

**Southampton City Planning & Sustainability
 Planning and Rights of Way Panel meeting 17 April 2012
 Planning Application Report of the Planning and Development Manager**

Application address:			
Ridgeway School & Prospect House, Freemantle Common Road			
Proposed development:			
Re-development of the site, demolition of the existing buildings and provision of 30 new houses (23 x three bedroom, 7 x four bedroom) with associated parking and access from Freemantle Common Road with provision of new pedestrian footpath. (Outline application seeking approval for access, layout and scale).			
Application number	12/00168/R3OL	Application type	Deemed Outline
Case officer	Bryony Stala	Public speaking time	15 minutes
Last date for determination:	27.03.2012	Ward	Peartree
Reason for Panel Referral:	Major planning application on Council Land	Ward Councillors	Cllr Paffey Cllr Jones Cllr Drake

Applicant: Southampton City Council	Agent: Capita Symonds
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Recommendation Summary	Delegate to Planning and Development Manager to grant planning permission subject to criteria listed in report
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Reason for granting Deemed Outline Permission

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. The Council has taken into account the loss of the existing community facility as well as the impact of the proposed development on the adjacent common land (given protection by Core Strategy Policy CS21, but mitigated for by a proposed land swap), adjoining allotment site and neighbouring residential properties. 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. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and deemed outline planning permission should therefore be granted.

Policies - SDP1, SDP4, SDP5, SDP7, SDP8, SDP9, SDP10, SDP11, SDP13, NE4, HE6, CLT5, CLT6, H1, H2, and H7 of the City of Southampton Local Plan Review (March 2006) and Policies CS3, CS4, CS5, CS13, CS15, CS16, CS18, CS19, CS20, CS21, CS22 and CS25 of the Local Development Framework Core Strategy Development Plan Document (January 2010) as supported by the adopted Residential Design Guide (2006).

Appendix attached			
1	Development Plan Policies	2	Details of previously approved application 07/01998/OUT

Recommendation in Full

Conditionally approve

1. Delegate to the Planning and Development Manager to grant planning permission subject to the completion of an undertaking by The Head of Property Service under S.106 to secure:

i. Financial contributions towards 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 improvements in the wider area as set out in the Local Transport Plan and appropriate SPG/D.

iii. Financial contributions towards the open space improvements required by the development in line with Policies CLT5, CLT6 of the City of Southampton Local Plan Review (March 2006), Policy CS25 of the adopted LDF Core Strategy (2010) and the adopted SPG relating to Planning Obligations (August 2005 as amended) and to mitigate for the loss of that part of the site which is currently protected open space.

iv. Provision of affordable housing in accordance with Core Strategy CS15.

v. Submission of a highway condition survey to ensure any damage to the adjacent highway network attributable to the build process is repaired by the developer.

In the event that the legal agreement is not completed within two months of the Panel resolution the Planning and Development Manager be authorised to refuse permission on the ground of failure to secure the provisions of the Section 106 Legal Agreement.

And also subject to-

2. The receipt of an agreement made pursuant to section 111 of the Local Government Act 1972 between the council as trustees of the common land forming part of the application site and the prospective purchaser providing that the developer will prior to or simultaneously with the completion of the land transfer or any part thereof ensure that the common land required for the site access is swapped with the replacement land outside the application site indicated on the SCC Property Services plan number V3295.

3. That the Planning and Development Manager be given delegated powers to vary relevant parts of the Section 106 agreement and to vary or add conditions as necessary.

1.0 The site and its context

1.1 The application site is comprised of Ridgeway House school buildings (and its associated grounds) and Prospect House, a council owned building currently used as a resource centre for adults with learning difficulties.

1.2 The use of the Ridgeway House as a school has ceased and the site is currently

used on a temporary basis by the Council's Building Contractors for offices and the storage and distribution of building materials.

The Ridgeway School House buildings have mid 20th Century origins and are predominantly single storey with flat roofs. The buildings stretch across the site from the east to west boundary with the main play ground area to the south.

Prospect House is located to the east of the site. The single storey building benefits from a car park to the front and a grassed amenity area to the rear. The service currently provided at Prospect House is planned for relocated to Woolston Community Centre at the start of 2013. Prospect House will remain open until the new facility is ready for relocation.

- 1.3 To the north and north-east of the site is Freemantle Common and as detailed above, the application site encompasses a strip of common land immediately adjacent to the access road. Beyond the western site boundary is Westwood School and to the south-east are the Merry Oak allotments. Residential curtilages from The Oaks development abut the southern boundary of the site. There is a slight change of levels across the site with the land falling slightly from the north down towards the southern boundary.
- 1.4 The surrounding area is predominantly residential in character, typically comprising detached, two-storey dwellings of a suburban character. There is one access into the site via Freemantle Common Road; this is shared by Prospect House and Ridgeway House School. Freemantle Common Road links into Peartree Avenue.
- 1.5 The perimeter of the site benefits from dense vegetation screening and there are some significant trees on the site, particularly adjacent to the northern boundary. As the site is currently within Council ownership the trees are afforded the same protection as a Preservation Order. A provisional Group Tree Preservation Order has been made for the trees along the northern boundary of the site, to secure the long term retention of the trees in the event of the sale of the land.

