

Planning, Transport & Sustainability Division
Planning and Rights of Way Panel 17.12.13
Planning Application Report of the Planning and Development Manager

Application address: Gregg School Townhill Park House Cutbush Lane SO18 2GF			
Proposed development: Alterations and erection of a two-storey teaching block on the site of an existing tennis court, and removal of existing temporary classrooms to provide a new minibus parking area.			
Application number	13/01487/FUL	Application type	FUL
Case officer	Andrew Gregory	Public speaking time	15 minutes
Last date for determination:	17.1.14	Ward	Bitterne Park
Reason for Panel Referral:	Departure from the Development Plan	Ward Councillors	Cllr Ivan White Cllr John Inglis Cllr Peter Baillie

Applicant: The Gregg School	Agent: Rollalong Ltd
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Recommendation Summary	Conditionally Approve
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Community Infrastructure Levy Liable	Not applicable
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Reason for granting Permission

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. However the development would represent a departure from Core Strategy Policy CS20 because the proposal can only meet BREEAM 'very good' rather than 'excellent' as required under this policy from 2012. Given the particular merits and circumstances of this case (including offering a green wall, and the size and location of the development), the proposed 'very good' rating is acceptable.

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 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, SDP5, SDP7 and SDP9 of the City of Southampton Local Plan Review (March 2006) and CS11, CS13, CS19, CS20 and CS21 of the Local Development Framework Core Strategy Development Plan Document (January 2010).

Appendix attached			
1	Development Plan Policies		

Recommendation in Full

Conditionally Approve

1.0 The site and its context

1.1 Gregg School is an independent day school located in Townhill Park. The main school building (Townhill Park House) and stable block are grade II listed and the surrounding gardens are also protected. The application relates to the existing tennis court which is framed by mature trees and a tall hedge and located to the south of the Orchards. The topography of the site falls from north to south and the tennis court 2.6m lower than the Orchards. Existing temporary classroom buildings are located to the south of the main school building.

2.0 Proposal

2.1 The proposal seeks to replace the existing temporary classrooms with a new two-storey teaching block. The building has a curved roof design with the main elevations finishes with a mix of render and timber cladding and a green wall to the north elevation. The building is formed in two sections either side of an atrium reception area. The building would be located in the position of the existing tennis court to the south of the Orchard.

2.2 The proposal will allow teaching to continue during the construction period. Once completed, the temporary classrooms will be removed. This will allow space to be freed up to rationalise car parking on site by providing dedicated mini bus parking space. The school indicates this will help free ease parking congestion and improve pedestrian safety at peak drop off and collection times.

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 Major developments are expected to meet high sustainable construction standards in accordance with Core Strategy Policy CS20 and Local Plan “saved” Policy SDP13. This application cannot achieve the required level of BREEAM ‘Excellent’.

- 3.3 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.

4.0 Relevant Planning History

- 4.1 Planning permission was granted in 2004 for a new tennis court in the northern part of the site because a badger set had damaged the existing tennis court (the subject of this application). Southampton City Council reference 04/00313/FUL.

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 undertaken which included notifying adjoining and nearby landowners, placing a press advertisement (01.11.13) and erecting a site notice (31.10.13). At the time of writing the report **no** representations have been received.

Consultation Responses

- 5.2 **SCC Highways** - No objection. The development does not propose an increase in pupil numbers and therefore there will be no material highway impact.
- 5.3 **SCC Sustainability Team** – Policy CS20 requires a minimum of BREEAM Excellent to be met. The current score of 'Good' is not acceptable. However if the cost option were targeted, this would provide a high 'Very Good' rating of 65.8 (55 is required for Very Good and 70 for Excellent). This also includes 6 credits targeted for Ene01 - Reduction of CO2 emissions, which is the mandatory minimum energy requirement for meeting BREEAM Excellent (equivalent of 25% improvement on Building Regulations). Given the particular merits and circumstances of this case (including offering a green wall, and the size and location of the development), I would find the cost option acceptable.

If the case officer is minded to approve the application, conditions should be added to secure BREEAM 'very good' rating to the level indicated in the submitted pre-assessment.

- 5.4 **Sport England** - No objection
- 5.5 **Conservation and Heritage** – The location of the new building will not impact on the setting of the Listed Building, nor is it believed there will be any archaeological issues associated with its construction. There may be archaeological issues with the construction of the footpath and details of the depth of the foundations for the paths should be provided.

