

**Planning, Transport & Sustainability Division
 Planning and Rights of Way Panel 25 March 2014
 Planning Application Report of the Planning and Development Manager**

Application address: Part of former Ordnance Survey offices, Romsey Road			
Proposed development: Erection of two and three storey buildings to provide 66 dwellings (43 houses and 23 flats), a retail unit (Class A1 - 453 square metres) and a single-storey retail/café unit (Class A1/A3 - 164 square metres) with associated parking and landscaping, a new public park and new vehicle and pedestrian access from Romsey Road and a new pedestrian access from Wimpson Lane.			
Application number	13/01789/FUL	Application type	FUL
Case officer	Mathew Pidgeon	Public speaking time	15 minutes
Last date for determination:	29.01.2014	Ward	Redbridge
Reason for Panel Referral:	Departure from the Development Plan	Ward Councillors	Cllr C McEwing Cllr A Pope Cllr L Whitbread

Applicant: Kier Property Developments Ltd	Agent: Maddox And Associates Ltd
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Recommendation Summary	Delegate to Planning and Development Manager to grant planning permission subject to criteria listed in report.
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Community Infrastructure Levy Liable	Yes
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Reason for granting Permission

Notwithstanding the reduction in the amount of employment floorspace and the number of residential units compared to the originally approved outline scheme (07/01700/OUT), the reduced building heights along the Romsey Road frontage, the reduction in residential density and the increased provision of family houses compared to flats, the development is considered to represent an appropriate mix and scale of development when taking into account all other policies and proposals of the Development Plan as set out below. Other material considerations including traffic generation and highway safety, the provision of open space and play space and the impact of the development on the character of the area and the nearby residential occupiers 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 be granted.

Saved Policies SDP1, SDP4, SDP5, SDP6-13, SDP16-17, SDP21, SDP22, CLT5, REI9, H1, H7 and CLT6 of the City of Southampton Local Plan Review 2006 and Policies CS4, CS5, CS7, CS13, CS15, CS16, CS18, CS19, CS20, CS21, CS22, CS25 of the Core Strategy (January 2010).

Appendix attached	
1	Development Plan Policies
2	Planning History

Recommendation in Full

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 SPD relating to Planning Obligations (September 2013);
- ii. Provision of affordable housing in accordance with Policies CS15, CS16 and CS25 of the Local Development Framework Core Strategy Development Plan Document - Adopted Version (January 2010) and the adopted SPD relating to Planning Obligations (September 2013);
- iii. Provision of open space, payment of a commuted sum and transfer of the land to the Council at no cost to secure the public open space;
- iv. The submission, approval and implementation of public art that is consistent with the Council's Public Art Strategy;
- v. The submission, approval and implementation of a construction traffic management plan;
- vi. A refuse/waste management plan;
- vii. The submission and implementation within a specified timescale of a Travel Plan;
- viii. The submission, approval and implementation of a Carbon Management Plan setting out how the carbon neutrality will be achieved and/or how remaining carbon emissions from the development will be mitigated in accordance with policy CS20 of the Core Strategy and the Planning Obligations SPD (September 2013);
- ix. The Developer will submit for the approval of the Council a servicing management plan prior to the implementation to manage the circulation of vehicles servicing the development;
- x. Submission of a Training and Employment Management Plan committing to adopting local labour and employment initiatives, in accordance with Policies CS24 and CS25 of the Local Development Framework Core Strategy Development Plan Document - Adopted Version (January 2010) and the adopted SPD relating to Planning Obligations (September 2013);
- xi. The submission of a highway condition survey;
- xii. Pedestrian and cycle routes to be formed across the land which are available for public use.

2. In the event that the legal agreement is not completed by 25th May 2014 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.

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

1 The site and its context

1.1 The site comprises the northern phase of the 'east' sector of the former 9.7ha Ordnance Survey site which gained planning permission for re-development under outline planning permission (reference 07/01700/OUT) following which there have been separate applications to develop each distinct phase of the overall scheme.

