

REPORT TO THE SOUTHERN AREA PLANNING COMMITTEE

Date of Meeting	5th January 2011		
Application Number	S/2011/1639/FULL		
Site Address	Sarum Academy, Bemerton Heath, Salisbury SP2 9HS		
Proposal	Redevelopment of existing educational premises including demolition of several buildings, new build of 9,900 sqm. Redesign and configuration of external playing fields and landscape areas, 150 car parking spaces and 7 coach spaces		
Applicant	Wiltshire Council		
City/Town/Parish Council	Salisbury		
Electoral Division	Salisbury Bemerton	Unitary Member:	Cllr Ricky Rogers
Grid Ref	411604 131859		
Type of application	Full		
Case Officer	Adam Madge	01722 434380 Ext 54380 Adam.madge@wiltshire.gov.uk	

Reason for the application being considered by Committee

The proposal constitutes a significant application submitted by Wiltshire council which should be considered by way of Committee.

1. Purpose of Report

To consider the above application and to recommend that conditional planning permission be granted.

2. Main Issues

The main issues in respect of the proposed New Academy are considered to be:

- Highway and transport considerations
- Landscape impact and countryside protection
- Ecological impact
- Sustainable energy strategy and design
- Sports facilities and community use
- Local amenity issues
- Lighting

3. Site Description

The application site is located on the Northern outskirts of Salisbury on the edge of the Bemerton Heath residential housing estate. The site is situated on an elevated site above Salisbury and is surrounded by open land on its Northern and Western Boundaries consisting of agricultural land. The land slopes gently away to the South West whilst there is a slight rise in land to the North. The site is bounded on the Eastern side by a small privately owned lane called Pennings Lane below which are situated at a lower level of several metres rows of residential properties. There are views from the school site across the valley to Netherhampton and the valley below.

The existing Sarum Academy consists of buildings built predominantly at the same time as the surrounding Bemerton estate which was started shortly after the Second World War and continued in the 1950's as part of the homes fit for heroes' project. The school first opened in 1957 and was then known as St Thomas School for boys, in 1958 Westwood girls school opened. The school was then known as Westwood St Thomas school when the two schools merged in 1973 and in September 2006 Salisbury High school before opening as an academy on the 1st September 2010. The buildings on site are of a variety of sizes extending to three storeys in height and a tall central chimney built as an architectural feature on the original development. Playing fields are located to the south of the existing development.

4. Relevant Planning History

The existing Academy site has a long planning history dating back to 1957 when the first boy's school was built on the site. Various permissions have been granted by the previous Wiltshire County Council for development for the school on the land. Most recently a new reception block was built and completed in 2006. This occupies a position towards the front (east) of the site and is built in a semi circular shape. This building is to be retained as part of this development.

5. Proposal

The proposed project is predominately driven by the opportunity presented by a Department of Children and Family Services (DCFS) Building Schools for the Future – Academy Grant, of approximately £15.5 million. The Academies' programme includes all-ability, state-funded schools, established and managed by sponsors from a wide range of backgrounds, including high performing schools and colleges. Some, in this case, Bryanston School in Blandford, Dorset and Bath Spa University are established educational providers, bringing experience and knowledge which they are able to apply to their Academies in partnership with school managers. The Academies' programme seeks to break with cultures of low aspiration which afflict communities and their schools. On establishing an academy, the sponsor sets up an endowment fund, the proceeds of which are spent by the Academy Trust on measures to counteract the impact of deprivation on education in their local communities.

Wiltshire Council is seeking planning permission for a new Academy to replace the existing Academy buildings (currently there are 700 pupils on roll with capacity for 1125). The Academy would have the capacity to educate 1,150 pupils (900 pupils 11-16 and 250 pupils 16-19) and would have two specialisms of The Arts and Maths.

The present academy buildings are suffering in part due to their overall age and in part due to a lack of funding for repairs and the buildings urgently need replacement to provide a standard of education suitable for modern teaching and schooling.

