

Planning and Rights of Way Panel

Tuesday, 12th March, 2024
at 5.00 pm

PLEASE NOTE TIME OF MEETING

Conference Room 3 and 4 - Civic Centre

This meeting is open to the public

Members

Councillor Savage (Chair)
Councillor Windle (Vice-Chair)
Councillor J Baillie
Councillor Beaurain
Councillor Cox
Councillor A Frampton
Councillor Greenhalgh

Contacts

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ADDITIONAL INFORMATION AND PRESENTATIONS

9 ADDITIONAL INFORMATION STATEMENTS AND PHOTOGRAPHS (Pages 1 - 18)

Monday, 4 March 2024

Director – Legal, Governance and HR

ADDITIONAL INFORMATION – STATEMENTS PLANNING AND RIGHTS OF WAY COMMITTEE 12 MARCH 2024

22/01341/FUL - St Mary's College, Midanbury Lane

Hi,

After considering the planning application further, I do not wish to speak personally, but please can I ask the following statement is read out;

"The plans show bollards being removed at the top of Monastery road by Sovereign, onto part of the gravel footpath to Midanbury lane, that isn't included on the fields deeds. I understand Sovereign have no intention of replacing bollards, which could turn the footpath into a rat run, and unsafe for pedestrians including school children. Please can the Chair confirm how this will be prevented, and whether Sovereign or Southampton counsel will reinstate bollards thus preventing vehicles passing strait through the gravel footpath."

Kind Regards,

Simon Bemister (█ Monastery Road)

Dear Sir/Madam,

I am writing to add another layer of objection to the planning application 22/01341/FUL for the re-development of the site behind St Marys College, as previously discussed.

In addition to the significant habitat loss and concerns about the overloaded sewer system, I would like to address the potential impact of increased noise and traffic pollution resulting from the proposed development.

The addition of 84 dwellings to the area would inevitably lead to a surge in vehicular traffic, exacerbating existing congestion and further contributing to noise pollution levels. The narrow streets and limited infrastructure in the vicinity are ill-suited to accommodate the influx of vehicles associated with the proposed development. This would not only inconvenience residents but also pose significant safety risks to pedestrians and cyclists navigating the area.

Furthermore, the escalation of traffic congestion would have adverse effects on air quality, leading to increased emissions of harmful pollutants such as nitrogen oxides and particulate matter. The resultant degradation of air quality would pose serious

health risks to residents, particularly vulnerable populations such as children, the elderly, and individuals with respiratory conditions.

Given the already strained transport infrastructure and the anticipated escalation in noise and traffic pollution, it is imperative that the Planning & Rights of Way Panel thoroughly assesses the potential ramifications of the proposed development on the local environment and community well-being.

I urge the Panel to consider alternative solutions that prioritize sustainable transportation modes and mitigate the adverse effects of noise and traffic pollution on residents' quality of life.

Thank you for your attention to these concerns.

Yours sincerely,

Sebastian Whitham

■ maple road

Southampton

SO18 4EE

Dear Sir/Madam,

I am writing to further express my objection to the planning application 22/01341/FUL for the re-development of the site behind St Marys College, as outlined in your recent correspondence.

In addition to the significant habitat loss concerns raised previously, I would like to highlight another critical issue regarding the overloaded sewer system in the area. According to information provided by Southern Water, the sewer system serving this locality has remained largely unchanged since the early 1900s. This outdated infrastructure is ill-equipped to handle the increased demands placed upon it by additional residential developments, such as the proposed construction of 84 dwellings.

The strain on the already inadequate sewer system would likely result in frequent instances of sewage overflow and drainage problems, posing serious health risks to residents and exacerbating environmental pollution. Moreover, the potential for flooding, particularly during heavy rainfall events, would be heightened, further endangering public safety and property.

Given the outdated nature of the sewer infrastructure and the foreseeable consequences of overloading, it is imperative that the Planning & Rights of Way

Panel takes these concerns into serious consideration when evaluating the proposed development. Ignoring the inadequacies of the sewer system would not only compromise the well-being of current and future residents but also undermine the sustainable growth of the community.

I urge the Panel to prioritize the upgrade and expansion of the sewer infrastructure in conjunction with any proposed developments to ensure the safe and sustainable management of wastewater in the area.

Thank you for your attention to this matter.

