

Planning and Rights of Way Panel East 14th March 2017
Planning Application Report of the Service Lead Infrastructure, Planning and Development.

Application address: Harefield Primary School, Yeovil Chase.			
Proposed development: Erection of a single storey detached classroom.			
Application number	16/01826/FUL	Application type	FUL
Case officer	Mathew Pidgeon	Public speaking time	5 minutes
Last date for determination:	19/12/2016	Ward	Harefield Ward
Reason for Panel Referral:	More than five letters of objection have been received	Ward Councillors	Cllr Fitzhenry Cllr Laurent Cllr Baillie

Applicant: Harefield Primary School	Agent: BAS Primmer Olds
Recommendation Summary	Delegate to the Service Lead Infrastructure, Planning and Development to grant planning permission subject to criteria listed in report.
Community Infrastructure Levy Liable	Not applicable

Reason for Granting Planning Permission

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. Other material considerations including impact on car parking pressure, trees and visual character have been considered and are not judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. Overall the exceptional educational need, in light of the changing nature of teacher training and the need for a dedicated teacher training facility within Harefield Primary School, which is an Ofsted recognised National Support School and National Teaching School, is considered to outweigh the potential negative impact of the development. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and planning permission should therefore be granted. In reaching this decision the Local Planning Authority offered a pre-application planning service and has sought to work with the applicant in a positive and proactive manner as required by paragraphs 186-187 of the National Planning Policy Framework (2012).

Policies - SDP1, SDP4, SDP5, SDP7, SDP9, SDP12 and SDP17 of the City of Southampton Local Plan Review (Amended 2015) and CS11, CS13, CS18, CS19, CS20, CS21, CS22 and CS25 of the Local Development Framework Core Strategy Development Plan Document (Amended 2015).As supported by paragraph 72 of the NPPF.

Appendix attached
Development Plan Policies

Recommendation in Full

1. Delegate to the Service Lead Infrastructure, Planning and Development to grant planning permission subject to the completion of a Section 106 legal agreement 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 (as amended 2015), policies CS18 and CS25 of the adopted LDF Core Strategy (as amended 2015) and the adopted SPD relating to Planning Obligations (September 2013);

ii. 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.

iii. Submission and implementation within a specified timescale of a Travel Plan;

2. That the Service Lead Infrastructure, Planning and Development be given delegated powers to add, vary and/or delete relevant parts of the Section 106 legal agreement and/or conditions as necessary.

3. Refuse

1 The site and its context

1.1 The wider area is largely residential in character. The school, comprising of single and two storey buildings is linear in layout running parallel to Yeovil Chase. Housing occupies the southern side of the street largely arranged in terraces running perpendicular to the street, with the exception of 18-24 Yeovil Chase, which face the school. 6 parking lay-bys indent the carriageway on the south side of the street opposite the school. The most westerly is by a triangular turfed verge in front of 18-28 Yeovil Chase.

1.2 Beyond that point the street is bending in a south-westerly direction towards the junction with Taunton Drive/Wynter Road/Hatley Road. Although the street is two-way when travelling from Hatley Road to a point by the Community Centre car park where a one-way system has been in force since 1999, vehicles parked on the carriageway narrow the road to a single width with passing points and especially restrict forward visibility when passing around the bend in the street. The existing vehicular access to the 22 space school car park is located opposite 28 Yeovil Chase.

1.3 The site frontage to the street for the school also has good tree cover and a nature trail has been created in front of the former infant school. There are trees

on the boundary with Yeovil Chase some of which are protected however the trees effected by the proposal are not covered by a tree preservation order.

- 1.4 A private tennis club abuts the northern edge of that land and western side of the grassed playing area. The grounds of the school are largely laid to turf from a point immediately north of the buildings with a large hard surfaced playground also to the rear of the former Junior School occupying the western end of the site.

