials and design features to the existing building will present as a coherent infill extension, and acceptable to the local character and views of the site from the wider area.

8.3 Impact on Heritage Assets

8.3.1 Policy Context

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990.

Section 66(1) requires special regard to be given to the desirability of preserving listed buildings, their settings and any features of special architectural or historic interest which they possess.

Section 72(1) requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

Core Policy 58 'Ensuring the conservation of the historic environment' of the Wiltshire Core Strategy seeks to conserve and, where appropriate, enhance the significance of designated and non-designated heritage assets and their settings.

The supporting text to CP58 of the WCS explains that heritage assets also include archaeological sites of regional and local interest and where development proposals have the potential to include heritage assets with archaeological interest development should be informed by a desk based assessment and where necessary a field evaluation to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Core Policy 57 requires development to respond positively to local character and historic context through high quality design. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

Policies HE4-HE10 of the NPPF recognise heritage assets as an irreplaceable resource and require proposals affecting heritage assets to be assessed having regard to their significance and the contribution made by their setting.

In accordance with the heritage policies of the NPPF, any harm to the significance of a heritage asset must be clearly identified and assessed. Where harm is identified, it should be categorised having regard to the relevant heritage policies and weighed against any public benefits arising from the proposal.

8.3.2 Assessment

In assessing this aspect of the proposal, regard has been had to the site context, the details of the proposed development, the relevant development plan policies, and all other material considerations. The key considerations are set out below.

The site has previously been subject to geotechnical investigation, an archaeological desk-based assessment and archaeological monitoring and recording brief during the groundworks undertaken as part of the redevelopment of the site with subsequent report submitted to the LPA to discharge condition 4 of the original consent (which required a programme of archaeological monitoring). The archaeological monitoring identified layers of made ground

associated with the construction of former buildings which occupied the site and was of negligible archaeological significance.

Although planning permission was ultimately granted for the original development, Historic England and the Council's Conservation Officer expressed concerns regarding the height and massing of the college building and the effect on the setting of the conservation area and the Grade I listed Church of St Martin, giving rise to heritage harm that was weighed in the planning balance.

Historic England have been consulted on the current proposals although have deferred to the advice of the council's own advisors. The conservation officer has advised that by covering some of the brown clad area to the service block the proposed infill extension would have a very slight impact on the long distance views to the setting of the grade I listed church of St Martin and boundary of the Salisbury City Conservation Area but that the proposals would have no additional harm to the setting of the listed building and Conservation Area compared to the existing building.

8.3.3 Conclusion

Having regard to the above, it is considered that there are no archaeological issues with the proposals and they would cause no additional harm to the setting of the listed building and the Conservation Area, in line with the aims of sections 66 and 72 of the PLBCA Act 1990, NPPF and CP58.

8.4 Amenity

8.4.1 Policy Context

Core Policy 57 (Point vii) of the Wiltshire Core Strategy requires development to respect the amenity of existing occupants.

Policy P3 of the NPPF requires development to be appropriate for its location, taking account of its likely effects on health, living conditions and the environment. In particular, Policy P3(2)(b) requires development to avoid giving rise to unacceptable impacts on the living conditions of neighbouring residents and occupiers. In assessing amenity impacts, regard should be had to matters including daylight and sunlight, outlook, privacy, overbearing impacts and other effects on residential amenity.

8.4.2 Assessment

The existing buildings on the site are visible from Marina/Tollgate Road and adjacent dwellings and gardens. Third party concerns to the original scheme included amenity impact concerns (overlooking due to the height of the building and potential noise from air conditioning units).

The officer report to the original consent noted that the college buildings would replace the existing authorised industrial use of the site and due to the academic function and limited use during the daytime and on weekdays only, and only during weeks forming part of the academic year was generally a more appropriate use in terms of its potential impacts on neighbouring residential amenity.

The report explained that the new building was taller than the industrial workshop buildings it would replace but being *'pulled-in' from the east and west side boundaries, thereby increasing the distance between the building and the closest neighbouring residential properties on either side.'*

The case officer's report for the original permission assessed the impact on No. 80 Tollgate Road, noting that the rear garden along the site's south-eastern boundary is screened by an approximately 2.5 metre-high masonry wall which, together with the separation distance, helps to mitigate the perceived height and massing of the three-storey college building.

To further safeguard the amenities of neighbouring occupiers, conditions were imposed requiring some windows on the east elevation to be permanently obscure glazed (condition 9), and other windows on the east elevation to have the lower sections of the windows fitted with obscure glazing (condition 10). These measures were intended to mitigate overlooking and protect the privacy of adjoining residential properties.

The report concluded that, subject to the implementation and retention of the obscured glazing, the college building would not result in unacceptable overlooking or any other undue adverse impact on the amenities of adjoining residential occupiers.

The proposed extension does not contain any windows within its eastern elevation, as this part of the building would accommodate an internal fire escape stair serving the upper floors. Consequently, the development would not give rise to overlooking or loss of privacy from this elevation.

