

Planning, Transport & Sustainability Division
Planning and Rights of Way (East) Panel 12th April 2016
Planning Application Report of the Planning and Development Manager

Application address: Springwell School Hinkler Road SO19 6DH			
Proposed development: a) 15/02412/R3CFL. Phase 1 expansion of Springwell School, erection of a single-storey school building. b) 15/02444/OUT. Phase 2 expansion of Springwell School consisting of two x two storey blocks and a multi-use games area (MUGA) providing additional teaching, health, sports and community facilities for children with special educational needs (Outline application seeking approval for layout and access - affects a public right of way).			
Application number	a)15/02412/R3CFL b)15/02444/OUT	Application type	FUL and OUT
Case officer	Mathew Pidgeon	Public speaking time	15 minutes
Last date for determination:	17/03/2016	Ward	Bitterne
Reason for Panel Referral:	Departure from the Development Plan (loss of public open space)	Ward Councillors	Cllr Lloyd Cllr Jordan Cllr Letts

Applicant: Southampton City Council	Agent: Capita
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Recommendation Summary	15/02412/R3CFL and 15/02444/OUT Delegate to Planning and Development Manager to grant planning permission subject to criteria listed in report
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Community Infrastructure Levy Liable	No
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Reason for granting Permission

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. Other material considerations have been considered and are not judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. Overall, the exceptional educational need and positive regenerative opportunities associated with the development and its 'proposed dual use' are considered to outweigh the dis-benefit of the loss of public open space or gaining support from Sport England. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory

Purchase Act 2004 and planning permission should therefore be granted. In reaching this decision the Local Planning Authority offered a pre-application planning service and has sought to work with the applicant in a positive and proactive manner as required by paragraphs 186-187 of the National Planning Policy Framework (2012).

Policies - SDP1, SDP4, SDP5, SDP6, SDP7, SDP8, SDP9, SDP10, SDP11, SDP12, SDP13, SDP14, SDP16, SDP17, SDP19, SDP22, NE4 and CLT3 of the City of Southampton Local Plan Review (Amended 2015) and CS11, CS13, CS18, CS19, CS20, CS21, CS22, CS23, CS24 and CS25 of the Local Development Framework Core Strategy Development Plan Document (Amended 2015).

Appendix attached	
1	Development Plan Policies

Recommendation in full for both applications 15/02412/R3CFL and 15/02444/OUT:

1. Subject to the receipt of an on-site public open space retention phasing plan (to include means of enclosure) and the current objection to the scheme from SCC Open Spaces Team and Ecologist being withdrawn refer the application to the National Planning Casework Unit (NCPU) in accordance with The Town and Country Planning (Consultation) (England) Direction 2009 following objection from Sport England. In the event that these objections from the SCC Open Spaces Team and Ecologist are not removed delegate to the Planning and Development Manager (P&DM) to refuse the application – should this prove necessary - due to the proposed loss of open space.
2. In the event that the NPCU confirm that the Secretary of State does not wish to ‘call in’ the application and that the matter can be determined by the Local Planning Authority then delegate to the Planning and Development Manager to grant planning permission for both 15/02412/R3CFL and 15/02444/OUT subject to the completion of an Internal Undertaking to secure 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 (as amended 2015), policies CS18 and CS25 of the adopted LDF Core Strategy (as amended 2015) and the adopted SPD relating to Planning Obligations (September 2013);
 - ii. Submission of a highway condition survey to ensure any damage to the adjacent highway network attributable to the build process is repaired by the developer.
 - iii. The submission, approval and implementation of a Carbon Management Plan setting out how carbon neutrality will be achieved and/or how remaining carbon emissions from the development will be mitigated in accordance with policy CS20 of the Core Strategy and the Planning Obligations SPD (September 2013).
 - iv. Open Space and Playing Field Loss Mitigation in line with policy CLT3 of the City of Southampton Local Plan Review (as amended 2015), policy CS21 of the adopted

LDF Core Strategy (as amended 2015) and the adopted SPD relating to Planning Obligations (September 2013);

- v. Submission of a Training & Employment Management Plan committing to adopting local labour and employment initiatives, in accordance with Policies CS24 & CS25 of the Local Development Framework Core Strategy Development Plan Document - Adopted Version (as amended 2015) and the adopted SPD relating to Planning Obligations (September 2013).
 - vi. Submission and implementation within a specified timescale of a Travel Plan;
 - vii. Secure the Community Use Agreement; and,
 - viii. The design, landscaping and formation of a green corridor and permissive route linking Hinkler Road with Byron Road and Donkey Common as shown on the proposals plan. The delivery of this corridor to be linked to the first occupation of any development.
3. That the Planning and Development Manager be given delegated powers to add, vary and/or delete relevant parts of the above requirements and/or conditions as necessary.

Background

This type of application is known as a 'Regulation 3' application and 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.

The Planning and Rights of Way Panel are being asked to consider two recommendations for linked development at Springwell School. The first application for Phase 1 is fully detailed. The second application provides limited detail (outline application) and will form a wider phase of the school expansion.

Springwell School works with children with moderate and severe learning difficulties, and with children with other needs, such as Autistic Spectrum Disorder where teacher to pupil ratios are higher. It has a primary age range of 4-11 years. The school operates with eight children per classroom and one staff member for every two pupils. Currently the school comprises of eight classrooms providing education for 64 pupils. The school currently employs 125 staff and has 55 car parking spaces on site.

The following table provides a breakdown of the changes in numbers of pupils, staff and car parking spaces that will result as a consequence of the two separate phases of the development:

	Currently	Phase 1	Phase 2
Classrooms	8	14 (6)	24 (16)
Pupils	64	112 (48)	192 (128)
Staff	125	161 (36)	221 (96)
Car Parking Spaces	55	66 (11)	117 (62)

NB: Numbers in brackets indicate the additional number over the current numbers of classrooms, pupils, staff and car parking spaces.

Pupil intake at Springwell School has been rising in recent years and there has been, and continues to be pressure on numbers in the reception year. The school has taken additional pupils since September 2012.

An initial public consultation was held following publication of the School Organisation Plan towards the end of 2014 which concluded with Councils cabinet approving the recommendations for expansion March 2015.

An option appraisal study was initially commissioned by the Council's Education Team in April 2015 to investigate the options for expanding Springwell Special educational needs. This included options for expanding the school on its current site and an alternative site (former Eastpoint centre) which has since become unavailable.

As the application has received an objection from Sport England it will need to be referred to the National Planning Casework Unit before planning permission could be issued and would be 'called in' for further scrutiny by the Secretary of State.

1 The site and its context

- 1.1 The site is in educational use and is located in the east side of Southampton approximately 4.5 miles from the city centre.
- 1.2 Springwell School occupies a site which is located on a corner between Hinkler Road and Bursledon Road. To the south east the site is bordered by, and accessed from, Hinkler Road; and to the north west the site borders Donkey Common. The site of the proposed school expansion is located directly to the north east of the existing school. The site is currently covered grassed and part of it has been set out as a playing field. The site is open for the public to access and dog walking is a popular use of the site. There is a public right of way that runs across the northern part of the site and which is formed by a formal concrete footpath. The footpath links Donkey Common with the residential development of Bryron Road that forms the north east boundary of the site.
- 1.3 The boundary of the site with Hinkler Road, and to the residential properties to the north east, is dominated by mature trees and shrubs. To the north west the boundary of the site with Donkey Common is formed by a woodland strip dominated by large mature trees. The trees within the site boundary and Donkey Common are for the purposes of planning control afforded the same protection as trees covered by Tree Preservation Orders because both sites are owned by Southampton City Council. The boundaries of the two schools with the proposed site are mostly formed by weldmesh fencing to a height of 2m.
- 1.4 Between the existing Springwell School site to the south west and the application site there is a steep change in levels. The site itself that is the subject of the phased development also includes a change of levels although it is less severe than the change between the existing school and the location of the new school buildings.

