

Southampton City Planning & Sustainability
 Planning and Rights of Way Panel meeting 26th October 2010
 Planning Application Report of the Planning and Development Manager

Application address: Newlands Primary School, Ullswater Road, SO16 9EA			
Proposed development: Erection of a new single-storey building to provide a new two form entry primary school and nursery with associated landscape works and sports facilities, including a multi-use games area and new vehicular and pedestrian access from Windermere Avenue. Demolition of the existing school upon completion of the new building.			
Application number	10/00933/R3CFL	Application type	FUL
Case officer	Jenna Turner	Public speaking time	15 minutes
Last date for determination:	17.11.10	Ward	Redbridge
Reason for Panel referral	This is a major planning application submitted on behalf of the City Council	Ward Councillors	Cllr McEwing Cllr Holmes Cllr Marsh-Jenks

Applicant: Southampton City Council	Agent: Capita Symonds
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Recommendation Summary	Delegate to Planning and Development Manager to grant planning permission subject to criteria listed in report
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Reason for Granting 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. The proposal makes good use of the land for much needed primary school places. 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, SDP17, NE3, NE4 and CLT3 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, CS21 and CS22 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	Planning History

Recommendation in Full

Delegate to the Planning and Development Manager to grant planning permission subject to:

1. the Head of Education giving a written undertaking for the provision of the following:
 - a) To implement 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);
 - b) A financial contribution towards strategic transport projects for highway network improvements in the wider area in accordance with policies CS18 & 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);
2. The submission of a satisfactory demolition and construction Phasing Plan, in accordance with policy CS11 of the Local Development Framework Core Strategy Development Plan Document - Adopted Version (January 2010) and;
3. Details of the community use of the site, in accordance with policy CS11 of the Local Development Framework Core Strategy Development Plan Document - Adopted Version (January 2010).

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 Newlands Primary School forms part of the Council's Primary School Review, the aim of which is to provide high-quality educational facilities within the city that can accommodate the increasing demand for primary school places. A central part of the review relates to the buildings themselves; which should be sustainable; equipped with up-to-date technology; provide flexible learning spaces and moreover; a stimulating environment for pupils. The review concluded that Newlands Primary school building is poor quality and that it was not economical or practical to upgrade the existing building and that it is a top priority for rebuilding.

3. The site and its context

3.1 Newlands primary and nursery school provides two linked wings for the infant and junior school. The building which was originally constructed in the 1950s, has an irregular layout, and is single-storey in scale. The school has been extended with a series of modular classrooms. The existing vehicle access to the school is from Ullswater Road and the parking area is adjacent to the north-west site boundary. There is a further pedestrian access into the site from Mansel Road East.

3.2 The school lies within a residential area and the site boundaries are lined by mature trees, which provide screening from the residential properties which neighbour the site. To the north-west corner of the site is Pickles Coppice, which is a community building and Sure Start facility. Beyond the south-east boundary of the site is an area of allotments.

4. Proposal

4.1 The application proposes a replacement school and nursery building which would be positioned to the north of the site, taking its main vehicle and pedestrian access from Windemere Avenue. The new building is designed to accommodate a 40 place nursery and a two form entry level primary school which could accommodate 420 pupils. Currently, the site accommodates just under 200 pupils.

4.2 The new building would have a horseshoe shaped layout around a central courtyard, with the nursery and infants accommodation positioned to the west of the courtyard with the junior school accommodation to the east. Approximately 2400sq.m of new floorspace would be provided. The main classrooms are arranged to enjoy outlook either over the school grounds or the courtyard. The main entrance into the building itself would address Windemere Avenue.

4.3 The building would have a single-storey scale with a double-height main hall section to the centre of the building. The building would have a contemporary design appearance with the use of glazing and elements of coloured panels and coloured render.

4.4 The existing car parking area (comprising 19 spaces) and vehicular access from Ullswater Close would be retained as a staff-only car park and a further 22 car parking spaces, including 2 disabled spaces, would be provided to the north of the proposed building. There is the potential for the MUGA to offer a community use during daylight hours or at the weekends. A secure pedestrian link from Pickles Coppice community centre into the site would also be provided.