2 Proposal

- 2.1 Planning permission is proposed for a new classroom and following the receipt of amended plans (submitted to remove an objection on tree grounds) the location of the classroom has moved.
- 2.2 The classroom would be used for teacher training however in land use planning terms there is no difference between a teacher training facility and a normal classroom that could be used in association with the educational need for the whole site.
- 2.3 The proposed building that will provide the classroom will be positioned to the south of the existing school building toward the eastern end of the site. The proposal will provide a classroom space that will be flexible in its layout along with a table store, two offices, kitchen area and toilets.
- 2.4 The building will be single storey with a pitched roof. The elevations will be constructed to include facing brickwork to match the school, cedar clad gable ends with uPVC fascia's, gutters and down pipes under a roof of concrete tiles which will also match those used at the school.

3 Relevant Planning Policy

- 3.1 The Development Plan for Southampton currently comprises the "saved" policies of the City of Southampton Local Plan Review (as amended 2015) and the City of Southampton Core Strategy (as amended 2015). The most relevant policies to these proposals are set out at **Appendix 1**.
- 3.2 The National Planning Policy Framework (NPPF) came into force on 27th March 2012 and replaces the previous set of national planning policy guidance notes and statements. The Council has reviewed the Core Strategy to ensure that it is in compliance with the NPPF and are satisfied that the vast majority of policies accord with the aims of the NPPF and therefore retain their full material weight for decision making purposes, unless otherwise indicated.
- 3.3 LDF Core Strategy Policy CS11 supports the development of new educational facilities on school sites and paragraph 72 of the NPPF states:

"The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- *give great weight to the need to create, expand or alter schools;*
- *and*
- *work with schools promoters to identify and resolve key planning issues before applications are submitted."*

4 Relevant Planning History

- 4.1 Harefield Junior and Infants School was granted permission in 1953. Following its construction additional class rooms have been added along with other various modest sized extensions. The most notable and recent additions are listed below:

School Development

- 4.2 10/00803/R3CFL - Formation of new car park and new access road off of Yeovil Chase following the part demolition of the Junior school building – Conditionally Approved
- 4.3 10/00590/R3CFL - Single Storey extension to south elevation – Conditionally Approved - 07.07.2010.
- 4.4 09/00292/R3CFL - Replacement of classroom windows (including the addition of x 4 new doors) to the South elevation of the former infants school building and alterations to the existing adjacent path – Conditionally Approved - 15.05.2009.
- 4.5 08/01317/R3CFL - Demolition of the existing REEMA block and the former two-storey Junior School building, erection of a new single-storey building to the north of the former infant school building with associated external works, a new hard surfaced play area with associated fencing , a new car park and delivery area with lighting and a new access road off Yeovil Chase (which is proposed to serve the new school layout and a proposed future housing development on part of the site) - Conditionally Approved - 25.11.2008.
- 4.6 07/01197/R3CFL - Erection of a single-storey extension to provide enlarged pre-school facilities and a new community room with associated external works and car parking - Conditionally Approved - 24.09.2007.

Land adjacent

- 4.7 11/01304/R3OL - Redevelopment of the former school playground to provide 21 residential units (13 x 2 bedroom houses, 5 x 3 bedroom houses and 3 x 4 bedroom houses) with associated car parking and amenity space and vehicular access from Yeovil Chase (Outline application seeking approval for access, layout and scale). – Conditionally Approved, Panel Decision - 28.11.2011.

5 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 and erecting a site notice 18/11/2016. At the time of writing the report **7 representations** have been received from surrounding residents. The following is a summary of the points raised:
- 5.2 **Additional parking and traffic associated with the school run and after school clubs harm neighbouring amenity by blocking drive ways and footpaths; and by creating high levels of traffic congestion.** RESPONSE: The project will lead to funding input to the school travel plan to enable the school to engage with pupils, parents and neighbours, to address this issue by encouraging sustainable travel to school. The proposal will also not result in a change to the existing number of pupils or teachers visiting the school. Trainee teachers already attend the school and the scheme would not directly result in

more trainee teachers attending the school (other than if the capacity of the teacher training course is reached (18 rather than 15).

