

Southampton City Planning & Sustainability
Planning and Rights of Way Panel meeting 25 October 2011
Planning Application Report of the Planning and Development Manager

Application address: Land at Yeovil Chase			
Proposed development: 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.)			
Application number	11/01304/R3OL	Application type	OUT
Case officer	Andrew Gregory	Public speaking time	15 minutes
Last date for determination:	09.11.2011	Ward	Harefield
Reason for Panel Referral	Departure from the Development Plan	Ward Councillors	Cllr Fitzhenry Cllr Daunt Cllr Smith

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

The proposal represents a departure from Policies CS21 of the City of Southampton Core Strategy (January 2010) and 'saved' Policy CLT3 of the City of Southampton Local Plan Review (March 2006), because it involves a net loss of protected open space. However the mitigation offered for that set out below is considered acceptable to allow a departure from the Development Plan for Southampton. The development is otherwise acceptable taking into account the policies and proposals of the Development Plan as set out below. A suitable balance has been achieved between securing additional housing, parking, on-site amenity space and landscaping, whilst ensuring that existing residential amenity is protected.

The element of the site previously used as a playing field has not been in use for 3 years and was fenced off as part of the redevelopment of the school in 2008. The loss of this open space will be mitigated by the provision of a green within the development site, and controlled public access of the woodland fronting Yeovil Chase. The woodland will form a pocket park to be open at weekends. Whilst there will still be a net loss of open space (2,387 square metres), it is considered that this will have a limited impact on the quality of open space provision in the locality due to the existing level of provision in the locality and there would be a gain in terms of the amount and quality of publically accessible open space.

Sport England raises no objection to the loss of playing fields on the basis that substantial investment has taken place to improve the drainage of the retained playing fields thereby improving the quality and usability of the retained playing fields; and also on the basis that a community use agreement and sports development plan can be secured through

planning permission 08/01317/R3CFL. Other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38 (6) of the Planning & Compulsory Purchase Act 2004 deemed Outline Planning Permission should therefore be granted.

'Saved' Policies - SDP1, SDP4, SDP5, SDP7, SDP8, SDP9, SDP10, SDP11, SDP12, SDP13, SDP21, SDP22, NE4, HE6, CLT5, CLT6, H1, H2, H3, H6 and H7 of the City of Southampton Local Plan Review (March 2006) as supported by the City of Southampton Core Strategy (January 2010) policies CS4, CS5, CS13, CS14, CS15, CS16, CS18, CS19, CS20, CS22, CS23 and CS25.

Appendix attached			
1	Development Plan Policies		

Recommendation in Full

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

- (1) Confirmation in writing by the applicant prior to the grant of planning permission that the attached draft Heads of Terms are acceptable to the applicant.
- (2) The receipt of an undertaking from the Head of Property and Procurement Services that the contract for the sale of Council owned land, the subject of this application, will be conditional upon the purchaser and any other landowner entering into a S.106 legal agreement with the Council, prior to or simultaneously with the land transfer taking place, to provide the following planning obligations:
 - i. Financial contributions towards site specific transport contributions for highway improvements in the vicinity of the site in line with Policy SDP4 of the City of Southampton Local Plan Review (March 2006), policies CS18 and CS25 of the adopted LDF Core Strategy (2010) and the adopted SPG relating to Planning Obligations (August 2005 as amended);
 - ii. A financial contribution towards strategic transport projects for highway network improvements in the wider area as set out in the Local Transport Plan and appropriate SPG/D;
 - iii. Financial contributions towards the relevant elements of public open space required by the development in line with policies CLT3, CLT5, CLT6 of the City of Southampton Local Plan Review (March 2006), Policies CS21 CS25 of the adopted LDF Core Strategy (2010) and the adopted SPG relating to Planning Obligations (August 2005 as amended), to mitigate for the loss of that part of the site which is currently protected open space:-
 - Amenity Open Space (“open space”);
 - Playing Field;
 - Play space/equipment.
 - iv. The provision of a minimum of 35% of the dwellings as affordable housing, in accordance with Policy CS15 of the adopted LDF Core Strategy (2010);
 - v. Submission of a highway condition survey to ensure any damage to the adjacent highway network attributable to the build process is repaired by the developer;

- vi. Submission of a management plan for the controlled public use of the woodland pocket park.

1. Background

- 1.1 On 17 March 2008 the Cabinet resolved to declare 1.9 hectares of land at Harefield Primary School surplus to educational requirements and agreed to a capital works programme to re-model and extend the school. This followed consent from the Secretary of State for Education for the disposal of playing fields, dated 13 December 2007.
- 1.2 On 25 November 2008 planning permission was granted for the 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. Provision of a new car parking area accessed from Yeovil Chase was subsequently approved 25 August 2010 in an adjusted position. All works have been completed. The proposed development site has been fenced off and isolated from the new school and is served by the new access road.