Yours sincerely,

Sebastian Whitham

■ maple road

Southampton

SO18 4EE

Dear Sir/Madam,

I am writing to express my strong objection to the planning application 22/01341/FUL for the re-development of the site behind St Marys College, as outlined in your correspondence dated 4 March 2024.

My primary concern pertains to the significant habitat loss that would result from the proposed development. The creation of 84 dwellings, along with associated car parking, landscaped areas, and play spaces, would inevitably lead to the destruction of crucial wildlife habitats in an already densely built-up and polluted environment.

The loss of these habitats would have detrimental effects on the local ecosystem, as well as on the biodiversity of the area. Urban wildlife, including various species of birds, insects, and small mammals, rely on these green spaces for shelter, food, and breeding grounds. By removing these habitats, we risk disrupting the delicate balance of the local ecosystem and driving vulnerable species towards extinction.

Furthermore, given the existing pollution levels in the area, the preservation of green spaces is essential for mitigating air and noise pollution, as well as providing much-needed respite for residents and wildlife alike. The loss of these green spaces would only exacerbate the environmental challenges faced by the community.

In light of these concerns, I urge the Planning & Rights of Way Panel to reconsider the approval of this application and explore alternative solutions that prioritize the preservation of wildlife habitats and green spaces. It is imperative that we strike a

balance between urban development and environmental conservation to ensure the long-term sustainability and well-being of our community.

Thank you for considering my objection. I trust that you will give careful thought to the ecological implications of this proposed development before making a final decision.

Yours sincerely,

Sebastian Whitham

■ maple road

Southampton

SO18 4EE

5th Edition Speech Draft for the Open Panel Meeting
Opposition Group Speakers' Speeches

FIRST SPEAKER - Val

Updated – Re Timed to roughly 3 mins 30 secs of speaking

Good evening...

We represent the hundreds of Bitterne residents who oppose this planning application
This green field has provided a sports and recreation facility for the past 100 years and is a natural ecological environment and habitat for wildlife. The site sits at the centre of an established community and residential neighbourhood and the proposed singular access for construction is via a narrow and restricted Cul De Sac, that since inception has been a dead-end road with no through traffic.

To our knowledge, building consent has never been granted to redesignate and open an, established Cul De Sac. **This is without precedent.**

The development will mean a permanent loss of the only local sports field and green space we have.... A ready made sports field about to be built on, in a community with schools already lacking such facilities! It doesn't stand to reason and goes against plans to increase

participation in sports and wellbeing, a view shared by Sport England who state that this field

Quote

" Has played a role in meeting the community need for football in the past. The proposal will therefore result in the loss of pitch provision"

AND I would like to remind you that Sport England strongly supports the retention and protection of existing playing field sites, given the current and predicted future shortfalls in pitch provision within the City.

Pause....

If this green space is erased for new housing, children in particular, will have nowhere to play but if utilised, will provide valued recreational space within walking distance for

local residents... an observation made by The Southampton Common and Parks Protection Society.

(2)Cont'd..

To quote

"There is a lack of open green space for playing field type recreation activity and informal kick-about games in the Bitterne area"

Un quote.

The City of Southampton Society also support our objections on the grounds of

(QUOTE)

"maintaining and respecting "our greenfield sites.

This site is home to an abundance of urban wildlife, long established on an undisturbed green environmental pasture. The destruction will mean a permanent loss of, including badgers, owls, newts, woodpeckers, and foxes, to name a few....

The prepared photographs show the scale and existing layout of this greenspace and the pictures speak a thousand words. The **abori-culture** report specifies that approximately thirty-fifty trees will be felled. Felled and lost from the landscape.

Felled and leaving wildlife without habitat.

This is the one remaining, one surviving greenspace in our area.

It is a 'green lung', our green corridor that safeguards our air quality for now and the future.

Members of the panel...we believe that this will be an irreversible loss to our environment.

A greenspace stolen for ever, leaving irreversible damage, never to be recovered from a housing development.

This is our environment, our shared wildlife and our greenfield .

A greenfield that we have a duty to protect and preserve for future generations.

Please, do not leave a legacy of build, build, build to our future generations but embrace the opportunity you have to help make Southampton a better place.

Thankyou

Valerie Bourne

(3)Cont'd..

SECOND SPEAKER - suggested Pete

Updated - Re Timed to roughly 3 mins 10 secs of speaking

Good evening,

I ask you to consider the impact of the proposed development upon the community.

We have significant safety concerns for those home to and using the area, that includes four schools, a childminders, an elderly care facility and a special needs care home.

