

**Planning, Transport & Sustainability Division
 Planning and Rights of Way Panel 17 September 2013
 Planning Application Report of the Planning and Development Manager**

Application address: 19-23 Canute Road, SO14 3PH			
Proposed development: Redevelopment of the site. Demolition of the existing building and erection of a 7-storey building to provide 11 flats for student accommodation (55 bedspaces) (Outline application seeking approval for access, layout, appearance and scale).			
Application number	13/00496/OUT	Application type	OUT
Case officer	Richard Plume	Public speaking time	15 minutes
Last date for determination:	03.07.2013	Ward	Bargate
Reason for Panel Referral:	Major planning application subject to objection	Ward Councillors	Cllr Bogle Cllr Noon Cllr Tucker

Applicant: Mr M Holmes	Agent: Concept Design & Planning
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Recommendation Summary **Delegate to Planning and Development Manager to grant planning permission subject to criteria listed in report**

Community Infrastructure Levy Liable **Yes**

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 taken into account the flood risk of this site and considers the sequential and exception tests to be satisfied. A flood warning and evacuation plan can be incorporated within a Section 106 agreement. Other material considerations have been considered and are not judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted. In reaching this decision the Local Planning Authority offered a pre-application planning service and has sought to work with the applicant in a positive and proactive manner as required by paragraphs 186-187 of the National Planning Policy Framework (2012).

Policies - SDP1, SDP5, SDP7, SDP9, SDP 13, HE1, CLT5, CLT6, H1, H2, H7, H13 and MSA1 of the City of Southampton Local Plan Review (March 2006) and CS1, CS4, CS5,

Appendix attached			
1	Development Plan Policies		

Recommendation in Full

Conditionally approve

- 1) Delegate to the Planning and Development Manager to grant planning permission subject to the completion of a S.106 Legal Agreement to secure:
 - i. Financial contributions towards site specific transport improvements in the vicinity of the site 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. In lieu of an affordable housing contribution an undertaking by the developer that only students in full time education be permitted to occupy the flats, and to sign up to SASSH.
 - iii. Submission and implementation of a flood warning and evacuation management plan.
 - iv. An obligation to preclude future residents being issued with car parking permits.
 - v. Submission of a Carbon Management Plan and/or a financial contribution towards the Council's Carbon Offset Fund.
 - 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.
- 2) That the Planning and Development Manager be given delegated powers to vary relevant parts of the Section 106 agreement and to delete, vary or add conditions as necessary as a result of further negotiations with the applicant.
- 3) In the event that the legal agreement is not completed within two months of the Panel date the Planning and Development Manager be authorised to refuse permission on the ground of failure to secure the provisions of the Section 106 Legal Agreement.

1. The site and its context

1.1 The application site occupies an area of 0.036 hectares and is located on the north side of Canute Road opposite the Ocean Village estate just east of the junction with Royal Crescent Road. The existing 3-storey office building on the site was vacant but is currently being used by Warings, the construction company building the Admirals Quay scheme, for their offices and canteen facilities.

- 1.2 The site adjoining to the north and west is the partially completed block of 88 flats. The site to the east is a warehouse building which has planning permission for a building of up to 7-storeys in height linking through to Albert Road South. This site has a vehicular access from Canute Road to a side parking area. The planning permissions for both these adjoining sites include commercial units fronting Canute Road. The site is just outside the Canute Road Conservation Area, the boundary of which runs along Royal Crescent Road.

2. Proposal

- 2.1 The current application proposes the redevelopment of the site to provide 11 five bedroom 'cluster flats' with a shared living room/kitchen for students within a 7-storey building. The ground floor of the building would not be used for living accommodation being a shared entrance and lobby, refuse storage and cycle storage facilities.
- 2.2 The application is in outline form with all matters for consideration at this stage apart from landscaping. The application has been amended since it was first submitted, the changes relate to the ground floor of the building which was originally designed as a covered car parking area with a new vehicular access from Canute Road.
- 2.3 The amenity space arrangements are a communal area at the rear of the ground floor of approximately 120 square metres. The proposed external materials are a mixture of red brick and render with some grey feature cladding and grey windows. The residential density would be approximately 290 dwellings per hectare.
- 2.4 There are a series of other planning applications for this site which are currently under consideration. These are firstly, an outline application for redevelopment to provide a 7-storey building of 39 studio flats with associated parking (reference: 13/00625/OUT); secondly, an application for redevelopment to provide a 7-storey building of 21 flats (reference: 13/01082/OUT); finally, an application seeking prior approval for change of use of the first and second floors from offices to 8 flats (reference: 13/01053/PA56).

