

Planning, Transport & Sustainability Division
Planning and Rights of Way Panel 17th September 2013
Planning Application Report of the Planning and Development Manager

Application address: The Cedar School Redbridge Lane			
Proposed development: Phased redevelopment of existing school with replacement school building, associated access, parking and landscaping			
Application number	13/01140/FUL	Application type	FUL
Case officer	Mathew Pidgeon	Public speaking time	15 minutes
Last date for determination:	02.10.2013	Ward	Redbridge
Reason for Panel Referral:	Departure from the Development Plan	Ward Councillors	Cllr McEwing Cllr Whitbread Cllr Pope

Applicant: The Secretary Of State For Education	Agent: Terence O'rourke Ltd
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Recommendation Summary	Conditionally approve
Community Infrastructure Levy Liable	No

Reason for Granting Planning Permission

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. Other material considerations have been considered and are not judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. Overall, the exceptional educational need and positive regenerative opportunities associated with the development and its 'proposed 'dual use' are considered to outweigh the dis-benefit of not achieving BREEAM Excellent. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted. In reaching this decision the Local Planning Authority offered a pre-application planning service and has sought to work with the applicant in a positive and proactive manner as required by paragraphs 186-187 of the National Planning Policy Framework (2012).

Policies - SDP1, SDP4, SDP5, SDP6, SDP7, SDP8, SDP9, SDP10, SDP11, SDP12, SDP13, SDP14, SDP16, SDP17, SDP22, NE4, HE6, CLT3 and TI2 of the City of Southampton Local Plan Review (March 2006 [saved policies]) and CS6, CS11, CS13, CS14, CS18, CS19, CS20, CS21, CS22, CS23 and CS24 of the Local Development Framework Core Strategy Development Plan Document (adopted January 2010).

Appendix attached	
1	Development Plan Policies

Recommendation in Full

Conditionally approve and give delegation to the Planning and Development Manager to amend/add/delete conditions listed in this report.

1.0 The site and its context

- 1.1 The 1.83 hectare application site is currently used by Cedar School which is a community special school that has a capacity for 70 students with complex needs. The students range in age from nursery to Key stage 4 (3 - 16yrs). The existing single storey building dates from around 1970 and would require significant and costly remodelling to bring it up to modern standards and to facilitate its extended purpose.
- 1.2 The school site is located off Redbridge Lane which defines the border of Southampton and Test Valley; and to the north west the site is bordered by Romsey Road. To the South is the Oasis Academy and public open space including sports pitches.
- 1.3 The existing building is positioned approximately in the middle of the site and occupies approximately 40% of the site area. A large hard surfaced parking area is provided to the north of the building. The site also contains a small play area, running track and a soft landscaped mound situated close to the junction of Romsey Road and Redbridge Lane that acts as a visual and acoustic buffer.
- 1.4 The building is well screened on the boundaries adjacent to Romsey Road and Redbridge Lane. Within the site there are also a number of mature trees which are more widely distributed when compared to the boundaries adjacent to Romsey Road and Redbridge Lane. The trees on site are afforded the same protection as trees protected by Tree Preservation Orders given that the site is owned by Southampton City Council.
- 1.5 The local context is mixed in terms of land use, scale and architectural styles. Residential uses nearby are defined by two storey housing.

2.0 Proposal

- 2.1 The Cedar school is proposed for a complete rebuild as the first of seven schools under the Government's priority Schools Building Programme for the South. 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 ready for the start of the 2014 academic school year. The new school building would be situated directly to the South of the existing building. The current school building would be demolished following the construction of the new building, and the older building footprint area (2,400m²) would be landscaped. The footprint of the proposed school building (2,782m²) would be slightly greater than the existing school building footprint. The existing building is single storey in nature and cannot be easily seen from the public highway. The proposed building would be 6m tall at its highest and 4.4m high above the main section that will be used for teaching. There would be no increase to the number of pupils that the school is capable of accommodating.

2.2 Along with providing an improved internal environment for students and staff the revised school will provide outdoor teaching areas and high quality facilities that will be capable of providing the opportunity for community use and out of hours access. The number of available car parking spaces within the site will increase from 52 to 59. There will be no change regarding mini bus parking spaces (24) and cycle and motor cycle parking will also be provided.

