

Planning, Transport & Sustainability Division
Planning and Rights of Way Panel 17 December 2013
Planning Application Report of the Planning and Development Manager

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| Application address: Southampton Solent University, East Park Terrace | | | |
| Proposed development: Erection of a new five to seven-storey teaching building (total internal floorspace of 9250 square metres) on the north side of the existing campus building with alterations to the vehicular access to St Andrews Road and associated car parking arrangements. | | | |
| Application number | 13/01628/FUL | Application type | FUL |
| Case officer | Richard Plume | Public speaking time | 15 minutes |
| Last date for determination: | N/A - Planning Performance Agreement | Ward | Bargate |
| Reason for Panel Referral: | Major planning application subject to objection | Ward Councillors | Cllr Bogle Cllr Noon Cllr Tucker |

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| Applicant: Southampton Solent University | Agent: Turley 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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| Community Infrastructure Levy Liable | No |
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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. 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 planning permission should 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, SDP4, SDP5, SDP7, SDP8, SDP9, SDP10, SDP11, SDP13, SDP16, SDP17, L6, TI2, MSA1 and MSA3 of the City of Southampton Local Plan Review (March 2006) and CS1, CS3, CS6, CS11, CS13, CS14, CS18, CS20, CS22, CS24 and CS25 of the Local Development Framework Core Strategy Development Plan Document (January 2010).

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| Appendix attached | | | |
| 1 | Development Plan Policies | | |
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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 improvements in the vicinity of the site including improvements to pedestrian connectivity 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 SPD relating to Planning Obligations (September 2013).

ii. Submission and implementation of a Travel Plan.

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. Paying the costs of the Traffic Regulation Order for removal of the on-street parking spaces in St Andrews Road.

v. Submission of a Training & Employment Management Plan committing to adopting local labour and employment initiatives, in accordance with Policies CS24 & CS25 of the Local Development Framework Core Strategy Development Plan Document - Adopted Version (January 2010) and the adopted SPD relating to Planning Obligations (September 2013).

vi. The submission, approval and implementation of a Carbon Management Plan setting out how the carbon neutrality will be achieved and/or how remaining carbon emissions from the development will be mitigated in accordance with Policy CS20 of the Core Strategy and the Planning Obligations SPD (September 2013).

2. In the event that the legal agreement is not completed within two months of the Panel or in accordance with the PPA 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.

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

1. The site and its context

- 1.1 The application site has an area of approximately 0.72 hectares and is situated directly north of the existing Southampton Solent University campus on East Park Terrace. The land was previously occupied by an ambulance station but that building no longer exists. Directly adjoining the existing University building is a vehicle access ramp entered from East Park Terrace and serving two levels of car parking. There is a significant difference in the land levels which reduce from west to east. The application site extends through to St Andrews Road where there is an in and out vehicular access. There are several TPO'd trees fronting St Andrews Road. The adjoining land to the north extending up to the Charlotte Place roundabout is also within the ownership of the University but is not part of the application site.
- 1.2 The University campus is an island site bounded by New Road to the south, East Park Terrace to the west, Charlotte Place to the north and St Andrews Road to the east. Buildings on the campus range in height from 2-storeys to 9-storeys. The buildings along the East Park Terrace frontage are generally between 3 and 5-storeys in height. The surroundings are mixed in character, use and building heights. To the north is the Jury's Inn Hotel and a 7-storey office block within the Charlotte Place roundabout; to the east is a mosque building off Compton Walk and 3-storey residential properties fronting St. Andrews Road; to the south is the Premier Inn Hotel and commercial buildings on New Road. Adjoining to the west is East Park which is part of the registered park and garden known as 'Central Parks' and is listed Grade II*. The application site is within the defined city centre area.

2. Proposal

- 2.1 The current application involves a new teaching block to the north, and attached to the Millais building on the university campus. The proposed building would be 5-storeys as seen from the East Park Terrace frontage and, due to the difference in levels, 7-storeys from the St Andrews Road frontage. The total internal floorspace of the building would be 9,200 square metres. The building will provide a large atrium space, additional classrooms, seminar rooms, multi-purpose learning areas, lecture theatres and conference accommodation with a range of ancillary accommodation.
- 2.2 The proposed building would involve removal of the existing vehicle ramp and alterations to the Millais building which would be joined to the new building. A new/altered vehicular access would be formed from St Andrews Road which would be used for car parking and servicing purposes. The land to the north and east of the proposed new building would be regraded and surface level car parking spaces would be created. The overall number of car parking spaces on the site would not change from the existing arrangements (290 spaces in total across the whole campus). The alterations to the access arrangements involve the removal of two TPO'd trees on the St Andrews Road frontage. The application also proposes the closure of the remaining part of St Andrews Road as a public highway.
- 2.3 The proposed external materials of the new building would be insulated precast concrete facade panels, a fully glazed curtain walling system to the west elevation, polyester powder coated aluminium framed windows and a metal standing seam roof system with a lightweight translucent roof to the atrium.

