

**Southampton City Planning & Sustainability
 Planning and Rights of Way Panel meeting 24 July 2012
 Planning Application Report of the Planning and Development Manager**

Application address: Mental Health Day Centre, Bedford House, Amoy Street			
Proposed development: Re-development of the site, demolition of the existing building and provision of 10 x 2 and 2.5 storey houses (8 x 3-beds, and 2 x 2-beds) with associated car parking and storage (outline application seeking approval for access, layout and scale)			
Application number	12/00381/OUT	Application type	OUT
Case officer	Jenna Turner	Public speaking time	15 minutes
Last date for determination:	30.05.12	Ward	Bargate
Reason for Panel Referral:	Major application with letters of objection	Ward Councillors	Cllr Noon Cllr Bogle Cllr Tucker

Applicant: Mrs Sue Harris- Health & Adult Social Care, Southampton City Council	Agent: Capita Symonds
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Recommendation Summary	Delegate for Approval
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Reason for granting Permission

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

“Saved” Policies – SDP1, SDP4, SDP5, SDP7, SDP9, SDP10, SDP11, SDP12, SDP13, H1, H2, and H7 of the City of Southampton Local Plan Review - Adopted March 2006 as supported by the adopted LDF Core Strategy (2010) Policies CS3, CS4, CS5, CS13, CS16, CS19, and CS20 and the Council’s current adopted Supplementary Planning Guidance. The guidance within the National Planning Policy Framework (2012) is also relevant to the determination of this planning application.

Appendix attached			
1	Development Plan Policies		

Recommendation in Full

1. Delegate to the Planning and Development Manager to grant planning permission subject to the Head of Property and Procurement Services providing a written undertaking

for the provision within the contract of sale that the purchaser of the land enter into a Legal Agreement prior to the completion of the sale of the land requiring:

- i. Financial contributions towards site specific transport 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 improvements in the wider area as set out in the Local Transport Plan and appropriate SPG/D;
 - iii. Financial contributions towards the relevant elements of public open space required by the development in line with policies CLT5, CLT6 of the City of Southampton Local Plan Review (March 2006), Policy CS25 of the adopted LDF Core Strategy (2010) and the adopted SPG relating to Planning Obligations (August 2005 as amended);
 - iv. The provision of affordable housing in accordance with adopted LDF Core Strategy Policy 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 and;
 - vi. A parking permit restriction clause.
2. That the Planning and Development Manager be given delegated authority to add to, delete, or vary planning conditions and relevant parts of the Section 106 agreement.
 3. In the event that the legal agreement is not completed within two months of the panel meeting the Planning and Development Manager be authorised to refuse permission on the ground of failure to secure the provisions of the Section 106 Legal Agreement.

1. Background

- 1.1 The application is submitted under Regulation 3 of the Town and Country Planning General Regulations which relates to proposals made by the Local Authority. It is general practice that following the proper assessment of the planning merits of the proposal, that Regulation 3 applications should be either approved if considered acceptable, or the application should be requested to be withdrawn if not considered acceptable for justifiable planning reasons that would normally result in a refusal.

2. The site and its context

- 2.1 The application site comprises a part single and part two-storey, flat-roof building which previously provided a day centre for the mentally ill but is now vacant. The site is accessed from Amoy Street. Beyond the eastern site boundary lies public car parks but apart from this, the site is neighboured by residential properties and gardens.
- 2.2 Immediately to the south of the site and to the eastern end of Amoy Street is the boundary of the Carlton Crescent Conservation Area. The surrounding area is residential in character and typically comprises two-storey, terraced and semi-detached housing.

3. Proposal

- 3.1 The application seeks outline planning permission for the demolition of the existing building on site and the construction of 10 houses. Along with the quantum of development, the application seeks approval for the access, layout and scale of development with appearance and landscaping being the only matter reserved from consideration.
- 3.2 The development is formed of a terrace of 6 houses, a pair of semi-detached dwellings and two detached dwellings which would provide a mixture and 2 and 3 bedroom accommodation. In terms of scale, it is indicated that two detached properties would be two-storeys in height with the remainder of the development two-storeys with accommodation within the roofspace.
- 3.3 It is proposed to link Henry Street, to the south of the site with Amoy Street to provide access through the site from either Canton Street or Amoy Street. A total of 10 car parking spaces are proposed.

4. Relevant Planning Policy

- 4.1 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**.
- 4.2 The site is not allocated for a particular use or development within the Development Plan but lies within an area of high accessibility for public transport (Public Transport Accessibility Level 6).
- 4.3 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.

