

**Southampton City Planning & Sustainability
 Planning and Rights of Way Panel meeting 29 May 2012
 Planning Application Report of the Planning and Development Manager**

Application address: Land At Inkerman Road / Johns Road			
Proposed development: Redevelopment to provide 11 houses (7 x 3-bedroom, 4 x 2-bedroom) with associated car parking and access involving diversion of an existing public right of way (outline application seeking approval for Access, Layout and Scale).			
Application number	12/00039/R3OL	Application type	Deemed Outline
Case officer	Anna Lee	Public speaking time	15 minutes
Last date for determination:	13.03.2012	Ward	Woolston
Reason for Panel Referral:	Major planning application on Council Land	Ward Councillors	Cllr Williams Cllr Cunio Cllr Payne

Applicant: Southampton City Council	Agent: Capita Symonds
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Recommendation Summary	Delegate to Planning and Development Manager to grant deemed outline planning permission subject to criteria listed in report
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Reason for granting Deemed Outline Permission

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. The Council has taken into account the existing site allocation for a Library use and neighbouring residential properties. 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 deemed outline planning permission should therefore be granted.

Policies - CS3, CS4, CS5, CS13, CS15, CS16, CS18, CS19, CS20, CS21, CS22 and CS25 of the City of Southampton Local Plan Review (March 2006) and Policies SDP1, SDP4, SDP5, SDP6, SDP7, SDP8, SDP9, SDP10, SDP11, SDP12, SDP13, SDP14, SDP16, SDP17, SDP22, NE4, HE6, CLT3, CLT5, CLT6, H1, H2, H3, H7 and MSA15 of the Local Development Framework Core Strategy Development Plan Document (January 2010) as supported by the adopted Residential Design Guide (2006).

Appendix attached	
1	Development Plan Policies

Recommendation in Full

Delegate to Planning and Development Manager to grant deemed outline planning permission subject to :-

1. The completion of an undertaking by The Head of Property Service under S.106 to secure:

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

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

And also subject to-

2. The Panel authorising the closure of the footpath across the site.

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

1.0 The site and its context

- 1.1 The application site is currently two areas separated by a public right of way across the site. The section of the site nearest John's Road is allocated as part of Woolston's district centre secured under Policy MSA 15 in the 'saved' policies in the Local Plan for Woolston Library. The second part nearest the play space is not allocated and is laid out with grass but the site is secured by fencing. The whole site is vacant and has been for some time.
- 1.2 As no library is proposed within this scheme the proposal is a departure from the Local Plan 'saved' policies and if approved will need to be referred to the Secretary of State to ascertain whether they would call it in.
- 1.3 The site has a number of trees which are protected via a Tree Preservation Order (TPO)(The Southampton (Northwest Woolston) TPO 1976). As such, the location of the trees has been an influence in the design and layout of the site.
- 1.4 To the north and north-west of the site are commercial properties fronting Portsmouth Road as well as residential properties. To the south and east of the site the properties are mainly residential, bar a children's play area adjacent to the site. The properties are two-storey in character and differ in style and design due to their differing ages. The houses opposite were constructed in the 1990's and the cottages in John's Road are mid to late 19th century.

2. Proposal

- 2.1 The scheme put forward seeks to provide 11 dwelling units and 11 car parking spaces. Seven of the units proposed are 3 beds and four are 2 bed units. The overall site density is 50 dwellings per hectare in an area that requires 50 to 100 dwellings per hectare.
- 2.2 Permission is sought in an outline form with the access, layout and scale being identified for consideration. Appearance and landscaping are reserved from this application.
- 2.3 The development addresses both John's Road and Inkerman Road with a mews type of development fronting Inkerman Road similar to the layout of the housing further up Inkerman Road. Each property has their own car parking space and will be two-storey in height. The application site lies within an area of high accessibility for public transport.