2. Site and its context

- 2.1 The application site comprises former hard play ground and soft playing fields at Harefield Primary School with an area of 0.5 hectares. A belt of mature trees, including birch and 3 oaks, runs through the middle of the site. The land has become surplus to the requirements of the school and Southampton City Education Authority and has been isolated from the remodelled Primary school. A new access road has been installed which serves both this site and a new secured staff car parking area immediately to the south. The site is bordered by school playing fields to the east, Glebian private tennis club to the north and east and residential gardens to the west.
- 2.2 Woodland within the school curtilage is located to the south, fronting Yeovil chase. A mature hedgerow forms the western boundary with neighbouring residential properties. Fencing has been installed to secure the site access, the woodland, staff parking and the proposed development site.
- 2.3 The surrounding area is predominantly residential in nature comprising two-storey housing and bungalows. The housing in Yeovil Chase has limited private parking with on-street parking prevailing without restrictions, except at the school access. The street layout includes lay-by parking.

3. Proposal

- 3.1 Outline proposal is sought for residential development with consideration of access, layout and scale only. The outstanding reserves matters comprising appearance and landscaping would need to be assessed as part of a separate application should the Outline Permission be granted.
- 3.2 The application proposes redevelopment of the former school playground and playing fields 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. New vehicular access from Yeovil Chase has already been established under deemed permission 08/01317/R3CFL.

- 3.3 The tree belt running through the middle of the site is proposed to be retained and will form the central focus, as part of a door step green. The proposed housing will frame the green with a perimeter layout. The majority of the housing is arranged into two-storey semi-detached pairs, however a detached two-storey dwelling (gatehouse) is located at the site entrance and a detached bungalow is located in the north-western corner, it should also be noted that unit 20 along the southern boundary is identified as a bungalow. Private rear gardens are provided which range in area from 52 to 233 square metres, the majority of which back onto the site boundary. However the layout includes a semi-detached pair situated more centrally within the site, with gardens backing onto the green.
- 3.4 An energy centre is identified at the site entrance; this area will give the developer the opportunity to provide a bio mass plant should this be viable and the renewable energy choice of the developer.
- 3.5 The access and car parking has been designed as a home zone arrangement to allow people and vehicles to share the road space safely and on equal terms, with road narrowing to slow traffic and play markings to increase pedestrian use of the space. 1:1 parking provision has been in a mix of single and small grouped (2-3 spaces) parking areas with natural surveillance of these spaces. The access has been designed to allow a refuse truck to enter and turn within the site. 1:1 bin and bike storage has also been made
- 3.6 Although detailed design and external appearance is not under consideration, the indicative outline of the buildings indicates that the proposed scale of buildings can be achieved through the incorporation of pitched roofs.
- 3.7 The existing trees and planting along the western and northern boundaries is to be retained with additional hedging proposed along the northern and eastern boundaries.

4. Relevant Planning Policy

- 4.1 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**.
- 4.2 The primary policy considerations here relate to the site allocation as protected open space, the need to secure a reasonable housing density and car parking provision relating to the sites accessibility.
- 4.3 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.
- 4.4 The policies of the South East Plan, Southampton’s Core Strategy and Local Plan Review have been taken into account in the consideration of this application. The

Core Strategy is in general conformity with the South East Plan, and it is not considered that the policies in the South East Plan either conflict with or add particular weight to the policies in the Core Strategy for this application. Consequently only the local statutory development plan policies (Core Strategy and Local Plan Review) have been cited in this report.

- 4.5 Core Strategy Policy CS5 sets out what density targets housing development should provide in an area of low accessibility such as this (PTAL band 2). In such areas, density levels of 35-50dph are recommended. This proposal achieves a density of 34 dwellings per hectare and is policy compliant.
- 4.6 Although the Council has taken the executive decision to dispose of these playing fields, as agreed by the Secretary of State for Education, the land however remains safeguarded as open space under 'saved' policy CLT3 of the City of Southampton Local Plan Review (March 2006) and policy CS21 of the City of Southampton Core Strategy (January 2010). Therefore this proposal represents a departure from the aforementioned policies and has been advertised accordingly.
- 4.7 Substantial investment has been made to provide improved drainage to the retained school playing fields therefore allowing improved use of this place, previously restricted due to water logging. These works are considered to represent enhancement of this existing space by improving its quality and usability.
- 4.8 Policy CS21 (criterion 2) does allow for reconfiguration of open spaces in order to achieve wider community benefits such as improving the quality of open space. To mitigate against the loss of open space, provision has been made to allow controlled public access of the adjacent wooded area to provide a pocket park, in addition to the doorstep green; together this will provide 3,098 square metres of replacement open space. Whilst there will still be a net loss of 2,387 square metres of safeguarded open space, it is considered that the qualitative improvements to the Harefield school playing field and the offer of woodland directly off Yeovil Chase for public use would be adequate mitigation for the loss of the CLT3 open space on the school site. The woodland would give an enhanced provision of open space over that of the hard surface playground (which in any case is not available to the public at present). On this basis it is considered that sufficient mitigation makes up for the loss of CLT3 (open space) land on this site.