3.0 Relevant Planning Policy

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. The Council has reviewed the Core Strategy to ensure that it is in compliance with the NPPF and are satisfied that the vast majority of policies accord with the aims of the NPPF and therefore retain their full material weight for decision making purposes, unless otherwise indicated.

3.3 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.

3.5 Sustainability Implications

3.6 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 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.

3.7 In this case the scheme can only achieve a BREEAM ‘Very Good’ and has been advertised as a departure accordingly.

4.0 Relevant Planning History

4.1 1396/41 - Erection of a school for disabled children, Conditionally Approved 28.07.1970.

4.2 Various applications to extend have been approved since with works to trees also controlled through the planning system.

4.3 13/01125/SCR - Request for a screening opinion under Regulation 5(1) of the 2011 Town and Country Planning Environmental Impact Assessment (England and Wales) prior to a planning application for the redevelopment of the site involving demolition of the existing school and construction of its replacement. - Formal submission of an Environmental Impact Assessment not required.

5.0 Consultation Responses and Notification Representations

5.1 The applicants have undertaken a comprehensive pre-planning application consultation that included two public exhibitions at the school. Following the receipt of the planning application a publicity exercise in line with department procedures was undertaken which included notifying adjoining and nearby landowners, placing a press advertisement 02.08.2013 and erecting a site notice 30.07.2013. At the time of writing the report **0** representations have been received from surrounding residents.

5.2 **SCC Highways** – The Highways Team have been regular attendees at pre-planning application meetings where no objections have been raised with regard to the rationale of parking and access. Design issues were also discussed. A verbal update will be made at the Panel meeting. A travel plan has been submitted with the application and is supported by Officers.

5.3 **SCC Sustainability Team** – Dialogue between the Councils Sustainability advisor and the applicant is ongoing with a view to being able to lend support to the scheme. Whilst it is unlikely that the proposal will be policy compliant (not achieving BREEAM Excellent) a verbal update will be provided to the Panel to advise on any further progress..

5.4 **SCC City Design** – At pre-app stage it was suggested that the location of the entrance to the school should be moved to the middle of the building along with other minor amendments.

Note: Where practical the amendments have been adopted, however in some instances owing to the operational requirements of the school, it has not been possible for suggested alterations to be incorporated into the design.

5.5 **SCC Architect's Panel** – Pre-app design considered to appear institutional and option to introduce colour to materials not taken.

Note: minor changes made as part of the application.

5.6 **SCC Environmental Health (Pollution & Safety)** - No objection subject to conditions.

5.7 **SCC Environmental Health (Contaminated Land)** - No objection. The proposed land use is sensitive to the affects of land contamination therefore, to ensure compliance with Para 121 of the National Planning Policy Framework ' March 2012 and policies SDP1 and SDP22 of the City of Southampton Local Plan Review (adopted version, March 2006) this department would recommend that the site be assessed for land contamination risks and, where appropriate, remediated to ensure the long term safety of the site.

5.8 **SCC Ecology** – No objection, however conditions are required to safeguard against the potential impact on slow worms that have been relocated to land adjacent to the south west boundary (part of the Oasis Academy development) and potential impacts on the roadside hedgerow which acts as a bat foraging corridor. Amendment required to the lighting scheme (three car park lamp columns positioned hard up against the hedge and another in amongst trees). Specialist protective fencing around the southern boundaries of the site will be needed to exclude slow worms from the site. Apply recommended conditions.

5.9 **SCC Trees Team** – Given the constraints of this site this layout is the least detrimental to the most significant trees on site. There will be a loss of 27 trees, most of which are only visible from within the site so this loss would not be detrimental to the overall amenity of the area. It is not possible to replace the removed trees on a 2:1 basis as the site is too constrained. However there is scope to soften the large car parking area with appropriate tree planting, the applicant will need to provide appropriately designed tree planting pits which will ensure successful tree establishment. It is disappointing that a Cedar tree (which the school is named after) will be lost to this proposal. This tree should be replaced by planting a new Cedar tree in a prominent location within the school grounds.