- 5.3 **Impact of construction traffic including parking, noise and impact on road surface.** RESPONSE: A highways condition survey will be added to ensure that any damage to surrounding roads caused as a consequence of the development will be repaired by the developer. A construction environment management plan will be required to control the development, this will address parking for contractor's vehicles and plant equipment and seek to reduce the impact of construction. The route used by traffic associated with the construction used to access the site will be controlled through the construction management plan. Hours of construction will be controlled by a planning condition.
- 5.4 **The new classroom should be constructed on the old community centre site at the end of Yeovil Chase or tenant's association club on the corner of Yeovil Chase and Selbourne Avenue.** RESPONSE: Each application should be judged on its own merits. The availability of other alternative sites is not a material planning consideration for this planning application.
- 5.5 **Consultation Responses**
- 5.6 **SCC Planning Ecologist:** No objection, apply recommended conditions to prevent upward light spill into nearby tree canopy for reasons of bat foraging potential protection.
- 5.7 **SCC Highways:** No objection, apply recommended conditions to reduce impact caused by construction traffic and in the interests of highways safety.
- 5.8 **SCC Trees:** No objection, apply recommended conditions to secure replacement tree planting for trees that will need to be felled to facilitate the development. Tree replacement is required on a two for one basis.
- 5.9 **SCC Contamination:** No objection, apply recommended conditions to ensure that users of the site are not exposed to contamination.

6 Planning Consideration Key Issues

- 6.1 The key issues for consideration in the determination of this planning application are:
- i. Background to the development;
 - ii. Principle of development;
 - iii. Design and character;
 - iv. Residential amenity;
 - v. Highways and parking; and,
 - vi. Ecology and trees.

Background to the proposal

- 6.2 The proposed Harefield School Centred Initial Teacher Training (SCITT) building is to deliver high quality, accredited teacher training for schools in the local/Southampton community. The building would comprise of a large study area for teacher training and office space for senior leaders and administrative staff.
- 6.3 There are now presently a range of routes into teacher training. School Centred Initial Teacher Training is the route which involves training "on the job". Trainees

spend the majority of their time in school rather than in university.

- 6.4 In the national self-improving school system it is expected that schools are involved in the training of new teachers. Harefield Primary School, graded “outstanding” by Ofsted, is a National Support School and National Teaching School. This means it is accredited, due to its expertise, to support other schools in improvement. Harefield leads this area of teacher training in a local group of schools.
- 6.5 At Harefield SCITT trainees spend Monday to Thursday in classes in partnership schools and on Friday are at Harefield. At Harefield they follow a formalised training programme with planned inputs on professional practice led by a range of facilitators. They also have the opportunity to engage in personal professional research and have access to professional publications and reading.
- 6.6 The current room in which training takes place is unsuitable in size/capacity and the provision of the new detached building will also facilitate a more effective school layout. The current staffing level means that many administrative and senior leaders need to share office space. This in turn makes it difficult to hold confidential meetings. These can be between staff, outside agencies and/or with parents. The school is expected to hold review meeting for children looked after and families who are receiving support from children’s services. The building would provide extra administrative office space which would free up space within the main building where confidential meeting could be held.
- 6.7 For the academic year 2016-17 the National College for Teaching and Leadership capped the recruitment of trainee teachers attending the school to 18 trainees. Currently 15 are attending the school due to drop outs/deferments. These trainees have been attending Harefield since September 2016.
- 6.8 For the 2016-17 academic year the following staff are employed by the school:
- Teaching: 22 (19.2 FTE).
 - Admin: 6 (3.5 FTE)
 - Learning Support Assistants: 26 (14.5 FTE)
 - Site manager and Cleaners : 6 (2.3 FTE)
 - Breakfast staff:23 (0.3 FTE)
- 6.9 It is anticipated that the staffing numbers at Harefield Primary School will not increase at all in 2017 as the school is operating at full capacity.