- 2.4 The new teaching block is not intended to provide a net increase in teaching floorspace on the campus or a direct increase in student numbers as some of the existing buildings on the campus will subsequently be demolished. This application is intended to be the first phase of new development of the land to the north of the existing campus for which a 'masterplan' has been produced explaining how this might be brought forward in the future.

3. 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 main campus is safeguarded under Core Strategy Policy CS11 to allow expansion of these educational facilities through intensification on their existing sites. The application site is partly within Local Plan allocations MSA3 and L6. MSA3 is the allocation covering Charlotte Place, St Mary's Road, East Park Terrace and Compton Walk. This is a mixed use allocation but specifically promotes educational uses to provide for the expansion of Southampton Solent University in accordance with Policy L6.
- 3.3 Major developments are expected to meet high sustainable construction standards in accordance with Core Strategy Policy CS20 and Local Plan “saved” Policy SDP13.
- 3.4 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. Relevant Planning History

- 4.1 The educational use at East Park Terrace dates back to the 1960's. There have been a series of planning decisions relating to new buildings, extensions and alterations which are not directly relevant to this application.
- 4.2 The land to the north of the existing University buildings was previously an ambulance station; health clinic and terraced houses at 64-71 St Andrews Road. These buildings have all been demolished and there has been recent planning history, most notably in 2007 when permission was granted for redevelopment to provide 4 buildings: a 21-storey hotel at the northern end of the site; an 11-storey 'apart-hotel'; a 14-storey block of 219 flats; and a 12-storey office building with associated works (reference: 06/01457/FUL). This permission has expired and a subsequent application for alterations and design changes to the scheme (08/01034/FUL) was withdrawn as the developer was unable to proceed with the proposal. For the permission in 2007, it was the 14-storey residential building which was on the part of the site covered by the current application.
- 4.3 In 2009 planning permission was refused for the temporary change of use of the land to the north of the campus to a car park for up to 100 vehicles for an 18

month period (reference 09/00385/FUL). The site of this application covered the East Park Terrace frontage from the existing campus up to the Charlotte Place roundabout. The reasons for refusal related to the principle of development in terms of commuter parking, visual impact and security issues and the precedent for other vacant city centre sites. It is understood that the University acquired this adjoining land in 2011.

5. 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 (1.11.2013) and erecting a site notice (31.10.2013). At the time of writing the report **0** representations have been received from surrounding residents. An objection from SCAPPS has been received as set out below.

Consultation Responses

- 5.2 **SCC Highways** - The site is situated within a city centre location and is in close proximity to a roundabout junction which contains high levels of traffic. The main impact on highways will be the stopping up of the vehicular access on East Park Terrace and the formation of the new access on St. Andrews Road. The removal of the East Park Terrace access will result in all vehicular traffic entering the site via St. Andrews Road which means the use of this access will be intensified. However, this will be an overall betterment to the existing situation as both access points in their current form are not ideal in terms of highway safety. The access at East Park Terrace is narrow with a considerable difference in levels. The main problem is when vehicles have to reverse back up the ramp due to not having access to open the barriers within the site. The road/car park layout from then on is too narrow with small turning areas making it awkward for vehicular movements and not the safest environment for pedestrians. The redesigned access on St. Andrews Road will be an improvement which will slow vehicles down as they enter the site and it also provides a footway along St. Andrews Road which is currently lacking.
- 5.3 There is an existing safety concern for pedestrians going through the park opposite the site during hours of darkness. If there is an increase of pedestrian trips, then this problem will only be exacerbated and therefore a solution will be required most likely via highways works which will provide an alternative pedestrian route for people leaving the university – this could be done via a contribution within the Section 106. However, it is stated that the proposed development will not increase trips as the new teaching block is replacing the old buildings rather than an extension to the university site. In summary, the proposed development will not generate any additional trips and the works to the existing vehicular accesses are an improvement in terms of highway safety.
- 5.4 **SCC Sustainability Team** – The sustainability statement says that a green roof may be considered if the levels of water run off calculated are such that this method of attenuation is required. It is recommended that a green roof is considered in any case for the other benefits it will provide, including combating the effects of climate change through mitigating the heat island effect, enhancing energy efficiency through improved insulation and improving air quality. It would also promote biodiversity and could gain an additional credit under BREEAM

LE04. There are no objections subject to additional clarification being provided and conditions being imposed on the BREEAM standard and green roof feasibility.