5. Relevant Planning History

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).
Granted 25.11.2008 and implemented.

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
Granted 25.08.2010

6. Consultation Responses and Notification Representations

- 6.1 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. At the time of writing the report **4** representations have been received from surrounding residents and a local Ward Councillor.

Summary of Representations made

- Dwelling no. 15 is positioned too close to the boundary with 16 & 18 Wynter Road leading to concerns regarding noise nuisance, loss of privacy and safety implications (fire hazard);
- Overdevelopment of the site;
- The sketch drawings provide limited detail;
- Loss of school playing fields - the capacity of the school may increase in the future and therefore the open space could be needed
- Yeovil Chase is congested at peak and off peak times. This narrow estate road cannot accommodate the proposed additional traffic. The carriageway narrows in places leading to vehicle conflict which will be exacerbated as a result of the additional traffic.
- Displacement parking will obstruct emergency vehicle access
- Traffic calming should be introduced at the bend.

Summary of Consultation comments

- 6.2 **SCC Highways** – No objection, the layout as shown is acceptable, and there is scope to add a couple of casual unallocated parking spaces adjacent to the flank wall of plot no.6 which will help with visitor spaces. At school start and finish times Yeovil Chase is heavily parked with parents vehicles, and the risk of overspill occurring in this development has been designed out through layout.

There will need to be a transitional element designed into the scheme as vehicles enter the site and the footpaths end, and this element will be further deterrent from entering this area without need. With 1:1 parking this development should not have a detrimental impact on adjoining streets.

Conditions should be applied to secure: the car parking spaces; the specification of the internal access road; wheel cleaning facilities; bin & bicycle storage; controls to the hours of delivery for construction traffic to ensure deliveries take place outside of school start and finish times; and a delivery lorry routing agreement to prevent conflict with existing traffic within Yeovil Chase.

- 6.3 **SCC Sustainability Team** – No objection, pleased to see that the majority of houses have a north-south orientation which gives potential to take advantage of solar gain. Passive solar gains can provide significant contributions to space heating, lighting and ventilation in a building. The proposed Sustainable Drainage System (SUDS) system which includes buffer strips, swales and rain gardens are supported and should be secured. Permeable paving and rainwater harvesting should also be shown in the detailed design. Green roofs should also be considered as part of the SUDS system. The development must achieve Code for Sustainable Homes Level 3 plus a 20% CO₂ reduction over Building Regulations through renewable or low carbon energy sources, or alternatively, Code Level 4. Apply conditions to secure the code level, 20% CO₂ reduction and a feasibility study regarding the provision of SUDS.

- 6.4 **SCC Ecology** – No objection however Ecological Mitigation should be secured by condition.

The retention of the line of trees and creation of a pocket park is considered a very positive measure. The ecology report produced for the redevelopment of the school buildings identified the tree line as a key biodiversity feature with bats using it for foraging and as a corridor to the woodland in the south west corner of the school site. In order to retain this foraging value it is important that the tree line is not subjected to unnecessary illumination.

It is noted that the proposal includes opening up the woodland to public access. This area is currently the school's wildlife area and the previous ecology report identified it as supporting the highest levels of biodiversity on the site. It is important therefore that increased public access does not lead to adverse impacts on the biodiversity.

The incorporation of rain gardens and other features to manage surface water is very positive. Careful design of these features could also produce biodiversity gains.

- 6.5 **SCC Environmental Health (Pollution & Safety)** – No objection subject to a condition to control hours of work.

- 6.6 **SCC Trees** – No objection subject to conditions to safeguard the existing trees.

- 6.7 **Southern Water** – No objection subject to condition to secure details of means of foul and surface water disposal.

- 6.8 **Environmental Health (Land Contamination)** – Potentially contaminated site; adequate assessments will need to be carried out on site to determine the likely presence of contaminants. Planning conditions recommended.

