

Southampton City Planning & Sustainability
Planning and Rights of Way Panel meeting 26 June 2012
Planning Application Report of the Planning and Development Manager

Application address: Wordsworth Infant School Stratton Road SO15 5RA			
Proposed development: Erection of a new part 2-storey, part 3-storey school building to upgrade existing facilities with associated external works including a new vehicular access from Victor Street. (Upon completion of the new building the existing school building will be demolished and the area converted to playing fields)			
Application number	12/00490/R3CFL	Application type	R3CFL
Case officer	Stephen Harrison	Public speaking time	15 minutes
Last date for determination:	04.07.2012	Ward	Shirley
Reason for Panel Referral:	Major application with third party objection	Ward Councillors	Cllr Chaloner Cllr Kaur Cllr Mead

Applicant: Southampton City Council - Children's Services & Learning	Agent: Hunters
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Recommendation Summary	Delegate to Planning and Development Manager to grant deemed planning permission subject to criteria listed in report
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Appendix attached			
1	Ministerial statement in respect of schools development proposals	2	Development Plan Policies

Reason for granting Deemed Planning Permission

The development is acceptable taking into account the policies and proposals of the Development Plan and other guidance as set on the attached sheet. Other material considerations do not have sufficient weight to justify a refusal of the application. Where appropriate planning conditions have been imposed to mitigate any harm identified. Overall, the exceptional educational need and positive regenerative opportunities associated with the development and its 'proposed 'dual use' are considered to outweigh the dis-benefits. The proposed access onto Victor Street has been considered by Highways DC as acceptable and any impact on existing residents can be mitigated as explained in the report to the Planning and Rights of Way Panel on 26th June 2012. In accordance with Section 38 (6) of the Planning & Compulsory Purchase Act 2004, Deemed Planning Permission should therefore be granted having account of the National Planning Policy Framework and the following local planning policies:

Local Plan Review (2006) Policies

SDP1, SDP4, SDP5, SDP6, SDP7, SDP8, SDP9, SDP10, SDP11, SDP12, SDP13, SDP14, SDP16, SDP17, SDP22, NE4, HE6, CLT3, L1

LDF Core Strategy (2010) Policies

CS6, CS11, CS13, CS18, CS19, CS20, CS21, CS22, CS25

Recommendation in Full

Subject to the receipt of amended plans to show a revised parking layout with a reduction of staff spaces in line with the Council's adopted maximum standards, delegate to the Planning and Development Manager to grant planning permission following the following the completion of an Undertaking from the Head of Children's Services and Learning to secure:

- i. Site specific transport contributions for highway improvements in the vicinity of the site in line with Policy SDP4 of the City of Southampton Local Plan Review (March 2006), policies CS18 and CS25 of the adopted LDF Core Strategy (2010) and the adopted SPG relating to Planning Obligations (August 2005 as amended);
- ii. A financial contribution towards strategic transport projects for highway network improvements in the wider area as set out in the Local Transport Plan and appropriate SPG/D;
- iii. The funding of any Traffic Regulation Orders (TRO) required to enable the development to be implemented;
- iv. Submission and implementation within a specified timescale of a Travel Plan;
- v. Submission and implementation of a Training & Employment Management Plan committing to adopting local labour and employment initiatives (during and post construction) in line with LDF Core Strategy policies CS24 and CS25;
- vi. Submission and implementation of a highway condition survey to ensure any damage to the adjacent highway network attributable to the build process is repaired by the developer;

That the Planning and Development Manager be given delegated powers to vary relevant parts of the S.106 Unilateral Undertaking and to vary or add conditions as necessary.

Procedural Context

Councils Own Development

The proposed scheme is a Regulation 3 application for Full Permission. A Regulation 3 application relates to proposals made by the Local Authority (in this case as the Local Education Authority) for development that it wishes to undertake as part of its remit as a public sector service provider.

It is general practice that following the proper assessment of the planning merits of the proposal that Regulation 3 applications should be either approved, if considered acceptable, or the application should be requested to be withdrawn if not considered acceptable for justifiable planning reasons that would normally result in a refusal.

1. The site and its context

- 1.1 The 1.49 hectare application site is currently used by Wordsworth Infant School and has a capacity for 180 students with 60 pre-school places (total 240). The existing single storey building was constructed in the late 1960s and would require significant and costly remodelling to make it fit for extended purpose.

- 1.2 The school is served by 14 parking spaces and is well screened on all boundaries by mature trees, as protected by the Southampton (Wordsworth Infant School) Tree Preservation Order (TPO) (2011).
- 1.3 The school is located to the east of the public car park associated with Sainsbury's and Shirley Library. The local context is mixed in terms of land use, scale and architectural styles. It is defined by two storey semi-detached housing to the north, four storey flatted blocks and a single storey scout/community hut fronting Ridding Close to the south. A pedestrian access to the existing school with unrestricted parking along Ridding Close currently exists to the west. A pedestrian crossing provides access from the main car park across Victor Street to the doctor's surgery adjacent to the site. Stratton Road, to the north, provides access to the Crest Dairy and is also the school's principal access currently.

2. Proposal

- 2.1 The Council's Primary School Review has concluded that there is a requirement for additional school places within Shirley. It is therefore proposed to construct a new school building on part of the existing playground within the school site. This would be a tandem build whereby the existing school facility will remain unaffected and pupils will continue to attend and then decant across to the new facility once it is completed. The capacity of the school will increase from 240 to 690 pupils (including 60 pre-school places) with between 56 and 63 full and part-time staff. This represents an increase of some 450 pupils (187.5% increase). The school will change from an infant school to become an all through primary school (4-11 years) The new building has a floor area of 3,348sq.m.
- 2.2 The new building is located to front Victor Street and comprises an 'L' shaped footprint of two storey development (8.2 metres tall) hinged by a three storey block (12 metres tall). The proposed materials include a brick plinth with white render above. The school colours are represented in the proposed aluminium glazing system.
- 2.3 The existing buildings will be demolished following the completion of the new school, and replacement sports pitches will be provided for school and community use (on the site of the existing school). No further details of the proposed "dual use" are provided. No floodlighting of these pitches is proposed.
- 2.4 Additional car parking is proposed and 35 staff parking spaces (including 2 disabled spaces) will be relocated and provided to the western part of the site served by a new vehicular access from Victor Street (although only 23 are shown on the submitted drawings). The school's main entrance is also accessed from Victor Street following this remodelling, with the Ridding Close and Stratton Road entrances closed for daily use. 73 cycle parking spaces are proposed. 14 existing trees (10 of which are covered by a TPO) would be felled to facilitate the development.
- 2.5 Following a successful planning stage it is anticipated that development could commence on site as early as September 2012 with completion ready for the September 2013 intake. The existing school would then be demolished and the land re-provided as playing pitch.