Access roads to the site are residential streets with narrow, tightly restricted corners that were never designed for, construction traffic. The prospect of huge lorries negotiating these streets is impractical and dangerous to children, the elderly, and the local populace.

The following impacts of the proposed development propose serious and unacceptable risks to residents and pupils:

- Sovereign's own highly conservative estimates suggests, around 80 moves to and from the site for deliveries each day, using 40ft diesel fuelled articulated lorries & 100s of eight-wheel lorries to navigate currently quiet residential roads. There will be 10,000s of large vehicle movements over the construction period.

- To use and non through road (cul de sac) to access a land locked site and the extensive parking restrictions that will need to be imposed on multiple roads is unprecedented. No other residential roads of this size, which have families in residence have been subjected to such significant movement of lorries over a sustained period.
- Excavation of the surrounding streets will be required on multiple occasions leaving large pits which will be dangerous to residents. The excavations will cause substantial noise and potentially restrict access to properties.
- The movement of high volumes of large lorries will accelerate road wear and tear, likely leaving them in a state of disrepair and increasing local pollution.
- Site entrances extremely close to existing property boundaries that will cause significant loss of privacy, excessive noise, and risks damage to those existing properties.
- The thriving childcare business in Monastery Road will be severely affected as the external environment changes from a quiet to a stressful one. The presence of construction vehicles and increased traffic flow will make it difficult/dangerous for child drop off and pick-ups.
- Removal of the site security fence, meaning the site can be accessed by anyone at any time.

At least one local school has declared that the proposed development is a safeguarding risk to children.

We also note that there has been no environmental or health impact assessments conducted on the risks of the proposal.

As the timeframe for completion of the construction is likely to be 18-24 months the level of risk of risk to safety and wellbeing associated with the proposed construction is high.

Following the construction phase the area will see a greater than 400% increase in traffic, along the same roads that saw unprecedented construction traffic.

Article 8 of the Human Rights Act 1998 states that every resident has the right to enjoy their property free from intrusions. Intrusions for this proposal would include loss of privacy, excessive noise and pollution created by construction and unprecedented construction traffic noted previously.

Here is a link for reference:

[Your right to respect for private and family life - Citizens Advice](#)

Additionally, flooding has long been a major issue for the area with homes suffering severe water

damage and despite previous efforts 2 existing properties suffered damage and have been condemned. Rosebrook Court, a local care facility suffers repeated bouts of flooding necessitating sandbag measures to hold back flood water. A house in Glenfield Avenue was victim to flood water resulting in the family being homeless for 9 months.

Any increase in rainwater run off caused by the development will seriously exacerbate

this problem. The applicant's proposal neither addresses nor offers suitable protection from additional water movement and this objection is fully supported in the Flooding Officers' Flood sustainability report.

Members of the panel...please evoke that thought when taking consideration of the detrimental consequences that this development carries..

Please preserve the safety and well-being of our community.

Thank you.

(5)Cont'd...

THIRD SPEAKER – Viv - Updated - Re Timed to roughly 3 mins 10 secs of speaking

Good evening,

We would like to highlight the impact upon Local services. Schools local to the proposed development are already stretched to or beyond capacity.

The development is likely to bring an additional 100-150 school pupils and yet all our

schools are listed at 99%-102% capacity. They will not be able to cope.

We already have local children unable to get places, for example 2 children living opposite Beechwood School have been denied placements for the second year running and are consequently forced to make 12 mile daily journeys.

Clearly, this shows a prevailing situation of not enough space for this number of extra children.

Regarding preschool children the early years department is currently unable to cope. This development will only further exacerbate this problem.

The same can be said for the doctors and dentists and an additional 300 patients will push demand beyond breaking point. This would potentially place all residents at serious risk.

There is also the question of the Development design which we believe is inharmonious and incompatible to the area. We consider it is too large, and to be too high a density. It is a modern design especially the blocks of flats which would be visually, intrusive, particularly during the winter months when the development site is open to view.

(6)Cont'd...

We are not opposed to new housing and appreciate that this is vital and essential to the growing needs of the community. But it should be in balance with the environment.

The right development in the right place.

Less than a mile away lies the brownfield site at Townhill Park. This is a site that has remained available for development for the past 11 years. Several developers,

including Sovereign Housing and Drew Smith have been partied to this development opportunity but despite 11 years in the planning has remained a redundant project.

We wholly endorse and support brownfield site development and we believe that Townhill Park is the right solution for sparing this one, remaining greenfield pasture, a crucial green lung of our city.