- 6.9 **SCC Housing** – No objection. 35% affordable housing should be secured in accordance with policy CS15 of the Core Strategy which equates to 7 dwellings.

- 6.10 **Sport England** – No objection on the basis that enhancement works have taken place to improve the quality and usability of the retained school playing fields. Sport England also seek a condition to secure a community use agreement to investigate the opportunity for wider community use of the upgraded playing fields serving the school.

- 6.11 **Architects Panel** – Critical of external appearance and roof design of the proposed dwellings. Internal layout of two-storey units should be considered. 1100mm separation distance should be achieved between units 1 and 15 and the common boundaries.

Response – Detailed design is not being considered as part of this outline submission, this will need to be considered as part of a reserved matters or full application. The design shown is indicative. The plans have been amended to show the outline/roofline of the buildings (only). The 1100mm separation distance of the bungalow adjoining back gardens of Wynter Road can be secured by condition.

7. Planning Consideration Key Issues

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

Principle of Development

- 7.2 The Council has Secretary of State and Cabinet approval to dispose of the play ground and playing fields which form this application site. Sport England raises no objection to the loss of playing fields on the basis, part of the site is occupied by hard surfacing and play equipment and that substantial investment has taken place to improve the drainage of the retained playing fields thereby improving the quality and usability of the school playing fields. Sport England also seek a community use agreement in order for wider community use to be considered on the upgraded playing fields.
- 7.3 The school has retained approximately 1.4 hectares of playing fields with an additional 0.1 hectares of hard surface play ground. On this basis it is considered that the retained playing fields are sufficient to meet the needs of the new school
- 7.4 The application site is safeguarded as open space under saved policy CLT3 of the Local Plan and policy CS21 of the Core Strategy and therefore this application has been advertised as a departure. The Councils planning policy team are satisfied that sufficient mitigation is being offered to make up for the loss of open space, in that controlled public access is being made of the adjacent woodland, a doorstep green is being provided as part of the development and having regard to the enhancement of the retained playing fields and the availability of open space within this area. S106 contributions will also be secured towards open space and play space within the area.
- 7.5 The proposed residential development seeking outline permission for 21 residential units is acceptable in principle and accords with policies contained within the development plan and central government's wishes to promote sustainable and efficient use of land for housing development providing that the character of the area is not compromised.
- 7.6 The proposed level of residential development has a density of 34 dwellings per hectare; which is broadly compliant with Policy CS5 of the Core Strategy which advocates a density range of between 35-50dph in areas of low accessibility such as this. Regard should also be given to the recent changes to PPS3 which remove minimum densities.
- 7.7 In any event, it is considered that density should not be an arbitrary figure that defines the manner in which the City develops. Instead, density should be taken as a guide to the appropriateness of a scheme; if a residential layout and design is considered to be appropriate for its context (as is the case here) it is these assessments that should prevail.
- 7.8 The provision of 13 x 2 bedroom houses, 5 x 3 bedroom houses and 3 x 4 bedroom houses will provide a greater choice and availability of housing within this area, in accordance with central government planning guidance on housing development (PPS3). Policy CS16 sets out that the council will provide a mix of housing types and more sustainable and balanced communities. The policy seeks a target of 30%

of total dwellings as family homes on sites of ten or more dwellings; this proposal achieves 38% on the basis that a family home is defined as housing with 3 or more bedrooms.

Residential design and impact on established character

- 7.9 The application seeks outline consent for access, layout and scale. Detailed design and landscaping will need to be considered separately as part of a reserved matters application. Access into the site, including a footway and lighting has been established by planning 08/01317/R3CFL. The access road also serves the school and staff car parking which have been made secure from the development site with acceptable gates and fencing.
- 7.10 The proposed development which includes two-storey and single-storey housing bungalows is compatible and in keeping with the existing scale of housing development within the area. The accommodation mix includes single-storey bungalows which have been incorporated on the basis of housing need but also to ensure the scale of development is reduced when in close proximity to adjoining gardens.
- 7.11 The bungalow, identified as unit 15, located adjacent to the gardens of 16 and 18 Wynter Road is shown as incorporating a pitched roof with a height of 5.5 metres to ridge set behind a tall hedge which is approximately 4.5 metres in height; this scale of development is not considered harmful to neighbouring residential properties having regard to the single-storey scale of the bungalow, mitigation provided by the existing hedgerow and depth of the neighbouring gardens which are approximately 37 metres in length.
- 7.12 The layout and scale of development is considered acceptable in relation to the adjacent school playing fields and tennis club. A condition will be added to ensure that windows, incorporated into a future application seeking approval of detailed design, do not overlook the school playing fields. The 10 metre separation distance from the rear elevations of the two-storey housing and the neighbouring playing fields is considered an acceptable privacy distance.
- 7.13 The proposed layout is reflective of the schemes relatively low density (34 dwellings per hectare) incorporating detached and semi-detached dwellings framing a doorstep green, with all dwellings provided with private rear gardens. This layout is considered in keeping with the spatial character of the area whilst still having regard to the need to make more efficient use of land for housing delivery as advocated by PPS3.
- 7.14 The retention of the existing trees on site and landscaping enhancements are welcomed in terms of character and visual amenity, and also in terms of the sustainability (SUDS) and ecology benefits.