The removal of the portakabins will enhance and improve the setting of the Listed Building.

It would be useful if the applicant could prepare views from the Jekyll garden to the new build, and if the nature of the proposed green wall could be clarified.

Officer Response - Proposed montage views from the garden have been requested and should be available at the Panel meeting

Subject to a satisfactory resolution of these points, it is recommended that the proposal is approved.

5.6 **SCC Tree team** - No objection subject to conditions.

The trees on this site are covered by a Tree Preservation Order, The Southampton (Townhill Park) (No.2) 1995 TPO. Therefore they are material consideration in the planning process. The biggest problem will be access to the site. There are numerous significant and important trees on site to reduce the impact on these trees it has been agreed that a number of small trees growing as a part of a group will be felled to allow access between T36 & T32 and trees T35 & T31. The loss of these trees mitigated with replacement planting.

5.7 **SCC Ecology** – No objection to the proposed development provided the mitigation and enhancement measures contained within the Ecological Appraisal, November 2012 Ecosupport Limited are implemented in full.

The most significant ecological issue is the presence of a badger main sett in the bank at the northern end of the site. This sett contains a number of active entrances with at least one tunnel running under the footprint of the proposed building. In addition, construction activity and subsequent use of the building would adversely affect the remainder of the sett. The ecological report details a proposal to create a new main sett to the north west of the current sett which would replace the existing one. Construction of this new sett would take place prior to closure of the old one, for which a badger development licence would be required. Both of these activities would need to take place prior to commencement of building work. I am of the view that this is an acceptable proposal and I am prepared to support it.

The ecology survey also identified bat foraging activity and habitat that had the potential to support reptiles. The report sets out mitigation measures to safeguard both of these groups which I believe are appropriate. The report also details a number of simple ecological mitigation measures which would be beneficial for local wildlife and would enhance the educational value of the school site.

5.8 **SCC Environmental Health (Contaminated Land)** - This department considers the proposed land use as being sensitive to the affects of land contamination.

Records maintained by SCC - Environmental Health Services do not indicate that any potentially contaminating land uses have existed on or, in the vicinity of the subject site. However, these records are not authoritative and reference to them alone is not sufficient to confidently determine the presence of any risk. In view of the sensitive nature of the proposal a more thorough assessment of the potential land contamination hazards would be prudent

Officer Response - A recent appeal dismissal indicated that conditions seeking contamination assessment should only be applied if there is evidence to show that contaminating uses have existed on site. The unsuspected contamination condition will be applied.

5.9 **SCC Environmental Health (Pollution & Safety)** - No objection subject to conditions to restrict hours of work and to prevent bonfires

5.10 **SCC City Design** - Principle concern relates to the impact of the north end of the building on the historic landscape setting

Officer Response - The Councils heritage team is satisfied that the development will not impact on the setting of the listed building. The top part of the north elevation will be visible from the raised terrace and it is important the green wall works in order to protect the setting of the protected garden. It is understood that north facing green walls can succeed because they benefit from water retention and the plastic frame faces reduced solar degradation.

It is unclear why the building needs such a large atrium. Without it the building could be pulled back from the northern edge allowing for a denser tree and shrub planting screen to completely hide the building.

Officer Response - The applicants seek the atrium in design terms to provide a visual break to the large linear form. Furthermore the atrium will provide display space for the school. The atrium will be screened by the adjacent trees.

Given that the landscape setting of this building is of paramount consideration in determining the setting of this proposed building it is necessary at this stage, rather than as a condition, to resolve the detailed landscape design and for the applicant to use the services of a suitably qualified landscape architect, particularly if the intention is to establish a green wall to the north face of the building.

Officer Response - A montage is to be provided showing proposed views of the north elevation from the terrace. Furthermore confirmation is to be provided from a qualified landscape architect to demonstrate that the north facing green wall can work. Given the development proposed it is appropriate to apply a condition to secure additional info.

Great care will need to be taken with regard to the construction of both the building and the footpaths which should be permeable to and around it, given that the root network of the surrounding trees will at least in part run under the existing tennis court.

Officer Response - The Councils tree officer has no objection in principle.

The Design and Access Statement carries little or no analysis in plan form how the historic landscape setting has actually informed the location, setting and design of the proposed building.

