

**Southampton City Planning & Sustainability  
 Planning and Rights of Way Panel meeting 14 February 2012  
 Planning Application Report of the Planning and Development Manager**

<b>Application address:</b> Rosebank Cottage, Studland Road, SO16 9BB			
<b>Proposed development:</b> Re-development of the site. Demolition of the existing building and erection of two and three storey buildings to provide 9 x two-bedroom flats and 22 houses (5 x two-bedroom, 16 x three-bedroom and 1 x four-bedroom units) with associated access, parking and landscaping works.			
<b>Application number</b>	11/01936/FUL	<b>Application type</b>	FUL
<b>Case officer</b>	Richard Plume	<b>Public speaking time</b>	15 minutes
<b>Last date for determination:</b>	07.03.2012	<b>Ward</b>	Redbridge
<b>Reason for Panel Referral:</b>	Referred by the Planning and Development Manager	<b>Ward Councillors</b>	Cllr Holmes Cllr McEwing Cllr Pope

<b>Applicant:</b> Mr Nathan Cronk	<b>Agent:</b> Mr Christian Crawley
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<b>Recommendation Summary</b>	<b>Delegate to Planning and Development Manager to grant planning permission subject to criteria listed in report</b>
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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. The Council has taken into account the loss of open space which was previously used as a playing field, although not within the last five years, and found that its loss can be adequately mitigated through a financial contribution to improve public open space locally. The precedent for this form of development has been set by the previous outline planning permission. Account has also been taken of the impact of the development on the adjoining school and found to be acceptable. 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. 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.

Policies - SDP1, SDP4, SDP5, SDP7, SDP8, SDP9, SDP10, SDP11, SDP13, SDP22, NE4, HE6, CLT3, CLT5, CLT6, H1, H2, H3, H6 and H7 of the City of Southampton Local Plan Review (March 2006) and Policies CS4, CS5, CS13, CS15, CS16, CS18, CS19, CS20, CS21, CS22 and CS25 of the Local Development Framework Core Strategy Development Plan Document (January 2010).

<b>Appendix attached</b>			
1	Development Plan Policies		

**Recommendation in Full**

1. Delegate to the Planning and Development Manager to grant planning permission subject to the completion of a S.106 Legal Agreement to secure:

- i. Financial contributions towards site specific transport contributions for highway improvements in the vicinity of the site in line with Policy SDP4 of the City of Southampton Local Plan Review (March 2006), Policies CS18 and CS25 of the adopted LDF Core Strategy (2010) and the adopted SPG relating to Planning Obligations (August 2005 as amended).
- ii. A financial contribution towards strategic transport projects for improvements in the wider area as set out in the Local Transport Plan and appropriate SPG/D.
- iii. Financial contributions towards the open space improvements required by the development in line with Policies CLT5, CLT6 of the City of Southampton Local Plan Review (March 2006), Policy CS25 of the adopted LDF Core Strategy (2010) and the adopted SPG relating to Planning Obligations (August 2005 as amended) and to mitigate for the loss of that part of the site which is currently protected open space.
- iv. Provision of affordable housing in accordance with Core Strategy CS15.
- v. Submission of a highway condition survey to ensure any damage to the adjacent highway network attributable to the build process is repaired by the developer.

In the event that the legal agreement is not completed within two months of the Panel resolution the Planning and Development Manager be authorised to refuse permission on the ground of failure to secure the provisions of the Section 106 Legal Agreement.

2. That the Planning and Development Manager be given delegated powers to vary relevant parts of the Section 106 agreement and to vary or add conditions as necessary.