2. Proposal

- 2.1 The application proposes a mix of three and four bedroom houses totalling 30 units with an overall site density of 38 dwellings per hectare.
- 2.2 Permission is sought in an outline form with the access, layout and scale being identified for consideration. Appearance and landscaping are reserved from this application.
- 2.3 The development comprises a cul-de sac type layout with dwellings being designed to create an active street scene with the roads and footpaths taking on a 'home zone' approach in providing shared surfaces for traffic, pedestrians and parking.

The properties comprise a mix of 2 and 2 1/2 storey dwellings.

- 2.4 The application site lies within an area of low accessibility for public transport but is within 400m of an area of High Accessibility.
- 2.5 A total of 41 car parking spaces will be provided. Each dwelling will benefit from at

least 1 car parking space, with 10 dwellings having an integral garage.

- 2.6 Access will be taken from Freemantle Common Road with a strip of Common Land incorporated in to the access to enable the creation of a pedestrian footway into the development. Access through the site to the allotments is to be retained.

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 policies of the South East Plan, Southampton’s Core Strategy and Local Plan Review have been taken into account in the consideration of this application. The Core Strategy is in general conformity with the South East Plan, and it is not considered that the policies in the South East Plan either conflict with or add particular weight to the policies in the Core Strategy for this application. Consequently only the local statutory development plan policies (Core Strategy and Local Plan Review) have been cited in this report.
- 3.3 Major developments are expected to meet high sustainable construction standards in accordance with the City Council’s adopted and emerging policies. In accordance with adopted Core Strategy Policy CS20 and Local Plan “saved” Policy SDP13.
- 3.4 The National Planning Policy Framework came into force on 27 March 2012. Having regard to paragraph 214 of the National Planning Policy Framework dated 27 March 2012 the policies and saved policies set out in **Appendix 1** which have been adopted since 2004 retain their full material weight for decision making purposes.

4.0 Relevant Planning History

- 4.1 07/01998/OUT - Redevelopment of the site. Demolition of the existing school buildings and erection of new buildings to provide 21 dwellings (8 houses and 13 flats) with associated parking and access roads including widening the existing road to provide new footpaths (Outline application seeking approval for the site layout and the means of access). CAP – 30.05.2008.
- 4.2 10/01380/PREAP2 - Feasibility into merging the two sites at Prospect House and Ridgeway School to form a single site for residential development purposes – Closed.
- 4.3 11/01792/PREAP1 - Re-Development Of The Site To Provide 44 Dwellings (23 Houses And 21 Flats) With Associated Parking. Plans amended during the course of the pre-app to provide 30 dwelling houses with associated parking. Closed.

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 23.02.2012 and displaying a site notice 16.02.2012. At the time of writing this report, the consultation termination period (27.3.2012) had not expired for the re-consultation. If any more comments are received raising new issues, they will be updated at Panel. At the time of writing the report 5 representation had been raising the following concerns:

- 5.2 ***There is concern regarding the type of boundary treatment provided to the rear of properties 7 – 11 which are directly in front of The Oaks 52 – 56. A metal Palisade fence was installed to prevent direct access to The Oaks from Peartree Avenue and the anti-social behaviour that resulted from this. It is considered that a timber fence is not fit for purpose. In addition, the metal fence should be retained during construction.***

5.3 **Response**

The detail of boundary treatment will be dealt with as a reserved matter. However, the importance of retaining a sufficient boundary between the proposed housing and The Oaks is noted. It is considered possible for the existing Palisade fencing to be retained with a timber fence serving the proposed dwelling units positioned behind this. This would ensure the security of the proposed dwellings and The Oaks, as well as retaining privacy for all occupants.

- 5.4 ***Concern regarding access, parking and transport problems that will arise from the increase in dwellings. In particular, concern is raised regarding highway safety issues relating to Peartree Avenue and Freemantle Common Road. Freemantle Common Road is one way and has limited footpaths.***

5.5 **Response**

SCC Highways have considered the concerns raised by residents and do not consider the proposed development to be detrimental to highway safety. The traffic generated from the previous uses in relation the proposed houses would not differ greatly and it is beyond the control of the planning department to prevent people from driving the wrong way down a one way road.

Road widths, sightline and footpath provisions are considered sufficient.