The proposals include obscure glazing to the lower section of each window within the proposed southern elevation. Given that the extension would project closer to the residential properties to the south, than the existing south elevation above ground floor level, it is considered appropriate to secure this mitigation through a planning condition, consistent with the approach taken under the original permission.

The proposals have also been revised to include a covered two-tier cycle parking store within the southern part of the site. Whilst this area is at a higher level than the dwellings and gardens within Marina Close, the cycle store would be set away from the boundary and screened by the existing solid masonry wall. As such, it is not considered that the proposal would result in any unacceptable impact on the amenities of occupiers of the neighbouring properties to the south.

No third party representations have been received to this application.

8.4.3: Conclusion

Having regard to the above it is considered that subject to conditioning the use of obscure glazing as shown on the proposed plans; the proposals will not result in any significant implications for any nearest residential properties or their occupants and amenities.

8.5 Environmental Considerations (Noise, Air Quality, Contaminated Land, etc.)

8.5.1 Policy Context

Core Policies 55 and 56 of the Wiltshire Core Strategy seek to ensure that development does not give rise to unacceptable environmental impacts and that any risks associated with pollution, land contamination or other environmental effects are appropriately mitigated.

Policy P3 of the NPPF requires development to be appropriate for its location having regard to pollution, living conditions and public health. Development should avoid unacceptable impacts arising from noise, air quality, contamination, artificial lighting and other sources of pollution and should provide appropriate mitigation where necessary.

Where relevant, regard should also be had to the Council's Air Quality SPD and any other site-specific environmental guidance.

8.5.2 Assessment

8.5.2.1 Noise

Although the proposed extension would facilitate an increase in student numbers, any associated noise and disturbance is considered likely to be absorbed within the existing levels of activity generated by the established educational use of the site.

No additional building services plant is proposed as part of the application. The D&A advises that, should external plant be required during the detailed design stage, an Environmental Noise Survey and Plant Noise Impact Assessment would be undertaken. An informative can be attached to any permission granted advising that the installation of external plant equipment may require planning permission and would need to demonstrate that it would not result in an adverse impact on the amenity of nearby noise-sensitive properties.

8.5.2.2 Air Quality

Core Policy 55 of the WCS requires that all development, which because of the size, nature or location will have the potential to exacerbate known areas of poor air quality, is required to overcome this barrier to development by demonstrating the measures they will take to help mitigate these impacts. The Air Quality Action Plan for Wiltshire was approved by the council in March 2024, and the Air Quality Supplementary Planning Document was adopted October 2025.

Whilst the site is not within an identified Air Quality Management Area (AQMA), additional consideration towards prevention of air quality and mitigation is now being sought on all development in the Air Quality SPD.

This includes electric vehicle charging points and a Construction Environmental Management Plan (CEMP).

F1 uses have the following EV charging requirements:

Table 2 - EV charging requirements for developments

Land Use	EV Requirement	Minimum Nominal Rated Output
Employment sites Use Classes B2, B8, C1, C2, C2(a), E, F1, F2 and Sui Generis as appropriate	20% of parking spaces with active provision and an additional 20% of parking spaces with passive provision. For employment developments with high turnover of parking, provision should be made for rapid charging, due to a short dwell time (e.g. one hour maximum stay).	7.4kW minimum At least one rapid charger of at least 50kW as a minimum, unless it can be demonstrated why this is not necessary.

The D&A explains that as part of the proposed works seven 7.4kW additional EV charging points will be installed and as it is expected that staff and students will spend multiple hours parked, rapid charging is not required. The D&A also confirms that a detailed Construction Environmental Management Plan (CEMP) will be secured prior to commencement of development and submitted to LA for approval.

8.5.3 Conclusion

Subject to the recommended conditions/informative, the proposed development is not considered to result in unacceptable environmental impacts in terms of noise, air quality, pollution or public health. The proposal is therefore considered to comply with Core Policies 55 and 56 of the Wiltshire Core Strategy, the NPPF, and the Council's Air Quality Supplementary Planning Document.

8.6 Highways Impacts and Parking

8.6.1 Policy Context

Policies TR3-TR8 of the NPPF seek to ensure that development is supported by safe, suitable and sustainable transport arrangements. Development should provide appropriate access, promote sustainable travel choices where possible and avoid unacceptable impacts on highway safety and the operation of the transport network.

Core Policies 60–64 of the Wiltshire Core Strategy, supported by the Wiltshire Local Transport Plan, Car Parking Strategy, and Cycling Strategy require development to provide safe access, promote sustainable transport, minimise transport impacts and provide appropriate parking arrangements.

The Local Cycling and Walking Infrastructure Plan (LCWIP) and LTN 1/20 (DfT) provide further design guidance for active travel infrastructure.

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.

8.6.2 Assessment

In assessing this aspect of the proposal, regard has been had to the site context, the details of the proposed development, the relevant development plan policies, and all other material considerations. The key considerations are set out below.

The means of access serving the site from Tollgate Road for vehicles and pedestrians will remain unchanged, and the Highway Authority has advised that the existing access arrangements are acceptable for the increased level of activity associated with the proposed extension.

The revised Travel Plan includes measures to promote sustainable travel, together with monitoring and review mechanisms to support continued modal shift away from private car use.