3.0 Relevant Planning Policy

- 3.1 The Development Plan for Southampton currently comprises the "saved" policies of the City of Southampton Local Plan Review (March 2006) and the City of Southampton Core Strategy (January 2010). The most relevant policies to these proposals are set out at **Appendix 1**.
- 3.2 The policies of the South East Plan, Southampton's Core Strategy and Local Plan Review have been taken into account in the consideration of this application. The Core Strategy is in general conformity with the South East Plan, and it is not considered that the policies in the South East Plan either conflict with or add particular weight to the policies in the Core Strategy for this application. Consequently only the local statutory development plan policies (Core Strategy and Local Plan Review) have been cited in this report.
- 3.3 Major developments are expected to meet high sustainable construction standards in accordance with the City Council's adopted and emerging policies. In accordance with adopted Core Strategy Policy CS20 and Local Plan "saved" Policy SDP13.
- 3.4 The National Planning Policy Framework came into force on 27 March 2012. Having regard to paragraph 214 of the National Planning Policy Framework dated 27 March 2012 the policies and saved policies set out in **Appendix 1** which have been adopted since 2004 retain their full material weight for decision making purposes.

4.0 Relevant Planning History

- 4.1 04/01433/FUL - Siting and use of 8 no. ISO shipping containers to be used as artist studios. REF - 24.12.2004
- 4.2 11/00414/PREAP1- To establish possible redevelopment potential of council waste land for alternative uses. Closed.
- 4.3 11/00966/PREAP1- Re-development of the site to provide 13 houses. (7 x 3 bedroom and 6 x 2 bedroom) with associated works and diversion of a public footpath. Closed.

5.0 Consultation Responses and Notification Representations

- 5.1 Following the receipt of amended plans a publicity exercise in line with department procedures was also undertaken which included notifying adjoining

and nearby landowners, placing a press advertisement 15.03.2012 and displaying a site notice 08.03.2012. At the time of writing the report 3 representations have been received from residents and a request from the Ward Councillor for the item to be heard at committee have been received raising the following concerns:

5.2 ***There is concern over the scale/ height of the buildings in relation to neighbouring properties***

5.3 **Response**

The proposed height of the new dwellings is nine metres which is higher than the properties along Inkerman Road and John's Road by approximately 1.5m. However, the properties are set back within the site from between 1 and 2 metres and it is a stand alone site which means the increase in height would not be detrimental to either the street scene or over shadow the neighbouring properties.

5.4 ***Concern regarding access, parking and transport problems that will arise from the increase in dwellings. In particular, with respect to the existing resident parking permit bays.***

5.5 **Response**

SCC Highways have considered the concerns raised by residents and do not consider the proposed development to be detrimental to highway safety. Conditions are requested to provide sufficient sight lines to improve highway safety. The proposal does not result in a loss of on street parking bays and occupiers will not be entitlement to resident parking permits.

5.6 ***The proposal will have an adverse impact on the Ecology and Wildlife on site.***

5.7 **Response**

See planning considerations below.

5.8 ***Concern over anti-social behaviour***

5.9 **Response**

Hampshire constabulary have been notified of this application and no objection has been received on these grounds

5.10 ***Concern with respect to loss to loss of privacy and light received to the properties along John's Road.***

Response

The front to front distance will be 14m between properties, the Council does not have privacy distance standard for this relationship as the front elevation of a property is in the public domain and overlooking could occur when standing on the street. Due to the distance and orientation there is unlikely to be a harmful loss of light to the properties in John's Road.

5.11 **Consultee Comments**

SCC Highways – No objection subject to recommended conditions.

5.12 **SCC Housing** – An affordable housing requirement of 2 houses is required. The provision will made on site and is subject to further discussion to finalise the mix and tenure of the 2 units to be provided.

5.13 **SCC Sustainability Team** –No objection to principle subject to recommended conditions.

5.14 **SCC Planning Policy** – No objection.

5.15 **SCC Trees Team** – No objection subject to recommended conditions.

5.16 **SCC Environmental Health (Contaminated Land)** – No objection subject to recommended conditions.

5.17 **SCC Ecology** – No objection subject to recommended conditions.

5.18 **SCC Trees** - No objection subject to recommended conditions.

