

Southampton City Planning & Sustainability  
 Planning and Rights of Way Panel meeting 16 March 2010  
 Planning Application Report of the Head of Division

Application address Former Civil Service Sports Ground Malmesbury Road Southampton			
Proposed development: Change of use from private open space (class D2) to school playing fields (class D1)			
Application number	10/00105/R3CFL	Application type	Full
Case officer	Steve Lawrence	Application category	Q20 – Change of use

<b>Recommendation Summary</b>	<b>Following referral to GoSE under ‘call-in’ procedure and written confirmation of no Secretary of State interest to delegate to Development Control Manager to grant planning permission subject to criteria listed in report (Regulation 3 application)</b>
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Reason for Panel consideration	Application submitted on behalf of Southampton City Council which is a departure from the Development Plan
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Applicant: Southampton City Council	Agent: Capita Symonds
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Date of receipt	27/01/2010	City Ward	Freemantle
Date of registration	27/01/2010	Ward members	Cllr J R Moulton
Publicity expiry date	04/03/2010		Cllr M A Ball
Date to determine by	24/03/2010 <b>IN TIME</b>		Cllr B E Parnell

Site area	34,300sq.m (3.43 ha)	Usable amenity area	N/A
Site coverage	N/A - Outline	Landscaped areas	N/A
Density - whole site	N/A		

Residential mix	numbers	size sq.m	Other land uses	class	size sq.m
Studio / 1-bedroom	N/A	N/A	Commercial use	N/A	N/A
2-bedroom	N/A	N/A	Retail use	N/A	N/A
3-bedroom	N/A	N/A	Leisure use	N/A	N/A
other	N/A	N/A	other	D1	educational

accessibility zone	high	policy parking max	Not determined
parking permit zone	yes	existing site parking	Not determined
cyclist facilities	Not determined	car parking proposed	Not determined
motor & bicycles	Not determined	disabled parking	Not determined

<b>Key submitted documents supporting application</b>			
1	Design & Access Statement	2	Report to Cabinet 27 July 2009 recommending CPO action to acquire the application site
<b>Appendix attached</b>			
1	Development Plan Policies	2	Planning History

## **Recommendation in full**

1. Subject to written confirmation from Government Office of the South-East that the Secretary of State for Communities and Local Government does not wish to 'call-in' the application, having regard to the proposals being a technical departure from the Development Plan for Southampton, Delegate to the Development Control Manager to grant planning permission

## **Procedural Context**

### Councils Own Development

The proposed scheme is a Regulation 3 application for Permission. A Regulation 3 application relates to proposals made by the Local Authority (in this case as the Local Education Authority) for development that it wishes to undertake as part of its remit as a public sector service provider.

It is general practice that following the proper assessment of the planning merits of the proposal that Regulation 3 applications should be either approved if considered acceptable, or the application should be requested to be withdrawn if not considered acceptable for justifiable planning reasons that would normally result in a refusal.

## **Background**

The Council has undertaken a review of Primary School places, in view of a change in the area's demographics. Several schools have a shortage of playing field space, but are within a 1 mile walking distance of the application site. The Council has tried to purchase the site through negotiation, but has so far not been successful. A report was taken to 27 July 2009 meeting of Cabinet, recommending that purchase of the application site be pursued and if necessary a Compulsory Purchase Order be made to acquire the site in the public interest, under Section 530 of the Education Act 1996, being deemed the most appropriate justification for making such an Order. These details are fully set out in Appendix 1 of the applicant's design and access statement.

## **Site and its context**

The application site forms an open, undeveloped, former private sports-ground, purchased from the Civil Service in 2005 by Bovis Homes Ltd, which save for a small portion in the south-eastern part of the site, has remained unused since that time.

The site is wholly protected as an open space under Policy CS21 of the City of Southampton Core Strategy (January 2010) and saved Policy CT3 of the City of Southampton Local Plan Review (March 2006).

The site boundaries are partly marked by mature trees, some of which are protected by a Tree Preservation Order. A variety of boundary treatments exist, a narrow private road marks the south-western boundary (going between Stafford Road and Malmesbury Place), beyond which is St Mark's School. Whilst a vehicle can enter this from the Stafford Road end, pedestrian access is only possible from the Malmesbury Place end. Both ends are gated and in the control of St Marks School. Vehicular and pedestrian access to the site is currently taken from Malmesbury Place, a cul-de-sac off Malmesbury Road. The former main vehicular access between numbers 43 & 53 Malmesbury Road still exists but is currently unused and boarded up. The site is otherwise bounded by housing, back gardens and rear refuse alleys to such housing.