2 Proposal

- 2.1 Linked applications have been submitted seeking full and outline planning permission for a new learning and teaching block with a net gain of some

930sq.m of additional floorspace (LPA ref: 15/02412/R3CFL) within Phase 1 and 3912sq.m of additional floor space (LPA ref: 15/02444/OUT) for Phase 2. These applications can be summarised as follows:

- 2.2 a) 15/02412/R3CFL.
As part of the first phase of the development a single storey building is proposed that would comprise of six new class rooms along with a school hall, associated hygiene facilities, a staff room, reception, dining/activity space and a therapy room. The phase one development will take the total number of pupils at the school from 64 to 112 and staff from 125 to 161. The proposal also involves the addition of a ramped access from the original school up to the new building along with minor alterations to the means of enclosure between the two.
- 2.3 As a consequence of Phase 1 of the project an additional 24 class based staff with a further 12 support, site and ancillary staff will be employed by the school therefore resulting in a total of 161 staff attending the site.
- 2.4 The car parking area will also be reconfigured so that up to 11 additional car parking spaces will be provided taking the potential total to 66. The proposal involves reconfiguration of both the car parking layout and traffic circulation route through the site so that traffic congestion is eased on Hinkler Road.
- 2.5 The building would be single storey and seeks to ensure that a large amount of daylight is received to each of the class rooms. The maximum height of the building proposed will be 8m. Whilst the design is contemporary in appearance the main elevations would be constructed of brick in order to complement the existing school building as well as development in the surrounding area.
- 2.6 The building would be positioned close to the south west boundary of the site so that it is near to the boundary with the existing school buildings and to aid linkages and movement between the two.
- 2.7 Other works involved during Phase 1 include adaptations to the existing school courtyard to provide outdoor space for early years classes which will increase from 1 to 3.
- 2.8 b) 15/02444/OUT.
The proposed works associated with the second phase of the development involve two new buildings and an extension to the car park and access road. 62 new car parking spaces will be provided within Phase 2. Details of layout and access are provided at this stage with details of appearance, scale and landscaping reserved.
- 2.9 A total of 16 new class rooms with associated hygiene facilities are proposed to be accommodated by Phase 2 along with a hydrotherapy pool measuring 15m x 9m with associated changing facilities, specialist teaching spaces for art, food technology and information technology, new main dining, kitchen and hall spaces, school reception, staffrooms and Multi Use Games Area (MUGA).
- 2.10 With Phase 2 of the development an additional 40 class based staff and approximately 20 support, site and ancillary staff will attend the site. As a consequence of both phases of the development there would be a total of 221 staff at the school.

- 2.11 Phase 2 of the development will also change the road layout within the site with the aim of improving the flow of traffic through the site thus reducing congestion caused by traffic backing up from the access/exit during peak traffic hours. It is however likely to be at the Reserved Matters stage when the details of the road layout are finalised.
- 2.12 The proposal identifies that the accommodation within Phase 2 will have the potential to be opened up for community use for children with special needs outside of the school day and this could include use of the pool, outdoor games area, hall and health care rooms by local community and health groups.
- 2.13 During Phase 2 the school hall formed during Phase 1 will be converted to two classrooms with associated hygiene facilities. A new school hall will be constructed within the Phase 2 development.

3 Relevant Planning Policy

- 3.1 The Development Plan for Southampton currently comprises the “saved” policies of the City of Southampton Local Plan Review (as amended 2015) and the City of Southampton Core Strategy (as amended 2015). The most relevant policies to these proposals are set out at *Appendix 1*.
- 3.2 Major developments are expected to meet high sustainable construction standards in accordance with Core Strategy Policy CS20 and Local Plan “saved” Policy SDP13.
- 3.3 The National Planning Policy Framework (NPPF) came into force on 27th March 2012 and replaces the previous set of national planning policy guidance notes and statements. The Council has reviewed the Core Strategy to ensure that it is in compliance with the NPPF and are satisfied that the vast majority of policies accord with the aims of the NPPF and therefore retain their full material weight for decision making purposes, unless otherwise indicated.
- 3.4 The application site is not allocated in the current development plan, although the existing public open space is designated under Local Plan Policy CLT3. Core Strategy Policy CS21 supports Policy CLT3 and seeks to protect existing playing fields from inappropriate development. A presumption of no net loss of open space now exists and this application has been assessed as being a departure from the development plan on this basis.
- 3.5 LDF 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.
- 3.6 The City Council’s Planning Policy Team recognise the strong national and local policy position for maintaining, protecting and providing for replacement open space and that proposals to develop open space will not normally be permitted. It also highlights the importance of providing additional school places, for which there is an acute need in Southampton. Therefore in this instance, the merits of the proposed expansion of Springwell School which caters for those with complex learning difficulties is considered to override the continued protection of the existing open space which would otherwise be protected. This view is further

strengthened when considering Paragraph 72 of the NPPF and the Government's Policy Statement – planning for schools development.

- 3.7 The above view is dependent on the case officer being satisfied that strong justification has been provided to selecting the open space as the preferred site through the options appraisal – this being the key planning issue. The response from Sport England as a statutory consultee in determining the proposal against their Playing Fields Policy will also help towards determining whether this proposal would be acceptable in principle as an exception to the Council's strong policy position for protecting existing open space.

4 Relevant Planning History

- 4.1 On the 6th January 2006 planning permission was granted for the erection of a new school building on the site comprising of a single storey school building with new pedestrian and vehicular access and associated car parking (05/00260/R3CFL).
- 4.2 Planning history shows that the school has gained permission for two additional classroom buildings on the existing site since it was originally constructed. In September 2012 permission was granted for the installation of a temporary modular classroom building (12/01107/R3CFL) and in February 2013 permission was again granted for another single storey classroom building.
- 4.3 In February 2013 an extension to the front of the school was approved. The extension has improved the school's reception and has provided a new meeting room for staff.

5 Consultation Responses and Notification Representations

- 5.1 The Council's Education Department have undertaken a public consultation exercise on proposals to expand Springwell School in advance of the submission of this planning application. The submitted application details that the consultation exercise was carried out in order to comply with national legislation with respect to the expansion of educational establishments and to seek local opinion ahead of a formal application.
- 5.2 A public consultation meeting was also held by the school on 28 October 2015 following the distribution of information leaflets and invitations to residents in the immediate vicinity, local schools, churches and interested community organisations. The consultation meeting was also advertised through the school network.
- 5.3 Following the receipt of the planning applications a publicity exercise in line with department procedures was undertaken which included notifying adjoining and nearby landowners, placing a press advertisement for both applications (01/01/2016 and 15/01/2015) and erecting site notices for both applications (06/01/2016, 15/01/2016).
- 5.4 a) **15/02412/R3CFL.** Phase 1 expansion of Springwell School. At the time of writing the report **3** representations have been received from surrounding residents.

b) 15/02444/OUT. Phase 2 expansion of Springwell School (Outline application seeking approval for layout and access. At the time of writing the report 6 representations have been received from surrounding residents.

The following is a summary of the points raised:

5.5 Opposition to the loss of public open space including the access through from Hinkler Road to Donkey Common and Byron Road (raised as an objection to both applications).

RESPONSE:

- The loss of public open space is a material planning consideration that will need to be balanced and judged against other material considerations, in particular the merits of the scheme. The access through the site from Hinkler Road to Donkey Common and Byron Road is informal and is only achieved through a hole in the fence which defines the Hinkler Road boundary. The applicant is however aware of the concern raised by local residents and amended plans have been submitted to include a formal link through for pedestrians from Hinkler Road to Donkey Common and Byron Road along the eastern boundary of the site. The purpose of the pedestrian link is also to help mitigate the impact of the loss of the public open space and can be secured through the above Internal Undertaking.

5.6 Overdevelopment (raised as an objection to both applications).

RESPONSE:

- The City is experiencing growth in demand for school places. The need associated with the expansion of the school and the needs of the pupils means that there is a demand for teaching buildings with a large floor area. In addition the MUGA is needed to help offset the loss of the public open space.

5.7 The Councils failure to consult widely or contact local residents directly (raised as an objection to both applications).

RESPONSE:

- The Council (as local Planning Authority) have complied with its statutory obligations regarding public consultation when considering the application; the Council have erected a site notice and placed an advertisement in a local newspaper. Furthermore local and neighbouring land owners have been directly notified by post. The Council (as applicant) undertook its own pre-application consultation as set out above.

5.8 Additional parking and traffic associated with the school run and after school clubs harm neighbouring amenity by blocking drive ways and footpaths; and by creating high levels of traffic congestion. Road safety and shortage/loss of car parking are also raised as concerns (raised as an objection to both applications).

RESPONSE:

- Amendments to the layout of the parking on site are proposed with the aim of reducing the tail back onto Hinkler Road when vehicles are entering the site. The second phase of the development will lead to a further change to the road layout within the site and will result in a new exit onto Hinkler Road being formed. The existing site entrance/exit will then become an entrance to the site only. The purpose of the new site layout is to take traffic that is leaving the site further away from the junction of Hinkler Road and Bursledon Road. The

project will lead to funding input to the school travel plan to enable the school to engage with staff, pupils, parents and neighbours, to address this issue by encouraging sustainable travel to school. The Highways Team will review the need for more Traffic Regulation Orders associated with the site as a consequence of the development but do not object to this application.