5.10 **Environment Agency** – No objection.

5.11 **Hampshire Constabulary** – The Police commend the applicant and design team for implementing many of the 'Secured by Design' principles, however there are a small number of areas which still cause some concern.

1. The primary concern is that opportunities still present themselves to enable persons (including pupils) to climb onto the roof, which is historically a target for crime and anti social behaviour.

(a) The applicant states that the design of the canopies with a overhanging roof will prevent this but looking at the drawings and the 3D images I am not convinced. The problem is further exacerbated where planters are positioned either side of the canopy or where there is a 1200mm fence (separating classrooms) which dissect the canopy. Both these structures act as climbing aids to the canopy and subsequently the roof and plant space. It is recommended that the canopies and stanchions are designed to create a larger overhang and that the planters are removed, relocated or reduced in height.

(b) Similarly, the articulated brickwork appears to offer opportunities to climb up onto to the roof. It is recommended that they are not included and a suggestion would be to mimic this effect with different coloured bricks.

2. The second concern is that although a separate out of hours multi agency entrance is provided as the Police would recommend, it does not achieve it's aim, which is to prevent unauthorised access to the rest of the school. There is no secure corridor door(s) separating the hydrotherapy and m-a rooms from the rest of the school and this (from experience) is a design flaw. It is recommended that a secure door(s) is installed in the corridor in the vicinity of the school office/changing rooms which can be left in the hold back position during school hours if desired. A potential additional benefit of this would be to assist in monitoring/managing the whereabouts of the more mobile pupils using the pool.

3. The final concern relates to the absence of garages for the school mini buses. Again there is a history of reports of criminal damage and theft (particularly catalytic converters) where mini buses are left in the open and unattended for long periods of time. Their absence whilst being replaced or repaired could seriously impact on the business continuity of the school and potentially impact on the pupils behaviour and special educational needs. It is strongly recommended that a secure garage is installed.

As stated, it is pleasing to see Police 'Secured by Design' being referenced and in part implemented but it would be even more pleasing if the applicant applied to achieve the award. This would not only ensure the school is built to the required security level but would also assist the developer in achieving their BREEAM requirements.

- 5.12 Note: These comments have been reviewed by the applicant who proposes to reduce the height of the planters. The applicant has made the remark that the minibuses are well surveilled and to construct purpose built garages for them is cost prohibitive.
- 5.13 **Southern Water** – No objection subject to recommended conditions.
- 5.14 **Heritage and Conservation** - No objection subject to recommended conditions.
- 5.14 **Sport England** – No objection.
- 5.15 **Hampshire County Council** – No objection.
- 5.16 **Test Valley Borough Council (Highways Department)** – Object to the new entrance proposed for construction and servicing.

Note: A verbal update will be provided to Panel once the applicant has reviewed the comments and made a response.

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. Design and trees;
 - iii. Residential amenity;
 - iv. Highways and parking; and
 - v. Sustainability;

6.2 Principle of Development

The site is currently in educational use (Use Class D1) and the redevelopment proposals for an improved fit for purpose school building are considered appropriate. A fairly minor increase in footprint is proposed (2,400m² to 2,782m²) and the new building will provide state of the art facilities meeting corporate 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). The proposal embraces the city's ethos of promoting community use and will therefore provide out of hours access to the multi agency rooms and hydrotherapy pool.

6.3 Design and Trees

The adopted LDF Core Strategy Policy CS13 continues the Council's commitment to securing high quality design. Trees define the character of the site and are largely retained. With replacement of the Cedar tree proposed and additional tree planting to the car park the potential for tree planting on the site can be maximised; this can be resolved with a condition. The shape and position of the

building; sited close to the southern boundary, makes good use of the space and has enabled the retention of tree screening that will assist in achieving a building that fits comfortably into this context. The scale and mass of the building is acceptable. The building will provide an improved learning environment for pupils and a better working environment for staff.