## **Proposed development**

The applicant seeks a change of use of the land from private sports ground within Class D2 of the Town and Country Planning (Use Classes) Order 1987 (as amended) to school playing field land within Class D1.

Secure use for the educational sporting pursuits of school children is sought, with the City Council to maintain and manage the facility to potentially serve the recreational needs of several schools in the area, which are underprovided with such facilities. This would also meet Government aim of promoting healthier and more socially inclusive lifestyles in pupils, to combat obesity rates in school children.

It is intended that the facilities be made available to the general public outside of school hours in a manner yet to be determined by further consultation with those adjoining the site and beyond. An illustrative pitch layout has been shown to demonstrate that sports such as football, rugby, hockey, rounders, softball and a grass athletics track could all be provided on the site. No supporting structures, such as sports pavilions/halls or areas of car parking, are sought at this stage, nor is any floodlighting proposed.

At the current time St Marks School uses part of the site for its PE lessons, under a licence granted by Bovis Homes Ltd. This land has been the subject of a grass mowing regime and is acknowledged to have little to no ecological value. The remainder of the site has become overgrown and partly subjected to anti-social behaviour.

The ecological value of that wider part of the site is yet to be established, being that relevant survey work for amphibians/reptiles needs to take place from May onwards. It has not been possible for the applicant (not being the owner of the site) to properly survey the site for its ecological value. Should the Council acquire the site, it is proposed that further ecological work be undertaken and the margins of the site be managed to provide habitat to also assist in schools' other national curriculum studies.

## **Relevant planning policy**

The planning policy to be considered relevant to these proposals is scheduled in **Appendix 1** to this report.

The application site is allocated on the Proposals Map of the City of Southampton Local Plan Review (March 2006) as Protected Open Space (notwithstanding its current private ownership). Policy CS21 from the Core Strategy echoes that approach. The South-East Plan recognises the need to improve green infrastructure, education and skills to strengthen the region's health and economy.

Playing pitches are nationally protected under PPG17 and improvements to open spaces, both qualitatively and quantitatively are encouraged.

The council's normal considerations apply in terms of access and use.

## **Relevant planning history**

Details of relevant planning history for this site is included in **Appendix 2**. Structures formerly existed on the site, such as a sports pavilion, but have since been cleared. Some areas of hardstanding still exist and a vehicular access does exist to Malmesbury Road, but is currently unused. It is interesting to note that an application for housing development was refused in 1964.

## Consultation responses & notification representations

A publicity exercise in line with department procedures was undertaken which included notifying 207 adjoining and nearby landowners, placing a press advertisement and erecting a site notice. At the time of writing the report, 4 representations had been received (2 objections – including site owner Bovis Homes Ltd – one qualified letter of support and one query). The representations can be summarised as:-

2 written objections on the grounds that:-

- The site was purchased by Bovis Homes Ltd in order to pursue its development for residential and associated uses – a position they maintained during the run up to adopting the Core Strategy and associated Strategic Housing Land Availability Assessment. Development for alternative purposes is therefore opposed;
- Increased activity by school children will adversely affect the privacy/amenity of those living by the site by reason of noise and greater use throughout the day – including after school hours and school holiday use - compared to former use as a private sportsground, principally by adults;
- Exacerbation of parking difficulties for residents of Malmesbury Road, especially outside school hours when it is asserted that many children would be brought to the site by car;
- Increased traffic in Malmesbury Road leading for greater potential for highway hazards;
- A suggestion that many in the area would prefer to see the site developed for low rise housing with plenty of parking.

**Response:-** The site is allocated for Open Space purposes and adequate housing land supply exists elsewhere in the city, matters confirmed through the statutory planning process. No evidence is supplied to substantiate the issue of increased disturbance, compared to former sports use. No restrictions applied to use of the site. Positive biodiversity enhancements, health and sports development benefits would also accrue from wider community use. Disturbance would occur during the school week days, not at unsocial hours and weekend use could be controlled through a community use agreement, reserved by planning conditions, for which the applicant as undertaken to conduct further public consultation. The vehicular access exists to Malmesbury Road and would require no further planning permission for renewed use. The laying out of car parking areas within the site is a matter that can be conditioned.