- 5.6 ***The proposal will have an adverse impact on the Ecology and Wildlife on site.***

5.7 **Response**

An extended Phase 1 Habitable survey has been undertaken. The survey identified the potential for breeding bird and bats to be present on site. Redevelopment of the site provides an opportunity to introduce enhancement measures to benefit bats and other species. The local planning authority is aware of the importance of protecting the biodiversity of the site and where appropriate will impose conditions to ensure this is done. See planning considerations below.

- 5.8 ***Construction hours should be restricted to protect the amenity of neighbours.***

5.9 **Response**

An hours of construction condition limited works to between 8am to 6pm Monday to Friday and 9am to 1pm on Saturdays and at no time on Sundays or Public Holidays is recommended.

- 5.10 ***Concern has been raised regarding the level of consultation that has been carried out in relation to the application.***

Response

Section 5.1 of this report sets out the consultation procedure carried out for the application. Following the receipt of an email from a resident in Peartree Avenue, which expressed concern that an insufficient number of local residents had been notified about the application, additional consultation letters were sent to 117, 119 and 121 Peartree Avenue. Both a Site notice and an advert in the local press have been issued and as such the local planning authority has adequately advertised the application.

- 5.11 **Consultee Comments**

SCC Highways – The general layout is accepted subject to additional measures to include traffic calming measures, chicanes and details of parking layout (including reversing distances) in order to enhance the home zone environment.

- 5.12 **SCC Housing** – An affordable housing requirement of 11 houses is required. The provision will made on site and is subject to further discussion to finalise the mix and tenure of the 11 units to be provided.

- 5.13 **SCC Sustainability Team** – The design and access statement states that measures such as grey water and rainwater harvesting could be incorporated. It is highly recommended that these are investigated at reserved matters stage. No objection to principle subject to recommended conditions.

- 5.14 **SCC Planning Policy** – No objection.

- 5.15 **SCC Trees Team** – No objection subject to recommended conditions.

- 5.16 **SCC Environmental Health (Contaminated Land)** – No objection subject to recommended conditions.

- 5.17 **SCC Environmental Health (Pollution and Safety)** – No objection subject to recommended conditions.

- 5.18 **SCC Ecology** – No objection subject to recommended conditions

- 5.19 **SCC Archaeology** – Although there is the potential for archaeology to survive, there is unlikely to be anything on the site that will require preservation in-situ and prove to be an overriding constraint to development. Consequently, the required archaeological works can best be secured by condition.

- 5.20 **BAA** – No objection.

- 5.21 **Southern Water** – No objection.

- 5.22 **Southampton Commons & Parks Protection Society** – Raised concern regarding the protection of adjacent common land and the hedge, trees and

planting on the northern boundary during construction works.

6. Planning Consideration Key Issues

6.1 The key issues for consideration in the determination of this planning application are:

- The principle of this form of development
- Scale and layout
- Access and car parking
- Trees, ecology, landscaping and sustainability

6.2 Principle of Development

6.2.1 Policy CS3 of the Core Strategy seeks to prevent the loss of community facilities throughout the city if it is viable for the commercial, public or community sector to operate it and if there is no similar replacement facility in the same neighbourhood.

6.2.2 The principle of the redevelopment of Ridgeway House School has been accepted under application 07/01998/OUT. The application granted consent for the demolition of the existing school buildings and erection of new buildings to provide 21 dwellings (8 houses and 13 flats) with associated parking and access roads, including widening the existing road to provide new footpaths.

6.2.3 The services provided at Prospect House, which are classed as a community use, are to be relocated to Woolston Community Centre at the start of 2013. The community centre is less than 2 miles from Prospect House and will provide updated facilities for the end user. The provisions of CS3 are therefore met.

6.3 The surrounding area is predominantly residential and characterised by two storey dwelling houses. The most appropriate use of this previously developed site is considered to be residential housing, of a similar scale and type as that within the immediate area.

6.3.1 Policy CS5 of the adopted Core Strategy advises developments within a low area of accessibility to accord with a net density of between 35 – 50 dwellings per hectare. The proposed development is compliant at 38 dwellings per hectare.

6.4 Policy CS16 of the adopted Core Strategy advocates an appropriate mix and type of housing with 30% of the total dwellings on developments of 10 to be provided as family homes (3 or more bedrooms with direct access to garden space).

6.4.1 The site is located within a low accessibility area of the city which is predominantly characterised by dwelling houses occupied by families. The proposal of a mix of 3 and 4 bedroom dwelling houses is considered to respond to the context and character of the immediate area and make an appropriate provision for family accommodation within the city. As such, it is considered that a mix of 3 and 4 bedroom dwellings can be justified in terms of current planning policy.

6.4.2 35% of dwellings on site will be made available for affordable housing in accordance with policy CS15 of the Core Strategy. The mix and tenure of the affordable housing is reserved and will be dealt with by way of the S106

agreement.

