

Southampton City Planning & Sustainability  
 Planning and Rights of Way Panel meeting 16 February 2010  
 Planning Application Report of the Head of Division

Application address: Hinkler Parade, 318 – 400 (evens) Hinkler Road, 2-32 Marston Road and Housing Office at Tatwin Crescent, Thornhill, Southampton			
Proposed development: Redevelopment with 2, 3 and 4-storey buildings to provide 106 dwellings (8 two-bedroom houses, 26 three-bedroom houses and 5 four-bedroom house, 20 one-bedroom flats, 41 two-bedroom flats, 6 three-bedroom flats), retail uses (Class A1) , hot food take-away uses (Class A5), a community centre and with associated access, parking and open space (affects public rights of way at Hinkler Parade) following demolition of existing buildings			
Application number	09/01136/FUL	Application type	Full
Case officer	Richard Plume	Application category	Q07 Major Dwellings

<b>Recommendation Summary</b>	<b>Delegate to Development Control Manager to grant planning permission subject to criteria listed in report</b>
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Reason for Panel consideration	Major development (small scale) of strategic significance requiring completion of a legal agreement under Section 106 of the 1990 Act
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Applicant: Barratt David Wilson	Agent: Robin Reay (Luken Beck)
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Date of receipt	02.11.2009	City Ward	Bitterne
Date of registration	02.11.2009	Ward members	Cllr Fuller
Publicity expiry date	17.12.2009		Cllr Stevens
Date to determine by	01.02.2010 <b>OVER</b>		Cllr Letts

Site area	Hinkler – 1 hectare Tatwin – 0.1 hectare	Usable amenity area	1900 sq.m.
Site coverage (developed area)	4,400 sqm	Landscaped areas	
Density -	Hinkler – 99 dph Tatwin – 70 dph		

Residential mix	numbers	size sqm	Other land uses	class	size sqm
Studio / 1-bedroom	20	51 sq.m	Commercial use		
2-bedroom	41 flats, 8 houses	66 sq.m	Retail use	A1/A5	700 sq.m.
3-bedroom	6 flats, 26 houses	93 sq.m. 107 sq.m.	Community use		340 sq.m.
4-bedroom	5 houses	106 sq.m.	other		

accessibility zone	medium	policy parking max	76 spaces
parking permit zone	no	existing site parking	71 spaces
cyclist facilities	yes	car parking provision	88 spaces
motor & bicycles	0 motor /106 cycles	disabled parking	spaces

Key submitted documents supporting application			
1	Design and Access Statement	2	Planning Drawings
3	Transport Assessment	4	Tree Report
5	Ecological Appraisal	6	Drainage Statement
7	Sustainability Appraisal		

## **Recommendation in full:**

1. Subject to written confirmation of the Environment Agency withdrawing their objection to the application on flood risk grounds,
2. Delegate to the Development Control Manager to grant planning permission subject to the applicant entering into a Section 106 Legal Agreement to secure:
  - a) Site specific highway works in the vicinity of the site to be secured through a Section 278 agreement.
  - b) Provision of affordable housing in accordance with policy.
  - c) A financial contribution towards strategic transport improvements in accordance with policy.
  - d) A financial contribution towards open space improvements in accordance with policy.
  - e) A highways condition survey.
  - f) A Training and Employment Management Plan.
  - g) The developer paying for the necessary Traffic Regulation Order.
  - h) Submission and implementation of a Travel Plan.
  - i) The provision of Public Art in accordance with policy.
  - j) A Servicing Management Plan for vehicles serving the development.
  - k) A Construction Traffic Management Plan.
  - l) A Refuse Management Scheme.
  - m) Off-site tree planting to ensure 2 for 1 replacement tree planting.

And in the event that the legal agreement is not completed 6 weeks following the Panel decision the D C Manager be authorised to refuse permission on the ground of failure to secure the provisions of the Section 106 Agreement.

## **Background**

This application is part of the estates regeneration programme. The application site is in two distinct parts, the larger element is the Hinkler Road parade which is the local centre for Thornhill. The smaller site in Tatwin Crescent is currently the local housing office. The two parts of the site are linked in that it is a requirement of the Council as landowner that a new community centre is provided on the Hinkler Road site to include a replacement local housing office prior to the development of the Tatwin Crescent site. The applicants are in partnership with affordable housing provider and were selected following a design competition in 2009.