3. Relevant Planning Policy

- 3.1 The Development Plan for Southampton currently comprises the "saved" policies of the City of Southampton Local Plan Review (March 2006) and the City of Southampton Core Strategy (January 2010). The most relevant policies to these proposals are set out at **Appendix 1**.
- 3.2 Major developments are expected to meet high sustainable construction standards in accordance with Core Strategy Policy CS20 and Local Plan "saved" Policy SDP13.
- 3.3 The National Planning Policy Framework (NPPF) came into force on 27th March 2012 and replaces the previous set of national planning policy guidance notes and statements. The Council has reviewed the Core Strategy to ensure that it is in compliance with the NPPF and are satisfied that the vast majority of policies accord with the aims of the NPPF and therefore retain their full material weight for decision making purposes, unless otherwise indicated.

4. Relevant Planning History

- 4.1 The existing office building dates from the 1950's. In 1995 planning permission was granted for a second floor extension to form additional offices.
- 4.2 In July of this year planning permission was refused for a 7-storey building to provide 20 flats (18 x 1-bedroom and 2 x 3-bedroom) with associated parking and vehicular access from Canute Road. (Reference 13/00483/OUT). The reasons for refusal related to design and the failure to complete a Section 106 agreement. The design reason was as follows:

The design of the proposed building would be out of character with the area, by virtue of the proposed ground floor treatment, which would result in an unattractive frontage to the primary street to the detriment of the appearance of the area and safety and security concerns due to a lack of surveillance of the public realm. Consequently, the proposal is contrary to Policies SDP1 (i), SDP7 and SDP9 of the Adopted City of Southampton Local Plan (March 2006), Policy CS13 of the adopted Southampton Core Strategy (January 2010) and the relevant sections of the Council's Residential Design Guide (September 2006) especially Parts 3 and 4.

5. Consultation Responses and Notification Representations

- 5.1 Following the receipt of the planning application a publicity exercise in line with department procedures was undertaken which included notifying adjoining and nearby landowners, placing a press advertisement (19.04.13) and erecting a site notice (22.04.13). At the time of writing the report **1** objection had been received on behalf of an adjoining landowner on the following grounds:

Although there would be no objection to a 5-storey building on the site, the proposed 7-storey building will block light to some of the flats being built on the adjoining site.

Response

This objection relates to the adjoining site on the corner of Royal Crescent Road which has been in a half built condition for the last 5 years. The impact on the amenities of these neighbours is addressed later in this report.

- 5.2 **SCC Highways** - No objections to a car free student accommodation scheme in this location. The previous scheme which incorporated car parking at ground floor level was unacceptable on design and safety and security terms.
- 5.3 **SCC Housing** – As the proposed scheme comprises student accommodation we would not seek affordable housing, but we would expect a student restriction to be put in place, plus we would hope that the provider would sign up to SASSH (Southampton Accreditation Scheme for student housing).
- 5.4 **SCC Sustainability Team** – The applicant has indicated positions for possible use of solar photovoltaic panels. Only limited information has been provided for compliance with the Code for Sustainable Homes. Conditions are required to ensure Code Level 4 is achieved as required by Core Strategy Policy CS20.

