

<b>Date of Meeting</b>	19 <sup>th</sup> October 2017
<b>Application Number</b>	17/05583/DP3
<b>Site Address</b>	The Stonehenge School Antrobus Road Amesbury Wiltshire SP4 7ND
<b>Proposal</b>	Two phase expansion of Stonehenge School: Phase 1 - new building, additional parking spaces, covered canopy link between existing Upper School and new building, fencing and resurfacing to provide all-weather training facility, separate small fenced games court, and associated landscaping. Phase 2 - new building, demolition of Lower School building and creation of new playing field and car park, improvements to Lower School car park, and associated landscaping
<b>Applicant</b>	Wiltshire Council
<b>Town/Parish Council</b>	AMESBURY
<b>Electoral Division</b>	AMESBURY WEST – Councillor Westmoreland
<b>Grid Ref</b>	415946 141624
<b>Type of application</b>	Full Planning
<b>Case Officer</b>	Georgina Wright

### Reason for the application being considered by Committee

Councillor Westmoreland has called the application to committee for the following reasons:

- This development is critical to the delivery of secondary education in the Amesbury Community Area. As such it needs to be considered in public.

The application is also being referred to committee in line with the Council's scheme of delegation because it is a Wiltshire Council application and third parties have raised material planning objections.

#### 1. Purpose of Report

The purpose of the report is to assess the merits of the proposal against the policies of the development plan and other material considerations and to consider the recommendation that the application be approved.

#### 2. Report Summary

The main issues which are considered to be material in the determination of this application are listed below:

- Principle of development
- Loss of Playing Field
- Character of the area
- Design
- Residential amenity/living conditions
- Highway safety/parking
- Ecology
- Flooding & Drainage
- Archaeology

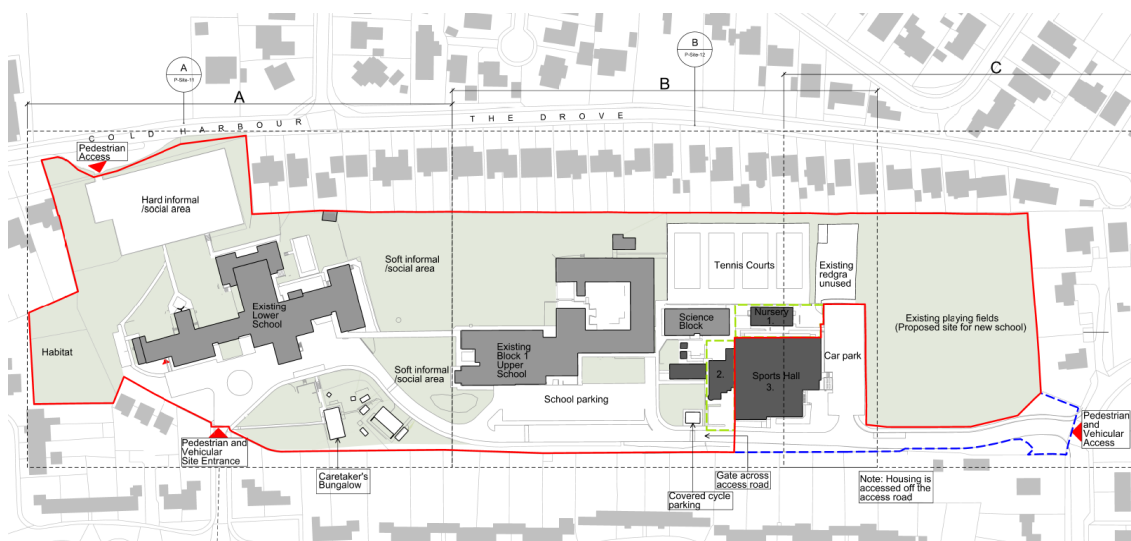
- Trees

The application has generated support from Amesbury Town Council; 1 letter of support; and 7 letters of objection.

### 3. Site Description

This 4+ hectare site is situated within the main built up area of the settlement of Amesbury, which is defined as a Market Town by Wiltshire Core Strategy (WCS) policies CP1 (Settlement Strategy), CP2 (Delivery Strategy) and CP4 (Amesbury Community Area). It is surrounded on all sides by residential properties and their associated amenity/parking provision. These properties front onto the local estate roads of Holders Road (to the north east), Antrobus Road (to the south east) and Cold Harbour (to the north west). The main vehicular access currently serving the site, is off Antrobus Road in the southern corner of the site. A further vehicular access is also gained via the north eastern boundary, off Holders Road. A pedestrian access to the site, and a link to the adjacent Amesbury C of E Primary School, is also afforded off Cold Harbour in the western corner of the site.

The fairly narrow and linear site has a fall across it from the northern part to the southern part of the site of approximately 7 metres. It currently forms Stonehenge School, which is Amesbury's main secondary school. The school consists of a Lower School (which is a 1950s, 2 storey brick building in the south western part of the site); an Upper School (which is a 1970s, 2 storey glazed building that is located centrally within the site); and a Science Block (which is a single storey building that was built behind the Upper School in 2009). The northern half of the site currently performs more of a recreational function providing the main on site playing field and tennis courts. A community sports/leisure centre (owned by Wiltshire Council but run independently of the school) is also located in this part of the site along with a children's nursery. Additional playing fields serving the school also exist on a separate site further along Holders Road to the east of the application site.



**Existing School Site**

### 4. Planning History

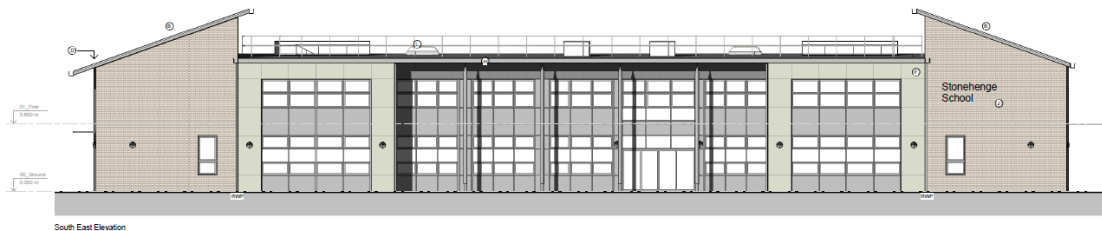
Amesbury and the surrounding villages have been subject to significant levels of housing growth in recent years with the continued development of the Archer's Gate/King's Gate site and the many army rebasing projects in the area. This has led to an immediate need for the existing secondary school on this site to expand in order to accommodate the associated increase in secondary school pupil numbers. The

supporting documentation to this application confirms that there is an identified need for an additional 300 school places to be accommodated at the school (taking Stonehenge School to a total of 1150 pupils). A number of different options have been considered to provide for this additional need. However, based on the sites and funding that are available at this time, the most viable and deliverable option for providing this need, is a redevelopment of the existing Stonehenge School site to provide not only the additional student places that have been identified, but to also ultimately modernise the existing buildings on the site and bring them up to modern teaching standards. The supporting documentation confirms that there is a 4 phase aspiration for the redevelopment of this site. This application however, solely deals with the first 2 phases of the scheme.