The proposed Academy would be an 'extended School', with community access being a fundamental element of the scheme. The Academy would provide facilities that would enable extensive community use out of school hours, including access to the following

- Multi-use games area (MUGA), fenced and floodlit with tarmac surface, providing 4no. Netball / Tennis courts;
 - 1no. Basketball court (Netball warm-up area adjacent to courts);
 - 1no. Grass rugby pitch (90 x 50m inc run-off areas);
 - 2no. Grass football pitches (93.66 x 49.16m inc run-off areas);
 - 1no. Grass hockey pitch (101.4 x 63m) (future potential synthetic pitch);
 - 10no. Training grids (10 x 10m squares);
 - 2no. Rounders pitches;
 - 1no. cricket pitch with synthetic wicket;
 - Grass 400m running track (demarked seasonally);
 - 1no. Shotput zone;
 - 1no. Javelin zone;
 - 1no. Discuss zone
 - 1no. Trim trail
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- Sports Hall – 622m² (5no. Badminton courts, 1no. Netball court, 1no. Basketball court, 1no. Short tennis, 1no. 5-a-side Football court and 1no. Volleyball court), including first floor viewing gallery and adjacent lunge/vending area;
 - Activity Hall – 224m² (1no. Badminton court)
 - Changing facilities – 2no. 30-person changing rooms with showers, divided into male and female with adjacent locker provision.
 - Fitness Suite – 105m²
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- Main hall/theatre – capacity for 330 seated people;
 - Dining hall – 231.9m²;
 - Interactive theatre – inc. retractable seating for 60 people;
 - 1no. Drama studio – 90m²;
 - Sixth form centre offering conference facilities (incorporating meeting spaces and separate seminar rooms);
 - ICT rich teaching / training spaces;
 - Exhibition spaces;
 - Fashion studio;
 - Hair and Beauty studio;
 - Industrial process building (vocational training in construction and motor engineering)

The academy has agreed to make these facilities available outside of the Academy core hours through controlled lettings under the management of the Academy. Hours of use for the development are expected to be as follows:

Sports facilities:

- Monday – Saturday: 7am – 10pm (4pm to 10pm during term time)
- Sunday: 10am – 4pm

Other facilities:

- Monday – Saturday: 7am – 10pm (4pm -10pm during term time)
- Sunday: 10am – 4pm

The building as proposed would be two storey in height with some elements of the roofline protruding above this. (The existing building is a mixture of two and three storeys). The building would be primarily clad in a red brick (to be agreed with the local planning authority). There is a small amount of flint work shown to be applied primarily to the lower walls of the front elevation. The upper walls of the front elevation will be clad in metalwork which is shown in outline to be a light colour. The upper floors of the side and rear elevations are a mixture of metal cladding and different colour render walling. Other buildings such as the industrial process building are proposed as a mixture of brick and metal cladding. The roofs are to be a mixture of metal standing seam and flat roofs.

The new sports facilities at the academy are as outlined above and replace the existing sports facilities. The new facilities include both indoor and outdoor facilities which will be available to the public outside of the core hours of the academy.

The application site is accessed direct from Westwood Road through the existing Bemerton Housing estate. The proposal utilises this entrance for pedestrian, car, bus and cycle traffic. The drawings do show an alternative access for buses in the future to access the site if or when Fugglestone Red phase two is built.

Parking is proposed at 143 spaces (There are presently 46). This includes staff, pupil and visitor parking with additional spaces for coaches and delivery vehicles. The application also provides for 100 cycle parking spaces on site for pupils and staff.

6. Planning Policy

The following Development Plan policies are considered relevant to the determination of this planning application:

- Policies of the Wiltshire and Swindon Structure Plan (WSSP) 2016 (Adopted April 2006).
- C1 Nature Conservation,
- C3 Nature Conservation
- DP1 Priorities for sustainable development
- DP3 Development strategy
- RLT1 Recreation, Sport and leisure
- T5 Cycling and walking

Saved policies of the Salisbury District Council local plan

- G1 general policies for development
- G2 General criteria for development
- CN23 archaeology
- CN16 Trees
- C1 landscape
- C6 Salisbury and Wilton landscape setting
- R6 Dual use of education and sports facilities
- PS4 Education
- PS8 Renewable energy