- 5.5 **SCC Architect's Panel** – (Comments on the application as originally submitted): No objections in principle, the form, scale and massing are acceptable. There are few options for an alternative layout given the size of the site. The main concern is with the ground floor treatment which is unacceptable with car parking and a roller shutter treatment. The amenity space would not be particularly good quality being on the north side of the building. These comments have been partially addressed with the changes to the ground floor treatment.
- 5.6 **SCC Environmental Health (Pollution & Safety)** - No objections subject to conditions.
- 5.7 **SCC Environmental Health (Contaminated Land)** - This department considers the proposed land use as being sensitive to the affects of land contamination. Records indicate that the subject site is located on/adjacent to the following existing and historical land uses:
- Warehouse (Adj. to West and East)
 - Docks and Wharfs (10m to South)
 - Former Landfill (160m to ENE)
- These land uses are associated with potential land contamination hazards. There is the potential for these off-site hazards to migrate from source and present a risk to the proposed end use, workers involved in construction and the wider environment. Therefore, to ensure compliance with Para 121 of the National Planning Policy Framework - March 2012 and Policies SDP1 and SDP22 of the Local Plan this department would recommend that the site be assessed for land contamination risks and, where appropriate, remediated to ensure the long term safety of the site. Conditions are recommended.
- 5.8 **SCC Ecology** – The application site consists of a building and area of hard standing which are of negligible ecological value. The nearest statutorily designated site, a section of the Lee-on-the-Solent to Itchen Estuary Site of Special Scientific Interest (SSSI) and Solent and Southampton Water Special Protection Area (SPA)/Ramsar site, is located over 700m to the east. The nearest non-statutory site, the Itchen Bridge Mudflat Site of Importance for Nature Conservation (SINC) is located over 750m to the east. The proposed development will not, therefore, have an adverse impact on designated sites or habitats. The building is of modern design and in good condition. There are minimal opportunities for bat access and consequently the probability of bat roosts being present is low. In addition, the surrounding area lacks suitable foraging habitat and there is a high level of artificial lighting. Redevelopment of the site will not therefore have an adverse impact on protected species and therefore there is no objection to the proposed development.
- 5.9 **SCC Archaeology** - While the site lies within an Area of Archaeological Potential, it is likely that previous development will have already destroyed any archaeological deposits that may have existed. I do not therefore request that any archaeological conditions are attached to this application.
- 5.10 **BAA** – No objections on aerodrome safeguarding grounds.
- 5.11 **Environment Agency** – no objection to the proposed development as submitted, although offer the following advice.

Sequential Test

Our response to this application on flood risk matters is on the understanding that the Local Planning Authority (LPA) is satisfied that the Sequential Test has been adequately demonstrated to the requirements of the National Planning Policy Framework Paragraph 101 and Paragraph 3 of the Technical Guidance to the National Planning Policy Framework.

Before proceeding to a determination, the LPA must apply the Sequential Test; that is, it must consider whether the applicant has demonstrated that no alternative sites are available in a lower flood risk zone.

Flood Risk

The application site lies within Flood Zone 3 defined by the Environment Agency Flood Map as having a high probability of flooding.

The proposed development consists of 11 flats for student accommodation (55 bed spaces) in a building of 7-storeys with associated landscaping.

As detailed in the Flood Risk Assessment (FRA), existing site levels are around 3.40m AOD.

The FRA states that the minimum floor level for residential development would be set at 6.15m AOD with lower levels being used for car parking, cycle and bin storage. With a design flood level of 4.20m AOD in the year 2115 the FRA shows that over the lifetime of the residential development, these dwellings would not be subjected to internal flooding.

The FRA states that;

"The living accommodation floors of this development can be considered as a 'safe haven' for the relatively short timescale of a tidal flooding event"

This is due to the potential lack of safe (dry) access and egress to the development during a flood event.

The LPA may decide that in the absence of safe access and egress, the risk to the users of the development can be mitigated by alternative means i.e. a flood warning and evacuation plan or the possibility of safe refuge. In coming to a decision on the proposed development, the LPA should therefore give careful consideration, in consultation with relevant specialists, to the mitigation measures proposed. Specifically, consideration should be given to whether or not a flood response plan would enable users of the development to avoid the flood hazards identified.

Surface water drainage

The current site is 100% impermeable. As a result of the development, there will be a reduction of impermeable area through additional permeable paving and planting. As a result, surface water runoff post development is likely to reduce. The LPA may wish to see evidence of the reduction in runoff in the form of a surface water drainage strategy which could be covered by a condition.

Response

The flood risk issues are addressed in paragraph 6.2 of this report. The flood warning and evacuation plan can be included within the Section 106 agreement and the surface water drainage issue can be covered by a condition.

