

**Planning, Transport & Sustainability Division  
 Planning and Rights of Way Panel 28 May 2013  
 Planning Application Report of the Planning and Development Manager**

<b>Application address:</b> 5 Bellevue Road SO15 2YE			
<b>Proposed development:</b> Redevelopment Of The Site. Demolition Of The Existing Building And Erection Of A Four-Storey Building To Provide 10 X Two-Bedroom Parent And Baby Flats And 9 X Two-Bedroom General Needs Flats With Associated Parking And Other Facilities.			
<b>Application number</b>	13/00482/FUL	<b>Application type</b>	FUL
<b>Case officer</b>	Mathew Pidgeon	<b>Public speaking time</b>	15 minutes
<b>Last date for determination:</b>	11/06/2013	<b>Ward</b>	Bevois
<b>Reason for Panel Referral:</b>	Major planning application subject to objection	<b>Ward Councillors</b>	Cllr Barnes-Andrews Cllr Rayment Cllr Burke

<b>Applicant:</b> First Wessex	<b>Agent:</b> Kenn Scaddan Associates Ltd
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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 (Section 106 legal agreement being signed).</b>
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**Reason for granting Permission**

The development is acceptable taking into account the policies and proposals of the Development Plan and other guidance as set out on the attached sheet. Other material considerations such as those listed in the report to the Planning and Rights of Way Panel on the 24.07.12 do not have sufficient weight to justify a refusal of the application. The proposal would be in keeping with the site and surrounding properties and would not have a harmful impact on the amenities of neighbouring occupiers. Where appropriate planning conditions have been imposed to mitigate any harm identified. In accordance with Section 38 (6) of the Planning & Compulsory Purchase Act 2004, planning permission should therefore be granted taking account of the following planning policies:

“Saved” Policies – SDP1, SDP4, SDP5, SDP6, SDP7, SDP8, SDP9, SDP10, SDP11, SDP13, SDP14, SDP16, SDP17, H2, H4 and H7 of the City of Southampton Local Plan Review - Adopted March 2006 as supported by the adopted LDF Core Strategy (2010) Policies CS1, CS4, CS6, CS13, CS14, CS15, CS16, CS19 and CS20 and the Council’s current adopted Supplementary Planning Guidance. The guidance within the National Planning Policy Framework (2012) is also relevant to the determination of this planning application.

<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 highway network improvements in the wider area as set out in the Local Transport Plan and appropriate SPG/D;
- iii. Financial contributions towards the relevant elements of public open space required by the development in line with policies 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);

Amenity Open Space ("open space")  
Playing Field;

- iv. In lieu of an affordable housing contribution the accommodation hereby approved shall provide accommodation defined as affordable in accordance with policy CS 16;
- v. Submission of a highway condition survey to ensure any damage to the adjacent highway network attributable to the build process is repaired by the developer.
- vi. An Employment and Skills Plan (ESP) will be required for the planning application reference 13/00482/FUL, to cover the construction phase of the development.
- vii. No car parking permits will be issued in association with the occupancy of any of the hereby approve units of accommodation.
- viii. Financial contribution towards public realm improvements

2. In the event that the legal agreement is not completed within three months of the date of this decision 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.

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

1.1 The site is located to the north of Southampton City Centre, close to Kings Park. It is situated on the corner formed by the south side of Bellevue Road and the west side of Kings Park Road. Bellevue Road is characterised by older style terraced buildings mainly three storey in height. To the west is a more recent three storey, mansard style development. Within Kings Park Road are flats and other dwellings the adjacent flats are three storey in height. There is a mix of architectural styles within the locality including properties with flat roofs and 4 storeys in height.

1.2 It is a mixed use area with both office use and residential houses and flats in the immediate vicinity. The site is now vacant.

## **2.0 Proposal**

2.1 The proposal seeks to provide 100% affordable housing consisting of 10 parent and baby flats and nine general needs flats. All of the flats would be two bedroom units.