Policies of the draft South Wiltshire core strategy

- G1 general policies for development

- G2 General criteria for development
- CN23 archaeology
- CN16 Trees
- C1 landscape
- C6 Salisbury and Wilton landscape setting
- R6 Dual use of education and sports facilities
- PS4 Education
- PS8 Renewable energy
- CP2 Strategic allocations
- CP6 Salisbury Housing needs
- CP10 Amesbury Housing needs
- CP19 Water efficiency and the river Avon SAC

National Land Use Policy

National Planning Policy comes in the form of Planning Policy Guidance Notes (PPGs) and Planning Policy Statements (PPSs). PPGs and PPSs of relevance to the determination of this planning application are as follows:

- PPS 1: Delivering Sustainable Development, 2005
- PPS 7: Sustainable Development in Rural Areas, 2004
- PPS 9: Biodiversity and Geological Conservation, 2005
- PPG 13: Transport, 2001
- PPG 17: Planning for Open Space, Sport and Recreation, 2002
- PPS 22: Renewable Energy, 2004
- PPS 25: Development and Flood Risk, 2006

7. Consultations

Environmental Health

Details of External Lighting

No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage have been submitted to and approved in writing by the Local Planning Authority. The lighting approved shall be installed and shall be maintained in accordance with the approved details.

Details of shields to prevent light pollution

No development shall commence on site until details of external cowls, louvers or other shields to be fitted to the floodlights to reduce light pollution have been submitted to and approved in writing by the Local Planning Authority. 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

Contaminated Land

If, during development, any evidence of historic contamination or likely contamination is found, the developer shall cease work immediately and contact the Local Planning Authority to identify what additional site investigation may be necessary.

Air Quality

In light of the size of the proposed development and its proximity to the Salisbury City Air Quality Management Area we will need to see an Air Quality Assessment to consider the impact of the development upon the AQMA. An informative should be added to advise the applicant that we have standard documents available for developers to assist in completing this work if required. Please ask for either Rachel Kent or Peter Nobes.

Salisbury City Council

SCC support the scheme subject to inviting Wiltshire Council to seek a traffic impact assessment, providing this does not influence the timescale of the project, and conditions be put in place to restrict the hours of operation to Mon-Fri 8am to 6pm and Sat 8am to 1pm, and consideration is given to neighbours during construction.

Wiltshire Council Education

Support the application

Arboricultural Officer

No objection

Environment Agency

No objection subject to conditions regarding surface water management scheme, contamination, drainage, water efficiency and pollution.

Natural England

Confirmation received that a habitats regulations assessment is not required as the site lies 800m from the River Avon SAC

Sport England

No objection subject to conditions concerning the layout of the existing and proposed sports pitches and a community use agreement. Also provide comments on liasing with England Netball with regard to additional run off space on the netball pitches.

Spatial planning

No objection

Wiltshire police architectural liason officer

No comments received

County Archaeologist

Recommend that a programme of archaeological works, in the form of an archaeological watching brief, is carried out during construction in the central and southern part of the site. I also recommend that an archaeological evaluation is carried out in the field to the north, in advance of development, to ascertain the scope, nature and extent of any archaeological remains which may be present. It may then be necessary to recommend further mitigation for this area. Therefore recommend an archaeological condition.

Local Highway Authority

Following early discussions on this project and the full submission now under consideration, I am able to confirm that there are no highway objections to this significant new development of the school site.

It is noted that the overall floor space increases over the existing, but not significantly, and, more importantly, the proposed overall pupil numbers of 1125 will only slightly exceed the existing school capacity of 1100. Therefore, it is not felt appropriate that a transport statement or, more detailed, assessment is necessary as the school could increase in pupil numbers without the need to submit further planning submissions.

I am satisfied that the existing access arrangement can accommodate the new development which involves additional parking to a level of 150 spaces. This number of spaces is slightly below the Parking Strategy guidance for secondary schools, based on 150 FTE staff and 1125 pupils, but is considered acceptable. I would therefore expect all parking associated with the school to be contained within the site, although some parking control may need to be undertaken to encourage parents to park remotely. Therefore, the school travel plan should be updated in liaison with the Council's School Travel Plan Adviser. As the development is Council lead, the requirement for an updated travel plan should be identified as an informative only.

I welcome the addition of 100 cycle spaces, details of which should be provided.