5.9 Noise from pupils inside the school building (raised as an objection to both applications).

RESPONSE:

- School operations will inevitably result in noise being generated. The school is however aware of this impact and operate to reduce the impact as much as possible. Teachers manage classrooms and pupils within the site to ensure that noise generated is not unreasonable given the nature of the education use. Hours of use at the school (for education and community use) will be limited by condition to ensure that the impact of noise is not during anti-social hours.

5.10 Opposition to the MUGA due to concerns regarding noise generation (raised as an objection to both applications).

RESPONSE:

- Owing to the frequency of the use of the MUGA and the times of the day when it will be used it is not judged that the noise generated from it will be significantly harmful. In addition the site which is the subject of this planning application is currently an open field so the use of the land for sport is not new to this location. The site has previously been laid out as a sports pitch in the past with no restriction in respect of hours of use. The use of planning conditions will ensure that the MUGA is not used at times when noise generated from people using it (including use by the community outside of school hours) will be unreasonable given the urban context and nearby residential properties. Details of hours /lighting can be controlled by condition.

5.11 Effect on Wildlife (raised as an objection to both applications).

RESPONSE:

- Negotiation between the applicant and the Public Open Spaces team/Planning Ecologist is ongoing and it is anticipated that the objection raised owing to the loss of the public open space and impact on wildlife will in the near future be removed once mitigation measures are agreed and secured through the internal undertaking. There will also need to be an ecology specific mitigation and enhancement plan agreed as part of the current development. A planning condition is recommended and an update will be required at the meeting.

5.12 Loss of light/overlooking (raised as an objection to both applications).

RESPONSE:

- Due to the proposed position and height of the buildings on the site relative to neighbouring residential properties; and due to the height and density of the vegetation including mature trees on the boundary with the nearest residential properties significant overshadowing and/or overlooking of neighbouring gardens and habitable room windows will not occur.

5.13 Too near/affecting boundary (raised as an objection to both applications).

RESPONSE:

- There is no reason to assume that the position of the buildings will cause harm

to neighbouring occupiers or damage neighbouring buildings owing to their position relative to the boundary of the site.

5.14 **Poor design** (raised as an objection to both applications).

RESPONSE:

- Design will be a reserved matter for later consideration in respect of the outline scheme (15/02444/OUT). The building design regarding the full application reflects the contemporary design of the existing school buildings. The design is modest and functional, meeting the needs and specifications of the staff and pupils of the school. The design is judged to be acceptable in its context.

5.15 **Affect on Trees.**

RESPONSE:

- No objection has been raised by the Council's Tree Officer subject to the imposition of recommended conditions.

5.16 **Impact of construction noise.**

RESPONSE:

- A construction environment management plan will be required to control the development, this will address parking for contractor's vehicles and plant equipment and seek to reduce the impact of construction. Hours of construction will be controlled by a planning condition.

5.17 **Impact on local view.**

RESPONSE:

- Views across this site are not a material planning consideration.

5.18 **Consultation Responses**

5.19 **SCC Highways** - The proposed new exit point onto Hinkler Road is an advantage to emerging vehicles from the site as it is distanced from the traffic signals with Bursledon Road. Additional car parking will benefit staff and pupil drop off, but the school will need to work closely with the School Travel Plan Officer to improve the sustainable travel modes, particularly by staff. It is appreciated that the children can travel reasonable distances in some instances, and also some have a need to be dropped as close to the school as possible.

15/02412/R3CFL:

No objection subject to recommended conditions.

- Car parking and access shall be surfaced and marked out prior to occupation of the extended building in accordance with the phasing.
- Construction management plan, construction traffic will need to avoid clashing with school start and finish times. The plan must also include phasing to identify how car parking will be affected during construction including realignment of the existing car park.
- Refuse management plan.
- Cycle parking facilities.
- Wheel cleaning.

Section 106 obligations

- Contribution towards school travel plan work and providing supporting measures to ensure safe and sustainable travel to school.

- Site specific highways contributions.
- Highways Condition Survey.

5.20 15/02444/OUT:

No objection subject to recommended conditions.

- Car parking and access shall be surfaced and marked out prior to occupation of the extended building in accordance with the phasing.
- Construction management plan, construction traffic will need to avoid clashing with school start and finish times. The plan must also include phasing to identify how car parking will be affected during construction including realignment of the existing car park.
- Refuse management plan.
- Cycle parking facilities.
- Wheel Cleaning.
- New access/exit from the site - sightlines.

Section 106 obligations

- Contribution towards school travel plan work and providing supporting measures to ensure safe and sustainable travel to school.
- Site specific highways contributions.
- Highways Condition Survey.

Advisory: Balfour Beatty will need to be consulted on a road opening licence for the new access and any associated works on the public highway.

5.21 **SCC Trees –**

15/02412/R3CFL: The position of the building proposed by Phase 1 will not effect any trees. Construction access does however have the potential to harm trees on the site boundary with Hinkler Road and trees will be removed when the car park is realigned. Conditions are recommended to prevent harm to significant and visually prominent mature trees which have public amenity value.

- Tree survey plan
- No storage under tree canopy
- Retention of trees
- Arboricultural Method Statement
- Arboricultural Protection Measures

5.22 15/02444/OUT: The position of the buildings proposed by Phase 2 will not affect any trees. The location of the roadways and parking do however have the potential to harm trees on the site boundary with Hinkler Road. Conditions are recommended to prevent harm to significant and visually prominent mature trees which have public amenity value.

- Tree survey plan
- No storage under tree canopy
- Retention of trees
- Arboricultural Method Statement to include construction method statement for all hardsurfacing including retaining walls, access road and car parking spaces within all root protection areas
- Arboricultural Protection Measures

5.23 **SCC Sustainability Team – Sustainable design strategies and principles**

embedded in the two schemes include maximising the potential for natural ventilation and lighting. The submitted Building research Establishment Accreditation Methodology (BREEAM) pre-assessment demonstrates how BREEAM Excellent can be achieved. It is also noted that rainwater harvesting and solar panels (photovoltaic) are proposed to be used to help achieve BREEAM Excellent. No objection is raised subject to the imposition of recommended conditions:

- BREEAM Standards - (pre-commencement and performance)
- Energy

5.24 **SCC Flooding** - In principle the surface water drainage strategy is acceptable however further details on the sustainable drainage scheme will be required. No objection is raised subject to recommended condition.

- Sustainable Drainage

5.25 **SCC Environmental Health (Pollution & Safety)** - Having originally requested an acoustic survey in relation to the MUGA and also asking for the MUGA to be sited further from neighbouring residential buildings, on reflection it has been confirmed that an acoustic report would not be necessary and that a management plan would be more appropriate to include any noise mitigation measures.

- Construction Environment Management Plan
- Construction hours
- Management plan - MUGA including hours of use, control/details of lighting

5.26 **SCC Environmental Health (Contaminated Land)** - No objection subject to the following conditions:

- Land Contamination investigation and remediation (Pre-Commencement & Occupation)
- Use of uncontaminated soils and fill (Performance)
- Unsuspected Contamination (Performance)

5.27 **SCC Ecology** – Holding Objection.

The planning application is accompanied by an ecology report which concludes that the habitats present are of low ecological value. However, this assessment does not take into account the fact that, in the context of Southampton, this is a relatively large area of grassland and that there are negligible opportunities to re-provide such habitat elsewhere within the city. In such circumstances more comprehensive ecological mitigations measures should be included within the planning application. A holding objection is raised until additional information is provided.

5.28 **RESPONSE** - A site meeting has been held following the receipt of the consultation response with the aim of addressing this issue. Ongoing work and discussions are taking place at the time of writing this report. The recommendation listed above is to delegate the decision to approve the planning application subject to the objection being removed. Furthermore the Panel will be updated should additional information be received prior to the meeting.

5.29 **SCC Open Spaces** – Holding Objection.

The land in question was provided to mitigate the loss of open space upon which

the current school buildings were built. It is listed as protected open space within the Local Plan and its loss would be contrary to Core Strategy policy CS 21. Loss of such land will reduce recreational capacity and place additional pressure on remaining open spaces. It is also likely to increase the quantity of mitigation required in respect of mitigating recreational impacts, arising from new housing development, on European sites within the New Forest. A holding objection is raised until additional information is provided.

5.30 RESPONSE – The response listed above in paragraph 5.30 is also relevant as a response to the objection from the Open Spaces Team.

5.31 **SCC City Design** - No objection.