Principle of development

- 6.10 Southampton City Council are in favour of school development, which seeks to modernise and improve teaching facilities within the City for the benefit of pupils and teaching staff. Core strategy policy CS11 states *‘the development of new inspirational, high quality education and related facilities...will be promoted’*.
- 6.11 Within the *‘Policy statement – planning for schools development’* (2011) it is clear that the government seeks...*‘all schools to adapt and improve their facilities...and to ‘drive for higher standards’* This proposal, that seeks to improve the facilities and achieve higher standards therefore reaches this aim. The government also believes that the *‘planning system should operate in a*

positive manner when dealing with proposals for the creation, expansion and alteration of state-funded schools'. This policy statement has therefore been attributed relevant material weight when considering this application. See also paragraph 72 of the NPPF as set out above.

- 6.12 It is important to consider that the proposal does not seek to remove part of a playing field. The area of the school site required for the development, measuring 169 square meters, is also relatively small in comparison with the whole of the school site which currently provides in excess of 26,000 square meters. The removal of the area of the site required for the proposed building will not therefore reduce the potential of the site to be used as a sports facility. Thus the scheme complies with policy CS21 which seeks to retain the quantity and improve the quality and accessibility of the city's diverse and multi-functional open spaces including playing fields.
- 6.13 Accordingly the principle of adding a new building onto the site for the specific purposes of improving the existing teacher training facility is supported and should be attributed significant material weight.
- 6.14 The Panel will note that a condition linking access to the classroom to teacher training - and not school pupils - would prove difficult to enforce and has not been included as part of this recommendation.

Design

- 6.15 The adopted LDF Core Strategy Policy CS13 continues the Council's commitment to securing high quality design. The scale, form, design and materials chosen for the proposed building is akin to existing buildings within the school site. The building will also benefit from being partially screened from Yeovil Chase by an existing hedge. As such the proposal will not adversely affect the character or appearance of the school within the Yeovill Chase street scene.

Residential amenity

- 6.16 The single storey building would be sufficiently separate from the nearest residential neighbours, being in excess of approximately 20m, and as such the building itself would not have a harmful impact on residential amenity. The building would not be overbearing or cause over shadowing of neighbouring properties. It is also not considered that the provision of the teaching facility will result in a significant increase of intensity of use on the site given that the use is already taking place within the existing school buildings.

Highways, access & parking

- 6.17 The site is situated on Yeovil Chase which is known to already suffer from a high number of vehicular movements and on street parking space uptake particularly at the start and end of the school day. With high levels of on street parking traffic speeds tend to slow resulting in a natural form of traffic calming. The Highways Development Management Team have no objection on the basis of highways safety.
- 6.18 Pupil numbers at the school are also not anticipated to increase: 2016-17 pupil numbers at Harefield are 410, this may reach capacity in 2017-18 of 420. The school would then be at full capacity. The intention of the new school building is not to increase available teaching space within the school for pupils leading to further pupil intake. Furthermore the vacant space within the school, provided once the SCITT becomes operational, will not be used to accommodate more teaching space for pupils rather there will be a re-organisation of office accommodation for staff and the provision of meeting rooms capable of holding confidential meeting.
- 6.19 Council Officers recognise that as a result of the SCITT (which started in 2016) a potential total of 18 trainee teachers can attend the site. The use of the building for teacher training is however not likely to be significantly intensive or harmful given that trainee teachers only attend the site one day per week (currently Fridays). The remaining four days of the week the trainee teachers learn in classrooms of existing schools. It is noted that Harefield Primary School has four trainee teachers who learn on site for the remaining four days of the week.
- 6.20 There has been a small increase in visits to and from the site as a consequence of the use of the site for teacher training which started in September 2016. Whilst this application does not directly result in additional staff owing to the objections raised by local residents and the Councils acknowledgement of the car parking pressure around the school, particularly at the beginning and end of the school day, the Council are seeking a financial contribution (via a legal agreement) to improve and invest in the school's travel plan in order to encourage staff, parents and children to arrive to school in an alternative method to cars. It is noted that should the application be refused the Council will not have the opportunity to do this.