Officer Response - Building on the redundant tennis court will prevent encroachment into other open space. Development on the tennis court will allow teaching to continue while construction works are being undertaken. Furthermore development in this location will not undermine the setting of the listed building. There will only be limited views of the proposed building by reason of its scale, design coupled with the site topography and screening from existing trees and planting. The submitted Design and Access Statement is sufficient to enable a recommendation to be made.

5.11 **BAA** – No objection subject to a condition requesting details of lighting and an informative regarding the use of cranes.

5.12 **Southern Water** – Request informative regarding connection to the public sewer.

6.0 Planning Consideration Key Issues

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

- Principle of development;
- Heritage Impact;
- Design and Impact on the character and appearance of the area;
- Highways;
- Departure from Core Strategy Policy CS11.

Principle of Development

6.2

6.3 The proposed teaching block is acceptable in principle. The building will provide new and improved teaching facilities and will replace dated temporary classroom accommodation. Significant weight is given to education need and the proposal is supported by Core Strategy policy CS11 which promotes new inspirational, high quality education facilities.

6.4 The development is proposed on a redundant tennis court and will not undermine the availability of play space on site. Another tennis court is located to the north of the site and no objection has been raised by Sport England.

6.5 The Council's Tree and Ecology Officers are satisfied that the development can be achieved without adversely harming the amenity value of trees on site and it has been agreed that the adjacent badger set can be relocated.

Heritage Impact

6.7 The Council's Heritage Team is satisfied that the development will not impact on the setting of the listed buildings on site. The proposed building will be predominantly screened by the existing mature trees and because of the falling site topography. However the top of the north elevation will be visible from the terrace gardens and this elevation will need to be suitably designed to protect the setting of the gardens. A north facing green wall is proposed and it is understood that a green wall can work with a north facing orientation however confirmation from a suitably qualified landscape architect has been requested.

Design and Impact on the character and appearance of the area

6.9 The proposed design of the building is not considered harmful to the character and appearance of the area. The design relates to the function of the building as a teaching block. The building incorporates a barrel roof to reduce the height of the building and it will be finished in a neutral colour in order to protect the surrounding mature landscaped setting. Finishing materials will be reserved by condition however the general materials palette comprising render and timber cladding to the external walls is considered acceptable for this location. There will be only limited views of the building with the barrel roof being seen between gaps in the trees to the south and the north elevation being seen from the terrace gardens. The development will have no harmful impact on the residential amenities of nearby residential properties and no objections have been received.

6.10 Highways

6.11 It has been confirmed that the teaching block will replace existing temporary classrooms and will not lead to an increase in pupil numbers. As such the development will have no material highway impact.

6.12 Departure from Core Strategy Policy CS11

6.13 Policy CS20 requires a minimum of BREEAM Excellent to be met. The current pre-estimator score of 'Good' is not acceptable. However if the cost option were targeted, this would provide a high 'Very Good' rating of 65.8 (55 is required for Very Good and 70 for Excellent). This also includes 6 credits targeted for Ene01 - Reduction of CO2 emissions, which is the mandatory minimum energy requirement for meeting BREEAM Excellent (equivalent of 25% improvement on Building Regulations). Given the particular merits and circumstances of this case (including offering a green wall, a score over and above 55, and the size and location of the development), the cost option is considered acceptable and can be secured by condition.

7.0 Summary

7.1 The proposed teaching block will provide new and improved education facilities and significant weight is given to Core Strategy policy CS11. The proposal will have no adverse tree or ecology impact Furthermore the development will have no material highway impact.

7.2 The development will not adversely harm the character and appearance of the area. The design and location of the building will not result in the harmful loss of play space or sports facilities on site and the development will not impact on the setting of the listed building. A green wall is proposed to soften views of the north elevation of the building from the protected gardens and confirmation is to be received from a qualified landscape architect to demonstrate that a north facing green wall can work. This will be reported at the panel meeting.

7.3 The development would however represent a departure from Core Strategy Policy CS20 because the proposal can only meet BREEAM 'very good' rather than 'excellent' as required under this policy from 2012. Given the particular merits and circumstances of this case, the proposed 'very good' rating is acceptable.

8.0 Conclusion

8.1 It is recommended that planning permission be granted subject to conditions.

Local Government (Access to Information) Act 1985

Documents used in the preparation of this report Background Papers

1 (a) - (d), 2 (d), 3(a), 4 (vv), 5 (e), 6 (a) (c), 7(a), 9 (a)-(b)

AG for 17/12/13 PROW Panel

PLANNING CONDITIONS

01. 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).