3.0 Relevant Planning Policy

LDF Core Strategy - Planning Southampton to 2026

- 3.1 The Development Plan for Southampton currently comprises the "saved" policies of the City of Southampton Local Plan Review (March 2006) and the City of

Southampton Core Strategy (January 2010). The most relevant policies to these proposals are set out at **Appendix 1**.

3.2 The National Planning Policy Framework (NPPF) came into force on 27th March 2012 and replaces the previous set of national planning policy guidance notes and statements. Having regard to paragraph 214 of the NPPF the local policies and saved policies listed in this report retain their full material weight for decision making purposes.

3.3 The application site is not allocated in the current development plan, although the existing playing pitches are designated under Local Plan “saved” Policy CLT3. Core Strategy Policy CS21 supports Policy CLT3 and seeks to protect existing playing fields from inappropriate development. A presumption of no net loss of open space now exists.

3.4 LDF Core Strategy Policy CS11 supports the development of new educational facilities on school sites and encourages wider community use of those facilities outside of school hours.

Sustainability Implications

3.5 Major developments are expected to meet high sustainable construction standards in accordance with the City Council’s adopted policies. In accordance with adopted Local Plan “saved” Policy SDP13 and Core Strategy Policy CS20 the applicants (in this case the Council) should make a commitment to securing a building with “Excellent” design credentials when assessed against the Building Research Establishment Environmental Assessment Method (BREEAM). Low and zero carbon technologies should also be employed to offset a percentage of CO₂ emissions that each building generates through its functional operation.

4.0 Relevant Planning History

4.1 1346/19 - Erect infants school – Approved 12.03.1968
Various applications to extend have been approved since with works to trees also controlled through the planning system.

5.0 Consultation Responses and Notification Representations

5.1 Following the receipt of the planning application a publicity exercise in line with department procedures was also undertaken which included notifying adjoining and nearby landowners, placing a press advertisement (3rd and 10th May) and erecting a site notice (3rd May). At the time of writing the report **2** representations have been received from surrounding residents. The planning related issues that are addressed in the Planning Considerations of this report include:

- Confirmation sought that Victor Street is safe enough to accommodate additional access points.
- Additional ‘school run’ parking along Victor Street will occur – leading to existing driveway serving 39 Anglesea Road being blocked.

Response

Victor Street has double yellow lines along both sides and parents that chose to drive are likely to find it more convenient to use the existing public car park.

- A barrier and/or a controlled crossing point is required to the front of the Victor Street pedestrian access to prevent children running out into the street
- Loss of mature trees is unfortunate

- Noise and disturbance caused by the location of the proposed Victor Street entrances in close proximity to 39 Anglesea Road.

Response

The proposed vehicular access (for staff and servicing only) is located some 23 metres (to its centre) from the common boundary with 39 Anglesea Road. The pedestrian entrance is 36 metres away. These distances are considered to be sufficient enough to prevent significant nuisance.

5.2 Consultee Comments

- 5.2.1 **SCC Highways** - Having read the D&A and TA there has been no justification put forward for is numbers of parking spaces. I would therefore suggest the numbers are reduced to 19 spaces plus 1 disabled space. The proposed alterations to the new access are acceptable.
- 5.2.2 **SCC Tree Team** – There are 10 of the 14 trees shown to be removed. It was accepted that there would be some tree loss with the creation of a new access off Victor Street although this was to be identified and agreed on site which has never happened. The removal of the Cedar (No.1) and others for the creation of the sports pitch is unfortunate but I presume an unavoidable necessity with this scheme. In general the tree loss on this site would not normally be acceptable for private development and does not include full arboricultural information as requested. However, I understand consideration needs to be given to an improved educational facility. There are some 25 new trees shown proposed which goes some way to providing mitigation. Further details for tree protection in an Arboricultural Method Statement will be required but could be conditioned.
- 5.2.3 **SCC Sustainability Team – Objection raised.** A BREEAM pre-assessment estimator has been submitted. However it indicates that the CS20 policy requirement of BREEAM Excellent will not be met. Therefore this is not compliant with policy.
- 5.2.4 **SCC Environmental Health (Contaminated Land)** – No objection. Annex 2 of PPS23 considers the proposed land use as being sensitive to the affects of land contamination. Therefore, to ensure compliance with Annex 2 of PPS23 and policies SDP1 and SDP22 of the City of Southampton Local Plan Review (adopted version, March 2006) this department would recommend that the that the site be assessed for land contamination risks or assume that land contamination exists and take a precautionary approach.
- 5.2.5 **SCC Archaeology** – No objection raised. The site is not located in an area defined as having high archaeological importance and there are no known archaeological sites and findspots in the immediate vicinity of the development site.
- 5.2.6 **SCC Environmental Health** – No objections subject to the use of planning conditions to restrict noise during construction, the provision of a refuse strategy, the submission of a demolition and construction method statement and controlled hours of development works.
- 5.2.7 **SCC Ecology** – A bat roost assessment of the school building and trees has been undertaken as requested in the pre-application comments. This assessment concluded that the buildings have negligible potential for bat roosts and three trees have low potential. Two of these trees lie outside the zone of influence of the development whilst the third is offsite but close to the works compound. Provided lighting is not directed at this tree normal tree protection measures should be adequate to avoid disturbance. The only remaining potential impact is increased illumination of foraging areas around the boundary of the site.

The Bat Survey makes a number of recommendations in respect of appropriate lighting and I would like to see these implemented via a planning condition.

- 5.2.8 **Sport England** – No objection raised. The site is not considered to form part of, or constitute a playing field as defined in the Town and Country Planning (Development management Procedure) (England) Order 2010. The application proposes to redevelop and improve the existing buildings. When completed a new area of playing field will be provided that will accommodate a single pitch. It is understood that the new playing field will be made available for community use.
- 5.2.9 **Southern Water** – A surface water sewer crosses the site. Its exact location should be determined. It may be possible to divert it. An informative to this effect is suggested. A planning condition securing details of the proposed means of foul and surface water drainage is recommended.
- 5.2.10 **Environment Agency** – No objection
- 5.2.11 **Local Architect's Panel** - The chosen design is not very exciting and should be more fun. In their opinion, the building needs more articulation and colour and represents a 'missed opportunity'. They queried whether or not more natural light could be given to the inner circulation spaces (with openings in the roof and voids below added). They considered the factory-like regulatory of the windows to be poor. The overall recommendation was that the scheme should be 'deferred for further negotiation'.