- 5.19 **Rights of Way Officer** – No objection but the footpath would need to be diverted under section 257 of the Town & Country Planning Act 1990; the relevant Order Plan to be drafted by the Rights of Way Section.
- 5.20 **Southern Water** – No objection subject to the informative being added.

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/ site allocation
- Scale and layout
- Access and car parking
- Trees, ecology, landscaping and sustainability

6.2 Principle of Development

6.2.1 The principle of development is acceptable as the site has been vacant for some time and part of the site is not allocated for a library. Evidence has been provided and supported by the Council's Policy team that a library is no longer required in that location and therefore there is no reason for the land to be secured under Policy MSA 15. Therefore, if the policy is no longer relevant the proposal should be assessed against other relevant policies set out in the Local Plan and the Core Strategy. It should be noted that under decision references 08/00389/OUT and 11/01923/REM planning permission has been granted for a new library as part of Phase II of the Centenary Quay proposals. It is anticipated that works to implement phase II will shortly commence.

6.2.2 The proposal provides a range of accommodation types and would therefore contribute to the creation of a mixed and balanced community. The proposal is therefore considered to accord with the provisions of policy CS16 of the Core Strategy as the proposal provides family housing. In addition, the principle of making more efficient use of previously developed land to provide residential development is acceptable.

6.2.3 The site lies within an area of High Accessibility for public transport and the Core Strategy supports residential development of between 50 and 100 dwellings per hectare within such locations. The proposed density range of 50 dwellings per hectare is within this range and therefore compliant with policy.

6.2.4 The surrounding area is predominantly residential and characterised by two storey dwelling houses. The most appropriate use of this previously developed site is considered to be residential housing, of a similar scale and type as that within the immediate area.

6.3 Scale & Layout

6.3.1 The proposed development would make efficient use of previously developed land whilst retaining its spacious and verdant character. This is achieved largely through the plot sizes proposed, the separation of the proposed buildings from the site boundaries and the retention of the mature screening to the northern boundary of the site. The provision of car parking spaces in front of some of the dwellings and for some units in a central area ensures the development would not appear to be dominated by hard standing when viewed from public vantage points.

- 6.3.2 As stated the proposed ridge heights are higher than adjacent neighbouring properties but the indicated 2 storey heights are considered to be appropriate given the separation distance of buildings from boundaries, the distance from neighbouring properties and the levelness of the site. The development is broken up into five blocks; one block of three dwellings and four blocks of semi-detached dwellings.
- 6.3.3 The block fronting John's Road has been amended to address the corner with Inkerman Road in order to provide an active front on this corner. Car parking is provided to the side of the units for the three dwellings. Along Inkerman Road two blocks of two houses are proposed to the back of the pavement with car parking to the side of the properties. In line with the existing layout of properties further up Inkerman Road four of the units are set out in a mews style development set in a horse shoe with car parking to the front of the properties to minimise the impact on the TPO trees.
- 6.3.4 In terms of residential amenities for potential occupiers an appropriate provision of useable garden space has been set out for each dwelling. Each dwelling will be able to accommodate the storage of its own refuse and cycles.
- 6.4 Access & Car parking
- 6.4.1 Parking provision is provided in accordance with the adopted Parking Standards SPD. One car parking space is proposed for the two bed units which is the maximum required in this area of high accessibility. In terms of the three bed units the maximum required is two spaces. However, in this location a ratio of one for one is deemed acceptable to Highway officers. No overspill will occur into the adjacent roads as parking permits are required and the occupiers will not be eligible for these.
- 6.4.2 The general layout is accepted subject to conditions seeking to provide sufficient sight lines for all the spaces fronting the road and the widening of the access into the car parking area for houses 6-9 and the spaces for units 10 and 11 must be served from the car parking area and not reverse onto Inkerman Road .
- 6.5 Trees
- 6.5.1 The site contains a large number of mature trees, most notably to its northern boundary with Portsmouth Road. Thirteen of the trees on site are covered by TPO's and a tree survey has been carried out. The Southampton (Northwest Woolston) TPO 1976 covers this site; however the silver birch and sycamore are no longer there. Within this site there are a couple of trees, mainly self-seeded sycamores which are multi-stemmed and have various structural defects. Therefore these trees are not worthy of protection and their loss to development could be mitigated with the planting of replacement trees.
- 6.5.2 Adjacent to this site on the northern boundary there is a row of 6 sycamores which are worthy of retention and their root protection areas would impact on a development scheme. There is no objection to the development of this site, providing the adjacent group of sycamores are retained and safeguarded and a landscaping scheme with replacement trees shown for the trees that have been lost.

