

REPORT TO THE STRATEGIC PLANNING COMMITTEE

Date of Meeting	15 July 2009		
Application Number	E/09/0361		
Site Address	Castledown School, Ludgershall, SP11 9RR		
Proposal	New Academy for 11-18 year olds, refurbished sports building, new boarding house for 100 pupils and staff, new cadet force and energy centre. Landscaped grounds with 4 tennis courts, turf pitch and parking for 151 cars.		
Applicant	Wiltshire Council in partnership with The Wellington Academy Trust		
Town/Parish Council	Tidworth and Ludgershall		
Electoral Division	Tidworth	Unitary Member:	Mr Mark Connolly
Grid Ref	425290 150390		
Type of application	Full		
Case Officer	Mari Webster	01225 776655 Ext 182 mari.webster@wiltshire.gov.uk	

Reason for the application being considered by Committee

The proposal constitutes a significant Regulation 3 application which the Division Member considers should be considered by way of Committee.

Purpose of Report

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

Main Issues

2. The main issues in respect of the proposed New Academy are considered to be:
 - Highway considerations
 - Landscape impact and countryside protection
 - Ecological impact
 - Sustainable energy strategy and design
 - Sports facilities and community use
 - Hydrology
 - Lighting

Site Description

3. The application site is located alongside the A3026, mid-way between the towns of Ludgershall to the east and Tidworth to the west. The general character of the site is semi-rural with the context being mostly rural countryside to the north and west. The North Wessex Area of Outstanding Natural Beauty (AONB) lies to the north-east of the site. The overall site measures 11.04 hectares and rises gently to the north-west. The site is bisected by a band of mature trees running north-east to south-west. This demarcates the playing fields from the existing Castledown School site with its formal recreational fields which comprise part of the site for the proposed build. The site has a number of significant mature trees on its boundary and a wooded area to the west of the existing school buildings.
4. The existing Castledown School is a two storey, red brick flat roofed building built in 1940 to take the 11-16 year old age group from the Tidworth and Ludgershall communities. It now serves pupils from Tidworth, Ludgershall, the Collingbournes and local hamlets. About one third of the pupils are from service families. There are few neighbouring buildings. Opposite the site is a series of large little-used army sheds and to the east of the site is a bank of trees with a single track of railway which is occasionally used by the army to deliver items to the sheds on the south of the Tidworth Road. Beyond the railway line there is the expanding Ludgershall Business Park. Sweetapple Farm lies to the west of the site.
5. Location and site plans are attached at **Appendices 1 and 2**.

Relevant Planning History

6. The existing Castledown School was built in 1940 to take the 11-16 year old age group from the Tidworth and Ludgershall communities. The main building was extended in the mid 1970's. The single storey Science Block was built in the 1970's and has recently been refurbished. The Sports Hall was also constructed in the 1970's with a shallow pitched asbestos and flat felt roofs.

Proposal

7. 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 £32 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 Wellington College in Berkshire, 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.
8. Wiltshire Council, in partnership with the Wellington Academy Trust is seeking planning permission for a new Academy to replace the existing Castledown School (currently 528 on roll with capacity for 750). The Academy would have the capacity to educate 1,150 pupils (900 pupils 11-16 and 250 pupils 16-19) and would introduce two specialisms of Business and Enterprise and Foreign Languages.
9. The proposal includes a boarding facility for 100 pupils, which would also enable the Academy to provide residential opportunities in school holidays and the development of a Combined Cadet Force. The development also includes an Energy Centre incorporating a Biomass Boiler.