<b>Application Ref</b>	<b>Proposal</b>	<b>Decision</b>
15/03607/REM	Reserved matters application for appearance, landscaping and layout for the erection of four dwellings (following approval of outline application 14/05346/OUT) (Rear of 17 Holders Road)	Permission – 22.06.2015
14/05346/OUT	Outline application for the proposed erection of four dwellings with all matters reserved save for scale and means of access (Rear of 17 Holders Road)	Permission – 08.01.2015
13/00194/OUT	Demolish existing garage and erect 2 new dwellings (Rear of 17 Holders Road).	Permission – 12.07.2013
S/2011/1657	Re-location of double mobile to form pre-school facility including outdoor play area	Permission – 16.12.2011
S/2011/0631	Extension to the upper block to house new boiler	Permission – 16.06.2011
S/2009/1592	Extend the existing dining hall by enclosing part of the undercroft to the teaching block	Permission – 08.01.2010
S/2007/2522	Installation of solar photovoltaic system (Panels and framing) on the roof of the school building	Permission – 12.02.2008
S/2007/2218	New standalone staircase to upper school.	Permission – 28.12.2007
S/2007/0054	New science building	Permission – 22.02.2007
S/2005/8008	Extension to woodwork shop and conversion of former garage to classroom	Permission – 13.07.2005
S/2005/1515	Conversion of existing redundant swimming pool to an amphitheatre.	Permission – 20.09.2005
S/1998/0068	Extension of temporary consent to locate and use a skate board ramp (	Withdrawn
S/1997/1222	Temporary permission (4 months) to locate and use a skateboard ramp	Permission – 03.10.1997
S/1989/0894	Deemed Application – Extension of Amesbury sports centre to form combined activity, social and leisure centre annexe	Permission – 08.06.1989
S/1987/0573	Extension to existing lounge area. (Amesbury Sports & Community Centre)	Permission – 20.05.1987

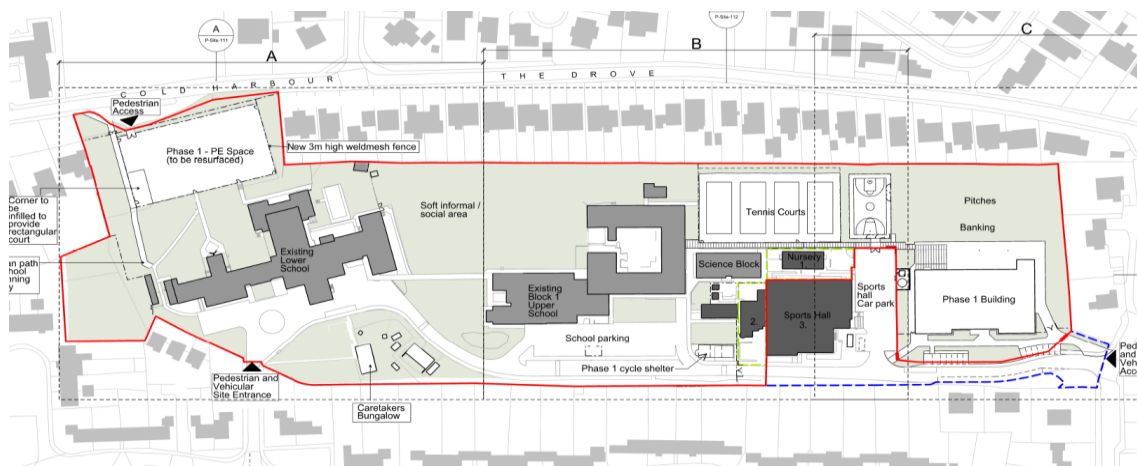
## 5. The Proposal

This is a full application proposing the first two phases of the planned redevelopment of the Stonehenge School site with a modernised and expanded secondary school. Phase 1 consists of a large rectangular building that is to be erected on the northern half of the site on the existing playing field. It is confirmed that the new building will contain additional classrooms and a new main entrance/reception area for the school. The building is to be of two storey massing with a central core framed by two mono pitched wings and is to be of smooth panelling; brick; glazing construction with a standing seam aluminium roof. This building will provide enough accommodation to enable the physical expansion of the school to enable it to accommodate the additional 300 pupils.



### Phase 1 Building (Front)

As part of Phase 1 the main access for the school will be moved to the Holders Road access rather than the Antrobus Road access. The existing access and car parking area, which is currently gained via Antrobus Road, will instead be utilised by staff only. A total of 14 additional car parking spaces have been identified to serve the new Phase 1 Building in the immediate vicinity of the building. Additional parking for the 4 dwellings and the sports hall that are also served off the Holder's Road access has also been identified. An emergency access is also to be provided to the north eastern side of the new building.



### Phase 1 Development Site

As part of Phase 1, a new covered link to the Upper School/Science Block from the new Phase 1 classrooms is to be provided and the existing hard surfaced play area on the Cold Harbour boundary (behind the Lower School) will be resurfaced and improved to provide a new training pitch for the school. An existing area adjacent to the playing field will also be tarmacked to provide a Multi-Use Games Area (MUGA) in this location. Minor alterations to the Upper School will also be undertaken as part of this Phase. No works to the Lower School building are however identified. The supporting documentation confirms that funding is currently in place for Phase 1 and therefore this

Phase of the scheme will be commenced as soon as the relevant permissions are in place.