6.5.3 Southampton City Council Trees Team is satisfied that development works can take place without harming the root protection areas of the retained trees. However, safeguarding and protection measures for the trees will be secured by way of condition.

6.6 Landscaping, Ecology and sustainability

6.6.1 Landscaping is to be a reserved matter. However, provision has been made within the layout of the site for 2 for 1 tree replacement.

6.6.2 With regards to ecology, the vegetation around the site provides good connectivity with surrounding areas allowing foraging activity to occur in nearby gardens as well as on the site itself. As such, officers will need to be satisfied that landscaping measures will include locally native species upon dealing with the reserved matters.

6.6.3 The development has been designed to meet Level 4 of the Code for Sustainable Homes which is welcomed.

7. Summary

7.1 The principle of redevelopment of this site for housing is accepted. Sufficient evidence has been provided to state that a library is no longer needed/required in this location. The scheme has been designed around the site restrictions in terms of the TPOs of site. It also provides family housing and affordable units and is acceptable in parking and highways terms. The impact on neighbouring dwellings has been mitigated through the layout and proposed scale of dwellings. An appropriate residential environment to conform with at least minimum standards can be achieved.

8. Conclusion

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

Local Government (Access to Information) Act 1985

Documents used in the preparation of this report Background Papers

1(a), 1(b), 1(c), 1(d), 2(b), 2(d), 4(f), 4(g), 4(vv), 6(a), 6(c), 7(a), 8(a), 8(j), 9(a) and 9(b).

ARL for 29/05/2012 PROW Panel

PLANNING CONDITIONS

CONDITIONS for 12/00039/R3OL

01. APPROVAL CONDITION - Outline Permission Timing Condition

Outline Planning Permission for the principle of the development proposed and the following matters sought for consideration, namely the layout of buildings and other external ancillary areas, the means of access (vehicular and pedestrian) into the site and the buildings, the appearance and design of the structure, the scale, massing and bulk of the structure, and the landscaping (both hard, soft and including enclosure details) of the site is approved subject to the following:

(i) Written approval of the details of the following awaited reserved matters shall be obtained from the Local Planning Authority prior to any works taking place on the site:-

a) The appearance and architectural design specifying the external materials to be used (RESERVED MATTER);

b) Landscaping of the site specifying a planting plan (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), hard and soft treatments, all means of enclosure to be formed within the site and to site boundaries surface treatments for parking layout, pedestrian access, surface areas and property frontages and ancillary objects (refuse bins, external lighting, lighting columns etc) (RESERVED MATTER);

(ii) An application for the approval of the outstanding reserved matters shall be made in writing to the Local Planning Authority before the expiration of three years from the date of this Outline Permission.

(iii) The development hereby permitted shall be begun [either before the expiration of five years from the date of this Outline permission, or] before the expiration of two years from the date of approval of the last application of the reserved matters to be approved [whichever is the latter].

Reason:

To enable the Local Planning Authority to control the development in detail and to comply with Section 91 and Section 92 of the Town and Country Planning Act 1990 (as amended).

02. APPROVAL CONDITION - Reserved Matters Timing Conditions

The development hereby permitted for the Reserved Matters Permission comprising the layout, means of access, appearance and design, scale, massing and bulk and landscaping shall begin not later than five years from the date of this decision or two years from the date of the final approval of the last reserved matters relating to the Outline Permission (the following Reserved Matters are still outstanding - landscaping to the site - and will need to be submitted and approved by the Local Planning Authority).