Wiltshire's Car Parking Standards require sufficient parking provision to serve the proposed development. The proposals include a reconfiguration of the existing parking area and the provision of 12 additional parking spaces, increasing overall provision from 32 to 44 spaces.

The submitted Travel Plan confirms that the parking spaces are intended for staff, visitors and disabled users and that students are generally not permitted to drive to the college. The Highway Authority has confirmed that the proposed level of parking provision is acceptable in this context.

The application originally attracted concerns from the Highway Authority regarding cycle parking provision and the robustness of the submitted Travel Plan. During the course of the application, amended details were submitted showing a covered and secure two-tier cycle shelter providing an additional 24 cycle parking spaces, together with a revised Travel Plan.

The Highway Authority has confirmed that the additional cycle parking and its location are acceptable and that the revised Travel Plan satisfactorily addresses the matters previously raised.

The proposals involve the removal of part of the existing pedestrian route along the eastern boundary of the site. However, the Highway Authority has reviewed the submitted justification and raised no objection to the loss of this route. Pedestrian access to the college from Tollgate Road will remain available and unaffected.

The Highway Authority has raised no objection to the development subject to conditions securing the provision and retention of the approved parking facilities, implementation and monitoring of the Travel Plan, management of the car park in accordance with the Travel Plan, and the submission of a Construction Management Plan (CMP) prior to commencement.

These conditions are considered reasonable and necessary to ensure that the development operates in the manner assessed. The precommencement CMP condition is combined with the CEMP condition required under the Air Quality SPD requirements

8.6.3 Conclusion

Having regard to the above, it is considered that the development would provide appropriate parking provision, enhanced cycle parking facilities and satisfactory sustainable transport measures. The existing access arrangements are acceptable and the Highway Authority has raised no objection to the proposal subject to conditions. Accordingly, the development would not give rise to any unacceptable impacts on highway safety, parking provision or the operation of the local highway network and is considered to accord with Core Policies 60, 61, 62 and 64 of the Wiltshire Core Strategy, the Wiltshire Local Transport Plan and the transport policies of the NPPF

8.7 Waste & Recycling:

8.7.1 Policy Context

The Council's approach to waste reduction and auditing is set out in Policy WCS6 of the Wiltshire Waste Core Strategy. The policy requires relevant development proposals to demonstrate how waste arising from both the construction and operational phases will be minimised and managed in accordance with the waste hierarchy, prioritising waste prevention, reuse and recycling before disposal. A waste audit is required to identify likely waste streams and the measures proposed for their management.

Proposals must also ensure safe access for refuse collection vehicles and provide appropriate waste storage and collection arrangements in accordance with Wiltshire Council's Waste Storage and Collection: Guidance for Developers (2017). Core Policies 60, 61 and 62 of the Wiltshire Core Strategy and the transport policies of the NPPF are also relevant insofar as they seek to ensure developments can be serviced safely without adverse impacts on highway safety.

8.7.2 Assessment

A Waste Audit has been submitted as part of the D&A which identifies the likely waste streams arising from both the construction and operational phases of the development and sets out measures for reducing, reusing and recycling materials in accordance with the waste hierarchy. The audit explains that the development makes efficient use of the existing building through a vertical extension, thereby reducing the extent of demolition, excavation and associated construction waste. Anticipated waste streams include limited amounts of hardstanding, metal fencing, windows, plasterboard, timber, packaging materials and general construction waste.

The submitted information confirms that operational waste generated by the expanded college would continue to be managed through the existing on-site waste and recycling facilities located within the north-eastern part of the site.

The Highways Authority initially sought further information regarding servicing arrangements and refuse vehicle access. Following submission of a revised Travel Plan, including swept-path analysis and additional servicing information, the Highways Authority confirmed that the information demonstrates that refuse collection vehicles can safely manoeuvre within the car park area and that access arrangements involving an operative using an access card to open the compound gates would avoid vehicles waiting within the public highway. The Highways Authority has therefore raised no objection to the proposal.

8.7.3 Conclusion

Having regard to the submitted Waste Audit, the existing waste storage and collection arrangements, and the comments of the Highways Authority, it is considered that the development would provide satisfactory waste management and servicing arrangements during both the construction and operational phases. The proposal therefore accords with Policy WCS6 of the Wiltshire Waste Core Strategy, the Wiltshire Council Waste Storage and Collection Guidance for Developers, and the relevant transportation policies of the Wiltshire Core Strategy and the NPPF.

8.8 Ecology and Biodiversity

8.8.1 Policy Context

Policies 50 (CP50) and 52 (CP52) of the WCS and require that the planning authority ensures protection of important habitats and species in relation to development and seek enhancement for the benefit of biodiversity through the planning system.

Core Policy 51 of the Wiltshire Core Strategy seeks to protect and enhance landscape character, including important trees and woodland features.

National Decision Making Policy N2 of the NPPF seeks to conserve and enhance biodiversity, support nature recovery, protect habitats and species, and strengthen ecological networks.