5. Relevant Planning History

- 5.1 There are no recent or relevant applications relating to this site. Planning permission was originally granted for the construction of a day care centre in 1975 (reference 1473/C1).

6. Consultation Responses and Notification Representations

- 6.1 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 (29.03.12) and erecting a site notice (26.03.12). At the time of writing the report **10** representations have been received from surrounding residents which includes a petition with 64 signatures. The following is a summary of the points raised:
- 6.2 ***The development is closer than the Council's separation distances permit to properties on Canton Street which back onto the site and would therefore have a harmful impact on privacy and would appear dominant when viewed***

from neighbouring properties.

6.3 Response

The proposed houses to the south of the site would be between 13 and 18 metres from the rear elevations of properties on Canton Street and are positioned approximately 4 metres off of the boundary with these properties. It is proposed that the side elevations of the two southern-most dwellings would face onto the boundary with Canton Street. In such circumstances, the Residential Design Guide Supplementary Planning Document sets out that a separation distance of 12.5 metres and the proposal would exceed this. As such, the relationship of the development with the properties on Canton Street is considered to be acceptable. In terms of privacy, a condition is suggested to ensure that no clearly glazed, openable windows are installed in the south side elevations of the properties.

6.4 ***Opening up Henry Street to through traffic would have a harmful impact on the character of Canton Street by increasing the amount of vehicle movements on this street.***

6.5 Response

Having regard to the level of development proposed, and that an alternative access to the site is available via Amoy Street, it is not considered that the scheme would result in a significant increase in vehicle trips in Canton Street. Furthermore, the Historic Environment Team have raised no objection to the proposal in this respect.

6.6 ***The proposal could lead to increased competition for on-street car parking spaces in the locality***

6.7 Response

The surrounding streets are within a Control Parking Zone and the Section 106 Agreement associated with the application would prevent future occupants of the development from being issued with parking permits. As such, it is not considered that the proposal would generate harmful overspill car parking on the surrounding streets.

6.8 **Consultation Responses**

6.9 **SCC Highways** - No objection. Suggests conditions to secure detail design of the road and pedestrian footpath, refuse collection arrangements and the management of construction related vehicles and storage.

7.0 **SCC Housing** – No objection. There is a requirement to provide 2 affordable housing units and this should be provided on site.

7.1 **SCC Sustainability Team** – No objection. Suggests conditions to ensure the development attains level 4 of the Code for Sustainable Homes

7.2 **SCC Trees** – No objection subject to a condition to secure tree protection measures

7.3 **SCC Environmental Health (Pollution & Safety)** - No objection subject to conditions to minimise disruption to neighbours during the demolition and construction process.

7.4 **SCC Ecology** – No objection subject to conditions to secure ecological mitigation measures and to protecting nesting birds in the construction process.

- 7.5 **SCC Historic Environment** - No objection subject to conditions to secure the necessary archaeological investigations.
- 7.6 **Southern Water** – No objection subject to conditions to secure details of drainage and measures to protect the public sewer.

8.0 Planning Consideration Key Issues

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

8.2 Principle of Development

- 8.2.1 Before the principle of the redevelopment of the existing community building for an alternative use can be accepted, policy CS3 of the Core Strategy requires an assessment of the need for the use of the building for community purposes. The three support services which previously operated from Bedford House have been relocated to alternative premises within the locality of the site, as part of a strategic review and consolidation of the Council's Day Service provisions. The application submission includes a review of the availability of community use provision within the vicinity of the application site. This review demonstrates that there is adequate provision for community uses within the area and as such, the principle of the loss of the community facility is acceptable.
- 8.2.2 The application would make efficient use of previously developed land to provide housing. The proposal incorporates more than the target level of family homes set out in policy CS16 of the Core Strategy. The proposed residential density at 33 dwellings per hectare is less than the density range recommended by policy CS5 of the Core Strategy, but having regard to the constraints of the site, the density is appropriate. The principle of the redevelopment of the site to provide residential accommodation is therefore considered to be acceptable.

8.3 Design and Impact on Character of Area

- 8.3.1 Since the appearance of the development is reserved from consideration at this stage, the key consideration in this respect is whether the scale and layout of the proposal is in keeping with the character of the area, including the setting of the adjacent Conservation Area. The proposed layout enables a typical residential street to be created and the domestic scale and form of the houses would be noticeably more in keeping with the surrounding area than the existing building on the site. The proposal would also result in significantly less building and hardsurfaced areas when compared with the existing situation and therefore represent an improvement to the character of the area.
- 8.3.2 Whilst there are no Tree Preservation Orders on or adjacent to the site, the proposed layout enables the retention of the existing trees on site which would soften and offer some screening of the development when viewed from

neighbouring properties. The terraced and semi-detached properties reflect the prevailing pattern of development within the vicinity of the site and the domestic scale of the properties would also be reflective of the character of the area.