## **1.0 The site and its context**

- 1.1 The application site is broadly rectangular in shape, 0.53 hectares in area and lies on the west side of Studland Road near the junction with Cuckmere Lane. The site has previously been in three parcels. The front (east) part of the site is a hoarded/secured former works compound. The central part is occupied by a vacant two-storey detached house - Rosebank Cottage. The western part of the site is the largest area which used to form part of a playing field. There are a number of trees on the site which are covered by a Tree Preservation Order.
- 1.2 The surrounding area is predominantly residential in character with a mix of building designs and heights. Two-storey terraced houses are to the east on the opposite side of Studland Road with four-storey blocks of flats to the south fronting Cuckmere Lane. A much taller, 20 storey block of flats (Redbridge Towers) exists at the western end of Cuckmere Lane. Redbridge Primary School adjoins to the north, with the main single-storey school building being some 13 metres off the boundary with the application site. The school's grounds and playing field abut the northern and western boundaries of the application site.

## **2. Proposal**

- 2.1 This full application proposes a three-storey block of 9 x 2 bedroom flats on the Studland Road frontage with the remainder of the site developed with two-storey houses of different styles, either terraced or semi-detached, providing a mix of two, three and four bedroom units. The density of the proposal would be approximately 58 dwellings per hectare.

- 2.2 The main vehicular access into the site would be in the same position as existing with an additional access point formed towards the northern boundary of the site serving 9 car parking spaces for the block of flats. A total of 39 car parking spaces are provided.
- 2.3 The majority of the extensive tree planting along the southern boundary of the site will be retained. 4 trees would be removed to accommodate the development and a total of 45 new trees will be planted. The proposed external materials have not been specified but are likely to be dark brickwork with timber detailing, white window frames and slate roofs.

### **3.0 Relevant Planning Policy**

- 3.1 The Development Plan for Southampton currently comprises the “saved” policies of the City of Southampton Local Plan Review (March 2006) and the City of Southampton Core Strategy (January 2010). The most relevant policies to these proposals are set out at **Appendix 1**.
- 3.2 The policies of the South East Plan, Southampton’s Core Strategy and Local Plan Review have been taken into account in the consideration of this application. The Core Strategy is in general conformity with the South East Plan, and it is not considered that the policies in the South East Plan either conflict with or add particular weight to the policies in the Core Strategy for this application. Consequently only the local statutory development plan policies (Core Strategy and Local Plan Review) have been cited in this report.
- 3.3 Major developments are expected to meet high sustainable construction standards in accordance with the City Council’s adopted and emerging policies. In accordance with adopted Core Strategy Policy CS20 and Local Plan “saved” Policy SDP13.

### **4.0 Relevant Planning History**

- 4.1 The application site was originally the recreation ground for the former Southern Gas Board. The City Council then purchased the site for use by the Education department as playing fields. The wider site was last used as formal playing fields over 10 years ago.
- 4.2 In August 2011 outline planning permission was granted for the redevelopment of the site to provide 31 dwellings (12 x two-bedroom flats, 7 x two-bedroom houses, 10 x three-bedroom houses and 2 x four bedroom houses) with associated access and parking and closure of part of the public highway in Studland Road (Outline application seeking approval for access, layout and scale - reference 10/00565/R3OL).

### **5.0 Consultation Responses and Notification Representations**

- 5.1 Following the receipt of the planning application a publicity exercise in line with department procedures was also undertaken which included notifying adjoining and nearby landowners, placing a press advertisement 29.12.2011 and displaying a site notice 15.12.2011. At the time of writing the report **1** representation had been received from the Headteacher of Redbridge Primary School raising the following concerns:

As Headteacher of the Primary School, I must raise safeguarding concerns regarding our school being overlooked by residents in the planned properties. Can this be taken into account when planning positioning of windows/ balconies please. Also there is already considerable problems with parking and road safety at peak times so additional cars near to the site will increase the risk to our children. The proposed site is so close to the school boundary that I worry about

the impact this will have when junior children are in their classrooms. Will the fencing provided be of a high enough standard to maintain the high levels of privacy and security needed by the would-be residents as well as the school?