Response

In response the applicant's have submitted the following:

'We believe the use of white render is more appropriate than using different colours. It gives the building a sharp finish against the low level brick façade. The brick work provides the robustness a primary school requires. Also the use of school colours as part of the external window adds a sense of playfulness and identity appropriate to a primary school without overshadowing the local character'.

- 5.2.12 **City of Southampton Society** – No objection

6.0 Planning Consideration Key Issues

- 6.1 The key issues for consideration in the determination of this planning application are:
- i. Principle of development;
 - ii. Sports pitch re-provision and phasing;
 - iii. Design & Sustainability;
 - iv. Residential amenity;
 - v. Highways and parking; and,
 - vi. Other issues such as Trees and Archaeology.

Principle of Development

- 6.2 The site is currently in an educational use (Use Class D1) and the redevelopment proposals for a larger school are considered appropriate. The new building will provide improved facilities for as growing number of children, thereby meeting Council as well as planning policy aims of the Development Plan for Southampton, principally Policy CS11 (An Educated City) from the adopted LDF Core Strategy (2010).
- 6.3 Furthermore the NPPF states that 'the Government attaches great importance to ensuring that sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a

proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education' (paragraph 72 refers).

Sports Pitch Re-Provision & Phasing

- 6.4 As part of this application for the replacement school the applicant needs to satisfy the Local Planning Authority that the redevelopment can be undertaken without compromising the school's ability to provide continuous education provision, including access to external play space to serve the needs of the pupils. LDF Core Strategy Policy CS21 (Protecting and Enhancing Open Space) seeks to retain the quantity, and improve the quality, of existing open space provision. There is a presumption against developing existing school playing pitches unless alternative provision of equal (if not better) space is provided.
- 6.5 The applicants have submitted a phasing plan. This explains that the existing on-site external playspace will be fenced off during the construction of the new school building to maintain access to external playspace during the construction phase. Once the replacement school is completed the existing buildings can be demolished and the land developed as the proposed sports pitch. This phasing strategy is considered to be compliant with Policy CS21 and will deliver an improved sports pitch offer in terms of quality and quantity. Sport England have raised no objection to this approach.

Design and Sustainability

- 6.6 The adopted LDF Core Strategy Policy CS13 continues the Council's commitment to securing high quality design. Whilst I share the reservations of the local architect's panel regarding the external appearance of the proposed school the external appearance is acceptable. The use of an 'L' shaped building with three storeys sited centrally makes good use of the space, and the retained tree screening will assist in achieving a building that fits comfortably into this context.
- 6.7 The adopted LDF Core Strategy Policy CS20 continues the Council's commitment to securing sustainable development. The applicants propose to meet BREEAM 'Very Good' with a 15% reduction in predicted CO2 emissions through the use of 165sq.m of photo-voltaics located at roof level. This would have been policy compliant last year, but since January new developments are expected to achieve BREEAM 'Excellent'. A total of 70 credits are required to achieve this, compared to the 64 predicted. This has led to an objection from the Council's Sustainability Officer.
- 6.8 Whilst it is disappointing that a Council led scheme cannot meet its own policy requirements on sustainable building, as the scheme was conceived last year, is only 6 credits away from meeting policy and faces budget restraints in order to achieve the necessary delivery of additional school places it can, on balance, be supported. This latter need for school places to meet the 2013 intake outweighs the requirements of Policy CS20 in this instance.

Residential Amenity

- 6.9 The proposed school building has been sited centrally to the Victor Street frontage and is separated by some 56 metres from the rear of its nearest Anglesea Road neighbour. Although a roof terrace is proposed for outdoor 'science' learning any outlook towards residential neighbours is screened by the

- building itself. The common boundary is also marked by mature planting.
- 6.10 Shadow diagrams have been submitted to show that any shadow will fall wholly within the site itself. As such no significant privacy or amenity issues will arise as a consequence of the development. Instead, significant benefits arise for residents of Ridding Close and Stratton Road as built development is removed from these streets and the existing accesses are closed off. The application is considered to address the requirements of adopted Local Plan policies SDP1(i), SDP7(v) and SDP9(v).

Highways, Access & Parking

- 6.11 A Transport Assessment (TA) and proposed travel plan have been submitted to support the application. The latter, which includes measures to reduce the likelihood of staff arriving by car and parents arriving and collecting children by car, can be secured through the S.106 unilateral undertaking.
- 6.12 Car parking is a key determinant in the choice of mode of travel. The Local Plan aims to reduce reliance on the private car and encourage alternative modes of transportation such as public transport, walking and cycling. The level of proposed car parking should be governed by the Council's recently revised maximum parking standards (2011), which support a maximum number of 0.75 spaces per classroom for this area of high accessibility. In this instance 35 spaces are proposed which exceeds the standard, although 23 are shown on the submitted drawings. An amended plan is sought as part of the recommendation to secure 20 spaces in line with the Council's current standards.
- 6.13 From surveys undertaken as part of the 2010 Travel Survey it is estimated that 52% of students walk to school, 43% travel by car, 4% catch the bus and the remainder (1%) cycle.
- 6.14 It makes sense to intensify educational use on this large site that is at the heart of its local community, with good accessibility to the public transport network, encouraging healthier lifestyles by walking and cycling. The ongoing implementation of the Travel Plan will discourage parents from entering the school site for collection and drop off and will encourage the use of non-car modes and car sharing. The public car park opposite should reduce overspill car parking into neighbouring streets, especially Ridding Close. The proposed access from Victor Street has been designed to adoptable standards and can achieve the necessary sight lines onto Victor Street. In highway safety terms the proposed access has been assessed as acceptable.