6.4 At pre-application stage improvements to the location of the main pedestrian entrance to the building, giving increased prominence were sought along with greater interest visually. The applicants, in discussion with the School, have confirmed that the required amendments would jeopardise the internal workings of the school and the relationship between key rooms. They have, however, added additional external interest. Whilst the proposed building design could be more exciting, given the proposed use, it is nevertheless acceptable in planning terms. The external appearance of the building is acceptable and the chosen pallet of materials is supported.

6.5 Residential Amenity

The height and design of the building along with the boundary screening to be retained adjacent to Romsey Road and Redbridge Lane will prevent the building from having a harmful impact on the visual amenity and outlook currently enjoyed by neighbouring residents. In addition the Environmental Health Team have raised no objection to the scheme.

6.6 Highways, Access & Parking

A Transport Assessment (TA) and proposed travel plan have been submitted to support the application. They confirm that the maximum number of students attending the school would be 70 and the school employs 73 members of staff.

6.7 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 revised maximum parking standards (2011), which support a maximum number of 1.5 spaces per classroom for this area of accessibility therefore taking the main teaching spaces available into account our standards would allow for a total of 21 spaces. However, given the high ratio of pupils to teaching staff at the school and their special requirements given the nature of the school, the number of parking spaces proposed is judged to be reasonable. Motorcycle, bicycle and minibus parking is also proposed. No objections have been raised by the Highways Development Management Team.

6.8 The proposed travel plan, which includes measures to reduce the likelihood of staff arriving by car and parents arriving and collecting children by car, will be secured through a planning condition.

6.9 Outside of the site, where at present cars park on the highway verge close to the entrance of the site, a Grampian condition can be used to prevent unauthorised parking through the implementation of dragons teeth within the verge.

6.10 Sustainability

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 an improvement to the reduction in predicted CO2 emissions through the use of photo-voltaics located at roof level. This is not policy compliant as new developments are expected to achieve BREEAM 'Excellent'. As such the proposal represents a departure from the Development Plan.

- 6.11 Given the wider benefits of improved education provision, and the applicant's conclusion that a BREEAM 'Excellent' would jeopardise the viability of the project it is recommended that a departure can be accepted in this instance.

7.0 Summary

- 7.1 There is a significant need for the continuous education and construction of a new school on the site. Failure to deliver would represent the loss of an important opportunity for the school and most importantly its pupils. This is a significant material consideration in this case in accordance with Policy CS11

8.0 Conclusion

- 8.1 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

MP3 for 17/09/2013 PROW Panel

PLANNING CONDITIONS

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 as updated by the applicants email dated 03/09/2013, 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 [Performance Condition]

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 [Performance Condition]

The school 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 prior to first occupation. 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 and to secure wider community benefit in accordance with Policy CS11.

5. APPROVAL CONDITION - Details of Building Materials to be used [Performance Condition]

The development shall be implemented in accordance with the materials within the submitted Design and Access Statement (1010-D004, page 18, received 23/06/2013).

Reason:

In the interests of amenity by endeavouring to achieve a building of visual quality.

6. APPROVAL CONDITION - Window specification limitations [Performance Condition]

All windows shall have a reveal of at least 100mm.

Reason: In the interests of amenity by endeavouring to achieve a building of visual quality.

7. APPROVAL CONDITION - Access and Parking [Performance Condition]

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 59 cars to serve the school (to include a minimum of 2 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

8. APPROVAL CONDITION - Bicycle parking [Performance Condition]

A minimum of 8 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.

9. 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).

10. APPROVAL CONDITION - Renewable Energy - Micro-Renewables [Pre-Commencement Condition]

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 of 15% 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 by 15% 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).

