

**Planning, Transport & Sustainability Division
 Planning and Rights of Way Panel 25 November 2014
 Planning Application Report of the Planning and Development Manager**

Application address: 12-18 Hulse Road, SO15 2JX			
Proposed development: Redevelopment of the site. Demolition of the existing buildings and erection of two, three and four storey buildings to provide 8 x 3-bedroom houses and 36 flats (6 x 1-bedroom, 26 x 2-bedroom and 4 x 3-bedroom) with associated parking and landscaping and access from Hulse Road.			
Application number	14/01446/FUL	Application type	FUL
Case officer	Richard Plume	Public speaking time	15 minutes
Last date for determination:	26.11.2014	Ward	Freemantle
Reason for Panel Referral:	Major planning application subject to objection and request by Ward Member for consideration by Panel	Ward Councillors	Cllr Moulton Cllr Parnell Cllr Shields

Applicant: Bb Property Ventures Ltd	Agent: Luken Beck Ltd
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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	Yes
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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 planning permission 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, HE1, CLT5, H1, H2, H3 and H7 of the City of Southampton Local Plan Review (March 2006) and CS4, CS5, CS13, CS15, CS16, CS19, CS20 and CS25 of the Local Development Framework Core Strategy Development Plan Document (January 2010).

Appendix attached			
1	Development Plan Policies		

Recommendation in Full

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

i. Financial contributions towards site specific transport improvements in the vicinity of the site, to include funding a Traffic Regulation Order to amend waiting restrictions 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 SPD relating to Planning Obligations (September 2013);

ii. Provision of affordable housing in accordance with Policies CS15, CS16 and 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).

iii. Financial Contribution towards the Solent Disturbance Mitigation Fund.

iv. 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.

v. The submission, approval and implementation of a Carbon Management Plan setting out how 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 date 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 is some 0.45 hectares in area, situated on the eastern side of Hulse Road. The site is currently occupied by three-storey buildings used by Hampshire Constabulary. There is vehicular access to the north and south of the building leading to a surface level car park of 53 parking spaces. There is pedestrian access to the rear of the site from Cavendish Grove.

- 1.2 The surroundings are predominantly residential in character with a range of building heights and styles. There is a Spiritualist Church and Hall to the rear which is approached along a privately owned road off Cavendish Grove. The properties in Cavendish Grove are within The Avenue Conservation Area, the boundary of which runs along the rear boundary of the application site which itself is not within the conservation area.

2. Proposal

- 2.1 The application proposes the demolition of the existing building and the erection of two, three and four-storey buildings to provide 44 dwellings. On the Hulse Road frontage, a four-storey flatted block would be provided in the northern part of the site. On the other side of the new vehicular access, a three-storey building would be built. These two buildings together would provide 36 flats (6 x one bedroom, 26 x two bedroom and 4 x three bedroom).
- 2.2 At the rear of the site, 8 two-storey, three bedroom houses would be built. In addition to the private garden areas serving the units, a communal area of amenity space of approximately 230 square metres would be provided with some additional tree planting in the centre of the site. Most of the flats in the northern building will have balconies. The density of the development would be slightly over 100 dwellings per hectare.
- 2.3 Vehicular access would be from Hulse Road in two positions. A total of 44 car parking spaces will be provided at surface level between the buildings.
- 2.4 The proposed external materials would be a mixture of orange/red stock brickwork with a red/brown multi-stock brick to the base, slate roofs, grey UPVC windows and glass guarded balconies. Two existing trees on the Hulse Road frontage will be removed as part of the development to be replaced by a new landscaping scheme.

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 Major developments are expected to meet high sustainable construction standards in accordance with Core Strategy Policy CS20 and Local Plan “saved” Policy SDP13.
- 3.3 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 is 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 application site has been occupied by Hampshire Constabulary for various purposes for many years. The only previous planning decisions are for minor alterations to the building which are not directly relevant to the current application.