- 5.5 **English Heritage** - East Park is part of the registered park and garden known as 'Central Parks', and is listed grade II*. The proposed new building is outside of the boundary of the park and would be sited to the east of East Park Terrace. Therefore there would be no direct impact on the park, nevertheless, the setting of the park is an important consideration. The National Planning Policy Framework acknowledges that 'Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.' (para. 132). The park has always been a municipal park to serve an urban population in an urban context. There are already other tall, modern buildings visible from the park. There are no identified long views out of the park to a distant feature which might be adversely affected by the construction of this building. Therefore I would conclude that this proposal would cause no harm to the heritage asset, the registered park, or to its setting.
- 5.6 **SCC Design Review Panel** – (Comments made at the pre-application stage) The scheme represents a transformation of the façades facing East Park Terrace and a considerable enhancement to the appearance of the campus as a single entity. The depth of the set back between the edge of the carriageway and the building frontage onto East Park Terrace needs to be sufficient to accommodate students gathering around the main front door.

Desire Lines Across the Park

There are strong desire lines towards the buildings from the west, across the city parks. The current layout of paths, walls and railings along the eastern edge of the parks (opposite the proposed main entrance) to the building do not effectively align. The result could be an informal set of tracks and pathways being formed across the grassland areas of the park. Moderate interventions in the park (e.g. realigning paths and adjusting walls and gates to be more responsive to the likely desire lines) should resolve this and should be considered as part of the wider implementation works.

Northern Elevation

The panel was concerned about how the proposal relates to the site that lies immediately to the north. The proposed windows in the northern elevation will potentially limit the ability to maximise the site to the north, due to right to light issues and overlooking concerns. The panel was concerned about the treatment of the site to the north pending future development. No proposals were presented to the panel for any interim landscaping or use. The panel noted that this is a prominent site on a principal traffic and pedestrian route through the city and consideration should be given to how it will look and be used in the short to medium term.

Response

Some of these issues can be covered through the Section 106 agreement and/or conditions. The development potential of the adjoining site to the north is more a matter for the University as landowner rather than the Council as planning authority.

- 5.7 **SCC City Design** - The designers have sought to create a strong response to this key site within the city centre and have clearly focused on responding positively to the frontage to East Park and the internal design of the Atrium. It is however difficult to determine the merits of the proposal without a greater understanding of how this relates to the wider master plan for the future development of the SSU campus, particularly in respect of publicly accessible routes to and through the campus. The current master plan proposals appear to be very inward/internal looking and it is important that on such a key site within the city centre that the opportunity is taken through the master plan to fully maximise the campuses place making potential.
- 5.8 **SCC Heritage Team** - There have been two archaeological interventions on the site in the past, and both indicated that the earlier Georgian tenements and landscaping associated with the ambulance station and St Andrews Road have largely destroyed any archaeological deposits. There is some suggestion that archaeology may survive in the central southern area of the development site, but this is not enough to warrant archaeological excavation. I would therefore request that a Watching Brief is carried out on groundworks, and that relevant conditions are applied to any grant of permission.
- 5.9 **SCC Environmental Health (Pollution & Safety)** - no objection to this application subject to conditions. A noise report has been submitted with the application regarding noise from plant machinery. Whilst I agree with the content of the report, final recommendations cannot be made for the final design of noise generating plant, so I would request a further report be submitted which can be covered by a condition.
- 5.10 **SCC Ecology** – No objections, the site has been cleared relatively recently and as such the land is unlikely to support a diverse range of brown field fauna and flora. There are however, a number of trees present which could support nesting birds. All nesting birds, their nests, eggs and dependent young receive protection under the Wildlife and Countryside Act 1981 (as amended). As several of these trees are scheduled for removal it is important that the work is undertaken either outside the nesting season, which runs from March to August inclusive, or after it has been checked by a suitably qualified ecologist. The site lies adjacent to East Park which is used by a range of wildlife including song birds. It is important that the large areas of glass incorporated into the design do not result in increased levels of light pollution or bird strike risk. In particular, it is important that artificial illumination is designed to light just those areas where illumination is required and hooded to prevent light spill. It is disappointing that no attempt has been made to include any biodiversity enhancements within the development. Examples of simple enhancements include planting of native or ornamental species with established wildlife value or installation of bird, bat and insect boxes. The inclusion of a green wall or a green roof would have achieved a significant biodiversity enhancement and improved surface water management and air quality.
- 5.11 **SCC Trees Team** - There are several trees close to the St Andrews Road boundary of this site that are prominent landscape features and are covered by Tree Preservation Orders. The applicant has failed to submit any tree information so I cannot give a definitive consultation without clear plans showing which trees will be retained and lost to the proposal. The Trees Team therefore object to the loss of the London Plane or any of the group of Lime trees.