2.2 The proposal is modern in design and is split into three design elements in order to provide some articulation and pick up some existing architectural elements in the vicinity i.e. mansard roof. The main access to the building would be via the corner access of Bellevue Road and Kings Park Road. One car parking space is provided to the rear along with secure cycle storage, a refuse storage area and a small shared outside amenity area.

2.3 On the ground floor there would be four general needs flats and a lobby which provides access to the stairs and lift. At first floor an additional five general needs flats would be provided. The second and third floors would accommodate 10 parent and baby flats; five on each floor.

2.4 There is a landscaping strip around the site both on Bellevue Road and Kings Park Road in order to break up the built form. Defensible space has also been provided to the rear with the aim of ensuring that the occupants enjoy suitable privacy.

## **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 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.

3.3 The National Planning Policy Framework (NPPF) came into force on 27<sup>th</sup> March 2012 and replaces the previous set of national planning policy guidance notes and statements. The Council has reviewed the Core Strategy to ensure that it is in compliance with the NPPF and are satisfied that the vast majority of policies accord with the aims of the NPPF and therefore retain their full material weight for decision making purposes, unless otherwise indicated.

## **4.0 Relevant Planning History**

4.1 Planning permission was granted for the recently demolished hostel in 1952 under application 1008/7 for erection of hostel.

4.2 12/00471/FUL - Redevelopment Of The Site, Demolition Of The Existing Building And Construction Of A 4-Storey Hostel For Homeless Persons Comprising 65 Bedsits With Associated Works. The application was conditionally approved at the

planning and rights of way panel meeting of 24/07/2012. Unfortunately funding for the project was lost and consequently First Wessex now seek the grant of permission for a building of similar design and scale which would comprise of affordable housing units.

## **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 12/04/2013 and erecting a site notice 11/04/2013. At the time of writing the report 1 representation has been received.  
The representation letter received raised concerns regarding the number of parking spaces provided. **RESPONSE:** The site is located within an area of high accessibility. The proposal complies with the adopted parking standards and wider Council objectives which seek to reduce travel by private motor vehicle.
- 5.2 **SCC Highways** - No objection.
- 5.3 **SCC Housing** – The application is from a member of the Southampton Affordable Housing Partnership, and is supported on the grounds that the proposed scheme meets a range of housing need in the city, and that the scheme complies with the Council's adopted Housing and Homelessness strategies.
- 5.4 **SCC Sustainability Team** – Detailed information has been supplied to show that the development has been designed to meet Code Level 4. The scheme is supported.
- 5.5 **Design Review Panel** - No objection. The proposed development represents a well mannered and fairly discreet redevelopment that sits comfortably with existing adjoining development and that will contribute to enhancing the character of adjoining streets.
- 5.6 **SCC Environmental Health (Pollution & Safety)** - No objections in principle; support the full implementation of the applicants proposed "Construction Environment Management Plan".
- 5.7 **SCC Archaeology** - No objection subject conditions; broadly agree with the conclusions set out in the Heritage Statement that accompanies the application. Request that the site is subject to a Watching Brief during ground works, and on works associated with new services, and that the standard archaeological conditions are appended to any consent (Archaeological investigation and Archaeological work programme).
- 5.8 **SCC Environmental Health (Contaminated Land)** - No objection. The site may be subject to historic land contamination and conditions are suggested to address this.
- 5.9 **SCC Ecology** – The proposed development is unlikely to have any adverse impacts on local biodiversity.
- 5.10 **British Aviation Authority** – No objection.

- 5.11 **City of Southampton Society** - No objection.
- 5.12 **Southern Water** – No objection subject to an informative regarding connection to the system and details of the proposed drainage system.
- 5.13 **SCC Employment and skills** - An Employment and Skills Plan (ESP) will be required for the planning application reference 13/00482/FUL, to cover the construction phase of the development.

