

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: 5 Bellevue Road SO15 2YE			
Proposed development: Redevelopment of the site, demolition of the existing building and construction of a 4-storey hostel for homeless persons comprising 65 bedsits with associated works.			
Application number	12/00471/FUL	Application type	FUL
Case officer	Anna Lee	Public speaking time	15 minutes
Last date for determination:	29.06.2012	Ward	Bevois Valley
Reason for Panel Referral:	Major application with objections	Ward Councillors	Cllr Barnes-Andrews Cllr Rayment Cllr Burke

Applicant: First Wessex	Agent: Kenn Scaddan Associates Ltd
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Recommendation Summary	Conditionally Approve
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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, SDP6, SDP7, SDP8, SDP9, SDP10, SDP11, SDP13, SDP14, SDP16, SDP17, H2, H3 and H7 of the City of Southampton Local Plan Review - Adopted March 2006 as supported by the adopted LDF Core Strategy (2010) Policies CS1, CS4, CS6, CS13, CS14, CS15, 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

Conditionally Approve

1. The site and its context

- 1.1 The site is located to the north of Southampton City Centre, close to Kings Park. It is situated on the corner formed by the south side of Bellevue Road and the west side of Kings Park Road.
- 1.2 It is a mixed use area with both office use and residential houses and flats in the immediate vicinity. The existing hostel is in a poor state of repair and the redevelopment is required to modernise the facilities in order to ease management and provide a better living environment for the future occupiers.
- 1.3 Bellevue Road is characterised by older style terraced buildings mainly three storey in height. To the west is a more recent three storey, mansard style development. Within Kings Park Road are flats and other dwellings the adjacent flats are three storey in height. There is a mix of architectural styles within the locality including properties with flat roofs and 4 storeys in height.
- 1.4 The City Centre Characterisation Study (2009) places the site within area 6 (Bellevue) and says the following of the area's urban grain, proximate to the application site:-

“Bellevue has a fine grain but with groups of large footprint buildings towards the south and a single large block on the corner of Bellevue Road and King's Park Road. Building lines vary between roads, with set back seen in King's Park Road but back of pavement development to the south side of Bellevue Road”.

2. Proposal

- 2.1 The proposal seeks to provide 65 single person bedsits with communal facilities such as a lounge, office, kitchens, laundry and interview rooms. This is following the demolition of the existing building. One of the bedsits on the ground can accommodate a wheelchair user.
- 2.2 The property would continue to be used in the same manner (i.e. as a Life Skills hostel) where support and advice is offered to aid independent living skills, self esteem, employment and health issues. The proposed redevelopment of the site seeks to upgrade the existing facilities and re-provide a much improved Life Skills hostel for people between the ages of 16-65.
- 2.3 The proposal is modern in design and is split into three design elements in order to provide some articulation and pick up some existing architectural elements in the vicinity i.e. mansard roof. The main access to the building is via Bellevue Road and the existing vehicular access from Kings Park Road is to be maintained. Two car parking spaces for staff are provided to the rear with a refuse area and a small shared outside amenity area.
- 2.4 On the ground floor there are two cluster flats one with 5 units and one with 6, as well as a multi-functional room, interview rooms and staff room. At first floor there are 3 cluster flats with 6 units in each and a lift for access as well as stairs. This is repeated for the second and third floor. All flats have a kitchen area.
- 2.5 There is a landscaping strip round the site both on Bellevue Road and Kings Park Road in order to break up the built form.

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 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.

3.3 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.

3.4 The National Planning Policy Framework (NPPF) came into force on 27th March 2012 and replaces the previous set of national planning policy guidance notes and statements. Having regard to paragraph 214 of the NPPF the local policies and saved policies listed in this report retain their full material weight for decision making purposes. The National Planning Policy Framework has an overarching principle to achieve sustainable development.

4.0 Relevant Planning History

4.1 Planning permission was granted for the hostel in 1952 under application 1008/7 for erection of hostel. There is no other relevant permission other than extensions to the existing building.

5.0 Consultation Responses and Notification Representations

5.1 Following the receipt of the planning application a publicity exercise in line with department procedures was also undertaken which included notifying adjoining and nearby landowners, placing a press advertisement (03.05.2012) and erecting a site notice (26.04.2012). At the time of writing the report **2** representations (one letter of support) have been received from surrounding residents.