Policy N2 requires decision-makers to consider the environmental qualities of land proposed for development and to conserve and enhance existing natural features of visual, historic or nature conservation value, including established trees and hedgerows where possible. The policy also seeks to ensure that landscaping and natural features are used to help integrate development into its surroundings.

Where relevant, proposals should assess impacts upon protected species, habitats, ecological networks and green and blue infrastructure and demonstrate that any adverse impacts can be appropriately avoided, mitigated or compensated for.

Biodiversity Net Gain (BNG) is mandatory for most development and proposals should demonstrate compliance with the statutory requirements unless an exemption applies.

The Green & Blue Infrastructure Strategy (2022–2030) promotes nature recovery, ecosystem services, and habitat connectivity through development.

Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) are protected under The Conservation of Habitats and Species Regulations (as amended). These are a network of sites designated for supporting habitats or species of high nature conservation importance in the European context. Any activity that has a detrimental effect on these European sites is made an offence under the Regulations.

Where a proposal has the potential to affect a European site, or functionally linked land, a habitats regulations assessment (HRA) is required under the Conservation of Habitats and Species Regulations (as amended) undertaken by the “competent authority”, which for planning applications is “the planning authority” to test if a plan or project proposal could significantly harm the designated features of a European site. The HRA process can have up to 3 stages (Screening, Appropriate Assessment and Derogation).

SSSIs are also protected under the Wildlife and Countryside Act 1981 (as amended) and PPG confirms that local authorities must take *‘reasonable steps to conserve and enhance the special features of sites of special scientific interest (SSSIs) when giving others permission for works, such as reviewing planning applications.’*

8.8.2 Assessment

8.8.2.1 Habitat Regulations Assessment:

The site is within the catchment area of the River Avon System Special Area of Conservation (SAC) & SSSI and within the New Forest 13.8km Internationally protected sites zone of influence (The New Forest Internationally protected sites include the New Forest Special Protection Area (SPA), New Forest Special Area of Conservation (SAC) and New Forest Ramsar site).

i) River Avon Special Area for Conservation (SAC) and SSSI:

Core Policy 69 seeks to ensure the protection of the River Avon SAC.

Elevated levels of phosphorus in the River Avon are preventing the conservation objectives of the River Avon SAC from being achieved causing the river to be in unfavourable condition. Any development that will result in additional discharges to the River Avon contributes to this through phosphorus inputs.

The Council agreed through a Memorandum of Understanding (MoU) with Natural England and others, that measures will be put in place to ensure all developments are phosphorus neutral in perpetuity. Any proposals for a net addition of overnight accommodation or development which will create wastewater because of commercial processes, e.g. laundry, carwash, fish farm etc. is affected. As the proposals will not include overnight accommodation, and do not involve commercial processes, there is no requirement to demonstrate nutrient neutrality, and the proposals would not be likely to have significant impacts on the Hampshire River Avon SAC and Appropriate Assessment is not required.

ii) The New Forest Internationally protected sites (New Forest SPA, New Forest SAC and New Forest Ramsar site)

The New Forest Internationally protected sites include the New Forest Special Protection Area, New Forest Special Area of Conservation (SAC) and New Forest Ramsar site. Further details of this can be found on the Wiltshire Council website. [Biodiversity and development - Wiltshire Council](#)

As the proposals do not involve overnight accommodation, it is considered that the proposals can be screened out of needing Appropriate Assessment.

8.8.2.2 Protected Habitats and Species:

In carrying out its statutory function, the Local Planning Authority must be reasonably sure that protected habitats and species are not adversely affected by development. It is therefore vital that sufficient information is submitted in support of an application, to enable this.

The 2014 application included an arboricultural survey and ecological survey report which identified that trees on or overhanging the site and the adjacent residential gardens and churchyard provided potential foraging/commuting habitat for bats and potential nesting and foraging habitat for a range of bird species. The report made the following recommendations:

6.2 HABITATS

The following recommendations are made regarding the habitats present on site:

- R2 Habitat Loss and Enhancement:** In accordance with the provision of Chapter 11 of the National Planning Policy Framework (Conserving and Enhancing the Natural Environment) and Local Planning Policy, biodiversity enhancement measures should be incorporated into the landscaping scheme of any proposed works to maximise the ecological value of the site. This will involve, for example:
- Planting of habitats which will be of value to wildlife, such as:
 - native seed/fruit bearing species to provide foraging habitat for mammals and birds;
 - nectar-rich species to attract bees, butterflies and moths;
 - wildflower grassland margins to provide larval food for caterpillars and to attract butterfly and moth species; and,
 - species which attract night flying insects which will be of value to foraging bats, for example: evening primrose *Oenothera biennis*, goldenrod *Solidago virgaurea*, honeysuckle *Lonicera periclymenum* and fleabane *Pulicaria dysenterica*.
 - Inclusion of hedgehog passes under any fence lines to allow connectivity between the site and the wider area.
 - Provision of nesting/roosting habitat, such as installation of nest boxes for species such as house sparrow, dense scrub for species such as song thrush, and bat boxes for species such as pipistrelle.
 - Creation of deadwood habitat for herpetofauna and invertebrate species.
- R3 Notable Habitat:** The mature and semi-mature scattered trees on site are of intrinsic value. As such, these trees should be retained and protected or the footprint of works moved. If this is not possible, then the minimum amount should be removed, and an appropriate number of young, native and wildlife attracting tree species which are appropriate for the site should be planted afterwards. This planting should help mitigate the loss of suitable habitat for fauna.
- R4 Trees:** Any trees on site, or overhanging the site, which are not to be removed as a part of any proposed works should be protected in accordance with British Standard 5837: 2012 "Trees in relation to design, demolition and construction - recommendations". Protection should be installed on site prior to the commencement of any works on site.