Other Matters (Including Trees & Archaeology)

- 6.15 Adopted Local Plan policies SDP1(ii), SDP6(vii), SDP7(i), SDP12 seek to ensure that major planning applications are supported by tree survey work and details of tree protection. The application is supplemented by an Arboricultural Method Statement, which has assessed the trees on the site to establish an acceptable development area. Trees on this site are protected by The Southampton (Wordsworth Infant School) TPO 2011. This makes them a material consideration in the planning process. The principle of this re-development has been agreed and will have little effect on any significant trees, although 8 trees will be lost, mainly to facilitate the creation of the new access points. Any tree loss can be mitigated with new planting and has to be considered against an improved educational facility. The Council's Tree Officer has raised no objection to the removal of these trees subject to a 2:1 replacement being secured.
- 6.16 There are no listed buildings affected by these proposals and the application site

is not located within a designated conservation area. The Council's Archaeologist has confirmed that the site is not located in an area defined as having high archaeological importance, and there are no known archaeological sites and findspots in the immediate vicinity of the development site.

7. Summary

- 7.1 There is a significant need for additional school places in this catchment. Failure to deliver by the intake for 2013 will result in more pupils than places. This is a significant material consideration in this case.
- 7.2 The proposed phasing allows for continuous education to take place on site, with the retention of direct access for pupils to a good quality external play space provision throughout (and after) the construction phase.
- 7.3 The proposed access onto Victor Street, and the closure of the existing access points, will reduce traffic movements along Ridding Close.
- 7.4 Whilst the design could be improved, making it more interesting and recognising the importance of good design to quality education provision, and the scheme requires the removal of TPO'd trees and marginally fails to comply with the requirement for BREEAM 'Excellent' it is, on balance, recommended for approval due to the urgent requirements for additional school places with the potential for additional community 'dual use'.
- 7.5 The parking numbers can be reduced to comply with the development plan.

8. Conclusion

The application is recommended for approval subject to the attached planning conditions.

Local Government (Access to Information) Act 1985 **Documents used in the preparation of this report Background Papers**

1a-d, 2b-d, 4f, 4vv, 6a, c, d, i, 7a, 8a, 9a-b

SH2 for 26/06/2012 PROW Panel

PLANNING CONDITIONS to include:

1. APPROVAL CONDITION - Full Permission Timing Condition - Physical works

The development works hereby permitted shall begin not later than three years from the date on which this planning permission was granted.

REASON:

To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2. APPROVAL CONDITION - Approved Plans

The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule attached below, unless otherwise agreed in writing with the Local Planning Authority.

REASON:

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

3. APPROVAL CONDITION - Use Restriction

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), the buildings shall only be used for educational purposes with ancillary sporting and refectory facilities available to the public through the community use agreement, and for no other purpose within Class D1 of Town and Country Planning (Use Classes) Order 1987 (as amended).

REASON:

To define the consent having regard to the level of car parking provision and to allow the local planning authority to control the nature of development in terms of protecting the character and amenity of the surrounding area.

4. APPROVAL CONDITION - Operation restriction

The college premises hereby approved shall be operated on a “dual use” basis in accordance with further details that shall be agreed in writing with the Local Planning Authority. These details shall include the proposed hours of use, the on-site management of the community uses and a pricing policy (if applicable). The site shall be closed and vacated of all persons enrolled on educational courses or accessing the building through the community use agreement between the hours of 22:00 (10pm) and 07:30 (7:30am) on a daily basis.

REASON:

To safeguard the amenities of occupiers of adjoining residential properties.

5. APPROVAL CONDITION - Details & Samples of Building Materials

No development works shall be carried out unless and until a detailed schedule of materials and finishes including samples (if required by the Local Planning Authority) to be used for external walls, fenestration and the roof of the proposed building(s) has been submitted to and approved in writing by the Local Planning Authority. Details shall include all new glazing, panel tints, stained weatherboarding, drainage goods, and the ground surface treatments formed. Development shall be implemented only in accordance with the agreed details.

REASON:

To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality.

6. APPROVAL CONDITION - Access and Parking

The application site shall at all times (both during and after the construction phase) provide facilities for the loading/unloading/circulation of vehicles and for the parking of a maximum of **tbc** cars to serve the school (to include a minimum of **tbc** disabled spaces). The car parking shall thereafter be retained for use in association with the educational buildings and their “dual use” hereby approved.

REASON:

to prevent obstruction to traffic in neighbouring roads, to ensure provision of vehicular access, car parking and servicing, to avoid congestion in the adjoining area and to protect the amenities of the area, in the interests of highway safety.

7. APPROVAL CONDITION - Bicycle parking

A minimum of 73 covered and secure cycle parking spaces shall be provided as part of the replacement school prior to the first occupation of the new building(s). Once provided, those facilities shall be retained for that purpose at all times thereafter.

REASON:

To promote cycling as a sustainable form of travel in accordance with Local Plan Appendix 2 requirements and to meet the aims of the submitted Travel Plan.

8. APPROVAL CONDITION - Construction Access and Routeing

Unless otherwise agreed in writing prior to the commencement of development all traffic associated with the construction hereby approved shall enter and leave the site via the new Victor Street access only. All traffic associated with the demolition hereby approved shall enter and leave the site via the new Stratton Road access only. Both phases shall be subject to a construction vehicle routing agreement to be submitted to and approved by the local planning authority before the development commences. Once approved, that routing agreement shall be observed throughout the construction period.

REASON:

In the interests of highway safety and to protect the residential amenities of those living close by.

9. APPROVAL CONDITION - No Amplified System

There shall be no installation or use of a personal address system or tannoy equipment or other sound amplification machinery for external broadcast outside of the college building at any time unless agreed in writing by the Local Planning Authority for temporary, seasonal, or permanent use.

REASON:

To protect the residential amenities of adjacent residents.

10. APPROVAL CONDITION - BREEAM Standards [Pre-Occupation Condition]

Written documentary evidence demonstrating that the development has achieved at minimum a rating of 'Very Good' against the BREEAM standard shall be submitted to the Local Planning Authority and verified in writing prior to the first occupation of the development hereby granted, unless an otherwise agreed timeframe is agreed in writing by the LPA. The evidence shall take the form of a post construction certificate as issued by a qualified BREEAM certification body.

REASON:

To ensure the development minimises its overall demand for resources, whilst noting that the development is not in compliance with policy CS20 of the Local Development Framework Core Strategy Development Plan Document Adopted Version (January 2010).