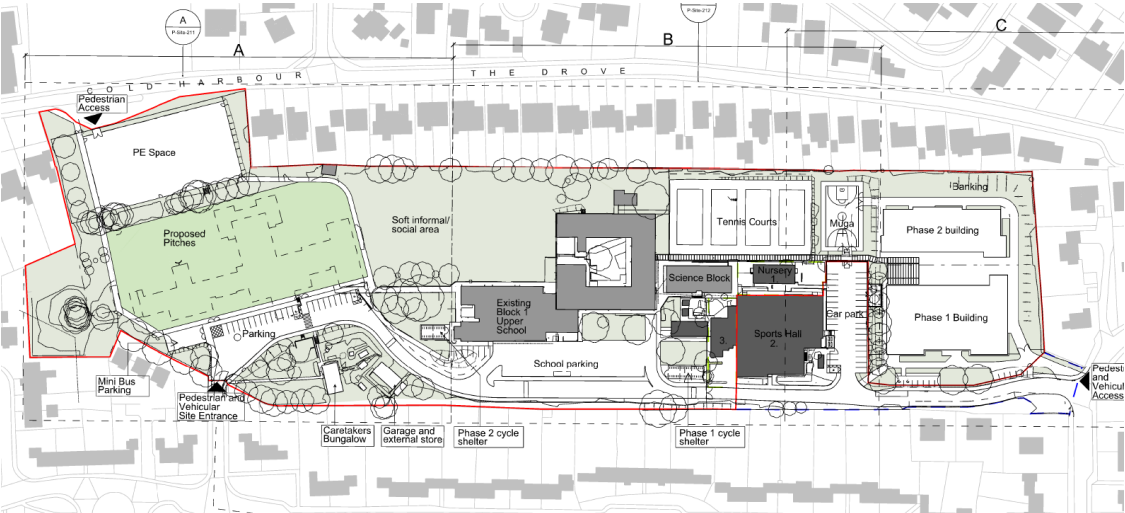
This application also identifies the proposed Phase 2 of the scheme. This is added to this application for completeness to show the proposed mid to long term and comprehensive plan for the redevelopment of the site. Whilst not a material planning consideration, the supporting documentation does however confirm that the funding for this Phase is not currently in place as yet. There is therefore currently no timetable currently set out for this element of the proposals to come forward.

Phase 2 involves the erection of a further rectangular building that is to sit parallel to and behind the Phase 1 Building. The two buildings together will create an internal courtyard/circulation space between the two. The Phase 2 Building is also to be of two storey form but is to be more modest in size and height and is broken down into a series of blocks (particularly on the rear elevation) rather than one continuous form. This building is to provide a double height school hall, drama and activity studio and music rooms. The facilities within this building will primarily serve the school but it is also envisaged that they will also be provided for the local community outside of school hours. The building is to be of similar materials to Building 1.



**Phase 2 Building (Facing Phase 1 Building)**

Phase 2 also involves the demolition of the existing 1950s Lower School buildings and the creation of a new playing field in its place; and the creation of an ecological/educational area in the south western corner of the site. Once Phase 2 is completed it is intended for the access to the site to be provided in an 'in/out' arrangement so that all vehicular traffic will access the site from the Holder's Road access and exit via the Antrobus Road access. These proposals will also allow bus access and better pedestrian segregation throughout the site from vehicular traffic.



**Phase 2 Development**

It is confirmed that Phase 3 and 4 will involve the comprehensive redevelopment of the remaining buildings on the site including the Upper School and the sports hall. However no details have been provided for these elements and no funding is currently in place for this final part of the masterplan. Phases 3 and 4 do not therefore form part of this application and are not to be considered at this stage, accordingly.

The application is accompanied by a Design & Access Statement; A Foul & Surface Water Drainage Strategy; an Ecological Appraisal & BREEAM Ecology Assessment; An Archaeology Desk Based Assessment; an Energy Statement; a BREEAM Pre Assessment; and an External Lighting Design Statement. During the course of the application a set of amended plans were provided making small changes to the proposed parking, access and landscaping arrangements. An Arboricultural Survey, Impact Assessment & Protection Plan; a Preliminary Bat Roost Assessment; a Travel Plan; a Flood Risk Assessment; and updated archaeology report were also submitted during the application for consideration.

## **6. Local Planning Policy**

*National Planning Policy Framework (NPPF)*

*National Planning Practice Guidance (NPPG)*

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

R5 - Loss of Recreational Open Space

R7 - Dual Use of Educational Establishments for Recreational Purposes

PS5 - New Educational Facilities

*Wiltshire Core Strategy:*

CP1 (Settlement Strategy)

CP2 (Delivery Strategy)

CP4 (Amesbury Community Area)

CP35 (Existing Employment Sites)

CP50 (Biodiversity and Geodiversity)

CP57 (Ensuring High Quality Design & Space Shaping)

CP60 (Sustainable Transport)

CP61 (Transport & Development)

CP62 (Development Impacts on the Transport Network)

CP64 (Demand Management)

CP67 (Flood Risk)

*Supplementary Planning Documents:*

Creating Places Design Guide SPG (April 2006)

Achieving Sustainable Development SPG (April 2005)

Wiltshire Local Transport Plan – Car Parking Strategy:

## **7. Summary of consultation responses**

**Amesbury Town Council** – Support

**Urban Designer** – No Comments Received

**Highways** – No Objection subject to conditions

- The revised plans are now acceptable.
- Accept the Phase 1 path to Cold Harbour Road as indicated, as this seems to be preferred by the applicants.
- The Phase 1 and Phase 2 cycle provision is adequate and much better located.

- Steps have been taken to improve event parent parking by agreeing that the MUGA adjacent to the tennis courts can be used and the entrance is now indicated as being revised to accommodate occasional car use if the school wishes to use the area for that purpose.

**School Travel Plan Co-Ordinator** – No Objection subject to changes

- I am happy with the travel plan as submitted, except that in Section 7, review cycle, we need to be a little more specific. I would suggest a “light-touch” review of the action plan within six months of occupation of the new build, with a full data collection within 12 months.
- The light touch review would involve observational evidence, as well as feedback which could be invited from parents, staff and pupils. Essentially this is “Is the travel plan effective? If not, what could we do differently?”.
- The target date for walking routes should also change to December 2017 given that it will take input from the school re the routes used (and particularly cut-throughs) and time taken.

**Ecology** – No Objection subject to conditions

- I have reviewed the bat survey report attached in relation to the proposal for Stonehenge School at Amesbury.
- I am satisfied that sufficient survey has now been carried out to assess the ecological risk as a result of the proposals.

**Trees** – Comments

- Initially, I was surprised to see there is only one category A tree out of so many in total (91 individual trees), but I am pleased to see it is being retained.
- The report goes on to say there are 59 category B trees (55 to be retained and 9 to be removed) and 31 category C trees (27 to be retained and 5 to be removed); neither of which add up.
- In addition a further 32 trees which form part of groups are also earmarked for removal. This takes the overall loss across the site to somewhere in the region of 45 trees. Less than half that amount is proposed for replacement and there is limited space for further planting.
- I do not think that the level of tree loss without replacement is acceptable.
- Should the proposal be approved, I would suggest an Arb Method Statement and revised Tree Protection Plan should be required, by condition, pre-commencement.