Plate 10: Car park and wall supporting vegetation (south-eastern boundary)

6.3 PROTECTED / NOTABLE SPECIES

To ensure compliance with wildlife legislation and relevant planning policy, the following recommendations are made:

- R5 Roosting Bats:** A daytime bat survey should be undertaken on buildings which may be impacted by the proposed development works. Daytime bat surveys can be completed at any time of year. Depending upon the results of the daytime survey, nocturnal emergence and dawn re-entry surveys could be required during the peak bat survey period which occurs between mid-May and August (inclusive).
- R6 Foraging Bats:** Bats are likely to use trees for foraging and commuting. Therefore, any lighting, either temporary or permanent, along the site boundaries should be kept to a minimum and directed away from the boundary features to maintain 'dark' areas and corridors. The lighting strategy for any future development of the site should involve the use of low level and directional lighting, such as bollard lighting, to help to minimise light spill.
- R7 Nesting Birds:** Vegetation and building clearance should be undertaken outside the nesting bird season. The nesting bird season is weather dependent but generally extends between March and September inclusive. If this is not possible then any vegetation/buildings to be removed or disturbed should be checked by an experienced ecologist for nesting birds immediately prior to works commencing. If birds are found to be nesting any works which may affect them would have to be delayed until the young have fledged and the nest has been abandoned naturally.

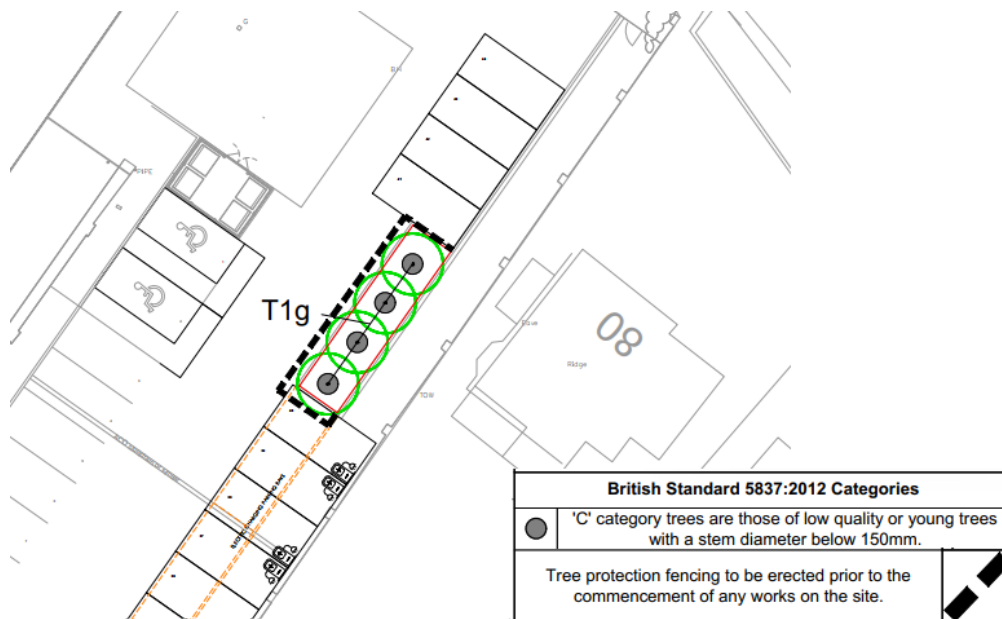
The D&A explains that the college building was originally positioned centrally within the site to minimise impacts on adjacent habitats, with a grassed area retained alongside the churchyard wall providing foraging habitat and containing log piles, hedgehog habitats and a bug house.

As the proposed vertical extension would be constructed above the existing building footprint, no habitat loss would occur. Existing habitat features would be retained, and the installation of three swift boxes on the western elevation would also provide a biodiversity enhancement.

The submitted Arboricultural Impact Assessment and Method Statement identifies a group of western red cedar trees planted in 2016 as part of the landscaping approved under the previous planning permission.

Owing to the trees being located within a shrub bed bounded by hard surfacing, root growth is considered constrained and the proposed raising of ground levels is not anticipated to result in harm to the trees, although appropriate tree protection measures are proposed to safeguard the trees during construction works.

The Council's Tree Officer raises no objection to the development, subject to a condition requiring implementation of the approved Arboricultural Method Statement and associated tree protection measures.



Extract from Arboricultural Method Statement

8.8.2.3 Biodiversity Net Gain:

Section 40 of the Natural Environment and Rural Communities Act (2006) states *'Every public authority must in exercising its functions have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.'* Section 40(3) of the same Act also states that *'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'*.