02. APPROVAL CONDITION - Samples details of building materials to be used [Pre-Commencement Condition]

No work for the construction of the buildings hereby permitted shall commence unless and until details and samples of the materials and finishes to be used for the external walls, windows, doors and roof of the building have been submitted to and approved in writing by the Local Planning Authority. Development shall be implemented only in accordance with the agreed details.

Reason:

To enable the Local Planning Authority to control the development in detail in the interest of the visual amenities of the locality and to endeavour to achieve a building of high visual quality.

03. APPROVAL CONDITION - Bonfires [Performance Condition]

No bonfires are to be allowed on site during the period of demolition, clearance and construction.

Reason:

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

04. 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.

05. APPROVAL CONDITION - Landscaping detailed plan - Green Wall [Pre-Commencement Condition]

Before the commencement of any site works a detailed landscaping scheme, landscaping management plan, and implementation timetable for the green wall, which clearly indicates the numbers, planting densities, types, planting size and species to be planted, shall be submitted to and approved in writing by the Local Planning Authority.

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

The approved scheme shall be carried out 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

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 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 - 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.

08. 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.

09. 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.

10. 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.

11. APPROVAL CONDITION - BREEAM Standards [Pre-Commencement Condition]

Before the development commences, written documentary evidence demonstrating that the development will achieve at minimum Very Good (including a minimum of 6 credits in Ene 01 and an overall score of 65), against the BREEAM Standard, 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).

12. APPROVAL CONDITION - BREEAM Standards [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 Very Good (including a minimum of 6 credits in Ene 01 and an overall score of 65) against the BREEAM Standard in the form of post construction assessment and certificate as issued by a legitimate BREEAM 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).

13. APPROVAL CONDITION - Ecology mitigation and enhancement

The development shall be carried out strictly in accordance with the ecology mitigation and enhancement measures contained within the Ecological Appraisal, November 2012 Ecosupport Limited. This shall include the relocation of the existing badger sett prior to the commencement of any development

REASON: In the interests of nature conservation.

14. 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

15. APPROVAL CONDITION - Lighting [Pre-Commencement Condition]

A written lighting scheme shall be submitted to and approved in writing by the Local Planning Authority prior to implementation of the lighting scheme. The scheme of lighting must demonstrate that the lighting will have no harmful impact to aircraft and ecology. The installation must be maintained in accordance with the agreed written scheme.

Reason:

In the interests of aircraft safety and nature conservation.

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 - Foundations of pathway access

Details of the depth and design of the foundations for the pathway access shall be submitted to the Local Planning Authority and agreed in writing prior to the commencement of development.

REASON: In the interests of proper archaeological assessment.

19. APPROVAL CONDITION - Removal of temporary classrooms

The existing temporary classrooms shall be removed in accordance with timescales to be agreed with the Local Planning Authority prior to first occupation of the teaching block hereby approved.

REASON: To prevent increased pupil numbers and associated parking demands and to improve the setting of the listed buildings.

20. APPROVAL CONDITION - Approved Plans

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

Reason:

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

21. Reason for granting Permission

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. However the development would represent a departure from Core Strategy Policy CS20 because the proposal can only meet BREEAM 'very good' rather than 'excellent' as required under this policy from 2012. Given the particular merits and circumstances of this case (including offering a green wall, and the size and location of the development), the proposed 'very good' rating is acceptable.

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 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, SDP5, SDP7 and SDP9 of the City of Southampton Local Plan Review (March 2006) and CS11, CS13, CS19, CS20 and CS21 of the Local Development Framework Core Strategy Development Plan Document (January 2010).

Notes to Applicant:

01. Southern Water - Public Sewerage

A formal application for connection to the public sewerage is required in order to service this development. Please contact Southern Water's Network Development Team (Wastewater) based in Otterbourne or www.southernwater.co.uk.

02. 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 www.caa.co.uk/srg/aerodrome).