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 (05.09.2014) and erecting a site notice (05.09.2014). At the time of writing the report **3** representations have been received from surrounding residents. The following is a summary of the points raised:
- 5.2 **The proposal is an overdevelopment of the site with inadequate car parking likely to result in overspill onto Hulse Road which is already at capacity.**

Response

The density of the development is approximately 100 dwellings per hectare which is policy compliant and seeks to optimise the use of the site in this sustainable location, on the edge of the city centre, in accordance with national and local policy guidance. The proposed car parking arrangements allow for a reasonable balance between car parking and amenity space provision. In addition to the one space per dwelling provision on site, it is proposed to amend the car parking restrictions in Hulse Road by removing some of the double yellow lines thereby increasing the potential for on-street car parking.

- 5.3 **The proposal is an overdevelopment of the site which will cause a strain on existing utilities of which the sewage and surface water drainage is of most concern. These drainage systems are already operating at capacity.**

Response

Southern Water are responsible for drainage arrangements and have raised no objections to the application.

- 5.4 **The existing boundary of the site on the east and north sides consists of workshop walls which extend to a height of 3.5 metres and as such provide a considerable degree of privacy and security by denying access to the gardens of Cavendish Grove. However, the current state of these boundaries is inconsistent and in need of attention.**

Response

Should permission be granted a condition relating to the proposed boundary treatment can be imposed. The developer will be encouraged to discuss the details of the boundary treatment with the neighbours.

- 5.5 **The removal of the earlier proposal, at the pre-application stage, to provide a pedestrian access through the site on to Cavendish Grove is welcomed. However, the adjoining strip of land which provides access to the Spiritualist Church and Hall, commercial buildings and the rear of 58-61 The Avenue should be established as part of this application.**

Response

This area of land is outside the 'red line' of the application site and the proposals do not include any works on this adjoining privately owned land.

- 5.6 Councillor Moulton: I am in agreement with the comments of local residents and support the suggestion for an adequate boundary wall at the back of the development where it meets Cavendish Grove. I understand that the developers are also supportive of this. Furthermore I am supportive of the additional car parking proposed by the developer and their proposal not to have a pedestrian link through to Cavendish Grove. Both of these were matters raised by residents to me directly and to the developers as part of their pre application consultation exercise.
- 5.7 Councillor Shields: No specific objections but as a major application consider it should be heard at Panel.

Consultation Responses

- 5.8 **SCC Highways** - No objections, generally the layout seems to work, and any outstanding issues can be dealt with by conditions. The site falls within a lower accessibility area of the City in accordance with our current Parking Standards document dated September 2011, although it is accepted that it is still an easy walk for the more ambulant to the City centre and local bus stops and shops. However, the old use of the building compared with the proposed residential use does generate different demands, and this will be reflected in the requirements of the site specific highways contributions in the Section 106 agreement. Clearly there will be different trips associated with access to schools and amenities which the current use did not have. With the parking provision on site being one space per dwelling unit, it is essential that we encourage sustainable trips to reduce demand on the need for a car. There is a risk that overspill parking will occur on Hulse Road, but it will be a requirement of the Section 106 agreement that the yellow line parking restrictions along the site frontage are removed, with the exception of a length either side of the proposed access to secure sight lines. This should reduce any impact there may otherwise be on existing residents who currently park on street in this area.
- 5.9 **SCC Housing** – As the scheme comprises 44 dwellings in total, the affordable housing requirement from the proposed development is 35% (CS15- sites of 15+ units = 35%). The affordable housing requirement is therefore 15 dwellings (15.4 rounded down). Policy CS 15 of the adopted Core Strategy sets a hierarchy for the provision of affordable housing as:
- (i) On-site as part of the development and dispersed amongst the private element of the scheme.
 - (ii) On an alternative site, where provision would result in more enhanced affordable units, through effective use of available resources, or

meeting a more identified housing need such as better social mix and wider choice

- (iii) .Commuted financial payment to be utilised in providing affordable housing on an alternative site.