- 6.5 In order to facilitate a safe pedestrian access into and out of the development it is necessary to create a footpath along the western edge of Freemantle Common road. This links the development with Peartree Avenue. Part of the land required for this purpose is registered common land. Whilst policy CLT3 of the Local Plan Review does not permit the net loss of areas of public open spaces such as Freemantle Common, it is proposed that an area of common land of approximately 30 sqm is exchanged for a section of land taken from the Ridgeway House School site measuring 198 sqm.
- 6.5.1 This exchange of land would be subject to obtaining the appropriate consent from the Secretary of State. It is understood that an application is to be made to the Secretary of State imminently. If the application to the Secretary of State is not successful then development could not proceed, regardless of the outcome of this planning application. It is therefore considered that the departure from policy CLT3 of the Local Plan Review is acceptable in this instance and will not prejudice the delivery of the Council's Strategic policies.
- 6.5.2 The exchange of land is included within the proposed design.
- 6.5.3 The strip of land taken from the common will remain in the council's ownership and will be given highway status once adopted.
- 6.5.4 In order to protect the common land through the course of the construction a condition preventing the storage of materials, the siting of contractors compounds or contractor parking on this land will be imposed. Temporary measures to ensure the protection of this land, such as fencing, will be agreed by way of condition.
- 6.6 Scale & Layout
- 6.6.1 The proposed development would make efficient use of previously developed land whilst retaining its spacious and verdant character. This is achieved largely through the plot sizes proposed, the separation of the proposed buildings from the site boundaries and the retention of the mature screening to the northern boundary of the site. The proposed use of shared surfaces and the provision of car parking spaces in front of each dwelling rather than in a central core ensures the development would not appear to be dominated by hard standing when viewed from public vantage points.
- 6.6.2 As with the previously approved scheme, the inward facing nature of the development and the set backs of the proposed buildings from the boundaries, would mean it would not be read as part of the Peartree Avenue street scene but would appear as a stand alone development.
- 6.6.3 The indicated 2 and 2.5 storey heights are considered to be appropriate given the separation distance of buildings from boundaries, the distance from neighbouring properties and the retained tree screening. The heights of dwellings have been varied throughout the site to respond to the differing levels of the land and achieve standard privacy distances (as set out in paragraph 2.2.4 of the Residential Design Guide). Such an approach also helps to break up the bulk and mass of the proposed terraces and provide better articulation within the elevations.

6.6.4 The layout allows for residential amenity standards relating to outlook and privacy as set out in chapter 2 of the Residential Design Guide to be met to a minimum, with an appropriate provision of useable garden space being provided for each dwelling.

6.6.5 Each dwelling will be able to accommodate the storage of their own refuse and cycles, with a refuse collection vehicle being able to adequately enter and exit the site.

6.7 Access & Car parking

6.7.1 The existing entrance into the site will be closed to users of the development and has been excluded from the application site. It is proposed that the former entrance to Ridgeway School will be opened up and modified to provide the new access link in and out of the development. At present, there is a secondary access route for the allotments which forks off the principle access road along the northern boundary; this route comprises an unmade dirt track which will be retained as secondary access for users of the allotments and SCC maintenance vehicles. The main access into the allotment is to be retained and forms the main route into the development.

6.7.2 The proposed access was previously approved under application_07/01998/OUT. It is not considered that re-opening the access to the former Ridge House School will have any adverse impact on traffic flow or highway safety.

6.7.3 Parking provision is provided in accordance with the recently adopted Parking Standards SPD, with all dwellings having at least one car parking space. 11 houses will benefit from two car parking spaces. This equates to 1.4 spaces per unit, including 31 surface spaces, 6 integral garages and 5 attached garages.

6.7.4 Appropriate landscaping measures and home zone approach to surface treatments (to be dealt with by way of reserved matters) will ensure fly parking is prevented, particularly along the strip of road at the entrance to the allotments.

6.7.5 As previously mentioned, it is proposed that a footpath will be constructed alongside the western edge of the link road (Freemantle Common Road) to Peartree Avenue and will be formed from a strip of land currently registered as common land and designated open space. This new footpath will adjoin the existing footpath alongside Peartree Avenue and continue into the new development linking with a new network of footpaths within the development.

6.7.6 The network of footpaths will be integrated into the entrance and vehicular routes using a home zone approach whereby there will be little distinction between the two so as to ensure vehicles naturally reduce their speed.

6.7.7 Appropriate pedestrian footpath and links are provided on site, particularly between the main entrance to the site and dwellings 1 - 6 and 17 - 23 which are the furthest from the main access and should also benefit users of the allotments.