4.5 Replacement playing pitches would be provided to the south of the site and would include two hard-surface games courts. A new Multi Use Games Area (MUGA) would be provided to the south of Pickles Coppice, although it is not intended that this should be flood lit. The layout also provides for areas for informal play immediately adjacent to the new building.

5. Relevant Planning Policy

5.1 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**.

5.2 The existing playing pitches are 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 policies, namely adopted Core Strategy Policy CS20 and Local Plan "saved" policy SDP13.

6. Relevant Planning History

5.1 The planning history for Newlands School is included in **Appendix 2**.

7. 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 (09.09.10) and erecting a site notice (02.09.10). At the time of writing the report **0** representations have been received.

7.2 **SCC Highways** - No objection. Suggests conditions to secure the detailed design of the refuse store, details of cycle storage and a Travel Plan. Advise that deliveries relating to construction and the servicing of the biomass plant should take place outside of school hours.

7.3 **SCC Planning Policy** - No objection raised. The proposal is compliant with adopted policies.

7.4 **SCC Sustainability Team** - No objection subject to the impositions of conditions to secure the submitted sustainability measures, including a biomass boiler on site.

7.5 **SCC Environmental Health (Pollution & Safety)** - No objection. Suggests conditions to prevent the installation of lighting to the MUGA and to restrict the hours of use of the MUGA.

7.6 **SCC Environmental Health (Contaminated Land)** - No objection. The site could be affected by historic land contamination and therefore conditions are suggested to secure a Contamination Assessment and any necessary remediation measures.

7.7 **SCC Archaeology** - No objection. Suggests conditions to secure a programme of archaeological work prior to the commencement of development and a watching brief to be conducted during groundworks.

7.8 **SCC Ecology** – No objection. The area to be developed has limited biodiversity value. The new access is unlikely to result in harmful disturbance to wildlife. The proposed pond and wildflower grassland will help to improve the biodiversity value of the site. Suggests a condition to secure an Ecological Mitigation Statement.

7.9 **SCC Trees** - No objection. The application would result in the loss of some trees on the west side of the entrance from Windermere Avenue. These are however of poor form and their loss would not have a significant affect on the amenity of the area. Furthermore, the extensive replacement tree planting would compensate for their removal.

7.10 **Sport England** - No objection. The playing which would be lost will be replaced by playing fields of equivalent or greater quantity and improved sports facilities would be provided.

7.11 **Southern Water** – No objection. Suggests conditions to secure details of foul and surface water disposal and grease interceptors to drainage from kitchen areas.

8. 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;
- iii. The acceptability of the design;
- iv. Impacts on residential amenity;
- v. Highways and parking issues; and,
- vi. The sustainability of the proposal.

8.2 Principle of Development

8.2.1 The site is currently in educational use (Use Class D1) and the redevelopment proposal 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 that could be accommodated by the school is greater than 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. In particular, the provision of a new MUGA and the improved playing field layout provides an opportunity for after hours use of the site by the local community.

8.3 Sports Pitch Re-Provision

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 Since the proposed school building has a lesser footprint than the existing school, the proposal would enable an increase in playing pitch provision on the site. The proposal would provide a Multi Use Games Area (MUGA), four mini football pitches, a full size football pitch, a basketball court and a netball court. Conditions are suggested to secure a phasing plan for the delivery of the new playing pitches and an assessment of their quality. The applicants have been asked to provide an indicative phasing plan prior to determination to satisfactorily demonstrate that continuous education with access to useable outdoor playspace is possible during the construction phase. A verbal update will be given at the Panel meeting.

8.4 Character and Design

8.4.1 The new school building would address Windemere Avenue and the double-height central section gives the building presence from this street. The design represents a significant improvement when compared to the existing school building and a legible layout would be created.

8.4.2 The mature tree screening to the site boundaries would be retained. The trees proposed to be removed would not have a harmful affect on the visual amenity of the area or reduce the screening value when viewed from the surrounding properties and streets. An indicative landscape plan been provided which includes extensive tree planting to create a high-quality setting for the building. In addition to this, the front car parking area would be softened with trees and planting beds. A planning condition is recommended to secure this scheme.

8.4.3 The application also proposes enhanced security measures including new boundary treatment, CCTV and an outdoor lighting upgrade. Planning conditions are recommended to secure these measures.

