

Date of Meeting	27 th November 2014
Application Number	14/06858/FUL
Site Address	Land to the north of Hampton Park Phase 2 Development, Sycamore Drive, Bishopdown, SP1 3GZ (Hampton Park II)
Proposal	New primary school to include a school hall, eight classrooms, playgrounds, school pitch, parking, a new ASD unit and other associated facilities
Applicant	Mrs. J Bennett, Greentrees Primary School
Town/Parish Council	Laverstock & Ford
Ward	Laverstock & Ford and Old Sarum
Grid Ref	415059 132440
Type of application	Full Planning
Case Officer	Becky Jones

Reason for the application being considered by Committee

Wiltshire Council is the client for this project. The Council's Scheme of Delegation for planning applications states that where there has been at least one objection to an application made by the Council, then it must be determined by a Planning Committee. As there have been a number of comments and concerns expressed by third parties, this is the reason for this application being referred.

1. Purpose of Report

To consider the above application and the recommendation of the Area Development Manager that planning permission should be APPROVED subject to conditions.

2. Report Summary

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

- Site History and Principle of the Hampton Park Development
- Scale, design and impact on the character of the area, the setting of Old Sarum Scheduled Ancient Monument/Old Sarum Aerodrome Conservation Areas.
- Neighbouring amenities
- Highway safety
- Drainage and Esso pipeline
- Archaeology and ecology

11 letters raising concerns. PC support subject to conditions.

3. Site Description

The site is located to the east of Old Sarum Conservation Area, south of Old Sarum Aerodrome CA, and north of existing residential properties accessed from Pearce Way and Sycamore Drive, which form part of the established Bishopdown Farm/ Hampton Park housing areas.

The site is also in an Area of Special Archaeological Significance and Water Source Catchment Area. An ESSO pipeline runs to the south of the application site. The adjacent land is currently being developed in relation to a housing scheme, and the land for the proposed school was secured via the associated legal agreement relating to S/2009/1943.

4. Planning History

S/2009/1943 Erection of 500 dwellings, 4 new vehicular accesses off Pearce Way, associated landscaping, public open space and the creation of a country park with associated parking, infrastructure and facilities. **Approved on appeal with conditions and subject to Section 106 Agreement.**

5. The Proposal

The Section 106 Agreement related to S/2009/1943 made provision for a new single form entry primary school and access (sections 4 and 5 of the Agreement). The accompanying plans for the 2009 application indicated the proposed site for the school. The school would be site about 0.5 miles north west of the existing Greentrees school, within the area highlighted for the school in the 2009 application, and adjacent to the proposed Country Park. The new school would operate a split site linked by existing pedestrian footways.

The proposed buildings are primarily single storey, with the exception being the school hall and multi use library and IT space. The arrangement of the buildings is designed to emulate a cluster of farm buildings. Timber boarding is the predominant cladding material, with contrasting dark flint coloured weatherboarding and blue/grey roofing materials,

There are also several landscape features including a playing field, multi use games court, allotment space, habitat areas, a pond, and car park with tarmac access. The main soft and hard playground would sit within the U shaped courtyard. The Multi Use Games Court (MUGA) occupies the lower level and would be fenced. There is also an external ramp to link the levels and provide seating. A seating area in coloured asphalt would be sited to the east to give views across the valley. The west of the site predominantly consists of grassed areas and the playing field. The perimeter of the site is intended as a habitat area and would enable a nature walk around the site. To the north of the site is an area allocated for allotments for the school.

6. Planning Policy

National Planning Policy Framework (NPPF) 2012 and National Planning Practice Guidance

This Framework sets out the Government's planning policies for England. The Framework repeats that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. (Section 70(2) of the Town and Country planning Act and Section 38(6) of the Planning and Compensation Act 2004).

The NPPF is also a significant material consideration and due weight should be given to the relevant policies in existing plans according to their degree of consistency of the framework. (Paragraph 215 at Annex 1). The following policies are relevant to the determination of this application and are considered to align with the principles, aims, objectives and intentions of the NPPF. These policies are therefore considered to carry significant weight.