In this case provision would be sought on site. Planning conditions and or obligations will be used to ensure that the affordable housing will remain at an affordable price for future eligible households, or for the subsidy to be recycled to alternative housing provision.

- 5.10 **SCC Sustainability Team** – The applicant has submitted a completed Sustainability Checklist and a Code for Sustainable Homes pre-assessment estimator. This shows that all of the units can meet Code for Sustainable Homes level 4, indeed some of the units are targeting scores some way above the level 4 threshold, which is welcomed. No objections subject to conditions being imposed.
- 5.11 **SCC Heritage Team** – The site lies within the Bannister Park Local Area of Archaeological Potential. The historical and archaeological background is dealt with in the Desk-Based Assessment submitted with the application. It is clear that later development on the site will have compromised archaeological deposits and while there is still a potential for deposits to survive, I would recommend that, for this site, a condition requiring a Watching Brief is attached to any consent.
- 5.12 **SCC Environmental Health (Pollution and Safety)** - No objection subject to conditions being imposed.
- 5.13 **SCC Environmental Health (Contaminated Land)** - This site is located on a former Police Garage and Workshop with suspected underground storage tanks on site. No objections at this stage subject to conditions being imposed.
- 5.14 **SCC Ecology** – The majority of the application site comprises buildings and hard standing with a small area of grassland at the front and scattered scrub around the boundaries. The majority of the site has negligible biodiversity value although the scrub may support nesting birds. Whilst nesting birds receive protection under the Wildlife and Countryside Act 1981 (as amended) this is primarily an issue for the site clearance and demolition phase of the development. The site lies approximately 175m to the south of Southampton Common which is designated as a Site of Special Scientific Interest (SSSI) and a Site of Importance for Nature Conservation (SINC). Due to the distance involved, and the separation provided by a number of roads, adverse impacts on the Common are unlikely. The main building on the site is in good condition with no obvious cracks or holes that could provide access for bats. It also lacks features such as weather boards and soffits and is flat roofed with no loft space. As such, I am of the view that this building has negligible bat roosting potential. The garage is an open structure which is unsuitable for roosting bats. The development provides an opportunity to introduce some simple biodiversity enhancements which would increase the biodiversity value of the site. A number of appropriate measures are detailed in the ecological appraisal that accompanies the planning application and I would like to see these implemented. Consequently, I am of the view that the proposed development will not have an adverse impact on local biodiversity and therefore have no objection to this planning application.

- 5.15 **City of Southampton Society** - Approve of the development which fits in well with the area
- 5.16 **BAA** – No objections
- 5.17 **Southern Water** – No objections subject to conditions being imposed. A public water distribution main crosses the site. It might be possible to divert the main but consents will be necessary for excavations in proximity to the water mains.

6. Planning Consideration Key Issues

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

- The principle of redeveloping this site for residential purposes.
- The amount of development proposed and design considerations
- Transportation
- Impact on the amenities of neighbours
- Ecology issues

6.2 Principle of Development

The application site is not an allocated site within the Council's Local Plan. Hulse Road is a predominantly residential street so there is no objection in principle to the site being redeveloped for residential purposes. The site is identified in the 2013 Strategic Housing Land Availability Assessment (SHLAA) for a potential total of 50 dwellings. This proposal for 44 residential units is considered to be acceptable in principle and will help towards meeting the Council's housing supply requirements.

6.3 The proposal shows a reasonable mix of dwelling types. Core Strategy Policy CS16 seeks 30% family sized homes on sites of this nature. The proposal would result in 12 (27%) of the homes being family homes which is a little below the 30% guideline in Policy CS16 for sites of 10 or more dwellings. It is further stated in the policy that the appropriate percentage of family housing for each site will depend upon the established character and density of the neighbourhood and viability of the scheme. It is acknowledged that the proposal would accommodate a good mix of unit types in accordance with the policy which will help towards achieving more sustainable and balanced communities. The majority of the family units are in the form of two-storey houses at the rear of the site. It would only be possible to increase the number of houses in this part of the site by reducing the amount of amenity space or car parking provision. In these circumstances a slightly lower proportion of family dwellings is considered to be acceptable.