Biodiversity Net Gain (BNG) became mandatory for major development from 12 February 2024 and for minor development from 2 April 2024. Developments affecting less than 25m² of on-site habitat or 5m of linear habitat are exempt under the de minimis threshold.

The D&A explains that the proposed development qualifies for the de minimis exemption, as the works comprise an extension to an existing building and would not result in the loss or degradation of more than 25m² of habitat or 5m of linear habitat. No trees, hedgerows, soft landscaping, green roofs or other habitat features would be removed or altered.

Given that the extension would be constructed above the existing building footprint and would not affect any existing habitat features, the proposal is considered exempt from the mandatory BNG requirements.

In line with NPPF and with CP50, applications that do not fall into the category where BNG is required, must still ensure that no net loss of functional habitat for the benefit of wildlife in the local area will occur as a result of the proposed development. In addition, Policy N21.f) supports the use of features which support priority or threatened species such as swifts, bats and hedgehogs.

The application proposes the installation of three swift nesting boxes to the west facing façade to enhance the site biodiversity.

8.8.3 Conclusion

The proposal would not result in the loss of habitats, trees or other biodiversity features and is exempt from the mandatory Biodiversity Net Gain requirements under the de minimis

exemption. Existing habitat features would be retained, and the provision of three swift boxes would provide a biodiversity enhancement.

Subject to the implementation of the approved Arboricultural Method Statement and tree protection measures, the proposal would not result in unacceptable harm to biodiversity, protected species or trees and accords with Core Policies 50, 51, 52 and 69 of the Wiltshire Core Strategy and Policy N2 of the NPPF.

8.9 Flood Risk and Drainage

8.9.1 Policy Context

Core Policy 67 of the Wiltshire Core Strategy seeks to ensure that development is appropriately located and designed to avoid increasing flood risk on-site or elsewhere. Sustainable drainage measures should be incorporated where appropriate.

Policies F4-F8 of the NPPF require flood risk to be taken into account in planning decisions and seek to ensure that development is safe for its lifetime, does not increase flood risk elsewhere and incorporates appropriate drainage measures.

8.9.2 Assessment

In assessing this aspect of the proposal, regard has been had to the site context, the details of the proposed development, the relevant development plan policies, and all other material considerations. The key considerations are set out below.

The site lies within Flood Zone 1 and is not identified in the Strategic Flood Risk Assessment as being at high risk from other sources of flooding. The college benefits from an existing attenuation tank designed to accommodate surface water runoff generated by a 1 in 100 year storm event, including a 30% allowance for climate change.

As the proposal does not involve the creation of any additional impermeable surfaces, it is not anticipated to increase surface water runoff rates. The existing drainage arrangements will be retained. However, the rainwater downpipes will be replaced as part of the proposed vertical extension and will connect into the existing surface water drainage system. Consequently, the development is not expected to increase flood risk either on-site or elsewhere.

8.9.3 Conclusion

The Lead Local Flood Authority have recommended that any further applications demonstrate rainfall events will be managed by interception features and seek to provide a degree of betterment. This is more appropriately added as an informative to the decision rather than a planning condition.

8.10 Climate Change

8.10.1 Policy context

Addressing climate change is a key strategic objective of the Wiltshire Core Strategy.

Core Policy 41 seeks to reduce Wiltshire's contribution to climate change through improved design and construction methods. It encourages development to incorporate measures that reduce energy demand, maximise natural light and solar gain, utilise natural ventilation and minimise overheating.

The NPPF supports the transition to a low-carbon future and seeks to shape places in ways that reduce greenhouse gas emissions, increase resilience to the effects of climate change and support renewable and low-carbon energy generation.

In addition, Core Policies 50 (Biodiversity and Geodiversity), 52 (Green Infrastructure), 57 (Ensuring High Quality Design and Place Shaping), 67 (Flood Risk) and 68 (Water Resources) all contribute to climate change mitigation and adaptation objectives. Accordingly, the implications of development for climate change are a material consideration in the assessment of planning proposals.

Whilst the Local Plan Review has since been withdrawn, the greater emphasis it placed on climate change reflected the Council's wider strategic direction, including the Wiltshire Climate Strategy (2022) and the Council's commitment to achieving carbon neutrality by 2030.

Although the withdrawn policies carry no weight, proposals that support these objectives remain consistent with the Council's broader climate strategy.

8.10.2 Assessment

The D&A explains that the extension has been designed to meet, and where possible exceed, the thermal performance standards required by Approved Document Part L of the Building Regulations. To minimise overheating, brise soleil shading is proposed to the south-facing windows.

The submitted plans also identify roof-mounted solar photovoltaic (PV) panels on the roof of the proposed extension. While detailed specifications have not been provided, the incorporation of renewable energy generation is supported in principle and would contribute towards reducing the development's operational carbon emissions.

The plans note that the precise number, size and specification of the solar PV panels are to be confirmed by a specialist. Class J of Part 14 of the Town and Country Planning (General Permitted Development) (England) Order 2015 grants permitted development rights for the installation of solar equipment on non-domestic buildings, subject to conditions and limitations. Depending on the final design and installation details, separate prior approval may be required from the Local Planning Authority. An informative will therefore be attached to any permission granted.