Ecology and trees

- 6.21 The application site consists of an area of hard-standing and amenity grassland which have negligible biodiversity value. Close to the southern side of the proposed building is a hedgerow containing a number of trees which is likely to provide habitat for foraging bats and nesting birds. Construction of the proposed classroom building is unlikely to impact directly upon the hedgerow however, external lighting has the potential to deter bat foraging activity. External lighting on the side of the building adjacent to the hedgerow should therefore be kept to a minimum with light tightly focused on the areas where it is required. Any upward spill should be controlled through the use of hoods whilst direct illumination of the trees canopies should be avoided. Design of the external lighting will be secured through a planning condition.
- 6.22 The building is shown to be approximately 9m from the closest tree that is to be retained. The tree will need to be protected throughout its construction. The

proposal also results in the removal of some smaller trees at the south east corner of the site. The trees are of lesser quality and mitigating planting can offset their loss, therefore a landscaping plan will be required with details on species, size, location and pit design for the replacements and the replacement trees will need to be on a 2 for 1 basis.

Summary

- 6.23 The main school buildings on site are currently used in excess of their optimum capacity which has an impact on the operational efficiency of the school. This has partially resulted from the need to provide the SCITT within this school which is justified given the schools outstanding Ofsted rating and its designation as a National Support School and National Training School.
- 6.24 The formation of the new classroom exclusively for the SCITT use will provide an improved learning environment for trainee teachers and will also free up more space in the school so that private meeting rooms needed for confidential discussions can be formed along with improved office accommodation.
- 6.25 Trips to and from the school will not change as a direct result of the proposed new teacher training building as the use currently exists on the site and the proposal provides the opportunity to seek planning contributions to improve the school travel plan.
- 6.26 All material planning considerations have been taken into account when assessing the merits of this planning application. Whilst it is recognised that parking pressure and congestion on Yeovil Chase is a concern to local residents on balance, it is considered that the scheme is acceptable due to the urgent requirements for improved teacher training facilities and the need to improve the efficiency of the existing buildings.
- 6.27 Failure to deliver the project would represent the loss of an important opportunity to improve teacher training facilities in the city to the overall benefit of the City Council, the school, trainee teachers and most importantly school pupils. This is a significant material consideration in this case in accordance with Policy CS11.
- 6.28 In this particular case, taking account of all material points listed above and in particular because of the relatively small foot print required for the building in question; and given its current use not as a playing field not available to the public, Officers conclude that the proposal is acceptable and is not contrary to the development plan.

Conclusion

- 6.29 Accordingly the application is recommended for approval.

1a-d, 2b-d, 4f, 4vv, 6a,

MP3 for 14/03/2017

PLANNING CONDITIONS

1. Full Permission Timing Condition (Performance)

The development hereby permitted shall begin no later than three years from the date on which this planning permission was granted.

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

2. Approved Plans

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

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

3. 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.

4. Construction Plan (Pre-Commencement Condition)

Prior to the commencement of any development a written Construction Plan and appropriate drawing shall be submitted to and approved by the Local Planning Authority.

The Construction Plan shall specify vehicular access arrangements, the areas to be used for contractor's vehicle parking and plant, storage of building materials and any excavated material, temporary buildings and all working areas required for the construction of the development hereby permitted. The building works shall proceed in accordance with the approved Construction Plan once agreed.

Reason: To protect the amenities of neighbours and the wider environment.

5. Contractors parking (Performance)

At no time shall contractors carrying out the construction of the development hereby approved use the public highways to park vehicles associated with the development (including domestic vehicles used by contractors to travel to and from the site).

Reason: To prevent a potential source of on street parking pressure within nearby roads and in the interests of the amenity of residents living nearby , in particular on Yeovil Chase.

