

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

Application address: Acorn Workshops Empress Road			
Proposed development: Redevelopment Of The Site. Demolition Of The Existing Buildings And Erection Of Single-Storey And Two-Storey Buildings To Provide Industrial And Office Uses (Class B1 - 1,091 Square Metres Floorspace) (Departure From Policy)			
Application number	13/00205/FUL	Application type	FUL
Case officer	Andrew Gregory	Public speaking time	15 minutes
Last date for determination:	20.05.2013	Ward	Bevois
Reason for Panel Referral:	Departure from the Development Plan	Ward Councillors	Cllr Barnes-Andrews Cllr Burke Cllr Rayment

Applicant: West Itchen Community Trust	Agent: Chris Edmond Associates
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Recommendation Summary	Delegate to Planning and Development Manager to grant planning permission subject to criteria listed in report
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Reason for granting Permission

The site is located within part of the Empress Road Industrial Estate safeguarded for light industry and research and development uses within classes B1(b) and B1(c) under saved policy REI11 of the Local Plan Review. The site is currently occupied for light industrial and office use containing small scale and start up business units. The existing buildings are not fit for purpose and the proposed redevelopment would provide new and improved light industrial and office units on the site to meet the business and employment needs of the community.

The proposal does represent a departure from policy REI11 because it would result in a net increase of 202 square metres additional office floor space. However this limited amount of first floor office space will not undermine the amount of light industrial floor space being delivered on site nor will it compromise safeguarded office stock elsewhere in the city. Furthermore the development would also represent a departure from Core Strategy Policy CS20 because the proposal can only meet BREEAM 'very good' rather than 'excellent' as required under this policy from 2012. It is also acknowledged that the incorporation of renewables would be costly due to the small size and number of business units.

Taken in the round the proposal is supported having regard to the unique circumstances relating to the funding of the development and economic benefits of achieving new and improved affordable light industrial and office units for start up businesses.

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 thus temporary planning permission until 31.3.2016 should therefore be granted. In

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

Policies SDP1, SDP5, SDP7, SDP9, REI11 and REI15 of the City of Southampton Local Plan Review - Adopted March 2006 policies CS6, CS7 and CS13 of the Local Development Framework Core Strategy (January 2010).

Appendix attached			
1	Development Plan Policies		

Recommendation in Full

Delegate to the Planning and Development Manager to grant planning permission subject to:

1. The receipt of amended plans removing 2 visitor parking spaces to improve driver sightlines and pedestrian safety on Empress Road.

2. 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. 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.

iv. Submission of a Training and Employment Management Plan committing to adopting local labour and employment initiatives (during and post construction) in line with LDF Core Strategy Policies CS24 and CS25

v. Submission and implementation of a flood evacuation plan

In the event that the legal agreement and amended plans are not completed within two months of the Panel meeting 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 and/or highway safety grounds.

3. Delegate for amendments to S106/Conditions

1.0 The site and its context

1.1 The Acorn Enterprise Centre is located within the Empress Road Industrial Estate and is situated on land safeguarded for light industry and research and development uses within class B1(b) and B1(c). The existing enterprise centre comprises former terraced housing occupied for start-up and small business use,

with 3-4 small units also located to the rear. The existing buildings appear to be no longer fit for purpose with limited take-up (40% occupancy), as confirmed in the submitted Design & Access Statement.

- 1.2 Parking is provided at the rear with approximately 29 spaces provided to serve 15 units. Unrestricted parking is available within Empress Road and it would appear there is high take up of the existing on-street parking space.

2.0 Proposal

- 2.1 The proposal seeks to demolish the existing buildings and provide a replacement two-storey Enterprise Centre, again for start up and small business use. The replacement building would comprise 30 units for B1(a), B1(b) and B1(c) use, framing a central car parking area (comprising 29 spaces). The ground floor of the replacement building would be occupied by 18 units for light industry and research and development uses, with the first floor occupied by 12 B1(a) office units. External pedestrian circulation is located between the building and car parking area. A central entrance and staircore provides access to the upper floor which is served by an external covered walkway. 35 jobs are to be retained as part of this application.
- 2.2 The front of the site would be enclosed to Empress Road with a wall and railings and a gated secure entrance. Visitor parking is proposed to the front (amended to 6 spaces) providing an overall total of 35 spaces. Secure bike storage is proposed within the north-eastern corner of the site and bin storage is located centrally within the car parking area. Soft landscaping and tree planting is proposed at the front of the site.