6.4 Design Issues

There is a mix of two, three and four-storey properties in Hulse Road: part three and part four-storey buildings are therefore considered to be acceptable on this site which has an extensive road frontage. There are a mixture of architectural styles in the street but the prevailing character is of a tree-lined street with buildings set back from the frontage: this proposal would maintain that character. The architect for this development has chosen to adopt a 'traditional approach' to

the buildings on the Hulse Road frontage with brickwork as the main material and with pitched roofs. The houses at the rear of the site are more contemporary in appearance. Subject to using quality materials, which can be sought through a condition in the normal way, it is considered that this development would enhance the character and appearance of the area. There are some quite significant trees on adjoining land which should not be affected by the development. Of the two trees to be removed from the site, one is a small Cotoneaster of relatively limited value. The other, a Birch, is larger and of more importance. However, the proposal includes eight new trees to be planted on the road frontage and a further 16 trees will be provided within the site. This will result in an improved landscape setting.

6.5 In terms of the site layout, the buildings on the Hulse Road frontage would be set back between 6 and 8 metres from the pavement. This is consistent with the prevailing building line in Hulse Road and would allow a landscaped frontage to be provided. The area between the buildings in the centre of the site would be dominated by surface level parking necessary to accommodate one parking space per dwelling but the area of communal amenity space would be an important feature to 'soften' the appearance of the site. The level of private amenity space for all units is somewhat below the normal standard. Two of the houses have rear gardens which comply with the guidelines: the remaining six houses have rear gardens of approximately 35-40 square metres compared with the guideline of 50 square metres for terraced houses. All of the family sized flats have private amenity areas of 20 square metres which is policy compliant and most of the upper floor flats have private balconies (16 out of 28). The communal amenity garden of approximately 235 square metres helps to compensate for the under provision of amenity space relative to the guidelines. Furthermore, the application site is within easy walking distance (approximately 300 metres) of Southampton Common for more active leisure. Any amendments to the scheme to increase the amount of amenity space would be at the expense of car parking space. In terms of privacy within the new development, the window to window distances for the northern buildings is 22 metres: for the southern buildings it is 17 metres. The guidance in the Residential Design Guide seeks a greater separation distance but that guidance relates to back to back arrangements rather than the front to rear situation here. It is considered that the internal layout represents a reasonable living environment for future occupants.

6.6 Transportation and parking

The application site is within an area well served by public transport and is quite close to all the facilities of the city centre. One parking space per dwelling is proposed which is considered reasonable for this location. Any proposal to increase the level of car parking would be at the expense of amenity space which is not considered to be desirable in terms of the design quality of the scheme. The applicant has carried out an evening car parking survey (5 November) to determine the level of car parking stress in the area. The survey covered roads within a three minute walking distance (within 250 metres) of the site. This survey found a total of 37 parking spaces available within parking bays or on lengths of unrestricted on-carriageway parking. Furthermore, the Hulse Road frontage of the application site currently has double yellow lines preventing parking at any time. A Traffic Regulation Order, secured as part of the Section 106 agreement could amend these parking restrictions thereby increasing the potential for on-street parking. It is therefore considered that the car parking arrangements are

acceptable. At the pre-application stage, a pedestrian route was proposed through the site, utilising an existing gate at the rear which leads on to Cavendish Grove and thereby on to The Avenue. Officers considered this to be an important improvement to the permeability of the area. However, objections were received to this proposal on the grounds of parking overspill affecting Cavendish Grove. Consequently, this pedestrian link is no longer part of the development.