### **Response**

A meeting has taken place with the Headteacher of the school to discuss these concerns and the application has been amended and details of the boundary fencing submitted. These issues are addressed later in this report

### **Consultee Comments**

- 5.2 **SCC Highways** - No objections to the proposal in terms of access arrangements, layout or car parking provision.
- 5.3 **SCC Housing** – As the scheme comprises 30 dwellings net (31-1 existing) the affordable housing requirement from the proposed development is 35% (CS15-sites of 15 + units = 35%). The affordable housing requirement is therefore 11 dwellings. Planning conditions and or obligations will be used to ensure that the affordable housing will remain at an affordable price for future eligible households, or for the subsidy to be recycled to alternative housing provision. In this case the planning application has been made by Raglan Housing Association who are seeking to provide 100% affordable housing – a mix of units for rent and shared ownership.
- 5.4 **SCC Sustainability Team** – pleased to see that the development has been designed to meet Code Level 4 and satisfactory information has been submitted as evidence. The maximum credits are planned to be achieved in the surface water run off category.
- 5.5 **SCC Planning Policy** – The principle of re-developing this brownfield site for residential development is supported by Policy H2 of the LPR and CS 5 of the Core Strategy which notes that the majority of development should be on previously developed land. The proposal would result in the loss of protected open space (CLT3 Appendix 5 Studland Road Playing Fields). Policy raised concerns under the outline permission with regard to re-providing the open space elsewhere as part of a strategic approach in the city in accordance with policy CS21. It is noted from the reason for granting for the outline permission that a financial contribution towards local open space, and the provision of outdoor facilities off site on the existing playing fields at Redbridge Community School was secured to mitigate the loss of open space. Therefore, the principle of loss of open space has been accepted by the outline permission.
- 5.6 **SCC Trees Team** –Trees on this site are protected by The Southampton (Studland Road) Tree Preservation Order 2009. The loss of four trees adjacent to Rosebank Cottage is considered acceptable and has been mitigated with the potential for some 45 new tree/shrub planting. Details of these should be confirmed. The relationship between dwellings and trees along the southern boundary has been improved and is now considered acceptable.
- 5.7 **SCC Environmental Health (Contaminated Land)** - Annex 2 of PPS23 considers the proposed land use as being sensitive to the affects of land contamination. Records maintained by Environmental Health Services indicate that the subject site is located on/adjacent to the following existing and historical land uses (tank on site). These land uses are associated with potential land contamination hazards. There is the potential for these off-site hazards to migrate from source and present a risk to the proposed end use, workers involved in construction and the wider environment. Therefore, to ensure compliance with Annex 2 of PPS23 and Policies SDP1 and SDP22 of the Local Plan this department would recommend that the site be assessed for land contamination risks and, where appropriate, remediated to ensure the long term safety of the

site.

5.8 **SCC Archaeology** –Although the site lies outside the main areas of, it lies adjacent to Redbridge, an area defined as having high archaeological importance. There is also considerable evidence for significant activity dating from the later prehistoric period through to the mediaeval period in the surrounding area. There have previously been discussions regarding the potential archaeological requirements for the site, and a phased programme of archaeological work will be required in advance of the development. The applicant has submitted a specification for an archaeological evaluation in support of the planning application and, if implemented, this will fulfil the initial phase of this work. A decision as to whether or not any subsequent archaeological work will be required can be reached once the results of the initial evaluation phase are known. Although there is the potential for archaeology to survive, there is unlikely to be anything on the site that will require preservation in-situ and prove to be an overriding constraint to development. Consequently, the required archaeological works can best be secured by conditions.

5.9 **City of Southampton Society** – approve of the development. The site is currently an eyesore and urgently needs some positive attention.

5.10 **Sport England** – The application site is allocated as open space in the Local Plan but it does not fall within the statutory definition of a playing field as it has not been used as such in the past 5 years. The planning permission for the new primary school granted in 2007 included proposals for additional playing field land and qualitative improvements to existing playing fields at Redbridge Community School as part of these proposals. The applicant proposes a financial contribution to make improvements to existing sports facilities in the area through the Section 106 agreement.