NPPG – National Planning Policy Guidance. This supplements the NPPF, providing additional specific guidance on certain types of development and development assessment.

Salisbury District Local Plan (which are 'saved' policies of the adopted South Wiltshire Core Strategy):

D1 Design, G2 General Principles for Development, PS5 Education, C7 Landscape Setting of Salisbury and Wilton, G5 Water services, C12 Protected species, CN11 Views into and out of Conservation Areas, CN20 Scheduled Ancient Monuments and settings, CN21 Archaeology, R5 Protection of outdoor recreation facilities, TR11 off street parking spaces.

South Wiltshire Core Strategy: CP2 Hampton Park – The site is specifically allocated via the Development Template in that document, appendix A.

Emerging Wiltshire Core Strategy – The above allocation within the SWCS is to be repeated

The Conservation of Habitats and Species Regulations 2010, EC Habitats Directive when as prescribed by Regulation 3(4) of the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended). Circular 06/2005

7. Consultations

WC Highways – No objection subject to conditions (see report below)

Wessex Water – Transfer Main crosses site and a 6 metre easement is required. Points of connection for water supply and foul drainage to be agreed. SUDS condition required for surface water drainage.

Sports England – support in principle and conditions for standards of construction recommended. Object to lack of intended general public use of MUGA.

Rights of Way – no impact on nearby formal/definitive rights of way, no objection.

WC Drainage – Support, site is within Flood Zone 1, subject to conditions.

WC Open Space – no objection – would not affect Country Park provision.

Environment Agency – no objection subject to condition relating to surface water drainage and informatives.

Esso – no objection subject to safety guidelines being adhered to

WC Ecology – no objection subject to informative.

WC Public Protection – no objection subject to conditions

WC Archaeology – no objection subject to conditions

Laverstock and Ford Parish Council – Support subject to acceptable travel plan

Winterbourne Parish Council – No objection

8. Publicity

11 site notices were posted, and neighbours immediately abutting the site were sent a letter (see plan). **6 letters of objection on the following grounds:**

- Tryhorn Drive would become a potential rat run, with pedestrians using gate at top of Neal's Close.
- Congestion, hamper access to driveways and on road parking for residents. Take steps to prevent use of cul de sac as drop off point for school run.
- How will traffic be managed, where can cars stop, drop off, park or manoeuvre without disrupting households?
- Request fence between Tryhorn Drive is strengthened properly and remove gate to prevent its use as a short cut. (*Officer note: according to records, these paths are not definitive rights of way, so are not owned or managed by Wiltshire Council*)
- No solar panels proposed. No school travel plan and only 20 cycle spaces.
- No clear link between access points and new housing. Where are the suggested walking routes to link the schools? How will increase in traffic be minimised? Need to ban school run vehicles to avoid jams. Too close to property, will ruin quiet area of Bishopdown Farm/Hampton Park. Lacks strategic planning.
- Marketing suites have incorrectly represented the site and school is proposed as an adjunct to the site (*officer note – please refer to the 2009 Barratt Homes masterplan showing proposed site for the school precisely in the currently proposed location. All the 2009 application documents are available on the website.*).

- Has additional accommodation on the Greentrees site been considered? Does not preserve Salisbury's skyline to the north, built too high. Impact on the countryside. Loss of privacy and noise disturbance, nuisance.
- Why were residents not consulted? The location and effect of a large site outside the housing development has not been considered or consulted upon
- Contrary to H23, C2. Impact on strategic fuel pipeline. Should place the school closer to Pearce Way in the middle of the development.
- Exacerbate congestion on London Road.

9. Planning Considerations

9.1 Site History and Principle of the Hampton Park Development

The application must be determined in accordance with the development plan unless material considerations indicate otherwise. (Section 70(2) of the Town and Country planning Act and Section 38(6) of the Planning and Compensation Act 2004). The NPPF is also a significant material consideration and due weight should be given to the relevant policies in existing plans according to their degree of consistency of the framework. (Paragraph 215 at Annex 1).