Reason:

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

03. APPROVAL CONDITION - Sightlines specification [Pre-Commencement Condition]

Pedestrian two metre by two metres forward visibility sight lines (measured from the back edge of the footpath) shall be provided for each parking space before the use of any dwelling hereby approved commences, and notwithstanding the provisions of the Town and Country Planning General Development Order 1988 no fences walls or other means of enclosure including hedges shrubs or other vertical structures shall be erected above a height of 600mm above carriageway level within the sight line splays. In addition the car parking spaces for units 10 and 11 shall be assessed via the shared parking area unless agreed otherwise in writing by the Local Planning Authority.

Reason:

To provide safe access to the development and to prevent congestion on the highway.

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

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

Class A (enlargement of a dwelling house), including a garage or extensions,
Class B (roof alteration),
Class C (other alteration to the roof),
Class D (porch),
Class E (curtilage structures), including a garage, shed, greenhouse, etc.,
Class F (hard surface area)

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.

05. Approval Condition - Refuse and Recycling Bin Storage (Pre-commencement conditions)

Details of the location, type and appearance of the facilities to be provided for the storage and removal of refuse and recycling from each dwelling shall be submitted to and approved in writing by the Local Planning Authority before the building is first occupied. The facilities shall include accommodation for the separation of waste to enable recycling. The approved refuse and recycling storage shall be retained thereafter.

Reason

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

06. Approval Condition Cycle storage (Pre-commencement Condition)

Notwithstanding the information already submitted no development shall commence until plans and elevational details of the secure, covered cycle storage for the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The cycle storage shall be provided prior to the first occupation of the dwellings hereby approved and thereafter retained for that purpose at all times.

Reason

To ensure an appropriate provision of cycle storage is made for future occupants of the site in accordance with saved policy SDP5 of the adopted Local Plan.

07. 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 LPA.

REASON:

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

08. 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).

09. APPROVAL CONDITION - Sustainable Drainage Systems (Pre-Occupation Condition)

Prior to the commencement of development a feasibility study demonstrating an assessment of the potential for the creation of a sustainable drainage system on site shall be carried out and submitted to the Local Planning Authority. Any measures shown to be feasible shall be verified in writing by the Local Planning Authority and implemented prior to first occupation of the development hereby granted consent. If the study demonstrates the site has the capacity for the implementation of a sustainable drainage system, a specification shall be agreed in writing with the Local Planning Authority. A sustainable drainage system to the approved specification must be installed and rendered fully operational prior to the first occupation of the development hereby granted consent and retained thereafter. In the development hereby granted consent, peak run-off rates and annual volumes of run-off shall be no greater than the previous conditions for the site.

REASON:

To conserve valuable water resources, in compliance with and to demonstrate compliance with policy CS20 of the Local Development Framework Core Strategy Development Plan Document Adopted Version (January 2010) and to prevent an increase in surface run-off and reduce flood risk.

10. APPROVAL CONDITION - Temporary parking area for construction vehicles (Pre-Commencement Condition)

No construction or building work shall be carried out on the site unless and until there is available within the site, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority, provision for the temporary parking of vehicles and the loading and unloading of vehicles associated with the building and other operations on the site throughout the period of work required to implement the development hereby permitted. Temporary parking and/or storage of materials or any other item associated with the development works must not take place on the adjacent common land at any time.

Reason:

In the interests of road safety and in order to protect the appearance and biodiversity value of the adjacent common land.

11. APPROVAL CONDITION - Contractors Compound (Pre-Commencement Condition)

Detailed plans specifying the areas to be used for contractors' vehicle parking and plant; storage of building materials, and any excavated material, huts and all working areas required for the construction of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before development commences on site. There shall be no provision for such storage on adjacent common land. The development shall proceed in accordance with the agreed details

Reason:

For the avoidance of doubt and in the interests of the amenities of nearby residents.

12. APPROVAL CONDITION - Lighting [Pre-Commencement Condition]

A written lighting scheme including light scatter diagram with relevant contours shall be submitted to and approved in writing by the Local Planning Authority prior to implementation of the lighting scheme. The scheme must demonstrate compliance with table 1 "Obtrusive Light Limitations for Exterior Lighting Installations", by the Institution of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light 2005. The installation must be maintained in accordance with the agreed written scheme.

