

Southampton City Planning & Sustainability
 Planning and Rights of Way Panel meeting 20th July 2010
 Planning Application Report of the Head of Division

Application address: Oasis Academy, The Grove, Southampton			
Proposed development: Re-development of the site to provide a new 3-storey school building, a floodlit multi use games area with new vehicular access from Ashley Crescent and associated car parking and repositioning of sub-station			
Application number	10/00522/R3CFL	Application type	Q12 small scale major
Case officer	Jenna Turner	Public speaking time	15 minutes

Applicant: Southampton City Council	Agent: Turley Associates
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Recommendation Summary	Delegate to the Head of Planning and Sustainability to grant planning permission subject to criteria listed in report
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Reason for Granting Permission

The development is acceptable taking into account the policies and proposals of the Development Plan and other guidance as set on the attached sheet. Other material considerations do not have sufficient weight to justify a refusal of the application. Whilst the application includes an area of land allocated for industrial purposes, the majority of the site would be retained for industrial purposes and the application would not compromise the site's ability to provide an industrial use. Where appropriate planning conditions have been imposed to mitigate any harm identified. In accordance with Section 38 (6) of the Planning & Compulsory Purchase Act 2004, Planning Permission should therefore be granted having account of the following planning policies:

"Saved" Policies – SDP1, SDP4, SDP5, SDP7, SDP9, SDP10, SDP11, SDP12, SDP13, SDP15, SDP16, and REI10 (i) of the City of Southampton Local Plan Review - Adopted March 2006 as supported by the adopted LDF Core Strategy (2010) policies CS11, CS13, CS19, CS20 and CS25 and the Council's current adopted Supplementary Planning Guidance. National Planning Guidance contained within PPS1 (Delivering Sustainable Development), PPG13 (Transport) and PPG24 (Planning & Noise) are also relevant to the determination of this planning application.

Appendix attached			
1.	Development Plan Policies	2.	Relevant Planning History

Recommendation in Full

Delegate to the Head of Planning & Sustainability to grant planning permission subject to the completion of a Unilateral Undertaking to secure:

- i. An agreed series of site specific transport works under S.278 of the Highways Act in accordance with policies CS18, CS19 & CS25 of the Local Development Framework Core Strategy Development Plan Document - Adopted Version (January 2010) and the adopted SPG relating to Planning Obligations (August 2005 as amended).

- ii. Any further planning conditions recommended by the Environment Agency and BAA on receipt of their consultation response.

1. Procedural Context

Councils Own Development

1.1 The proposed scheme is a Regulation 3 application for Planning Permission. A Regulation 3 application relates to proposals made by the Local Authority for development that it wishes to undertake as part of its remit as a public sector service provider.

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

2. Background

2.1 The application has been submitted in the context of the City Council's wider objectives of achieving improved educational and attendance within the city. The proposed school is part of the Academies programme which seeks to tackle disadvantage and educational underachievement in areas which historically have a lower level of educational attainment. At present the Mayfield Academy operates across the two sites of Grove Park and Woolston and the proposal would enable the Academy to operate from a single campus.

3. The site and its context

3.1 The application site comprises the existing school buildings and associated playing fields and grounds. The site has been historically used for educational purposes and has been extended and altered over the years meaning that there is a mishmash of buildings which vary in age, design and quality and range between 1 and 3 storeys in height. The existing school buildings are concentrated to the west of the site, with pedestrian and vehicular access taken from The Grove. To the south western corner of the site is a mature woodland area which lies adjacent to the Weston Greenway Site of Importance for Nature Conservation (SINC). The Weston Greenway is part of the strategic gap between Southampton and Netley.

3.2 The surrounding area is a mixed residential and commercial character. Three sides of the application site abut residential properties and the Ashley Crescent industrial area is situated beyond the north-eastern site boundary.

4. Proposal

4.1 The application seeks the construction of a new Academy building of approximately 7,030 sq.m in area. A new vehicular access would be provided from Ashley Crescent, leaving the access from The Grove for use by pedestrians and cyclists only. The existing sports hall would be retained following its extension and refurbishment. A new floodlit Multi Use Games Area (MUGA) and new grass playing pitch would be provided to the north of the site adjacent to the new access road. The existing playing pitches would be re-provided on site. The proposal would also make provision for further informal hard and soft play areas.

4.2 Currently the site accommodates 454 pupils with a further 390 pupils accommodated within the Woolston school which is approximately 1km from the site. The proposal would enable the consolidation of the two sites and provide accommodation for 900 pupils between the ages of 11 and 16.