I recommend that a condition be included to ensure that a construction traffic management plan is approved, to ensure the safety of pupils during construction and limit the impact of construction vehicles.

Landscape Officer

No objection

Council Ecologist

Confirms given distance from the River Avon SAC that there is no need for a Habitats regulations assessment. Otherwise to follow the recommendations in the ecology report.

Climate Change Officer

Supports the proposal

Economic development

No comment received

8. Publicity

The application has been advertised in the local press, by letter to neighbouring properties and by site notice. A neighbour notification exercise has been undertaken.

Letters of representation

1 Letter objecting to the loss of privacy to the rear of a residential property fronting 2nd letter stating that it is considered there is much support for the Academy; however concern is expressed about heavy site traffic entering the site during construction. There may also be conflict between pupil and staff traffic. The suggestion is made that traffic could use the Pennings Lane access at the side of the school from Imerys Quarry or go across open countryside from the Avenue.

Hope that the academy can go ahead but with suitable safeguards on traffic and noise that may affect local residents particularly during construction.

COGS – Support the objectives of the green travel plan but feel that the objectives need to be more wide ranging and ambitious with set targets. The targets should also take account of future developments such as Fugglestone Red phase two. Pleased with the increase in cycle stands from 2 -100. Would like to see a target adopted to get pupils trained to standards. Would welcome links with the Bemerton activity trail project to be included in the plan.

Salisbury Campaign for Better transport – The provision of a more detailed and far reaching travel plan should be a condition of any planning permission issued. The increase in car parking spaces to 150 from 102 seems excessive. Further opportunities for walking and cycling should be developed particularly where there are suitable routes such as along Pennings Lane.

9. Planning Considerations

9.1 Highway Considerations

Access to the site is gained from the main road through the Bemerton housing estate. A Transport Statement (TS) has not been submitted with the planning application because pupil numbers will be similar to that which currently exists and the highways department did not consider the submission of such a statement necessary. A revised School Travel Plan for the campus has also been submitted with the planning application.

There is only one access route to the site at present and the application envisages using this one access into the school for pupils and vehicular traffic. As stated above pupil numbers are not envisaged to rise above that which they currently are and therefore it is not considered that there will be an increase in traffic over that which currently exists. Car parking provision is slightly below Wiltshire Council's standards but does accord with Policy TR11 of the Saved policies of the Salisbury District Local Plan.

The council's highways officer has considered the application and in light of the non increase in pupil numbers and therefore the increase in vehicle movements being negligible has not requested a transport statement. Whilst there is a significant increase in parking space numbers this is largely to compensate for the lack of parking that there currently is at the site. Officers raise no objection to this level of car parking.

Salisbury City Council have expressed concern about the lack of a transport assessment and/or transport statement but in pre application discussions due to the marginal increase in pupil numbers and the lack of any other means of accessing the site it was not considered

necessary by highways officers to provide a transport assessment. The applicants have none the less provided an updated travel plan which sets out the ways in which the applicants will reduce vehicle borne traffic to the site.

Similarly third parties have asked for further enhancements to the green travel plan and the highways officer has asked that this be provided by way of an informative.

The Plan envisages the creation of 100 bicycle parking spaces in order to encourage more pupils to access the site by bike. In a recent survey carried out at the school. Many pupils expressed a preference to access the site by bicycle. The provision of a new cycle lane on Wilton road and the residential nature of the surrounding roads to the site means that cycling is an option which with increased cycle parking spaces can be encouraged.

The Highways officer has recommended a condition that enables the local planning authority in conjunction with the highway authority to approve a plan for pupils to access the site during construction. Clearly with one vehicular access, how pupils and construction traffic enter the site is going to be of significant importance. The condition will allow the local planning authority the opportunity to ensure safe access to the site.

9.2 Landscape Impact and Countryside Protection

The design and access statement includes a relevant chapter on landscape impact. Views of this proposal from the surrounding area will however be limited

The main close view of the development without actually going on the site is from Westwood Road. At present views of the existing Academy can be seen on the horizon. These views are limited and are of a utilitarian structure. The new buildings will be more prominent. However they are not considered as large as to dominate views of this area and are not considered to be distracting on the horizon being of only limited two storey height. Visual montages of the effect of the new building on views from Westwood road have been provided with the application.