POLICY CONTEXT

Core Strategy - (January 2010)

CS11	An Educated City
CS13	Fundamentals of Design
CS19	Car & Cycle Parking
CS20	Tackling and Adapting to Climate Change
CS21	Protecting and Enhancing Open Space
CS22	Promoting Biodiversity and Protecting Habitats

City of Southampton Local Plan Review – (March 2006)

SDP1	Quality of Development
SDP4	Development Access
SDP5	Parking
SDP7	Urban Design Context
SDP9	Scale, Massing & Appearance
SDP12	Landscape & Biodiversity
SDP13	Resource Conservation
SDP14	Renewable Energy

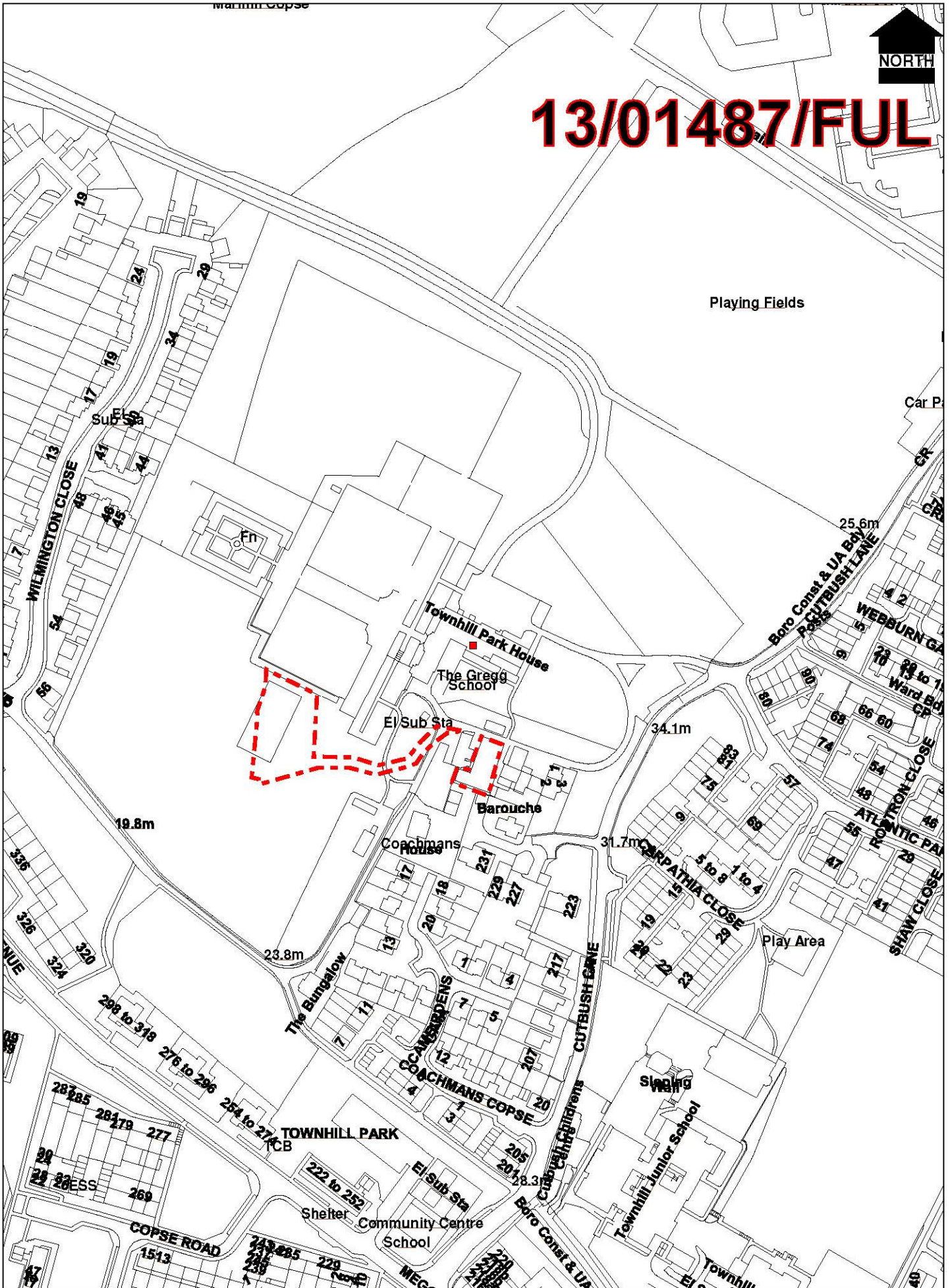
Other Relevant Guidance

The National Planning Policy Framework 2012

The Southampton Community Infrastructure Levy Charging Schedule (September 2013)



13/01487/FUL



Scale : 1:2500

Date 04 December 2013

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