8.4 Impact on Residential Amenity

8.4.1 The properties to the north of the site would achieve between 19 and 20 metres separation to the rear elevations of properties on Wilton Avenue. This is slightly less than the 21 metre separation recommended by the Residential Design Guide SPD, however, the guidance makes it clear that these standards can be applied more flexibly where separation distances are typically tighter within the site's context. The surrounding area does have a fairly dense character and back-to-back separation distances notably less than 21 metres can be observed. As such, the separation distance between the site and Wilton Avenue are considered to be acceptable in this instance.

8.4.2 As stated in paragraph 6.3 above, the separation distances between the two detached properties and those on Canton Street, does exceed the separation standards for hip-to-gable relationships and is therefore considered to be acceptable. The scale and massing of development adjacent to the southern site boundary is less than that proposed to the north of the site, in recognition of the closeness of the properties on Canton Street. Furthermore, as the properties would lie north of those on Canton Street, there would be no adverse impact in terms of over-shadowing. The separation of the proposed dwellings with those on Devonshire Road is substantial and would ensure no harm to the amenities of the occupiers to these properties.

8.5 Quality of Residential Environment Proposed

8.5.1 In terms of amenity space, each dwelling would be served by private rear gardens and whilst the garden depths are slightly less than the standards set out in the Residential Design Guide, they are characteristic of the surrounding area and would provide a useable space for prospective occupants. The relationship of the proposed dwellings to one another is considered to create an acceptable residential environment and defensible space is provided between the front elevations of properties and the street. Cycle and refuse storage could be provided to the required standard and a condition is suggested to secure this.

8.6 Parking and Highways

8.6.1 The provision of ten parking spaces to serve the ten dwellings is in accordance with the Council's adopted maximum car parking standards. The opening up of Henry Street to traffic through the site offers an effective way for refuse collection vehicles to service the proposed development. Due to the constraints of the site, it would be difficult to achieve a refuse turning area within the site without impacting on the retained trees and resulting in a layout which would not be characteristic of the surrounding area. In addition to this, the opening up of Henry Street would also improve refuse collection arrangements for Canton Street and represent an improvement in highway safety terms. As such, the Highways Team have raised no objection to the proposed parking and access arrangements and the scheme is considered acceptable in this respect.

8.7 Mitigation of direct local impacts and Affordable Housing

8.7.1 The development triggers the need for a S.106 Legal Agreement to secure appropriate off-site contributions towards open space and highway infrastructure

improvements in accordance with Core Strategy Policy CS25. Core Strategy policy CS15 requires the provision of 20% affordable housing on sites where there would be a net gain of between 5 and 15 units. The applicants have confirmed their willingness to secure at the sale of the site, the necessary obligations to mitigate against the scheme's direct local impacts.

9.0 Summary

9.1 The proposal development makes good use of previously developed land to provide a genuine mix of accommodation on a edge of city centre site. The proposal successfully responds to the constraints of the site without compromising the existing residential amenity and would have a positive visual impact on the area.

10.0 Conclusion

10.1 Subject to the imposition of the suggested conditions attached to this report, the proposal would be acceptable. The application is therefore recommended for approval.

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

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

JT for 24/07/12 PROW Panel

PLANNING CONDITIONS

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 scale, massing and bulk of the structure, of the site is approved subject to the following:

- (i) Written approval of the details of the appearance and architectural design specifying the external materials to be used and the landscaping of the site specifying both the hard and soft treatments and means of enclosure shall be obtained from the Local Planning Authority prior to any works taking place on the site
- (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 – Windows to side elevations [performance condition]

Unless otherwise agreed in writing by the Local Planning Authority, any windows located in the side elevations of the dwellings hereby approved above ground floor level, shall be non-opening and obscurely glazed up to a height of 1.7m when measured from the internal floor level. The windows shall thereafter be retained in this manner. For the avoidance of doubt, side elevations include the south facing elevations of the plots 9 and 10.

Reason:

In the interests of the privacy of the occupiers of the neighbouring residential properties.