Response

The applicant has been asked to provide additional information in response to these comments and a verbal update will be provided at the meeting.

- 5.12 **BAA** – As this development is within 6km of the airport, the developer will need to contact us with a construction plan specifically relating to the use of cranes. This is in accordance with the BS Standard Code of Practice relating to the safe use of cranes. Due to the building design and the size of the roof, this development could attract nesting Gulls and other bird wildlife. Bird strike is the number one risk to aviation and as such, the developer should implement a bird hazard management plan to limit the risk of nesting.
- 5.13 **Southampton Commons and Parks Protection Society** – SCAPPS is pleased to acknowledge that the proposed development would not result in adverse visual impact on East Park. The proposal is for the elevation facing East Park to be 5 storeys. SCAPPS has objected, and will continue to object, to the ill-conceived and damaging proposal of the City Centre Action Plan for 'tall buildings' on sites facing the Parks. SCAPPS considers this proposal to be appropriate in height, massing and design for this important site facing East Park.

However, because of a number of concerns, SCAPPS reluctantly **objects** to the application.

1) A major teaching facility at this location will alter the pattern of pedestrian and cyclists flows through the Park. It would appear that this has not been recognised or considered by the applicant. Although full analysis of desire lines and means for managing and guiding pedestrian and cycle flows may be a matter to be determined when a Park Improvement Plan is prepared, sufficient analysis should be undertaken at this time to enable an appropriate sum to be included in the Section 106 Agreement to provide a contribution toward the cost of those works.

2) There is repeated reference in accompanying documentation to a master plan for the Solent University sites. It would seem this has been discussed with City Council officers and Members. There has been no wider consultation with amenity groups or the public. On the East Park Terrace site, SCAPPS would hope to see such a master plan eventually resulting in proposals which will give greater cohesion to the several buildings facing East Park, so they read visually as a coherent composition.

3) The proposed new building has extensive windows on the north elevation, so constraining development on the neighbouring vacant site to the north. Does the unpublished 'master plan' set out the University's aspirations for development on that site? SCAPPS objects to the present application in the absence of clear information that maintaining adequate daylight to the north elevation will not constrain design of any future development to the north in such a way as to prejudice achievement of a continuous and coherent elevation facing East Park. If the site is to remain vacant, the City Council should use the opportunity of this application to require a management plan for it including uses, maintenance and frontage treatment; the present blue screen fencing is visually extremely poor for such a prominent site on the major approach to the City Centre (and cruise terminals) and facing out to a grade II* Park.

4) The impact on the visually important group of trees on the St Andrews Road frontage is not clear. These trees are significant in cityscape views from the Six Dials junction and St Andrews Road and it is vital that they are retained, and protected during construction work.

Response

These issues are responded to elsewhere in this report

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
- Design issues including the height and massing of the building
- Transport and parking
- Trees and sustainability issues

6.2 Principle of Development

The application site and adjoining land is safeguarded by various local policies. Policy MSA3 of the Local Plan is a mixed use allocation which covers various plots of land at Charlotte Place, St Mary's Road and East Park Terrace. A variety of uses are promoted by this policy some of which have been implemented including the hotel and offices within the Charlotte Place roundabout. Educational uses to provide for the expansion of Southampton Solent University are promoted in accordance with Policy L6 of the Local Plan. This policy approach has been taken forward by Core Strategy Policy CS11 which promotes the development of new high quality education and related facilities. In particular the policy safeguards the main Solent University campus to allow expansion and intensification of the educational use. A similar approach is reflected in Policy AP33 of the emerging CCAP which also seeks development which will enhance the setting of the parks and improve the connectivity with the surrounding area. The application is therefore policy compliant and acceptable in principle.