8.5 Residential Amenity

8.5.1 The new school building would be approximately 36 metres from the nearest residential properties to the east of the site, on Borrowdale Road. Its single-storey scale, and the intervening tree screening, would ensure that it would not have a harmful impact on residential amenity. There is 40 metres separation between the new MUGA and nearest residential neighbours on Ullswater Road. As it is not intended to be floodlit it is unlikely to result in harmful noise or disturbance to the residential neighbours. The Environmental Health Officer is satisfied that subject to imposition of conditions which restrict the hours of use of the MUGA and to prevent the installation of lighting, that the proposal would be acceptable in this respect.

8.6 Highways and Parking

8.6.1 The new access from Windemere Avenue would relieve the pressure on the existing Ullswater Road entrance which currently suffers from congestion during school drop-off and collection times. The pedestrian and vehicle access points into the site would be segregated which would represent an improvement in highway safety terms. The number of parking spaces proposed is in accordance with the adopted maximum standards for this area of 'Low Accessibility'. The servicing of the school would also take place from Windemere Avenue and an area for the turning of larger vehicles has been designed into the parking area.

8.7 Sustainability

8.7.1 A biomass woodchip boiler is proposed which would provide a 45% reduction in Carbon Dioxide emissions. In addition to this, it is intended that the school will achieve the 'Very Good' standard of BREEAM and a pre-assessment report has been submitted to demonstrate how this could be achieved. Conditions are suggested to secure the proposed sustainability measures.

9. Summary

9.1 The application proposes a high-quality design solution to the improvement of the educational and community facilities that the site currently delivers. The application proposal would provide a valuable new education facility, which would meet a local need identified in the Primary School Review. 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.

10. Conclusion

10.1 This application has been assessed as being acceptable to residential amenity and its local context. The application is therefore recommended for conditional approval subject to a satisfactory indicative phasing plan and details of community use being submitted prior to determination.

Local Government (Access to Information) Act 1985

Documents used in the preparation of this report Background Papers

1(a), 1(b), 1(c), 2(c), 2(d), 2(e), 4(s), 6(a), 6(c), 6(d), 6(h), 6(g), 6(k), 7(a), 7(m), 7(v), 8(a), 9(a), 9(b)

JT for 26/10/10 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 - Details of building materials to be used [pre-commencement condition]

Notwithstanding the details shown on the approved drawings no works shall commence on the construction of the external elevations of the buildings hereby approved until a schedule of materials and finishes (including full details of the manufacturers, types and colours of the external materials) to be used for external walls, windows and the roof of the proposed buildings has been submitted to and approved in writing by the Local Planning Authority.

REASON:

To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavoring to achieve a building of visual quality.

03. APPROVAL CONDITION - Community Use Agreement [pre-commencement condition]

Prior to the commencement of use a Community Use Agreement shall be submitted to and approved in writing by the Local Planning Authority. This agreement shall include details of hours of use, access by non-school users, management responsibilities, pricing policy, and include a mechanism for review that would involve both Sport England and the Local Planning Authority as required. The approved agreement shall be implemented upon commencement of use of the development.

REASON

To secure well managed safe community access to the sports facilities on site and to ensure sufficient benefit to the development of sport and to accord with Local Plan policy.

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

Before works on the playing pitches commences, 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

05. APPROVAL CONDITION – Playing Pitch Provision [performance 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. Unless otherwise agreed in writing by the Local Planning Authority, the sports pitches shall be laid out in accordance with drawing number LA701 P4 received on the 21st September 2010.

REASON

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

06. APPROVAL CONDITION – Hours of work for Demolition / Construction [performance condition]

All works relating to the demolition, clearance and construction of the development hereby granted shall only take place between the hours of;

Monday to Friday	08:00 hours to 18:00 hours (8.00am to 6.00pm)
Saturdays	09:00 hours to 13:00 hours (9.00am to 1.00pm)

And at no time on Sundays and recognised public holidays. 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 LPA.

REASON:

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

07. 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.

08. APPROVAL CONDITION - BREEAM Standards (commercial development) [Pre-Occupation Condition]

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

Reason:

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

09. APPROVAL CONDITION - Biomass Boiler [Pre-Occupation Condition]

The biomass boiler which shall achieve reduced CO2 emissions as detailed within the submitted energy assessment, must be installed and rendered fully operational prior to the first occupation of the development hereby granted consent and retained thereafter. Unless otherwise agreed in writing by the Local Planning Authority.