## **Proposed Development and surrounding context**

### The application site and surroundings

The Hinkler Parade site is approximately 1ha in area and comprises 3-storey buildings which form the shopping parade with flats above. There are currently 17 shop units, most of which are now vacant, with 22 flats on the upper floors. At the rear of the shop units are various garages and stores. There are currently 71 car parking spaces on the site, a mixture of garages and on-street parking on the Hinkler Road frontage for users of the shops.

The application site also includes a 5-storey block of 16 flats at 2-32 Marston Road which is on the corner of Hinkler Road. The site incorporates various public highway land including an access road through the site which serves the garages and a public footpath which connects Farringford Road to Hinkler Road. There is a significant level difference across the site with the land dropping significantly from north to south and a less significant

drop from east to west. The immediate surroundings are predominantly two-storey houses with gardens and there are extensive green spaces as part of the open layout of the original estate.

The Tatwin Crescent part of the site is approximately 0.1ha in area and currently comprises a single-storey building used as a local housing office with associated car parking. The immediate surroundings of this part of the site are a mixture of 4-storey blocks of flats and two-storey houses.

### Details of the Proposal

This is a full planning application which proposes the complete redevelopment of both parts of the site. On the Hinkler Road part of the site, a mixed use development is proposed with a ground floor community centre which will incorporate a variety of activities including a replacement local housing office and a library. The floor-space of this building is approximately 340sqm.

The proposed replacement retail uses would comprise a food retail store of 42 sqm and 4 smaller retail and/or hot food take away units of 70sqm each. Above the retail and community uses there would be three floors of flats. A smaller three-storey block of flats is proposed on the Farringford Road frontage of the site. On the site of 2 – 32 Marston Road a new 4-storey perimeter block of flats is proposed with vehicular access from Marston Road to an area of courtyard car parking.

The remainder of the site would accommodate new houses of two types: what the applicant has described as 'concept houses' which are on three-storeys without traditional back gardens but with amenity areas at ground, first floor and roof levels; and a terrace of traditional houses with rear gardens which would be along the northern boundary of the site.

In terms of the road layout, there would be alterations to the highway in Hinkler Road where traffic calming measures would be introduced, a new layby to provide servicing facilities for the new food store and re-alignment of the on-street car parking spaces to serve the shops and the new community centre. The existing access road which serves the garages on the site would be stopped-up and a new access road created through the site. The existing public footpath from Farringford Road which runs through the existing shopping parade would be realigned and would incorporate a new accessibility ramp.

The existing houses at 1-13 Marston Road, which adjoin the application site have rights of access from Marston Road to the rear of their properties. As part of this application it is proposed to retain these access rights and to provide each of these properties with a car parking space on the application site.

Of the 88 parking spaces proposed, 58 would be allocated parking for the new flats and houses; 8 non-allocated spaces adjoining the houses; 15 spaces for the retail/community use on Hinkler Road and 7 spaces for the Marston Road neighbours.

### **Relevant Planning Policy**

#### LDF Core Strategy - Planning Southampton to 2026

Following the receipt of the Inspector's Report from the Examination into the Southampton Core Strategy Development Plan Document (13/10/2009) and its consideration and adoption by the Council (20/01/2010) the policies of the LDF Core Strategy, and those "saved" from the Local Plan Review, form the planning policy framework against which this application should be determined.

The relevant CS policies the “saved” policies from the Local Plan Review are set out at **Appendix 1**. The adopted LDF Core Strategy Policy CS3 is relevant in the determination of this application.

The site was not allocated in the Local Plan Review. National planning guidance in PPS1, PPS3, PPG13 and PPS25 is relevant to consideration of this application.

### **Relevant Planning History**

The existing buildings on the Hinkler Road part of the site date from the early 1960’s, planning permission having been granted in 1959 for the erection of 15 shop units, 20 maisonettes, 5 bedsits, 2 houses, a house and surgery and 72 garages. There have been subsequent planning decisions for alterations and changes of use of the retail units which are not directly relevant to the current application.

The existing building on the Tatwin Crescent part of the site dates from the 1990’s, planning permission was granted in 1991 for the erection of a single-storey building for use as an area housing office and car parking.

### **Consultation Responses and Notification Representations**

A publicity exercise in line with department procedures was undertaken which included notifying adjoining and nearby landowners, placing a press advertisement and displaying site notices. At the time of writing the report **no** representations had been received from surrounding residents.

Prior to the submission of the planning application there was extensive public consultation with local residents and other stakeholders. A public exhibition of three shortlisted schemes (by different developers) which was coordinated by Solent Centre for Architecture and Design was held in May 2009. Following the selection of the applicant as the preferred developer two further consultation events took place in September 2009.