6. Use of a Banksman (Performance)

At no time shall construction related traffic reverse onto the public highway from the site without being supervised by a banksman.

Reason: In the interests of highways safety.

7. 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.

8. Land Contamination investigation and remediation (Pre-Commencement & Occupation)

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.

9. Use of uncontaminated soils and fill (Performance)

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.

10. Unsuspected Contamination (Performance)

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. The development shall proceed in accordance with the agreed details unless otherwise agreed in writing by 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.

11. Window specification limitations [Performance Condition]

All windows shall have a reveal of at least 100mm from the finished facade.

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

12. Materials to match (Performance Condition)

The materials and finishes to be used for the external walls, windows (including recesses), drainage goods and roof in the construction of the building hereby permitted shall match in all respects the type, size, colour, texture, form, composition, manufacture and finish of those on the adjacent school building.

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 and satisfactory visual relationship of the new development to the existing.

13. Landscaping detailed plan [Pre-Commencement Condition]

Before the commencement of any site works a detailed landscaping scheme and implementation timetable, which clearly indicates the numbers, planting densities, types, planting size and species of trees and shrubs to be planted, and treatment of hard surfaced areas, shall be submitted to and approved in writing by the Local Planning Authority.

The landscaping scheme shall specify all trees to be retained and to be lost and shall provide an accurate tree survey with full justification for the retention of trees or their loss. The hedgerow to the front of the site on the boundary with Yeovil Chase shall also be retained and protected throughout the construction period. Any trees to be lost shall be replaced on a favourable basis (a two-for one basis unless circumstances dictate otherwise and agreed in advance) to ensure a suitable environment is provided on the site.

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

The approved scheme shall be carried out 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.

14. Tree survey plan [Pre-Commencement Condition]

No operation in connection with the development hereby permitted shall commence on site until an accurate plan showing the position of all trees pertinent to the development has been submitted and agreed in writing with the Local Planning Authority. The Root Protection Areas (RPA's) are to be included within this plan.

Reason: To ensure easy identification of all trees to be retained pursuant to any other condition of this decision notice.

5. 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.

16. Lighting [Pre-Occupation Condition]

Prior to the use of the development hereby approved a lighting scheme detailing the position of external lighting including the type of lighting unit proposed and measures necessary to prevent upward light spill into nearby tree canopy shall be submitted to and approved in writing by the Local Planning Authority. Once approved the lighting scheme shall be carried out in accordance with the approved details. The installation must be maintained in accordance with the agreed written scheme.

Reason: To protect potential bat foraging habitat.

Informative: In the interests of ecology and more specifically protected bats which are sensitive to light an ecologist should be consulted when designing the scheme to ensure that no harm to wildlife, that might otherwise use the trees and hedges for nocturnal foraging, shall occur.

17. Cycle storage facilities (Pre-Commencement Condition)

Before the development hereby approved first comes into occupation, secure and covered storage for at least 2 additional bicycles shall be provided in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The storage shall be thereafter retained as approved.

Reason: To encourage cycling as an alternative form of transport.

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APPENDIX 1

POLICY CONTEXT

City of Southampton Local Plan Review – (March 2006)

SDP1 (Quality of Development)
SDP4 (Access)
SDP5 (Parking)
SDP7 (Context)
SDP9 (Scale, Massing and Appearance)
SDP12 (Landscape and Biodiversity)
SDP17 (Lighting)

Local Development Framework Core Strategy Development Plan Document (Amended 2015)

CS11 (An Educated City)
CS13 (Fundamentals of Design)
CS18 (Transport)
CS19 (Car and Cycle Parking)
CS20 (Tackling and adapting to climate change)
CS21 (Protecting and enhancing open space)
CS22 (Promoting biodiversity and protecting habitats)
CS25 (The delivery of infrastructure and developer contributions)