Impact on Residential Amenity

- 7.15 The residential amenities of neighbouring residents will not be adversely harmed. The proposed development will not give rise to a harmful sense of enclosure, loss of light, shadowing or overlooking / loss of privacy.
- 7.16 The proposed bungalow adjacent to the boundary with 16 and 18 Wynter Road will

not give rise to harmful noise nuisance nor will it represent a fire hazard, having regard to the indicative layout to this dwelling and separation distance from neighbouring dwellings. The scale of this proposed bungalow coupled with the height of the hedging will not lead to harm to these neighbouring occupiers. The existing hedgerow will be safeguarded by condition, however in the event the hedge dies, the detailed design of the bungalow will be carefully considered to ensure that no windows are incorporated within the west facing roof slope to ensure no overlooking or loss of privacy occurs. The back to back privacy distances between the existing and proposed dwellings far exceed the minimum 21 metres advocated by the Residential Design Guide, with an approximate distance of 45 metres. The proposed two-storey dwelling houses have been provided with 10 metre length rear gardens which provide an acceptable separation distance from neighbouring gardens.

- 7.17 External lighting should be carefully considered by condition to prevent harmful light pollution to neighbouring occupiers.

Residential Standards

- 7.18 In amenity terms the residential environment proposed for the potential occupants is acceptable. However the internal layout of the dwellings will need to be considered as part of a separate application seeking consideration of detailed design to ensure the units are compatible with modern living standards and all habitable rooms are served by natural lighting and ventilation. The amenity space provision is acceptable in terms of amount, quality and usability, ranging in size from 56 to 233 square metres.

Highway Issues

- 7.19 The application site is within an area, which is defined as a “low” accessibility zone. The level of parking provision proposed needs to be assessed against the parking standards set out in the adopted Local Plan and Parking Standards SPG, which are maximums, therefore careful consideration needs to be made of the implications of the proposed number of spaces. The scheme proposes 21 parking spaces, which is lower than the maximum level of 45 spaces that would be allowed under the Parking Standards SPD. However the level of provision proposed is considered acceptable in terms of meeting the travel demands of the development and to ensure the layout of the development is not car dominated. The layout has been carefully designed to prevent additional parking within the site.
- 7.20 In respect of displacement parking, there already appears to be significant take-up of street parking within Yeovil Chase providing limited opportunity for additional street parking. In any event it is considered that it would be difficult to defend a reason on the basis of under provision of car parking having regard to the fact that 1:1 provision has been made, the parking standards are maximums and that central government advice in PPG13 still advocates that applicants should not provide more parking than they wish (Paragraph 51 refers).
- 7.21 Representations have been received concerned that the development will compound existing problems of congestion and obstruction of traffic flow within Yeovil Chase. It is clear there is high demand for on-street parking spaces during peak times and this has led to a single lane traffic flow. However it would appear the problem is self regulatory, in that drivers have no option but to follow the one way

direction within the single lane of traffic. Future occupiers will have no choice but to turn left out of the site at peak times and follow the self-regulating flow of traffic. A condition is recommended to secure the routing of construction traffic.

7.22 Highways Development Management is satisfied that the level of parking provision and access arrangement will not prejudice highway safety.

7.23 The bin storage and cycle storage provision is also acceptable.

8. Summary

8.1 Overall the scheme is acceptable and the level of development proposed will not result in an adverse impact on the amenities enjoyed by surrounding occupiers or to the character and appearance of the area. The departure from policies CLT3 and CS21 is supported on the basis that appropriate mitigation is being offered to make up for the loss of open space on this site. The proposal is consistent with all other adopted local planning policies. A suitable balance has been achieved between securing additional housing, parking, on-site amenity space and landscaping, whilst ensuring that existing residential amenity is protected.

9. Conclusion

9.1 By securing the matters set out in the recommendations section of this report, the proposal would be acceptable. The application is therefore recommended for delegated approval to the Development Control Manager.