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 site is located within an area safeguarded for light industry and research and development uses within classes B1(b) and B1(c) under saved policy REI11 of the Local Plan Review. Whilst the introduction of a net increase of 202 square metres of office floorspace does not strictly accord with the policy designation, such a small level of additional first floor office space will not undermine the amount and quality of light industrial floor space being delivered nor will it compromise existing safeguarded larger scale office stock within the city. The proposed light industrial and office units represent complementary uses as part of small enterprise centre, providing affordable small scale and start up business units to serve the community.
- 3.3 Major developments are expected to meet high sustainable construction standards in accordance with adopted Core Strategy Policy CS20 and Local Plan “saved” Policy SDP13.
- 3.4 From 2012 non-residential developments with a floor space of over 500 square metres are expected to achieve BREEAM 'excellent' under policy CS20. This development is unable to achieve BREEAM 'excellent' due to budgetary

constraints and the cost implications for introducing renewables on multiple small business units. Therefore the proposal seeks to meet the pre 2012 policy requirements of BREEAM 'very good'.

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

4.0 Relevant Planning History

- 4.1 The existing Enterprise Centre was granted planning permission in 1982 with the conversion of former housing for industrial use (ref 1619/C5). The additional units at the rear were granted in 1983 (ref 1634/C2).

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 undertaken which included notifying adjoining and nearby landowners, placing a press advertisement (15.2.13) and erecting a site notice (25.04.13 and 25.04.13). At the time of writing the report **no** representations have been received from surrounding residents. The application has been advertised as a departure

- 5.2 **SCC Highways** - No objection subject to the receipt of amended plans removing 2 visitor parking spaces to the front to improve driver sightlines in the interests of pedestrian safety on Empress Road. Conditions are also recommended to ensure the car parking area is full laid out prior to first occupation, the provision of wheel cleaning facilities and details of the management of materials and equipment to prevent obstruction of the public highway.

- 5.3 **SCC Trees** – No objection

- 5.4 **SCC Sustainability Team** – At the time of writing this report final comments had not been received from the Councils Sustainability Team and an update will be provided at the panel meeting. It is however likely that the Sustainability Team will object because the development would fail to meet the policy requirements of Core Strategy Policy CS20 by meeting BREEAM 'very good' rather than 'excellent'. It is understood that negotiations are ongoing with the applicants to determine whether any additional sustainability features, such as rainwater harvesting, can be incorporated. It is however acknowledged that renewables would be costly because the layout includes small multiple business units.

- 5.5 **SCC Economic Development** – No objection. Acorn Workshops are a group of former residential properties that front Empress Road close to the northern entrance to the Empress Road Industrial Estates. There are associated small industrial units to the rear. Given that these properties have been converted from residential use and are now of considerable age they are likely to have only limited appeal to the business community. In addition, they occupy a prominent position on the Empress Road frontage and therefore any improvement in the

quality of the buildings on this site has benefits for the wider area. Economic Development would therefore support the redevelopment of this site in order to increase job generation in this area.

- 5.6 **SCC Environmental Health (Pollution & Safety)** - No objection subject to conditions to secure a construction environment management plan, dust suppression during demolition and no bonfires.
- 5.7 **SCC Employment and Skills manager** – An Employment and Skills Plan should be requested as part of the S106 Agreement for this development
- 5.8 **SCC Environmental Health (Contaminated Land)** - At the time of writing the report no comments had been received and an update will be provided at the panel meeting.
- 5.9 **SCC Ecology** – No objection. The site and its immediate surroundings have negligible biodiversity value.
- 5.10 **Environment Agency** – No objection subject to conditions. The application lies within Flood Zone 3 which means it has a high possibility of flooding. The Council may decide that in the absence of a safe access and egress, the risk to the users of the development can be mitigated by alternative means i.e. a flood warning and evacuation plan
- 5.11 **Southern Water** – No objection. Diversion of the public sewer crossing the site has been agreed by Southern Water.