6.3 Design issues

There are a range of building sizes on the campus and no prevailing architectural style; the proposed building would make a strong architectural statement and the 5-storey atrium will provide a positive active frontage to East Park Terrace and the parks. This central atrium will be a multi-functional space which can be used for conferences and other public events. The height of the proposed building is much less than the previously approved scheme which included a 14-storey block of flats on this part of the site. The design of the north elevation is a simple and repetitive elevation but it is a proper 'frontage' rather than a flank wall and it would improve the appearance of the University campus when approached from the north. In the short to medium term it is likely that the building will form the northern boundary of the campus. The design process has inevitably concentrated on making an attractive frontage to East Park Terrace. Having said that the northern and eastern elevations of the new building are not uninteresting and represent a considerable improvement on that of the existing buildings. Overall, it is

considered that this new building would represent an innovative and high quality design which will enhance the appearance of the area.

6.4 The proposed building is not being considered in isolation but as part of a wider outline masterplan. The University have been working with consultants since November 2012 on this masterplan which is intended to be delivered in several phases over a period of 5 to 10 years. This is likely to involve the redevelopment of large parts of the campus as well as the remodelling and extension of existing facilities. Future phases of the outline masterplan involve demolition of the Herbert Collins building and its replacement with a new university sports building on this part of the campus; a new foyer building on the East Park Terrace frontage; creation of a student services hub; demolition of the Sir Christopher Cockerell building; relocation of the car park adjacent to New Road and a new landscaped plaza created centrally within the campus. The remaining open part of the site could be developed for an enterprise centre or for additional academic buildings. It should be stressed that this masterplan is indicative only at this stage; it is not a formal submission as part of the current application which is Phase 1 of the development, but it does provide guidance for the future development potential of the site. It is perhaps a valid criticism of the scheme that it does not take full advantage of the potential for improved pedestrian permeability to and through the site. It seeks to 'internalise' the University environment, connect better to existing buildings on the site especially the Millais building and to carry out improvements to safety and security. The new building, with its extensive glazing on the north side, does rely on the adjoining land to the north for natural daylight. This may subsequently cause design compromises in the future development of this adjoining land. However, as all this adjoining land is within the ownership of the University, this is principally a matter for them as landowner rather than the Council as planning authority.

6.5 Transportation and parking

The vehicle access arrangements will change with the removal of the existing vehicle ramp and associated car parking spaces. This will improve conditions for pedestrians in East Park Terrace. The improvements to the vehicle access off St Andrews Road will provide an improved HGV and service vehicle access as well as access to the existing car park. The new section of internal road will be the northern section of a new two-way vehicle route linking all the buildings on the campus and will provide for future phases of the development. Furthermore, as it provides for a new exit from the site on to St Andrews Road it should reduce potential congestion at the New Road exit. The University currently has some 11,000 (full-time equivalent) students. It is not anticipated that student or staff numbers would increase as a result of this new building as once completed other teaching buildings on the site would be demolished. Consequently there would be no additional trips and the overall number of car parking spaces would remain unchanged. The University currently operates a Travel Plan with a staff parking permit scheme and students not permitted to park on the site. This Travel Plan could be reviewed as part of the Section 106 agreement. In terms of pedestrian connectivity, a financial contribution can be sought to improving links across the park. In the event that the existing teaching buildings are not demolished as specified in the application it would be reasonable to seek additional contributions towards pedestrian connectivity between the University and the Bedford Place area.

6.6 Trees and Sustainability

The loss of two protected trees is regrettable particularly as the rear of the University campus is highly visible from St Andrews Road and is currently unattractive due to the temporary parking and lack of boundary treatment. However, this consideration has to be balanced against the improvements to the vehicular access arrangements. There is sufficient space on the site to secure replacement tree planting as part of this and future phases of the campus redevelopment.

- 6.7 The intention is that the new building will achieve BREEAM excellent in accordance with Policy CS20 which is welcomed and can be secured by condition. Furthermore, the environmental standards of the existing Millais building are currently low and the alterations and refurbishment associated with the new building will help to raise these standards

7. Summary

- 7.1 The Solent University site has been identified in the City Centre Masterplan as one of seven 'Very Important Projects' for the future development of the city. This proposal is policy compliant and represents the first phase of a new identity for the campus. The design is a high quality innovative approach which respects and would enhance the setting of the adjoining listed parks. It is regrettable that protected trees will be lost but this has to be weighed in the balance against the improvements offered by the scheme.