**Public Protection** – No Objections subject to conditions

**Archaeology** – No Objection

- Thank you for the revised report.
- My previous advice was an objection, as the field evaluation had not been undertaken.
- I am happy to change my advice to No Objections now that I have received the report.
- This is because, on the evidence available to me at present, I consider it unlikely that significant archaeological remains would be disturbed by the proposed development

**Drainage** – Support subject to conditions

- Site is in FZ 1 according to EA mapping
- Site is within surface water flood risk area for 1 in 30/100 events according to EA mapping

- Site is in an area affected by high ground water levels
- Application form says foul drainage to go to main sewer – drainage report says a public sewer crosses area of development thus will need diverting – if sewerage undertaker does not allow the moving of this sewer then the proposals will not be achievable – report says WW have agreed in principle to the diversion
- Application form says storm water drainage to go to soakaways via sustainable drainage system – based on comment above the use of soakaways may not be appropriate as there MUST be at least 1m of unsaturated soil between the base of soakaway and the agreed top level of ground water taking into account seasonal variations

### **Public Open Space – No Comments Received**

#### **Sport England – No Objection subject to conditions**

- It is understood that the proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595).
- The consultation with Sport England is therefore a statutory requirement.
- Sport England has considered the application in the light of the National Planning Policy Framework (particularly Para 74) and Sport England’s policy to protect playing fields, ‘A Sporting Future for the Playing Fields of England’ (see link below): [www.sportengland.org/playingfieldspolicy](http://www.sportengland.org/playingfieldspolicy)
- Sport England’s policy is to oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all or any part of a playing field, unless one or more of the five exceptions stated in its policy apply.
- The proposal is the two phase expansion of Stonehenge School, which will result in the loss of approximately 0.31 hectares of natural turf playing field.
- This application relates to the loss of existing playing fields and/or the provision of replacement playing fields. It therefore needs to be considered against exception E4 of the above policy, which states: *E4 – The playing field or playing fields which would be lost as a result of the proposed development would be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of development*
- Also there is an Artificial Grass Pitch (AGP) being provided which needs to be considered against our exception E5 policy which states: *E5 - The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields.*
- Referring to the adopted playing pitch strategy there is limited need for some mini and junior football, therefore the proposals do not meet our planning policy exception E1 as the applicants agents contend. The new pitch, coupled with the new small side AGP, will help address this shortfall.
- We would require a Community Use Condition in order to meet our planning policy exceptions E4 and E5.
- There is lack of detail on the new playing pitch’s construction. This will need to be conditioned in order to ensure it is fit for purpose.
- There is lack of details on the 3G AGP; in order to ensure it is fit for purpose and maintained, this will have to be conditioned.



- Given the above assessment, Sport England does not wish to raise an objection to this application as it is considered to broadly meet exceptions E4 and E5 of the above policy.
- Should the recommended conditions not be imposed on any planning consent, Sport England would consider the proposal to not meet exception E4 or E5 of our playing fields policy, and we would therefore object to this application.
- Any amendments to the conditions should be agreed with Sport England
- Should the local planning authority be minded to approve this application against the recommendation of Sport England; in accordance with The Town and Country Planning (Consultation) (England) Direction 2009 the application should be referred to the Secretary of State via the National Planning Casework Unit.

## 8. Publicity

This application was advertised through the use of site notices, a press notice and letters of consultation.

**Letters** – 1 letter of support received from the residents of 11 Cold Harbour. The following comments made:

- This application should be supported.
- Amesbury is an ever growing community which is in desperate need of an increase in the secondary school education facilities.
- This proposal keeps the school in a central location maximising the use of public transport links.
- Over the next few years the population is due to expand further with the relocation of military personnel to the surrounding area and Amesbury needs to be prepared for this increase.
- This proposal will mean that Amesbury would be able to provide the secondary education, in an environment and with the facilities that all 11-16 year olds should receive.

**Letters** – 7 letters of objections/comments made from the residents of 8 The Drove; 13, 13A Holders Road; Marlen & Virginia House, Cold Harbour; and 15 & 60 Antrobus Road. The following comments made:

- The disruption to the pupils whilst the work is being carried out is going to be detrimental to their education.
- The area is residential it is not conducive to try and squeeze a new school into the site, move its location to a larger plot with better access worthy of the splendid building proposed. The building works can then be carried out with no effect on the pupil's lessons.
- The old buildings should be raised to the ground, and the land sold for houses.
- If the plans are to go ahead there will be an increase Noise. Traffic and road safety issues.
- Please restrict construction traffic/deliveries etc to 0800 and no weekend working.
- Endorse the proposed hedge and wildflower grassland on slope between Phase 1 and the northern boundary
- The new tree belt should continue around the base of the northern slope to improve privacy; noise abatement and encourage wildlife/biodiversity on this boundary too
- Very concerned that the existing sewage and grey water pipe that collects waste from the properties in Holders Road and runs underneath the sports field is to be rerouted. This is likely to have a major effect on neighbouring services/facilities
- The trees along the rear gardens of the properties fronting onto The Drove should be retained for ecology and privacy reasons

- Concerned that the "all weather facility" will block the morning sun light to my property
- Will the access onto Cold Harbour disrupt traffic and residents accessing their own properties
- The recently added Foul & Surface Water Drainage Strategy shows the construction of a new sewer along the NW and NE boundaries of the site. This new sewer is shown to be sited along the top of the proposed banking where your ecology assessment shows a new native hedge being planted. This is at odds with the requirement in the Foul & Surface Water Drainage Strategy to remove trees at the eastern edge of the NE boundary to avoid root intrusion.
- How are the toilets at the NE end of the Phase 1 & 2 buildings going to drain into the new sewer when it appears to be sited up a bank from the level of the building.
- Surely this sewer needs to be sited nearer to the buildings than currently shown;
- Move the sewer position to enable the trees currently at the top of the bank to remain and the planned native hedge to be planted without fear of root intrusion into a sewer several meters below them down the bank.
- Please ensure that the authorised plans do not include the removal of any mature trees on the NW and NE boundaries and that the intent to include the native hedge and wild flower meadow is retained.
- Support the redevelopment of the school site rather than moving it out of town
- The existing school is very small and nice new buildings with lots of glass will help improve standards
- However the number of pupils and therefore staff will increase by a third but the available outside space will decrease because of the need for more classrooms
- Dismayed to see that a large piece of land adjacent to the lower school is to remain fenced off and inaccessible to the pupils.
- All of the land within the school boundaries should be available for playing which is a crucial and integral role of daily life at the school
- The parcel of land had a pond and allotments and provided children, many of whom who live in flats or houses with no gardens, access to ecology and green open space

## 9. Planning Considerations

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

### 9.1 Principle of development

The site is situated within the main built up area of Amesbury and in line with WCS policies CP1 (Settlement Strategy), CP2 (Delivery Strategy) and CP4 (Amesbury Community Area) is considered to be a sustainable location in which to concentrate new development. In addition, the site is already in use as a secondary school and as a result of the recent housing development that has occurred in Amesbury and its surrounding villages there is an identified need for further secondary school places to be provided in the area. The redevelopment of this site is therefore proposed in order to accommodate this increased demand.