5.2 ***Concerned about the noise and traffic disruptions during construction.***

5.3 Response

5.4 All development will have an impact on the local vicinity. However, conditions are imposed to control hours of working, request details of demolition, construction compounds and the location of contractors vehicles in order to control the impact of the proposed development

5.5 ***Concerned about the management and anti-social behaviour***

5.6 Response

5.7 The proposed development only results in an increase in the number of occupiers by two. The main concern relates to noise due to the congregation of occupiers to the front in order for them to smoke. There is an outdoor area to the rear which would provide a more suitable location for this.

5.8 ***The main entrance should be to the rear to reduce noise and disturbance***

5.9 Response

5.10 The front entrance needs to be onto street frontage in order to provide an active frontage and provide security and surveillance for the proposed occupiers.

5.11 **Consultation Responses**

5.12 **SCC Highways** - No objection subject to details of refuse storage and collection and gates to secure the car parking area.

5.13 **SCC Archaeology** - No objection subject to conditions set out in the report.

5.14 **SCC Sustainability Team** – No objection. Subject to the standard BREEAM condition.

5.15 **SCC Architect's Panel** - Object. Kitchens should be on the corner in order to be light and airy. There should be separate cycle storage and the layout of corridors not ideal as inefficient. The corner feature not strong enough and mansard roof appears out of odds in the street scene. There is a lack of disabled rooms and elevations are bland and have no rhythm and consistency.

5.16 **SCC City Design** - No objection. The proposed development represents a well mannered and fairly discreet redevelopment that sits comfortably with existing adjoining development and that will contribute to enhancing the character of adjoining streets.

5.17 **SCC Environmental Health (Contaminated Land)**
No objection. The site may be subject to historic land contamination and conditions are suggested to address this.

5.18 **SCC Ecology** – No objection. The proposed development is unlikely to have any adverse impacts on local biodiversity.

5.19 **BAA** – No objection subject to an informative regarding cranes.

5.20 **Southern Water** – No objection subject to an informative regarding connection to the system and details of the proposed drainage system.

5.21 **City of Southampton Society** - No objection

6.0 Planning Consideration Key Issues

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

- i. The principle of development;
- ii. Design and impact on the character of the area;
- iii. The quality of the residential environment proposed

- iv. The impact on residential amenity; and
- v. Parking and highways.

6.2 Principle of Development

- 6.2.1 The policies of the Core Strategy and saved policies of the Local Plan support the principle of making efficient use of this city centre, previously developed site to provide a mixed use development. The proposed use as a hostel is consistent with its current use as a hostel and not dissimilar in the amount of floor space and foot print of the existing development. The proposal also provides for a special need required within Southampton Housing stock.

6.3 Design and Impact on the character of the area

- 6.3.1 The scale of this 4 storey development proposal sits comfortably with the existing predominantly 3-4 storey development on Bellevue Road and does not project as tall as the previous development which included projecting taller elements containing plant and lift over runs.
- 6.3.2 On Kings Park Road it lies adjacent to existing 2 storey development but the reduction in height and the gap result in an improved appearance within the street scene. On Bellevue Road the adjacent property is also two storey in height but has rooms in the roof and the mansard reduces the impact. The development steps up to the full four storey height as existing. The mansard element is proposed to be buff brick and the four storey adjacent is red brick in design.
- 6.3.3 Adjacent to this is a glazing recess and the corner element is buff brick in design and four storey in height. Then on Kings Park Road there is a wider recessed glazed part then a red brick four storey element and finally the buff brick mansard roof element completing the development. The mansard roofs are proposed to be in natural zinc. A canopy finished in natural zinc would provide a focal point for the main pedestrian entrance.
- 6.3.4 The design of the elevations and fenestration seek to mimic the proportions in Georgian architecture in the area. The mansard roofs do respect the character and the design is not bland and the glazing between the elements provides light in to corridors and kitchens. In essence the proposal provides a suitable form of development that respects the character of the area and more importantly is functional for its proposed use.
- 6.3.5 With respect to the Architects Panel response no objection has been raised from SCC Highway's team with regard to cycle storage. In terms of the mansard roof, this element is picked up from existing properties on Bellevue road and new development on Kings Park Road. Therefore providing a development which mimics similar height buildings. Although the corner element does not provide a landmark feature it still responds to the architecture in the road and respects its character. The elevations are broken up and provide different modern elements in a pattern to break up the large building. The proposal has a simple appearance that respects the height of neighbouring properties and the architectural styles of the existing building on both Bellevue Road and Kings Park Road. In terms of the internal layout no objections have been received from consultees commenting on the layout. In summary, none of the issues raised by

the Architects panel lead to a different recommendation.