11. APPROVAL CONDITION - Renewable Energy - Micro-Renewables

An assessment of the development's total energy demand and a feasibility study for the inclusion of renewable energy technologies on the site, that will achieve a reduction in CO2 emissions [as required in core strategy policy CS20] must be conducted. Plans for the incorporation of renewable energy technologies to the scale that is demonstrated to be feasible by the study, and that will reduce the CO2 emissions of the development [as required in core strategy policy CS20] must be submitted and approved in writing by the Local Planning Authority prior to the commencement of the development hereby granted

consent. Renewable technologies that meet the agreed specifications must be installed and rendered fully operational prior to the first occupation of the development hereby granted consent and retained thereafter.

REASON:

To reduce the impact of the development on climate change and finite energy resources and to comply with adopted policy CS20 of the Local Development Framework Core Strategy Development Plan Document Adopted Version (January 2010).

12. APPROVAL CONDITION – Sustainable Drainage Systems

Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to and approved in writing with the Local Planning Authority. A feasibility study demonstrating an assessment of the potential for the creation of a sustainable drainage system on site shall be carried out and verified in writing by the Local Planning Authority as part of the detailed Reserved Matters stage. If the study demonstrates the site has the capacity for the implementation of a sustainable drainage system, a specification shall be agreed in writing with the Local Planning Authority. A sustainable drainage system to the approved specification must be installed and rendered fully operational prior to the first occupation of the development hereby granted consent and retained and maintained thereafter. In the development hereby granted consent, peak run-off rates and annual volumes of run-off shall be no greater than the previous conditions for the site.

REASON:

As recommended by the submitted Flood Risk Assessment and to conserve valuable water resources in compliance with policy SDP13 (vii) of the City of Southampton Local (2006) and to protect the quality of surface run-off and prevent pollution of water resources and comply with SDP21 (ii) of the City of Southampton Local Plan (2006). To prevent an increase in surface run-off and reduce flood risk in compliance with SDP21 (i) of the City of Southampton Local Plan (2006) and Code for Sustainable Homes: Category 4 - Surface Water Run-off

13. APPROVAL CONDITION - Ventilation - control of noise, fumes and odour

No development shall take place until a written scheme for the control of noise, fumes and odours from extractor fans, associated refuse and other equipment from commercial cooking processes on site have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and findings.

REASON:

To protect the amenities of the occupiers of existing nearby properties.

14. APPROVAL CONDITION - Landscaping detailed plan

A detailed landscaping scheme and implementation timetable, which clearly indicates the numbers, planting densities, types, planting size and species of trees and shrubs to be planted, means of enclosure, external lighting and treatment of hard surfaced areas, shall be submitted to and approved in writing by the Local Planning Authority.

The landscaping scheme shall specify all trees to be retained and to be lost and shall provide an accurate tree survey with full justification for the retention of trees or their loss. Any trees to be lost shall be replaced on a favourable basis (a two-for one basis unless circumstances dictate otherwise) to ensure a suitable environment is provided on the site.

Any trees, shrubs, seeded or turfed areas which die, fail to establish, are removed or become damaged or diseased, within a period of 5 years from the date of planting shall be replaced by the Developer in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent to any variation. The Developer shall be responsible for any replacements for a period of 5 years from the date of planting.

The approved scheme shall be carried out either prior to occupation of the new school building or during the first planting season following the full completion of building works or in accordance with a timescale that shall have been agreed in writing with the Local Planning Authority prior to the commencement of any building works. The approved scheme implemented shall be maintained for a minimum period of 5 years following its complete provision.

REASON:

To improve the appearance of the site and enhance the character of the development in the interests of visual amenity, to ensure that the development makes a positive contribution to the local environment and, in accordance with the duty required of the Local Planning Authority by Section 197 of the Town and Country Planning Act 1990

15. APPROVAL CONDITION - Floodlighting System

No external floodlights shall be installed on the site (including the approved Multi Use Games Area, sports pitches and/or car parking) unless otherwise agreed in writing by the Local Planning Authority following the submission of a planning application.

REASON:

In the interest of protecting residential amenity, safeguarding highway safety and not causing undue distraction to aircraft approaching Southampton Airport.

16. APPROVAL CONDITION - Tree Retention and Safeguarding

All trees to be retained pursuant to any other condition of this decision notice shall be fully safeguarded during the course of all site works including preparation, demolition, excavation, construction and building operations. No operation in connection with the development hereby permitted shall commence on site until the tree protection as agreed by the Local Planning Authority has been erected. Details of the specification and position of all protective fencing shall be indicated on a site plan and agreed with the Local Planning Authority in writing before any site works commence. The fencing shall be maintained in the agreed position until the building works are completed, or until such other time that may be agreed in writing by the Local Planning Authority following which it shall be removed from the site.

REASON:

To ensure that trees to be retained will be adequately protected from damage throughout the construction period.

17. APPROVAL CONDITION - No storage under tree canopy

No storage of goods including building materials, machinery and soil, shall take place underneath the crown spread of the trees to be retained on the site. There will be no change in soil levels or routing of services through tree protection zones or within canopy spreads, whichever is greater. There will be no fires on site. There will be no discharge of chemical substances including petrol, diesel and cement mixings within the tree protection zones or within canopy spreads, whichever is greater.

REASON:

To preserve the said trees in the interests of the visual amenities and character of the locality.

18. APPROVAL CONDITION - Arboricultural Method Statement

Notwithstanding the information submitted to date no operation in connection with the development hereby permitted shall commence on site until a site specific Arboricultural Method Statement in respect of the protection of the trees during all aspects of work on site is submitted and agreed in writing by the Local Planning Authority. It will be written with contractors in mind and will be adhered to throughout the duration of the demolition and development works on site. The Method Statement will include the following:

1. A specification for the location and erection of protective fencing around all vegetation to be retained
2. Specification for the installation of any additional root protection measures
3. Specification for the removal of any built structures, including hard surfacing, within protective fencing areas.
4. Specification for the construction of hard surfaces where they impinge on tree roots
5. The location of site compounds, storage areas, car parking, site offices, site access, heavy/large vehicles (including cranes and piling rigs)
6. An arboricultural management strategy, to include details of any necessary tree surgery works, the timing and phasing of all arboricultural works and protection measures.
7. Specification for soft landscaping practices within tree protection zones or the canopy of the tree, whichever is greatest.

REASON:

To ensure that provision for trees to be retained and adequately protected throughout the construction period has been made.

19. APPROVAL CONDITION - Arboricultural Protection Measures

No works or development shall take place on site until a scheme of supervision for the arboricultural protection measures has been approved in writing by the LPA. This scheme will be appropriate to the scale and duration of the works and may include details of:

- Induction and personnel awareness of arboricultural matters
- Identification of individual responsibilities and key personnel
- Statement of delegated powers
- Timing and methods of site visiting and record keeping, including updates
- Procedures for dealing with variations and incidents.