Furthermore, Saved SDLP policy PS5 supports new educational facilities which are required by the Local Education Authority provided that they are '*either within or adjoining the settlements*' and are of '*permanent construction*'. The site's redevelopment with the identified Phase 1 and 2 works therefore accords with this policy context and is therefore considered to be acceptable in principle.

Local concern has however been raised about the redevelopment of this site as proposed as it is a tight site and the proposed construction is likely to create disruption for neighbours and pupils alike. It has therefore been suggested that this site should be redeveloped for housing instead while the Holder's Road playing field site be the focus for an entirely new school. However, the supporting documentation has confirmed that all other options for development have been considered and that *this* proposal represents the most cost effective way of providing for the additional need with the limited amount of disruption to the daily life of the school and its pupils. There simply is not the funding available to provide an entirely new school on an entirely new site; the running costs of having a split school site with part of the need being provided on the Holders Road site would also be inefficient from a cost and operation point of view. It is therefore confirmed that redeveloping the existing site enables the new facilities to be provided in the most cost effective and least disruptive way.

The Phase 1 Building is to be constructed on the northern part of the site, away from the current day to day activities that occur on the remainder of the site. This will enable the construction traffic to be kept completely separate from the school activities and the ultimate building will provide all of the additional classrooms and facilities needed to accommodate the additional 300 pupils required. Phase 2 serves to consolidate and replace some of the existing facilities that are currently provided in the poor quality Lower School buildings. Whilst it is adjacent to the Phase 1 Building and its construction will therefore undoubtedly create some disruption, the circulation space around the Phase 1 Building and the rest of the site mean that there is scope for this to be adequately managed. There is currently no timetable in place for this element of the proposals, but it can also be managed to make good use of the school holidays for the construction process. It is not therefore considered that any associated impact during the construction process would be a sufficient reason to warrant a refusal of the scheme or the redevelopment of this site in principle. The Local Planning Authority therefore has to consider the application as submitted.

The general acceptability of the proposals is however subject to the detail in terms of the implications for the associated loss of playing field; character and design; neighbouring amenities; highway safety; ecology; trees; drainage; and archaeology. These matters will therefore be considered in more detail below.

## **9.2 Loss of Playing Fields**

As has been identified above, the application proposes the redevelopment of the existing playing field serving the site in order to accommodate both the Phase 1 and Phase 2 Buildings. Saved SDLP policy R5 confirms that any development that would lead to the loss of school playing fields will not be permitted unless: *'(i) sports and recreation facilities can be best retained and enhanced through the redevelopment of a small part of the site; or (ii) alternative equivalent provision is made available in the locality; or (iii) there is an excess of sports pitch provision and public open space in the area, taking account of the recreation and amenity value of such provision'*.

In addition, in line with the NPPF and Sport England's policy to protect playing fields, planning permission will not normally be granted for development that involves the loss of school playing fields, unless one or more of the five exceptions stated in Sport England's policy apply. Sport England has therefore been consulted on the application accordingly.

In this instance the development will result in the loss of approximately 0.31 hectares of natural turf playing field. The supporting documentation however argues that this is acceptable because of a number of reasons. Firstly, the school is already served by

the Holders Road site which provides 80,992 square metres of playing field. This represents an oversupply of playing field that is available for the school, which would normally only require (for an increased number of 1150 pupils) approximately 46,250 square metres of playing field. Therefore whilst some loss is proposed on the application site, the school and community are still considered to be well catered for.

In addition, both phases of the development propose additional or improved on site supply. Phase 1 seeks to improve the existing, irregular shaped and tarmacked play area on the Cold Harbour boundary, with a larger, improved artificial grassed pitch. It is also intended, as part of this Phase, to resurface an unused area adjacent to the existing playing field therefore providing a new 5 aside/basketball/ball area to serve the site. During the Phase 2 works, a new indoor assembly hall, which is to have a sprung floor thereby allowing it to be using for sporting activities, is to be provided; as well as a new indoor activity studio and changing facilities that will be available for the community. Finally Phase 2 will also see the demolition of the existing Lower School buildings which will enable a large area of new playing field to be created in its place. It is suggested that these additional provisions and improvements to the existing facilities will serve to mitigate for the loss of the playing field that is required in the northern part of the site.

Sport England has assessed these provisions against the exception criteria outlined in their policies (which are transposed in to Saved SDLP policy R5). It has confirmed that, whilst there is some additional detail that needs to be secured by way of condition (in terms of ensuring that the new playing pitch and improved facilities are constructed appropriately and are available to the community), the proposals broadly meet their exception policies and are therefore acceptable. Sport England has raised no objection accordingly and the loss of playing field to facilitate the proposed development is deemed to be acceptable in this instance.

### **9.3 Character & Design**

Whilst the site is surrounded by residential development, the site is already in use as a school and has an inherently educational character. Whilst the buildings are currently generally retained to the southern part of the site at the moment, the northern part does benefit from a number of temporary and permanent buildings that are in use for the community and therefore this part of the site also has a functional/institutional character rather than a domestic form. It is therefore considered that the redevelopment of this part of the site with additional/replaced school buildings will be acceptable and will not be out of keeping with the character of this site.

There is no disputing that the two buildings that are proposed as part of the two phases are of significant size and scale. However the design and form of the two buildings has been carefully managed and the buildings are to be dug into the site so as to minimise their impact. The Phase 1 Building is to have a full two storey core but this is to be framed by two mono pitch wings which will serve to soften and reduce this massing as it extends closer to the shared boundaries. The Phase 2 Building also continues the two storey massing on the elevation that faces the Phase 1 Building but at the rear, where it backs onto single storey bungalow development, this massing is broken up into a series of boxes and is dug into the site thereby reducing its impact to (the appearance of) a more domestic scale.

Overall the two buildings are considered to complement each other and will create a well-designed and attractive form of development that is functional and fit for purpose. Whilst it is a tight site with a strong relationship with the neighbouring uses, it is considered that the proposals will not be overly dominant in the wider area and will not introduce inappropriate development to the site.