5.32 **SCC Heritage and Conservation** - The 1940's aerial photographs of the area show extensive gravel workings on the site of the proposed development. These are likely to have destroyed any archaeological remains therefore no archaeological conditions are required.

5.33 **Sport England** – Objection.

It is understood that the site forms part of, or constitutes a playing field, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory requirement.

5.34 Sport England has considered the application in light of the National Planning Policy Framework (particularly Para 74) and Sport England's Playing Fields Policy, which is presented within its Planning Policy Statement titled 'A Sporting Future for the Playing Fields of England'

5.35 Sport England's policy is to oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all/part of a playing field, unless one or more of the five exceptions stated in its policy apply.

5.36 Both Phase 1 and Phase 2 of the scheme would be located on land that has previously provided a football pitch as can be seen from aerial imagery.

5.37 The proposed development would result in the loss of playing field and inability to use the playing field for sport. No replacement playing field is being proposed as part of this development, therefore the scheme cannot be considered in light of any of Sport England's policy exceptions, not the exceptions set out in Paragraph 74 of the NPPF.

5.38 Southampton City Council is currently undertaking a playing pitch strategy and until its findings have been published, the LPA could not be satisfied that this playing field is identified as being surplus to requirements.

5.39 In light of the above, Sport England objects to the application because it is not considered to accord with any of the exceptions to Sport England's Playing Fields Policy or with Paragraph 74 of the NPPF.

5.40 Should the local planning authority be minded to grant planning permission for the proposal, contrary to Sport England's objection then in accordance with The Town

and Country Planning (Consultation) (England) Direction 2009, the application should be referred to the Secretary of State, via the National Planning Casework Unit.

- 5.41 **Southern Water** – no objection subject to recommended conditions and informatives.
- 5.42 **City of Southampton Society** - We are disappointed at the further loss of green space in the City. We are surprised at the lack of interest shown by head teachers in the potential for sports and recreation that a properly cared for open space for the children in their care (and for their neighbours) would offer.

6 Planning Consideration Key Issues

- 6.1 The key issues for consideration in the determination of this planning application are:
- i. Principle of development (open space/education);
 - ii. Open space and ecology;
 - iii. Design & sustainability;
 - iv. Residential amenity;
 - v. Highways and parking;
 - vi. Trees; and
 - vii. Mitigation.
- i. Principle of development (open space/education):
- 6.2 Springwell School caters for children with complex learning difficulties. The pupil numbers at the existing school currently exceeds the capacity of the main school buildings and demand for school places is set to increase in the future. The development plan for Southampton confirms that Southampton has an ambition to make sure that all young people have the opportunity of a good education. The assessment must therefore determine whether or not the principle of the development is acceptable given that the proposed site for the new school buildings will be upon land that is protected as existing open space under Saved Policy CLT 3 of the Amended Local Plan Review and which also has the potential to be used as a playing field and thus the proposal has received an objection from Sport England.
- 1.Open Space
- 6.3 The site subject to this planning application is protected as existing open space under Saved Policy CLT 3 of the Amended Local Plan Review. This states that development will not be permitted which would result in the loss of the areas of public and private open space listed in Appendix 5. The open space subject to this proposal is listed as Sholing Common in Appendix 5 although part of this was developed when Springwell School was built.
- 6.4 Core Strategy Policy CS 21 applies to the proposal whereby it is stated that the Council will retain the quantity and improve the quality and accessibility of the city's diverse and multi-functional open spaces.
- 6.5 It will also be important to consider the proposal against NPPF Paragraph 74 whereby it is stated that;

Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- *an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- *the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- *the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.*

6.6 Core Strategy Policy CS 11 states that the development of inspirational, high quality and related facilities which encourage community use of their facilities will be promoted. It is further noted in the policy background/justification text that the presumption to safeguard education establishments extends to development on playing fields which are protected under national policy.

6.7 It is noted from the Design and Access Statement that the pitch has not been in use as a playing field within the last 5 years. Letters have also been provided by both Springwell School and Thornhill Primary School as evidence to support this and the site is not fenced off for this use meaning that full public access is afforded currently across the land. Information has also previously been provided to demonstrate that there are no suitable alternative sites for accommodating the extension (e.g. the nearby Eastpoint Centre).

6.8 As part of the planning application the applicant has as part of Phase Two proposed a MUGA to provide an on-site sporting facility to mitigate the loss of the open space, the use of the MUGA will also form part of the community use agreement secured by the above recommendation. Provision of the MUGA and control through the community use agreement is however not sufficient to overcome the objection from the Open Spaces Team and the Planning Ecologist and therefore the undertaking will secure further mitigation measures. The Councils Education Department, at the time of writing the report, are putting together a package of further mitigation measures to enable the Open Spaces Team and the Planning Ecologist to reconsider their objection. The measures that are currently being proposed are detailed in paragraphs 6.18 – 6.20 below. Officers will provide an update to Panel members at the meeting.

2. Education

6.9 The proposal needs to be considered against Paragraph 72 of the NPPF whereby it is stated that:

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

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

- 6.10 The Government Policy Statement – *planning for schools development* also demonstrates the Government’s commitment to support the development of state-funded schools and their delivery through the planning system.

Principle of Development (conclusion)

- 6.11 In conclusion, clearly there is a fine balance between the need to protect existing open space/maintain no net loss against the acute need to provide for additional school places, this being reflected in recent updates to national policy. Taking account of the comments made by the Council’s Planning Policy Team consideration has been given to the options appraisal carried out by the applicant.
- 6.12 The first stage of the option appraisal was to identify potential sites for a new school. This initial assessment identified two potential sites the first being the area of land adjacent to Springwell School and the second being the old Eastpoint Centre site.
- 6.13 The conclusion of the options appraisal report confirms that the old Eastpoint Centre site is not appropriate for two reasons: firstly the site is not available and secondly the site is not appropriate for the needs of the school.
- 6.14 The old Eastpoint Centre is currently leased to a private company with an option to buy. Whilst the building has now been abandoned, and although Southampton City Council are in the process of re-acquiring the building, the building is not currently available and it cannot be determined when the building would become available for the potential conversion to a school. Therefore the timescales do not fit in with the client requirement of completion dates for the two phases.
- 6.15 Notwithstanding the timeframes involved the former Eastpoint building is not currently considered suitable for refurbishment into a special needs school as the building is arranged on a multiple levels, is larger than required, with no one area lending itself easily to demolition, classrooms need to be located on the upper floors, which does not fit with the schools strict needs for primary aged children with special needs
- 6.16 The land adjacent to Springwell School was agreed to be the most viable because of the adjacency to the existing school, enabling the two buildings to operate as one Key Stage One building, and the other a Key Stage Two building. The land is within the ownership of Southampton City Council Education Department. The location provides an education ‘cluster’ comprising primary school and Sure Start Centre.
- 6.17 Having considered the options appraisal along with the recommendation from the Councils Planning Policy Team, objections to the scheme raised by Sport England and the holding objection raised by the Councils Open Spaces Team on balance the development of land adjacent to the existing school is supported in principle. Significant weight has been attributed to the need to support schools development as required by the Governments Policy Statement – *planning for schools development* and paragraph 72 of the NPPF. Furthermore the special nature of the School, its need for closer linkages and the position of the MUGA to support all weather outdoor activity are material in reaching a conclusion to support education expansion ahead of open space retention. In addition it is anticipated that the ongoing negotiation with the Open Spaces Team and the

Council's Planning Ecologist will result in the removal of their holding objections prior to the determination of this application. This recommendation is made on the basis that these holding objections can be resolved.

ii. Open Space and Ecology

6.18 Holding objections have been received by the Council's Open Spaces Team and the Council's Planning Ecologist as detailed in section 5 above. In order to overcome the objections raised an onsite meeting has been held following which ongoing discussions between council departments is taking place with the aim of addressing these two concerns.

6.19 The discussions have centred on:

- The formation of a 'green corridor' leading from Hinkler Road to Donkey Common and Byron Road. The corridor would replace the informal route across the playing field that currently exists;
- Financial contributions to improve the Shorburs Greenway involving improvements to the access to the eastern end at its junction with Bursledon Road, to include 1. Installation of steps near pedestrian junction of Bursledon Road and the retail park; 2. Extend the existing 1.5m wide hoggin path through the trees; 3. General improvements including tidying and clearing the area (including removal of old chain link fence); and 4. Additional planting of 4 no. pine trees; and,
- Financial contributions to improve the quality of sporting facilities at Hinkler Green.