5.11 **Southern Water** – Initial investigations indicate there is currently inadequate capacity in the local network to provide foul and surface water sewage disposal to service this development. The proposed development would increase flows to the public sewerage system. Existing properties and land may be subject to a greater risk of flooding as a result. Additional off-site sewers, or improvements to existing sewers will be required to provide sufficient capacity to service the development. Southern Water have no objections subject to the imposition of a condition and informative.

## 6. **Planning Consideration Key Issues**

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

- The principle of this form of development including the loss of open space
- Design issues including the impact on the adjoining school premises
- Access and car parking
- Trees and sustainability

### 6.2 **Principle of Development**

The proposal would result in the loss of protected open space (Policy CLT3 Studland Road Playing Fields). However, the principle of developing the site in this manner has been established through the previous outline permission. When that application was determined it was considered to be acceptable as new open space is being achieved at the site of the former Redbridge Primary School, Redbridge Road which is reasonably accessible from the site by foot and bicycle. The new school has provided for enhanced recreational facilities which are accessible through a community use agreement and a financial contribution made by the developer through the Section 106 agreement could either be used to

achieve improvements at Mansel Park or helping to fund the improvements at the old school site. This form of mitigation was accepted for the previous application and circumstances have not changed significantly since that time. Sport England did not object to the previous application and their comments remain supportive of the current application.

6.3 The mix of dwellings now proposed provides more family sized houses. 17 out of the 31 dwellings would be family sized houses (55%) which is considerably above the guidelines of Policy CS16 which seeks 30% family housing on sites of this nature. The layout and amenity space provision is in accordance with the relevant policy standards. The application is submitted on the basis of at least 45% affordable housing provision which is in excess of the policy standard and is welcomed.

#### 6.4 Design issues

The design approach is for simple contemporary properties which is appropriate for this location. The proposed houses differ in form and detailed design which gives a level of variety to the scheme. The layout provides a reasonably spacious feel, privacy within the development would be satisfactory and the scheme has been designed to limit overlooking to the blocks of flats to the south. The retention of the mature trees near the southern boundary would preserve the landscaped setting of the site. The adjoining school currently has an open aspect across this site and the boundary fence is an open 'weldmesh' style boundary enclosure. The concerns of the school are understandable as they have four classrooms with windows facing in this direction within 13 metres of the boundary. In response to these concerns, the application has been amended to incorporate a 2.5 metre high close boarded fence along the boundary with the school which will limit potential overlooking of the playground area directly adjoining the site. The upper floor windows in the houses directly adjoining the school boundary will be either high level or partially obscured to preclude overlooking of the school grounds and this can be secured through a condition. The houses at the western end of the site would have views over the far end of the school playing field but this area is already overlooked by windows in the much larger 4-storey blocks of flats which adjoin and the privacy situation would be no worse than at present.

#### 6.5 Transportation

The road layout is similar to the outline approval although this scheme retains the vehicular access in the same position as existing which will prevent the need for a partial road closure as would have been necessary for the previous layout. The internal road layout has been designed as a 'home zone style' street but also incorporates a turning head for a large refuse vehicle at the end of the access road. The car parking arrangements are in accordance with the new standards and, at over one space per unit with adequate space for casual and visitor parking, would limit the potential for overspill parking into surrounding streets.

#### 6.6 Landscaping and sustainability

The site contains a large number of mature trees, the majority of which are retained and incorporated into the new development. New tree planting is proposed including along the boundary with the school premises. The development has been designed to meet Level 4 of the Code for Sustainable Homes which is welcomed. However, as the application was submitted before the end of 2011 it would not be reasonable to impose a condition which requires anything more than Code Level 3.

## **7. Summary**

7.1 The principle of this form of development has already been established and the loss of open space, with appropriate mitigation, has been accepted. This application proposes a high level of family housing and affordable units and is acceptable in parking and highways terms. The impact on the adjoining school has been adequately addressed with the proposed revisions.

## **8. Conclusion**

It is recommended that planning permission is granted subject to a Section 106 agreement and conditions.

### **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(b), 2(d), 4(f), 4(g), 4(vv), 6(a), 6(c), 7(a), 7(e), 7(n), 7(v), 9(a), 9(j), 10(a) and 10(b).