Policy C7 of the saved policies of the Salisbury District local plan states that within the landscape setting of Salisbury and Wilton as defined on the proposals map new development will not be permitted during the lifetime of the plan to ensure there would be no detriment to the visual quality of the landscape and to enable allocated developments to be assimilated. The new school will effectively be within the boundaries of the existing built development but none the less it is important to consider the more wide ranging views of the site. As stated above views of the existing and proposed new buildings will be limited although there are long range views across the valley.

Photomontages have been provided of the view of the school from Netherhampton Road in Harnham. As would be expected from this viewpoint views are limited both before and after. Perhaps more relevantly are any long range views that can be obtained from the Race course where the buildings at present are relatively prominent as will the buildings in the future be. It is not considered however that views will be unduly affected by the new proposals neither would these vantage points be of such significance as to weigh heavily against any approval of this application.

The Landscape Plan for the site has drawn all the design strands together providing a variety of spaces on site for active and passive activity. Suds will be provided on site which will introduce wildflower meadows areas. Marginal plants will be provided Officers consider that the proposal complies with the aims of PPS1 and G2 (IV) of the Saved Policies of the SDLP.

9.3 Ecological Impact

A Phase 1 Habitat Survey of the application site was carried out in April 2010. This identified the site as being used at a low level by badgers to cross the site and made a recommendation that any fencing erected around the site continued to allow access for Badgers. This can be addressed by a condition requiring details of fencing to be submitted.

Because of the likelihood of birds nesting in the longer vegetation during the summer months it is recommended that no clearance of vegetation takes place between the months of September and March.

The majority of the site was not found to be suitable for reptiles however some of the surrounding area was thought to be suitable for some reptiles (particularly the quarry to the south). There are some local records of grass snake, common lizard and slow worm being found in the locality. It is recommended therefore that a full reptile survey is carried out on the site to fully establish their presence.

Officers consider that the application is in accordance with Policy C3 of the WSSP and Policy C13 of the Saved policies of the Salisbury District Local Plan and is consistent with the aims of PPS9.

9.4 Sustainable Energy Strategy and Design

Good design ensures attractive usable, durable and adaptable places and is a key element in achieving sustainable development. It should create an environment where everyone can access and benefit from the full range of opportunities. The Government has recognised the importance of schools, stating its desire for all schools to become models of sustainable development for their communities. In May 2006, the consultation document on Sustainable Schools stated that by 2020 the DCSF would like *'all schools to be models of energy efficiency and renewable energy, showcasing wind, solar and bio-fuels sources in their communities, and maximising their use of rainwater and waste water resources'*.

Planning Policy Statement 22 (Renewable Energy) emphasises that development of renewable energy, alongside improvements to energy efficiency, will make a vital contribution to cutting carbon dioxide emissions. This Policy stance is reinforced by Policy RE6 of RPG10. This national legislation provides a strong strategic policy framework which supports the development of renewable energy and low carbon development and even though there is no guidance within the current Local Plan, there is a strong presumption in favour of this type of development and the Feed in Tariffs (FITs) scheme is designed to incentivise the uptake of micro generation renewable energy.

A Chapter on sustainability has been included with the design and access statement. The report states that the buildings have been designed as a low-energy sustainable school with a predicted Building Research Establishment Environmental Assessment Method (BREEAM) rating of 'Very Good' with an aim to get as close to excellent as possible incorporating the following design elements:

- Solar collectors (in part) to support hot water demand
- Rainwater harvesting, to flush some of the WC's in the school
- Passive solar design by orientation of the building
- High insulated, air tight building using gas fired boilers.
- Cross ventilation of internal areas to minimise energy consumption
- Efficient artificial lighting with intelligent controls

- It is proposed that external lighting will be provided by wall mounted low energy luminaries to illuminate the building perimeter. External lighting will be time/switch/photo cell controlled.

Biodiversity is seen as a key target for the school. There are permeable parking spaces within the car parking areas to allow for natural draining and sustainable urban drainage schemes throughout the landscape

The Climate Change Officer has been consulted on the proposal and, is satisfied that the use of renewable energy technologies had been considered adequately within the project.