#### **9.4 Residential amenity/living conditions**

As has been identified above, the part of the site where the proposed buildings are to be developed is relatively tight and has a strong relationship with and close proximity to the neighbouring properties and their boundaries. The neighbouring properties are a mix of two storey and single storey development and in the main, benefit from limited gardens that back onto the application site. A further four dwellings have recently been erected almost within the school grounds to the rear of 17 Holders Road and these front onto the existing playing field and share the access driveway. There is therefore a lot of scope for impact in terms of dominance, disturbance and overlooking for neighbouring residents.

These concerns were raised about the scheme at the preapplication stage and the scheme has been amended to try to reduce this potential impact. The buildings, wherever possible, have been pulled off the neighbouring boundaries; the buildings have been dug into the site; banking and landscaping/trees have been incorporated into the scheme; and windows have been kept to a minimum on the sensitive elevations. Additional tree planting, particularly along the northern and north western elevations of the buildings is also being considered (see the tree section below). Whilst, the separation distances between the new buildings and the neighbouring boundaries are not ideal, at only 12 metres in some instances; the distance between facing elevations is consistently over 20 metres. This relationship is not ideal but is considered to be sufficient to mitigate any significant implications for neighbouring amenities in terms of loss of light, overlooking or dominance. The level changes identified; and proposed planting will further serve to soften this impact. On balance it is considered that the many benefits that the proposals will bring to the community will therefore outweigh the potential harm that may be caused to neighbouring amenities in this regard.

Local concern has however been raised about the use and proposed fencing off of a large area of land in the southern part of the site, adjacent to the Lower School. This area is a relatively large area that is completely contained by neighbouring gardens. The proposals for Phase 2 show this to be fenced off with only gated access but the local representation is concerned that this should be provided as additional outdoor space for the increased pupil numbers. The applicant has however confirmed that this area is to be used as an educational area for pupils to learn about habitat, geography and science, in line with the Department of Education guidelines and the curriculum. It is fenced off because it contains a pond and other habitat that needs to be carefully managed which would not therefore be safe for students to wander around unsupervised. It is however to be managed and will provide an invaluable resource for the school and pupils. It is considered that the identified use and management of this area will create limited disruption for the neighbouring residents and is therefore considered to be acceptable.

Local concern has also been made about the development proposed along the Cold Harbour boundary as it is considered that the works will involve extra traffic on this road and the new pitch will cause loss of light. However the scheme has been accompanied by a revised Travel Plan which seeks to address the sustainability and traffic generation from the site which is found to be acceptable by the Council's Highway Team. The new artificial pitch along this boundary is effectively a resurfaced version of what is there already, with an additional fencing containing the facility. Whilst it will improve the existing facility and make it more useable, it is not considered that any of these proposed works would result in any additional impact for neighbouring residents compared with the existing facilities and existing use of the site as a school.

## **9.5 Highway Safety/Parking**

A number of alterations have been made to the proposals in order to satisfy some initial concerns raised by the Highway Authority. Namely, some cycle parking has now been identified at Phase 1 (72 spaces are to be provided in a gated cycle area and a further 12 wall mounted cycle brackets are provided at the Lower School); additional cycle parking has been provided in the Phase 2 proposals (taking the total number of cycle spaces up to 120 spaces); and overspill/parental parking for events has been identified in the new tarmacked basketball court adjacent to the Phase 2 Building. The Highway Authority has confirmed that the proposals for both phases now satisfy the parking and cycle requirements for such a site. The proposed short and long term access arrangements are also considered to be acceptable. The Highway Authority has raised no objection to the proposals accordingly.

The application is also accompanied by a Travel Plan that has been compiled by the school in discussion with the Council's Travel Plan Coordinator. Generally the Council's Travel Plan Officer is happy with the content of the document which will seek to encourage pupils to walk/cycle to the school. A few changes are required to this document but these can be secured by way of a condition on the decision. No objection has therefore been raised to the application in this regard.

## **9.6 Ecology**

The original application contained insufficient survey work as the submitted ecological reports only concerned the Phase 1 works. However as Phase 2 is included in this application and this latter Phase involves the demolition of the 1950s Lower School it was considered necessary for further ecological survey work to be undertaken. Further survey work was thus undertaken and an updated bat survey was submitted during the course of the application. The Council's Ecologist has reviewed the submitted documents and has confirmed that they are now satisfied that sufficient survey work has been undertaken and that limited implications for protected species will result from the proposed development. Subject to a condition being added to ensure that the reports/survey work is updated as necessary before any demolition takes place (depending on when the Phase 2 works are undertaken), the Council's Ecologist has raised no objection to the proposals accordingly.

## **9.7 Trees**

The submitted Arboricultural Report has a number of errors in it which therefore make it difficult to ascertain exactly how many trees are to be affected by the two phased development. The Council's Tree Officer is concerned that approximately 45 trees may be lost as part of the development and as there is limited scope for replacement planting to mitigate for this loss the level of loss is not appropriate.

However it should be noted that none of the trees on the site are currently protected by Tree Preservation Order (TPO) and therefore there is nothing to stop many of the identified trees being removed at any point, in any event. In the main the trees that are to be removed are either within a group or within the site grounds and therefore the overall impact of their loss to the public amenities of the wider area will be minimal. Where replacement planting is identified, it is to be planted so as to soften the impact of the development for the neighbouring residents and will thus be of public benefit.

The applicant has also been notified of these concerns and has, during the course of the application, submitted an updated Arboricultural Report which clearly identifies what is to happen on the site. Additional replacement tree planting has also been identified. On balance it is not therefore considered that this concern would warrant a

reason for refusal of the scheme and the Arboricultural Officer's suggested condition is attached to the recommendation.

### **9.8 Flooding & Drainage**

Whilst the site is not situated within Flood Zones 2 and 3, it is over 1 hectare in size and is within Flood Zone 1. The Lead Flood Authority (Wiltshire Council) therefore needs to be consulted about the application and any possible implication for flooding needs to be assessed.

In this instance the application is accompanied by a Foul & Surface Water Drainage Strategy and a Flood Risk Assessment. In summary, this confirms that the rainwater from buildings and hard surfaces will be disposed of through infiltration to ground water and therefore does not increase the risk of flooding elsewhere. On assessment of the information that has been submitted the Council's Drainage Officer has raised no objection to the proposals. Conditions have been suggested (and imposed on the recommendation) to ensure that adequate surface water and foul drainage provision can be accommodated on the site. Overall the proposals are considered to be acceptable in this regard.