### **RP2 for 14/02/2012 PROW Panel**

#### **PLANNING CONDITIONS**

##### **01. APPROVAL CONDITION - Full Permission Timing Condition - Physical works**

The development works hereby permitted shall begin not later than three years from the date on which this planning permission was granted.

Reason:

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

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

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

Reason:

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

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

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

- i. proposed finished ground levels or contours; means of enclosure; car parking layouts; other vehicle pedestrian access and circulations areas, hard

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

Any trees, shrubs, seeded or turfed areas which die, fail to establish, are removed or become damaged or diseased, within a period of 5 years from the date of planting shall be replaced by the Developer in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent to any variation. The Developer shall be responsible for any replacements for a period of 5 years from the date of planting.

The approved hard and soft landscaping scheme (including parking) for the whole site shall be carried out prior to occupation of the building or during the first planting season following the full completion of building works, whichever is sooner. The approved scheme implemented shall be maintained for a minimum period of 5 years following its complete provision.

Reason:

To improve the appearance of the site and enhance the character of the development in the interests of visual amenity, to ensure that the development makes a positive contribution to the local environment and, in accordance with the duty required of the Local Planning Authority by Section 197 of the Town and Country Planning Act 1990

#### **04. APPROVAL CONDITION - no storage under tree canopy [Performance Condition]**

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

Reason:

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

#### **05. 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.

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

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

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

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

**07. 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.



**12. APPROVAL CONDITION - No Pile Driving for Foundations [Performance Condition]**

No percussion or impact driven piling activities shall take place for pre-works, foundations, or as any part of the development.

Reason:

In the interests of securing the stability of the site and adjacent land in order to protect the amenities of occupiers of nearby properties.

**13. APPROVAL CONDITION - Construction Method Statement (Pre-Commencement Condition)**

The development hereby approved shall not commence until a method statement and appropriate drawings of the means of construction of the development has been submitted to and approved in writing by the Local Planning Authority. The method statement shall specify vehicular access arrangements, the areas to be used for contractor's vehicle parking and plant, storage of building materials and any excavated material, wheel cleaning (so that no lorry shall leave the site until its wheels are sufficiently clean to prevent mud being carried onto the highway), temporary buildings and all working areas required for the construction of the development hereby permitted. The building works shall proceed in accordance with the approved method statement unless otherwise agreed in writing by the Local Planning Authority.

REASON

To protect the amenities of neighbours and the wider environment

**14. APPROVAL CONDITION - Layout of Car Parking/Servicing (Pre-Occupation Condition)**

The whole of the car parking, cycle storage and servicing facilities shown on the approved plans shall be laid out and made available before the use of the building to which these facilities relate commences and thereafter retained solely for the use of the occupants and visitors to the site and for no other purpose.

REASON

To ensure adequate on-site parking and servicing facilities and to avoid congestion in the adjoining highway.

**15. APPROVAL CONDITION - Road Construction [Pre-Commencement Condition]**

No development hereby permitted shall be commenced until the Local Planning Authority have approved in writing:-

A specification of the type of construction proposed for the roads, cycleways and footpaths including all relevant horizontal cross-sections and longitudinal sections showing existing and proposed levels together with details of street lighting, signing, white lining and the method of disposing of surface water.

A programme for the making up of the roads and footpaths to a standard suitable for adoption by the Highway Authority.

Reason:

To ensure that the roads and footpaths are constructed in accordance with standards required by the Highway Authority.

**16. APPROVAL CONDITION - Cycle & Refuse facilities (Pre-Occupation Condition)**

The cycle and refuse storage facilities, which shall include recycling facilities, as shown on the approved drawings shall be provided before the dwelling to which the storage facilities relate have been provided. The storage areas shall be retained thereafter.

## REASON

To ensure suitable cycling, refuse and recycling storage facilities are provided and in the interests of visual amenity and the convenience of residents.