6. Planning Consideration Key Issues

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

- The principle of this form of development in a flood risk zone.
- Design and amount of development.
- Neighbour amenity issues.
- Transport considerations.

6.2 Principle of Development in a flood risk zone

In terms of the principle, the existing use as offices is not 'protected' by existing planning policies: redevelopment for residential use is acceptable subject to environmental considerations being satisfied. In terms of flood risk, the site is situated within Flood Zone 3 and is consequently at high risk of flooding. There are permissions for residential accommodation on either side of the application site although this is confined to the upper floors. In terms of applying the sequential/exception tests there is an agreed approach for identified and windfall sites within the City Centre and Northam. The Core Strategy recognises that to meet the city's housing and commercial targets, there is a general need for development in Flood Zones 2 and 3 particularly in central areas which will help promote sustainable economic development and regeneration. The Core Strategy recognises that windfall sites within the city centre will be supported if the sustainability and/or regeneration benefits outweigh the flood risk. In this case, the proposed development would assist with the regeneration of this part of Canute Road and encourage the redevelopment of adjoining sites. The limitation on providing residential accommodation on the upper floors only, rather than the ground floor, means that the sequential approach within the site is satisfied. With the inclusion of a flood warning and evacuation plan within the Section 106 agreement, it is considered that flood risk is adequately addressed by this development. Although an active ground floor frontage to Canute Road would be preferable, as approved for the adjoining sites, this is a narrower frontage and the applicant is concerned about the viability of introducing another commercial use on this site. This concern is understandable and it would not seem to be reasonable to require a commercial use given the limitations of the site.

6.3 Although the site is not close to either of the city's universities, there are a number of student halls of residence within the surrounding area. As a city centre location, the site is considered to be acceptable for further student accommodation. The provision of further purpose built student accommodation could take the pressure off family homes being used as HMO's within the city. The quality of the accommodation is reasonable with all the flats being dual aspect and with a communal amenity area on the ground floor.

6.4 Design and amount of development

In design terms, this is a small site but the overall form, scale and massing is similar to that of adjoining developments. The architectural treatment, a simple contemporary approach, is considered to be acceptable given the nature of the immediate surroundings. The previous application was refused permission because of the proposed ground floor treatment which was not considered to be acceptable fronting Canute Road. This was because it provided a largely 'dead frontage' to the street. Only a small entrance door to the flats was provided but with a cycle store to one side and a car parking/refuse storage area dominating the appearance with its roller shutter door which was not considered to be acceptable. The amendments resulting from this application are considered to adequately address this previous reason for refusal of permission.

6.5 Neighbour Amenity Issues

The only neighbour amenity issues relate to the impact this building would have on the site adjoining to the north which is the half built scheme of 88 flats. Being on the south side of that building there will inevitably be some loss of sunlight to the flats on the lower floors of that building. Furthermore, there would be mutual overlooking between the two buildings. The separation distance would only be 14 metres which would not normally be acceptable between two quite tall buildings. However, the nature of this and adjoining sites is that building a perimeter block with frontages to both streets results in a less than normal separation distance between the rear of the two buildings. This pattern of development has been accepted through the approved scheme on the corner site (partially built) and on the site adjoining to the east. It would not therefore be reasonable to oppose this approach on the application site. The adjoining flats to the north are dual aspect, with bedrooms to the rear and their main outlook to the north. A significant part of the adjoining southern elevation is given over to lift and staircase areas so the amount of direct overlooking is limited. The previous application, which was for a very similar building, was not opposed on the impact on neighbour amenity and it would not be reasonable to take a different approach in this case.

6.6 Transport

This area is well served by public transport and a 'car free' student accommodation scheme is considered appropriate in this location. The previous application included 3 car parking spaces but was found to be unacceptable on design grounds. The site is not large enough to accommodate off-street parking in a practical manner.

7. Summary

- 7.1 The application site is suitable for a residential development subject to flood risk issues being suitably mitigated which can be addressed through a management/evacuation plan. The design, amount of development and transport issues are considered to be satisfactory.