Reason:

To ensure the development does not adversely affect foraging bats and other habitats within the site.

13. 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.

14. 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.

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

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

1. A desk top study including;

historical and current sources of land contamination
results of a walk-over survey identifying any evidence of land contamination
identification of the potential contaminants associated with the above
an initial conceptual site model of the site indicating sources, pathways and
receptors
a qualitative assessment of the likely risks
any requirements for exploratory investigations.

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

On completion of the works set out in (3) a verification report shall be submitted to the Local Planning Authority confirming the remediation actions that have been undertaken in accordance with the approved scene of remediation and setting out any measures for maintenance, further monitoring, reporting and arrangements for contingency action. The verification report shall be approved by the Local Planning Authority prior to the occupation or operational use of any stage of the development.

Any changes to these agreed elements require the express consent of the local planning authority.

Reason:

To ensure land contamination risks associated with the site are appropriately investigated and assessed with respect to human health and the wider environment and where required remediation of the site is to an appropriate standard.

16. 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.

17. APPROVAL CONDITION - Arboricultural Method Statement [Pre-Commencement Condition]

No operation in connection with the development hereby permitted shall commence on site until a site specific Arboricultural Method Statement in respect of the protection of the trees during all aspects of work on site is submitted and agreed in writing by the Local Planning Authority. It will be written with contractors in mind and will be adhered to throughout the

duration of the demolition and development works on site. The Method Statement will include the following:

1. A specification for the location and erection of protective fencing around all vegetation to be retained
2. Specification for the installation of any additional root protection measures
3. Specification for the removal of any built structures, including hard surfacing, within protective fencing areas.
4. Specification for the construction of hard surfaces where they impinge on tree roots
5. The location of site compounds, storage areas, car parking, site offices, site access, heavy/large vehicles (including cranes and piling rigs)
6. An arboricultural management strategy, to include details of any necessary tree surgery works, the timing and phasing of all arboricultural works and protection measures.
7. Specification for soft landscaping practices within tree protection zones or the canopy of the tree, whichever is greatest.

Reason

To ensure that provision for trees to be retained and adequately protected throughout the construction period has been made.

18. 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.

19. 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.

20. 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.

Note to Applicant

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

POLICY CONTEXT

Core Strategy - (January 2010)