6.4 The quality of the residential environment proposed

- 6.4.1 In terms of bulk and scale the proposed replacement building would be of a scale and mass similar to the existing structure. The building would be four storeys in height as existing. Mansard roofs have been used on the south and west extremities to reduce the overall bulk of the building to reduce the impact on the neighbouring properties. Not only would this reduce the impact but these would refer to and link with the appearance of other buildings nearby.
- 6.4.2 Each part of the roof of the building would be a different height and stepped to break up the mass. The height of overall building would vary between 12.2 metres and 13.2 metres. The proposed building would have a very similar footprint to the existing hostel building.
- 6.4.3 The scheme has been designed to reduce the impact on the neighbour properties by reducing the height adjacent to the neighbouring properties but also by articulating the building. A hardstanding area to the rear provides an area for the residents to smoke and sit outside potentially removing the smokers from the front to the rear reducing the noise impact. However, it is important to note that this is an existing use and the proposal only intensifies occupancy by 2 further occupiers.

6.5 Residential Amenity

- 6.5.1 The proposed landscaping would incorporate planting to the site boundary providing a break up of the built form with low maintenance plants details of which are required via a condition. Planting beds around the perimeter of the development soften the slightly 'institutional' feel of this development which are contained by a dwarf wall and railings.
- 6.5.2 The residents' amenity area and car parking within the site would be surfaced in permeable block paviors in order to provide a sustainable drainage system.
- 6.5.3 Although the rooms are small there is some indoor communal space and outdoor space provided in allow occupiers to leave their rooms and have some relaxing space. In summary, the proposal provides a sufficient and safe environment for occupiers.

6.6 Parking and Highways

- 6.6.1 Even though only two car parking spaces are provided for the staff this is sufficient in this locality due to its high accessible location. No on street parking is likely to occur as the site is located within a resident parking permit area and permits are limited.
- 6.6.2 The policies within the Core Strategy and Local Plan Review seek to reduce the need to travel by private car and set out that controlling the level of car parking is a key factor in ensuring more sustainable modes of travel. Having regard to the city centre location of the site which is within walking distance of services and facilities and good access to public transport, the proposal is therefore considered to be acceptable in this respect.

6.6.3 The refuse bins will be moved on collection day by members of staff from the store to the undercroft to aid collection. Cycle storage can be found in each flat for the provision of one bicycle.

7.0 Summary

7.1 The proposal development makes good use of previously developed land to provide a genuine mix of accommodation on a 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.

8.0 Conclusion

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)

ARL for 24.07.2012 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 - 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.

03. APPROVAL CONDITION - Details & samples of building materials to be used [Pre-Commencement Condition]

No development works shall be carried out unless and until a detailed schedule of materials and finishes including samples (if required by the LPA) to be used for external walls, windows, doors and the roof of the proposed buildings has been submitted to and approved in writing by the Local Planning Authority. Details shall include all new glazing, panel tints, stained weatherboarding, drainage goods, and the ground surface treatments formed. Development shall be implemented only in accordance with the agreed details.

Reason:

To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality.

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

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 development hereby permitted without the prior written consent of the Local Planning Authority.

Reason:

To protect the amenities of the adjoining residential properties.

05. APPROVAL CONDITION - Cycle Storage [performance condition]

Before the development hereby approved first comes into occupation, the cycle storage shall be provided in accordance with the plans hereby approved. The storage shall thereafter be retained as approved.

Reason:

To secure an acceptable residential environment.

06. 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. Details should include a storage area within 10m of the public highway on collection days. 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.

07. APPROVAL CONDITION - Details of entrance gates to the car park [Pre-Occupation Condition]

Prior to the occupation of the building plans detailing entrance gates to car park to the rear shall be submitted to and agreed in writing by the Local Planning Authority. The gate leading to the car park should be lockable and closed when not in use. The agreed plan shall implemented and the gates retained unless agreed otherwise in writing by the Local Planning Authority.

REASON

In the interests of highway safety.

08. 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.

09. 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.