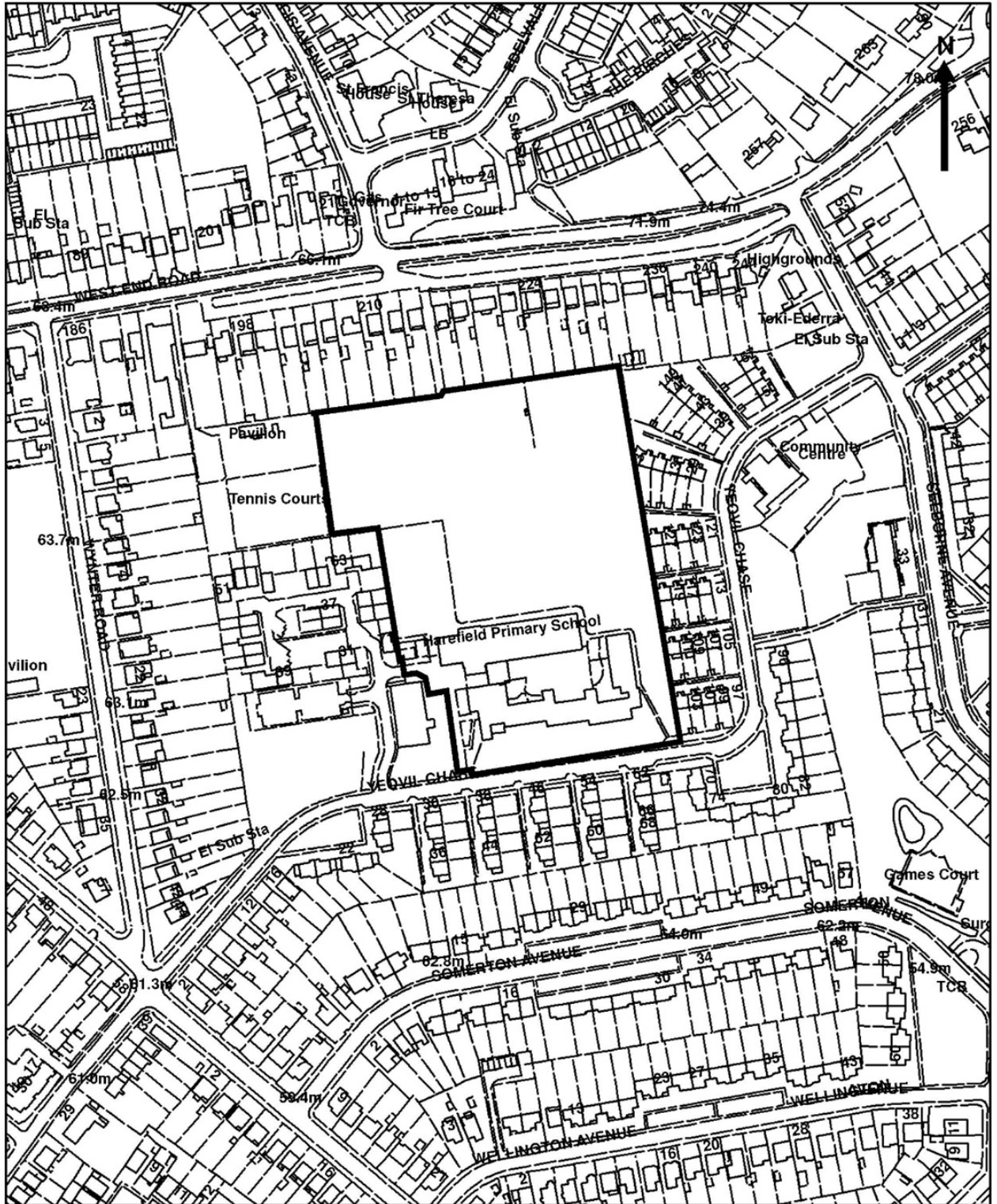
Supplementary Planning Guidance

Planning Obligations (Adopted - September 2013)

Other Relevant Guidance

The National Planning Policy Framework (2012)
Policy statement – planning for schools development (2011)

16/01826/FUL



Scale: 1:2,500

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