Local Government (Access to Information) Act 1985

Documents used in the preparation of this report Background Papers

1(a), (b), (c), (d), 2(b), 2(d), 4(f), (g), (vv), 6(a), 6(c), 6(f), 7(a), (b), (e), (j), (n), (p), 9(a) and 10 (b) & (b)

AG for 25/10/11 PROW Panel

PLANNING CONDITIONS - 11/01304/R3OL

01. APPROVAL CONDITION - Outline Permission Timing Condition

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

- (i) Written approval of the details of the following awaited reserved matters shall be obtained from the Local Planning Authority prior to any works taking place on the site for;
the appearance and architectural design specifying the external materials to be used,
and the landscaping of the site specifying both the hard, soft treatments and means of enclosures.

- (ii) An application for the approval of the outstanding reserved matters shall be made in writing to the Local Planning Authority before the expiration of three years from the date of this Outline Permission
- (iii) The development hereby permitted shall be begun [either before the expiration of five years from the date of this Outline permission, or] before the expiration of two years from the date of approval of the last application of the reserved matters to be approved [whichever is the latter].

Reason:

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

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

Notwithstanding the information shown on the approved drawings and application form no development works shall be carried out unless and until a written schedule of external materials and finishes has been submitted to and approved in writing by the Local Planning Authority. Development shall be implemented only in accordance with the agreed details. These shall include full details of the manufacturers, types and colours of the external materials to be used for external walls, windows, doors and the roof of the proposed buildings. It is the Local Planning Authority's practice to review all such materials on site. The developer should have regard to the context of the site in terms of surrounding building materials and should be able to demonstrate why such materials have been chosen and why alternatives were discounted. If necessary this should include presenting alternatives on site.

Reason:

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

03. APPROVAL CONDITION - Hours of work for Demolition / Clearance / Construction [Performance Condition]

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

Monday to Friday 08:00 hours to 18:00 hours (8.00am to 6.00pm)

Saturdays 09:00 hours to 13:00 hours (9.00am to 1.00pm)

And at no time on Sundays and recognised public holidays.

Any works outside the permitted hours shall be confined to the internal preparations of the buildings without audible noise from outside the building, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

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

04. APPROVAL CONDITION - Specification/proposed roads/footpaths

No development hereby permitted shall be commenced until the Local Planning Authority have approved:(i) A specification of the type of construction proposed for the roads and footpaths 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 that the roads are constructed to an adoptable highway standard.

05. APPROVAL CONDITION - Car Parking

The car parking area shown on the approved drawing shall be laid out and surfaced before the use hereby permitted commences and shall thereafter be kept clear and maintained at all times for that purpose.

REASON: To prevent obstruction to traffic in neighbouring roads.

06. 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.

07. APPROVAL CONDITION - Bicycle Storage

The development to which this consent relates shall not be brought into use in full or in part until secure, covered space has been laid out within the site for 01 bicycle per dwelling with plans to be submitted to and approved in writing by the Local Planning Authority. The cycle storage hereby approved shall thereafter be retained on site for that purpose.

REASON: To encourage cycling as a sustainable form of transport.

08. APPROVAL CONDITION – Storage / Removal of Refuse Material [Pre-Occupation Condition]

Before the building is first occupied full details of facilities to be provided for the storage and removal of refuse from the premises together with the provision of suitable bins shall be submitted to and approved in writing by the Local Planning Authority. The facilities shall include accommodation and the provision of separate bins for the separation of waste to enable recycling. The approved refuse and recycling storage shall be retained whilst the building is used for residential purposes.

Reason:

In the interests of visual amenity, the amenities of future occupiers of the development and the amenities of occupiers of nearby properties

09. APPROVAL CONDITION - Construction delivery times

During construction no deliveries shall arrive during school start (8.30am) and finish times (3.30pm), and within half an hour either side of those times.

REASON: To avoid congestion and in the interests of highway safety.

10. APPROVAL CONDITION - Lorry Routing

A delivery lorry routing agreement shall be submitted and agreed in writing by the Local Planning Authority prior to the commencement of development.

The agreed lorry routing shall be complied with during the construction period.

REASON: To avoid congestion and in the interests of highway safety.

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

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

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

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

12. 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.

13. 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.

14. 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, 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.

15. APPROVAL CONDITION - Code for Sustainable Homes [Pre-Occupation Condition]

Written documentary evidence demonstrating that the development will achieve at minimum Level 3 of the Code for Sustainable Homes, including at least 20% in category Ene1, 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 assessment and certificate as issued by a legitimate Code For Sustainable Homes 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).

16. 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.