10. 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 a sports centre, a full-size floodlit artificial football pitch, a 310-seat theatre, dance studio and music and drama studios. An applied learning centre, including a media centre for film and video, would be the base for Castledown Radio which broadcasts to the local community.
11. The Academy's educational programmes would also be available to all members of the community, both on site and remotely, with the business and enterprise hub having close links with local businesses, providing mentoring to school-based enterprise activities. It would also contribute to community cohesion through the Military-Civilian Integration (MCI) programme, through education and training for army dependants.
12. The proposed Academy building is a mixture of two and three storey elements with an overhanging timber hub roof clad in a grey membrane. The curved elevations are clad in a combination of black stained and natural timber with glazed curtain walling against a backbone of rustic red brick, which is also proposed for the Combined Cadet Force and Energy Centre buildings. The proposed boarding house is a three storey building under a flat roof within a wooded area of the site. Elevations comprising of white render, black stained and natural timber with glazed curtain walling to reiterate the materials palette of the main building. The elements of the existing school which are proposed for retention are the Science Block and the Sports Hall. The Science Block is a single storey, 1970's brick built building which has recently been refurbished and the Sports Hall is a two storey 1970's brick built structure which would be clad in black stained timber, rustic red brick with a green wall to the southern elevation.
13. The sports facilities proposed would, at minimum, replace the existing facilities at Castledown (currently a Multi Use Games Area (MUGA) with four tennis/netball courts and a grass hockey pitch). The proposed facilities include four surfaced tennis courts, a synthetic turf pitch marked out for soccer, hockey and 5-a-side.
14. The application site is accessed direct from the A3026. The proposal predominately separates pedestrians and cyclists from vehicular traffic and also separates bus and car entry to provide priority to buses entering the site.
15. Parking is proposed at 151 spaces. This includes staff, pupil and visitor parking with additional spaces and waiting bays in the pupil drop off area. The pupil drop off area and staff parking within the site could also be used as a community car park out of school hours. The application also provides for 591 cycle parking spaces on site for pupils and staff.

Planning Policy

16. The following Development Plan policies are considered relevant to the determination of this planning application:
 - Policies EN1, RE1, RE2, RE6, TCS2 and Tran10 of RPG 10: Regional Planning Guidance for the South West.
 - Policies C1, C3, DP1, DP3, RLT1 and T5 of the Wiltshire and Swindon Structure Plan (WSSP) 2016 (Adopted April 2006).
 - Policies PD1, AT1, AT9, NR4, NR6, NR7, HH1 and TR17 of the Kennet Local Plan (KLP) (Adopted 2004) and Interim Policy One: Renewable Energy and New Development.

All relevant planning policies are set out in attached **Appendix 3**.

National Land Use Policy

17. 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

Consultations

18. **Environmental Protection Officer** – acknowledges the submitted Groundsure Environmental Review concludes that there is a very low risk of the historical use of the land impacting upon the proposed development. Requests that a condition be attached stating that development should be halted and the EPO informed should any unexpected ground conditions be discovered, including potentially contaminated land.
19. **Tidworth Town Council** – supports the scheme but expresses concerns relating to:
- **Car parking spaces** – believe that 151 spaces will not be sufficient taking into account the different facilities proposed.
 - **Speed limit** – request that the existing speed limit of 40 mph be lowered to 30 mph.
 - **External Materials** – concerned about the appearance and long term maintenance of the dark stained wood.
20. **Ludgershall Town Council** – does not object but makes the following observations:
- **Parking** – 151 is insufficient given the size of the proposed facilities.
 - **Speed limit** – request that the current 30 mph restriction in Ludgershall be extended to the college.
 - **External design, materials and colour** – concerned with the appearance and maintenance of the significant amount of dark stained wood proposed.
21. **Division Member: Mr. M. Connolly** – supports the proposal but shares the concerns of both Town Councils relating to the number of parking spaces, the 40 mph speed limit and the dark stained timber cladding.
22. **Environment Agency** – no objection, subject to planning conditions being put in place pertaining to groundwater protection, surface water drainage and foul drainage.
23. **Natural England** – no comments.
24. **Sport England** – no objection, subject to conditions being imposed relating to the formulation of a Community Use Agreement to secure the community use of both the indoor and outdoor sports facilities and the specification of the floodlit synthetic turf pitch.

25. **Commission for Architecture and the Built Environment (CABE)** - the design panel gave the proposal an overall design quality rating of 'Good' stating that the Academy has the potential to provide a successful environment for learning and teaching. One reservation centred around the vehicular routes and parking areas being positioned at the front of the site and the potential conflict between pedestrians and vehicles.
26. **Defence Railway Group** – no comments.
27. **Archaeology** – satisfied that the evidence submitted in the Archaeological Field Evaluation Report indicates a low level of activity in the evaluated areas. Consequently, there are no archaeological recommendations to make on the proposal.
28. **Local Highway Authority** – no objections, subject to conditions relating to off-site highway works, works programming and the revision of the current School Travel Plan.
29. **Landscape Officer** – no objections, subject to the submission of a detailed scheme relating to tree protection measures on the eastern boundary.
30. **Council Ecologist** – no objections, subject to the submission of a Construction Method Statement (CMS) to set out the ecological demands of the site against the construction programme to ensure protection of species throughout the build.
31. **Climate Change Officer** – satisfied that the use of renewable energy technologies had been considered adequately within the project.
32. Copies of consultation responses are available in the **Members' Room**.