6.7 Neighbour Amenity Issues

There is a block of flats immediately adjoining the application site to the North. It is not considered that the development would adversely affect this adjoining site given the orientation of the buildings and the location of garage parking at the rear of that site. The residential properties to the east fronting Cavendish Grove have rear gardens of some 25 metres in length. The proposed houses on the application site are quite small and have only a single habitable room window at first floor level facing in this direction. The future window to window distance would be about 35 metres so privacy for adjoining neighbours will not be significantly affected. The neighbouring building to the south, Forest Lodge, is a special needs residential block and has been designed in such a way that it has a series of windows facing north across the application site. Due to the orientation the development will not adversely affect sunlight to this adjoining property. There will inevitably be an impact on this property in terms of loss of outlook. However, Forest Lodge was designed in such a way that it relies on this adjoining site for its outlook. In these circumstances, a significant level of protection cannot be provided to safeguard the outlook from this adjoining property.

6.8 Ecology Issues

The Conservation of Habitats and Species Regulations 2010 (as amended) provides statutory protection for designated sites, known collectively as Natura 2000, including Special Areas of Conservation (SAC) and Special Protection Areas (SPA). This legislation requires competent authorities, in this case the Local Planning Authority, to ensure that plans or projects, either on their own or in combination with other plans or projects, do not result in adverse effects on these designated sites. The Solent coastline supports a number of Natura 2000 sites including the Solent and Southampton Water SPA, designated principally for birds, and the Solent Maritime SAC, designated principally for habitats. Research undertaken across south Hampshire has indicated that current levels of recreational activity are having significant adverse effects on certain bird species for which the sites are designated. A mitigation scheme, known as the Solent Disturbance Mitigation Project (SDMP), requiring a financial contribution of £172 per unit has been adopted. The money collected from this project will be used to fund measures designed to reduce the impacts of recreational activity. This application has complied with the requirements of the SDMP and meets the requirements of the Conservation of Habitats and Species Regulations 2010 (as amended). This issue can be addressed through a payment to be secured through the Section 106 agreement.

7. Summary

7.1 The principle, layout and general scale of this development is considered to be acceptable. A good range of dwelling types is provided with a mix of flats and houses. The design is potentially high quality and will enhance this area. A

reasonable balance is achieved between car parking provision and amenity space given the location near to the city centre and the common. The Section 106 agreement will adequately mitigate the impact of the development.

8. Conclusion

The application is recommended for approval subject to a Section 106 agreement and conditions

Local Government (Access to Information) Act 1985 **Documents used in the preparation of this report Background Papers**

1(a), 1(b), 1(c), 1(d), 2(b), 2(d), 4(f), 4(g), 4(aa), 4(vv), 7(a), 7(b), 8(a), 8(j), 9(a) and 9(b).

RP2 for 25/11/2014 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 and 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 and 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 each of the following phases, unless identified as unnecessary by the preceding phase and approved in writing by the Local Planning Authority:

1. A report of the findings of an exploratory site investigation, characterising the site and allowing for potential risks (as identified in the desk top study submitted with the application) to be assessed.
2. 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 (2) 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 - Use of uncontaminated soils and fill [Performance Condition]

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

REASON:

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

06. 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.

07. APPROVAL CONDITION - Archaeological watching brief 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.

08. APPROVAL CONDITION - Archaeological watching brief [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.

09. APPROVAL CONDITION - Code for Sustainable Homes [Pre-Commencement Condition]

Before the development commences, written documentary evidence demonstrating that the development will achieve at minimum Level 4 of the Code for Sustainable Homes in the form of a design stage assessment, shall be submitted to the Local Planning Authority for its approval, unless an otherwise agreed timeframe is 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).

10. APPROVAL CONDITION - Code for Sustainable Homes [Performance Condition]

Within 6 months of any part of the development first becoming occupied, written documentary evidence proving that the development has achieved at minimum Level 4 of the Code for Sustainable Homes in the form of post construction assessment and certificate as issued by a legitimate Code for Sustainable Homes certification body, shall be submitted to the Local Planning Authority for its approval.

REASON:

To ensure the development has minimised its overall demand for resources and to demonstrate compliance with policy CS20 of the Local Development Framework Core Strategy Development Plan Document Adopted Version (January 2010).

11. 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.

12. 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.