6.8 Trees and Ecology

6.8.1 The site contains a large number of mature trees, most notably to its northern boundary with Freemantle Common Road and Freemantle Common itself. The majority of trees along the Peartree Avenue and Freemantle Common Road

frontage are to be retained. This will assist in integrating the development with the adjacent area of common and open space land, whilst the belt of trees on the southern and south-eastern boundaries will provide an element of natural screening and visual separation from the neighbouring properties.

6.8.2 In order to accommodate the development a total of five trees will be lost on site. One mature Lime tree (marked as T30 on drawing AL03) will be lost to enable vehicular access into the site. Four other trees comprised of two young conifers, a young birch and a semi-mature Hawthorn located within the site are also to be felled.

6.8.3 To compensate for this loss, a 2 for 1 tree replacement condition will be imposed. The proposed replacement trees are shown on drawing AL03. These have been located within both the front and rear gardens of the proposed dwellings and the shared surfaces.

6.8.4 Southampton City Council Trees Team is satisfied that development works can take place without harming the root protection areas of the retained trees. However, safeguarding and protection measures for the trees will be secured by way of condition.

6.8.5 It is judged that the proposal will not have an adverse effect on local biodiversity. The bat survey submitted with the application identifies bat activity within the mature trees along the northern boundary of the site. The trees are to be retained and as such providing they are not subject to direct illumination from the new buildings the foraging activity should be unaffected. An appropriate condition will be applied to prevent illumination on adjacent trees.

6.8.6 Redevelopment of the site provides an opportunity to introduce enhancement measures to benefit bats and other species. In particular, the incorporation of bat and swift roosting boxes into the fabric of the new buildings and bird boxes placed in mature trees. There will be an opportunity to include this within the final design of the proposed dwellings under the reserved matters.

6.9 Landscaping and sustainability

6.9.1 Landscaping is to be a reserved matter. However, provision has been made within the layout of the site for 2 for 1 tree replacement.

6.9.2 With regards to ecology, the vegetation around the site provides good connectivity with surrounding areas allowing foraging activity to occur in nearby gardens as well as on the site itself. As such, a substantial amount of vegetation should be retained as per the indicative layout and officers will need to be satisfied that landscaping measures will include locally native species upon dealing with the reserved matters.

6.9.3 The development has been designed to meet Level 4 of the Code for Sustainable Homes which is welcomed.

6.9.4 As stated in the consultation comments section above, the design and access statement indicated that measures such as grey water and rainwater harvesting could be incorporated. This is recommended as a reserved matter.

7. Summary

7.1 The principle of redevelopment of this site for housing is accepted. The loss of common land and trees has been appropriately mitigated through the re-provision of land and re-planting of trees which will be ensured by way of condition. This application proposes a high level of family housing and affordable units and is acceptable in parking and highways terms. The impact on neighbouring dwellings has been mitigated through the layout and proposed scale of dwellings. An appropriate residential environment to conform with at least minimum standards can be achieved.

8. Conclusion

It is recommended that planning permission is granted subject to a Section 106 agreement, reserved matters and conditions.

Local Government (Access to Information) Act 1985

Documents used in the preparation of this report Background Papers

1(a), 1(b), 1(c), 1(d), 2(b), 2(d), 4(f), 4(g), 4(vv), 6(a), 6(c), 7(a), 8(a), 8(j), 9(a) and 9(b).

BS for 17/04/2012 PROW Panel

PLANNING CONDITIONS

01. APPROVAL CONDITION - Outline Permission Timing Condition

Outline Planning Permission for the principle of the development proposed and the following matters sought for consideration, namely the layout of buildings and other external ancillary areas, the means of access (vehicular and pedestrian) into the site and the buildings, the appearance and design of the structure, the scale, massing and bulk of the structure, and the landscaping (both hard, soft and including enclosure details) of the site is approved subject to the following:

(i) Written approval of the details of the following awaited reserved matters shall be obtained from the Local Planning Authority prior to any works taking place on the site:-

a) The appearance and architectural design specifying the external materials to be used (RESERVED MATTER);

b) Landscaping of the site specifying a planting plan (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), hard and soft treatments, surface treatments for parking layout, pedestrian access, surface areas and property frontages and ancillary objects (refuse bins, external lighting, lighting columns etc)(RESERVED MATTER);

c) All means of enclosure to be formed within the site and to site boundaries (RESERVED MATTER);

d) A landscape management scheme (RESERVED MATTER); and,

e) Details (including siting and layout) of grey water and rain water harvesting.

(ii) An application for the approval of the outstanding reserved matters shall be made in writing to the Local Planning Authority before the expiration of three years from the date of this Outline Permission.

(iii) The development hereby permitted shall be begun [either before the expiration of five years from the date of this Outline permission, or] before the expiration of two years from the date of approval of the last application of the reserved matters to be approved [whichever is the latter].