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

Before the development first comes into occupation a lighting scheme shall be submitted to the Local Planning Authority and approved in writing. The lighting scheme shall be implemented as approved before the development first comes into occupation and thereafter retained as approved.

Reason:

To protect the amenities of the occupiers of existing nearby residential properties and to secure a satisfactory residential environment.

04. 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

05. 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.

06. 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 & Countryside Act 1981 (as amended) and the conservation of biodiversity

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 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 – Road Construction [Pre-Commencement Condition]

No development hereby permitted shall be commenced until the Local Planning Authority have approved in writing:-

- A specification of the type of construction proposed for the roads, cycleways and footpaths including all relevant horizontal cross-sections and longitudinal sections showing existing and proposed levels together with details of street lighting, signing, white lining and the method of disposing of surface water.
- A programme for the making up of the roads and footpaths to a standard suitable for adoption by the Highway Authority

Reason:

To ensure that the roads and footpaths are constructed in accordance with standards required by the Highway Authority

10. 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.

11. 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.

12. APPROVAL CONDITION – Public Sewer Protection Measures [pre-commencement condition]

Prior to the commencement of the development hereby approved, details of measures to protect the public sewer from damage shall be submitted to and approved by the Local Planning Authority in writing. The development shall proceed in accordance with the agreed details.

Reason:

To secure a satisfactory form of development.

13. APPROVAL CONDITION - Demolition Statement [Pre-Commencement Condition]

Precise details of the method and programming of the demolition of the existing property which includes measures to suppress dust, shall be submitted to and approved by in writing by the Local Planning Authority prior to the implementation of the scheme. The agreed scheme shall be carried out to the details as specified in the demolition programme unless otherwise agreed in writing by the Local Planning Authority.

Reason:

In the interests of the amenity of adjacent residential properties.

14. APPROVAL CONDITION - Refuse & Recycling Bin Storage – Details to be submitted [pre-commencement condition]

Notwithstanding the information already submitted, details of the elevations of the storage of refuse and recycling and details of collection points for the houses, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby approved. The facilities shall include accommodation for the separation of waste to enable recycling. The approved refuse and recycling storage shall be thereafter retained.

Reason:

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

15. APPROVAL CONDITION – Cycle Storage [pre-commencement condition]

Prior to the commencement of the development hereby approved details of the external appearance of the cycle storage shall be submitted to the Local Planning Authority for approval in writing. The development shall proceed in accordance with the approved

details and the storage thereafter retained as approved.

Reason:

To promote cycling as an alternative mode of transport to the private car

16. APPROVAL CONDITION - Amenity Space Access [performance condition]

The amenity space areas shown on the plans hereby approved, and pedestrian access to it, shall be made available as amenity space prior to the first occupation of the dwellings hereby permitted and shall be retained with access to it at all times for the use of all occupiers of the development .

Reason:

To ensure the provision of adequate amenity space in association with the approved dwellings.

17. APPROVAL CONDITION – Parking and Access [pre-occupation condition]

Prior to the occupation of the development hereby approved both the access to the site, including the vehicular and pedestrian link through to Henry Street and the parking spaces for the development shall be provided in accordance with the plans hereby approved. The parking shall be retained for that purpose and not used for any commercial activity.

Reason:

To ensure a satisfactory form of development

18. APPROVAL CONDITION – Removal of permitted development [performance condition]

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, no development permitted by classes A (extensions), B (roof alterations), C (other roof alterations), D (porches), E (outbuildings, enclosures or swimming pools) and F (hard surfaces) of Part 1 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority for the dwellings hereby approved.

Reason:

In order to protect the amenities of the locality and to maintain a good quality environment and in order to ensure that sufficient private amenity space remains to serve the dwellings.

19. APPROVAL CONDITION – Archaeological investigation [Pre-Commencement Condition]

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

Reason:

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

20. APPROVAL CONDITION – Archaeological work programme [Performance Condition]

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

Reason:

To ensure that the archaeological investigation is completed.

21. 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. Connection to Public Sewerage System

A formal application for connection to the public sewerage system is required in order to service this development, please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester SO23 9EH.