Publicity

33. The application has been advertised in the local press and by site notice. A neighbour notification exercise has been undertaken. No letters of representation have been received.

Planning Considerations

Highway Considerations

34. Access to the site is gained from the A3026 between Tidworth and Ludgershall. A Transport Statement (TS) has been submitted with the planning application. This considers the development proposals in context with the policy background, travel data for the existing school and usage of adjacent highway network. A revised School Travel Plan for the campus has also been submitted with the planning application.
35. The application proposes a number of transport proposals for the school site. These include new cycle routes and pedestrian access, a new egress onto the A3026 in addition to the existing accesses, coach only access, parental drop-off area, staff and visitor car park. It is proposed to separate pedestrians and cyclists from vehicular traffic as much as possible and also separate bus and car entry to help ease congestion within the site, with priority to be given to buses. Car parking provision is in accordance with Wiltshire Council's standards and Policy AT9 of the KLP.
36. The TS considers the traffic flows associated with the existing school and then models the traffic impact of the proposal on the highway, namely the capacity of the three junctions that would serve the proposal (two existing and one additional out of the site). The analysis suggests that each of the junctions would operate satisfactorily with priority junctions. The possibility of incorporating a Ghost Island junction was also considered for the site but following analysis it was deemed not appropriate for this location. The TS concludes that there are no highway related issues that should prevent the approval of the planning application.

37. Tidworth and Ludgershall Town Councils and the Local Member have expressed concern as to the adequacy of the proposed on-site parking provision and any shortfall leading to on-street parking on the A3026. The proposed parking provision is at a level in line with the current maximum standards of Wiltshire Council and is considered acceptable by the Local Highway Authority (LHA) and is compatible with the targets of the School Travel Plan. If permission were to be granted and parking becomes an issue, appropriate Traffic Regulation Orders, i.e. waiting restrictions, could be considered by Wiltshire Council the LHA at a later date.
38. Concerns have also been raised by Tidworth and Ludgershall Town Councils and the Local Member in relation to the application proposing that the existing 40 mph speed limit outside the school remains unchanged and is not lowered to 30 mph. The TS incorporates a speed survey taken in the vicinity of the western entrance to the site. This showed 85th percentile wet weather speeds of 35.5 mph for westbound traffic and 33.5 mph for eastbound traffic. This suggests that the majority of traffic passing the school site adheres to the existing 40 mph speed limit. Wiltshire Council's speed limit policy dictates that because there are no accesses to individual properties and no frontage development here, a 30 mph limit would not be appropriate.
39. It is proposed to upgrade the existing off road cycle and pedestrian facilities near the school to create a through route between Tidworth and Ludgershall. This route would be fundamental for those accessing the school. The initial design work has been undertaken by Wiltshire Council. If permission is granted, this work would be taken forward as part of the detailed design work relating to the Academy. The provision of the off-site highway works prior to development commences can be secured by condition.
40. Officers consider that the new Academy is well located to serve two large towns and surrounding communities. The TS has modelled the proposed traffic movements and concluded that the junctions would adequately cater for the expected traffic flows. Accessibility for pedestrians and cyclists would be improved and off-site provision for sustainable modes of transport would be secured by condition. These works, together with a revision of the approved School Travel Plan, would ensure the proposal accords with the aims of PPG 13 and with regional and local plan policy.

Landscape Impact and Countryside Protection

41. The planning application documents include an appropriate Landscape and Visual Impact Assessment. The site is located on upper chalk on the eastern edge of Salisbury Plain. The landscape is largely arable fragmented by small areas of woodland linked up by hedges or woodland belts. The site is located on the transition of two contrasting landscape character areas, namely Salisbury Plain and Chute Forest, and this is why the landscape appears fragmented between woodland and plain. The site itself is not located in a designated landscape but is near to the North Wessex Downs AONB to the north-east and any development should therefore have due regard for the setting of the AONB and the purposes of its designation.
42. The Landscape and Visual Impact Assessment (LVIA) established baseline conditions for the site, considered the landscape and visual impacts of the development proposals and the effectiveness of the proposed mitigation. The LVIA concludes that the nature of the topography and existing vegetation, together with the comparative size of the proposed Academy buildings, render the site barely visible from north and south viewpoints. The building roofline would be sufficiently low-level and screened by mature trees that long-distance views from the North Wessex Downs AONB are extremely limited, if visible at all. The boarding house would be nestled within the most densely vegetated part of the site and would be screened from view. The main Academy building located away from the boarding house, along with its splayed form, prevents a visually continuous elevation, reducing the impact of the development when viewed from the countryside to the north.