1.2 To the north west the site is bordered by the remaining commercial element of the former Ordnance Survey site (Compass House) and existing car parking; along with part of the recently approved Taylor Wimpey residential scheme that occupies the 'west' sector of the former Ordnance Survey site. The site is also bordered by the Barrett residential scheme which makes up the southern phase of the 'east' sector.

1.3 The original buildings have now been demolished and the site secured by 2m high hoardings. A significant proportion of the application site is currently hard-surfaced and only a very small percentage is green and permeable. There are also very few trees on the site.

1.4 The area surrounding the former Ordnance Survey site is mainly residential suburb dating from the 1930's with a more modern 1980's estate to the west and north. Older, traditional two storey housing along the north-east side of Romsey Road is directly opposite the site whilst there are a small number of retail units and local services located at the junction of Romsey Road and Rownhams Road. Millbrook Community School is located nearby to the north of the site off Green Lane.

1.5 The site is located along the south-western edge of Romsey Road approximately 1.5km from Shirley Town centre and 4.5km from the City centre.

2 Proposal

2.1 The current application seeks planning permission for the erection of two and three storey buildings to provide 66 dwellings (43 houses and 23 flats), a retail unit (Class A1 - 453 square metres) and a single-storey retail/café unit (Class A1/A3 - 114 square metres) with associated parking and landscaping, a new public park and new vehicle and pedestrian access from Romsey Road and a new pedestrian access from Wimpson Lane.

2.2 The layout of the scheme will utilise Romsey Road along with two new roads to be constructed within the site to access the majority of the dwellings proposed which form a perimeter block. On the southern tip of the perimeter block, adjacent to the junction of Wimpson Lane, Romsey Road and Rownhams Road, one of two flatted blocks, containing 11 flats, will be positioned. The flatted block is three storeys in height. The remainder of dwellings within the perimeter block are

dwelling houses or mainly two storey scale and formed of short terraced rows although a few semi detached dwellings are also present. Within the perimeter block private residential gardens are formed along with two separate private car parking courtyards. Access to the central car parking areas is achieved through undercrofts. Parking for the apartments is provided to the south of the block.

- 2.3 The northern end of the site contains seven dwelling houses, a mixed use building with commercial/retail use at ground floor and two floors of residential use above; and a purpose built two storey café/retail building. In addition car parking is provided in front of the buildings and includes a total of 19 spaces for customers of the retail units.
- 2.4 Each residential unit will enjoy its own parking space and there are also 12 visitor parking space on the site, some of which front the area of public open space positioned in between the Kier site and the Barratt homes site. The public open space measures 0.18ha.
- 2.5 Vehicular access to the site will utilise the existing access from Romsey Road which provides dual lanes in each direction and also achieves vehicular access to the Office building to the north of the site. Vehicular access to the parking area allocated for occupants of the private apartments is also achieved from Wimpson lane via the Barratt Homes development to the south. Pedestrian routes are also achieved from the neighbouring development as well as from a new dedicated route from Wimpson Lane.
- 2.6 The northern phase of the east sector is the subject of this full planning application and, as can be extrapolated from the information provided in **Appendix 2**, should the Council be minded to approve the scheme the total amount of commercial floor space provided across the whole of the former Ordnance Survey site will be less than was granted at outline stage (both 07/01700/OUT and 12/01029/OUT). However the proposal will result in a total of 207 residential units within the eastern sector which represents an increase in the number of residential units provided when compared to outline permission 12/01029/OUT. 79 of the units will be family housing and 64 will be allocated as affordable.