#### Summary of Consultation comments

**SCC Ecology Officer** – no objection, the ecology report confirms that the site is of low ecological value however, foraging activity by bats was detected. The inclusion of bat roosting boxes as recommended in the Ecology Report should be required by condition.

**SCC Environmental Health (Contamination)** – Records do not indicate that any potentially contaminating land uses have existed on or in the vicinity of the application site. However, these records are not authoritative and in view of the sensitive nature of the proposal a more thorough assessment of the potential land contamination hazards would be prudent through the imposition of conditions.

**SCC Tree Officer** – objects to the application: the proposed removal of the two Hornbeam trees on the Farringford Road frontage (shown as being Category B quality in the applicants Tree Survey) is unacceptable on tree grounds and cannot be supported. Replacement planting on a two-for-one basis of semi-mature tree stock does go some way to mitigating this loss. A large Oak Tree growing in the adjoining vicarage would overhang one of the proposed houses giving a significant overbearing presence which is unacceptable in tree terms. Unless there is some redesign of the scheme to allow at least 4.5m clearance from the boundary, a tree refusal is suggested. With regard to the Oak Tree on the Tatwin Crescent part of the site, subject to some pruning of branches, this development would be acceptable.

**Environment Agency** – object to the application as the Flood Risk Assessment submitted does not comply with the requirements of PPS25. It does not therefore provide a suitable basis for assessment to be made of the flood risk arising from the proposed development. In particular the Flood Risk Assessment fails to take full account of the surface water management of the site with an allowance for climate change.

**Southern Water** – has no objection to the proposal providing conditions and informatives are imposed relating to drainage/sewerage issues. Initial investigations show that there is currently inadequate capacity in the local network to provide foul sewage disposal to service the proposed development. Additional off-site sewers or improvements to existing sewers will be required to provide sufficient capacity to service the development.

**British Airports Authority** – have no aerodrome safeguarding objections to the proposal provided a condition is imposed relating to the submission of a bird hazard management plan.

### **Planning Consideration Key Issues**

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

- The principle of this development and the form and mix of uses proposed.
- Design issues relating to the layout, the amount of development proposed and the impact on the character of the area.
- Transportation and Parking issues
- Environmental issues including trees, landscaping, flood risk and sustainability considerations.

### The principle of the development

The Hinkler Parade site was designed as the local centre for Thornhill providing for the day to day shopping needs of residents together with community use and health and medical facilities. The parade is now in poor condition and most of the commercial and residential tenants have been relocated. Arrangements are in place for relocating the dental surgery which remains on the site.

Policy CS3 of the Core Strategy provides for the comprehensive redevelopment of a local centre where it can be demonstrated that the centre is failing and where the community benefits of redevelopment can justify any loss of retail facilities. The policy also promotes the provision of community hubs, providing a range of community facilities and services, in appropriate locations. This application is based on these principles and the local community have been actively involved in the preparation of this scheme.

The development would provide less retail floor-space than existing on the site although a range of retail units would be provided including one large retail store and four small units, one of which would be used as a hot food take-away (Use Class A5). The proposed community centre would incorporate a range of activities including a library, a new local housing office to be relocated from Tatwin Crescent and health and wellbeing facilities.

The residential accommodation to be provided would cover a range of unit sizes, providing both flats, including family sized units, and family houses. 37 family sized dwellings of 3 or more dwellings with access to appropriate amenity space would be provided. Family units account for 35% of the total dwellings which is in accordance with the adopted Core Strategy policy. The development would incorporate 43 affordable housing units (41% of the total) including a mix of flats and houses which would be dispersed around the development. This mix of units and the level of affordable housing proposed is in accordance with policy and is to be welcomed.

On the Tatwin Crescent part of the site, 7 family sized houses are proposed once the housing office function is relocated to Hinkler Road. The form of development proposed is more suburban in character and compatible with its surroundings.

The principle of the development is therefore acceptable and in accordance with national and local policies.

### Design issues

The Hinkler Road development is quite a high density contemporary approach which reflects the function of this site as a local centre with improved community and retail facilities. The layout of the site provides a predominantly commercial frontage to Hinkler Road and traditional streets through the scheme fronted by houses which will allow for improved natural surveillance of public areas. A contemporary design approach, albeit with traditional materials, would create a new focal point for the estate and enhance the appearance of the area. The development would respond positively and integrate with its local surroundings without being a pastiche of the past, as required by Policy CS13 of the Core Strategy. The scale and massing of the development on Hinkler Road and Marston Road are similar to the existing, with the remainder of the development having a more domestic scale. Discussions have been held with the police Crime prevention Design Adviser and the development is acceptable in terms of safety and security.