Local concern has been raised about a proposed diversion of the existing public sewer that currently crosses the playing field. The plans have indicated that this is to be diverted around the outer perimeter of the site. The main concerns that have been raised involve the suitability of the relocated sewer for its purpose; the potential disruption that will be caused during its diversion/construction; and the potential impact this will have on the ability for the identified new planting to be successful. Wessex Water has, in principle, agreed the proposed diversion. The detailed mechanisms, route and management of the diversion will however be controlled by other legislation and is outside of the control of planning.

The supporting documentation confirms that the indicative route of the new sewer has been designed to satisfy various requirements from Wessex Water, such as a 3 metre wide easement either side of the line of the new sewer. No trees have been identified within this zone and where new planting/trees are identified along these boundaries, such as the 'new native hedge' along the north eastern and north western boundaries, these are shown to be outside of the easement and are contained by a root protection barrier to protect the new sewer from damage due to root spread. This information is useful to understand how and why various elements of the proposals have come about but as the detail is governed by other legislation it is not considered that the third party concerns raised can be upheld or would justify a refusal of the scheme in planning terms. Any planning permission does not however override any legal requirement or other legislation requirements that might concern the land. An informative will be attached to the decision to confirm this to the applicant accordingly.

### **9.9 Archaeology**

The application is accompanied by an Archaeological Desk Based Assessment (July 2017). During the course of the application further field evaluation work has also been undertaken at the site. The Council's Archaeologist is now satisfied that on the evidence available, it is unlikely that significant archaeological remains would be disturbed by the proposed development. No objections have been raised about the proposals in this regard accordingly.

## 10. Conclusion

It is considered that the proposed development will enable a much needed expansion, redevelopment and modernisation of the existing secondary school to serve the local needs of the Amesbury Community Area. It will also introduce additional and valuable community facilities to the local area. The proposals will result in an attractive and comprehensive redevelopment of the site that will not result in any significant implications for neighbouring amenities, highway safety, drainage, ecology or archaeology. The application is recommended for permission accordingly.

## RECOMMENDATION

### Permission Subject to 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:

#### Application Form & Certificate

Ref: E-100 P07 – Elevations – Planning Phase 1. Received – 03.07.2017

Ref: E-200 P06 – Elevations – Planning Phase 2. Received – 03.07.2017

Ref: P-0-20 P03 – Block 2 – Lower School – Ground Floor Plan. Received – 03.07.2017

Ref: P-0-21 P04 – Block 1 – Upper School – Ground Floor Plan. Received – 03.07.2017

Ref: P-0-30 P03 – Lower School – Ground Floor Plan Phase 1 Works. Received – 03.07.2017

Ref: P-0-33 P03 – Upper School – Ground Floor Plan Phase 1 Works. Received – 03.07.2017

Ref: P-0-100 P04 – Ground Floor Plan – Planning Phase 1. Received – 03.07.2017

Ref: P-0-200 P06 – Ground Floor Plan – Planning Phase 2. Received – 03.07.2017

Ref: P-1-20 P03 – Block 2 – Lower School – First Floor Plan. Received – 03.07.2017

Ref: P-1-33 P05 – Upper School – First Floor Plan Alterations. Received – 03.07.2017

Ref: P-1-100 P04 – First Floor Plan – Planning Phase 1. Received – 03.07.2017

Ref: P-1-200 P04 – First Floor Plan Planning – Phase 2. Received – 03.07.2017

Ref: P-1-21 P04 – Block 1 – Upper School – First Floor Plan. Received – 03.07.2017

Ref: P-R-100 P03 – Roof Plan – Planning Phase 1. Received – 03.07.2017

Ref: P-R-200 P04 – Roof Plan – Planning Phase 2. Received – 03.07.2017

Ref: P-Site-01 P04 – Location Plan. Received – 03.07.2017

Ref: P-Site-110 T03 – Proposed Site Plan Phase 1. Received – 21.09.2017

Ref: P-Site-111 T02 – Proposed Site Plan A Phase 1. Received – 21.09.2017

Ref: P-Site-112 T02 – Proposed Site Plan\_B Phase 1. Received – 21.09.2017

Ref: P-Site-113 T04 – Proposed Site Plan\_C Phase 1. Received – 21.09.2017

Ref: P-Site-114 T02 – Proposed Site Plan\_Fence Types\_A Phase 1. Received – 21.09.2017

Ref: P-Site-115 T04 – Proposed Site Plan\_Fence Types/Levels Phase 1 drg B. Received – 21.09.2017

Ref: P-Site-116 P05 – Proposed Site Plan\_Fence Types/Levels Phase 1\_drg C. Received – 03.07.2017

Ref: P-Site-123 P03 – Phase 1 Construction Access & Facilities Plan C. Received – 03.07.2017

Ref: P-Site-210 P09 – Proposed Site Plan Phase 2. Received – 21.09.2017



Ref: P-Site-211 P09 – Proposed Site Plan – A Phase 2. Received – 21.09.2017  
Ref: P-Site-212 P09 – Proposed Site Plan – B Phase 2. Received – 21.09.2017  
Ref: P-Site-213 P10 – Proposed Site Plan – C Phase 2. Received – 21.09.2017  
Ref: P-Site-215 P03 – Proposed Site Plan A – Phase 2 Fencing. Received – 21.09.2017  
Ref: P-Site-216 P03 – Proposed Site Plan B – Fencing & Levels Phase 2 drg B. Received – 21.09.2017  
Ref: P-Site-221 P02 – Phase 2 Construction Access & Facilities Plan A. Received – 03.07.2017  
Ref: P-Site-223 P03 – Phase 2 Construction Access & Facilities Plan C. Received – 03.07.2017  
Ref: P-Site-222 P03 – Phase 2 Construction Access & Facilities Plan B. Received – 03.07.2017  
Ref: P-Site-223 P03 – Phase 2 Construction Access & Facilities Plan C. Received – 03.07.2017  
Ref: S-Site-100 P05 – Site Sectional Elevations. Received – 03.07.2017  
Ref: S-Site-101 P03 – Site Sectional Elevations. Received – 03.07.2017  
Ref: S-Site-105 P02 – Site Sections – Surrounding Properties. Received – 03.07.2017  
Ref: SK-10 P03 – 3D View – Ground Floor – Phase 1. Received – 03.07.2017  
Ref: SK-11 P03 – 3D View – First Floor – Phase 1. Received – 03.07.2017  
Ref: SK-12 P02 – 3D View – Ground Floor – Phase 2. Received – 03.07.2017  
Ref: SK-13 P02 – 3D View – First Floor – Phase 2. Received – 03.07.2017  
Ref: SK-100 P04 – Section Planning – Phase 1. Received – 03.07.2017  
Ref: SK-200 P03 – Sections Plans – Phase 2. Received – 03.07.2017  
Ref: 416.00210.00029 Rev A – Plant Schedule Phase 1 and 2. Received – 03.07.2017  
Ref: 416.00210.00029.29.002.2 – Landscape Strategy: Phase 1. Received – 28.09.2017  
Ref: 416.00210.00029.29.003.3 – Landscape Strategy: Phase 2. Received – 28.09.2017

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

3. No development shall commence on site until the exact details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

4. No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

REASON: In the interests of neighbouring amenities

5. No burning of waste or other materials shall take place on the development site during the demolition/construction phase of the development.