St Mary's lower sports field is the last remaining greenfield site in this area as the aerial pictures clearly illustrate. Once this greenspace is lost it is gone forever and forever to all future generations.

Members of the panel... there are hundreds of local residents that oppose this development, as demonstrated by the 187 registered online objections.

(with a big hand gesture pointing towards the opposition supporters at the back of the room)...

We... are but a fraction of the number wishing to express their opposition

AND there are many more who wished to have made the journey who are unable.

PLEASE.....*(pause)*... take account of these, real and genuine concerns when making your decision.

Thank you.

This creates an overall combined timing for the 3 speeches at 9 mins 50 secs

THOUGHTS FOR THE FOURTH AND FINAL SPEAKER - David

Maybe include reference to the Brownfield site at Townhill Park:

There are already available, vacant brownfield sites in Southampton currently awaiting development. They remain idly sitting by but are readily untaken and available to build the vital new homes to meet the latest housing demands. Remarkably these abandoned site areas remain vacant and without progress. One of those is the Townhill Park development site, less than 1 mile away. Some of these spaces would provide easier site access higher volumes of social housing, without the loss of habitat.

Maybe quote - Southampton Common and Parks Protection Society comment,

“The applicant's agent's letter 23 February yet again misinterprets planning policy. It once again makes the inaccurate claim that policies in successive planning policy documents requiring replacement 'green' space to be provided in replacement for any taken for built development do not apply if the land is not open to public access. That is wrong. The policy applies to ALL 'green' land and SCAPPS expects Planning officers to stand firm on this fundamental issue. The letter goes on to assert because 'the site is not particularly visible from the surrounding area' it doesn't matter if it is built-on. Again, SCAPPS expects Planning officers to reject out-of-hand such a flimsy and inadequate reason to justify a departure from policy.” National Planning Policy Framework - 8. Promoting healthy and safe communities - Guidance - GOV.UK (www.gov.uk)

Another quote from City of Southampton Society opposing the development -

“Unusually for Southampton, this involves a greenfield site as opposed to redevelopment of a brownfield site. Whilst there is no prohibition on building on greenfield sites, we understand that alternative green sites should be made available. This has not happened here”.

Another quote from a previously refused application -

In 2017 an application 17/00127/TPO to fell trees at the site was refused due to the following reasons:

“Therefore, you are not permitted to remove any self-sown tree within the Woodland section of the tree preservation order, but the trees within the Area section, that were not present when the tree preservation order was made, are not protected.”

Although some of the trees may not be protected, it would be preferable to leave them in situ as they form part of a continuous belt of trees and a wildlife corridor.

Councillor A Bunday. Bitterne Park Ward. Comments on the planning application:

Proposals for the development of land at St. Marys Independent School, 57 Midanbury Lane, Bitterne Park, Southampton - [22/01341/FUL]

In forming my view on this proposal I have:-

- Attended a community engagement event at the Church of the Ascension, Bitterne Park, facilitated by the developers.
- Listened to the views of a number of local residents, most of whom live in Nursery Road.
- Carefully studied the plans and the report by Mr Simms, SCC planning Officer.
- Carefully studied all submissions submitted as part of this application including this by local residents.
- Discussed the proposals with my fellow ward councillors.
- Had an online meeting with a representative of Sport England and an independent consultant in this field.

OVERVIEW.

My initial reaction on becoming aware of this development proposal was that it should be opposed. Mainly of the issue of a loss of a precious green space within our city. However, since then I have come to believe that, on balance, it should be approved. My various concerns have been overcome, and I feel that this will make a very valuable contribution to the huge deficit in greatly needed affordable housing within our city.

Please let me state at the very start, that if I lived in Monastery Road, I would not welcome this development and I understand the reasons why this would be unpopular there. However, I do not believe that the impact will be as bad as residents there feel, and that the overall benefits outweigh these concerns.

As I near the end of my two years as a councillor, one of the issues that will have had the biggest impact on me, is the number of people struggling to raise families in seriously overcrowded conditions and my inability to help change this. Current economic conditions mean they have no real prospect of buying or even renting suitable properties via the open market and current waiting lists effectively mean that appropriate housing remains out of reach for many, many years to come. This is impacting the health and development of children as well as parents. I do not feel I can ignore that given that this proposal could have a significant impact on this problem. Therefore, on balance, I feel the significant gains outweigh the – lesser - negative effects to a smaller number of residents and after careful consideration and research, I do not believe that the negatives carry sufficient weight.