11. APPROVAL CONDITION - Landscaping, lighting & means of enclosure detailed plan [Pre-Commencement Condition]

Notwithstanding the submitted details before the commencement of any site works a detailed landscaping scheme and implementation timetable shall be submitted, which includes:

- i. proposed finished ground levels or contours (following demolition); means of enclosure; car parking layouts; other vehicle pedestrian access and circulations areas, hard surfacing materials, structures and ancillary objects (refuse bins, lighting columns etc.);
- iii. ii. planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate; an accurate plot of all trees to be retained and to be lost. Any trees to be lost shall be replaced on a favourable basis (a two-for one basis unless

- circumstances dictate otherwise); within the replacement tree planting schedule at least two cedar trees will be included;
- iv. tree planting shall be included within the parking area;
 - iv. details of any proposed boundary treatment, including retaining walls;
 - v. a landscape management scheme; and
 - vi. The height of planters will be reduced to address the comments of Hampshire Constabulary

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 hard and soft landscaping scheme (including parking) for the whole site shall be carried out prior to occupation of the building or during the first planting season following the full completion of building works, whichever is sooner. 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

12. APPROVAL CONDITION - Lighting [Pre-Occupation Condition]

A written lighting scheme including light scatter diagram with relevant contours shall be submitted to and approved in writing by the Local Planning Authority prior to implementation of the lighting scheme. The scheme must demonstrate compliance with table 1 "Obtrusive Light Limitations for Exterior Lighting Installations", by the Institution of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light 2005. The installation must be maintained in accordance with the agreed written scheme.

Reason:

To protect the amenities of the occupiers of existing nearby residential properties and to address the concerns of the Council's Ecologist.

13. APPROVAL CONDITION - CCTV system [Pre-occupation 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 and car parks 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 of the new building first commencing. It shall be maintained in working order and operated at all times when the premises is open. 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.

14. APPROVAL CONDITION - Tree Retention and Safeguarding [Pre-Commencement Condition]

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.

15. APPROVAL CONDITION - No storage under tree canopy [Performance Condition]

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.

16. APPROVAL CONDITION - Overhanging tree loss [Performance Condition]

For the duration of works on the site no trees on or overhanging the site shall be pruned/cut, felled or uprooted otherwise than shall be agreed in writing by the Local Planning Authority. Any tree removed or significantly damaged, other than shall be agreed, shall be replaced before a specified date by the site owners /site developers with two trees of a size, species, type, and at a location to be determined by the Local Planning Authority.

Reason:

To secure a satisfactory setting for the proposed development and to ensure the retention, or if necessary replacement, of trees which make an important contribution to the character of the area.

17. APPROVAL CONDITION - Arboricultural Method Statement [Pre-Commencement Condition]

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.

18. APPROVAL CONDITION - Arboricultural Protection Measures [Pre-Commencement Condition]

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.

19. APPROVAL CONDITION- Land Contamination investigation and remediation [Pre-Commencement & Occupation Condition]

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.

20. APPROVAL CONDITION - Use of uncontaminated soils and fill [Pre-Occupation Condition]

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.

21. 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.

22. APPROVAL CONDITION – Construction & Demolition Method Statement [Pre-Commencement Condition]

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

Reason:

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

23. APPROVAL CONDITION - Demolition and Phasing. [Pre-Commencement Condition]

Notwithstanding the submitted details the existing Cedar 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.

24. APPROVAL CONDITION - Hours of Work for Demolition/Construction [Performance Condition]

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

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 Cedar School and to protect the amenities of neighbours and the wider environment.

25. APPROVAL CONDITION - Wheel Cleaning Facilities [Performance Condition]

During the period of the preparation of the site, excavation for foundations or services and the construction of the development, wheel cleaning facilities shall be available on the site and no lorry shall leave the site until its wheels are sufficiently clean to prevent mud being carried onto the highway.

Reason:

In the interests of highway safety.

26. APPROVAL CONDITION - Storage / Removal of Refuse Material [Pre-Occupation Condition]

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.

27. APPROVAL CONDITION - Archaeological investigation [Pre-Commencement Condition]

No development shall take place within the site until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted to and approved by the Local planning Authority.

Reason:

To ensure that the archaeological investigation is initiated at an appropriate point in development procedure.

28. APPROVAL CONDITION - Archaeological work programme [Performance Condition]

The developer will secure the completion of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved by the Local planning Authority.

Reason:

To ensure that the archaeological investigation is completed.