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**. **The proposals constitute a departure from the Development Plan site allocation for employment uses and have been advertised as such.**
- 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 Outline planning permission (layout and access) was granted in 2010 for the comprehensive re-development of the former Ordnance Survey site (07/01700/OUT). The mixed use scheme includes the refurbishment of Compass House for business use (Class B1); a new business enterprise centre (Class B1) new light/general industrial unit (Class B1/B2); new retail and food and drink use (Classes A1, A3, A4 and A5); new nursing home/clinic/surgery (Class C2/D1); open space and 495 residential units (361 flats and 134 houses).
- 4.2 Having been split into three, one of which retaining a former (refurbished) Ordnance Survey office building, the west sector of the site was bought by Taylor Wimpey and is under construction following a full planning permission. The east sector has also been subject to outline permission with the southern sector of the site being developed by Barrett homes who have achieved reserved matters for 141 dwellings. The Kier owned part of the site (north) is the subject of this full application.

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 (29.11.2013) and erecting a site notice (26/11/2013). At the time of writing the report **1** representation has been received from Cllr Pope. The following is a summary of the points raised:
- 5.1.1
- Lack of community use facility or health care provision on site.
 - Note there are no GP surgeries in Redbridge ward.

5.1.2 Response

The importance of a community meeting point has been discussed with the landowner/applicant whilst dealing with this current application. The solution put forward is the café which would sit alongside the retail store with an outside area for seating. There is the potential to use the facility for community uses however the organisation of such a use will need to be arranged and managed outside of the planning process. A dedicated community use or health care facility has not been possible to introduce at this time. It is also accepted that there were no such facilities on the site when operated by the Ordnance Survey and furthermore those uses did not form part of the approved outline permission granted for the site.

5.2 Consultation Responses

5.3 **SCC Highways** – No objection subject to conditions.

5.4 **SCC Sustainability Team** – Pre-assessment estimators have been submitted which demonstrate that the residential elements will achieve Code for Sustainable Homes Level 4 and the non-residential elements will achieve BREEAM Excellent. The energy strategy includes provision of photovoltaic panels. The green space factor shows an improvement over existing. No objections subject to conditions.

- 5.5 **SCC Trees** - No objection to the loss of the remaining trees on site. These trees are of poor form and offer little amenity value in the surrounding area. The planned development offers adequate re-planting across the entire site however a condition will be needed to ensure that species type and age of trees to be planted will be acceptable.
- 5.6 **SCC Housing** – The applicant is committed to providing 35% on-site affordable housing in accordance with Policy CS15 of the Core Strategy.
- 5.7 **City Design** – No objection.
- 5.8 **SCC Policy** – No objection to the reduction in commercial floor area as the scheme remains mixed use and provides much needed residential accommodation. The development is not judged to jeopardise employment in the city.
- 5.9 **SCC Environmental Health (Contaminated Land)** - This department considers the proposed land use as being sensitive to the affects of land contamination. To ensure compliance with Para 121 of the National Planning Policy Framework - March 2012 and policies SDP1 and SDP22 of the City of Southampton Local Plan Review (adopted version, March 2006) 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. To facilitate this conditions are recommended.
- 5.10 **SCC Ecology** - The site and its immediate surroundings are of low ecological sensitivity and therefore there are no objections to the proposed development. Biodiversity enhancements can be included in the landscaping scheme.
- 5.11 **SCC Community Infrastructure Levy** - The development is CIL liable as there is a net gain of residential units and over 100 sq m of A1 and A3 use floorspace being created. The charge will be levied at £70 per sq m on the Gross Internal Area of the new residential units and £43 per sq m on the retail units.
- 5.12 **SCC Employ** - An Employment and Skills Plan (ESP) will be required, to cover the construction phase, public realm and end use occupation of the development.
- 5.13 **SCC Heritage and conservation** – No objection.
- 5.14 **SCC Environmental Health (Pollution and Safety)** – No objection.
- 5.15 **Hampshire Constabulary** – Lockable gates should be provided to secure private alleyways between the terraces fronting Romsey Road. There should be a lockable gate at the front of the building line in each of these alleyways to reduce the possibility of someone acting virtually unseen between the houses. Keys can be provided for residents either side.