### **17. APPROVAL CONDITION - Foul and Surface Water Drainage (Pre-Commencement Condition)**

No development shall commence, apart from demolition of the existing buildings, until details of the proposed means of foul and surface water sewerage disposal has been submitted to, and approved by, the Local Planning Authority in consultation with Southern Water. The development shall be carried out in accordance with these approved details unless otherwise agreed in writing by the Local Planning Authority.

#### Reason

In order that the Local Planning Authority may be satisfied that the development would not increase the risk of flooding in the area.

### **18. APPROVAL CONDITION - Code for Sustainable Homes [Pre-Commencement Condition]**

Before the development commences, written documentary evidence demonstrating that the development will achieve at minimum Level 3 of the Code for Sustainable Homes in the form of a design stage assessment, including at least 20% in category Ene1, 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).

### **19. APPROVAL CONDITION - Code for Sustainable Homes [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 Level 3 of the Code for Sustainable Homes in the form of post construction assessment and certificate as issued by a legitimate Code for Sustainable Homes 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).

### **20. APPROVAL CONDITION - Residential - Permitted Development Restriction [Performance Condition]**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), or any Order amending, revoking or re-enacting that Order, no building or structures within Schedule 2, Part 1, Classes as listed below shall be erected or carried out to any dwelling house hereby permitted without the prior written consent of the Local Planning Authority:

Class A (enlargement of a dwelling house), including a garage or extensions,

Class B (roof alteration),

Class C (other alteration to the roof).

Reason:

In order that the Local Planning Authority may exercise further control in this locality given the small private garden and amenity areas provided as part of this development in the interests of the comprehensive development and visual amenities of the area.

**21. APPROVAL CONDITION - No other windows or doors other than approved [Performance Condition]**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any order amending, revoking or re-enacting that Order), no windows, doors or other openings including roof windows or dormer windows other than those expressly authorised by this permission shall be inserted in the northern elevation above ground floor level of Units 10-18 inclusive or Units 21 and 22 hereby permitted without the prior written consent of the Local Planning Authority.

Furthermore, those windows marked as obscured on the approved amended plans shall be fitted and retained with fixed shut obscured glass for the lifetime of the development.

Reason:

To protect the privacy of the adjoining school premises.

**22. APPROVAL CONDITION - Deliveries restriction (Performance Condition)**

No deliveries of construction materials or equipment or removal of demolition materials shall take place between the following times: Mondays to Fridays 0830 to 0915 hours and 1430 to 1530 hours.

Reason

To safeguard children at the adjoining Redbridge Primary School.

**23. APPROVAL CONDITION - Approved Plans**

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

Reason:

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

**POLICY CONTEXT**

Core Strategy - (January 2010)

CS4	Housing Delivery
CS5	Housing Density
CS13	Fundamentals of Design
CS15	Affordable Housing
CS16	Housing Mix and Type
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
CS25	The Delivery of Infrastructure and Developer Contributions

City of Southampton Local Plan Review – (March 2006)

SDP1	Quality of Development
SDP4	Development Access
SDP5	Parking
SDP6	Urban Design Principles
SDP7	Urban Design 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
SDP22	Contaminated Land
NE4	Protected Species
HE6	Archaeological Remains
CLT3	Protection of Open Spaces
CLT5	Open Space in New Residential Developments
CLT6	Provision of Children's Play Areas
H1	Housing Supply
H2	Previously Developed Land
H3	Special Housing Need
H7	The Residential Environment