4.3 The three storey proposed building which would be located to the east of the existing buildings, would have a contemporary design appearance. The building has a flat roof with rendered elevations over an engineering brick plinth. The elevations are articulated by the fenestration and coloured glazed panels. The main entrance would be within the west elevation of the building and emphasised by a large section of curtain wall glazing which incorporates coloured brise soleil, vertically aligned. The entrance opens onto a hard and soft landscaped pedestrian plaza which provides opportunities for informal seating. Internally, the entrance leads into the reception and a central Agora; which is a multi-functional triple height space which benefits from natural lighting from a large roof light. The three floors of learning space are arranged around the central Agora.

4.4 The east elevation of the building is articulated by the projection of the conference hall which is a two-storey section of building with an external teaching area on its roof. The rear of the site provides further opportunities for external teaching areas including an amphitheatre and learning pods within a biodiversity area to the edge of the mature woodland.

4.5 The existing parking area would be remodelled and extended to provide a total of 64 car parking spaces which is an increase in 26 spaces when compared to the existing situation. A coach drop-off point would be provided adjacent to the car parking area and a service and delivery area would also be provided to the north of the building. Long and short stay cycle facilities would be provided adjacent to the central plaza providing space for 235 cycles.

4.6 In terms of the construction phasing, the new school building would be constructed to the east of the existing buildings, meaning that the existing school buildings can remain in use during the construction process. Apart from the sports hall, the remaining school buildings would be demolished following the completion of the development. The new vehicular access from Ashley Crescent will be provided first for use by construction traffic.

5.0 Relevant Planning Policy

5.1 The Development Plan for Southampton currently comprises the South-East Plan: Regional Spatial Strategy (May 2009), 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**.

5.2 The South-East Plan recognises the need to improve education and skills to strengthen the region’s economy. The application site encompasses part of 512 Portsmouth Road which lies within the Ashley Crescent Industrial Area which is safeguarded through policy RE10 of the Local Plan for industrial purposes. The existing playing pitches are also designated under Local Plan Policy CLT3. Policy CS21 seeks to protect existing open space from development. Core Strategy Policy CS11 supports the development of new educational facilities on school sites and encourages wider community use of those facilities outside of school hours.

5.3 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.

6.0 Relevant Planning History

The school has been subject to various alterations and extensions. More recent applications include the provision of a floodlit MUGA in 2007 which was refused for ecology grounds and the siting of a modular building to provide additional classroom space in 2008. The sports hall was granted planning permission in 2003 and the hours of use were restricted by planning condition to between 08:00 and 22:00 on a daily basis. A list of the relevant applications is included in **Appendix 2**.

7.0 Consultation Responses and Notification Representations

7.1 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 (10.06.10) and erecting a site notice (27.05.10). At the time of writing the report **0** representations have been received from surrounding residents.

7.2 **SCC Highways** – No objection. Subject to a Traffic Regulation Order to secure improvement works to the Ashley Crescent junction and the imposition of conditions to secure the details of the new access and ensuring details of the pedestrian access into the site.

7.3 **SCC Policy** – No objection

7.4 **SCC Sustainability Team** – No objection. The submitted sustainability statement and supporting information provide a good level of detail. Conditions are suggested to secure the suggested sustainability measures.

7.5 **SCC Environmental Health (Pollution & Safety)** – At the time of writing no formal comments have been received from Environmental Health but a verbal update will be provided at the meeting.

7.6 **SCC Ecology** – No objection. The proposal will not have a direct impact on any of the semi-natural habitat to be found on the site. Conditions are suggested to secure bat emergence checks prior to demolition of buildings and tree works being carried out.

7.7 **SCC Trees** - No objection. Suggests it would be preferable for the Cedar adjacent to the parking area to be retained but suggests that if this is not possible that it should be replaced by trees which will have a similar future amenity value.

7.8 **Sport England** – No objection. The Sports Hall will be retained throughout the construction process and the reinstated playing fields will be larger and provide an increased range of pitch layouts. Conditions are suggested to secure the quality of the playing fields and controlling the hours of use that floodlights should be used.

7.9 **Southern Water** – No objection. Foul and surface water disposal can be provided and conditions are suggested to require the details of the proposed means of foul sewerage and surface water disposal to be submitted for agreement.

7.10 **Hampshire Constabulary** – No objection. Suggests condition relating to the glazing specification, the external sports store and to prevent any further accesses are formed onto The Grove.