REASON:

To provide continued protection of trees, in accordance with Local Plan Policy SDP12 and British Standard BS5837:2012, throughout the development of the land and to ensure that all conditions relating to trees are being adhered to. Also to ensure that any variations or incidents are dealt with quickly and with minimal effect to the trees on site.

20. APPROVAL CONDITION- Land Contamination Investigation

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved by the Local Planning Authority. That scheme shall include all of the following phases, unless identified as unnecessary by the preceding phase and approved in writing by the Local Planning Authority:

1. A desk top study including;
 - historical and current sources of land contamination
 - results of a walk-over survey identifying any evidence of land contamination
 - identification of the potential contaminants associated with the above
 - an initial conceptual site model of the site indicating sources, pathways and receptors
 - a qualitative assessment of the likely risks
 - any requirements for exploratory investigations.
2. A report of the findings of an exploratory site investigation, characterising the site and allowing for potential risks (as identified in phase 1) to be assessed.
3. A scheme of remediation detailing the remedial actions to be taken and how they will be implemented.

On completion of the works set out in (3) a verification report shall be submitted to the Local Planning Authority confirming the remediation actions that have been undertaken in accordance with the approved scene of remediation and setting out any measures for maintenance, further monitoring, reporting and arrangements for contingency action. The verification report shall be approved by the Local Planning Authority prior to the occupation or operational use of any stage of the development.

Any changes to these agreed elements require the express consent of the local planning authority.

REASON:

To ensure land contamination risks associated with the site are appropriately investigated and assessed with respect to human health and the wider environment and where required remediation of the site is to an appropriate standard.

21. APPROVAL CONDITION - Use of uncontaminated soils and fill

Clean, uncontaminated soil, subsoil, rock, aggregate, brick rubble, crushed concrete and ceramic shall only be permitted for infilling and landscaping on the site. Any such materials imported on to the site must be accompanied by documentation to validate their quality and be submitted to the Local Planning Authority for approval prior to the occupancy of the site.

REASON:

To ensure imported materials are suitable and do not introduce any land contamination risks onto the development.

22. APPROVAL CONDITION- Unsuspected Contamination [Performance Condition]

The site shall be monitored for evidence of unsuspected contamination throughout construction. If potential contamination is encountered that has not previously been identified no further development shall be carried out unless otherwise agreed in writing by the Local Planning Authority. Works shall not recommence until an assessment of the risks presented by the contamination has been undertaken and the details of the findings and any remedial actions has been submitted to and approved by the Local Planning Authority. Any changes to the agreed remediation actions will require the express written consent of the Local Planning Authority.

REASON:

To ensure any land contamination not previously identified is assessed and remediated so as not to present any significant risks to human health or, the wider environment.

23. APPROVAL CONDITION – Construction & Demolition Method Statement

Before development commences a statement setting out the management of demolition and construction operations shall be submitted to and approved by the Local Planning Authority. This may be submitted and discharged in phases. The statement shall include detailed plans specifying (i) the areas to be used for contractor's vehicle parking and plant; (ii) storage of building materials, and any excavated material, huts and all working areas (including cement mixing and washings) required for the construction of the development hereby permitted; (iii) areas for the parking of vehicles of site personnel, operatives and visitors; (iv) areas for the loading and unloading of plant and materials; (v) the treatment of all relevant pedestrian routes and highways within and around the site throughout the course of demolition and construction and their reinstatement where necessary; (vi) a scheme for the erection and maintenance of security hoardings including decorative displays and facilities for public viewing; (vii) a scheme for recycling waste resulting from the construction programme (viii) measures to be used for the suppression of dust and dirt throughout the course of construction (including wheel cleaning); (ix) a "hotline" telephone number shall be provided for the use of residents in the case of problems being experienced from demolition and construction works on the site. The phone line will be provided, managed and problems dealt with by a person or persons to be nominated by the developer and shall operate throughout the entire development period. For the avoidance of doubt any noise emissions from equipment shall be limited at the boundary to the levels in the Hann Tucker report submitted with this application. i.e. a daytime Leq(1hr)29dB(A) and a night time of Leq(5min)27dB(A). The demolition and development works shall be implemented in accordance with the agreed statement.

REASON:

To safeguard pupils of Wordsworth School and to protect the amenities of neighbours and the wider environment.

24. APPROVAL CONDITION - Hours of Work for Demolition/Construction

All works relating to the demolition, clearance and construction of the development hereby granted shall only take place between the hours of;

Monday to Friday	08:00 hours to 18:00 hours (8.00am to 6.00pm)
Saturdays	09:00 hours to 13:00 hours (9.00am to 1.00pm)

And at no time on Sundays and recognised public holidays.

No deliveries of construction materials or equipment, or removal of demolition materials associated with this development shall take place between the following times:

Mondays to Fridays	08.30 to 09.15 hours and 14.30 to 15.30 hours
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Any works outside the permitted hours shall be confined to the internal preparations of the buildings without audible noise from outside the building, unless otherwise agreed in writing by the Local Planning Authority.

REASON:

To safeguard pupils of Wordsworth School and to protect the amenities of neighbours and the wider environment.

25. APPROVAL CONDITION - Demolition and Phasing

Notwithstanding the submitted details the existing Wordsworth School buildings shall be demolished in accordance with a phasing programme to be agreed in writing with the local planning authority prior to the commencement of building works associated with the replacement School. This phasing strategy shall explain how continued education upon

the site will be achieved during the construction phase and shall include access to external sports pitches that are convenient and fit for purpose. All resultant materials from the demolition phase shall be removed from the site within a timescale that shall have been agreed in writing with the Local Planning Authority before the replacement school hereby approved is first brought into use.

REASON:

To secure a satisfactory comprehensive form of development and to safeguard the visual amenity of the locality.

26. APPROVAL CONDITION - Site clearance restriction & ecology

The development shall be carried out in accordance with the recommendations made in the Willmott Dixon Habitat Survey Report (2nd March 2012) hereby approved. Any clearance of trees and scrub shall avoid the bird breeding season 1st March to 31st August inclusive, unless otherwise agreed in correspondence with the Local Planning Authority.

REASON:

In the interests of biodiversity and nature conservation.