The South Wiltshire Core Strategy (adopted Feb 2012) supercedes or replaces the policies of the Salisbury District local Plan in respect of this site. Policy CP2 makes provision for 500 homes at Hampton Park, including delivery of essential infrastructure including a one form entry primary school and contributions towards secondary education. Under the Salisbury District Local Plan, the site was designated as countryside within the Landscape Setting of Salisbury and Wilton, outside the housing policy boundary. However, the SWCS replaces the policies contained in the Salisbury District Local Plan when considering the Hampton Park site.

The principle and location/site for the primary school development was also established (before adoption of the SWCS) by application S/2009/1943. Planning permission was granted for 500 houses at appeal and required a legal agreement under Section 106 of the Act to be attached to the planning permission. The Section 106 Agreement made provision for a new single form entry primary school and access (sections 4 and 5 of the Agreement). The accompanying plans for the 2009 application indicated the proposed site for the school, which *precisely* form the basis for the current application.

The school will operate together with the existing Greentrees school located on the existing Hampton Park estate. It is understood that it is not possible to provide the required accommodation on the existing restricted Greentrees site, and hence the decision was made some years ago to provide additional accommodation on a separate site. Whilst some third parties have queried by a new school is not more centrally located within the

new development, it would be very difficult to refuse this proposal at this stage, given that the location, requirements and need for the accommodation has been established since 2009.

The proposal would therefore comply with the aims of Policy CP2 of the South Wiltshire Core Strategy and the requirements in the legal agreement for S/2009/1943 and is therefore acceptable in principle.

9.2 Scale, design and impact on the character of the area, the setting of Old Sarum Scheduled Ancient Monument and Conservation Areas.

The principle for the development has been established in the South Wiltshire Core Strategy and by planning permission S/2009/1943. Therefore, the principle for the Hampton Park development (including the new primary school) in the countryside and the Landscape Setting of Salisbury and Wilton has been established. The school would be sited about 0.5 miles north west of the existing Greentrees school, within the area highlighted for the school in the 2009 application, and adjacent to the proposed Country Park. The new school would operate a split site linked by existing pedestrian footways.

Policy D1 sets out the design criteria for extensive development:

New development will be permitted where the proposals are compatible with or improve their surroundings in terms of the following criteria:

- (i) the layout and form of existing and the proposed development, and where appropriate the historic pattern of the layout;*
- (ii) any features or open spaces, buildings and/or structures of character on or adjoining the site;*
- (iii) the scale and character of the existing townscape in terms of building heights, building line, plot size, density, elevational design and materials ;*
- (iv) the scale and use of spaces between buildings;*
- (v) views/vistas afforded from within, over and out of the site; and*
- (vi) any existing important landscape features and the nature and scope of new landscaping proposed within and around the edges of the site; and*
- (vii) the roofscape/skyline long or medium distance views.*

The site extends to about 1.2 hectares in total, on land that rises towards the north with a level change of about 2.5 metres from south to north. Once complete, the school building for 240 pupils will be sited close to a row of planned new dwellings to the south, and about 30 metres from the nearest property. It would be elevated above them by about 1.5m, as a result of the natural gradient of the site. To the north of the site is an existing hedge with mature trees running parallel to the Roman road extending north east to the country park. There is a single barn structure located to the south west of the site. The wider landscape mainly comprises scattered dwellings and farm structures. It is intended that a boundary of hedges and trees, once matured, would separate the school from the proposed country

park. Views towards hills to the south of the city are also a landscape feature of the site.

The proposed design for the building aims to balance a contrast between materials, add texture and provide colour to appeal to pupils, help identify classrooms, and sit comfortably within the landscape. The proposed buildings are primarily single storey, with the exception being the school hall and multi use library and IT space. These elements have been sited within the lower level of the split level school, to minimise their visual impact. The classrooms would have asymmetric low pitched roofs to minimise the height and scale of the block. The arrangement of the buildings is designed to emulate a cluster of farm buildings. Timber boarding is the predominant cladding material, with contrasting dark flint coloured weatherboarding and blue/grey roofing materials, These materials are intended to help the building blend into the landscape and appear neutral from distant views. Coloured panels and glazing are proposed to provide accent colours and ensure the building feels appropriate as a school.