8. Conclusion

It is recommended that permission be 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), 3(a), 4(r), 4(vv), 6(a), 6(c), 7(a), 8(a), 9(a) and 9(b).

RP2 for 17/12/2013 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 - 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- 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 scheme 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.

05. 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.

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

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

Reason:

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

07. 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.

08. 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.

09. 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.

10. 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).

11. APPROVAL CONDITION- Green roof feasibility study (Pre-Commencement)

A detailed feasibility study for a green roof must be submitted and agreed in writing with the Local Planning Authority prior to the commencement of the development hereby granted consent. If the study demonstrates the site has the capacity for the green roof, a specification shall be agreed in writing with the Local Planning Authority. The green roof to the approved specification must be installed and rendered fully operational prior to the first occupation of the development hereby granted consent and retained and maintained thereafter.

Reason:

To reduce flood risk and manage surface water run off in accordance with core strategy policy CS20 (Tackling and Adapting to Climate Change) and CS23 (Flood risk), combat the effects of climate change through mitigating the heat island effect in accordance with policy CS20, enhance energy efficiency through improved insulation in accordance with core strategy policy CS20, promote biodiversity in accordance with core strategy policy CS22 (Promoting Biodiversity and Protecting Habitats), contribute to a high quality environment and 'greening the city' in accordance with core strategy policy CS13 (Design Fundamentals), and improve air quality in accordance with saved Local Plan policy SDP13.

12. APPROVAL CONDITION - Piling [Pre-Commencement 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 piling/foundation design risk assessment and method statement for the preferred piling/foundation design/designs shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure the selected piling method can be justified on the grounds of structural, geotechnical, contamination, noise, vibration and practicability and ensure any adverse environmental impacts are identified and appropriate mitigation measures are proposed
Condition Informative 1

Guidance is provided in the Environment Agency's publication NC/00/73, Piling and Penetrative Ground Improvements Methods on Land affected by Contamination: Guidance on Pollution Prevention, section 6.5
Condition Informative 2

Guidance suggests maximum vibration of 1mm/sec Peak Particle Velocity (measured in any one direction) at the foundations of the nearest occupied residential building and a maximum vibration of 3mm/sec Peak Particle Velocity (measured in any one direction) at the foundations of an occupied commercial building.

13. APPROVAL CONDITION - Noise - plant and machinery [Pre-Commencement Condition]

The use hereby approved shall not commence until an acoustic report and written scheme to minimise noise from plant and machinery associated with the proposed development, including details of location, orientation and acoustic enclosure, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the agreed details.

Reason:

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

14. APPROVAL CONDITION - Foul and Surface Water Drainage (Pre-Commencement Condition)

No development shall commence 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.

15. APPROVAL CONDITION - Bird Hazard Management Plan (Pre-Commencement Condition)

Development shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority. The submitted plan shall include details of management of any flat/shallow pitched/green roofs on the buildings within the site which may be attractive to nesting, roosting and "loafing" birds (possible different management strategies during the breeding season and outside the breeding season). The Bird Hazard Management Plan shall be implemented as approved upon the completion of the development and shall remain in force for the life of the building. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority.

REASON

It is necessary to manage the roofs of the development in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Southampton Airport.

For information: The Bird Hazard Management Plan must ensure that flat/shallow pitched roofs be constructed to allow access to all areas by foot using permanent fixed access stairs, ladders or similar. The owner/occupier must not allow gulls, to nest, roost or loaf on the building. Checks must be made weekly or sooner if bird activity dictates, during the breeding season. Outside of the breeding season, gull activity must be monitored and the roof checked regularly to ensure that gulls do not utilise the roof. Any gulls found nesting, roosting or loafing must be dispersed by the owner/occupier when detected or when requested by BAA Airfield Operations Staff. In some instances, it may be necessary to contact BAA Airfield Operations staff before bird dispersal takes place. The owner/occupier must remove any nests or eggs found on the roof.

The breeding season for gulls typically runs from March to June. The owner/occupier must obtain the appropriate licences from Natural England before the removal of nests and eggs.

16. APPROVAL CONDITION - Ecological Mitigation Statement [Pre-Commencement Condition]

Prior to development commencing, including site clearance, the developer shall submit a programme of habitat and species mitigation and enhancement measures which unless otherwise agreed in writing by the Local Planning Authority shall be implemented in accordance with the programme before any demolition work or site clearance takes place.

Reason

To safeguard protected species under the Wildlife and Countryside Act 1981 (as amended) in the interests of preserving and enhancing biodiversity.