## **6.0 Planning Consideration Key Issues**

- 6.1 The key issues for consideration in the determination of this planning application are:
- i. The principle of development;
  - ii. The design of the proposal together with the impact on the character of the area;
  - iii. The impact on neighbouring residential amenity;
  - iv. The quality of the residential environment proposed; and
  - v. Parking and highways.

### **6.2 Principle of Development**

- 6.2.1 The policies of the Core Strategy and saved policies of the Local Plan support the principle of making efficient use of this city centre, previously developed site to provide improved residential accommodation. The proposed residential use is consistent with its current use as a hostel and not dissimilar in the amount of floor space and foot print of the existing development. The proposal also provides for a special need required within Southampton Housing stock.

### **6.3. Design and Impact on the character of the area**

- 6.3.1 The scale of this 4 storey development proposal sits comfortably with the existing predominantly 3-4 storey development on Bellevue Road and is no taller than the previous development located on the site or the scheme approved in 2012.

- 6.3.2 On Kings Park Road the site lies adjacent to existing 2 storey development. The separation distance between the proposed building and the existing neighbouring building has increased since the previous approved scheme (now 5m) as the property would no longer incorporate an undercroft and therefore has a greater separation from the neighbouring building. As such the proposal is judged to have an improved appearance within the street scene when compared to both the previously approved scheme and the scheme which was previously on site.

- 6.3.3 On Bellevue Road the adjacent property is also two storey in height but has rooms in the roof and the mansard reduces the impact. The development steps up to the full four storey height as existing. The mansard element is proposed to be buff brick with zinc cladding and the four storey section adjacent is red brick in design.

- 6.3.4 The design of the elevations and fenestration seek to mimic the proportions in Georgian architecture in the area. The mansard roofs do respect character and

the design creates interest. In essence the proposal provides a suitable form of development that respects the character of the area and more importantly is functional for its proposed use.

#### 6.4 Neighbouring Residential Amenity

6.4.1 The scheme has been designed to reduce the impact on the occupants of neighbouring properties by reducing the bulk of the building adjacent to the neighbouring buildings. The proposed articulation of the building is also helpful. It is important to note that the most recent use of the building was also residential and therefore whilst there is a subtle difference in the manner with which the building will be used the proposal will not significantly increase the intensification of use.

6.4.2 The proposal will not significantly change the amount of shade cast over neighbouring buildings when compared to the most recent building on site. Neighbouring occupiers will also not experience harmful overlooking caused by the development.

#### 6.5 Quality of the Residential Environment

6.5.1 The proposed landscaping would incorporate planting to the site boundary which would break up the built form with low maintenance plants details of which are required via a condition. Planting beds around the perimeter of the development will soften the appearance of the building which will also be contained by a dwarf wall and railings.

6.5.2 Occupants of each flat would be afforded adequate privacy, outlook and daylight. The proposal provides a sufficient and safe environment for occupiers. Being located close to the City Centre the occupants of the building will have access to a wide range of amenities.

#### 6.6 Parking and Highways

6.6.1 Even though only one car parking space is provided (for maintenance purposes) this is sufficient in this locality due to its high accessible location. No on street parking is likely to occur as the site is located within a resident parking permit area and permits are limited.

6.6.2 The policies within the Core Strategy and Local Plan Review seek to reduce the need to travel by private car and set out that controlling the level of car parking is a key factor in ensuring more sustainable modes of travel are used. Having regard to the city centre location of the site which is within walking distance of services and facilities and good access to public transport, the proposal is therefore considered to be acceptable in this respect.

6.6.3 The refuse bins are located in a suitable position and cycle storage can be found to the rear with provision made for one cycle per flat.

## **7.0 Summary**

7.1 The proposed development makes good use of previously developed land and successfully responds to the constraints of the site without compromising the existing residential amenity; the proposal would have a positive visual impact on the area.

## **8.0 Conclusion**

8.1 Subject to the imposition of the suggested conditions attached to this report, the proposal would be acceptable. The application is therefore recommended for approval subject to the Section 106 legal agreement being signed.