REASON: In the interests of neighbouring amenities

6. The emergency vehicle access alongside the north-east side of the Phase 1 Building shall at all times be closed to motor vehicle use by fixed and removable bollards as indicated on drawing number P-Site/113/T04, except at those times when the access is in use by emergency or maintenance vehicles.

REASON: In the interests of highway safety.

7. Prior to the occupation of the Phase 2 Building, the 23 space car parking area and the mini bus parking area, identified adjacent to the proposed sports pitches (near the Antrobus Road entrance), shall have been laid out in accordance with the approved plans and shall thereafter be maintained and kept available for the parking of vehicles.

REASON: In the interests of providing safe and convenient car parking for the users of the development.

8. Prior to the occupation of the Phase 1 Building, the Phase 1 cycle shelter shown on plan number P-Site-112/T02, and the 3 cycle hoops wall brackets near to the main reception, shall be provided in accordance with the approved plans and shall thereafter be maintained and kept available for the parking of cycles.

REASON: In the interests of providing safe and convenient cycle parking for the users of the development.

9. Prior to the occupation of the Phase 2 Building, the Phase 2 cycle shelter shown on plan P-Site-210/P09 shall be provided in accordance with the approved plans and shall thereafter be maintained and kept available for the parking of cycles.

REASON: In the interests of providing safe and convenient cycle parking for the users of the development.

10. Prior to the occupation of the Phase 2 Building, details of the proposed one-way system through the site from Holders Road to Antrobus Road shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include improvements to the Antrobus Road spur leading into the school entrance from the main section of Antrobus Road; footway widening or the introduction of a "pedestrian friendly"; and a timetable for its implementation. The development shall be implemented in accordance with the approved details and retained/maintained as such in perpetuity.

REASON: In the interests of safe and convenient access to the site.

11. Notwithstanding the submitted Travel Plan, no development shall commence on site until a revised travel plan taking on board the comments made by the Council's Travel Plan Coordinator, has been submitted to and agreed in writing by the Local Planning Authority. The School Travel Plan shall include details of implementation and monitoring and shall be implemented in accordance with these agreed details. The results of the implementation and monitoring shall be made available to the Local Planning Authority on request, together with any changes to the plan arising from these results.

REASON: In the interests of road safety and reducing private car movements to and from the school.

12. No development shall commence on site until a scheme for the discharge of foul water from the site, including diversion of existing sewers and improvement works to public system, has been submitted to and approved in writing by the Local Planning Authority in consultation with the sewerage undertaker. The foul water drainage scheme shall be constructed in accordance with the agreed details prior to the occupation of the building hereby approved.

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

13. No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access / driveway), incorporating sustainable drainage details together with permeability test results to BRE365 and location of top ground water level, has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme shall be constructed in accordance with the agreed details prior to the occupation of the building hereby approved.

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

14. No development of the Artificial Grass Pitch hereby approved shall commence until details of the design and layout of the pitch have been submitted to and approved in writing by the Local Planning Authority in consultation with Sport England. The Artificial Grass Pitch shall be constructed in strict accordance with the approved details and maintained as such in perpetuity.

REASON: To ensure the development is fit for purpose and sustainable

15. Before the Artificial Grass Pitch and Natural Turf Pitch hereby approved are first brought into use, a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance schedule and a mechanism for review, shall be submitted to and approved in writing by the Local Planning Authority in consultation with Sport England. The management and maintenance scheme for the Artificial Grass Pitches should also include measures to ensure the replacement of the Artificial Grass Pitch within the manufacturer's specified period. The Artificial Grass Pitch and Natural Turf Pitch shall be used and maintained in full accordance with the agreed details at all times.

REASON: To ensure that a new facilities are capable of being managed and maintained to deliver facilities which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport

16. Within 12 months of the date of this permission, a community use agreement prepared in consultation with Sport England shall be submitted to and approved in writing by the Local Planning Authority. The agreement shall apply to all of the sports facilities identified in both Phase 1 and Phase 2 hereby approved, and shall include details of pricing policy, hours of use, access by non-educational establishment user's,

management responsibilities and a mechanism for review. The development shall be used in strict compliance with the approved agreement.

REASON: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport

17. The playing field and pitch shall be constructed and laid out in accordance with the approved drawings and in accordance with the standards and methodologies set out in the guidance note "Natural Turf for Sport" (Sport England, 2011). The playing field and pitch shall be made available for use at the recommendation of the agronomist hereby permitted.

REASON: To ensure the quality of pitches is satisfactory

18. No demolition of any of the current buildings shall occur on the site, until the buildings have been re-assessed by a suitably qualified ecologist for the presence of bats. The findings and if necessary any necessary mitigation measures shall be submitted to and agreed in writing by the Local Planning Authority before any demolition takes place on the site. The demolition works shall be undertaken in accordance with the agreed details.

REASON: Whilst the buildings are currently found to be acceptable for demolition, once empty and disused the buildings may deteriorate and opportunities may develop for bats to roost within the structure. It is therefore necessary to resurvey the buildings in the interests of ecology and protected species.

19. No demolition, site clearance or development shall commence on site until an updated/corrected Arboricultural Method Statement and revised Tree Protection Plan, prepared by an Arboricultural consultant, providing comprehensive details of construction works in relation to trees has been submitted to, and approved in writing by, the Local Planning Authority. All works shall subsequently be carried out in strict accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in order that the Local Planning Authority may be satisfied that the trees to be retained on and adjacent to the site will not be damaged during the construction works and to ensure that as far as possible the work is carried out in accordance with current best practice and section 197 of the Town & Country Planning Act 1990.

20. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no windows, doors or other form of openings other than those shown on the approved plans, shall be inserted in the North Eastern or North Western elevations of the Phase 1 and Phase 2 Buildings hereby permitted.

REASON: In the interests of residential amenity and privacy

**INFORMATIVES:**

- 1) Please note that the spur road improvements that will be required in order to satisfy condition 10 will also require the completion of a Section 278 Agreement.

- 2) Please note that the granting of this permission does not override or give overriding permission for any works that are governed by other legislation or other legal requirements, for example in relation to the proposed diversion of the public sewer pipe.