43. Policy NR6 of the KLP states that in the interests of promoting sustainable development and the protection of the countryside, development will be restricted to locations within the Limits of Development defined for the towns. The Limit to Development Policy line runs along the tree boundary to the south of the main school playing fields. Consequently, all components of the new development are contained to the south of this boundary in accordance with Policy NR6. Policy NR7 of the KLP states that development that would have an adverse impact on the landscape should not be granted planning approval and suggests LVIA as a decision-making tool. The mitigation measures of reinforced boundary planting to three boundaries as indicated on the Landscape Masterplan would reduce the overall visual impact of the new proposals and positively enhance the site.
44. The Council's Landscape Officer comments that the design of the new build has been contained and well sited within the existing landscape structure. The recommendations of the Kennet Landscape Strategy and the Wiltshire Landscape Character Assessment have been incorporated through the proposed landscape infrastructure, quality of the architecture and the creation of new managed habitats. The existing trees have been identified and retained with the loss of only a few to accommodate the development. Elements of the development do encroach on protection areas along the eastern boundary, but the applicant has submitted information outlining the sensitive measures that would be integrated into the construction methodology to protect the trees. The incorporation of these measures can be secured by condition.
45. The Landscape Plan has drawn all the design strands together providing a variety of spaces on site for active and passive activity. Information relating to maintenance has been included in the strategy. Officers consider that the proposal complies with the aims of PPS1 and NR7 of the KLP.

Ecological Impact

46. There are two County Wildlife Sites near the proposed development, both notified for their chalkland habitat. Windmill Hill Down lies within 100 metres of the western edge of the existing playing fields with Pickpit Hill within 250 metres of the south-western edge of the site. Policy NR4 of the KLP states the importance of protecting habitats which support biodiversity and the individual species themselves is an important consideration. Planning Policy Statement 9: Biodiversity and Geological Conservation states that the aim of planning decisions should be to prevent harm to biodiversity.
47. A Phase 1 Habitat Survey of the application site was carried out in February 2008 which highlighted the need for further work. Subsequently, bat, badger and reptile surveys were carried out in addition to a Great Crested Newt Habitat Suitability Assessment. An Ecological Method Statement was submitted with the application to ensure that wildlife legislation was adhered to, that there would be no net loss of biodiversity from the site as a result of the development and that delivery mechanisms including practical responsibilities are specified at an early stage. The document also contains the proposed mitigation, enhancement, monitoring and management associated with the development.
48. The Council's Ecologist considers that all ecological issues relating to the site itself have been sufficiently addressed. In particular:

Bats

A small bat population has been recorded on site. The report concludes that disturbance to individual bats or adverse impacts on local bat populations would not result. Therefore it would not be necessary to seek a disturbance licence from Natural England under the Habitat Regulations 1994. Habitat enhancement in relation to bats, such as improved linear planting, would increase available foraging and commuting habitat.

Reptiles

No European Protected Species were found. The mitigation is aimed to protect other reptile species from injury or death by excluding them from the construction site with fencing. An area of habitat is designated within the proposal to provide enhancement for reptile species.

49. The Council's Ecologist fully endorses the submitted Site Management Plan (post construction) and Landscape Maintenance Plan, but requests the submission of a CMS to include ecological safeguards and timings. This can be secured by condition. Natural England does not object to this proposal. Officers consider that the application is in accordance with Policy C3 of the WSSP and Policy NR4 of the KLP and is consistent with the aims of PPS9.