Reason

To reduce the impact of the development on climate change and finite energy resources and to comply with adopted policy CS20 of the Local Development Framework Core Strategy Development Plan Document Adopted Version (January 2010).

10. APPROVAL CONDITION - Sustainable Drainage Systems (Pre-Occupation Condition)

Prior to the commencement of development a feasibility study demonstrating an assessment of the potential for the creation of a sustainable drainage system on site shall be carried out and submitted to the Local Planning Authority. Any measures shown to be feasible shall be verified in writing by the Local Planning Authority and implemented prior to first occupation of the development hereby granted consent. If the study demonstrates the site has the capacity for the implementation of a sustainable drainage system, a specification shall be agreed in writing with the Local Planning Authority. A sustainable drainage system to the approved specification must be installed and rendered fully operational prior to the first occupation of the development hereby granted consent and retained thereafter. In the development hereby granted consent, peak run-off rates and annual volumes of run-off shall be no greater than the previous conditions for the site.

REASON:

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

11. APPROVAL CONDITION - Arboricultural Method Statement [performance condition]

All operations in connection with the development hereby permitted shall comply in full with the method statement included in the Arboricultural Impact Assessment & Tree Survey report by Sapling Arboriculture Ltd dated the 6th July 2010.

Reason

To ensure that provision for trees to be retained and adequately protected throughout the construction period has been made.

12. APPROVAL CONDITION – Archaeological investigation [Pre-Commencement Condition]

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

Reason:

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

13. APPROVAL CONDITION – Archaeological work programme [Performance Condition]

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

Reason:

To ensure that the archaeological investigation is completed.

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

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved by the Local Planning Authority. That scheme shall include all of the following phases, unless identified as unnecessary by the preceding phase and approved in writing by the Local Planning Authority:

1. A desk top study including;
 - historical and current sources of land contamination
 - results of a walk-over survey identifying any evidence of land contamination
 - identification of the potential contaminants associated with the above
 - an initial conceptual site model of the site indicating sources, pathways and receptors
 - a qualitative assessment of the likely risks
 - any requirements for exploratory investigations.
2. A report of the findings of an exploratory site investigation, characterising the site and allowing for potential risks (as identified in phase 1) to be assessed.
3. A scheme of remediation detailing the remedial actions to be taken and how they will be implemented.

On completion of the works set out in (3) a verification report shall be submitted to the Local Planning Authority confirming the remediation actions that have been undertaken in accordance with the approved scheme 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.

15. 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.

16. 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.

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

Prior to development commencing, including site clearance, the developer shall submit a programme of habitat and species mitigation and enhancement measures, [as set out in the submitted Ecology Report] which shall be implemented in accordance with a timetable to be agreed by the Local Planning Authority.

Reason

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

18. APPROVAL CONDITION - 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, means of enclosure, lighting 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. Any trees to be lost shall be replaced on a favourable basis (a two-for one basis unless circumstances dictate otherwise) 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.

19. 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.

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.

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

The existing school buildings shall be demolished and all resultant materials shall be removed from the site in accordance with a phasing programme to be agreed in writing with the local planning authority before the development commences. The programme shall include details of continuous access to outdoor space for pupils.

REASON

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

21. APPROVAL CONDITION – Use of Access [performance condition]

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. The existing access from Ullswater Close shall be used by staff only as indicated in the submitted Design and Access Statement.

REASON

In the interests of highway safety and the amenities of the neighbouring residential occupiers

22. 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

23. APPROVAL CONDITION - CCTV system [performance condition]

Before the new academy building is first occupied details of a scheme for a CCTV system to comprehensively cover the site including all public entry points and car parks shall be submitted to and agreed in writing by the Local Planning Authority. The approved scheme shall be installed and operational prior to the first occupation of the approved buildings first commencing and shall thereafter be maintained in working order.

REASON

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

24. 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 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.

REASON:

To ensure the access is constructed to a satisfactory standard.

25. 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.

26. APPROVAL CONDITION - Refuse & Recycling Bin Storage [pre-commencement condition]

Notwithstanding the information already submitted, details of the elevations of a secure and undercover store for refuse and recycling with a level access shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby approved. The details shall include details of ventilation, drainage and lighting. The store shall be provided as approved before the new building first comes into use and thereafter retained as approved.