INDIVIDUAL CONSIDERATIONS

LOSS OF A GREEN SPACE.

I was initially deeply concerned by this. However, on further study I think the development will be beneficial to nature. I do not believe that the grass playing field area is of any significant natural value. The mature tree fringe is of very high value. But this will be protected. I believe that the addition of individual gardens, and the area set aside for an attenuation pond etc, will provide increased value for nature and increased biodiversity. This has always been a private playing field, jealously guarded by a very secure fence with absolutely no public access. As such it is not a loss of amenity to local people. It will in fact become accessible for the first time, and I believe that there will be a significant gain in biodiversity. I do not think the idea that the site might be purchased and turned into a park or similar for public use can be given serious consideration in the current climate.

I would like to see every house having a water butt and a swift box, and bat boxes being added to the woodland fringe.

GREEN INFRASTRUCTURE

I believe that the inclusion of sustainable urban drainage, solar panels and heat pumps, and EV charging is all very, very welcome and commends this application in making a contribution to the environment, improving local air quality, and in fighting climate change.

LOSS OF A PLAYING FIELD.

I believe this to be a false argument against the development. As stated above, there has never been private access to this playing field, and it existed only to serve a school that no longer exists. I

do not believe it will ever be used as a sports field again. There is no loss to the community in it being repurposed. The fact that the developers are proposing a substantial amount in compensation to be used locally seems to be somewhat fortuitous and a real bonus. The provision of a children's play area, accessible to all, is also very welcome.

TRAFFIC ISSUES.

These have been assessed and the view that the development will not add substantially to traffic, or cause problems locally seems to me to be right. Monastery Road will continue to be a no-through road, but with an additional 84 homes at its Northern end. I understand why residents will not welcome this, but do not feel this is sufficient to not support this proposal.

OTHER EFFECTS ON LOCAL PROPERTIES.

Due to the existence of a fringe of very mature trees I do not believe that this development will impact on the privacy or light of any existing properties.

FLOODING ISSUES

I acknowledge that there have been local flooding issues in the past and this seems to have been carefully considered during the preplanning phase of this application. I believe that these concerns have now been addressed and it is more likely that the development will lessen the risk of problems in the future than contribute to them.

PARKING ISSUES.

I believe there is sufficient parking planned for this site.

SITE ACCESS ISSUES.

Is it to be welcomed that the site will become permeable at its Eastern, Southern, and South-Western boundaries with particularly access to local schools being enhanced. The upgrade to the pathway along the Eastern boundary is also of real benefit.

WIDER ISSUES

I am satisfied that additional issues like road junctions and pedestrian crossing points are addressed in the application and the officer response and feel that there is an opportunity to address some existing current issues, i.e. a safe crossing of Mousehole Lane as part of the Sec 106 assessment.

I am grateful for the detailed and comprehensive report prepared by Mr Simms. He makes a pervasive argument for approval, along with a detailed list of conditions. All of which I agree with.

Yours sincerely

Councillor Tony Bunday.

23/01424/FUL - 18 Bridge Rd

In case I cannot attend please could this be read out for me or just read it out anyway, please ?

Surely this must have been a family home as well as a dwelling house ?

Was there not a policy against the loss of a family home ?

I do not consider that the applicant has demonstrated policy considerations to justify the loss of this large family unit and as such the scheme conflicts with policy CS16 of the Core Strategy.. .

The living conditions of existing and future occupiers of next door - adjoining- would be unacceptably harmed by this development and consequently conflict with saved policy SDP1 City of Southampton Local Plan Review 2006 (Local Plan)

It is great that long suffering HMO ghetto residents have proven their case re night noise and ASB from HMOs since the early 90s and are now grateful that noise insulation has already been imposed by condition in two cases, 25 Northolt Gardens and 112 Upper Shaftesbury Avenue.

Lorraine Barter

■ Harborough Road

Polygon

SO15 2FY.

Please could you read out on 18 Bridge Road.at Planning on Tuesday ?

Obviously I am thrilled that the officer has taken notice of two objection letters demanding sound proofing , a precedent set by a condition on an intended HMO at 25 Northolt Gardens, and one letter saying that the walls at 18 Bridge Road are thin, but it is still loss of family home.

Please note that Noise Nuisance will not even accept complaints about all night door banging ,running up and downstairs, shouting in house or garden and even reported all night loud disco type music for months on end cannot always be stopped by Council , agent or HMO owner.