8. Conclusion

The development is considered to be acceptable and it is recommended that permission be granted subject to a Section 106 agreement and conditions.

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

1(a), 1(b), 1(c), 1(d), 2(d), 3(a), 4(d), 4(f), 4(g), 4(r), 4(z), 4(vv), 6(a), 6(c), 7(a), 8(a), 8(j), 9(a) and 9(b).

RP2 for 17/09/13 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 appearance and design of the structure, the scale, massing and bulk of the structure, is approved subject to the following:

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

the landscaping of the site specifying both the hard, soft treatments and means of enclosures.

(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 - Details of building materials to be used [Pre-Commencement Condition]

Notwithstanding the information shown on the approved drawings and application form no development works shall be carried out unless and until a written schedule of external materials and finishes has been submitted to and approved in writing by the Local Planning Authority. Development shall be implemented only in accordance with the agreed details. These shall include full details of the manufacturers, types and colours of the external materials to be used for external walls, windows, doors and the roof of the proposed buildings. It is the Local Planning Authority's practice to review all such materials on site. The developer should have regard to the context of the site in terms of surrounding building materials and should be able to demonstrate why such materials have been chosen and why alternatives were discounted. If necessary this should include presenting alternatives on site.

REASON:

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

03. APPROVAL CONDITION - 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).

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

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

REASON:

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

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

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

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

On completion of the works set out in (3) a verification report shall be submitted to the Local Planning Authority confirming the remediation actions that have been undertaken in

accordance with the approved scene of remediation and setting out any measures for maintenance, further monitoring, reporting and arrangements for contingency action. The verification report shall be approved by the Local Planning Authority prior to the occupation or operational use of any stage of the development.

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

REASON:

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

06. 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.

07. 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.

08. 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.

09. 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.

10. APPROVAL CONDITION - Glazing - soundproofing from external traffic noise [Pre-Commencement Condition]

Works pursuant to this permission shall not be commenced until a scheme for protecting the proposed flats and houses from traffic noise from Canute Road has been submitted to and approved by the local planning authority in writing. Unless otherwise agreed in writing, that scheme shall specify either:- Outer pane of glass - 10mm

Air gap between panes - 12mm

Inner pane of glass - 6 mm

or, with secondary glazing with a -

Outer pane of glass - 6mm

Air gap between panes - 100mm

Inner pane of glass - 6.4 mm

There must be no trickle vents installed in any case. For ventilation purposes in all cases, provision of acoustically treated 'BBA' approved mechanically powered ventilation should be the preferred option. However, provision of acoustic trickle vents will be acceptable. Once approved, that glazing shall be installed before any of the flats are first occupied and thereafter retained at all times.

REASON:

In order to protect occupiers of the flats from traffic noise.

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 - Surface Water Drainage (Pre-Commencement Condition)

No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 year critical storm (30% climate change allowance) will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include details of how the scheme shall be maintained and managed after completion.

REASON

To prevent any increased risk of flooding, both on and off site.

13. APPROVAL CONDITION - Cycle and refuse storage (Performance Condition)

The cycle storage and refuse storage areas shown on the approved plans shall be provided before the building is first occupied and retained thereafter.

REASON

To ensure there is adequate provision for refuse and cycle storage.

14. APPROVAL CONDITION - Approved Plans

The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule attached below, unless otherwise agreed in writing with the Local Planning Authority.

REASON:

For the avoidance of doubt and in the interests of proper planning.

POLICY CONTEXT

Core Strategy - (January 2010)

CS1	City Centre Approach
CS4	Housing Delivery
CS5	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
CS23	Flood Risk
CS25	The Delivery of Infrastructure and Developer Contributions

City of Southampton Local Plan Review – (March 2006)

SDP1	Quality of Development
SDP5	Parking
SDP7	Urban Design Context
SDP9	Scale, Massing & Appearance
SDP10	Safety & Security
SDP13	Resource Conservation
HE1	New Development in Conservation Areas
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
H13	New Student Accommodation
MSA1	City Centre Design