27. APPROVAL CONDITION – Secured By Design

The applicant shall submit as part of any reserved matters application further details of how the proposed school and its site has been designed to achieve a “Secured By Design” accreditation. The development shall be carried out in accordance with the agreed details.

REASON:

In the interests of crime reduction and customer/staff safety.

28. APPROVAL CONDITION - CCTV system [pre-commencement condition]

Before the first occupation of the development details of a scheme for a CCTV system to cover the key areas of the site including all public entry points, servicing spur, car parks, and the MUGA shall be submitted to and agreed in writing by the Local Planning Authority. The approved scheme shall be fully installed and operational prior to the approved use first commencing and shall be maintained in working order and operated at all times when the premises is open. Unless otherwise agreed in writing with the Local Planning Authority recorded images shall be held for a 1 month period after being made on a daily basis for use by the Police as required.

REASON:

In the interests of crime reduction and customer/staff safety.

29. APPROVAL CONDITION - Storage / Removal of Refuse Material

Before the building is first occupied full details of facilities to be provided for the storage and removal of refuse from the premises together with the provision of suitable bins accessible with a level approach shall be submitted to and approved in writing by the Local Planning Authority. The facilities shall include accommodation and the provision of separate bins for the separation of waste to enable recycling. The approved refuse and recycling storage shall be retained whilst the building is used for residential / commercial purposes.

Reason:

In the interests of visual amenity, the amenities of future occupiers of the development and the amenities of occupiers of nearby properties.

Note to Applicant

Public Sewer Informative

A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Atkins Ltd, Anglo, St James House, 39A Southgate Street, Winchester, SO23 9EH (tel. 01962 858688), or www.southernwater.co.uk.

Southern Water Informative

A formal application for connection to the water supply is required in order to service this development. Please contact Atkins Ltd, Anglo, St James House, 39A Southgate Street, Winchester, SO23 9EH (tel 01962 858688), or www.southernwater.co.uk.

Pre-Commencement Conditions

Your attention is drawn to the pre-commencement conditions above which require the full terms of the condition to be satisfied before development commences. In order to discharge these conditions you are advised that a formal application for condition discharge is required. You should allow approximately 8 weeks, following validation, for a decision to be made on such an application. If the Decision Notice includes a contaminated land condition you should contact the Council's Environmental Health Department, and allow sufficient time in the process to resolve any issues prior to the commencement of development. It is important that you note that if development commences without the conditions having been formally discharged by the Council in writing, any development taking place will be unauthorised in planning terms and this may invalidate the Planning Permission issued. Furthermore this may result in the Council taking enforcement action against the unauthorised development. If you are in any doubt please contact the Council's Development Management Service.

Performance Conditions Informative

Your attention is drawn to the performance conditions above which relate to the development approved in perpetuity. Such conditions are designed to run for the whole life of the development and are therefore not suitable to be sought for discharge. If you are in any doubt please contact the Council's Development Control Service.



Policy statement – planning for schools development

The Secretary of State for Communities and Local Government (Mr Eric Pickles) and the Secretary of State for Education (Mr Michael Gove) wish to set out the Government's commitment to support the development of state-funded schools and their delivery through the planning system. This statement supersedes the Statement of 26 July 2010.

The Government is firmly committed to ensuring there is sufficient provision to meet growing demand for state-funded school places, increasing choice and opportunity in state-funded education and raising educational standards. State-funded schools - which include Academies and free schools, as well as local authority maintained schools (community, foundation and voluntary aided and controlled schools) - educate the vast majority of children in England. The Government wants to enable new schools to open, good schools to expand and all schools to adapt and improve their facilities. This will allow for more provision and greater diversity in the state-funded school sector to meet both demographic needs and the drive for increased choice and higher standards. For instance, creating free schools remains one of the Government's flagship policies, enabling parents, teachers, charities and faith organisations to use their new freedoms to establish state-funded schools and make a real difference in their communities. By increasing both the number of school places and the choice of state-funded schools, we can raise educational standards and so transform children's lives by helping them to reach their full potential.

It is the Government's view that the creation and development of state-funded schools is strongly in the national interest and that planning decision-makers can and should support that objective, in a manner consistent with their statutory obligations. We expect all parties to work together proactively from an early stage to help plan for state-school development and to shape strong planning applications. This collaborative working would help to ensure that the answer to proposals for the development of state-funded schools should be, wherever possible, "yes".

The Government believes that the planning system should operate in a positive manner when dealing with proposals for the creation, expansion and alteration of state-funded schools, and that the following principles should apply with immediate effect:

- There should be a presumption in favour of the development of state-funded schools, as expressed in the National Planning Policy Framework.
- Local authorities should give full and thorough consideration to the importance of enabling the development of state-funded schools in their

planning decisions. The Secretary of State will attach significant weight to the need to establish and develop state-funded schools when determining applications and appeals that come before him for decision.

- **Local authorities should make full use of their planning powers to support state-funded schools applications.** This should include engaging in pre-application discussions with promoters to foster a collaborative approach to applications and, where necessary, the use of planning obligations to help to mitigate adverse impacts and help deliver development that has a positive impact on the community.
- **Local authorities should only impose conditions that clearly and demonstrably meet the tests set out in Circular 11/95.** Planning conditions should only be those absolutely necessary to making the development acceptable in planning terms.
- **Local authorities should ensure that the process for submitting and determining state-funded schools' applications is as streamlined as possible, and in particular be proportionate in the information sought from applicants.** For instance, in the case of free schools, authorities may choose to use the information already contained in the free school provider's application to the Department for Education to help limit additional information requirements.
- **A refusal of any application for a state-funded school, or the imposition of conditions, will have to be clearly justified by the local planning authority.** Given the strong policy support for improving state education, the Secretary of State will be minded to consider such a refusal or imposition of conditions to be unreasonable conduct, unless it is supported by clear and cogent evidence.
- **Appeals against any refusals of planning permission for state-funded schools should be treated as a priority.** Where permission is refused and an appeal made, the Secretary of State will prioritise the resolution of such appeals as a matter of urgency in line with the priority the Government places on state education.
- **Where a local planning authority refuses planning permission for a state-funded school, the Secretary of State will consider carefully whether to recover for his own determination appeals against the refusal of planning permission.**

This statement applies to both change of use development and operational development necessary to the operational needs of the school.

The Government is today publishing a summary of the responses to its consultation, *Planning for Schools Development*, and will continue to explore whether there is further scope and need for the planning system to do more to support state-funded schools, and in particular, free schools in the future.