1 qualified letter of support on the following grounds:-

- That fencing on the site boundary should be repaired or renewed where it does not exist to deter potential for adjoining housing to be burgled (burglaries have recently taken place in Stafford Road and Suffolk Avenue properties);
- That Stafford Road is not used as an access point, owing to congestion and inconsiderate driver behaviour currently experienced. Speed humps promised in Stafford Road have not materialised;
- That no restriction of a public right of way should be allowed to occur for the narrow accessway between Stafford Road and Malmesbury Place, by the erection of any gate.

**Response:-** These points are noted. Means of enclosure can be conditioned in the interests of child safety and crime prevention. Officers will be able to provide an update to issues of traffic claming and rights of way at the meeting.

1 e-mail posing the following queries:-

- Would the open space be open to the public at all times?
- If use is between 09.00-18.00 hours daily, does that mean the gates will open and lock every day at those times?

**Response:-** The applicant has provided the following written response – The site would only be available for school use 09.00-18.00 and would not become a publically accessible space like a park. It would be made secure in the interests of school children using the site.

### Summary of Consultation comments

**SCC Highways** – No objections subject to agreeing parking/turning areas and their surface treatment. No vehicular access to be taken from Stafford Road.

**SCC Ecologist** – N objection provided no alterations are made to the pitch layout until after an appropriate ecological assessment of the greater majority of the site has been made.

**SCC Pollution and Safety Team** – No objection.

**SCC Contaminated Land Team** – No land contamination risks are recognised and no objections are raised to granting deemed permission.

**SCC Trees Team** – No objections subject to safeguarding conditions for trees on and overhanging the site.

**SCC Children's Services and Learning** – Support as will provide joint playing fields for St Mark's, Freemantle, Banister and St John's Schools, whilst maybe also facilitating a future Learning Campus by relocating Regents Park Community School, dependent on further BSF funding.

**Sport England** – As the land contains a former playing field, the consultation has been assessed as 'statutory'. However, as no loss of playing field land is intended, an exception to Sport England Policy on playing field protection is reasoned, whereby improvements to existing pitches and greater community access is proposed. Conditions are recommended to secure those matters and on that basis support is given to the proposed change of use.

### **Planning consideration key issues**

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

- The principle of the change of use, given the site's allocation as protected open space

The site is not publically available as open space, other than it does provide welcome visual relief to surrounding built form. The proposals would retain the openness of the site, assist a shortfall in playing space for several schools in the area and provide for some community use.

- Promoting high quality educational facilities

The proposals would better provide for the recreational needs of school children and contribute towards healthier lifestyles and social inclusion.

- Impact of intensified educational use of the site on the amenities of neighbours

The former use of the site is difficult to quantify, but was largely unrestricted, bearing in mind it pre-dated planning controls first introduced in 1948. School children would be undergoing supervised games and physical education, so a degree of control over excessive exuberance would occur. Adequate separation between sports activities and habitable rooms/back gardens is thought to exist overall, where areas of play would in any case not be confined to one area of the pitch/track, or likely to be so concentrated to justify the refusal of planning permission.

- Highways and traffic impact

An existing vehicular access exists in Malmesbury Road and is capable of use. Pedestrian and bicycle access is also available via Malmesbury Pace and Stafford Road. The applicant states that 6 schools are within a 1 mile walking distance of the site, where walking would be preferred to accord with the Travel Plan for each school. Whilst it is relevant to provide for the travel demands of wider community use, vehicle/cycle parking formerly existed at the site and could be reintroduced to support the playing fields use, controlled by an appropriate planning condition. The access in Malmesbury Road occupies the equivalent of 4 property frontages in that street and notwithstanding on-street parking, adequate lines of sight can be achieved.

## **CONCLUSION**

By securing the matters set out in the recommendations section of this report, the proposal would be acceptable. The application is therefore recommended for delegated approval to the Development Control Manager, upon written receipt from the Government Office of the South East that the Secretary of State for Communities and Local Government does not wish to 'call-in' the application.

### **Local Government (Access to Information) Act 1985**

#### **Documents used in the preparation of this report Background Papers**

1(a), 1(b), 1(c), 1 (d), 2 (a), 2 (c), 2 (d), 2 (e), 4 (c), 4 (e), 5 (e), 6(c), 6(l), 7(a), 7 (i), 7(m), 7 (q), 7 (x), 7(z), 9(a) and 9(b).