10. APPROVAL CONDITION - Surface / foul water drainage [Pre-commencement Condition]

No development approved by this permission shall commence until a scheme for the disposal of foul water and surface water drainage have been submitted to and approved in writing by the Local Planning Authority and no building shall be occupied unless and until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority and subsequently implemented and maintained for use for the life of the development.

Reason:

To ensure satisfactory drainage provision for the area.

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

Precise details of the method and programming of the demolition of the existing property shall be submitted to and approved by in writing by the Local Planning Authority prior to the implementation of the scheme. The scheme shall include measures to provide satisfactory suppression of dust during the demolition works to be carried out on site. 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.

12. APPROVAL CONDITION - Demolition Phasing [performance condition]

The works of demolition hereby authorised shall not be commenced before a contract for the carrying out of the works of redevelopment of the site hereby approved is in place.

Reason:

To prevent the site remaining vacant following demolition, in the interests of the visual amenity of the street.

13. APPROVAL CONDITION - Lighting [pre-commencement condition]

Prior to the commencement of the development hereby approved a scheme for external lighting of the building shall be submitted to the Local Planning Authority for approval in writing. The scheme shall include lighting to the refuse and cycle storage and the pedestrian entrances to the building. The lighting shall be installed as agreed before the development first comes into occupation and thereafter retained.

Reason:

To create an acceptable residential environment and in the interests of the amenities of neighbouring residential properties.

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

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

1. A desk top study including;
historical and current sources of land contamination
results of a walk-over survey identifying any evidence of land contamination
identification of the potential contaminants associated with the above
an initial conceptual site model of the site indicating sources, pathways and receptors
a qualitative assessment of the likely risks
any requirements for exploratory investigations.
2. A report of the findings of an exploratory site investigation, characterising the site and allowing for potential risks (as identified in phase 1) to be assessed.
3. A scheme of remediation detailing the remedial actions to be taken and how they will be implemented.

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

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

Reason:

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

15. APPROVAL CONDITION - Landscaping & 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 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

16. 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.

17. 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.

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 - 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.

20. 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.

21. APPROVAL CONDITION - Site Storage and temporary accommodation [Pre-Commencement]

Provision shall be made within the site for the storage of materials and equipment relating to the redevelopment of the site. Such storage areas shall not obstruct the public highway (unless otherwise agreed in writing with the local planning authority) or approach into the site, or obscure any visibility splay or sight line required for safe vehicle movement on the approach to or within the site.

Reason:

To ensure that the works do not conflict with the safe movement of pedestrians and vehicles in the interests of road safety.

22. APPROVAL CONDITION - Construction traffic access/ egress arrangements (Pre-Commencement Condition)

Prior to works commencing on the site details of the means of access for construction (and demolition) of the structures on the site shall be submitted to and agreed with the Local Planning Authority. Such details shall indicate any areas of equipment and material storage during the work period and any measures to limit the possible nuisance effects on surrounding and neighbouring residential properties.

Reason:

In order to protect the residential amenity of nearby properties.

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

Written documentary evidence demonstrating that the development has achieved at minimum a rating of Very Good against the BREEAM standard, including the approved sustainability measures and at least 5 credits in Ene01 shall be submitted to the Local Planning Authority and verified in writing prior to the first occupation of the development hereby granted, unless an otherwise agreed timeframe is agreed in writing by the LPA. The evidence shall take the form of a post construction assessment and certificate as issued by a legitimate BREEAM certification body.

Reason:

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

Notes to Applicant

1. Connection to water supply

A formal connection to the water supply is required in order to service the development. Please connect Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester SO23 9EH (01962 858688) www.southernwater.co.uk

2. Cranes

Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues' (available at <http://www.aoa.org.uk/policy-safeguarding.htm>)

POLICY CONTEXT

Core Strategy - (January 2010)

CS1	City Centre Approach
CS4	Housing Delivery
CS6	Housing Density
CS6	Economic Growth
CS13	Fundamentals of Design
CS15	Affordable Housing
CS16	Housing Mix and Type
CS19	Car & Cycle Parking
CS20	Tackling and Adapting to Climate Change

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
SDP13	Resource Conservation
SDP14	Renewable Energy
SDP16	Noise
SDP17	Lighting
H2	Previously Developed Land
H3	Special Housing Need
H7	The Residential Environment