8.0 Planning Consideration Key Issues

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

- i. The principle of development;
- ii. Sports pitch re-provision and phasing;
- iii. The acceptability of the design;
- iv. Impacts on residential amenity;
- v. Highways and parking issues;
- vi. The relationship with trees and ecology; and,
- vii. The sustainability of the proposal

8.2 Principle of Development

8.2.1 The proposed access into the site would be achieved by incorporating part of 512 Portsmouth Road which lies within the Ashley Crescent Industrial Area and is safeguarded by REI10 of the Local Plan for industrial purposes. The new access would equate to approximately 20% of the overall site area for 512 Portsmouth Road and would not preclude an industrial use being delivered on the site in the future. As such the proposal is considered to be consistent with the aims and intentions of policy REI10 of the Local Plan.

8.2.2 The site is currently in educational use (Use Class D1) and the redevelopment proposals to provide enhanced educational facilities is in accordance with Policy CS11 (An Educated City) of the adopted LDF Core Strategy (2010). Whilst the number of pupils accommodated by the site would increase from the existing situation, the floorspace of the proposed building is less than which currently exists, meaning the proposal would represent a more efficient use of the site. The development is designed to enable use by the wider community outside of school hours in accordance with policy CS11.

8.3 Sports Pitch Re-Provision & Phasing

8.3.1 As part of this application for the replacement school, the applicant needs to satisfy the Local Planning Authority that the redevelopment can be undertaken without compromising the school's ability to provide continuous education provision, including access to external play space to serve the needs of the pupils. LDF Core Strategy Policy CS21 (Protecting and Enhancing Open Space) seeks to retain the quantity, and improve the quality, of existing open space provision. There is a presumption against developing existing school playing pitches unless alternative provision of equal (if not better) space is provided.

8.3.2 The existing on-site sports pitches includes a Multi Use Games Area, athletics track, cricket pitch, two football pitches as well as track and field elements which have a combined area of 31,139 sq.m. Once the new school is completed and the existing school buildings are demolished, the proposal would re-provide the existing sports pitch provision and include an additional football pitch thereby resulting in a net increase in playing pitch provision to a total of 31,518 sq.m in area. The playing pitches to the south of the site and the existing sports hall would continue to be available throughout the construction process. As such the proposal is compliant with policy CS21 by improving both the quantity and quality of the sports pitch facilities and Sport England raise no objection to the proposal.

8.4 Design

8.4.1 The proposed building has a similar scale to the existing main school building on site, although the massing of the replacement school is much improved when compared to

the existing complex of buildings. The new Academy building will have a simple rectangular form and is given a vibrant appearance through the use of glazed panels which reflects the Oasis identity with a colour palette inspired by the school logo. The pedestrian access to the building will have landscaping and lighting enhancements and will open up into the pedestrian plaza in front of the main entrance. Arrivals to the site either by car, foot, cycle or coach are directed to the main entrance through this central plaza space. This activity would create a vibrant area of open space with a high quality appearance achieved through the landscape treatment and the backdrop of the new Academy building.

8.4.2 The entrance to the building itself would be framed by the central curtain glazed section which incorporates vertical brise soleil treated in the same colour palette as the other glazed sections of building. The elevational treatment combined with the scale and form of the building would present strong but welcoming entrance to the site. A similar articulation of the rear elevation is achieved by the two-storey conference room projection. The external areas that are designed to encourage outdoor learning, dining and informal recreation and play would ensure that the rear of the site also has a strong vibrancy of activity.

8.4.3 The retained sports hall will be re-clad and treated to appear sympathetic to the new school building to ensure the development appears cohesive when compared with the existing mishmash of buildings on the site.

8.5 Residential Amenity

8.5.1 There is an additional 30 metres separation between the proposed building and its residential neighbours to the west when compared with the existing situation. The proposed building would also be no closer to the residential properties to the north of the site than the retained sports hall. The proposed building also has a much efficient footprint when compared with the existing complex of buildings and the overall scale of the building is just 1.5 metres greater than the tallest building on site at present. As such, it is considered that the physical impact of the building on the residential neighbours, would be improved in comparison to the existing situation.

8.5.2 Whilst the site would accommodate an increased number of pupils, a key way in which the impact of this is mitigated is through the creation of the new vehicular entrance to the site from Ashley Crescent. This takes the vehicular movements associated with the school away from the residential properties in The Grove which can have a disruptive impact on residential amenity, particularly when larger vehicles such as coaches access the site.