SL - 01.03.2010 for 16.03.2010 PRoW Panel

**Relevant Planning Policy**

Core Strategy (2010)

- CS11 – An educated city
- CS13 – Fundamentals of design
- CS18 – Transport: Reduce-manage-invest
- CS19 – Car and cycle parking
- CS22 – Promoting biodiversity and protecting habitats
- CLT3 -

Saved City of Southampton Local Plan Review Policies (March 2006)

- SDP1 General Principles
- SDP2 Integrating transport and Development
- SDP3 Travel Demands
- SDP4 Development Access
- SDP5 Parking
- SDP7 Context
- SDP8 Urban form and public space
- SDP10 Safety and Security
- SDP11 Accessibility and Movement
- SDP12 Landscape and biodiversity
- SDP16 Noise
- SDP17 Lighting
- SDP22 Contaminated land
- NE4 Protected Species

Saved policies of the Hampshire County Structure Plan Review (27.9. 2007)

- T5 - Transportation requirements in relation to development

South East Plan (May 2009)

- SP2 – Support for development which increases use of public transport, walking and cycling in the regional hubs
- SP3 – Urban focus and urban renaissance
- SP4 – Regeneration and social inclusion
- CC1 – Sustainable development
- CC6 – Sustainable communities and character of the environment
- RE1 – Contributing to the UK's long term competitiveness
- RE4 – Human resource development
- T1 – Manage and invest
- T2 – Mobility management
- T4 - Parking
- NRM5 – Conservation and improvement of biodiversity
- NRM10 – Noise
- S3 – Education and skills
- S4 – Higher and further education
- S5 – Cultural and sporting activity
- S6 – Community infrastructure

Other guidance

PPS1	Delivering sustainable development
PPS9	Biodiversity and geological conservation
PPG13	Transport
PPG17	Planning for Open Space, Sport and Recreation
PPG24	Planning and Noise

Life long learning plan

City of Southampton Local Transport Plan 2006 – 2016

City of Southampton Strategy, (formerly Community Strategy), Southampton City Council 2006.

Southampton Biodiversity Action Plan



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RECOMMENDATION: DEL

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**CONDITIONS for 10/00105/R3CFL**

01. Commencement

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON:

To comply with S.92 of the Town and Country Planning Act 1990 (as amended).

02. PRE-COMMENCEMENT CONDITION - Means of enclosure

Prior to the first use of the land as school playing fields, the means of enclosure to be formed within the site and to site boundaries shall be submitted to and approved by the local planning authority in writing. In particular, the site shall be enclosed by a minimum 1.8m high fence/gate(s).

REASON:

In order to secure a high quality form of development having regard to the character of the area, to achieve a satisfactory outlook to occupiers of neighbouring residential properties and in the interests of the security of school children using the site and crime prevention for those whose properties abut the site.

03. PERFORMANCE CONDITION - Use restriction

Unless varied by the terms of any subsequent planning permission, the use of the site shall be restricted to school playing fields, supported by areas of ancillary managed/natural habitat to assist with other national curriculum studies, within Class D1 of the Town and Country Planning (Use Classes) Order 1987 (as amended) and for no other purpose within Class D1, save as might be agreed in writing through a community use agreement to allow the wider community to access and use the playing fields.

REASON:

To define the consent having regard to Policy CLT3 of the City of Southampton Local Plan Review (March 2006) as supported by Policy CS21 of the City of Southampton Coe Strategy (January 2010) and to allow the local planning authority to control the scale of development in terms of protecting the character and amenity of the surrounding area.

04. PRE-COMMENCEMENT CONDITION - Pitch layout and improvement

Prior to its first use as school playing fields, the developer shall submit details of how the playing surfaces are to be improved, in accordance with methodologies set out in the guidance note 'Natural turf for sport' (Sport England, 2000), for approval in writing by the local planning authority. Once approved, those measures to improve the playing surfaces shall be fully implemented before each respective part of the site is first brought into use as school playing fields.

REASON:

To define the consent having regard to Policy CLT3 of the City of Southampton Local Plan Review (March 2006) as supported by Policy CS21 of the City of Southampton Coe Strategy (January 2010), so as to promote the development of sport and to allow flexibility in bringing forward a phased improvement of the site.