Sustainable Energy Strategy and Design

50. 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'*.
51. Interim Policy One of the KLP relating to Renewable Energy and New Development states that larger-scale developments are expected to provide, as a minimum, sufficient on-site renewable energy to reduce CO₂ emissions from energy use by 10%. Developers are expected to demonstrate that they have explored all renewable energy options. 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 and the emerging Regional Spatial Strategy.
52. A report on Carbon Reduction was submitted with the planning application. 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' incorporating the following non-renewable design elements:
- Natural ventilation automatically controlled by CO₂ and temperature sensors
 - Exposed concrete ceilings for thermal mass
 - Passive solar design by orientation of the building
 - Night time ventilation for free cooling
 - Brise-soleil and solar control glass to minimise over heating
 - Efficient artificial lighting with intelligent controls
53. Sustainable features of the proposal include:
- Hot water for the boarding house generated by solar collectors. The collectors would be linked to a display panel in the lobby area to show energy generated and carbon savings.
 - A Biomass boiler which it is estimated would meet 75% of the heating/hot water load for the Academy. The fuel proposed is wood pellets, which can be supplied locally. The remaining demand would be met by high efficiency gas condensing boilers.
 - Ecology commuter belt maintained and extended with a pond and additional habitat planting incorporated into outdoor teaching spaces.
 - Rainwater would be collected from the roof and re-used for WC flushing and irrigation.

- Significant cycle parking to encourage bike use.
 - A Building Management System (BMS) would also be incorporated to monitor energy use. This will demonstrate carbon savings through the renewable technologies and water savings through the rainwater harvesting system. This information would be available to students for educational purposes.
54. The renewable technologies proposed were selected following a feasibility exercise taking in all technologies. The criteria for selection took into account the site environs, capital input, payback period and estimated carbon savings. The Climate Change Officer has been consulted on the proposal and, following the submission of further information, is satisfied that the use of renewable energy technologies had been considered adequately within the project.
55. Concerns have been raised by the Town Councils and the Local Member regarding the use of dark stained wood on the elevations of the proposed buildings. The applicant has submitted information to justify the use of the dark stained timber and the necessary regime for its long-term maintenance to aid in the decision-making process. The timber is considered a visual contrast to the rural context of the development. Its use adjacent to natural timber, rustic brick and glazing would result in a distinctive and contemporary aesthetic, whilst being softened by its lighter counterparts. The design life for the timber cladding is equivalent to many other building materials, including brickwork, but does require surface treatment maintenance on a cycle of 7-10 years depending on exposure which the applicant believes to be acceptable. CABE were consulted on the proposal in their design remit and reviewed the project as 'good', stating that the school building was of a high quality, particularly in terms of materials and finishes.
56. Officers consider that the proposed design and energy saving mechanisms of the development are in accordance with Government guidance and regional and local policy.

Sports Facilities and Community Use

57. The eastern area of the existing school is protected for recreational use by Policy TR17 of the KLP. Development in this area would only be permitted if it is demonstrated that:
- (i) The development of a small part of the existing facility provides improvements to the remaining facilities and provides for their greater use; or
 - (ii) A suitable alternative site, of comparable size and facilities, is provided in acceptable location; or
 - (iii) The proposal is for an alternative recreational or community use of benefit to local residents. In this case the overall recreational value of the open space available to local residents must be maintained.

The main Academy building is proposed on this safeguarded area.

58. The existing facilities at the Castledown School consist of a MUGA with three tennis courts/netball courts, a grass hockey pitch and a large sand pit. The proposed facilities are:
- MUGA marked out for four tennis courts/netball courts, surfaced in coated porous tarmac.
 - Floodlit Synthetic turf pitch marked out for soccer, hockey plus three 5-a-side pitches divided with netting curtains.

The external sports area can be divided into two groups:

- (i) Within the development site to the south of the trees which divides the overall and
- (ii) To the north.

The external pitches to the north of the line of trees are left unchanged by the proposals. The artificial cricket pitch and practice nets will be resurfaced. The only change is that the long and high jump facilities will be replaced on the northern playing fields.

- 59. 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 floodlit synthetic turf pitch and the multi-use games area to ensure they are constructed to an acceptable specification. This can also be secured by condition.
- 60. 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.