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

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

1 (a), (b), (c), (d), 2 (b), (c), (d), 3(a), 4 (f), (vv) 6 (a), (c), (f), (i), 7 (a)

#### **MP3 for 28/05/2013 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 - 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.

#### **03. APPROVAL CONDITION - Details of Building Materials to be used [Performance Condition]**

The approved materials within the submitted 'Materials Schedule' titled Bellevue Road Southampton project Number - 987 (received 02/04/2013) are considered to be acceptable. Full compliance will be achieved following implementation in accordance with the approved details.

Reason: In the interests of amenity by endeavouring to achieve a building of visual quality.

#### **04. 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

development hereby permitted without the prior written consent of the Local Planning Authority.

Reason:

To protect the amenities of the adjoining residential properties.

**05. APPROVAL CONDITION - Cycle Storage [Performance condition]**

Before the development hereby approved first comes into occupation, the cycle storage shall be provided in accordance with the plans hereby approved. The storage shall thereafter be retained as approved.

Reason:

To secure an acceptable residential environment.

**06. APPROVAL CONDITION - Storage / Removal of Refuse Material [Performance condition]**

Before the development hereby approved first comes into occupation, the refuse storage area shall be provided in accordance with the plans hereby approved. The storage shall thereafter be retained as approved.

Reason:

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

**07. APPROVAL CONDITION - Details of entrance gates to the car park [Pre-Occupation Condition]**

Prior to the occupation of the building plans detailing entrance gates to the rear service area and amenity space shall be submitted to and agreed in writing by the Local Planning Authority. The gate leading to the car park should be lockable and closed when not in use. The agreed plan shall be implemented prior to first occupation of the building and the gates retained thereafter in perpetuity.

REASON

In the interests of highway safety and residential amenity.

**08. APPROVAL CONDITION - Archaeological work programme [Performance Condition]**

The developer will secure the completion of a programme of archaeological work in accordance with the written scheme of investigation which has been submitted to and approved by the Local planning Authority: 'Written Scheme of Investigation' (dated 24/08/2012).

Reason:

To ensure that the archaeological investigation is completed.

**09. APPROVAL CONDITION - Lighting [pre-commencement condition]**

Prior to the commencement of the development hereby approved a scheme for external lighting of the building shall be submitted to the Local Planning Authority for approval in writing. The scheme shall include lighting to the refuse and cycle storage and the pedestrian entrances to the building. The lighting shall be installed as agreed before the development first comes into occupation and thereafter retained.

Reason:

To create an acceptable residential environment and in the interests of the amenities of neighbouring residential properties.

**10. 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

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

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

1. A desk top study including;  
historical and current sources of land contamination  
results of a walk-over survey identifying any evidence of land contamination  
identification of the potential contaminants associated with the above

an initial conceptual site model of the site indicating sources, pathways and receptors  
a qualitative assessment of the likely risks  
any requirements for exploratory investigations.

2. A report of the findings of an exploratory site investigation, characterising the site and allowing for potential risks (as identified in phase 1) to be assessed.
3. A scheme of remediation detailing the remedial actions to be taken and how they will be implemented.

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

#### **12. APPROVAL CONDITION - Unsuspected Contamination [Performance Condition]**

The site shall be monitored for evidence of unsuspected contamination throughout construction. If potential contamination is encountered that has not previously been identified no further development shall be carried out unless otherwise agreed in writing by the Local Planning Authority.

Works shall not recommence until an assessment of the risks presented by the contamination has been undertaken and the details of the findings and any remedial actions has been submitted to and approved by the Local Planning Authority.

Any changes to the agreed remediation actions will require the express written consent of the Local Planning Authority.

Reason:

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

#### **13. APPROVAL CONDITION - Use of uncontaminated soils and fill [Performance Condition]**

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

Reason:

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

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

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

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

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

And at no time on Sundays and recognised public holidays.