6.20 It is anticipated that the Open Spaces Team and the Planning and Ecologist will withdraw their objections once they are satisfied that the mitigation measures required are correct and can be secured. As such the Panel are being asked to delegate the decision to the Planning and Development Manager to grant planning permission for both phases provided that the holding objections are removed (also subject to the other requirements set out above in the 'recommendation in full').

iii. Design and sustainability

6.21 The adopted LDF Core Strategy Policy CS13 continues the Council's commitment to securing high quality design. The teaching buildings will mostly be single storey however the building proposed as part of Phase 2 located towards the Hinkler Road end of the site, containing the reception, staff accommodation, school hall and other facilities available for public hire will be two storey in scale.

6.22 The footprint of the buildings, along with the space required for the MUGA will occupy a considerable amount of the site. The external design of the second phase will be considered with the Reserved Matters application should outline permission be granted. The design of the Phase 1 building has been formed with the aim of maximising natural ventilation, natural lighting and seeks to allow freedom of movement between inside and outside spaces which is necessary to ensure that the educational environment for the children attending the school is optimised for maximum gain and minimal disturbance.

- 6.23 The proposed Phase 1 building design is acceptable in planning terms. The chosen palette of materials is supported and will be controlled by condition.
- 6.24 The design of the Phase 2 buildings cannot be considered at present given that the outline application seeks approval for layout and access only. The design of the layout however is considered acceptable.
- 6.25 The adopted LDF Core Strategy Policy CS20 commits the Council to securing sustainable development. The applicant proposes to meet BREEAM 'Excellent' standard which is required by Core Strategy Policy CS20. The development will therefore be policy compliant; planning conditions are recommended to ensure that 'Excellent' is achieved.

iv. Residential Amenity

- 6.26 The impact of the development on neighbouring residential amenity forms the bulk of the representation received as a consequence of the consultation undertaken with local residents. In combination 9 letters of objection have been received showing the strength of feeling in the local area. The school has undertaken a public consultation exercise prior to the submission of the application in order to engage with the local community with the aim of preventing a large amount of objections to the proposal. The response to the points raised in section 5 above demonstrate that whilst there is an impact on local residents it is considered that in planning terms the impact is acceptable and allows the development to be recommended for approval. The new buildings have been located centrally within the site to avoid any conflict with existing neighbouring boundaries.
- 6.27 It is also worth highlighting that loss of the public open space/playing field has been raised by local residents and whilst it is regrettable that the development will lead to loss of the field the MUGA will be made available for the public outside of the school hours, this will be secured through the community use agreement as part of the Section 106 legal agreement. This does not overcome concerns raised by dog walkers who currently use the land and who wouldn't have access to the MUGA.
- 6.28 Residents have also objected to the loss of the informal route through the site from Hinkler Road through to Donkey Common and Byron Road. It is expected that there might be a formal route formed as part of this application however amended plans/further information on this point have not at the time of writing the report been submitted to the Planning Department and the recommendation is made on the basis that this will be forthcoming.
- 6.29 Local residents raise a wide range of impacts including traffic generation and associated parking and congestion problems, visual impact concern due to the scale and position of the building leading to loss of light through increased shading and privacy. Lighting from the school building itself has also been raised as a concern along with noise from classrooms and the MUGA. The response to these concerns (as detailed above) identify that whilst Officers appreciate that development will have an impact in planning terms the impact is justified and is acceptable. The benefits of the proposal outweigh the negative and conditions have been recommended where appropriate and mitigate the impact.

6.30 Noise impact can be managed by the school staff. Lighting can be managed by the addition of a planning condition. As such it is judged that no significant privacy and/or amenity issues will arise as a consequence of the development. The application is considered to address the requirements of adopted Local Plan policies SDP1(i), SDP7(v) and SDP9(v).

v. Highways and Parking

6.31 Car parking is a key determinant in the choice of mode of travel. The Local Plan aims to reduce reliance on the private car and encourage alternative modes of transportation such as public transport, walking and cycling. The level of proposed car parking should be governed by the Council's revised maximum parking standards (2011), which support a maximum number of 1.5 spaces per classroom for this area of accessibility. Phase 1 would result in a total of 66 car parking spaces for 14 classrooms and phase 2 would result in 117 car parking spaces for a total of 24 classrooms and whilst this exceeds the guidance the Highways Team have not objected to the proposed level of car parking. Officers also appreciate that the school has a higher than normal staffing levels and therefore the proposed car parking levels are acceptable.

6.32 It makes sense to intensify educational use on this site that is at the heart of its local community, with good accessibility to the public transport network, encouraging healthier lifestyles by walking and cycling. The ongoing implementation of the Travel Plan will encourage the use of non-car modes and car sharing. The proposed redevelopment of this school is acceptable in highway safety terms.

6.33 An update to the school travel plan, which will include measures to reduce the likelihood of staff arriving by car and parents arriving and collecting children by car will be secured through the internal undertaking. Cycle parking will also be required through planning condition.

6.34 An investigation into the potential need for a traffic regulation order to make changes to parking restrictions around the site, and for yellow school markings to be provided at the new entrance point not already covered will be under taken and secured through the undertaking.

6.35 Highways safety will be protected by ensuring that the recommended planning conditions are added to secure appropriate sight lines where a new access into the site is formed.

6.36 Both phases of the development seek to reduce congestion on the local highway by providing more space on site for vehicles to manoeuvre and by reducing pressure on the existing entrance to the site and the traffic light controlled junction of Hinkler Road and Bursledon Road by moving traffic exiting the site further to the east.

vi. Trees

6.37 The footprint of the building of Phase 1 will not impact the trees on the eastern and southern boundaries of the site, therefore the tree team do not object to the placement of the building. The construction of the school will require an access route to be formed from Hinkler Road and this will involve the removal of selected

trees on the southern boundary. The area identified for the construction access runs through an area of low quality trees and will leave the prominent trees in situ. The road used for construction access, once Phase 1 of the development is complete, will become a formal vehicular exit from the site. Planning conditions have been requested to ensure that no significant harm to large mature trees on the site will occur. Where trees will need to be removed to facilitate the realignment of the existing car parking area trees will need to be replaced at a ratio of 2 for 1, this is specified in the landscaping condition.

6.38 Relevant conditions will need to be applied to ensure that the development does not harm protected trees on site. There are no tree objections to the application.

vii. Mitigation.

The recommendation for planning approval is dependent upon the applicants entering into an Internal Undertaking to secure appropriate mitigation to make the scheme acceptable, this is achieved through an Internal Undertaking because the land is owned by Southampton City Council.

As a means of overcoming the objection from the Open Spaces Team and the Council's Planning Ecologist the Unilateral Undertaking will secure the formation of the permissive route and 'green corridor' linking Hinkler Road with Byron Road and Donkey Common as shown on the proposals plan along with financial contributions to improve the Shorburs Greenway for recreational use by the public and improvements to the quality of sporting facilities at Hinkler Green.

The Unilateral Undertaking will also ensure that the site is capable of being used outside of School hours by the wider community through the community use agreement and contributions will be secured to ensure that the School travel plan is updated to encourage other forms of travel instead of private cars.

The proposed public realm improvements include provisions for highways improvements to assist pedestrian and cyclist safety and satisfy the site specific highway improvements for the scheme. The legal agreement will secure the final details of this proposal.

The Internal Undertaking will also secure the 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, a Training & Employment Management Plan committing to adopting local labour and employment initiatives, and the submission, approval and implementation of a Carbon Management Plan setting out how the carbon neutrality will be achieved.

With the above mitigation package the development is considered to comply with the development plan.

7 Summary

7.1 There is a significant need for the proposed new school buildings. All material planning considerations have been taken into account when assessing the merits of this planning application. Whilst it is regrettable that public open space will be lost, and Sport England object to the loss of the open space that can be used as a playing field, on balance (and following the anticipated removal of the holding

objections from the Councils Open Spaces Team and Planning Ecologist) it is considered that the scheme is acceptable due to the urgent requirements for additional school places of this nature in this location and given the community 'dual use' potential.

- 7.2 Failure to deliver the project would represent the loss of an important opportunity for the City Council, the school and most importantly its pupils. This is a significant material consideration in this case.
- 7.3 The development is not policy compliant as it results in the loss of public open space and a potential sports pitch. However, for the reasons outlined in this report the application is recommended for approval subject to the attached planning conditions and the successful completion of an internal undertaking.

8 Conclusion

- 8.1 The Local Authority is under a statutory duty to ensure that there are sufficient school places in the city, promote high educational standards, ensure fair access to educational opportunity and promote the fulfilment of every child's educational potential. The application allows Southampton to in part achieve its obligations and the positive outcome of the development is judged to outweigh the negative impact regarding the loss of public open space which includes the potential to be used as a sports pitch.