The scheme has given considerable thought to renewable energy and the way that the design can capitalise on existing resources. The achievement of BRE Green very good rating will ensure that the school is fit for the twenty first century.

Officers consider that the proposed design and energy saving mechanisms of the development are in accordance with Government guidance and regional and local policy.

9.5 Sports Facilities and Community Use

At present there are the following sports facilities available at the Academy

- 4 number Netball and tennis courts
- 2 number basketball courts
- 1 number rugby pitch
- 1 football pitch
- 1 hockey pitch
- 10 no training grids
- 2 disused squash courts
- Gymnasium
- 5 Badminton Court Sports Hall

It is intended as part of the proposals to substantively enhance the existing facilities at the site and to allow the facilities to be open to the public a lot more at the times that are noted at the top of the report. As a result the sports facilities will then be open at the times set out below.

Upon completion of the development, there will be the following provision –

- number netball/tennis courts
- number basketball court
- 1 number rugby pitch
- number football pitches
- 1 number hockey pitches
- 10 number training grids

- number rounder's pitches
- 1 no cricket pitch
- 1 no Athletics 400m running track
- 1 no shot put
- 1 no javelin
- 1 no Discus
- Trim trail
- Gymnasium
- 5 Badminton Court Sports Hall

In addition there is provision in place to provide most of these facilities in the interim period whilst the Academy is being developed.

Sport England welcomes the intention to provide a facility for the whole community and is keen to ensure that community use of the new refurbished sports facilities at the proposed Academy is maximised. The application includes a 'Community Access Statement' which outlines the intention for the new Academy to be at the heart of the community, and indicates that the sports facilities would be available for community use out of school hours. These features of the proposed development can be secured by a condition stating the requirement for a Community Use Scheme to be submitted prior to development commencing. This accords with Sport England Policy and would include details of hours of use, access and management responsibilities. Sport England also requests that details be submitted of the layout and specification of the proposed playing fields to ensure they are constructed to an acceptable specification. This can also be secured by condition.

Planning Policy Guidance Note 17: Planning for Open Spaces, Sport and Recreation (2002) states that one of its objectives is ensuring that everyone has access to high quality and well-maintained sports and recreational facilities. Officers consider that the proposed recreational provisions constitute improved facilities, further enhanced by the addition of floodlighting and substantial community use. The proposal is considered to be in accordance with Policy TR17 and consistent with the aims and objectives of Sport England and with Government guidance.

9.6 Amenity

The existing academy sides on to the residential area of Bemerton Heath. It is proposed to demolish the majority of the existing buildings and replace the bulk of the buildings further to the south. As the site sides on to residential housing it is important to consider the impact that the development will have on this housing.

The site is bounded by a single track lane owned by the Wilton estate known as Pennings Lane. This is generally used as a pedestrian lane although houses on Westwood road do have garages that back onto it. There is a significant drop in the region of 6 metres between the side of the new academy building and the rear of houses in Westwood Road. There is a distance of 20M between the boundary of the new academy buildings and the fence abutting penning Lane. There is a distance in excess of 40M between the backs of properties in Westwood Road and the new Academy although this varies in part because of the tapering nature of Westwood road in relation to the academy site

It is considered that the distance between the edge of the academy buildings and neighbouring properties in Westwood Road is sufficient to ensure that there will be no overlooking of neighbouring properties or overshadowing. The positioning of houses on Westwood road to the East of the academy helps in this respect. The height of the new

academy at primarily 8M (excluding plant and tanks etc) is also not considered to be excessive.

One neighbouring letter has been received raising concerns about the proximity and height of the academy to houses in Westwood Road. Whilst this is a consideration and the situation will change from that at present it is not considered that there will be a significant enough effect on properties in Westwood Road as to warrant refusal of planning permission. In view of this it is considered that the new building would meet Saved policy G2 of the adopted local plan that requires development to avoid unduly, disturbing, interfering, conflicting with or overlooking adjoining dwellings or uses to the detriment of existing occupiers.

9.7 Lighting

A new Muga is marked out for tennis and netball pitches on the far side of the building it is proposed to floodlight this through the use of 8 -10 Metre high floodlighting. This is situated the furthest away from residential properties. And therefore there is unlikely to be a significant effect on neighbouring residents. None the less the environmental health department have asked for a condition regarding details of all the lighting including light spillage levels to be submitted.