6.0 Planning Consideration Key Issues

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

- The principle of development
- Design and Layout
- Impact on neighbouring occupiers
- Highways and Parking
- Flood Risk Issues
- S106 mitigation

6.2 Principle of Development

6.3 Redevelopment of the site with new and improved start up and small scale business units to meet the business and employments needs of the community is welcomed and therefore significant weight is given to core strategy policies CS6 and CS7. Whilst the incorporation of a net increase of 202 square metres of office floor space is not strictly policy compliant, it is considered the scale and nature of the office will not harmfully conflict with existing office accommodation in nearby centres. Furthermore the office use will complement the proposed ground floor industrial units as part of a mixed use business enterprise centre. The proposal is considered a balanced solution towards providing improved employment facilities on an allocated employment site.

6.4 Design and Layout

6.5 The Local Planning Authority has no objection to the design and scale of the proposed building which is considered suitable having regard to the surrounding commercial context. The proposed use of face brickwork and cladding to the external elevations is considered acceptable however precise details of finishing materials should be secured by condition. The layout has been designed to make efficient use of the site and to maximise the level of car parking provision with the units framing a central car parking area. The development acceptably addresses Empress Road with a wall and railings. Landscaping and tree planting has been introduced to soften the frontage.

6.6 Impact on neighbouring occupiers

6.7 The development is bounded by commercial use and the proposal will not have an adverse impact on those neighbouring occupiers having regard to the surrounding commercial context. The proposed units are designed to face into the site and will not overlook neighbouring land. The proposed two-storey units will not harmfully compromise outlook or daylighting to the Carlton Commerce Centre having regard to the 10m separation distance and the change in site levels (with the application site situated 1.8m below the level of the Carlton Commerce Centre). The nearest residential property is approximately 80m to the north beyond Thomas Lewis Way.

6.8 Highways

6.9 The parking layout has been designed to maximise the level of parking provision on site. 29 car parking spaces are provided within the site and 6 visitor spaces provided to the front of the site (following the receipt of amended plans with 2 car parking spaces removed).

6.10 The maximum level of provision allowed under the Councils maximum car parking standards would be 27. Therefore the proposed level of parking provision is broadly compliant with these standards providing the visitor spaces are retained for this use. The proposed level of provision is deemed acceptable having regard to the nature of development, the existing level of provision on site and limited curb side space within this area. There is no requirement for vehicles to enter the light industrial units and as such the proposed echelon parking spaces are acceptable adjacent to the units. Furthermore the applicants have indicated that the units will not require servicing by HGVs and therefore no lay-by has been incorporated. Refuse vehicles can collect from Empress Road. The internal servicing road is has a width of 6m and is wide enough to allow servicing vehicles and cars to pass. The development will not lead to the harmful displacement of vehicles into Empress Road with existing double yellow lines in place at junction points.

6.11 The site is located within a sustainable location and the area is served by regular bus services. Bicycle storage has also been provided to promote alternative modes of transport to the car.

6.12 Flood Risk Issues & S106 Mitigation

6.13 The site lies within Flood Zone 3. The flood risk assessment submitted with the

application states that the minimum floor level for the commercial units would be set at 3.5m AOD. With a design flood level of 3.6m AOD in the year 2070 the FRA shows that over the lifetime of the commercial development, these units may be subjected to low level internal flooding. The FRA indicates there is intention to ensure that the pedestrian and car park forecourt, within the development, are raised in level to 3.2m rising to 4.0m AOD. This would provide an element of safe (dry) access and egress to the development. These levels can be secured by condition.

- 6.14 However, the lower levels of this access may experience flooding. In the absence of safe access and egress, the risk to the users of the development can be mitigated by alternative means i.e. a flood warning and evacuation plan or the possibility of safe refuge. Therefore it is recommended that a flood evacuation plan should be secured as part of the S106 Agreement. Details relating to flood warning and evacuation and flood proofing will also be added as a note to applicant.
- 6.15 S106 mitigation comprising a Training and employment plan (committing the development to adopting local labour and employment initiatives) and highway safety improvements are also sought.

7.0 Summary

- 7.1 Redevelopment of the site with new and improved start up and small scale business units to meet the business and employment needs of the community is welcomed and significant weight is given to core strategy policies CS6 and CS7. Whilst the incorporation of a net increase of 202 square metres of office floor space is not strictly policy compliant, it is considered the scale and nature of the office will not harmfully conflict with existing office accommodation in nearby centres.
- 7.2 The replacement units will only achieve BREAM 'very good' and will represent a significant improvement in terms of energy and water efficiency over the existing buildings on site. Taken in the round the proposal is supported having regard to the unique circumstances relating to the delivery of the development by the West Itchen Community Trust and economic benefits of achieving new and improved affordable light industrial and office units for start up businesses. The development makes efficient use of an allocated employment site and provides sufficient parking to meet the travel demands of the development.