There are also several landscape features including a playing field, multi use games court, allotment space, habitat areas, a pond, and car park with tarmac access. The main soft and hard playground would sit within the U shaped courtyard. The Multi Use Games Court (MUGA) occupies the lower level and would be fenced. There is also an external ramp to link the levels and provide seating. A seating area in coloured asphalt would be sited to the east to give views across the valley. The west of the site predominantly consists of grassed areas and the playing field. The perimeter of the site is intended as a habitat area and would enable a nature walk around the site. To the north of the site is an area allocated for allotments for the school.

The proposed school and associated outdoor features and facilities are considered to respect the existing character and form of the surrounding landscape. The existing agricultural character of the landscape and the proposed country park would not be harmed by the development, which is sympathetic in scale, design and layout to the form and appearance of the site and its surroundings. The plot size, density of the layout and scale are all considered to be acceptable. When viewed from the distance, the buildings are likely to appear sympathetic with their surroundings, given the proposed use of timber cladding and weatherboarding, and the blue/grey roof colouring.

As part of the original allocation for the housing site, the impact of any development on the Old Sarum Ancient Monument Conservation Area some distance to the west of the site was fully considered. As the land to the west edge of the housing development rises, it was considered that this would be the best location for any proposed school, given that such buildings are usually of a restricted height compared to dwellings. The design and massing of the proposed school adheres to the general requirements set out in the original design and access statement, and it is not considered that the school building would be visible from the west and hence, that views from or to Old Sarum Conservation Area or the SAM would be adversely affected by this development.

Similarly, the Old Sarum Airfield Conservation Area lies to the north, across undulating land. Whilst there is a possibility that this development may be visible from parts of this CA, the Airfield CA was allocated due to the historic nature of the airfield and not its attractive visual appearance. Hence, whilst somewhat distant development may or may not be visible from the Airfield CA itself, such development does not tend to detract from the character of the CA. The school itself is of a simple design and relatively modest scale, and in officers opinion, is unlikely to have any visual impact on the wider area.

The Conservation officer has made no comment about the proposals.

The proposed edges of the site would be used to provide habitat areas, and nature walks for pupils. This would help to provide soft edges to the site, to help it to further blend into the landscape. In summary, the proposal is considered to comply with Policy D1, CN20 and CN11 of the Salisbury District Local Plan, which are listed in Appendix C of the South Wiltshire Core Strategy. The setting of the Old Sarum SAM and its surrounding Conservation Areas would be preserved.

9.3. Neighbouring Amenities

A number of concerns have been expressed by third parties/neighbours of the development, which are summarised elsewhere in this report.

Firstly, it is not unusual that schools are located within, or on the edges of housing developments. To locate such uses elsewhere, in distant unsustainable locations, would be against local and national planning policies. The general need and requirement for a school in the proposed location and associated with the emerging housing development was clearly evident as part of application S/2009/1943 in 2009, which secured the land and the required monies for this development. This financial contribution and provision of the land was also agreed by the Planning Inspector and the Secretary of State.

However, as with all schools, it is accepted that there are likely to be some well understood impacts on any adjacent residential properties, and those along the route of access to such a school, namely traffic congestion and parking issues at drop off and collection times, together with some general noise and disturbance. Whilst it is accepted that the planned school may be likely to lead to similar impacts, given the modest scale of the school and the age of the likely pupils, it seems unlikely that any such impacts will be so harmful as to warrant the refusal of this much needed community facility.

The proposed school building is sufficiently distant from the closest neighbouring dwellings (about 30 metres to the south) for the occupiers not to be unduly disturbed by the development in terms of overlooking, overshadowing or dominance. Other properties that are located further away from the development are not considered to be unduly disturbed under the terms of Policy G2. The proposed parking areas

would be separated from the neighbouring gardens by the approved access road, and this would reduce the potential for disturbance to occupiers from manoeuvring cars close to garden boundaries.