17. APPROVAL CONDITION - Safety and Security Measures (Pre-development condition)

No development shall commence, apart from site preparation and foundation works, until a scheme of safety and security measures has been submitted to and approved in writing by the Local Planning Authority. The approved measures shall subsequently be implemented in accordance with the scheme before the development is first occupied unless otherwise approved in writing by the Local Planning Authority.

REASON

In the interests of safety and security and crime prevention.

18. APPROVAL CONDITION - Layout of Car Parking/Serviceing (Pre-Occupation Condition)

The whole of the car parking, cycle storage and serviceing 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 serviceing facilities and to avoid congestion in the adjoining highway.

19. APPROVAL CONDITION - Details of Lighting (Pre-Occupation Condition)

The development shall not be first occupied until details of external lighting to the buildings

and external areas of the development have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with these approved details before the development is first occupied unless otherwise agreed in writing by the Local Planning Authority.

REASON

In the interests of ensuring a satisfactory appearance to the development and the safety and security of the area.

20. APPROVAL CONDITION - Details of Visitor Cycle Parking (Pre-Occupation Condition)

The development hereby approved shall not be first occupied until visitor cycle facilities have been provided in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure satisfactory provision of cycle facilities for visitors to the site.

21. APPROVAL CONDITION - Details of traffic barrier (Pre-Commencement Condition)

Development shall not commence until details of any traffic barrier to the altered vehicular access on to St Andrews Road has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with these approved details.

Reason

In the interests of traffic management and highway safety.

22. APPROVAL CONDITION - Archaeological investigation (Watching Brief)[Performance Condition]

The Developer will secure the implementation of a programme of archaeological works in accordance with a written scheme of investigation which will be submitted to and approved by the Local planning Authority.

Reason:

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

23. APPROVAL CONDITION - Archaeological work programme (Watching Brief) [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 - replacement trees [Performance Condition]

Any trees to be felled pursuant to this decision notice will be replaced with species of trees to be agreed in writing with the Local Planning Authority at a ratio of two replacement trees for every single tree removed. The trees will be planted within the site or at a place agreed

in writing with the Local Planning Authority. The Developer shall be responsible for any replacements for a period of 5 years from the date of planting. The replacement planting shall be carried out within the next planting season (between November and March) following the completion of construction. If the trees, within a period of 5 years from the date of planting die, fail to establish, are removed or become damaged or diseased, they will be replaced by the site owner / site developer or person responsible for the upkeep of the land in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent to any variation.

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.

25. 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.

26. APPROVAL CONDITION - Tree Retention and Safeguarding [Pre-Commencement Condition]

All trees to be retained pursuant to any other condition of this decision notice shall be fully safeguarded during the course of all site works including preparation, demolition, excavation, construction and building operations. No operation in connection with the development hereby permitted shall commence on site until the tree protection as agreed by the Local Planning Authority has been erected. Details of the specification and position of all protective fencing shall be indicated on a site plan and agreed with the Local Planning Authority in writing before any site works commence. The fencing shall be maintained in the agreed position until the building works are completed, or until such other time that may be agreed in writing by the Local Planning Authority following which it shall be removed from the site.

Reason:

To ensure that trees to be retained will be adequately protected from damage throughout the construction period.

27. 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)

| | |
|------|--|
| CS1 | City Centre Approach |
| CS3 | Promoting Successful Places |
| CS6 | Economic Growth |
| CS11 | An Educated City |
| CS13 | Fundamentals of Design |
| CS14 | Historic Environment |
| CS18 | Transport: Reduce-Manage-Invest |
| CS19 | Car & Cycle Parking |
| CS20 | Tackling and Adapting to Climate Change |
| CS22 | Promoting Biodiversity and Protecting Habitats |
| CS24 | Access to Jobs |
| CS25 | The Delivery of Infrastructure and Developer Contributions |

City of Southampton Local Plan Review – (March 2006)