Mr Morris

■ Harborough Road

Southampton

SO15 2FY.

23/01585/FUL - 1 Brighton Rd

No statements received by 5:00PM, 11/03/2024

24/00090/FUL - 35 Gurney Rd

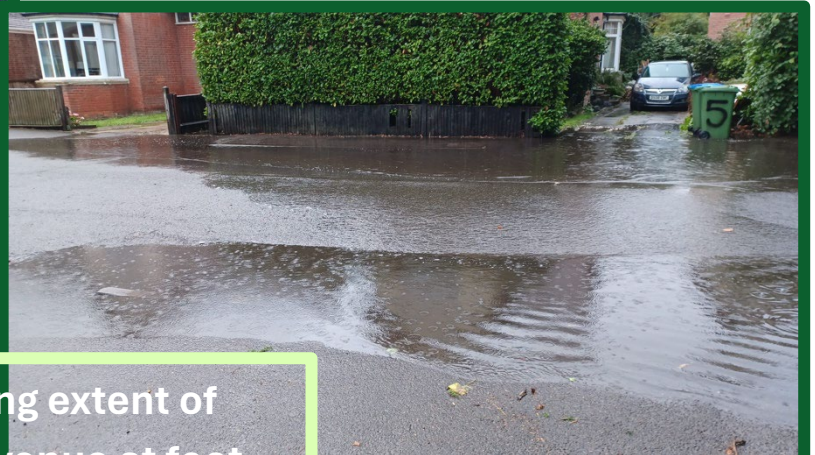
No statements received by 5:00PM, 11/03/2024

APPENDIX D

Series of photo's showing the extent of flooding in Glenfield Avenue and Beech Avenue – Jan 2024.
Both locations lie below the development site terrace.



Photograph showing the extent of flooding in Glenfield Avenue – on the east side below the proposed development site



Photographs showing extent of flooding in Beech Avenue at foot of proposed development – Jan 2024

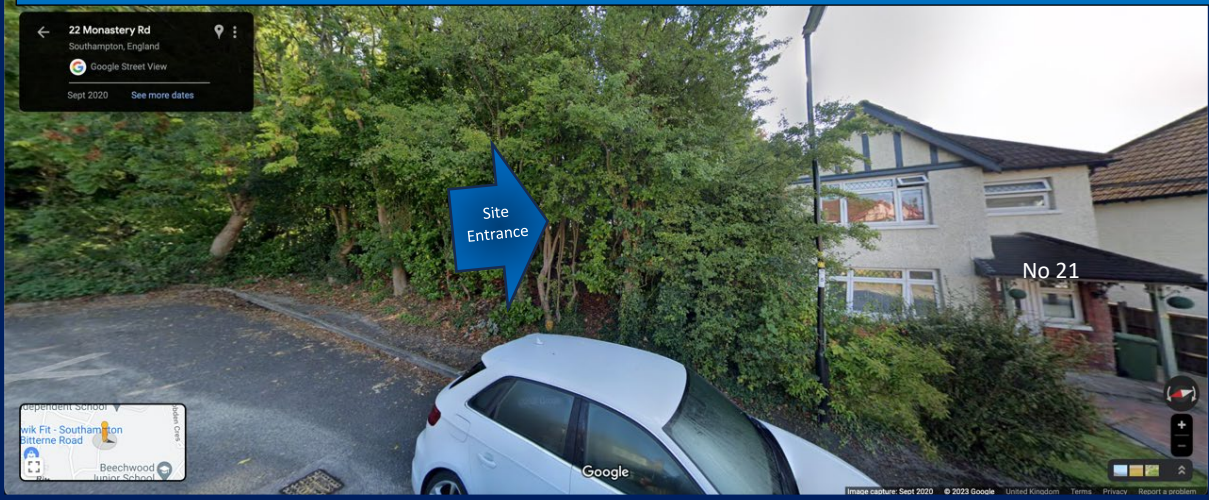


Photographs of proposed site entrance and approach from Beech Avenue into Monastery Road

APPENDIX A
Top end of Monastery Road showing the proposed site entrance close to No. 21 AND the junction of Beech Avenue with Monastery Road showing the limited junction size and tight junction corners



View of 21 Monastery Road - proposed site entrance - close proximity to left hand side boundary



Restricted junction of Beech Ave and Monastery Road - narrow cornering





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