29. APPROVAL CONDITION - Sustainable Drainage Systems [Pre-Occupation Condition]

Prior to the commencement of development a feasibility study demonstrating an assessment of the potential for the creation of a sustainable drainage system on site shall be carried out and submitted to the Local Planning Authority. Any measures shown to be feasible shall be verified in writing by the Local Planning Authority and implemented prior to first occupation of the development hereby granted consent. 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 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:

To conserve valuable water resources, in compliance with and to demonstrate compliance with policy CS20 of the Local Development Framework Core Strategy Development Plan Document Adopted Version (January 2010) and to prevent an increase in surface run-off and reduce flood risk.

30. APPROVAL CONDITION - Surface / foul water drainage [Pre-commencement Condition]

No development approved by this permission shall commence until a scheme for the disposal of foul water and surface water drainage have been submitted to and approved in writing by the Local Planning Authority and no building shall be occupied unless and until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority and subsequently implemented and maintained for use for the life of the development.

Reason:

To ensure satisfactory drainage provision for the area.

31. APPROVAL CONDITION - Surface / foul water drainage [Performance Condition]

No new soakaways should be located within 5 metres of a public water main and sewer. No excavation, mounding or tree planting should be carried out within 3 metres of the public water main and foul sewer without consent from Southern Water.

Reason:

To ensure that the integrity of the public water main and sewer remain intact and undamaged as a result of the development.

32. APPROVAL CONDITION – Travel Plan [Performance Condition]

The development shall be implemented in accordance with the approved Travel Plan produced by 'Mode shift stars'.

Reason:

In the interests of sustainable travel.

33. APPROVAL CONDITION – Off-site Highway Works (Grampian Condition)

No development shall take place on the replacement school building hereby approved until plans for off-site highway works to prevent overspill parking (from both the construction and operational phase of the development) have been submitted to and approved in writing by the Local Planning Authority in consultation with the relevant highway authority on which land the works shall take place. It is recommended that these works should take the form of 0.5m high dragon's teeth or similar bollards along the site's Redbridge Lane frontage. The agreed scheme of works shall be implemented prior to the commencement of development or in accordance with an alternative timescale that shall have been agreed in writing with the Local Planning Authority prior to the commencement of development. The agreed scheme shall be retained thereafter.

Reason:

In the interests of highway safety and to prevent overspill parking within the site's highway frontage.

Informatives:

Southern Water.

A formal application for connection to the public sewerage system 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.

Ecologist

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (Tel 01962 858688).

The Council's Ecologist requests that there be an amendment to the lighting scheme (three car park lamp columns positioned hard up against the hedge and another in amongst trees should be removed or altered to ensure that there is no harm to wild life that might otherwise use the trees and hedges for nocturnal foraging).

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. It is important that you note that if development commences in without the condition having been formally discharged by the Council in writing, any development taking place will be unauthorised in planning terms, invalidating 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 Control Service.

Performance Conditions

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 CONTEXT

Core Strategy - (January 2010)

CS6	Economic Growth
CS11	An Educated City
CS13	Fundamentals of Design
CS14	Historic Environment
CS18	Transport: Reduce – Manage – Invest
CS19	Car & Cycle Parking
CS20	Tackling and Adapting to Climate Change
CS21	Protecting and Enhancing Open Space
CS22	Promoting Biodiversity and Protecting Habitats
CS23	Flood Risk
CS24	Access to Jobs

City of Southampton Local Plan Review – (March 2006)