Local Government (Access to Information) Act 1985 **Documents used in the preparation of this report Background Papers**

1a-d, 2b-d, 4f, 4vv, 6a, c, d, i, 7a, 8a, 9a-b

MP3 for 12/04/16 PROW Panel

PLANNING CONDITIONS

a) 15/02412/R3CFL, Phase 1.

1.Full permission timing condition (Performance Condition)

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

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

2.Approved Plans

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

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

3. Use restriction (Performance Condition)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), the buildings shall only be used for educational purposes with ancillary facilities available to the public through the community use agreement, and for no other purpose within Class D1 of Town and Country Planning (Use Classes) Order 1987 (as amended).

Reason: To define the consent having regard to the need for classroom spaces across the city, level of car parking provision and to allow the local planning authority to control the nature of development in terms of protecting the character and amenity of the surrounding area.

4. Operation restriction (Pre-Occupation Condition)

The school premises hereby approved shall be operated on a "dual use" basis in accordance with further details that shall be agreed in writing with the Local Planning Authority prior to first occupation. These details shall include the proposed hours of use, the on-site management of the community uses and a pricing policy (if applicable). The site shall be closed and vacated of all persons enrolled on educational courses or accessing the building through the community use agreement between the hours of 22:00 and 07:00 on a daily basis.

Reason: To safeguard the amenities of occupiers of adjoining residential properties and to secure wider community benefit in accordance with Policy CS11.

5. 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 09:30 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.

6. Details of building materials to be used (Pre External Elevations)

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 samples and 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 endeavouring to achieve a building of visual quality.

7. Construction plan (Performance Condition)

No work shall be carried out on site unless and until provision is available within the site, for all temporary contractors buildings, plant and stacks of materials and equipment associated with the development; and the parking of contractor's vehicles. Such provision shall be retained for these purposes throughout the period of work on the site. At no time shall any material or equipment be stored or operated from the public highway.

Reason: To protect the amenities of neighbours and the wider environment and to avoid congestion, reduce conflicts at the start and end of the school day and safeguard public safety in the local neighbourhood.

8. Construction environment management plan (Pre-Commencement Condition)

Prior to the commencement of any development a written construction environment management plan shall be submitted to and approved by the LPA. The plan shall contain method statements and site specific plans to prevent or minimise impacts from noise, vibration, dust and odour for all operations, as well as proposals to monitor these measures at the site boundary to ensure emissions are minimised beyond the site boundary. The measures shall include arrangements for vehicle parking by site operatives during construction and a phasing plan to identify how construction traffic will avoid clashing with school start and finish times. All specified measures shall be available and implemented during any processes for which those measures are required.

Reason: To protect the amenities of the occupiers of existing nearby properties and reduce congestion.

9. 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.

10. Tree survey plan (Pre-Commencement Condition)

No operation in connection with the development hereby permitted shall commence on site until an accurate plan showing the position of all trees on site has been submitted and agreed in writing with the Local Planning Authority.

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

11. 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.

12. No storage under tree canopy (Performance Condition)

No storage of goods including building materials, machinery and soil, shall take place within the root protection areas of the trees to be retained on the site. There will be no change in soil levels or routing of services through root protection zones. There will be no fires on site within any distance that may affect retained trees. There will be no discharge of chemical substances including petrol, diesel and cement mixings within or near the root protection areas.

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

13. Retention of trees (Performance Condition)

For the duration of works on the site no trees on 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 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.

14. 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 construction of any hard surfaces (road ways, footpaths and car parking spaces) and retaining walls required where they impinge on tree roots
4. The location of site compounds, storage areas, car parking, site offices, site access, heavy/large vehicles (including cranes and piling rigs)
5. An arboricultural management strategy, to include details of any necessary tree surgery works, the timing and phasing of all arboricultural works and protection measures.
6. Specification for soft landscaping practices within tree protection zones or the canopy of the tree, whichever is greatest.

In consultation with the Councils Tree Team where necessary the layout of the hard surfaced areas including access road, footpaths, car parking spaces and retaining walls will be amended to avoid harmful impact on trees.

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

15. 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:

1. Induction and personnel awareness of arboricultural matters
2. Identification of individual responsibilities and key personnel
3. Statement of delegated powers
4. Timing and methods of site visiting and record keeping, including updates
5. Procedures for dealing with variations and incidents.

Reason: To provide continued protection of trees, in accordance with Local Plan Policy SDP12 and British Standard BS5837:2012, throughout the development of the land and to ensure that all conditions relating to trees are being adhered to. Also to ensure that any variations or incidents are dealt with quickly and with minimal effect to the trees

16. 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 to and approved by the Local Planning Authority in writing, 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 and agreed in advance);
- iv. details of any proposed boundary treatment, including retaining walls and;
- v. a landscape management scheme.

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.

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.

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.

17. BREEAM standards (Pre-Commencement Condition)

Before the development commences, written documentary evidence demonstrating that the development will achieve at minimum Excellent against the BREEAM Standard, in the form of a design stage assessment, shall be submitted to the Local Planning Authority for its approval, unless an otherwise agreed timeframe is agreed in writing by the LPA.

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

18. BREEAM standards (Performance Condition)

Within 6 months of any part of the development first becoming occupied, written documentary evidence proving that the development has achieved at minimum Excellent against the BREEAM Standard in the form of post construction assessment and certificate as issued by a legitimate BREEAM certification body shall be submitted to the Local Planning Authority for its approval.

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

19. Energy (Pre-Occupation Condition)

Written documentary evidence demonstrating that the development will at minimum achieve a reduction in CO2 emissions of 15%, over part L of the Building Regulations shall be submitted to the Local Planning Authority and verified in writing prior to the first occupation of the development hereby granted. Technologies that meet the agreed specifications must be installed and rendered fully operational prior to the first occupation of the development hereby granted consent and retained thereafter.

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).

20. Sustainable drainage (Pre-Commencement Condition)

No building hereby permitted shall be occupied until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in the non-statutory technical standards for SuDS published by Defra (or any subsequent version), and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason: To seek suitable information on Sustainable urban Drainage Systems as required by government policy and Policy CS20 of the Southampton Core Strategy (Amended 2015).

21. 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 scene of remediation and setting out any measures for maintenance, further monitoring, reporting and arrangements for contingency action. The verification report shall be approved by the Local Planning Authority prior to the occupation or operational use of any stage of the development. Any changes to these agreed elements require the express consent of the local planning authority.

Reason: To ensure land contamination risks associated with the site are appropriately investigated and assessed with respect to human health and the wider environment and where required remediation of the site is to an appropriate standard.

22. Use of uncontaminated soils and fill (Performance 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.

23. 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. The development shall proceed in accordance with the agreed details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure any land contamination not previously identified is assessed and remediated so as not to present any significant risks to human health or, the wider environment.

24. External equipment/plant (Pre-Occupation Condition)

Notwithstanding the submitted plans hereby approved that show indicative external plant equipment there shall be no external plant, condenser/air conditioning units or similar equipment erected on the approved building without the prior written approval of the Local Planning Authority. These details shall include design and acoustic information to enable

an assessment of the impact of the equipment to be undertaken. Any agreed external equipment shall be implemented and retained only in accordance with the approved details.

Reason: In the interests of visual and neighbour amenity.

25. 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 agreed programme.

Reason: In the interests of preserving and enhancing biodiversity.

26. Lighting (Pre-Occupation Condition)

A written lighting scheme including light scatter diagram with relevant contours shall be submitted to and approved in writing by the Local Planning Authority prior to implementation of any external lighting scheme. The installation must be maintained in accordance with the agreed written scheme.

Reason:

In the interests of protecting residents of Burgess Road and users and habitat of the Southampton Common from excessive lighting and in the interests of site security.

27. Cycle parking (Additional)

A further (minimum) 8 covered and secure cycle parking spaces shall be provided on site - in a location to be agreed with the LPA – prior to the first occupation of the building hereby approved. The approved cycle parking shall be retained as agreed.

Reason:

To encourage cycling as an alternative mode of travel to the private car.

28. Foul and surface water sewerage disposal (Pre-Commencement Condition).

Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water.

Reason: To ensure correct disposal of foul and surface water is achieved from the site.

29. Lockers & showers (Pre-Occupation Condition)

Linked to the requirements of the Travel Plan further details of shower facilities and secure lockers for use by staff/student cyclists shall be submitted to and agreed in writing by the Local Planning Authority prior to the first occupation of the building hereby approved. The agreed showers and lockers shall be available prior to the first occupation of the building and retained thereafter.

Reason: To encourage cycling as an alternative mode of travel to the private car.