On the other side of the development adjacent residential properties whilst there will be lighting, this will be smaller 5M high column mounted lighting which is unlikely to cause significant effects in terms of light spillage to neighbouring properties. Other lighting particularly towards the front of the site will be low light 10 lux lighting.

The proposal is located in a semi-rural area on the edge of the built up settlement of Salisbury. It is important therefore to consider the effect of any lighting on the surrounding area. The provision therefore of a light spillage diagram will enable the local authority to ensure that there is no significant light pollution into the open countryside.

10 Recommendation

That conditional permission be GRANTED for the following reasons:

The Council is of the opinion that the proposed development gives rise to no material harm, is in accordance with the Development Plan and that there are no material considerations that indicate that the decision should be made otherwise. The development is part of the Government's Building Schools for the Future – Academy Grant Programme and the development of new Academy buildings at Sarum Academy represents an opportunity to provide education, training and recreation to all members of the local community, with no significant adverse impact on the surrounding environment subject to the imposition of the following conditions.

- The decision to grant planning permission has been taken having regard to policies C1, C3, Dp1, DP3, RLT1 and T5 of the Wiltshire and Swindon Structure Plan 2016 (Adopted April 2006) and policies G1,G2,CN23,CN16,C1,C6,R6,PS4 and PS8 of the saved policies of the Salisbury district council local plan and policies G1,G2,CN23,CN16,C1,C6,R6,PS4,PS8,CP2,CP6,CP10,CP19 of the Draft South Wiltshire Core strategy.

Subject to the following conditions:

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

Reason: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 No development shall take place on site until samples of materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

- 3 No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage have been submitted to and approved in writing by the Local Planning Authority. The lighting approved shall be installed and shall be maintained in accordance with the approved details.

Reason: In the interests of the amenity of surrounding properties and the wider landscape

- 4 No development shall commence on site until details of external cowls, louvers or other shields to be fitted to the floodlights to reduce light pollution, have been submitted to and approved in writing by the Local Planning Authority. 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 amenity of the wider landscape

- 5 The measures detailed in the approved Phase 1 habitat Survey (Clark Webb Ecology Ltd document dated 12th April 2010 – 17th September 2010) shall be carried out in full and in accordance with timescale/programme.

Reason: In the interests of wildlife conservation.

- 6 Prior to commencement of development an air quality assessment shall be submitted to and agreed in writing with the local planning authority. Such recommendations as are made in the document shall be implemented prior to first occupation of the development.

Reason: In order to ensure continued monitoring of the Salisbury Air quality management area

- 7 No development shall commence until a drainage strategy to address pollution prevention (with particular attention paid to the car parking area) has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The details shall include specification of how the scheme will be maintained and managed after completion.

Reason: To protect controlled waters from pollution

- 8 All existing trees shall be retained, unless shown on the approved drawings as being removed. All trees on and immediately adjoining the site shall be protected from damage as a result of works on site, in accordance with the details submitted in the letter and

enclosures from Kier Group to Wiltshire Council dated 29 June 2009, for the duration of the works on site and until at least five years following contractual practical completion of the approved development. In the event that trees become damaged or otherwise defective during such period, the Local Planning Authority shall be notified as soon as reasonably practicable and remedial action agreed and implemented. In the event that any tree dies or is removed without the prior consent of the Local Planning Authority, it shall be replaced as soon as is reasonably practicable and, in any case, by no later than the end of the first available planting season, with trees of such size, species and in such number and positions as may be agreed with the Authority.

Reason: To ensure the continuity of amenity afforded by existing trees.

9 No development approved by this permission shall be commenced until a scheme for the provision and implementation of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed.

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.

10 Development shall be halted and the Local Planning Authority informed should any unexpected grounds conditions, including made ground or potentially contaminated land, be discovered during the course of development. No further development shall be carried out until the applicant has submitted and obtained written approval from the Local Planning Authority for a remediation strategy detailing how the unsuspected contamination will be dealt with.

Reason: To prevent pollution of groundwater and to safeguard the amenity of the site.