Supplementary Planning Guidance

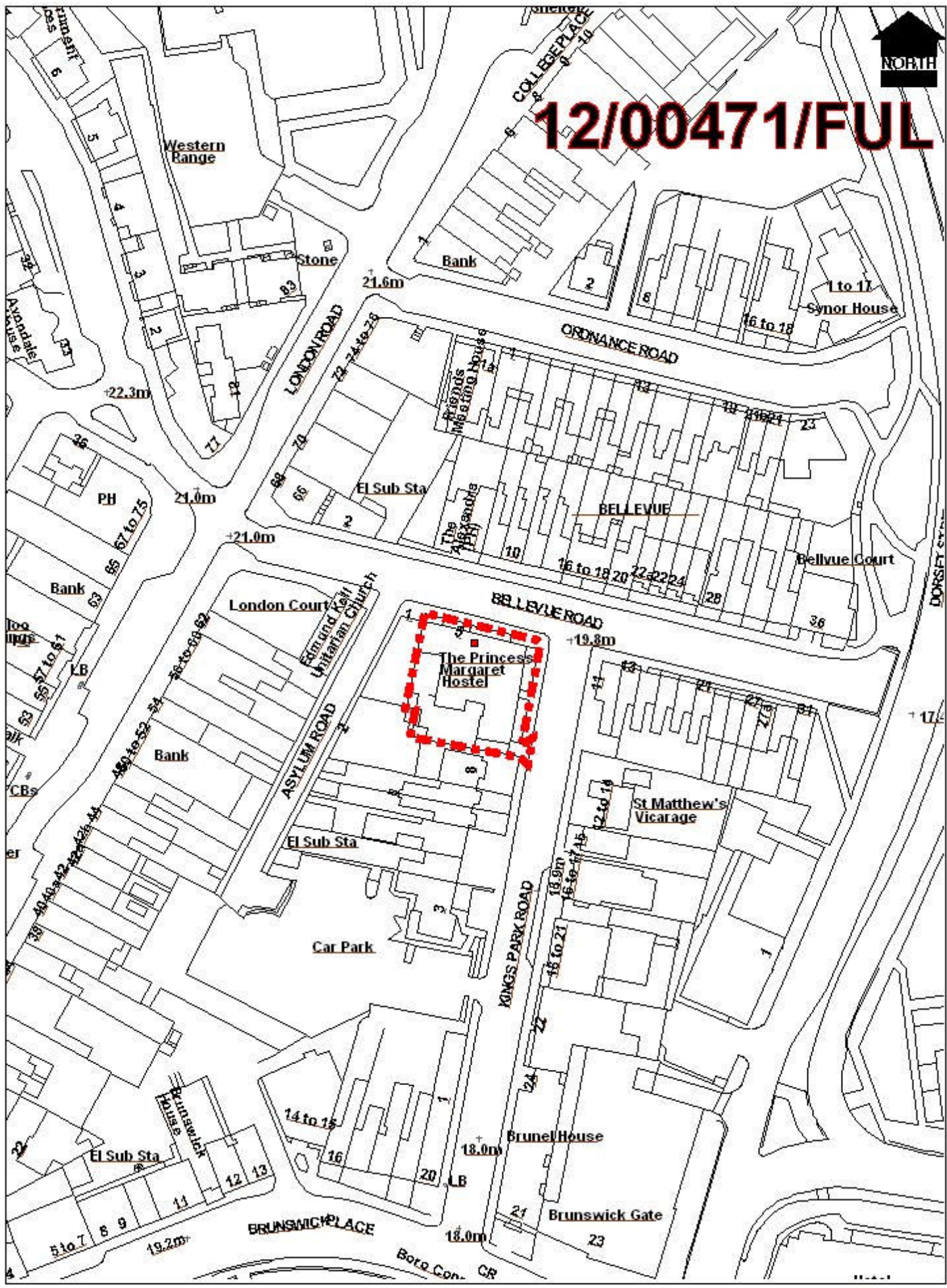
Residential Design Guide (Approved - September 2006)
Planning Obligations (Adopted - August 2005 and amended November 2006)

Other Relevant Guidance

The National Planning Policy Framework
City Centre Urban Design Strategy (CCUDS) 2000
Draft City Centre Action Plan 2012
City Centre Master Plan 2012
City Centre Development Design Guide 2004
City Centre Streetscape Manual 2004
City Centre Characterisation Study 2009



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