Hydrology

- 61. The site is located within Flood Zone 1 as designated by the Environment Agency. This zone comprises land assessed as having a less than 1 in 1000 annual probability of river flooding in any year. A Flood Risk Assessment (FRA) has been submitted with the planning application to address the potential of the proposed development to increase flood risk elsewhere through the addition of hard surfaces and the effect of the new development on surface water run-off. The FRA concludes that the site is at no quantifiable potential risk of flooding from over-land run-off of groundwater sources, artificial sources or existing sewerage systems.
- 62. The Environment Agency advises that the site is located within a Groundwater Source Protection Zone 2 (Outer Protection Zone). If contamination is discovered which has not been identified during previous phases of work, this could pose a risk to groundwater. Significant contamination was not identified during the phase 2 ground investigation, but the notifying of the Local Planning Authority if any ground contamination is found during construction has been requested by the Environment Protection Officer. This can be secured by condition.
- 63. The EA initially raised a concern regarding the foul drainage associated with the proposal. Additional growth of the proposed Academy would cause a potential decrease in flow to the current foul drainage system and, due to nitrate sensitivities in the area, the EA required the applicant to obtain confirmation from Veolia (previously Thames Water) that the water company could accept the proposed flow to the Tidworth Sewage Treatment Works. Veolia has confirmed this in principle and, subject to a condition relating to the submission of a scheme for foul drainage, the proposal accords with policy.

64. The EA also requested that conditions be attached relating to water efficiency measures and the submission of a Construction Environmental Management Plan (CEMP) given the sensitivity of the groundwater at this location. It is proposed that all Surface Water run-off is dealt with on-site via a network of underground drainage systems to soakaways or rainwater harvesting tanks. Officers consider that the proposal would not have a significant impact of the water environment and consider the application to be in accordance with the aims of PPS 25.

Lighting

65. A new synthetic turf pitch (102 metres x 63 metres) marked out for football, hockey and 5-a-side is proposed, together with floodlighting to extend opportunities for outdoor use throughout the year. In addition, bollard lighting is proposed for the car park area and pedestrian routes through the site.
66. A 'lighting document' was submitted as part of the application. It sets out the performance objectives for the lighting scheme, incorporating different requirements for lighting around the site and efficiency measures to ensure against unnecessary light usage in accordance with the design principles set out in PPS 1. A plan illustrating proposed Lux levels has also been provided (Drawing Number D14393/PY/B) indicating that the highest levels (460 lux on average) would be associated with the floodlit pitch which is contained within the main body of the site. The detail of the lighting scheme, including specification, hours of operation and final design parameters can be secured by condition.
67. The proposal is located in a semi-rural area between two significant urban areas. The proposal site can be viewed from the North Wessex AONB to the north-east but is a significant distance from the designation. The ecological considerations with regard to bats and lighting has also been considered by the Council's ecologist who found the lighting parameters to be acceptable. Officers consider that the submitted document sets out a sound basis for the lighting of the site and that with further conditioned specifications the introduction of the proposed lighting would not have a significant effect on the wider environment.

Recommendation

68. 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 establishment of an Academy at Castledown School represents an exciting 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 EN1, RE1, RE2, RE6, TCS2 and Tran10 of RPG 10: Regional Planning Guidance for the South West, Policies C1, C3, DP1, DP3, RLT1 and T5 of the Wiltshire and Swindon Structure Plan 2016 (Adopted April 2006) and Policies PD1, AT1, AT9, NR4, NR6, NR7, HH1 and TR17 of the Kennet Local Plan (Adopted 2004) and Interim Policy One: Renewable Energy and New Development.

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. The measures detailed in the approved Construction Method Statement (Kier document Revision A dated 29 June 2009) shall be carried out in full and in accordance with timescale/programme.

Reason: To ensure the safety of site users and in the interests of amenity.
4. No development shall commence on site until a detailed engineering scheme in line with the principles set out in Plan PL00(90) LP7001 Rev B has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the layout of site accesses, car parking, cycle parking, bus facilities, pedestrian and cycle routes (including the upgraded route along the A342), access arrangements for large vehicles, street lighting, signing and lining. Development shall be carried out in accordance with the approved scheme.

Reason: In the interests of highway safety.
5. No development shall take place until a comprehensive programme for the undertaking of the off-site highway works has been submitted to and approved in writing by the Local Planning Authority. The highway works shall be provided and undertaken in accordance with the approved programme or any changes to the programme as may subsequently be approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.
6. No development shall commence on site until a revised Green Travel Plan has been 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.

Reason: In the interests of road safety and reducing vehicular traffic to the development.
7. No development shall commence on site until a management plan for the control, treatment and disposal of the Japanese Knotweed as identified within the Ecological Method Statement dated March 2009 has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To prevent the spread of Japanese Knotweed, an invasive non-native plant.