Reason:

To enable the Local Planning Authority to control the development in detail and to comply with Section 91 and Section 92 of the Town and Country Planning Act 1990 (as amended).

02. APPROVAL CONDITION - Reserved Matters Timing Conditions

Submission of Reserved Matters

Application for the approval of reserved matters specified in Condition 03 below shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason

To comply with S.92 of the Town and Country Planning Act 1990 (as amended).

03. Approval Condition - Traffic Calming Measures (Pre-commencement Condition)

Prior to the commencement of the development hereby approved, full details of the traffic calming measures within the development shall be submitted to the Local Planning Authority for approval in writing. These details shall include surface materials, markings, signage and gradients. The traffic calming measures shall be implemented as approved prior to the development first coming into occupation.

Reason

To ensure a satisfactory form of development

04. APPROVAL CONDITION - Temporary parking area for construction vehicles (Pre-Commencement Condition)

No construction or building work shall be carried out on the site unless and until there is available within the site, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority, provision for the temporary parking of vehicles and the loading and unloading of vehicles associated with the building and other operations on the site throughout the period of work required to implement the development hereby permitted. Temporary parking must not take place on the adjacent common land at any time.

Reason:

In the interests of road safety and in order to protect the appearance and biodiversity value of the adjacent common land.

05. APPROVAL CONDITION - Contractors Compound (Pre-Commencement Condition)

Detailed plans specifying the areas to be used for contractors and plant; storage of building materials, and any excavated material, huts and all working areas required for the

construction of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before development commences on site. There shall be no provision for such storage on adjacent common land. The development shall proceed in accordance with the agreed details

Reason:

For the avoidance of doubt and in the interests of the amenities of nearby residents.

06. 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 (including demolition) 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.

07. 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 BS5837:2005, 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.

08. APPROVAL CONDITION - Ecological Mitigation Statement [Pre-Commencement Condition]

Prior to development commencing, including site clearance, the developer shall submit a programme of habitat and species mitigation and enhancement measures, the statement must include the following details:

- specification, number and location of bat and swift roosting boxes;
- specification, number and location of other bird boxes;
- locally native species to be included in the landscaping scheme.

- method statement for building demolition to minimise the risk to bats (see informative below).

Unless otherwise agreed in writing by the Local Planning Authority the details agreed within the statement shall be implemented in accordance with the programme before any demolition work or site clearance takes place.

Reason

To safeguard protected species under the Wildlife and Countryside Act 1981 (as amended) in the interests of preserving and enhancing biodiversity.

09. APPROVAL CONDITION - Lighting [Pre-Commencement 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 ensure the development does not adversely affect foraging bats and other habitats within the site.

10. APPROVAL CONDITION - Code for Sustainable Homes [Pre-Commencement Condition]

Before the development commences, written documentary evidence demonstrating that the development will achieve at minimum Level 4 of the Code for Sustainable Homes in the form of a design stage assessment, shall be submitted to the Local Planning Authority for its approval, unless an otherwise agreed timeframe is agreed in writing by the LPA.

REASON:

To ensure the development minimises its overall demand for resources and to demonstrate compliance with policy CS20 of the Local Development Framework Core Strategy Development Plan Document Adopted Version (January 2010).

11. 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.

12. Approval Condition – Cycle storage (Pre-commencement Condition)

Notwithstanding the information already submitted no development shall commence until plans and elevational details of the secure, covered cycle storage for the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The cycle storage shall be provided prior to the first occupation of the dwellings hereby approved and thereafter retained for that purpose at all times.

Reason

To ensure an appropriate provision of cycle storage is made for future occupants of the site in accordance with saved policy SDP5 of the adopted Local Plan.

13. APPROVAL CONDITION - Residential - Permitted Development Restriction [Performance Condition]

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), or any Order amending, revoking or re-enacting that Order, no building or structures within Schedule 2, Part 1, Classes as listed below shall be erected or carried out to any dwelling house hereby permitted without the prior written consent of the Local Planning Authority:

Class A (enlargement of a dwelling house), including a garage or extensions,

Class B (roof alteration),

Class C (other alteration to the roof),

Class D (porch),

Class E (curtilage structures), including a garage, shed, greenhouse, etc.,

Class F (hard surface area)

Reason:

In order that the Local Planning Authority may exercise further control in this locality given the small private garden and amenity areas provided as part of this development in the interests of the comprehensive development and visual amenities of the area.

14. Approval Condition - Refuse and Recycling Bin Storage (Pre-commencement conditions)

Details of the location, type and appearance of the facilities to be provided for the storage and removal of refuse and recycling from each dwelling shall be submitted to and approved in writing by the Local Planning Authority before the building is first occupied. The facilities shall include accommodation for the separation of waste to enable recycling. The approved refuse and recycling storage shall be retained thereafter.