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

Reason:

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

**15. APPROVAL CONDITION - Construction Environment Management Plan (Performance Condition)**

Full implementation of the applicants proposed "Construction Environment Management Plan" received by the Local Planning Authority 02/04/2013 shall be carried out during the construction works hereby approved.

Reason

To prevent or minimise impacts from noise, vibration, dust and odour for all operations, as well as to monitor these impacts at the site boundary to ensure emissions are minimised beyond the site boundary. To protect the amenities of the occupiers of existing nearby properties.

**16. APPROVAL CONDITION - Wheel Cleaning Facilities [Pre-Use Condition]**

During the period of the preparation of the site, excavation for foundations or services and the construction of the development, wheel cleaning facilities shall be available on the site and no lorry shall leave the site until its wheels are sufficiently clean to prevent mud being carried onto the highway.

Reason:

In the interests of highway safety.

**17. APPROVAL CONDITION - Site Storage and temporary accommodation [Pre-Commencement]**

Provision shall be made within the site for the storage of materials and equipment relating to the development. Such storage areas shall not obstruct the public highway or approach into the site, or obscure any visibility splay or sight line required for safe vehicle movement on the approach to or within the site.

Reason:

To ensure that the works do not conflict with the safe movement of pedestrians and vehicles in the interests of road safety.

**18. APPROVAL CONDITION - Construction traffic access/ egress arrangements (Pre-Commencement Condition)**

Prior to works commencing on the site details of the means of access for construction (and demolition) of the structures on the site shall be submitted to and agreed with the Local Planning Authority. Such details shall indicate any areas of equipment and material storage during the work period and any measures to limit the possible nuisance effects on surrounding and neighbouring residential properties.

Reason:

In order to protect the residential amenity of nearby properties.

**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 4 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).

**Note to Applicant**

1. Connection to water supply

A formal application for connection to the public sewerage system is required in order to service this development, please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (Tel 01962 858688), or [www.southernwater.co.uk](http://www.southernwater.co.uk)

The applicant/developer should enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure required to service this development. Please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (Tel 01962 858688), or [www.southernwater.co.uk](http://www.southernwater.co.uk)

2. Cranes

Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues' (available at <http://www.aoa.org.uk/policy-safeguarding.htm>)

**POLICY CONTEXT**

Core Strategy - (January 2010)

CS1	City Centre Approach
CS4	Housing Delivery
CS6	Housing Density
CS6	Economic Growth
CS13	Fundamentals of Design
CS15	Affordable Housing
CS16	Housing Mix and Type
CS19	Car & Cycle Parking
CS20	Tackling and Adapting to Climate Change
CS21	Protecting and Enhancing Open Space

City of Southampton Local Plan Review – (March 2006)

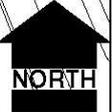
SDP1	Quality of Development
SDP4	Development Access
SDP5	Parking
SDP6	Urban Design Principles
SDP7	Urban Design Context
SDP8	Urban Form and Public Space
SDP9	Scale, Massing & Appearance
SDP10	Safety & Security
SDP11	Accessibility & Movement
SDP13	Resource Conservation
SDP14	Renewable Energy
SDP16	Noise
SDP17	Lighting
H2	Previously Developed Land
H4	Houses in Multiple Occupation
H7	The Residential Environment