8.10.3 Conclusion

The proposal incorporates measures to improve energy efficiency, reduce overheating and facilitate renewable energy generation. Subject to the informative relating to the proposed solar PV installation, the development is considered to accord with Core Policy 41 and the climate change objectives of the development plan.

8.11 Pre-commencement Condition Agreement

This recommendation includes pre-commencement planning condition(s) relating to a Construction Environmental Management Plan (CEMP) and Construction Management Plan (CMP). In accordance with Section 100ZA of the Town and Country Planning Act 1990 and the Town and Country Planning (Pre-commencement Conditions) Regulations 2018, the Local Planning Authority formally notified the applicant/agent of the proposed condition(s) and sought their agreement. Written confirmation of agreement was received from the applicant's agent on 24/09/2026.

9. Public Sector Equality Duty (PSED)

In reaching this decision, due regard has been had to the Public Sector Equality Duty under Section 149 of the Equality Act 2010. This requires the Local Planning Authority to have regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between persons who share a protected characteristic and those who do not.

The Local Planning Authority is satisfied that the proposal would not result in any unlawful discrimination and that any impacts on protected groups have been appropriately considered as part of this assessment.

10. PLANNING BALANCE AND CONCLUSION

10. 1 Policy Context

In reaching a decision, all identified harms and benefits must be weighed in the overall planning balance, having regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004, the provisions of the Development Plan and the NPPF.

The NPPF contains a presumption in favour of sustainable development. Applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

The weight to be afforded to any identified benefits must be considered alongside all other material considerations, including whether the proposal accords with the Development Plan and whether any other policies of the NPPF indicate that development should be refused or that substantial weight should be attributed to identified harms.

Having regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004, the proposal is considered to accord with the Development Plan when read as a whole.

The proposal is also considered to accord with the relevant policies of the NPPF.

The principle of development is therefore considered acceptable, subject to the detailed assessment of all other material planning considerations set out elsewhere in this report.

10.2 The Balance

The principle of development has been assessed elsewhere within this report having regard to the Development Plan, the NPPF and all other material considerations.

The assessment above has considered the principal planning issues arising from the development, including the principle of development, design and heritage impacts, residential amenity, environmental considerations, highways and parking, ecology and biodiversity, flood risk and climate change.

No material planning harm has been identified following the assessment of the proposal.

Any technical matters arising can be appropriately addressed through planning conditions.

10.3 Conclusion

The proposed development would provide additional educational accommodation to meet an identified and growing need for post-16 education provision in Salisbury. The scheme would make efficient use of an existing educational site within a sustainable location and would

support the continued delivery of education and skills development for the city and wider area. It would do so without resulting in unacceptable impacts on the character and appearance of the area, heritage assets, neighbouring amenity, highway safety, biodiversity, flood risk or any other material planning consideration.

The proposal has been found to accord with the relevant policies of the Wiltshire Core Strategy, the Salisbury Neighbourhood Plan and the National Planning Policy Framework when read as a whole. Any technical matters arising from the development can be satisfactorily addressed through the recommended planning conditions.

Having regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004, the development plan and all other material considerations, planning permission should therefore be granted subject to the conditions set out below.

RECOMMENDATION:

That Planning Permission be GRANTED, subject to conditions

All conditions imposed have been assessed against the tests set out in Policy DM6 of the NPPF and are considered to be necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects.

(1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004

(2) The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Application form received by this office 11/06/2026

Planning, Design & Access Statement (Document Reference: 691- S6C - DASS issue 1, received by this office 11.06.2026

Location and Floor Plans as existing (Drawing Reference: 691-P-01), received by this office 11/06/2026

Site Plan as existing (Drawing Reference: 691-P-02), received by this office 11/06/2026

Elevations as Existing & As Proposed (Drawing Reference: 691-P-04), received by this office 11/06/2026

Proposed Drainage Layout (Drawing Reference: 6424 - E01 - C4), received by this office 11/06/2026

Arboricultural Impact Assessment & Method Statement (Document Reference: DS 61826 AC) received by this office 11/06/2026

Tree protection plan for Arboricultural method statement (Drawing Reference: DS 61826 AC TPP-AMS), received by this office 11/06/2026

Site & Floor Plans as Proposed (Drawing Reference: 691- P – 03 rev C), received by this office 08/09/2026

Roof Plans Existing & Proposed (Drawing Reference: 691- P – 05 Rev A), received by this office 08/09/2026

Proposed Salisbury Sixth Form College Extension Travel Plan Revision D, received by this office 08/09/2026

Wardale Two Tier Cycle Shelter Details, received by this office 08/09/2026

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

Construction Environmental Management Plan (CEMP) and Construction Management Plan (CMP)

(3) Prior to the commencement of development, a Construction Environmental Management Plan (CEMP) and Construction Management Plan (CMP) shall be submitted to and approved

in writing by the Local Planning Authority. The approved plans shall thereafter be implemented throughout the construction period.