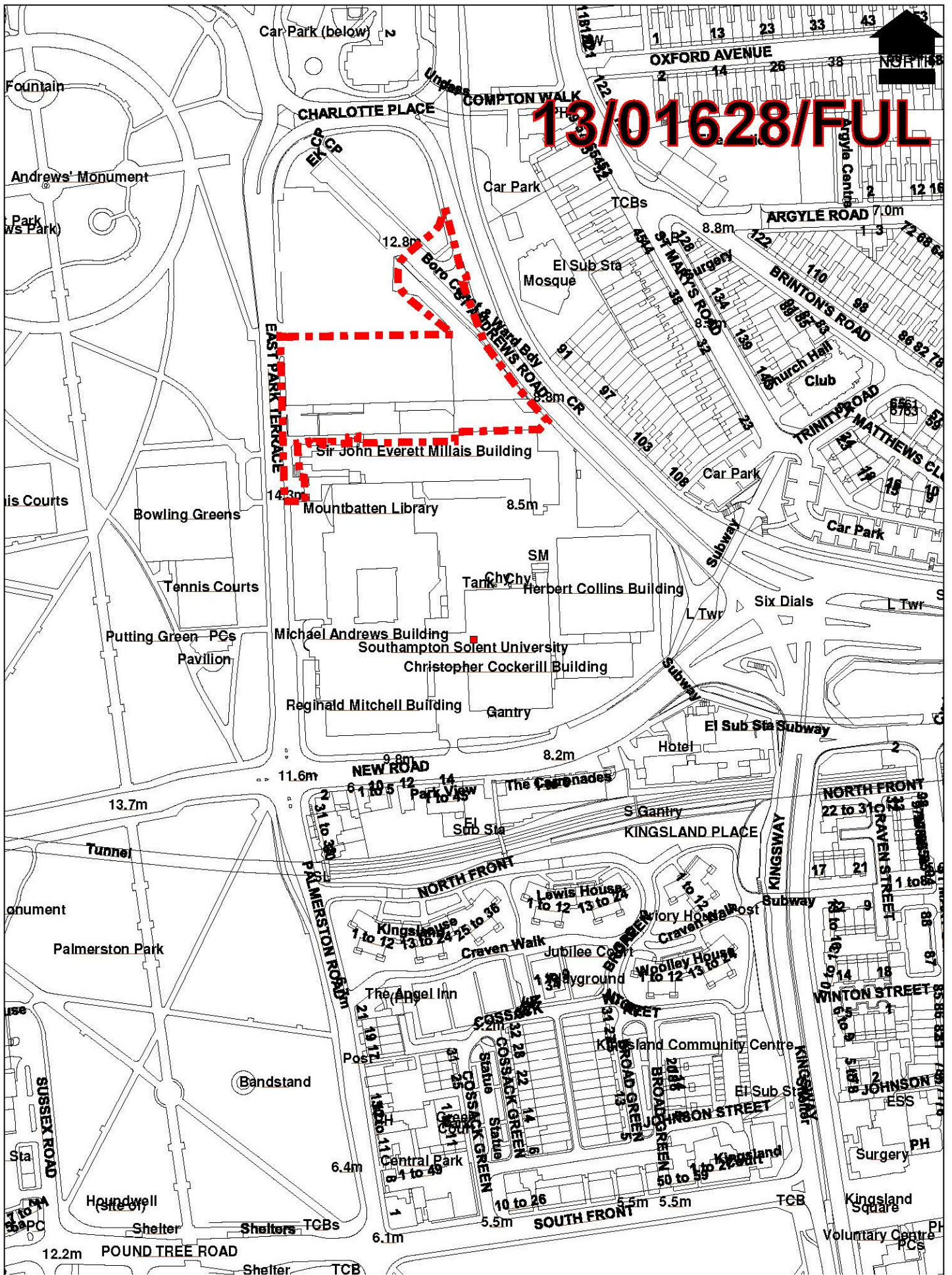
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|-------|--|
| SDP1 | Quality of Development |
| SDP4 | Development Access |
| SDP5 | Parking |
| SDP7 | Urban Design Context |
| SDP8 | Urban Form and Public Space |
| SDP9 | Scale, Massing & Appearance |
| SDP10 | Safety & Security |
| SDP11 | Accessibility & Movement |
| SDP12 | Landscape & Biodiversity |
| SDP13 | Resource Conservation |
| SDP16 | Noise |
| SDP17 | Lighting |
| HE5 | Parks and Gardens of Special Historic Interest |
| HE6 | Archaeological Remains |
| CLT1 | Location of Development |
| L6 | Southampton Solent University |
| TI2 | Vehicular Access |
| MSA1 | City Centre Design |
| MSA3 | Charlotte Place |

Supplementary Planning Guidance

Planning Obligations (Adopted - September 2013)
Parking Standards SPD (September 2011)

Other Relevant Guidance

The National Planning Policy Framework 2012
The Southampton Community Infrastructure Levy Charging Schedule (September 2013)
City Centre Action Plan (2013)



Scale : 1:2500

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