Reason

In the interests of the visual appearance of the building and the area in general.

15. Approval Condition – Access to allotments (Performance condition)

Pedestrian and Vehicular access to the adjoining allotments must be retained at all times.

Reason

To ensure a satisfactory form of development.

16. APPROVAL CONDITION - Use of uncontaminated soils and fill [Pre-Commencement 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.

17. 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.

18. 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.

19. APPROVAL CONDITION - replacement trees [Performance Condition]

Any trees to be felled pursuant to this decision notice will be replaced with species of trees to be agreed in writing with the Local Planning Authority at a ratio of two replacement trees for every single tree removed. The trees will be planted within the site or at a place agreed in writing with the Local Planning Authority. The Developer shall be responsible for any replacements for a period of 5 years from the date of planting. The replacement planting shall be carried out within the next planting season (between November and March) following the completion of construction. If the trees, within a period of 5 years from the date of planting die, fail to establish, are removed or become damaged or diseased, they will be replaced by the site owner / site developer or person responsible for the upkeep of the land in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent to any variation.

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.

20. APPROVAL CONDITION - Code for Sustainable Homes [Performance Condition]

Within 6 months of any part of the development first becoming occupied, written documentary evidence proving that the development has achieved at minimum Level 4 of the Code for Sustainable Homes in the form of post construction assessment and certificate as issued by a legitimate Code for Sustainable Homes certification body, shall be submitted to the Local Planning Authority for its approval.

REASON:

To ensure the development has minimised its overall demand for resources and to demonstrate compliance with policy CS20 of the Local Development Framework Core Strategy Development Plan Document Adopted Version (January 2010).

21. APPROVAL CONDITION - Protection of nesting birds [Performance Condition]

No clearance of vegetation likely to support nesting birds shall take place between 1 March and 31 August unless a method statement has been agreed in writing by the Local Planning Authority and works implemented in accordance with the agreed details.

REASON

For the safeguarding of species protected by The Wildlife & Countryside Act 1981 (as amended) and the conservation of biodiversity

22. 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.

23. 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.

24. 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.

25. APPROVAL CONDITION - Hours of work for Demolition / Clearance / 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.

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

26. APPROVAL CONDITION - Wheel Cleaning Facilities [Pre-Use 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.

Notes to Applicant

1. The developer is advised that whilst the risk is very low, there is still a possibility of a bat roost being present within Prospect House. Should a bat roost be discovered during demolition, work must stop and Natural England's advice sought on how to proceed.

2. The applicant/developer should enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure required 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

3. 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

4. Cranes: Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues' (available at <http://www.aoa.org.uk/policy-safeguarding.htm>)

5. Lighting: The development is close to the aerodrome and the approach to the runway. We draw attention to the need to carefully design lighting proposals. This is further explained in Advice Note 2, 'Lighting near Aerodromes' (available at <http://www.aoa.org.uk/policy-safeguarding.htm>). Please note that the Air Navigation Order 2005, Article 135 grants the Civil Aviation Authority power to serve notice to extinguish or screen lighting which may endanger aircraft.

6. Landscaping: The development is close to the airport and the landscaping which it includes may attract birds which in turn may create an unacceptable increase in birdstrike hazard. Any such landscaping should, therefore, be carefully designed to minimise its attractiveness to hazardous species of birds. Your attention is drawn to Advice Note 3, 'Potential Bird Hazards: Amenity Landscaping and Building Design' (available at <http://www.aoa.org.uk/policy-safeguarding.htm>).

7. 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.

8. 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)

CS4	Housing Delivery
CS5	Housing Density
CS13	Fundamentals of Design
CS15	Affordable Housing
CS16	Housing Mix and Type
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
CS25	The Delivery of Infrastructure and Developer Contributions

City of Southampton Local Plan Review – (March 2006)