#### 05. PRE-COMMENCEMENT CONDITION - Community use agreement

Prior to the first commencement of the use hereby approved, a community use agreement shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of pricing policy, hours of use, access by non-school users, management responsibilities and include a mechanism for review. The approved scheme shall be implemented upon commencement of the school laying field use hereby approved.

##### REASON:

To secure well managed safe community access to these school playing fields, to ensure sufficient benefit to the development of sport and to accord with Policy CLT3 of the City of Southampton Local Plan Review (March 2006) as supported by Policy CS21 of the City of Southampton Coe Strategy (January 2010).

#### 06. PERFORMANCE CONDITION - No floodlighting of playing surfaces

No floodlights shall be installed on the site, without the further granting of planning permission.

##### REASON:

In the interest of protecting residential amenity and not causing undue distraction to aircraft approaching Southampton Airport.

#### 07. PERFORMANCE CONDITION - No amplified system

There shall be no installation or use of a personal address system or tannoy equipment or other sound amplification machinery for external broadcast at any time unless agreed in writing by the Local Planning Authority for temporary, seasonal, or permanent use.

##### REASON:

To protect the residential amenities of adjacent residents.

#### 08. PERFORMANCE CONDITION - Multi-use games areas and temporary uses of the site

Notwithstanding Parts 3 and 12 of the Town and Country Planning (General permitted Development) Order 1995 (as amended) no multi-use games areas or artificial/all-weather pitch surfaces, nor temporary uses of the site up to 28 days of any calendar year shall be formed/permitted within the site without the further granting of planning permission.

##### REASON:

To protect the amenities of occupiers of nearby residential properties.

#### 09. PRE-COMMENCEMENT CONDITION - Parking and access arrangements

Before the use first commences, the developer shall submit details including surface treatment of any car, coach, motor cycle and cycle parking areas to be created within the site and means of access thereto for approval in writing by the local planning authority. For the avoidance of doubt, no vehicular access into the site shall be taken from Stafford Road. Cycle parking facilities to be provided shall be in accordance with the city council's minimum standards for sports provision and shall be secure, covered and enclosed. Parking areas to be formed shall include areas for the turning of vehicles on site to enable them to leave the site in a forward gear.

##### REASON:

In the interests of residential amenity and highway safety, to ensure the site is adequately provided for in terms of vehicle/cycle parking and to ensure the free flow of traffic, particularly on Malmesbury

Road, which has a restricted carriageway width due to on-street parking on both sides of the street.

#### 10. PERFORMANCE CONDITION - Operation restriction

The school playing fields hereby approved shall be closed and vacated of all persons between the hours of 19.00 and 08.00 the following day on a daily basis.

**REASON:**

To safeguard the amenities of occupiers of adjoining residential properties.

#### 11. PERFORMANCE CONDITION - Gate security

Gates shall be fitted to the site. Any gate fitted, shall be to a minimum height of 1.8m and shall be locked shut to prevent unauthorised vehicular/pedestrian access to the site in accordance with the hours stated in condition 11 above.

**REASON:**

In the interests of protecting residential amenity and crime prevention.

#### 12. APPROVAL CONDITION - Use of uncontaminated soils and fill [Pre-Commencement Condition]

Clean, uncontaminated soil, subsoil, rock, aggregate, brick rubble, crushed concrete and ceramic shall only be permitted for infilling and landscaping on the site. Any such materials imported on to the site must be accompanied by documentation to validate their quality and be submitted to the Local Planning Authority for approval prior to the occupancy of the site.

**REASON:**

To ensure imported materials are suitable and do not introduce any land contamination risks onto the development.

#### 13. APPROVAL CONDITION - 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.

#### 14. APPROVAL CONDITION - Overhanging tree loss [Performance Condition]

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

REASON:

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

15. APPROVAL CONDITION - Arboricultural Method Statement [Pre-Commencement Condition]

No operation in connection with the development hereby permitted shall commence on site until a site specific Arboricultural Method Statement in respect of the protection of the trees during all aspects of work on site is submitted and agreed in writing by the Local Planning Authority. It will be written with contractors in mind and will be adhered to throughout the duration of the demolition and development works on site. The Method Statement will include the following:

1. A specification for the location and erection of protective fencing around all vegetation to be retained
2. Specification for the installation of any additional root protection measures
3. Specification for the removal of any built structures, including hard surfacing, within protective fencing areas.
4. Specification for the construction of hard surfaces where they impinge on tree roots
5. The location of site compounds, storage areas, car parking, site offices, site access, heavy/large vehicles (including cranes and piling rigs)
6. An arboricultural management strategy, to include details of any necessary tree surgery works, the timing and phasing of all arboricultural works and protection measures.
7. Specification for soft landscaping practices within tree protection zones or the canopy of the tree, whichever is greatest.