Published by the Department for Communities and Local Government; August 2011.
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ISBN: 978 1 4098 3076 4

POLICY CONTEXT

The relevant policies that would apply to this proposal are taken from the Adopted LDF Core Strategy Development Plan Document (January 2010) and those policies 'saved' from the City of Southampton Local Plan Review (2006) as supported by the council's current list of approved Supplementary Planning Documents and Guidance.

CS Policy CS11 (An Educated City) encourages "the development of new inspirational, high quality education and related facilities which encourage community use of their facilities". The principle of intensifying the school site for education purposes is, in planning terms, welcomed and supported and will assist the City in meeting its growing education requirements.

CS Policy CS20 requires all non residential development with a floorspace of more than 500sq.m to achieve a rating of BREEAM 'Excellent' with some 15% reduction in carbon emissions through the use of decentralised and renewable/low carbon energy sources. It is noted that further discussions are to be had on this issue.

LPR Policy CLT3 safeguards the existing playing field at the School and is supplemented by CS Policy CS21, which explains that the Council will "retain the quantity and improve the accessibility of the city's diverse and multi-functional open spaces". It is noted that a like-for-like re-provision of open space can be achieved and the potential for dual 'community' use will be explored with the School. CS21 (criterion 2) allows configuration of open space in order to achieve wider community benefits. The new school building would go a long way to meeting that criterion.

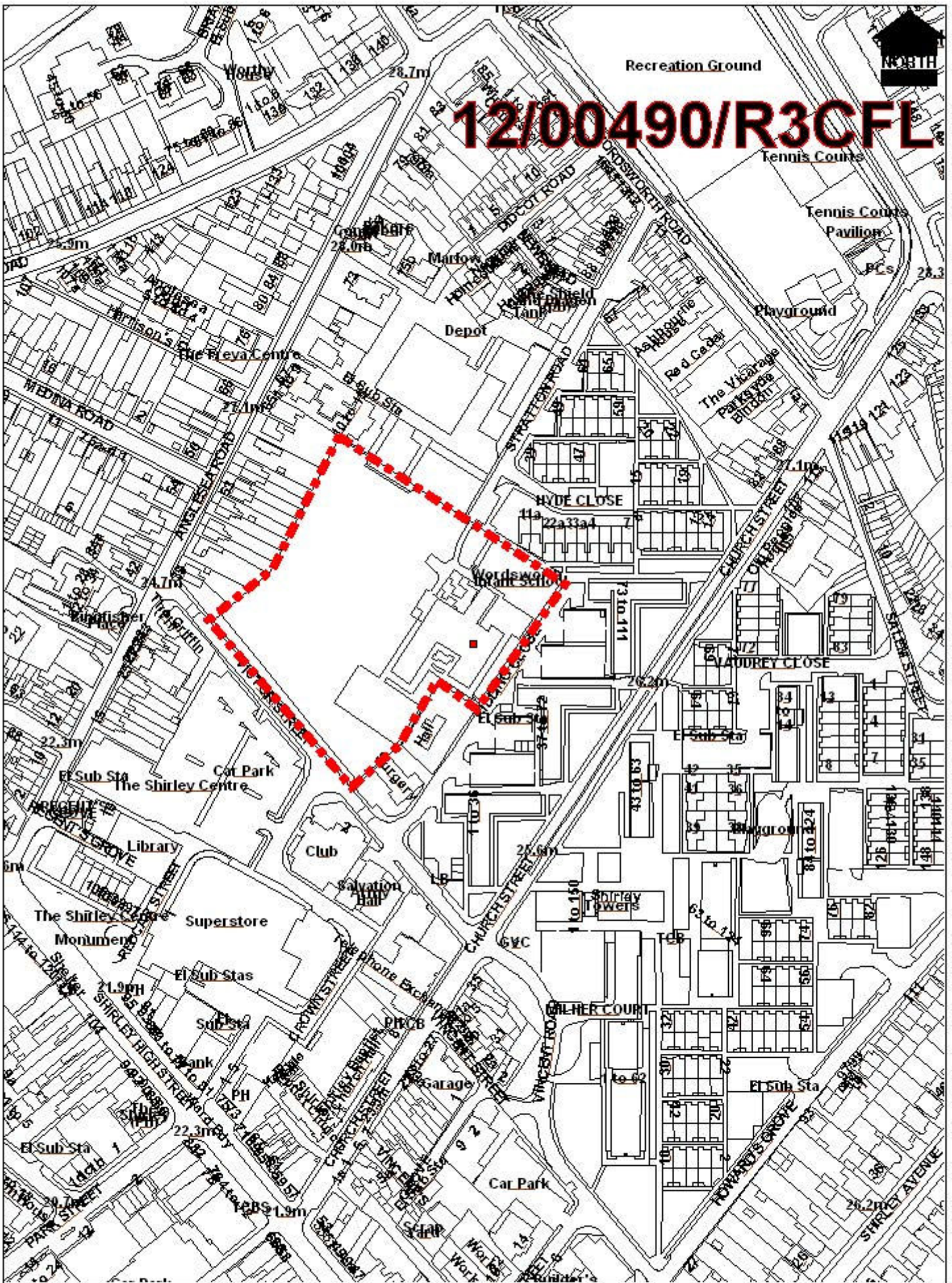
Adopted LDF Core Strategy for City of Southampton (2010)

CS6	Economic growth
CS11	An educated city
CS13	Fundamentals of design
CS18	Transport: Reduce-manage-invest
CS19	Car and cycle parking
CS20	Tackling and adapting to climate change
CS21	Protecting and Enhancing Open Space
CS22	Promoting biodiversity and protecting habitats
CS25	The delivery of infrastructure and developer contributions.

Saved City of Southampton Local Plan Review Policies (March 2006)

SDP1	General Principles
SDP4	Development Access
SDP5	Parking
SDP6	Urban Design Principles
SDP7	Context
SDP8	Urban form and public space
SDP9	Scale, Massing and Appearance
SDP10	Safety and Security
SDP11	Accessibility and Movement
SDP12	Landscape and biodiversity
SDP13	Resource conservation

SDP14	Renewable Energy
SDP16	Noise
SDP17	Lighting
SDP22	Contaminated land
NE4	Protected Species
HE6	Archaeological remains
CLT3	Protection of Open Spaces
L1	School development



Scale : 1:2500

Date : 14 June 2012

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