Other concerns have been expressed related to potential parking in the existing Bishopdown Farm/Hampton Park estate in relation to accessing the proposed school, particularly in relation to cul-de-sacs adjacent to the school site which currently have access gates from the residential areas leading to a footpath around the estate. Such concerns are understood, and in part covered in the highways section of this report. However, in general terms, it seems likely that most children/parents will either choose to walk/cycle to school, or when using cars, will choose the most direct and obvious route, rather than park in restricted cul de sacs and attempt to walk through to the school, as this does not appear to be an obvious way of accessing the school site in any event.

The proposed Air Source Heat Pump has been deleted from the scheme and it has been confirmed that the MUGA would have a solid rebound surface to the perimeter and a mesh fence, to minimise noise disturbance. The public protection officer considers that the use of the MUGA should be restricted to the school, to prevent disturbance to local residents. Public protection also state:

No details have been provided to specify whether artificial lighting will be operated on site. If the pitch and MUGA will be artificially lit then we would recommend a condition is attached to provide further details to prevent light pollution. The applicant will need to demonstrate that the lighting scheme will satisfactorily control light pollution and glare. We recommend they do this by submitting information which demonstrates scheme will comply with the recommendations of the Institute of Lighting Engineers "Guidance Notes for the Reduction of Obtrusive Light GN01:2011" for Zone E3.

No details have been provided with regards to odour control and extraction from the kitchen, therefore I recommend a condition is attached to any permission to submit further details.

With regards to the construction stages I would recommend the following conditions are attached; Hours of work 'No construction 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'

Given the above, and notwithstanding some of the concerns expressed by third parties, it is considered that the proposal is unlikely to be so harmful to amenities as to warrant refusal of this much needed community facility. The proposal would therefore comply with Policy G2.

9.4 Highway Safety and impact on highway system

As previously indicated in this report, the provision of a school in this location was envisaged and secured as part of the previous planning permission S/2009/1943. The general highway impacts of a school on the approved highway systems around the site were therefore considered previously in general terms.

The Highways officer has commented as follows:

The proposed Greentrees Primary School will provide an extension of the existing school located within the adjacent housing development Hampton Park I. The proposed school will accommodate the educational needs of the increasing population of the second phase of the Hampton Park residential development. The school has been included in the master planning for Hampton Park and the principle of a school in the location shown is accepted.

I note the concerns from local residents regarding the potential impact on the surrounding road network. It is acknowledged that some on-street parking is inevitable around the two peak times, morning drop off and afternoon pick up. Parking restrictions are generally avoided as this tends to push the problem to other unrestricted residential streets. The school will mostly serve the local residential development and sustainable travel will be encouraged. I have had discussions with the School Travel Plan Adviser, and I note that a Travel Plan is in progress. I have applied the Travel Plan informative (see below) to ensure an ongoing commitment to the requirements of the Travel Plan.

To further encourage sustainable travel, adequate cycle parking should be provided in line with the current guidance. For a school in this location, the required cycle parking is as follows: 1 covered space per 10 staff, 1 visitor space per 45 pupils and 1 covered space per 5 pupils (years 1-6). This equates to cycle parking for 56 cycles. The scheme will need to be amended to meet this need and I have suggested the condition below.

The parking standards are given in Wiltshire Local Transport Plan 2011-2026, Car Parking Strategy. Whilst it is accepted that they are maximum parking standards the proposed parking falls below the parking standard which includes parking for staff and parents. I note, however, that an additional parking area is located close to the school entrance and I understand that this parking will be available for use by parents i.e. short term parking, rather than by staff. This will help to alleviate the potential parking concerns and address the parking shortfall.

The Design and Access statement suggests that pupils will be able to walk between the two school sites and whilst there are footpaths surrounding the school site, it is understood that the most direct route will be along the local roads. The route is served by adequate footways and the (supervised) short walk along predominantly residential streets is therefore considered acceptable.

I strongly recommend that a 2m footway is provided across the site frontage. It is noted that this length of road will be shared surface (unadopted) which generally do not have separate footways. However, should parents choose to park on this road there is nowhere for children to step out onto, it will also provide a safer route for children walking to school from the east of the housing development.