30. Refuse management plan (Pre-Occupation Condition)

Prior to the first occupation of the building hereby approved the applicant shall submit a 'Refuse and Servicing Management Plan' (RSMP) for approval by the LPA. The agreed RSMP shall include details of how the building, will be serviced. The approved RSMP shall be in place prior to the first use of the building hereby approved and implemented as agreed thereafter, unless otherwise agreed in writing by the LPA.

Reason: In the interests of highways safety, good planning and to ensure appropriate provision is made for refuse created by the development hereby approved.

31. Piling (Pre-Commencement Condition)

Before the development commences (excluding any demolition and initial site set up phase) details of any piling requirements for the building hereby approved (including a piling/foundation design and method statement as appropriate) shall be submitted to and agreed in writing by the Local Planning Authority. The construction phase shall be implemented in accordance with the agreed details.

Reason: In the interests of protecting nearby residents and users of the nearby public open space at Donkey Common.

32. Sightlines specification (Pre-commencement Condition)

Prior to the commencement of the development details the sightlines proposed for the access for construction traffic shall be submitted to and agreed in writing by the local planning authority. The approved sightlines shall be provided before the access proposed to be used for construction traffic is first used.

Reason: To provide safe access to the development and to prevent congestion on the highway.

33. Car Parking and internal vehicular road. [Pre-Occupation Condition]

Prior to the occupation of the development the hereby approved car parking and internal road layout shall be made available for use. Once provided the car parking and road layout will be retained.

Reason: To provide safe access to the development and to prevent congestion on the highway.

b) 15/02444/OUT, Phase 2

1.Outline Permission Timing Condition (Performance 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 and the means of Access (vehicular and pedestrian) into the site and the buildings 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:

- the Appearance and architectural design specifying the external materials to be used;
- the Scale of the buildings indicating massing and building bulk and;
- the Landscaping of the site specifying both the hard, soft treatments and means of enclosures with ongoing management

(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 before the expiration of two years from the date of approval of the last application of the reserved matters to be approved.

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).

2.Approved Plans

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

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

3. Use Restriction (Performance Condition)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), the buildings shall only be used for educational purposes with ancillary facilities available to the public through the community use agreement, and for no other purpose within Class D1 of Town and Country Planning (Use Classes) Order 1987 (as amended).

Reason: To define the consent having regard to the need for classroom spaces across the city, level of car parking provision and to allow the local planning authority to control the nature of development in terms of protecting the character and amenity of the surrounding area.

4. Operation restriction (Pre-Occupation Condition)

The school premises hereby approved shall be operated on a "dual use" basis in accordance with further details that shall be agreed in writing with the Local Planning Authority prior to first occupation. These details shall include the proposed hours of use, the on-site management of the community uses (including the Multi Use Games Area) and a pricing policy (if applicable). The site shall be closed and vacated of all persons enrolled on educational courses or accessing the building through the community use agreement between the hours of 22:00 and 07:00 on a daily basis.

Reason: To safeguard the amenities of occupiers of adjoining residential properties and to secure wider community benefit in accordance with Policy CS11.

5. 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 09:30 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.

6. Details of building materials to be used (Pre-External Elevations)

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 samples and 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 endeavouring to achieve a building of visual quality.

7. Construction Plan (Performance Condition)

No work shall be carried out on site unless and until provision is available within the site, for all temporary contractors buildings, plant and stacks of materials and equipment associated with the development; and the parking of contractor's vehicles. Such provision shall be retained for these purposes throughout the period of work on the site. At no time shall any material or equipment be stored or operated from the public highway.

Reason: To protect the amenities of neighbours and the wider environment and to avoid congestion, reduce conflicts at the start and end of the school day and safeguard public safety in the local neighbourhood.

8. Construction environment management plan (Pre-Commencement Condition)

Prior to the commencement of any development a written construction environment management plan shall be submitted to and approved by the LPA. The plan shall contain method statements and site specific plans to prevent or minimise impacts from noise, vibration, dust and odour for all operations, as well as proposals to monitor these measures at the site boundary to ensure emissions are minimised beyond the site boundary. The measures shall include arrangements for vehicle parking by site operatives during construction and a phasing plan to identify how construction traffic will avoid clashing with school start and finish times. All specified measures shall be available and implemented during any processes for which those measures are required.

Reason: To protect the amenities of the occupiers of existing nearby properties and reduce congestion.

9. 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.

10. Tree survey plan (Pre-Commencement Condition)

No operation in connection with the development hereby permitted shall commence on site until an accurate plan showing the position of all trees on site has been submitted and agreed in writing with the Local Planning Authority.

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

11. 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.

12. No storage under tree canopy (Performance Condition)

No storage of goods including building materials, machinery and soil, shall take place within the root protection areas of the trees to be retained on the site. There will be no change in soil levels or routing of services through root protection zones. There will be no fires on site within any distance that may affect retained trees. There will be no discharge of chemical substances including petrol, diesel and cement mixings within or near the root protection areas.

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

13. Retention of trees (Performance Condition)

For the duration of works on the site no trees on 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 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.

14. 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 construction of hard surfaces (road ways footpaths and car parking spaces) and retaining walls where they impinge on tree roots
4. The location of site compounds, storage areas, car parking, site offices, site access, heavy/large vehicles (including cranes and piling rigs)
5. An arboricultural management strategy, to include details of any necessary tree surgery works, the timing and phasing of all arboricultural works and protection measures.
6. Specification for soft landscaping practices within tree protection zones or the canopy of the tree, whichever is greatest.

In consultation with the Councils Tree Team where necessary the layout of the hard surfaced areas including access road, footpaths, car parking spaces and retaining walls will be amended to avoid harmful impact on trees.

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

15. 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:

1. Induction and personnel awareness of arboricultural matters
2. Identification of individual responsibilities and key personnel
3. Statement of delegated powers
4. Timing and methods of site visiting and record keeping, including updates
5. Procedures for dealing with variations and incidents.

Reason: To provide continued protection of trees, in accordance with Local Plan Policy SDP12 and British Standard BS5837:2012, throughout the development of the land and to ensure that all conditions relating to trees are being adhered to. Also to ensure that any variations or incidents are dealt with quickly and with minimal effect to the trees

16. BREEAM Standards (Pre-Commencement Condition)

Before the development commences, written documentary evidence demonstrating that the development will achieve at minimum Excellent against the BREEAM Standard, in the form of a design stage assessment, shall be submitted to the Local Planning Authority for its approval, unless an otherwise agreed timeframe is agreed in writing by the LPA.

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

17. BREEAM Standards (Performance Condition)

Within 6 months of any part of the development first becoming occupied, written documentary evidence proving that the development has achieved at minimum Excellent against the BREEAM Standard in the form of post construction assessment and certificate as issued by a legitimate BREEAM certification body shall be submitted to the Local Planning Authority for its approval.

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

18. Energy (Pre-Occupation Condition)

Written documentary evidence demonstrating that the development will at minimum achieve a reduction in CO2 emissions of 15%, over part L of the Building Regulations shall be submitted to the Local Planning Authority and verified in writing prior to the first occupation of the development hereby granted. Technologies that meet the agreed specifications must be installed and rendered fully operational prior to the first occupation of the development hereby granted consent and retained thereafter.

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).

19. Sustainable Drainage (Pre-Commencement Condition).

No building hereby permitted shall be occupied until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in the non-statutory technical standards for SuDS published by Defra (or any subsequent version), and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason: To seek suitable information on Sustainable urban Drainage Systems as required by government policy and Policy CS20 of the Southampton Core Strategy (Amended 2015).

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

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

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

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

21. Use of uncontaminated soils and fill (Performance 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.

22. 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. The development shall proceed in accordance with the agreed details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure any land contamination not previously identified is assessed and remediated so as not to present any significant risks to human health or, the wider environment.

23. External Equipment/Plant (Pre-Occupation Condition)

Notwithstanding the submitted plans hereby approved that show indicative external plant equipment there shall be no external plant, condenser/air conditioning units or similar equipment erected on the approved building without the prior written approval of the Local Planning Authority. These details shall include design and acoustic information to enable an assessment of the impact of the equipment to be undertaken. Any agreed external equipment shall be implemented and retained only in accordance with the approved details.

Reason: In the interests of visual and neighbour amenity.

24. 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 agreed programme.

Reason: In the interests of preserving and enhancing biodiversity.

25. Lighting (Pre-Occupation Condition)

A written lighting scheme including light scatter diagram with relevant contours shall be submitted to and approved in writing by the Local Planning Authority prior to implementation of any external lighting scheme. The installation must be maintained in accordance with the agreed written scheme.