8.5.3 A key consideration in terms of residential amenity is the impact of the repositioned Multi Use Games Area on residential amenity. The new MUGA would be positioned approximately 20 metres closer to the residential properties to the north of the site than the existing MUGA. The inclusion of flood-lighting also means that it can be used for longer periods of time. The submitted acoustic report suggests that there could be an increased noise impact on residential properties particularly after 20:00 in the evenings and suggests that careful management of MUGA could minimise the disturbance to neighbouring properties. A planning condition is therefore suggested to secure a management plan and to ensure that the floodlights are not used after 22:00 to prevent undue disturbance to nearby properties and gardens.

8.5.4 The MUGA would not only provide an improved facility for the school but would also provide a valuable community facility for use outside of school hours. There is a separation

distance of 10 metres between the MUGA and the boundary and the residential properties to the north of the site and there would be the intervening access road and new landscape planting as a buffer between the uses. On balance, having regard to the benefits of the proposal and the mechanisms of control that can be introduced through planning conditions, the proposal is considered acceptable in this respect.

8.6 Highways and Parking

8.6.1 The planning application is accompanied by a detailed Transport Statement and Travel Plan. The introduction of the new vehicular access from Ashley Crescent represents a significant improvement in highway safety terms since it will remove vehicle movements from The Grove onto the mini roundabout on Portsmouth Road. It is recommended that a series of improvement works are carried out to the junction of Ashley Crescent with Portsmouth Road, prior to the access coming into use. The segregation of pedestrian and vehicular movements is also an improvement in highway safety terms. The pedestrian access would retain the potential to be used by emergency service vehicles.

8.6.2 The increased on-site car parking would serve staff only and complies with the adopted car parking standards for this area of medium accessibility to public transport. The quantity and quality of the cycle storage provision has also been improved and is located conveniently adjacent to the entrance to the school building, which would benefit from natural surveillance. The submitted travel plan demonstrates that more sustainable modes of transport to the school will be actively promoted.

8.7 Trees and Ecology

8.7.1 In terms of ecology, the submitted surveys demonstrate that the proposed development works would not have an impact on the habitats of protected species. Further survey work is recommended in relation to emergence checks for bats for certain buildings to be removed and prior to the removal of trees. A planning condition is suggested to secure this.

8.7.2 There are no protected trees on site although many significant mature trees which are a material planning consideration. The majority of the trees on site are located within the woodland area to the south-east corner of the site and these will be unaffected by the development. The proposal will however result in the loss of one significant mature tree due to its relationship to the site access. A condition is suggested to provide a replacement tree that can have an equivalent amenity impact in the future.

8.8 Sustainability

8.8.1 The application is accompanied by a BREEAM pre-assessment report which demonstrates that the proposal can achieve a BREEAM rating of 'Very Good'. A planning condition is suggested to secure this. The proposal incorporates on-site Combine Heat and Power as well as a solar electric array on the roof.

9.0 Summary

9.1 The application proposes a high-quality design solution to the improvement of the educational and community facilities that the site delivers. The scheme would deliver an improved quantity and quality of the sports pitches available. The proposal would represent an improvement in highway safety terms and the design and layout of the site would minimise the impact on residential amenity.

4. 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.

5. APPROVAL CONDITION – Sustainability statement implementation [pre-commencement condition]

Prior to the first occupation of the development hereby approved, the submitted sustainability measures shall be implemented unless otherwise agreed in writing by the Local Planning Authority.

REASON

To minimise overall demand for resources

6. APPROVAL CONDITION – BREEAM Standards [pre-occupation condition]

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

REASON

To ensure the development minimises its overall demand for resources

7. APPROVAL CONDITION – Renewable Energy [pre-commencement condition]

Prior to the commencement of development full details of the renewable energy systems to be incorporated within the development shall be submitted to and agreed in writing by the Local Planning Authority. The details should include the full specification of the photo voltaic cells which shall achieve the agreed target of 20% reduced carbon dioxide emissions as detailed within the agreed submitted energy assessment.