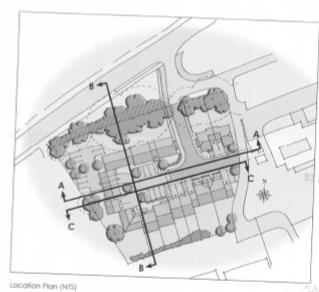
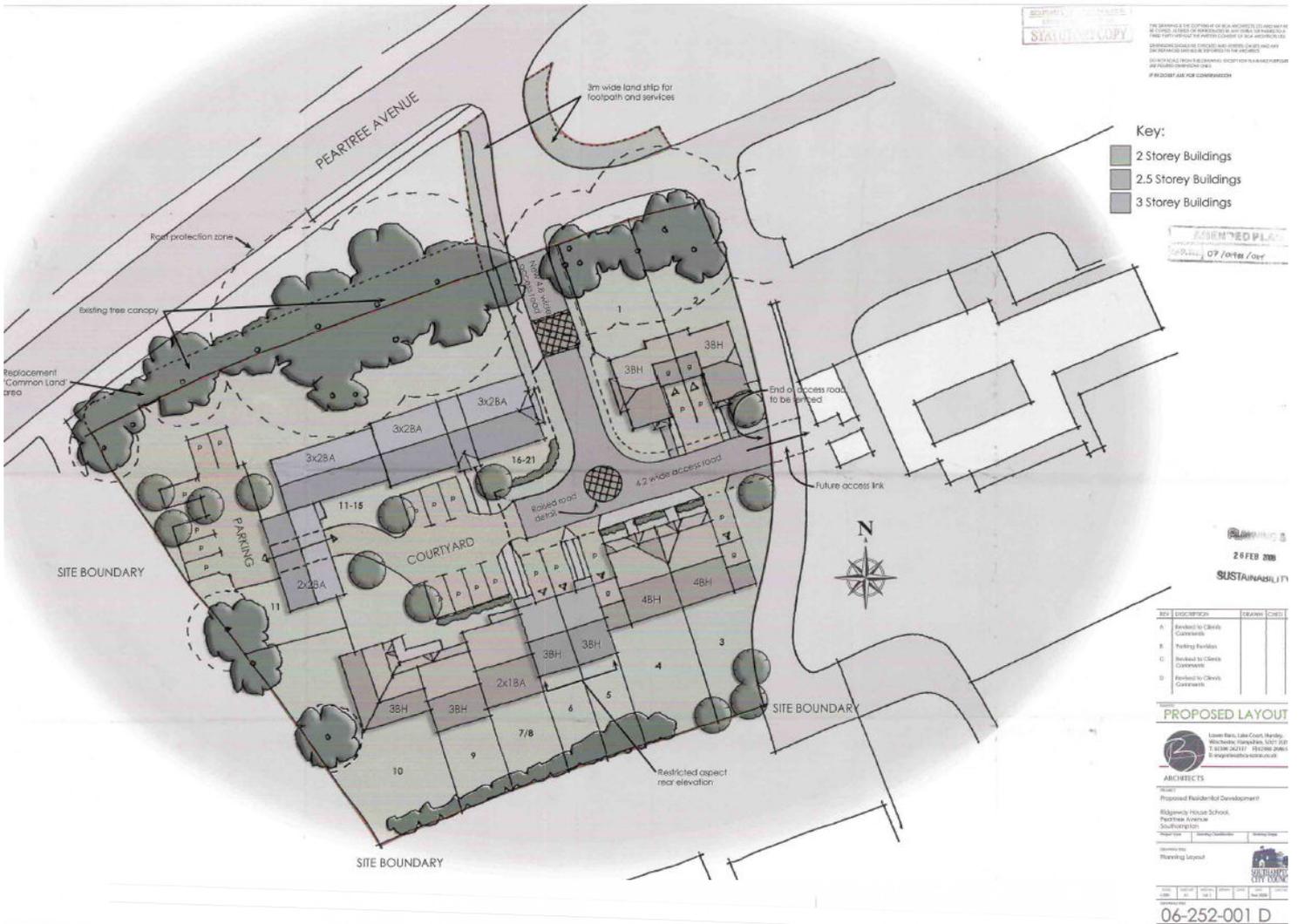
SDP1	Quality of Development
SDP4	Development Access
SDP5	Parking
SDP6	Urban Design Principles
SDP7	Urban Design Context
SDP8	Urban Form and Public Space
SDP9	Scale, Massing & Appearance
SDP10	Safety & Security
SDP11	Accessibility & Movement
SDP12	Landscape & Biodiversity
SDP13	Resource Conservation
SDP14	Renewable Energy
SDP16	Noise
SDP17	Lighting
SDP22	Contaminated Land
NE4	Protected Species
HE6	Archaeological Remains
CLT3	Protection of Open Spaces
CLT5	Open Space in New Residential Developments
CLT6	Provision of Children's Play Areas
H1	Housing Supply
H2	Previously Developed Land
H3	Special Housing Need
H7	The Residential Environment

Supplementary Planning Guidance

Residential Design Guide (Approved - September 2006)
Planning Obligations (Adopted - August 2005 and amended November 2006)
Parking Supplementary Planning Document (2011)

National Planning Policy Framework – 27th March 2012.

Details of previously approved application 07/01998/OUT



PROPOSED LAYOUT

Lower Barn Lane Court, Harlow, Waltham Forest, Essex, S17 2EP
 02020 02000 - Reception
 02020 02000 - 02020 02000

ARCHITECTS

Proposed Residential Development
 Ridgeway House School,
 Peartree Avenue,
 Southwicks

Planning & Sustainability
 06-252-001 D