REASON:

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

16. APPROVAL CONDITION - Arboricultural Protection Measures [Pre-Commencement Condition]

No works or development shall take place on site until a scheme of supervision for the arboricultural protection measures has been approved in writing by the LPA. This scheme will be appropriate to the scale and duration of the works and may include details of:

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

REASON:

To provide continued protection of trees, in accordance with Local Plan Policy SDP12 and British Standard BS5837:2005, throughout the development of the land and to ensure that all conditions relating to trees are being adhered to. Also to ensure that any variations or incidents are dealt with quickly and with minimal effect to the trees on site.

17. Biodiversity improvements/maintenance

Before the school playing field use commences on that part of the site hatched red in Appendix 2 to the agent's design and access statement, the developer shall commission competent professionals to carry out an ecological evaluation of that part of the site and provide details of how certain areas of the site are to be managed as natural areas. Once so surveyed, the developer shall follow the recommendations of the competent professionals who have prepared the report and then maintain those areas in accordance with a maintenance plan to be submitted to and approved by the local planning authority in writing.

**REASON:**

To safeguard species protected under the Wildlife and Countryside Act 1981 (as amended) - particularly slow worms. 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. Also to ensure that new planting enhances the biodiversity of the site to comply with policy SDP12 of the City of Southampton Local Plan Review (March 2006) and city council's biodiversity action plan.

**00. Reason for granting Deemed Planning Permission**

The development is acceptable taking into account the policies and proposals of the Development Plan and other guidance listed below. The technical departure from the Development Plan allocation of the site as protected open space has been overcome/safeguarded by imposing conditions requiring the land to only be used as school playing fields, retaining their openness and by removing temporary use of land and Local Authority permitted development rights. Other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38 (6) of the Planning & Compulsory Purchase Act 2004, Deemed Planning Permission should therefore be granted.