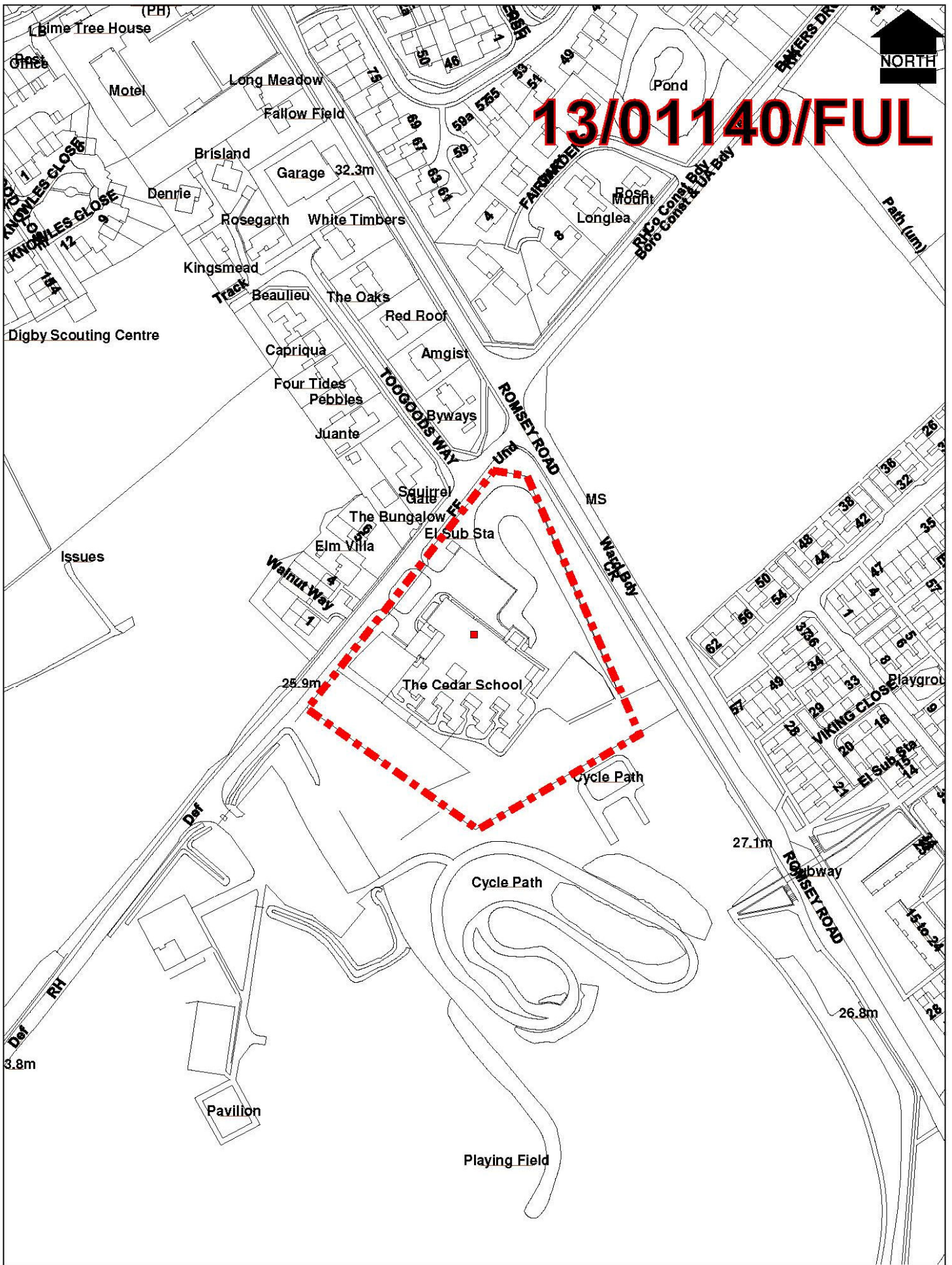
SDP1	Quality of Development
SDP4	Development Access
SDP5	Parking
SDP6	Urban Design Principles
SDP7	Urban Design Context
SDP8	Urban Form and Public Space
SDP9	Scale, Massing & Appearance
SDP10	Safety & Security
SDP11	Accessibility & Movement
SDP12	Landscape & Biodiversity
SDP13	Resource Conservation
SDP14	Renewable Energy
SDP16	Noise
SDP17	Lighting
SDP22	Contaminated Land
NE4	Protected Species
HE6	Archaeological Remains
CLT3	Protection of Open Spaces
TI2	Vehicular Access

Supplementary Planning Guidance

Planning Obligations (Adopted - August 2005 and amended November 2006)
Parking Standards SPD (September 2011)

Other Relevant Guidance

The National Planning Policy Framework 2012
PPG16 Archaeology and Planning (November 1990) PPG17 Planning for Open Space, Sport and Recreation (July 2002)



Scale : 1:2500

Date 04 September 2013

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