Based on the comments of the highways officer, and given the modest scale of the school, it is considered that the proposed development will not detrimentally affect highway safety and therefore, no objection is raised to it. Subject to conditions, the proposal would comply with Policy G2.

9.5 Drainage and Esso Pipeline

The drainage officer has considered the proposal, which lies within Flood Zone 1. Conditions requiring details of means of disposal of foul and surface water (sustainable) are recommended.

Wessex Water have identified a transfer main which crosses the site. A 6 metre easement would be required. The agent has confirmed that the transfer main and Esso pipeline lie outside the site area, and a plan has been submitted to confirm this. Esso have raised no objection, subject to safety guidelines being adhered to. Wessex Water have requested that points of connection for water supply and foul drainage are agreed with them in the usual way.

The Environment Agency has considered the site, which lies in Flood Zone 1. The intention to utilise SuDS features and soakaways is acceptable in principle providing ground conditions permit and percolation tests demonstrate that they are appropriate – the EA note that infiltration testing has not yet been carried out, and a conservative rate is used in the preliminary design calculations (paragraph 4.1.5 of the FRA). A SUDS condition and four informatives are requested.

9.6 Archaeology and Ecology

These matters were considered previously as part of application S/2009/1943, for which a detailed EIA was undertaken and considered by the Planning Inspector and the Secretary of State. The intention is that the proposed Country Park will act as suitable mitigation for the ecological impacts of the development.

Archaeology: The archaeologist has provided updated comments as follows:

The applicant has undertaken the field evaluation for this site and archaeological remains have been shown to be present. Rather than wait for the evaluation report, it has been agreed that they will undertake an archaeological strip, map and record. This is because the archaeological remains are at risk whether the planning permission for the school is granted or not, due to the works taking place in the area.

The NPPF says: 141. Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

It is therefore recommended that a programme of archaeological works, in the form of an archaeological excavation, is carried out in advance of construction.

Therefore in line with the NPPF (2012), PPS5 (2010) and the earlier Planning Policy Guidance Note 16: Archaeology and Planning (DoE 1990) a condition is recommended.

The proposal would therefore comply with Policy CN21.

Ecology: Policy C12 of the Local Plan states that development affecting species protected by law will not be permitted unless it can be subject to conditions which would prevent damaging impacts, either direct or indirect. Although protected species are not specifically mentioned in the NPPF, the NPPG sets out guidance and the ODPM circular 06/2005 still applies and is listed under current policy and guidance on the planning portal. Paragraph 99 states “It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances....However, bearing in mind the delay and cost that may be involved, developers should not be required to undertake surveys for protected species unless there is a reasonable likelihood of the species being present and affected by the development. Where this is the case, the survey should be completed and any necessary measures to protect the species should be in place, through conditions and/or planning obligations, before the permission is granted”.

The ecologist has stated: I note the details of the accompanying Ecological Appraisal (AWT Ecological Consultancy, August 2014) which identifies relatively limited ecological risks due to the ongoing construction of Hampton Park II. No protected species were noted and the potential for badgers, reptiles and breeding birds was considered to be low while construction continues. I suggest that an informative is added to any permission to bring the potential risks to the applicant's attention since these species could colonise the site if there is a delay in construction.

Several arable weeds were recorded on the site. As a group these species are declining nationally due to intensive farming management practices. The rarest plant

was rough poppy which is nationally scarce and confined to arable and waste ground on chalk soils with south east Wiltshire being a known hotspot. This and other arable weeds can be expected to show up wherever chalk soils are exposed. The plants will not thrive where land is treated with fertilizer or herbicide or where a grassland or shrub sward develops – they need open soils which are regularly turned. The Country Park offers the best opportunity to cater for such plants especially if the River Bourne Community Farm takes the park on, as seems likely at this stage. It would be impractical to expect the new school to set up its own arable plant area since it will only be successful if teachers at the school have a particular interest and commitment to maintain it. The allotments may or may not develop an arable flora depending on the topsoil treatment. In conclusion, I do not consider it practical or necessary to apply conditions regarding conservation measures for arable weeds for this application. Mitigation for the school was considered as part of the appeal for the wider Hampton Park II site and I consider that the mitigation (i.e. 51 ha Country Park) to be more than adequate to cater for the effects of the current primary school application.