13. 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.

14. APPROVAL CONDITION - Wheel Cleaning Facilities [Performance 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.

15. 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.

16. APPROVAL CONDITION - Storage / Removal of Refuse Material [Pre-Occupation Condition]

Before the building is first occupied full details of facilities to be provided for the storage and removal of refuse from the premises together with the provision of suitable bins accessible with a level approach shall be submitted to and approved in writing by the Local Planning Authority. The facilities shall include accommodation and the provision of separate bins for the separation of waste to enable recycling. The approved refuse and recycling storage shall be retained whilst the building is used for residential / commercial purposes.

REASON:

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

17. APPROVAL CONDITION - Residential - Permitted Development Restriction
[Performance Condition]

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

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

REASON:

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

18. APPROVAL CONDITION - Drainage details (Pre-Commencement Condition)

The development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority in consultation with Southern Water.

REASON

To ensure the provision of adequate drainage arrangements and to minimise flood risk.

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

The whole of the car parking and servicing facilities shown on the approved plans shall be laid out and made available before the use of the building to which these facilities relate commences and thereafter retained solely for the use of the occupants and visitors to the site and for no other purpose. The car parking spaces shall be allocated on a one space for each dwelling basis unless otherwise agreed in writing by the Local Planning Authority.

REASON

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

20. 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, [as set out in the Ecological Appraisal Report submitted with the application] 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. Measures to be included are those set out in section 5.6 of the following report: Former Police Headquarters, Hulse Road, Southampton, Hampshire, SO15 2JX, Ecological Appraisal Report; July 2014.

REASON:

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

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

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any order amending, revoking or re-enacting that Order), no windows, doors or other openings including roof windows or dormer windows other than those expressly authorised by this permission shall be inserted in the eastern wall of House numbers 1 to 8 inclusive hereby permitted, or on the southern flank wall of the two-storey part of Plots 9 to 21, without the prior written consent of the Local Planning Authority.

REASON:

To protect the amenities of the adjoining residential properties.

22. APPROVAL CONDITION - Window specification limitations (Performance Condition)

Unless the Local Planning Authority agree otherwise in writing and notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (as amended), or any Order revoking or re-enacting that Order, in relation to the development hereby permitted, the first floor kitchen window of Plot 15 facing south in the side extension shall be fitted with obscure or tinted glass up to a height of 1.7 metres above floor level. The window shall be retained in this manner for the duration of use of the building for residential occupation.

REASON:

To protect the amenity and privacy of the adjoining property.

23. APPROVAL CONDITION - Protection of nesting birds [Performance Condition]

No clearance of vegetation likely to support nesting birds shall take place between 1 March and 31 August unless a method statement has been agreed in writing by the Local Planning Authority and works implemented in accordance with the agreed details.

REASON

For the safeguarding of species protected by The Wildlife and Countryside Act 1981 (as amended) and the conservation of biodiversity

24. 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.

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 - 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.

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)

CS4	Housing Delivery
CS5	Housing Density
CS6	Economic Growth
CS7	Safeguarding Employment Sites
CS8	Office Location
CS13	Fundamentals of Design
CS15	Affordable Housing
CS16	Housing Mix and Type
CS18	Transport: Reduce-Manage-Invest
CS19	Car and Cycle Parking
CS20	Tackling and Adapting to Climate Change
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 and Appearance
SDP10	Safety and Security
SDP11	Accessibility and Movement
SDP13	Resource Conservation
SDP14	Renewable Energy
SDP17	Lighting
SDP22	Contaminated Land
SDP23	Unstable Land
SDP24	Advertisements
HE1	New Development in Conservation Areas
HE6	Archaeological Remains
CLT5	Open Space in New Residential Developments
CLT6	Provision of Children's Play Areas
H1	Housing Supply
H2	Previously Developed Land
H3	Special Housing Need
H7	The Residential Environment