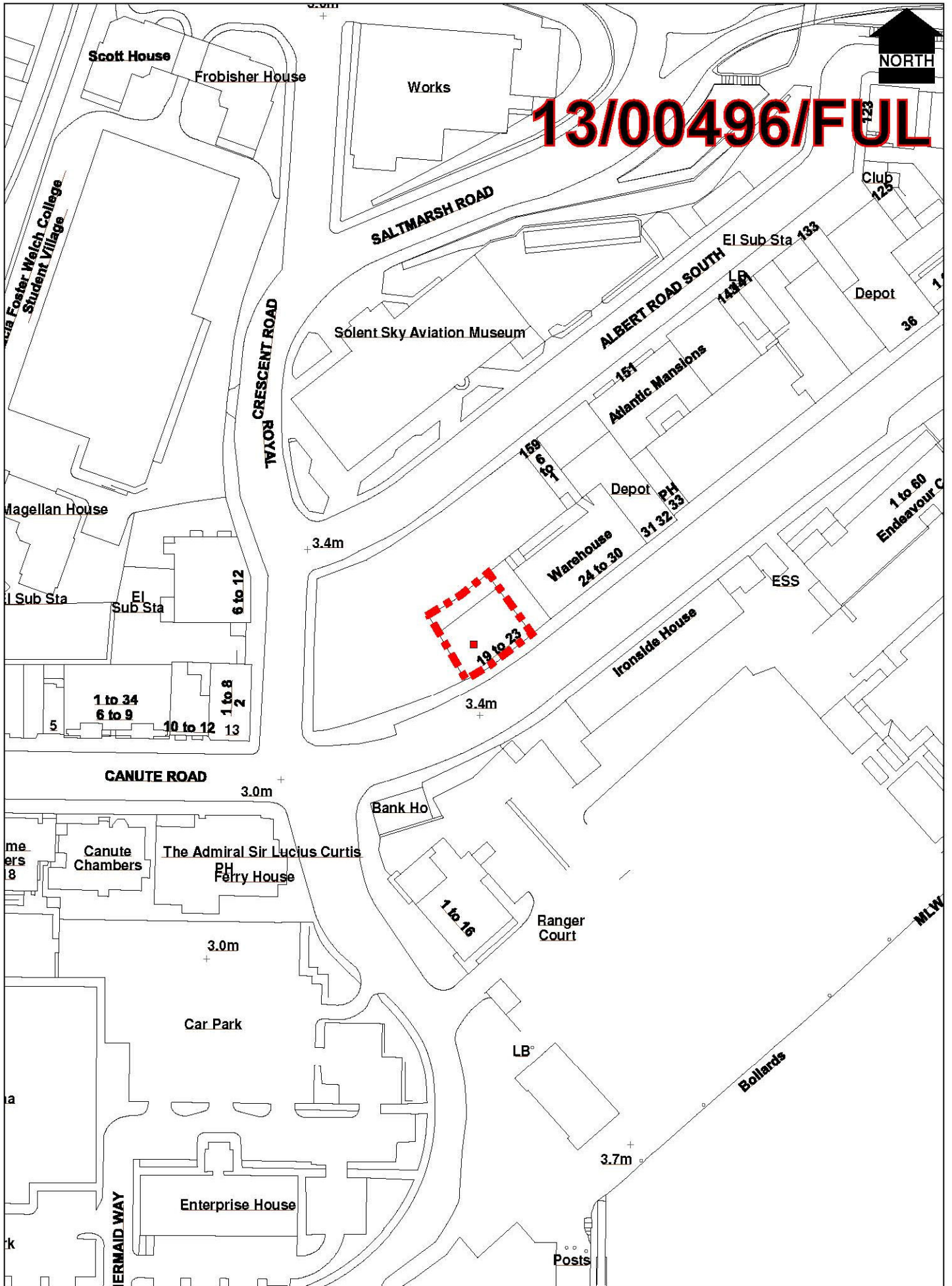
Supplementary Planning Guidance

Residential Design Guide (Approved - September 2006)
Planning Obligations (Adopted - August 2005 and amended November 2006)
Parking Standards SPD (September 2011)

Other Relevant Guidance

The National Planning Policy Framework 2012

City Centre Action Plan - Preferred Approach (January 2012)



13/00496/FUL

NORTH

Scale : 1:1250

Date 4 September 2013

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