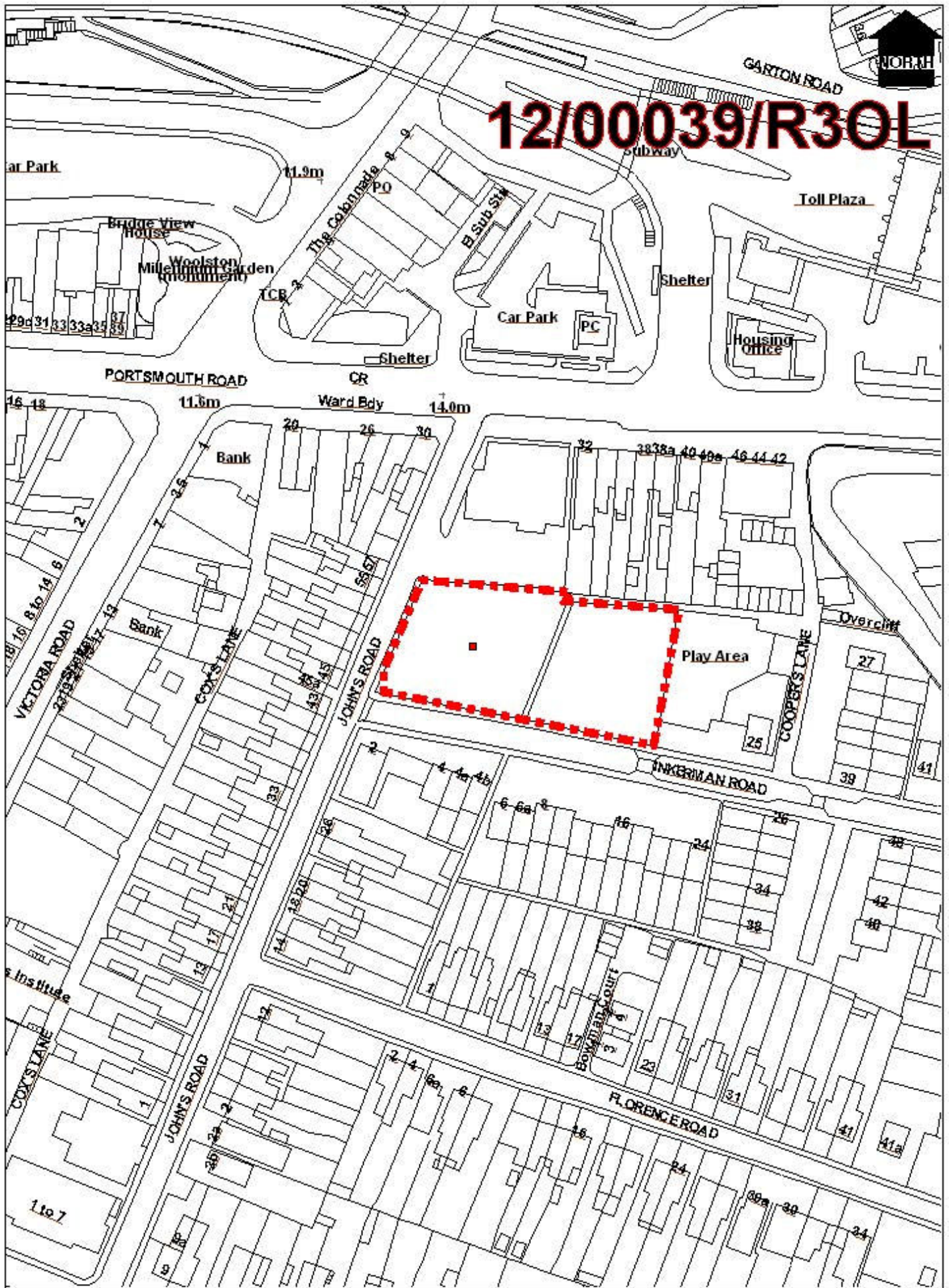
CS3	Town, district and local centres, community hubs and community facilities
CS4	Housing Delivery
CS5	Housing Density
CS13	Fundamentals of Design
CS15	Affordable Housing
CS16	Housing Mix and Type
CS18	Transport: Reduce-Manage-Invest
CS19	Car & Cycle Parking
CS20	Tackling and Adapting to Climate Change
CS21	Protecting and Enhancing Open Space
CS22	Promoting Biodiversity and Protecting Habitats
CS25	The Delivery of Infrastructure and Developer Contributions

City of Southampton Local Plan Review – (March 2006)

SDP1	Quality of Development
SDP4	Development Access
SDP5	Parking
SDP6	Urban Design Principles
SDP7	Urban Design Context
SDP8	Urban Form and Public Space
SDP9	Scale, Massing & Appearance
SDP10	Safety & Security
SDP11	Accessibility & Movement
SDP12	Landscape & Biodiversity
SDP13	Resource Conservation
SDP14	Renewable Energy
SDP16	Noise
SDP17	Lighting
SDP22	Contaminated Land
NE4	Protected Species
HE6	Archaeological Remains
CLT3	Protection of Open Spaces
CLT5	Open Space in New Residential Developments
CLT6	Provision of Children's Play Areas
H1	Housing Supply
H2	Previously Developed Land
H3	Special Housing Need
H7	The Residential Environment
REI5	District Centres
MSA15	Woolston Library

Supplementary Planning Guidance

- Residential Design Guide (Approved - September 2006)
- Planning Obligations (Adopted - August 2005 and amended November 2006)
- Parking Supplementary Planning Document (2011)
- National Planning Policy Framework – 27th March 2012.



12/00039/R30L

Scale : 1:1250

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