**Development Plan Policies:-**

**South East Plan (May 2009)**

SP2, SP3, SP4, CC1, CC6, RE1, RE4, T1, T2, T4, NRM5, NRM10, S3, S4, S5, and S6

**Saved policies of the Hampshire County Structure Plan Review (27.9. 2007)**

T5

**Saved City of Southampton Local Plan Review Policies (March 2006)**

SDP1, SDP2, SDP3, SDP4, SDP5, SDP7, SDP8, SDP10, SDP11, SDP12, SDP16, SDP17, SDP22, CLT3 and NE4

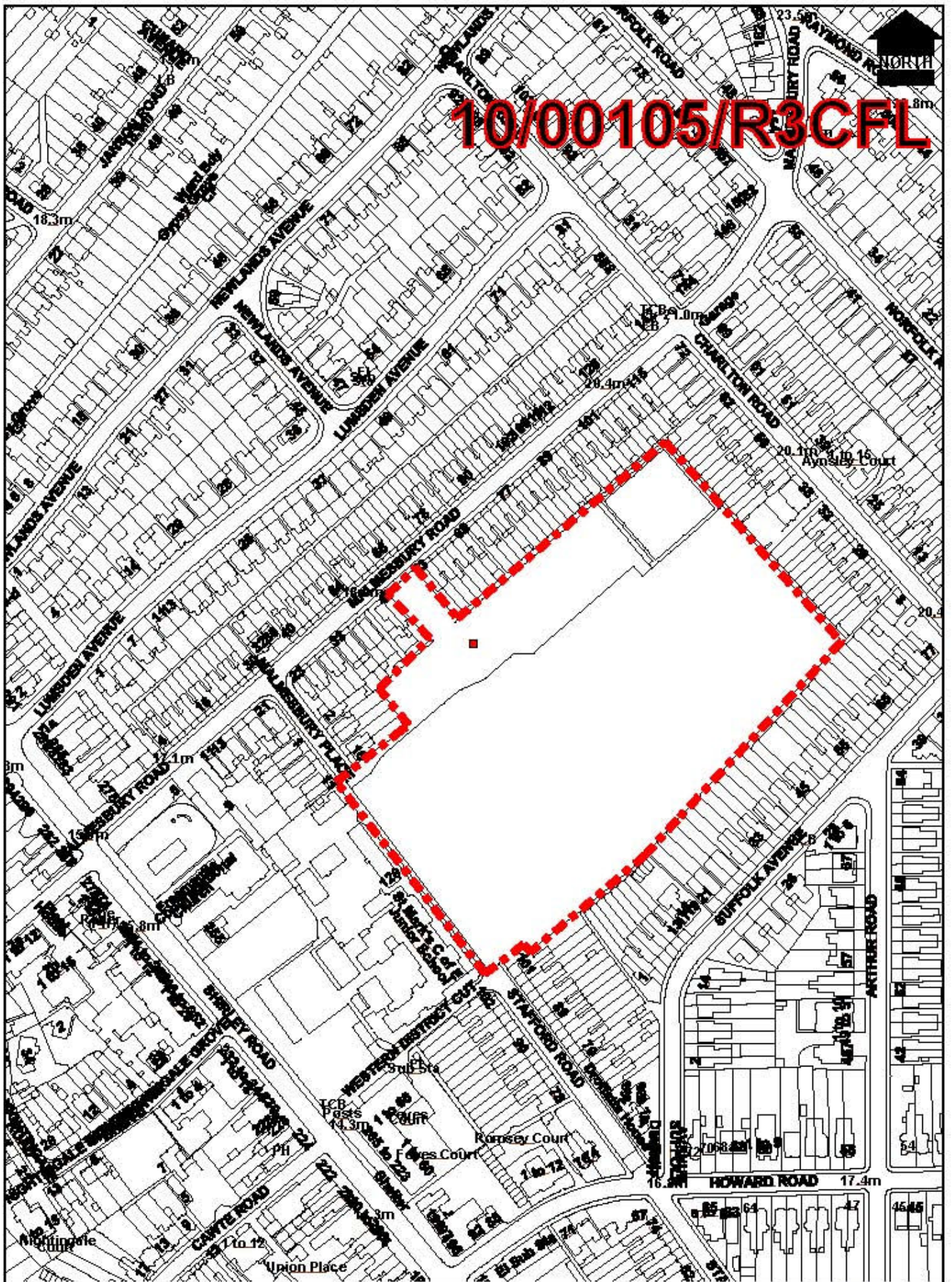
**City of Southampton Core Strategy (January 2010)**

CS11, CS13, CS18, CS19, CS21 and SC22

Reference	Status	Address	Proposal	Decision Issued
58/01284/FUL	PER		CIVIL SERVICE ASSOCIATION	14.01.1958
58/01285/FUL	PER		CIVIL SERVICE ASSOCIATION	01.12.1958
61/00770/TR	CON		CIVIL SERVICE ASSOCIATION	01.05.1961
61/00771/FUL	CAP		CIVIL SERVICE ASSOCIATION	12.12.1961
63/00950/TR	CON		CIVIL SERVICE ASSOCIATION	12.03.1963
63/00951/FUL	CAP		CIVIL SERVICE ASSOCIATION	08.10.1963
64/01143/FUL	REF		CIVIL SERVICE ASSOCIATION	10.11.1964
66/01251/TR	CON		CIVIL SERVICE ASSOCIATION	24.05.1966
69/00764/FUL	CAP		CIVIL SERVICE ASSOCIATION	24.10.1969
71/03030/FUL	CAP		CIVIL SERVICE ASSOCIATION	14.09.1971
75/00488/FUL	CAP		CIVIL SERVICE ASSOCIATION	02.06.1976
77/00708/TR	CON		CIVIL SERVICE ASSOCIATION	28.06.1977
80/00886/FUL	CAP		CIVIL SERVICE ASSOCIATION	22.04.1980
80/00887/FUL	CAP		CIVIL SERVICE ASSOCIATION	09.09.1980
84/00841/FUL	CAP		CIVIL SERVICE ASSOCIATION	31.01.1984
87/00965/FUL	CAP		CIVIL SERVICE ASSOCIATION	21.10.1987



10/00105/R3CFL



Scale : 1:2500

Date : 03 March 2010

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