8.0 Conclusion

- 8.1 It is recommended that planning permission be granted subject to a S106 agreement and conditions.

Local Government (Access to Information) Act 1985

Documents used in the preparation of this report Background Papers

1 (a) - (d), 2 (d), 3(a), 4 (vv), 5 (e), 6 (a) (c), 7(a), 9 (a)-(b)

AG for 28/05/13 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 - Samples details of building materials to be used [Pre-Commencement Condition]

No work for the construction of the buildings hereby permitted shall commence unless and until details and samples of the materials and finishes to be used for the external walls, windows, doors and roof of the building have been submitted to and approved in writing by the Local Planning Authority. Development shall be implemented only in accordance with the agreed details.

Reason:

To enable the Local Planning Authority to control the development in detail in the interest of the visual amenities of the locality and to endeavour to achieve a building of high visual quality.

03. 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.

04. APPROVAL CONDITION - Construction Environment Management Plan (Pre-Commencement Condition)

Prior to the commencement of any development a written construction environment management plan shall be submitted to and approved by the LPA. The plan shall contain method statements and site specific plans to prevent or minimise impacts from noise, vibration, dust and odour for all operations, as well as proposals to monitor these measures at the site boundary to ensure emissions are minimised beyond the site boundary. All specified measures shall be available and implemented during any processes for which those measures are required.

Reason:

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

05. APPROVAL CONDITION - Demolition - Dust Suppression [Pre-Commencement Condition]

Measures to provide satisfactory suppression of dust during the demolition works to be carried out on the site shall be submitted to and approved in writing by the Local Planning

Authority before the development commences. The agreed suppression methodology shall then be implemented during the demolition period.

Reason:

To protect the amenities of users of the surrounding area.

06. APPROVAL CONDITION - Bonfires [Performance Condition]

No bonfires are to be allowed on site during the period of demolition, clearance and construction.

Reason:

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

07. APPROVAL CONDITION - Sustainability statement implementation [Pre-Occupation Condition]

Prior to the first occupation of the development hereby granted consent, the approved sustainability measures shall be implemented unless otherwise agreed in writing by the Local Planning Authority.

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).

08. APPROVAL CONDITION - BREEAM Standards (commercial development) [Pre-Occupation Condition]

Written documentary evidence demonstrating that the development has achieved at minimum a rating of Excellent against the BREEAM standard shall be submitted to the Local Planning Authority and verified in writing prior to the first occupation of the development hereby granted, unless an otherwise agreed timeframe is agreed in writing by the LPA. The evidence shall take the form of a post construction certificate as issued by a qualified BREEAM certification body.

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).

09. APPROVAL CONDITION - Car Parking

The car parking area shown on the approved drawing shall be laid out and surfaced before the use hereby permitted commences and shall thereafter be kept clear and maintained at all times for that purpose.

REASON: To prevent obstruction to traffic in neighbouring roads.

10. APPROVAL CONDITION - Material Storage (Pre-Commencement Condition)

No work shall be carried out on site unless and until provision is available within the site, in accordance with details to be submitted to and approved in writing by the Local Planning Authority, for all temporary contractors buildings, plant and stacks of materials and equipment associated with the development and such provision shall be retained for these purposes throughout the period of work on the site. At no time shall any material or equipment be stored or operated from the public highway.

Reason:

To avoid undue congestion on the site and consequent obstruction to access.

11. 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.

12. APPROVAL CONDITION - Refuse & Recycling Bin Storage - [Pre Occupation Condition]

Bin storage shall be laid out with a level approach prior to the first occupation of the development hereby approved in accordance with the approved plans. The facilities shall include accommodation for the separation of waste to enable recycling. The approved refuse and recycling storage shall be retained whilst the development is used for residential purposes.

REASON:

In the interests of the visual appearance of the building and the area in general.

13. APPROVAL CONDITION - Bicycle Storage (Performance Condition)

The development to which this consent relates shall not be brought into use in full or in part until secure, covered space has been laid out within the site for 36 bicycles to be stored for the benefit of the staff in accordance with the approved plans. The cycle storage hereby approved shall thereafter be retained on site for that purpose.