POLICY CONTEXT

Core Strategy - (January 2010)

CS1	City Centre Approach
CS3	Town, district and local centres, community hubs and facilities
CS4	Housing Delivery
CS6	Housing Density
CS13	Fundamentals of Design
CS14	Historic Environment
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)

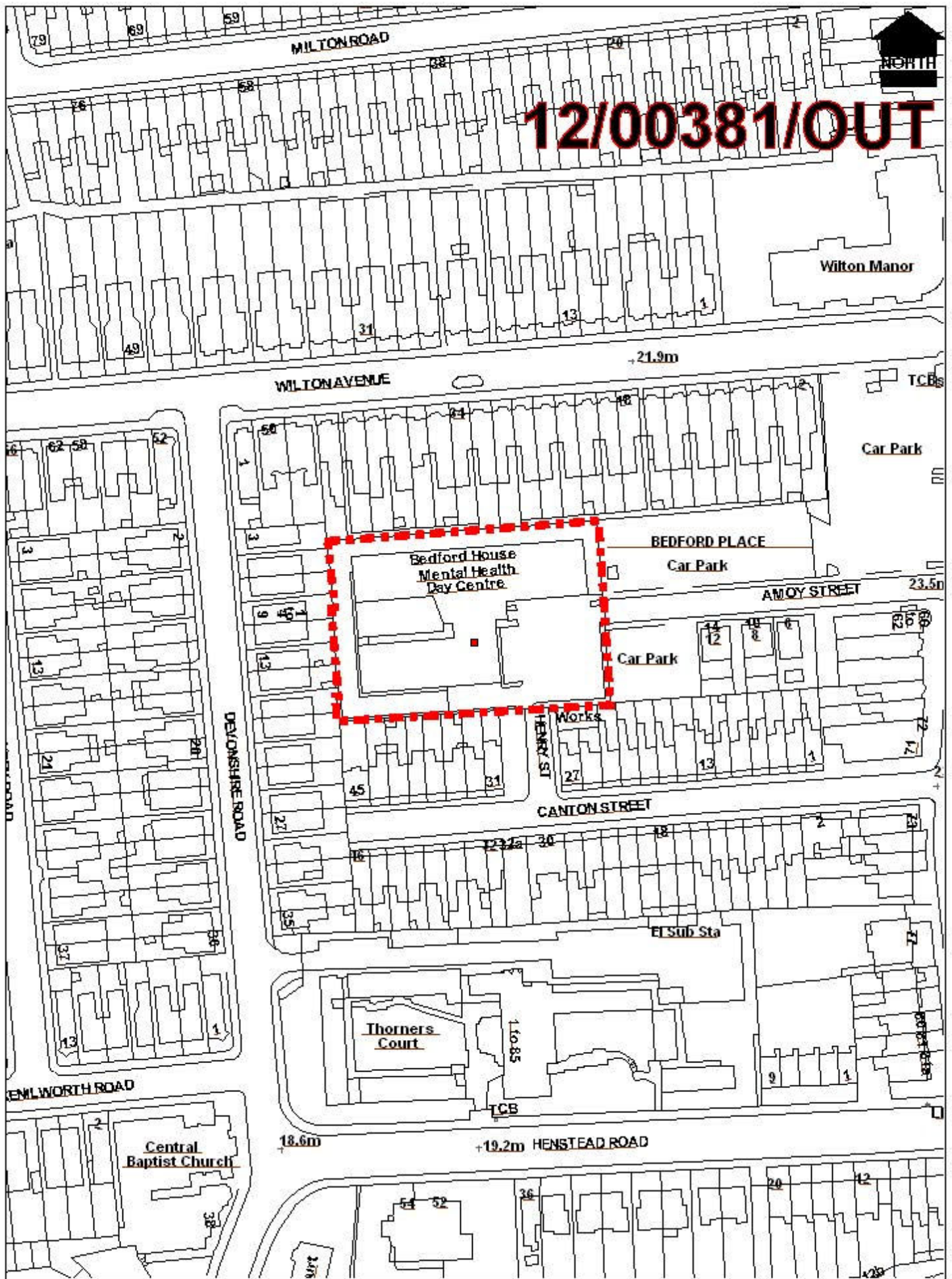
SDP1	Quality of Development
SDP4	Development Access
SDP5	Parking
SDP6	Urban Design Principles
SDP7	Urban Design Context
SDP8	Urban Form and Public Space
SDP9	Scale, Massing & Appearance
SDP10	Safety & Security
SDP11	Accessibility & Movement
SDP12	Landscape & Biodiversity
SDP13	Resource Conservation
SDP14	Renewable Energy
CLT5	Open Space in New Residential Developments
CLT6	Provision of Children's Play Areas
H1	Housing Supply
H2	Previously Developed Land
H7	The Residential Environment

Supplementary Planning Guidance

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

Other Relevant Guidance

National Planning Policy Framework 2012



12/00381/OUT

Scale : 1:1250

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