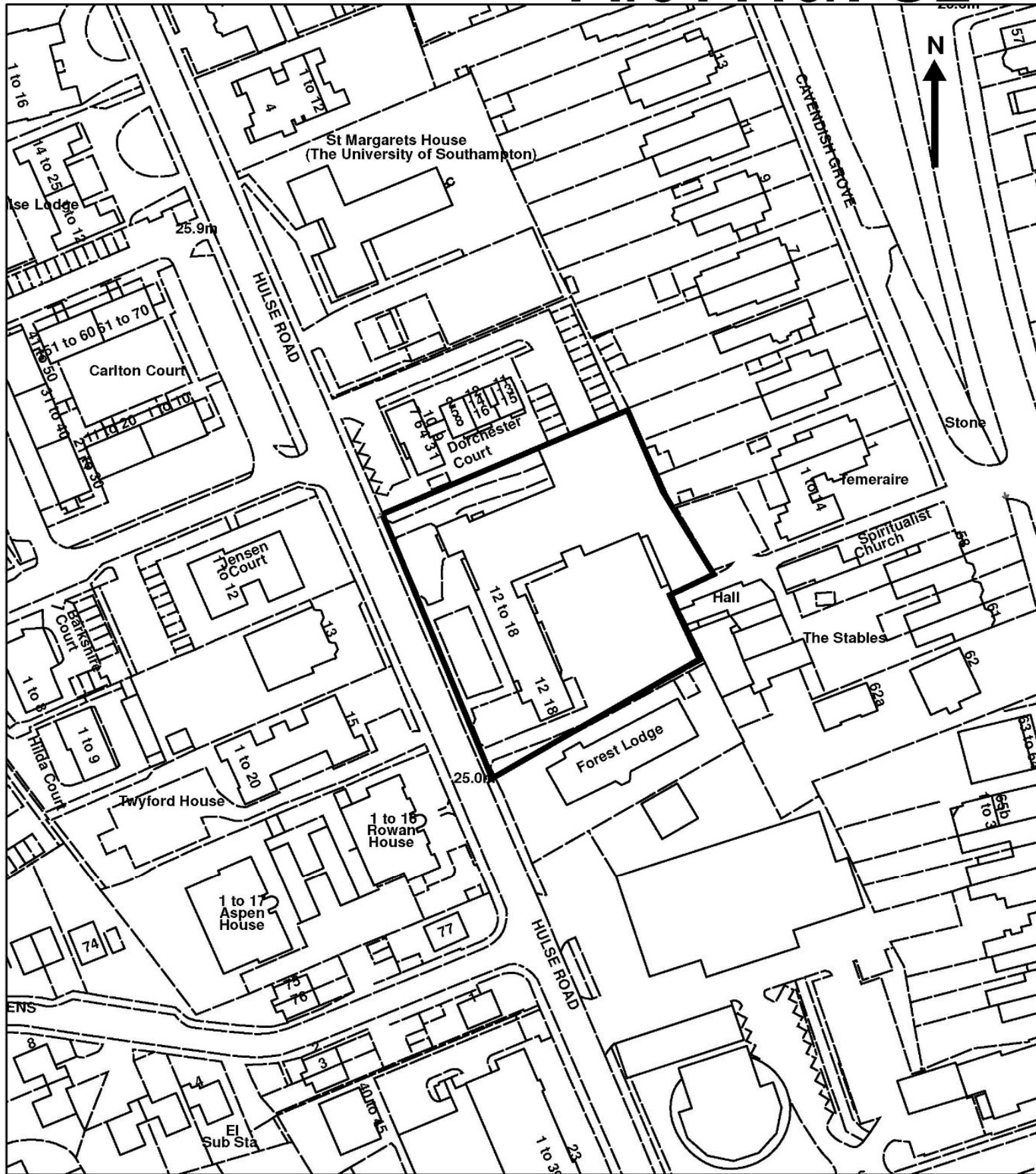
Supplementary Planning Guidance

Residential Design Guide (Approved - September 2006)
Planning Obligations (Adopted - 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)

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Scale: 1:1,250

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