Reason

To reduce the impact of the development on climate change and finite energy resources

8. APPROVAL CONDITION - Use of uncontaminated soils and fill

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

REASON:

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

9. APPROVAL CONDITION - Unsuspected Contamination

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

10. APPROVAL CONDITION – Floodlight System [pre-commencement condition]

No floodlights shall be installed on the site until full details of the 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 details shall include details of an automatic cut off switch - sensitive to British summertime variations - that will control the floodlights. The installation must be maintained in accordance with the agreed written scheme. Within one month of the floodlighting being installed, the developer shall submit a report to the local planning authority, from a competent lighting engineer, to verify that the predicted lux intensity figures and the limited light spillage contours shown on the last two pages of that report (or any subsequent alternative report agreed in writing with the local planning authority), have been met and shall if necessary arrange to adjust the rotation and inclination of each luminaire, such that the predicted figures are then met. Once installed, or adjusted as necessary, the luminaires shall be maintained and fixed in that position at all times.

REASON:

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

11. APPROVAL CONDITION - Floodlight illumination restriction [performance condition]

The floodlit Multi Use Games Area hereby approved shall not be used after 22:00 on Weekdays and 20:00 on Saturdays, Sundays and Public Holidays.

REASON

To safeguard the amenity of nearby residential properties from light spillage, light glow, and activity generated noise, having regard to the advice of Planning Policy Guidance Note No. 24 (Planning and noise).

12. APPROVAL CONDITION - No amplified system [performance condition]

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

REASON

To protect the residential amenities of adjacent residents.

13. APPROVAL CONDITION – Construction method statement [pre-commencement condition]

Before development commences a statement setting out the management of construction operations shall be submitted to and approved by the Local Planning Authority. The statement shall include detailed plans specifying the areas to be used for contractor's vehicle parking and plant; storage of building materials, and any excavated material, huts and all working areas required for the construction of the development hereby permitted. No deliveries of construction materials or equipment or removal of demolition materials shall take place between the following times Mondays to Fridays - 08.30 to 09.15 hours and 14.30 to 15.30 hours. The statement shall set out the means by which the construction operations shall be managed to conform to these requirements and the arrangements for complaints about the construction operation to be received, recorded and resolved. The development shall be implemented in accordance with the agreed statement.

REASON

To protect the amenities of neighbours and the wider environment, to ensure adequate access and servicing (including a refuse cart) can be maintained to the existing adjacent housing and ensure that no undue associated congestion occurs on the surrounding roads.

14. APPROVAL CONDITION – Demolition Phasing [pre-commencement condition]

With the exception of the sports hall, the existing school buildings shall be demolished in accordance with a phasing programme to be agreed in writing with the local planning authority before the development commences. All resultant materials shall be removed from the site before the development hereby approved is first brought into use, unless otherwise agreed in writing by the Local Planning Authority.

REASON

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

15. APPROVAL CONDITION - Construction access [performance condition]

The new access to the site from Ashley Crescent shall be provided and made available for use before construction on the new school building commences. Construction traffic shall enter and leave the site via Ashley Crescent only.

REASON

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

16. APPROVAL CONDITION – Access Details [pre-commencement condition]

No development hereby permitted shall be commenced until the Local Planning Authority has approved in writing:-

(i) A specification for the type of construction proposed for the new access roads including all relevant horizontal cross-sections and longitudinal sections - especially of the proposed speed reduction tables - showing existing and proposed levels together with details of street lighting and the method of disposing of surface water.

(ii) A programme for the making up of the roads and footpaths.

The access shall be upgraded and made available for use in accordance with the agreed details prior to the new school building coming into use and thereafter retained as approved. With the exception of emergency service vehicles, the new access from Ashley Crescent shall be the only point of entry for vehicles to the site.

REASON:

To ensure the access is constructed to a satisfactory standard.

17. APPROVAL CONDITION – Foul and surface water disposal [pre-commencement condition]

Prior to the commencement of the development hereby approved, details of the means of foul sewerage disposal and surface water disposal shall be submitted to the Local Planning Authority for agreement in writing. The development shall proceed in accordance with the agreed details.

Reason

To secure a satisfactory form of development

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

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

REASON

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

19. APPROVAL CONDITION – External Lighting [performance condition]

The external lighting shall be provided in accordance with the details hereby approved prior to the development first coming into occupation. The lighting shall be thereafter retained as approved.

REASON

In the interests of crime prevention

20. 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.

21. 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.

22. 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.

23. APPROVAL CONDITION – Ecology 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, [as set out in the ecology report submitted with the application] which unless otherwise agreed in writing by the Local Planning Authority 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.