The plans shall include details of:

- a. Measures to minimise and manage noise, vibration and dust arising from construction activities;
- b. The movement of construction vehicles, including working hours;
- c. The cutting, processing and storage of building materials on site;
- d. Wheel washing and vehicle wash-down facilities and measures to prevent mud, dust, debris or other material being deposited on the public highway;
- e. The transportation, storage and disposal or recycling of waste materials;
- f. The loading and unloading of plant, equipment and materials;
- g. The location and use of generators, plant and temporary site accommodation;
- h. The parking of contractors', operatives' and visitors' vehicles;
- i. The recycling of waste materials (if any)

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

REASON: In the interests of residential amenity, highway safety and environmental protection during the construction phase of the development.

Protection of Retained Trees

(4) No demolition, site clearance or development shall commence on site, and no equipment, machinery or materials shall be brought onto the site for the purposes of development, until the trees identified as T1g have been protected in accordance with the Arboricultural Method Statement and Tree Protection Plan (Drawing TC1, Appendix B of the Arboricultural Impact Assessment and Method Statement), prepared in accordance with BS5837:2012 *Trees in Relation to Design, Demolition and Construction – recommendations*.

The approved tree protection fencing shall be erected prior to the commencement of any works and shall be retained for the duration of the construction period. The fencing shall not be removed, repositioned, breached or otherwise compromised, nor shall any materials, plant, machinery, spoil, chemicals or waste be stored within the protected areas, until all development works have been completed and all equipment, machinery and surplus materials have been removed from the site.

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

Materials

(5) Materials and finishes to be used in the construction of the works hereby permitted shall be as stated on the application form and in the submitted documents and to match the existing.

REASON: In the interests of visual amenity and the character and appearance of the area.

Car and Cycle Parking

(6) No part of the extension hereby permitted shall be first occupied until the car parking and cycle parking facilities shown on the approved plans have been constructed, laid out and made available for use.

The car parking and cycle parking facilities shall thereafter be retained and kept available for those purposes at all times.

REASON: In the interests of highway safety and to promote sustainable modes of transport.

Car Park Management

(7) The car parking facilities hereby approved shall be operated in accordance with the approved Travel Plan (September 2026 Rev D). The car park shall be restricted to use by staff, visitors and disabled users, and shall not be used by students other than where required for accessibility or mobility purposes.

The access control measures described within the approved Travel Plan shall be retained and operated for the lifetime of the development.

REASON: To ensure that the parking provision is managed as assessed, to minimise unnecessary vehicle trips and to encourage sustainable travel choices.

Travel Plan

(8) The development hereby permitted shall be operated in accordance with the approved Travel Plan, Revision D, dated September 2026. The measures, monitoring and review provisions contained within the Travel Plan shall be implemented and maintained throughout the operation of the development.

REASON: To promote sustainable travel and reduce reliance on the private car.

Obscure Glazing

(9) No part of the development hereby permitted shall be brought into use until all windows within the southern elevation identified on the approved plans as being partially obscured glazed have been fitted with obscure glazing to the lower 50% of the glazed area, to match the existing obscure glazing to the windows within the eastern elevation, in accordance with the approved plans. The obscure glazing shall thereafter be permanently retained and maintained in that form at all times.

REASON: In the interests of safeguarding the residential amenities and privacy of neighbouring occupiers.

Swift nesting boxes

(10) No part of the development hereby permitted shall be brought into use until three swift nesting boxes have been installed on the western elevation of the building in accordance with the approved plans. The nesting boxes shall thereafter be permanently retained.

REASON: To secure a biodiversity enhancement in the interests of biodiversity conservation.

Informative: Surface Water Management

The applicant's attention is drawn to the comments of the Lead Local Flood Authority, which advise that any future development proposals at the site should demonstrate compliance with sustainable drainage principles, including SuDS interception standards, and seek to provide a degree of betterment in surface water management. Where practicable, proposals should incorporate measures such as green roofs, rainwater harvesting systems, downpipe planters, and other sustainable drainage features to reduce surface water runoff and enhance the management of rainfall events. Early engagement with the Lead Local Flood Authority is encouraged in the preparation of any future planning applications.

Informative: External Plant Equipment

The applicant is advised that no external plant equipment forms part of the approved development. Should external plant, including but not limited to air source heat pumps, condensers, air handling units, extraction equipment or other mechanical building services equipment, be required as part of the development, the applicant should contact the Local Planning Authority to establish whether a further planning permission is required. Any such proposal may need to be supported by an Environmental Noise Survey and Plant Noise Impact Assessment demonstrating that the equipment would not result in an unacceptable impact on the amenity of nearby noise-sensitive properties.

Informative - Solar Photovoltaic Panels

The applicant is advised that the proposed solar photovoltaic (PV) panels shown on the approved plans may require separate consent under Class J of Part 14 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Prior to installation, the applicant should satisfy themselves whether an application for prior approval is required by the Local Planning Authority in respect of the design or external appearance of the development, including consideration of any potential glare impacts on neighbouring land. The grant of planning permission does not remove the need to obtain any separate consent that may be required.