17. APPROVAL CONDITION - Surface / foul water drainage [Pre-commencement Condition]

No development approved by this permission shall commence until a scheme for the disposal of foul water and surface water drainage have been submitted to and approved in writing by the Local Planning Authority and no building shall be occupied unless and until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority and subsequently implemented and maintained for use for the life of the development.

Reason:

To ensure satisfactory drainage provision for the area.

18. APPROVAL CONDITION - Landscaping, lighting & means of enclosure detailed plan [Pre-Commencement Condition]

Notwithstanding the submitted details before the commencement of any site works a detailed landscaping scheme and implementation timetable shall be submitted, which includes:

- i. proposed finished ground levels or contours; means of enclosure; car parking layouts; other vehicle pedestrian access and circulations areas, hard surfacing materials, structures and ancillary objects (refuse bins, lighting columns etc.);
- ii. planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate;
- iii. an accurate plot of all trees to be retained and to be lost. Any trees to be lost shall be replaced on a favourable basis (a two-for one basis unless circumstances dictate otherwise);
- iv. details of any proposed boundary treatment, including retaining walls; and
- v. a landscape management scheme.

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 hard and soft landscaping scheme (including parking) for the whole site 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 - 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.

20. APPROVAL CONDITION - no storage under tree canopy [Performance Condition]

No storage of goods including building materials, machinery and soil, shall take place underneath the crown spread of the trees to be retained on the site. There will be no change in soil levels or routing of services through tree protection zones or within canopy spreads, whichever is greater. There will be no fires on site. There will be no discharge of chemical substances including petrol, diesel and cement mixings within the tree protection zones or within canopy spreads, whichever is greater.

Reason:

To preserve the said trees in the interests of the visual amenities and character of the locality.

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 - Securing of outline details

The development shall be carried out strictly in accordance with the building storey heights as shown within accommodation schedule revision P5 and shall achieve a minimum separation distance of 1.1 metres between dwellings 1 & 15 and the common boundary.

REASON: To secure a satisfactory form of development

23. APPROVAL CONDITION - Tree Survey and Arboricultural Impact Assessment (Pre-commencement)

Notwithstanding the submitted Sapling Arboriculture Tree Survey and Arboricultural Impact Assessment, carried out in February 2008, an updated Tree Survey and Arboricultural Impact Assessment shall be submitted and agreed in writing prior to the commencement of development. Details to include:

An accurate land plot survey showing all trees on site (see section 4.1 of BS5837:2005);

A tree survey carried out by a suitably competent arboriculturalist (see section 4.2 of BS5837:2005);

A tree constraints plan (see section 5.2 and 5.3 of BS5837:2005);

An Arboricultural implications assessment (see section 6 of BS5837:2005);

An Arboricultural method statement including a tree protection plan (see section 7 of BS5837:2005);

An appropriately designed development plan showing all relevant tree information (see BS5837:2005 Section 7.1 f).

REASON: To ensure that the trees to be retained are adequately protected

24. APPROVAL CONDITION - Overhanging tree loss [Performance Condition]

For the duration of works on the site no trees on or overhanging the site shall be pruned/cut, felled or uprooted otherwise than shall be agreed in writing by the Local Planning Authority. Any tree removed or significantly damaged, other than shall be agreed, shall be replaced before a specified date by the site owners /site developers with two trees of a size, species, type, and at a location to be determined by the Local Planning Authority.

Reason:

To secure a satisfactory setting for the proposed development and to ensure the retention, or if necessary replacement, of trees which make an important contribution to the character of the area.

25. 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.

26. APPROVAL CONDITION - No windows [Permanent Condition]

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any order amending, revoking or re-enacting that Order) and unless otherwise agreed in writing by the Local Planning Authority, no windows (including dormer windows) shall be inserted above ground floor level within the east facing elevation of dwelling unit no. 1 and the west facing roof slope of dwelling no. 15.

REASON:

To protect the privacy of the adjacent school playing fields and neighbouring residential occupiers.

27. APPROVAL CONDITION - Western Boundary

Unless otherwise agreed in writing by the Local Planning Authority the hedgerow along the western boundary shall be safeguarded during construction works and retained over the lifetime of the development.

REASON: To secure a satisfactory form of development

28. APPROVAL CONDITION - Community Use Scheme

Prior to the commencement of the use/development a Community Use Scheme relating to the retained and upgraded school playing field shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall include details of pricing policy, hours of use, access by non-school users/non-members, management responsibilities and include a mechanism for review. The approved Scheme shall be implemented upon commencement of use of the development.

Reason: To secure well managed safe community access to the sports facility and to ensure sufficient benefit to the development of sport.