24. 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

25. APPROVAL CONDITION – Acoustic Barrier to MUGA

Before the Multi Use Games Area first comes into use, an acoustic barrier to the MUGA shall be constructed in accordance with a scheme to be submitted to and approved by the Local Planning Authority in writing. The barrier shall thereafter be retained as approved.

REASON

In the interests of the amenities of the occupiers of the nearby residential properties.

26. APPROVAL CONDITION – Secured by Design [performance condition]

Unless otherwise agreed in writing by the Local Planning Authority, the glazed roof lights and access hatches should be certified to LPS1175.

REASON

To reduce opportunities for crime and anti-social behaviour

27. APPROVAL CONDITION- No other points of access [performance condition]

No points of access to the site other than those hereby approved shall be formed unless otherwise agreed in writing by the Local Planning Authority.

REASON

In the interests of the amenities of the neighbouring residential occupiers and in the interests of crime prevention.

28. APPROVAL CONDITION – Details of External Sports Store [pre-commencement condition]

The external sports store shall be provided in accordance with a scheme to be submitted and approved by the Local Planning Authority prior to works commencing on the Multi Use Games Area.

REASON

To minimise opportunities for crime and anti-social behaviour

29. APPROVAL CONDITION – Assessment of Playing Pitch Quality [pre-commencement condition]

Prior to the commencement of the development hereby approved a scheme shall be submitted to and approved by the Local Planning Authority to demonstrate that the playing fields can be provided to an acceptable quality. The scheme shall include an assessment of the ground conditions of the land proposed for the sports facility (including drainage and topography) which identify the constraints which could affect playing field quality. The development shall proceed in accordance with the agreed details.

REASON

To ensure that the playing pitches are provided to an acceptable quality

30. APPROVAL CONDITION – Playing Pitch Provision [pre-commencement condition]

The playing pitches shall be provided in accordance with a phasing plan to be submitted and agreed by the Local Planning Authority prior to development works commencing. The sports pitches shall be laid out in accordance with section 6.56 of the Design and Access Statement submitted the application and will remain in use thereafter.

REASON

To ensure that the appropriate number and type of pitches are provided

31. APPROVAL CONDITION – Details of Community Use [pre-occupation condition]

Prior to the first occupation of the development hereby approved, a report setting out expected community use of the new indoor and outdoor facilities shall be submitted to the Local Planning Authority for approval in writing. The development shall proceed in accordance with the agreed details.

REASON

To ensure well-managed, safe community access to the sports facility,

Notes to Applicant

Southern Water – Public Sewerage - Informative

A formal application for connection to the public sewerage is required in order to service this development. Please contact Atkins Ltd, Angle St James House, 39a Southgate Street, Winchester So23 9EH (tel. 01962 858688) or www.southernwater.co.uk

Note to Applicant – Pre-Commencement Conditions

Your attention is drawn to the pre-commencement conditions above which require the full terms of the condition to be satisfied before development commences. In order to discharge these conditions you are advised that a formal application for condition discharge is required. You should allow approximately 8 weeks, following validation, for a decision to be made on such an application. It is important that you note that if

development commences in without the condition having been formally discharged by the Council in writing, any development taking place will be unauthorised in planning terms, invalidating the Planning Permission issued. Furthermore this may result in the Council taking enforcement action against the unauthorised development. If you are in any doubt please contact the Council's Development Control Service.

Note to Applicant – 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)

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
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
SDP7	Urban Design Context
SDP9	Scale, Massing & Appearance
SDP10	Safety & Security
SDP11	Accessibility & Movement
SDP12	Landscape & Biodiversity
SDP13	Resource Conservation
SDP15	Air Quality
SDP16	Noise
SDP17	Lighting
REI10	Industry and Warehousing
NE3	Sites of Local Nature Conservation Importance
NE4	Protected Species
CLT3	Protection of Open Spaces

Supplementary Planning Guidance

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

Other Relevant Guidance

PPS1	Delivering Sustainable Development (2004)
PPG13	Transport (2001)
PPG17	Planning for Open Space, Sport & Recreation
PPS23	Planning & Pollution Control
PPG24	Planning & Noise (2004)

Relevant Planning History

03/00704/R3OL Conditionally Approved 17.12.2003
Construction of a Sports Hall with associated changing rooms

07/00728/R3CFL Refused 06.08.2007
Construction of a new illuminated Multi Use Games Area (MUGA) with 4 x 8m high floodlight columns and mobility ramps

08/00563/FUL Conditionally Approved 18.06.2008
Siting of a modular building for use as arts unit at Grove Park Business/Enterprise College