The layout of the main part of the development does result in new buildings being in closer proximity than recommended in the Council's Residential Design Guide. However, various detailed design measures have been adopted to limit the potential for overlooking whilst allowing for improved surveillance of public areas. The proposed 'concept houses' do not have traditional rear gardens but a series of separate amenity areas on different levels. This is unusual and innovative and should not be a reason for opposing the development. Overall a good standard of residential environment would be created.

### Transportation issues

The application proposes various changes to the roads and footpaths through and around the development. The existing public highways which serve the garages in the middle of the site will be stopped up for which the necessary road closure procedures will need to be made. A replacement access road will be formed through the development which will have the characteristics of a home-zone with priority for pedestrians and cyclists. Various works will take place in Hinkler Road including traffic calming measures and the provision of replacement car parking and servicing to the front of the shops. The existing public footpath from Farringford Road to the shops will be diverted and improved with the incorporation of a DDA compliant ramp. This footpath is a desire line across the site to the shops and its retention is welcomed. The level of car parking proposed is in accordance with policy and provides spaces for future residents, short stay spaces for users of the shops and community centre as well as some spaces for the existing residents in Marston Road.

### Environmental Issues

The application involves the removal of 16 trees on the site. The majority of these trees are not of a high standard but two Hornbeam trees on the Farringford Road frontage are of amenity value and the Council's tree officer has objected to the loss of these two trees. The removal of these healthy semi-mature trees is regrettable but they are near a steeply sloping bank which is proposed to be reconfigured as part of the footpath diversion arrangements. It would therefore be difficult to amend the scheme to retain these trees. The landscape strategy proposes to plant some 20 trees on the site which is less than the Council's policy of seeking two for one replacement. To overcome this issue, a Section 106

obligation requiring off-site tree planting has been agreed. This mitigates the impact of the loss of these trees and the overall benefits of the scheme justify an exception being made to retaining trees of this nature. The proposed landscaping is a mixture of hard and soft treatment and the continued impact will depend on future maintenance arrangements.

The application seeks to meet a high sustainability level with Code Level 4 for the residential and BREAM very good for the commercial element. The Environment Agency have objected to the application due to surface water drainage issues. The applicants have provided further information to overcome this objection and a verbal update of the position will be given at the meeting.

## **Conclusion**

This first large scale estates regeneration project has been the subject of extensive consultation with the local community in Thornhill. The redevelopment of the Hinkler Parade offers a considerable enhancement to both the appearance of the area and the facilities available in the local centre. A high quality contemporary design is proposed with a good mix of houses and flats. The quality of the scheme is to be welcomed and the recommendation is to grant permission subject to a Section 106 agreement and conditions.

## **Local Government (Access to Information) Act 1985**

### **Documents used in the preparation of this report Background Papers**

1(a), 1(b), 1(c), 3(a), 4(s), 6(a), 6(c), 6(f), 6(h), 7(c), 8(a), 9(a), 9(b) and City Plan Review (Adopted Version)

RP 25.01.10 for 16.02.10 PROW Panel

**POLICY CONTEXT****LDF Core Strategy - Planning Southampton to 2026**

The LDF Core Strategy has now been formally adopted by the Council and now forms part of development plan against which this application should be determined. The following policies are relevant:

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
CS19	Car & Cycle Parking
CS20	Tackling and Adapting to Climate Change
CS22	Promoting Biodiversity and Protecting Habitats
CS25	The Delivery of Infrastructure and Developer Contributions

**City of Southampton Local Plan Review – Adopted Version (March 2006)**

A large number of the policies in the Local Plan Review - Adopted Version March 2006 have been “saved” either in part or full pending the subsequent preparation of other Development Plan Documents. Whilst there are no site-specific policies relating to this site within the City of Southampton, the plan contains general policies applicable to this development. This application needs to be assessed in the light of the following local planning “saved” policies:

- SDP1 – Quality of Development
- SDP4 – Development Access
- SDP5 – Parking
- SDP6 – Urban Design Principles
- SDP7 – Context
- SDP8 – Urban Form and Public Space
- SDP9 – Scale, Massing and Appearance
- SDP10 – Safety and Security
- SDP11 – Accessibility and Movement
- SDP13 – Resource Conservation
- SDP21 – Water Quality and Drainage
- SDP22 – Contaminated Land
- CLT5/6 – Open Space/Play Space
- H1 – Housing Supply
- H2 – Previously Developed Land
- H7 – The Residential Environment



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RECOMMENDATION: DEL

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## **CONDITIONS for 09/01136/FUL**

### 00. REASON FOR GRANTING PERMISSION

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. The Council has also taken into account the findings of the specialist reports submitted with the application and considered the regeneration benefits associated with the scheme. Other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

Policies SDP1, SDP4, SDP5, SDP6, SDP7, SDP8, SDP9, SDP10, SDP11, SDP13, H1, H2, H7, CLT5/6 of the City of Southampton Local Plan (March 2006).

Policies CS3, CS4, CS5, CS13, CS15, CS16, CS19, CS20 and CS25 of the Southampton Core Strategy 2010

### NOTE TO APPLICANT

A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (tel: 01962 858688) or [www.southernwater.co.uk](http://www.southernwater.co.uk)

### 01. APPROVAL CONDITION - Full Permission Timing Condition - Physical works

The development works hereby permitted shall begin not later than three years from the date on which this planning permission was granted.

Reason:

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

### 02. APPROVAL CONDITION - Details of building materials to be used [Pre-Commencement Condition]

Notwithstanding the information shown on the approved drawings and application form no development works shall be carried out unless and until a schedule of materials and finishes (including full details of the manufacturers, types and colours of the external materials) to be used for external walls and the roof of the proposed buildings has been submitted to and approved in writing by the Local Planning Authority. 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.

### 03. APPROVAL CONDITION - Retained access arrangements (Performance Condition)

Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any other Order revoking or re-enacting this Order) no walls, fences or other permanent means of enclosure shall be erected across those parts of the site shown as being open vehicular and pedestrian access routes through the site.

#### REASON

To ensure that permeability is retained through the site.

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

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any order amending, revoking or re-enacting that Order), no windows, doors or other openings including roof windows or dormer windows other than those expressly authorised by this permission shall be inserted in the 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 - Landscaping detailed plan [Pre-Commencement Condition]

Before the commencement of any site works a detailed landscaping scheme and implementation timetable, which clearly indicates the numbers, planting densities, types, planting size and species of trees and shrubs to be planted, means of enclosure, lighting and treatment of hard surfaced areas, shall be submitted to and approved in writing by the Local Planning Authority.

The landscaping scheme shall specify all trees to be retained and to be lost and shall provide an accurate tree survey with full justification for the retention of trees or their loss. Any trees to be lost shall be replaced on a favourable basis (a two-for one basis unless circumstances dictate otherwise) to ensure a suitable environment is provided on the site.

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 scheme 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.

### 06. 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.

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

Prior to development commencing, including site clearance, the developer shall submit a programme of habitat and species mitigation and enhancement measures, as set out in the Ecological Appraisal dated October 2009 submitted with the application which unless otherwise agreed in writing by the Local Planning Authority shall be implemented in accordance with the programme before any demolition work or site clearance takes place.

Reason

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

#### 08. APPROVAL CONDITION - BREEAM Standards (commercial development) [Pre-Occupation Condition]

Written documentary evidence demonstrating that the development will achieve at minimum a rating of Very Good against the BREEAM standard (or equivalent ratings using an alternative recognised assessment method), shall be submitted to the Local Planning Authority and verified in writing prior to the first occupation of the development hereby granted consent.

Reason:

To ensure the development minimises its overall demand for resources and to demonstrate compliance with policy SDP13 of the City of Southampton Local Plan (2006). Also to comply with Submission Core Strategy policy CS22.

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

Written documentary evidence demonstrating that the development will achieve a minimum level 3 standard in the Code for Sustainable Homes (or equivalent ratings using an alternative recognised assessment method), shall be submitted to the Local Planning Authority and verified in writing prior to the first occupation of the development hereby granted consent.

Reason:

To ensure the development minimises its overall demand for resources and to demonstrate compliance with policy SDP13 of the City of Southampton Local Plan (2006).

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

A feasibility study demonstrating an assessment of the potential for the creation of a sustainable drainage system on site shall be carried out and verified in writing by the Local Planning Authority 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 and maintained 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 policy SDP13 (vii) of the City of Southampton Local (2006) and to protect the quality of surface run-off and prevent pollution of water resources and comply with SDP21 (ii) of the City of Southampton Local Plan (2006). To prevent an increase in surface run-off and reduce flood risk in compliance with SDP21 (i) of the City of Southampton Local Plan (2006) and Code for Sustainable Homes: Category 4 - Surface Water Run-off.