REASON: To encourage cycling as a sustainable form of transport.

14. APPROVAL CONDITION - Contamination

No development approved by this planning permission shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1. A site investigation scheme, based on the Phase 1 Desk Study submitted by Soils Limited (Report ref 13371/DS/Rev1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
2. The results of the site investigation and the detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reasons

The site lies above the Wittering Sand Formation and Whitecliffe Sand Member which are designated as Secondary A aquifers. Contamination may be present at the site as a result of its historical use(s). Any contamination present may pose a risk to groundwater and nearby surface waters.

15. APPROVAL CONDITION - Verification of contamination remediation

No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reasons

The site lies above the Wittering Sand Formation and Whitecliffe Sand Member which are designated as Secondary A aquifers. Contamination may be present at the site as a result of its historical use(s). Any contamination present may pose a risk to groundwater and nearby surface waters.

16. APPROVAL - Unsuspected Contamination

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reasons

The site lies above the Wittering Sand Formation and Whitecliffe Sand Member which are designated as Secondary A aquifers. Contamination may be present at the site as a result of its historical use(s). Any contamination present may pose a risk to groundwater and nearby surface waters.

17. APPROVAL CONDITION - Surface water drainage

No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reasons

The site lies above the Wittering Sand Formation and Whitecliffe Sand Member which are designated as Secondary A aquifers. Contamination may be present at the site as a result of its historical use(s). Any contamination present may pose a risk to groundwater and nearby surface waters.

18. APPROVAL CONDITION - Piling or any other foundation designs using penetrative methods

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reasons

The site lies above the Wittering Sand Formation and Whitecliffe Sand Member which are designated as Secondary A aquifers. Contamination may be present at the site as a result of its historical use(s). Any contamination present may pose a risk to groundwater and nearby surface waters.

19. APPROVAL CONDITION - Flood Risk Assessment (Performance Condition)

The development shall be carried out in accordance with the conclusions of the submitted Flood Risk Assessment by Chris Edmond Associates dated 21/01/2013.

REASON: In the interests of public safety during a flood event.

20. APPROVAL CONDITION - Hours of Use [Performance Condition]

Unless the Local Planning Authority agree otherwise in writing the premises shall only be used for the purpose hereby approved between the hours specified below and at no time on Sundays or recognised Bank Holidays.

Monday to Saturday 0700 hours to 1900hours (7.00am to 7.00pm)

Reason:

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

21. APPROVAL CONDITION - B1(a) office floor space restriction

Notwithstanding the provisions of The Town and Country Planning (Use Classes) Order 1987 (as amended) not more than 352 square metres of B1(a) office space shall be provided within the Enterprise Centre hereby approved unless otherwise agreed in writing by the Local Planning Authority.

REASON: To safeguarded this part of the Empress Road industrial estate primarily for Light Industrial use in accordance with saved policy RE111(xvi) of the Local Plan Review.

22. APPROVAL CONDITION - Archaeological investigation [Pre-Commencement Condition]

No development shall take place within the site until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted to and approved by the Local planning Authority.

Reason:

To ensure that the archaeological investigation is initiated at an appropriate point in development procedure.

23. APPROVAL CONDITION - Archaeological work programme [Performance Condition]

The developer will secure the completion of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved by the Local planning Authority.

Reason:

To ensure that the archaeological investigation is completed

24. 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)

CS6	Economic Growth
CS7	Safeguarding Employment Sites
CS13	Fundamentals of Design
CS18	Transport: Reduce-Manage-Invest
CS19	Car & Cycle Parking
CS20	Tackling and Adapting to Climate Change
CS23	Flood Risk
CS24	Access to Jobs
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
SDP9	Scale, Massing & Appearance
SDP11	Accessibility & Movement
SDP12	Landscape & Biodiversity
SDP13	Resource Conservation
SDP14	Renewable Energy
SDP22	Contaminated Land
REI11	Light Industry
TI2	Vehicular Access

Supplementary Planning Guidance

Planning Obligations (Adopted - August 2005 and amended November 2006)
Parking Standards SPD (September 2011)

Other Relevant Guidance

The National Planning Policy Framework 2012

PPS6 Planning for Town Centres (March 2005)