Supplementary Planning Guidance

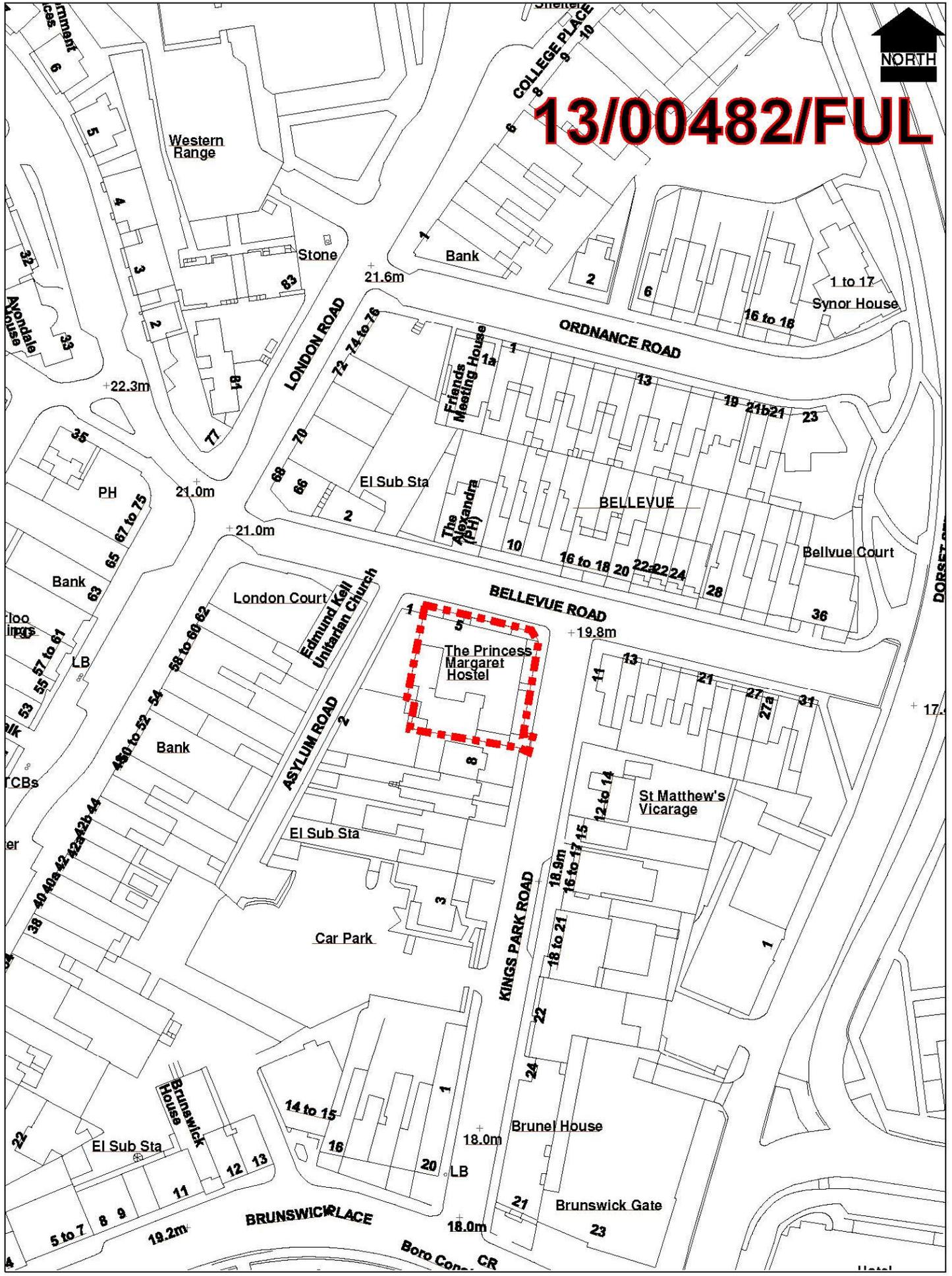
Residential Design Guide (Approved - September 2006)  
Planning Obligations (Adopted - August 2005 and amended November 2006)  
Parking Standards (September 2011)

Other Relevant Guidance

The National Planning Policy Framework  
City Centre Urban Design Strategy (CCUDS) 2000,  
Draft City Centre Action Plan 2012  
Draft City Centre Master Plan 2012,  
City Centre Development Design Guide 2004,  
City Centre Streetscape Manual 2004



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Scale : 1:1250

Date : 15 May 2013

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