REASON:

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

27. APPROVAL CONDITION – Travel Plan [pre-commencement condition]

Prior to the commencement of development a sustainable travel plan shall be submitted to the Local Planning Authority for approval in writing, detailing how sustainable travel to and from the development hereby approved will be promoted. The development shall proceed in accordance with the agreed travel plan.

REASON

To promote sustainable forms of transport

28. APPROVAL CONDITION - Delivery times [Pre-Occupation Condition]

No deliveries shall be taken in or dispatched from the site during construction or the servicing of the biomass boiler, between the hours of 08:30 and 09:30 and after 15:00, Mondays to Fridays.

REASON:

To avoid traffic congestion during rush hour times, having regard to the site's proximity to a school.

29. APPROVAL CONDITION - Parking and Access [performance condition]

The access and parking areas hereby approved shall be provided and made available for use prior to the new school building first coming into occupation and thereafter retained as approved.

REASON

To secure a satisfactory form of development.

30. 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.

31. APPROVAL CONDITION - External Lighting/No Floodlighting to MUGA [performance condition]

Prior to the commencement of development, full details of the external lighting shall be submitted to the Local Planning Authority for approval in writing. The lighting shall be installed as approved before the new school building first comes into occupation. For the avoidance of doubt, to floodlighting to the school playing fields, multi-use games area or other open areas shall be installed without the specific granting of a planning permission for such works.

REASON

For the avoidance of doubt and to control and assess the impact of such works on the amenities of local residents.

32. APPROVAL CONDITION - Use restriction of the MUGA court [performance condition]

The MUGA court hereby approved shall not be used outside the following hours:-

Monday-Friday	09:00-19:00 hours
Saturdays and Sundays	10.00-16.00 hours

REASON

To protect the amenities of occupants of nearby residential properties.

33. APPROVAL CONDITION - Drainage for food preparation [performance condition]
Prior to the new school building first coming into use, grease interceptors shall be installed to the drainage serving food preparation and dish-washing areas. The interceptors shall thereafter be retained.

REASON

To ensure a satisfactory form of development

34. APPROVAL CONDITION - Phasing of development [pre-commencement condition]
The development hereby approved shall proceed in accordance with a construction phasing plan to be agreed in writing by the Local Planning Authority, prior to development works commencing.

REASON

To ensure the site remains in continuous education use

35. APPROVAL CONDITION - Cycle parking [Pre-Occupation Condition]
Prior to the first occupation of the development details and plans of the covered, enclosed and secure bicycle parking compound (including elevational and material details) shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until provision has been made within the site in accordance with details to be submitted to and approved by the Local Planning Authority after consultation with the Local Highway Authority for the parking of bicycles and the storage of associated ancillary equipment clear of the public highway and such space shall not thereafter be used other than for the purposes for which it is provided.

REASON:

To accord with sustainable transport policy aimed at providing a choice of travel mode available for the staff of the premises by enabling adequate provision of a facility which is likely to reduce the amount of vehicular traffic on existing roads.

Note to Applicant

1. 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

2. 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.

3. 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.

Relevant Planning Policies

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)