11 A construction traffic management plan shall be submitted to and approved in writing by the local planning authority. Development shall then be carried out in accordance with the plan as approved.

Reason In order to ensure the safety of pupils accessing the site during construction works.

12 No development approved by this permission shall commence until a scheme for water efficiency has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details.

Reason: In the interests of sustainable and prudent use of natural resources.

13 No development shall commence on site until a Construction Environmental Management Plan, incorporating pollution prevention measures, has been submitted to and approved in writing by the Local Planning Authority. The plan shall subsequently be implemented in accordance with the approved details and agreed timetable.

Reason: To prevent pollution of the water environment.

14 Prior to the commencement of the development a Community Use Agreement for the indoor and outdoor sports facilities at the school shall be submitted to and approved in writing by the local planning authority. The agreement shall include details of pricing policy, hours of use, access by non-school users/non-members, management responsibilities and include a mechanism for review. The agreement shall be implemented upon commencement of use of the development.

Reason: To secure well managed and safe community access to the sports facility, to ensure sufficient benefit to the development of sport and to accord with Sport England/LDF Policy.

15 Prior to the commencement of development, a scheme setting out the proposed layout and specification of the existing and proposed playing fields on the site shall be submitted to and approved in writing by the local planning authority, in consultation with sport England. The layout and specification of the playing fields shall comply with Sport England Technical Design Guidance Note 'Natural Turf for Sport'. The scheme shall include a timetable for provision. The playing fields shall be provided in accordance with the approved scheme.

Reason: To ensure the replacement areas of playing field are fit for purpose, and to accord with Sport England/LDF Policy

Informative

A revised Green Travel Plan should be submitted to and approved in writing by the Local Planning Authority. 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.

In light of the size of the proposed development and its proximity to the Salisbury City Air Quality Management Area we will need to see an Air Quality Assessment to consider the impact of the development upon the AQMA. An informative should be added to advise the applicant that we have standard documents available for developers to assist in completing this work if required. Please ask for either Rachel Kent or Peter Nobes.

Note to Applicant:

This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

Plan References:

1178 P02 Buildings to be retained and demolished.
1178 P01 Sarum Academy location plan
1178 P003 Proposed Site Plan
1178 P006 Reception and learning resource plan.
1178 P007 6th Form Ground Floor Plan
1178 P008 Sports Hall as existing
1178 P09 Sports Hall as proposed
1178 P010 Ground Floor Plan
SKM001 Incoming Services
Arup P05 Proposed Drainage Strategy
IY 013-Rev A Tracking Diagram
SKBE01 External Lighting Strategy Issue A
1178 P027 Ground floor setting out
1178 P026 Proposed North/South Site section
1178 P016 Proposed Material Board

1178 P015 Proposed South and East elevation
1178 P014 Proposed North and West elevations
1178 P011 First Floor Plan
1178 P012 Roof plan
1178 P013 Proposed Building sections
IY 007 Rev B Sports Pitch provision 2013 -2014
IY 001- Rev C Colour landscape masterplan
IY006 Rev A Sports facilities during construction
IY 005-Rev B Detail area Entrance
IY 004-Rev A Detailed area-Petals
IY 003-Rev B Proposed Sports pitch and outdoor play provision
IY 002-Rev C Security Fencing Parking and Access
IY 010 Rev E General arrangement North
IY 009 Rev C Tree mitigation and planting strategy
IY 008 Rev C Future Proofing diagram
IY 012 Rev D Planting strategy
IY 011 Rev E General arrangement South
Arup P01 Refuse Vehicle tracking
Arup P02 Fire Tender tracking
Arup P04 Existing drainage
Arup P03 Coach tracking
Sarum Academy Design and access statement dated 17.10.2011
Charlie Noton Tree survey and constraints plan dated June 2010
Cotswold archaeology assessment dated May 2010
Wiltshire Council Asbestos register and survey dated 15/9/2010
Condition survey dated 1st September 2010
Environmental Noise Survey dated July 2010
Clarke Webb Ecology Limited Extended Phase 1 habitat survey dated 12th April 2010
PFA consulting flood risk assessment dated 16/9/2011
WYG Ground Conditions assessment Report June 2011
Sitesafe UXO Desk Study dated 28th July 2010