#### 11. APPROVAL CONDITION - Renewable Energy - Micro-Renewables (Pre-Commencement Condition)

An assessment of the development's total energy demand and a feasibility study for the inclusion of renewable energy technologies on the site, that will achieve a reduction in CO2 emissions of at least 10%, must be conducted. Plans for the incorporation of renewable energy technologies to the scale that is demonstrated to be feasible by the study, and that will reduce the CO2 emissions of the development by at least 10% must be submitted and approved in writing by the Local Planning Authority prior to the commencement of the development hereby granted consent. Renewable technologies that meet the agreed specifications must be installed and rendered fully operational prior to the first occupation of the development hereby granted consent and retained and maintained thereafter.

Reason:

To reduce the impact of the development on climate change and finite energy resources and to comply with policy SDP13 (vi) of the City of Southampton Local Plan (2006) should be undertaken.

#### 12. 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.

13. 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.

14. 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.

15. APPROVAL CONDITION - Bonfires [Performance Condition]

No bonfires are to be allowed on site during the period of demolition, clearance and construction.

Reason:

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

16. APPROVAL CONDITION - Demolition - Dust Suppression [Pre-Commencement Condition]

Measures to provide satisfactory suppression of dust during the demolition works to be carried out on the site shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The agreed suppression methodology shall then be implemented during the demolition period.

Reason:

To protect the amenities of users of the surrounding area.

17. 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.

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

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

##### REASON

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

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

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

#### 19. APPROVAL CONDITION - No Pile Driving for Foundations [Performance Condition]

No percussion or impact driven piling activities shall take place for pre-works, foundations, or as any part of the development.

##### Reason:

In the interests of securing the stability of the site and adjacent land in order to protect the amenities of occupiers of nearby properties.

#### 20. APPROVAL CONDITION - Refuse & Recycling [Pre-Commencement Condition]

Before the works commence details (and amended plans) of facilities to be provided for the storage, removal and recycling of refuse from the premises shall be submitted to the Local Planning Authority and approved in writing. Such facilities as approved shall provide for a level approach and be permanently maintained and retained for that purpose.

##### Reason:

In the interests of visual amenity, the amenities of future occupiers of the development and the occupiers of nearby properties and in the interests of highway safety

#### 21. 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

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

The whole of the car parking, cycle storage and serviceing facilities shown on the approved plans shall be laid out and made available before the use of the building to which these facilities relate commences and thereafter retained solely for the use of the occupants and visitors to the site and for no other purpose.

### REASON

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

## 23. APPROVAL CONDITION - Construction Method Statement (Pre-Commencement Condition)

The development hereby approved shall not commence until a method statement and appropriate drawings of the means of construction of the development has been submitted to and approved in writing by the Local Planning Authority. The method statement shall specify vehicular access arrangements, the areas to be used for contractor's vehicle parking and plant, storage of building materials and any excavated material, temporary buildings and all working areas required for the construction of the development hereby permitted. The building works shall proceed in accordance with the approved method statement unless otherwise agreed in writing by the Local Planning Authority.

### REASON

To protect the amenities of neighbours and the wider environment

## 24. APPROVAL CONDITION - Hours of Use (Performance Condition)

Those parts of the development to be used for purposes within Class A5 of the Town and Country Planning (Use Classes) Order 1987 (or any order replacing or amending this Order) shall not be open for public use outside the hours of 0730 to 2330.

### REASON

To protect the amenities of residents within the site and occupiers of adjoining residential

## 25. APPROVAL CONDITION - Restriction on use (Performance Condition)

No more than one of the small retail units hereby approved shall be used for Class A5 purposes without the prior written approval of the Local Planning Authority.

### REASON

To ensure a satisfactory mix of uses on the site.

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

No development shall commence until details of the proposed means of foul and surface water sewerage disposal has been submitted to, and approved by, the Local Planning Authority in consultation with Southern Water. The development shall be carried out in accordance with these approved details unless otherwise agreed in writing by the Local Planning Authority.

### Reason

In order that the Local Planning Authority may be satisfied that the development would not increase the risk of flooding in the area.

## 27. 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)

Class G (heating fuel store)

or Class H (satellite antenna or dish)

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.