As a result of the above, it is considered that the proposed school would not result in any significant ecological impacts.

10. Conclusion

The development seeks to provide a primary school, to serve new and existing residential development in the Hampton Park area of Salisbury. The development has been accepted in principle under S/2009/1943 and Policy CP2 of the South Wiltshire Core Strategy. The proposal is considered to be acceptable in design terms, and the public protection and highway officers are satisfied that subject to conditions and updating the existing Travel Plan for Greentrees school, the development would not unduly disturb the amenities of neighbouring properties. The proposal is considered to be acceptable in terms of its impact on drainage, flooding, ecology, archaeology and the approved Country Park.

The proposal is therefore in accordance with saved policies G2, G5 and D1, CN11 & CN20/CN21 of the Salisbury District Local Plan, and accords with the various policies within the South Wiltshire Core Strategy and the National Planning Policy Guidance which seek to provide and protect suitable community facilities and create sustainable vibrant communities and places to live. The setting of the adjacent Old Sarum SAM and the Old Sarum Aerodrome Conservation Areas are also preserved and protected, in accordance with local and national policy as specified by the NPPF.

RECOMMENDATION: APPROVE subject to the following 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 listed in schedule. (WM14)

Site Location Plan 130970P(0)100 A 28/3/14 received 31/7/14
Proposed Site Sections 130970P(0)109 B 2/5/14 received 4/8/14
Proposed Site Plan 130970P(0)101 B 25/3/14 received 31/7/14
Proposed Lower Ground Floor 130970P(0)102 A 22/4/14 received 31/7/14
Proposed Upper Ground Floor 130970P(0)103 A 22/4/14 received 31/7/14
Proposed Roof Plan (1) 130970P(0)104 A 5/6/14 received 31/7/14
Proposed Roof Plan (2) 130970P(0)105 A 5/6/14 received 31/7/14
Proposed Elevations 130970P(0)106 B 19/5/14 received 4/8/14
Proposed Elevations 130970P(0)106 B 19/5/14 received 4/8/14
Proposed Sections (1) 130970P(0)107 A 2/5/14 received 4/8/14
Proposed Sections (2) 130970P(0)108 B 2/5/14 received 4/8/14
Ecological Appraisal Revision 1 dated August 2014,
Design and Access Statement received 30/10/14
Flood Risk Assessment, WSP 30/7/14, received 31/7/14
Planting Schedule SLR 1 August 2014, received 4/8/14
Hard Landscaping Proposals Drawing 1 July 2014, received 4/8/14
Soft Landscaping Proposals Drawing 2 July 2014, received 4/8/14
Outline Drainage Strategy WSP-DDN-009, 11/7/13 received 15/7/14
Sustainable Design Statement Revision 1, Ridge July 2014, received 15/7/14
Written Scheme of Investigation, Wessex Archaeology June 2014, received 15/7/14

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

3. The development hereby approved shall not be brought into use until covered cycle parking for 56 cycles has been provided in accordance with details submitted to and approved in writing by the Local Planning Authority. This facility shall be provided in accordance with the approved details and made available for use prior to the first occupation and shall be retained for use at all times thereafter.

REASON: In pursuit of sustainable transport objectives.

4. No part of the development hereby approved shall be first brought into use until the parking area shown on the approved plans has 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.

5. No development shall commence on site until details of a 2m wide footway across the site frontage have been submitted to and approved in writing by

the Local Planning Authority. The development shall not be first brought into use until the footway has been constructed in accordance with the approved detail.

REASON: In the interest of highway safety

6. No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access), incorporating sustainable drainage details and an assessment of the hydrological and hydrogeological context of the development, in accordance with the Flood Risk Assessment (WSP dated 30/07/2014), has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use until surface water drainage has been constructed in accordance with the approved scheme. The scheme shall also include details of how the scheme shall be maintained and managed after completion.