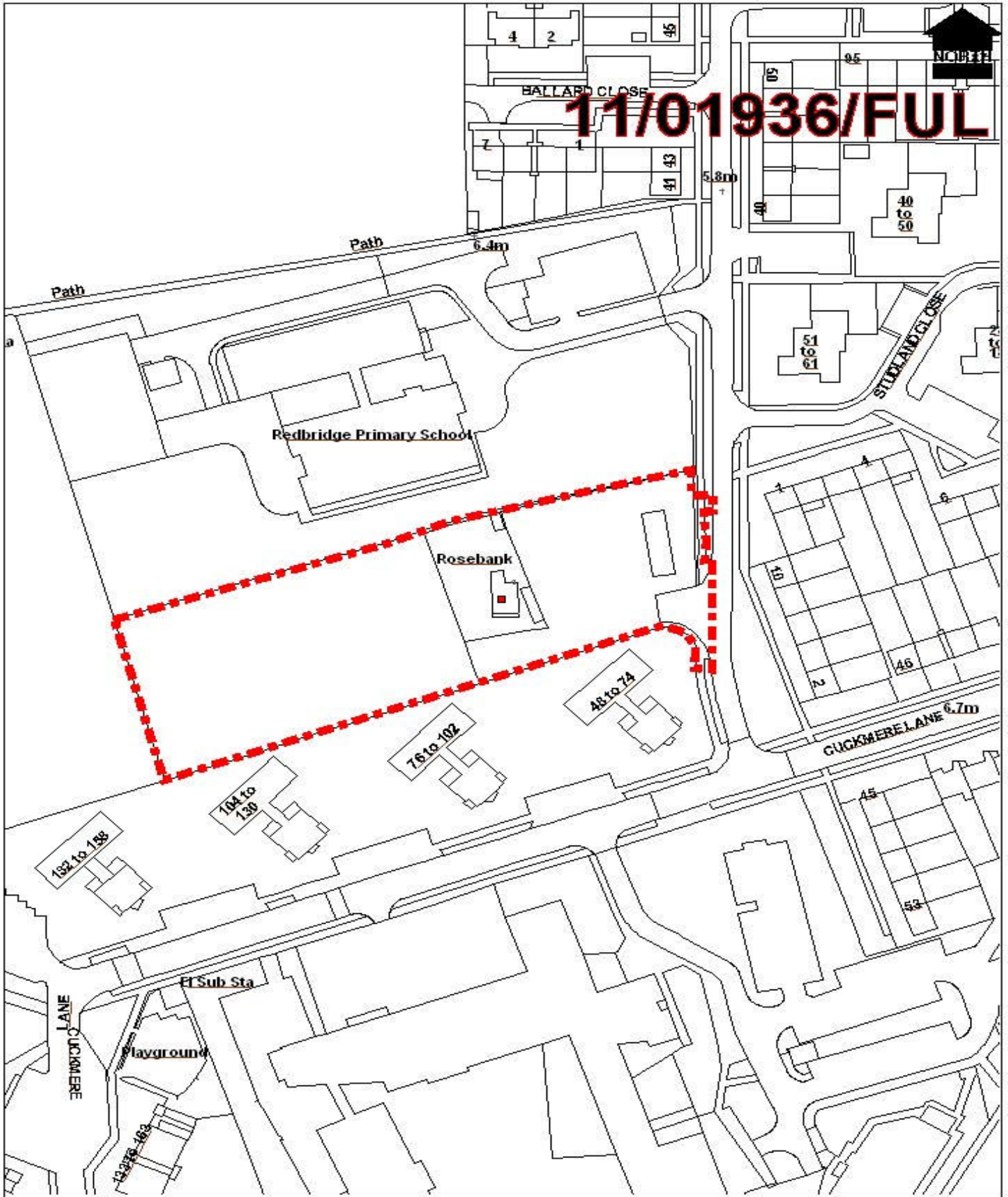
Supplementary Planning Guidance

Residential Design Guide (Approved - September 2006)  
Planning Obligations (Adopted - August 2005 and amended November 2006)  
Parking Supplementary Planning Document (2011)

Other Relevant Guidance

PPS1 Delivering Sustainable Development (February 2005)

Planning Policy Statement: Planning and Climate Change - Supplement to Planning Policy Statement 1 (December 2007)  
PPS3 Housing (2010)  
PPS5 Planning Policy Statement 5: Planning for the Historic Environment (March 2010)  
PPG13 Transport (2011)  
PPG17 Recreation  
PPG24 Planning and Noise (October 1994)  
PPS 25 Development and Flood Risk (December 2006)



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