29. APPROVAL CONDITION - Approved Plans

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

Reason:

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

POLICY CONTEXT

Core Strategy - (January 2010)

CS4	Housing Delivery
CS5	Housing Density
CS13	Fundamentals of Design
CS16	Housing mix and type
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)

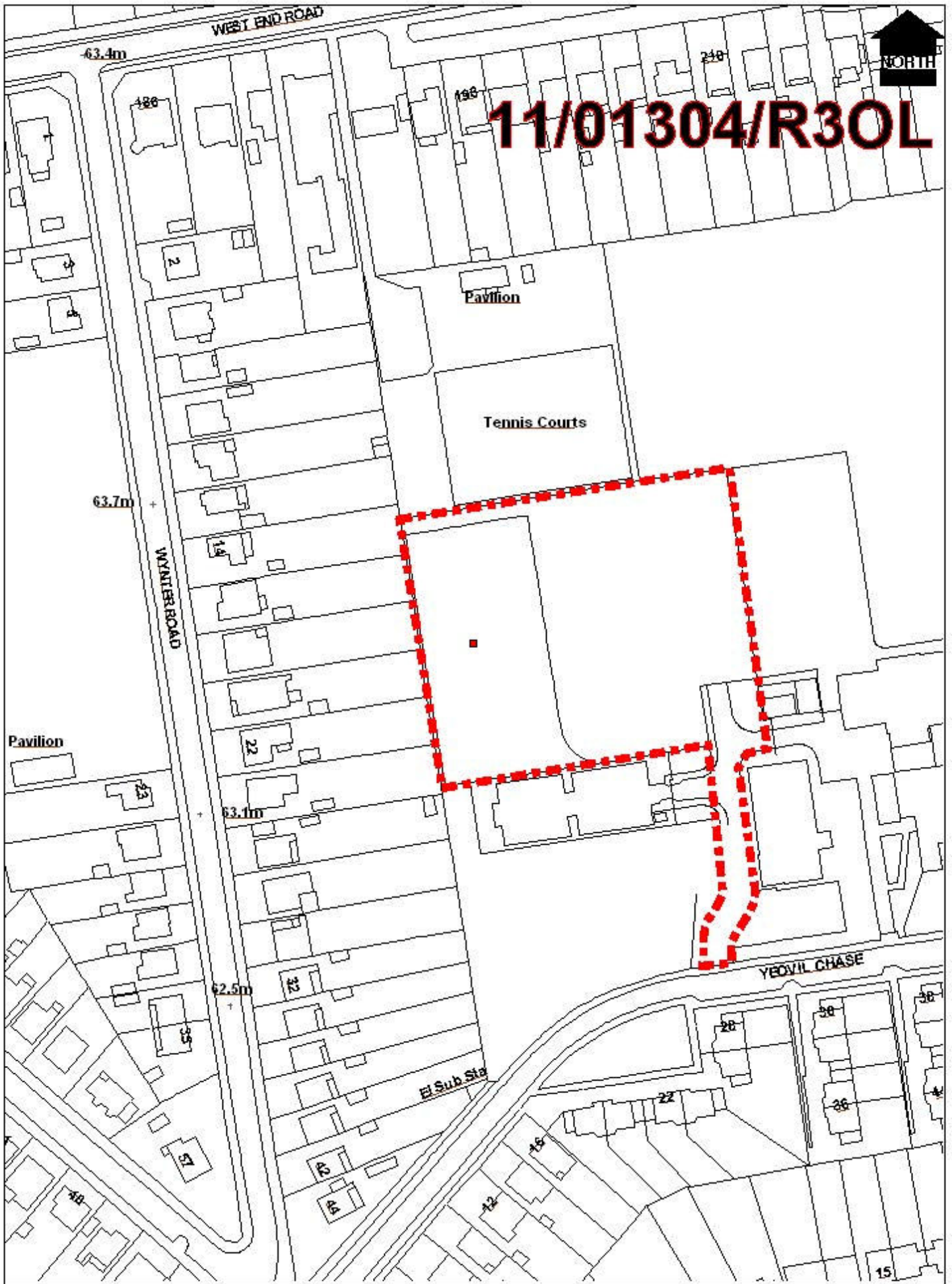
SDP1	Quality of Development
SDP4	Development Access
SDP5	Parking
SDP7	Urban Design Context
SDP9	Scale, Massing & Appearance
SDP10	Safety & Security
SDP11	Accessibility & Movement
SDP12	Landscape & Biodiversity
SDP13	Resource Conservation
SDP16	Noise
SDP17	Lighting
CLT3	Protection of Open Spaces

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)
PPS3	Housing
PPG13	Transport (2011)
PPG17	Planning for open space, sport and recreation



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