REASON: To prevent the increased risk of flooding and ensure future maintenance of the surface water drainage

7. No development shall commence on site until 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: In the interests of visual amenity and the character and appearance of the area.

8. No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, details of external cowls, louvers or other shields to be fitted to the floodlights to reduce light pollution, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication "*Guidance Notes for the Reduction of Obtrusive Light*" (ILE, 2005)", have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed. The approved measures shall be put in place before the floodlights are first brought into use and shall be maintained in accordance with the approved details'

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

9. There shall be no occupation of the development until a scheme of works for the control and dispersal of atmospheric emissions and in particular odours

(from the kitchen) and suitable noise insulation for any extraction equipment has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the school kitchen is first brought into use and shall be maintained in effective working condition at all times thereafter.'

Reason: In the interests of neighbouring amenities, to prevent disturbance from noise and odours.

10. No construction 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'

Reason: In the interests of neighbouring amenities.

11. The school development hereby permitted shall not be occupied until the approved sewage disposal drainage works proposed and connection to the mains sewer have been completed in accordance with the submitted and approved details.

REASON: To ensure that the development is provided with a satisfactory means of drainage.

12. 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.

13. The Multi Use Games Court and sports pitch (Plan ref 130970P90)101B) shall be for use by the Greentrees school for outdoor sports only.

REASON: To prevent undue disturbance to local residents.

14. 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.

Informatives:

1. The surface water drainage scheme for the proposed development must meet the following criteria:

- a. Any outflow from the site must be limited to the maximum allowable rate, so there is no increase in the rate and/or volume of run-off, and preferably it should be reduced.
- b. The surface water drainage system must deal with the surface water run-off from the site up to the critical 1% Annual Probability of Flooding (or 1 in a 100-year flood) event, including an allowance for climate change for the lifetime of the development. Drainage calculations must be included to demonstrate this (e.g. Windes or similar sewer modelling package calculations that include the necessary attenuation volume).
- c. If there is any surcharge and flooding from the system, overland flood flow routes and "collection" areas on site (e.g. car parks, landscaping) must be shown on a drawing. CIRIA good practice guide for designing for exceedance in urban drainage (C635) should be used.
- d. The adoption and maintenance of the drainage system must be addressed and clearly stated.

2. Pollution Prevention During Construction: Safeguards should be implemented during the construction phase to minimise the risks of pollution and detrimental effects to the water interests in and around the site. Such safeguards should cover the use of plant and machinery, oils/chemicals and materials; the use and routing of heavy plant and vehicles; the location and form of work and storage areas and compounds and the control and removal of spoil and wastes. We recommend the applicant refer to our Pollution Prevention Guidelines, which can be found at: <http://www.environment-agency.gov.uk/business/topics/pollution/39083.aspx>.

3. The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. The protected species groups most likely to occur at this application site are reptiles, badgers and breeding birds. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural

England prior to commencing works. Please see Natural England's website for further information on protected species.

4. The developer's attention is drawn to the document Special Requirements for Safe Working and any covenants contained in the Deed of Grant, regarding the Esso pipeline.

5. With reference to Condition 8, the applicant will need to demonstrate that the lighting scheme will satisfactorily control light pollution and glare. We recommend they do this by submitting information which demonstrates scheme will comply with the recommendations of the Institute of Lighting Engineers "Guidance Notes for the Reduction of Obtrusive Light GN01:2011" for Zone E3.

6. There is a School Travel Plan in place for the Greentrees School which requires updating to reflect the proposed extension to the school. The 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 those results. Please contact Ruth Durrant School Travel Plan Adviser on 01225 713483 for further advice on this matter.

7. In respect of archaeology and Condition 12, work should be conducted by a professionally recognised archaeological contractor in accordance with the written scheme of investigation agreed by this office and there will be a financial implication for the applicant.

8. In discharging condition 9, the applicant should ensure that the ventilation system discharges vertically at a height of at least 1m above the height of any nearby sensitive buildings or uses and not less than 1m above the eaves. We would recommend the applicant consults the Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (DEFRA 2005)

9. The developer's attention is drawn to the guidelines and standards set out in the letter from Sport England dated 28/8/14