8. The measures detailed in the approved Ecological Method Statement (Simecology Ltd document dated March 2009) shall be carried out in full and in accordance with timescale/programme.

Reason: In the interests of wildlife conservation.

9. The measures detailed in the approved Post-Development Site Management Plan (Simecology Ltd document dated 23 March 2009) shall be carried out in full and in accordance with timescale/programme.

Reason: In the interests of wildlife conservation.

10. The measures detailed in the approved Landscape Maintenance Plan (BDP document dated March 2009) shall be carried out in full and in accordance with timescale/programme.

Reason: In the interests of visual amenity and wildlife conservation.

11. 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.

12. 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.

13. 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.

14. The development hereby permitted shall not be commenced until a scheme for the disposal of foul water has been submitted to and approved in writing by the Local Planning Authority. The works shall be completed in accordance with the approved details.

Reason: To ensure the development can be adequately drained.

15. 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.

16. 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.

17. Prior to the commencement of the development a Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of pricing policy, hours of use, access by non-school users, management responsibilities and include a mechanism for review. The approved scheme 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 national policy.

18. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority for the provision of a floodlit synthetic turf pitch and multi-use games area that accords with Sport England Technical Guidance. The scheme shall include the specification for the floodlighting and the construction of the synthetic pitch and multi-use games area, and a timetable for their provision. The facilities shall be provided in accordance with the approved scheme.

Reason: To ensure the satisfactory quantity, quality and accessibility of compensatory pitch provision in line with policy.

19. No development shall take place until a detailed lighting scheme, which accords the principles established in the submitted lighting document (BDP dated 5 March 2009) and on Drawing D14393/PY/B has been submitted to and approved by the Local Planning Authority. The scheme shall include column specification, lux levels and hours of operation for the floodlit pitch. The development shall be carried out in accordance with the proposed scheme.

Reason: In the interests of visual amenity and the impact of the proposal.

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:

Site Location Plan PL00(00)AP6000

Landscape

PL 00(90)LP6000 Existing Site Plan 1:750
PL 00(90)LP7000 Proposed Site Plan 1:750
PL 00(90)70001 Rev B Landscape Masterplan 1:500
PL 00(90)LP7002 Existing Trees to be retained/removed 1:500

Site Wide

PL 00(00)AP6000 Site Location Plan NTS
PL 00(00)AP6001 Site Boundary/Ownership Line 1:750
PL 00(00)AP6500 Existing School – Ground Floor Plan 1:500
PL 00(00)AP6501 Existing School – First Floor Plan 1:500
PL 00(00)AE6500 Existing School – Elevations NTS
PL 00(00)AE6501 Existing School – Elevations NTS

Academy

PL 01(SK)0001 – Arial concept NTS
PL 01(SK)0002 – Academy Concept Axonometric NTS
PL 01(20)AP1200 – Ground Floor Plan 1:200
PL 01(20)AP1201 – First Floor Plan 1:200
PL 01(20)AP1202 – Second Floor Plan 1:200
PL 01(20)AP1203 – Roof Plan of main building 1:200
PL 01(21)AE3200 – North-east and south-east elevations 1:200
PL 01(21)AE3201 – North-west and south-west elevations 1:200
PL 01(21)AS2200 – Sections AA and BB 1:200
PL 01(SK)0003 - Model Photographs NTS
PL 01(SK)0004 – Front perspective NTS
PL 01(SK)0005 – Garden Perspective NTS
PL 01(SK)0006 – Materials Studies NTS

Boarding House

PL 02(20)AP1200 – Ground Floor Plan 1:200
PL 02(20)AP1201 – First, Second and Roof Plans 1:200
PL 02(21)AE3200 – South and North Elevations 1:200
PL 02(21)AE3201 – East and West Elevations 1:200
PL 02(21)AS2200 – Sections AA and BB 1:200
PL 02(SK)0001 – Exterior Perspective

Sports Centre

PL 03(20)AP1200 – Ground and Roof Plan 1:200
PL 03(21)AE3200 – Elevations 1:200

Combined Cadet Force/Energy Centre/Stores

PL 04(20)AP1200 – Ground and Roof Plan 1:200
PL 04(21)AE3200 – Elevations 1:200

Appendices:	Appendix 1 – Location Plan Appendix 2 – Site Plan Appendix 3 – Policies
Background Documents Used in the Preparation of this Report:	Submitted application, documents and consultation replies

BRAD FLEET

Service Director, Development