

## **SOUTH: SITE 1.**

**Salisbury: Land adjacent Pembroke Park School, Devizes Road SP2 9LY**

**UPRN: 03104S1**

**Title Number: WT282817 & WT306189**

**Site size: 2.87ha**

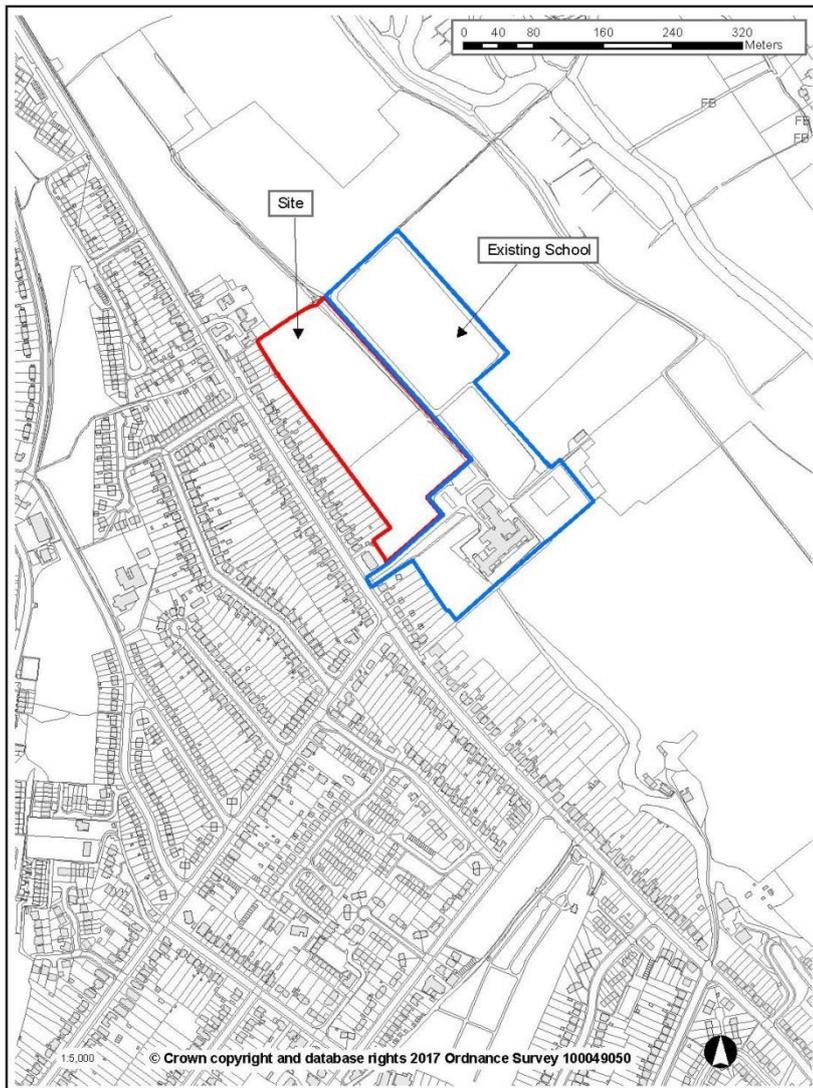
### **Brief description:**

A single enclosure of gently sloping bare agricultural land adjacent to Pembroke Park Primary School on the northern periphery of Salisbury; the city centre is within 1.25 miles.

There is potential to share the existing access to Pembroke Park School from Devizes Road (A360), although this is likely to require widening and the relocation of a gas governor.

Amesbury is approximately 8.2 miles, Bulford Camp 12.9 miles and Warminster 20.2 miles.

### **Location Plan – Site Extent Subject to Survey (Not to Scale)**



**Current position of the land / tenure:**

- Freehold owned by Wiltshire Council.
- Subject to 2no. grazing licences; can be terminated with 1 months' notice.
- No public footpaths or other rights of way.

**Proposal:**

Provision of a new build special school for 150 pupils (all ages: ambulant).

The Department of Education's *'Area guidelines for SEND and alternative provision including special schools, alternative provision, specially resourced provision and units'* (Building Bulletin 104 December 2015) recommends the following minimum areas for the proposed capacity of 350 pupils are:

<u>Element</u>	<u>Recommended Minimum Area</u>
Building:	3,225sqm
Site:	1.78ha.

**The site area (2.87ha) is in excess of the recommended minimum area.**

**Pre-Planning Application Advice:**

A pre-application enquiry was submitted and we summarise the response as follows:

- The site is outside the settlement boundary defined in the Wiltshire Core Strategy and there is effectively a presumption against development; in contrast, the National Planning Policy Framework attaches 'great weight' to the need to create new schools.
- A Heritage Impact would be required; the site is in a Conservation Area and close to the Old Sarum Scheduled Monument.
- Sloping site; the visual impact of the development (and any related 'cut and fill') would be an important consideration.
- A proportionate archaeological assessment will be required.
- The Highways Engineer refers to the restricted width to the existing school, but notes the apparent opportunity within the boundary walls to widen it to a required width of 6m with a widened footway of 2.5m.
- There site is on a frequent bus route with bus stops nearby.
- The railway station is within a reasonable distance.
- The site is on the edge of the city with a large nearby population.
- There is a proposal to restrict on-road parking and provide cycle lanes on Devizes Road.

**The Planning Officer considers this site to potentially be one of the better options for provision of a new school subject to all issues being fully addressed.**