Reason:

In the interests of protecting residents of Burgess Road and users and habitat of the Southampton Common from excessive lighting and in the interests of site security.

26. Cycle Parking (Additional) (Pre-Occupation Condition)

A further (minimum) 12 covered and secure cycle parking spaces shall be provided on site - in a location to be agreed with the LPA – prior to the first occupation of the building hereby approved. The approved cycle parking shall be retained as agreed.

Reason:

To encourage cycling as an alternative mode of travel to the private car.

27. Foul and surface water sewerage disposal (Pre-Commencement Condition).

Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water.

Reason: To ensure correct disposal of foul and surface water is achieved from the site.

28. Lockers & Showers (Pre-Occupation)

Linked to the requirements of the Travel Plan further details of shower facilities and secure lockers for use by staff/student cyclists shall be submitted to and agreed in writing by the Local Planning Authority prior to the first occupation of the building hereby approved. The agreed showers and lockers shall be available prior to the first occupation of the building and retained thereafter.

Reason: To encourage cycling as an alternative mode of travel to the private car.

29. Refuse Management Plan (Pre-Occupation Condition)

Prior to the first occupation of the building hereby approved the applicant shall submit a 'Refuse and Servicing Management Plan' (RSMP) for approval by the LPA. The agreed RSMP shall include details of how the building, will be serviced. The approved RSMP shall be in place prior to the first use of the building hereby approved and implemented as agreed thereafter, unless otherwise agreed in writing by the LPA.

Reason: In the interests of highways safety, good planning and to ensure appropriate provision is made for refuse created by the development hereby approved.

30. Piling (Pre-Commencement Condition)

Before the development commences (excluding any demolition and initial site set up phase) details of any piling requirements for the building hereby approved (including a piling/foundation design and method statement as appropriate) shall be submitted to and agreed in writing by the Local Planning Authority. The construction phase shall be implemented in accordance with the agreed details.

Reason: In the interests of protecting nearby residents and users of the nearby public open space at Donkey Common.

31. Sightlines specification (Performance Condition)

Prior to the commencement of the development the sightlines approved under planning permission 15/02412/R3CFL (pre-commencement conditions) shall be provided on site.

Following the commencement of the development and whilst the school buildings are occupied the approved sightlines must be maintained in perpetuity.

Reason: To provide safe access to the development and to prevent congestion on the highway.

33. Car Parking and internal vehicular road. [Pre-Occupation Condition]

Prior to the occupation of the development the hereby approved car parking, road layout and new vehicular access from Hinkler Road shall be made available for use. Once provided the car parking, road layout and new vehicular access from Hinkler Road will be made available for use whilst the buildings are in use.

Reason: To provide safe access to the development and to prevent congestion on the highway.

35. Multi Use Games Area (MUGA). [Pre-Occupation Condition]

Prior to the occupation of the development the hereby approved the design, management, means of enclosure and lighting for the MUGA shall be submitted to and approved in writing by the Local Planning Authority. The occupation of the development shall not occur until the MUGA is constructed and managed in accordance with the agreed details and the MUGA will be used in accordance with the agreed details whilst the development hereby approved is occupied.

Reason: To provide on-site mitigation for the proposed loss of playing field associated with the development approved.

POLICY CONTEXT

City of Southampton Local Plan Review – (March 2006)

SDP1	Quality of Development
SDP4	Development Access
SDP5	Parking
SDP6	Urban design principles
SDP7	Context
SDP8	Urban form and public space
SDP9	Scale, Massing & Appearance
SDP10	Safety & Security
SDP11	Accessibility & Movement
SDP12	Landscape & Biodiversity
SDP13	Resource Conservation
SDP14	Renewable energy
SDP16	Noise
SDP17	Lighting
SDP19	Public Safety Zone
SDP21	Water quality and drainage
SDP22	Contaminated land
NE4	Protected Species
CLT3	Protection of Open Spaces
TI2	Vehicular access

City of Southampton Core Strategy - (January 2010)

CS11	An Educated City
CS13	Fundamentals of Design
CS18	Transport: Reduce-Manage-Invest
CS19	Car & Cycle Parking
CS20	Tackling and Adapting to Climate Change
CS21	Protecting and Enhancing Open Space
CS22	Promoting Biodiversity and Protecting Habitats
CS23	Flood Risk
CS24	Access to Jobs
CS25	The Delivery of Infrastructure and Developer Contributions

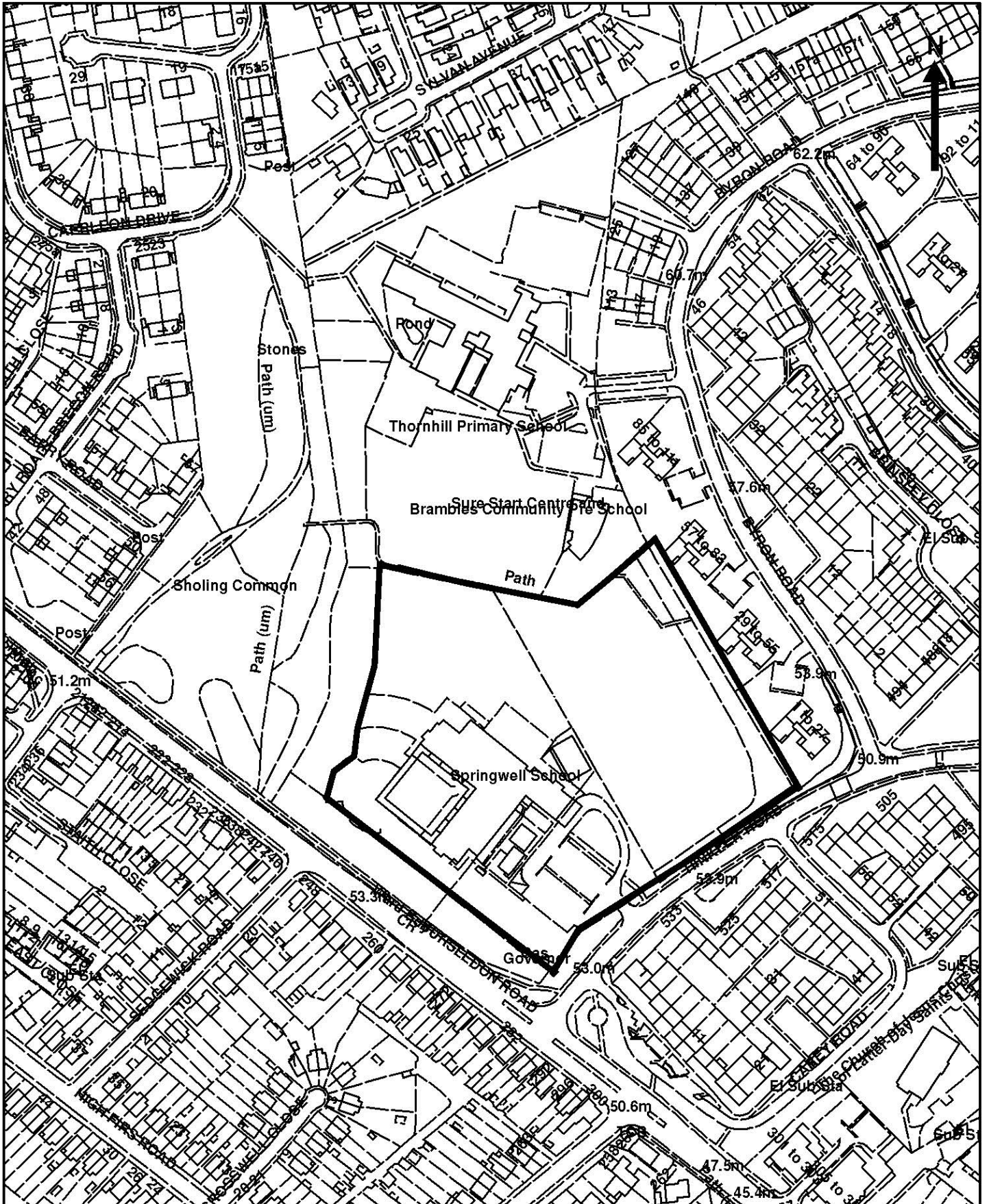
Supplementary Planning Guidance

Planning Obligations (Adopted - September 2013)
Parking Standards SPD (September 2011)

Other Relevant Guidance

The National Planning Policy Framework (2012)
The Southampton Community Infrastructure Levy Charging Schedule (September 2013)
Government's Policy Statement – planning for schools development. (August 2011)

15/02444/OUT



Scale: 1:2,500

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