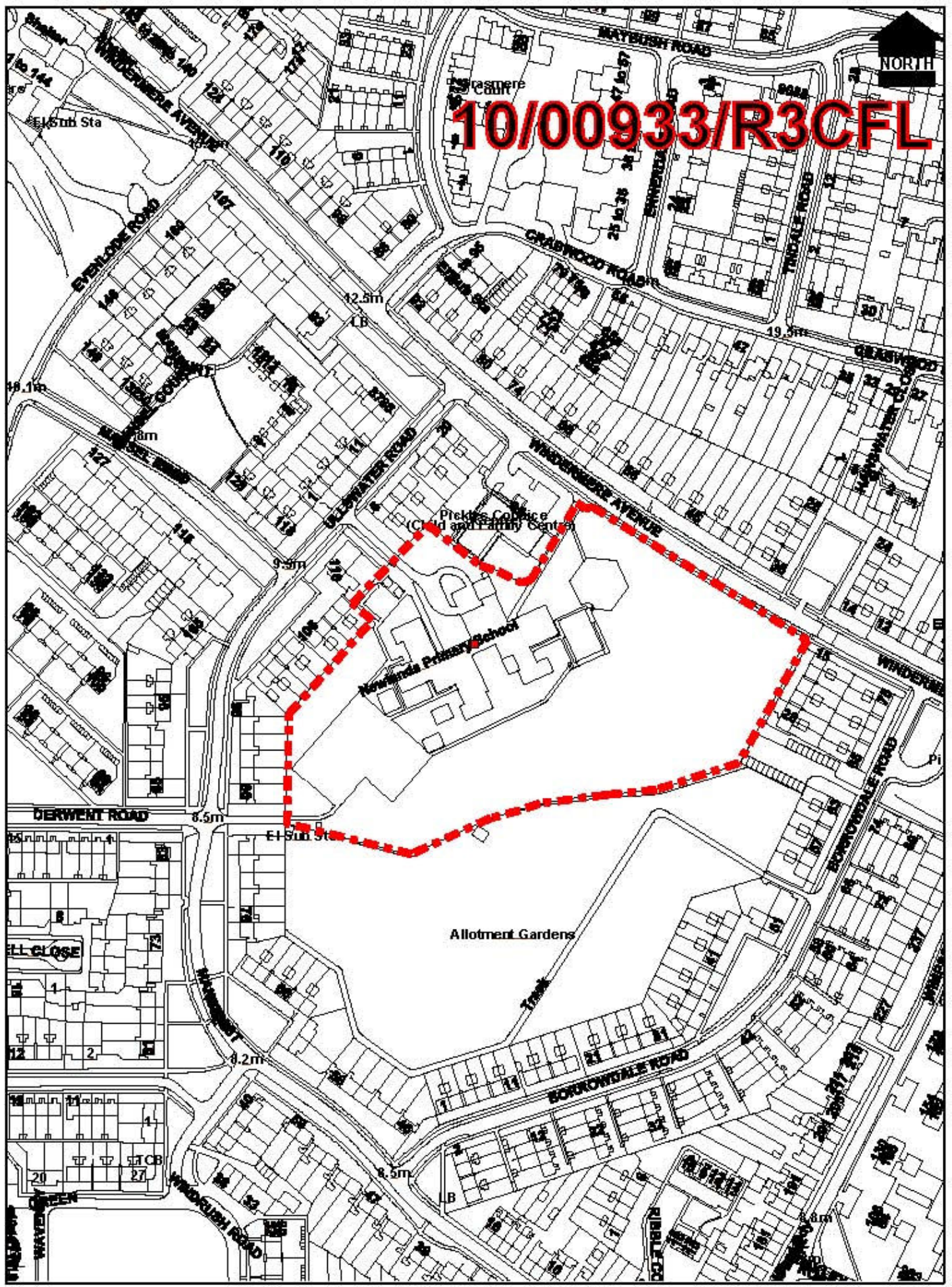
Other Relevant Guidance

PPS1	Delivering Sustainable Development (2004)
PPG13	Transport (2001)
PPG17	Planning for Open Space, Sport & Recreation (2002)
PPS23	Planning & Pollution Control (2004)
PPG24	Planning & Noise (1994)

Relevant Planning History

901505/WH Erection of a single-storey temporary classroom unit	Conditionally Approve 15.01.91
921213/WH Replacement two classrooms	Conditionally Approve 11.12.92
941412/WH Retention of single temporary classroom unit	Conditionally Approved 02.03.95
951180/WH Continued siting of one single temporary classroom unit	Conditionally Approved 04.12.95
960729/WH Retention of single temporary classroom unit	Conditionally Approved 02.10.96
00/00689/R3CFL Erection of two steel masts, 8m high to support CCTV cameras	Conditionally Approved 11.08.00
03/00912/FUL Construction of two storey building to comprise of health and family centre with associated car parking and landscaping and the erection of a 6m high column with a CCTV camera at the top.	Conditionally Approved 18.08.03
06/00344/FUL Erection of a thermal sub-station building and associated alterations in connection with a proposed District Heating System for the Millbrook area.	Conditionally Approved 24.08.06

10/00933/R3CFL



Scale : 1:2500

Date : 13 October 2010

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