Response

A planning condition has been suggested to ensure that the comments above are taken into account and managed through the planning process.

- 5.16 **Southampton Commons and Parks Protection Society** – The inclusion of a small green space within the proposals for the northern phase residential

development of the former Ordnance Survey site is welcomed. Planning permission should be conditional on securing satisfactory agreement to the maintenance and handover to the Council.

5.17 **City of Southampton Society** - No objection provided the public open space is available to all members of the public.

5.18 **Southern Water** – No objection.

5.19 **Environment Agency** – No objection.

6 Planning Consideration Key Issues

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

- (i) Principle of development
- (ii) Layout and design (Policy CS13 / Residential Design Guide)
- (iii) Housing mix and type
- (iv) Density
- (v) Impact on surrounding residential amenity
- (vi) Parking and servicing
- (vii) Affordable housing
- (viii) Open space and trees

6.2 Principle of development

6.2.1 The principle of developing this area of the site has already been established with the outline consent 07/01700/OUT. The policy allocation for the site remains employment notwithstanding the existing planning consents and more recent policies favouring provision of office and commercial floorspace in the City Centre.

6.2.2 The current scheme continues to provide commercial and employment floorspace as part of a mixed use development but at a scale that is more sustainable and more likely to be economically viable and deliverable in the short to medium term than the previous outline consent.

6.2.4 Whilst the proposals are recognised as a departure from the current site allocation, it is considered important to ensure that a mixed use scheme is delivered on the site so that employment opportunities are achieved. Furthermore given the shift towards focusing commercial development within Shirley Town Centre and Lordshill District Centre the residential led scheme is considered acceptable in principle. The smaller scale commercial units proposed will also increase the potential occupancy of the units in the long term.

6.2.5 The proposal also provides the opportunity to increase the supply of much needed residential accommodation that will help to achieve the city's housing targets. The majority of the housing units proposed will also be capable of accommodating families and thus will maintain, enhance and respect the context of the local neighbourhood.

6.2.6 The Planning Policy Team supports the development and for the reasons listed above it is considered that the principle of development is acceptable.

6.3 Layout and design (Policy CS13 / Residential Design Guide)

- 6.3.1 The layout of the development follows the principles established at the outline stage with a hierarchy of street patterns and character area worked around a central area of open space. The scheme needs to comply with the design requirements of policies SDP10 to SDP12 to provide an attractive landscaping setting appropriate to its context, be safe and secure, and accessible to and from the surrounding area for all pedestrians including people with mobility and sensory difficulties.
- 6.3.2 The scale, proportions and heights of buildings have also been generally reduced across the site with the majority of residential units at 2 storey height with a smaller number at 2.5 and 3 storey height towards the junction of Romsey Road, Wimpson Lane and Rownhams Road; and also towards the boundary with Compass House where the mixed commercial/residential flatted block is proposed.
- 6.3.3 Considerable effort has been made by the applicant to accommodate seating space outside of the smaller retail unit which has the potential (and is intended for) café use. The design of the public realm associated with the scheme will harmonise the commercial and residential elements of the development.
- 6.3.4 The importance of landscaping, permeability and the priority of the pedestrian movement within shared areas is incorporated within the layout.
- 6.3.5 The layout and design of both the commercial and residential elements of the scheme are considered to continue the principles established on the adjacent residential scheme but with scope to create its own sense of place. It provides the opportunity for a good quality development which complies with the provisions of the council's policies and guidance documents with specific regard to scale, massing and appearance. The proposals are considered to be appropriate and responsive to the established character of the surrounding area (SDP9 and CS13).

6.4 Housing mix and type (Policy CS16)

- 6.4.1 The proposed development will provide 23% family housing however when coupled with the southern phase of the site the development will provide 38% family housing which is in excess of the 30% target set out in policy CS16. This is in line with paragraph 5.2.10 of the Core Strategy where in lower density areas a higher percentage of family homes could be appropriate. This is to be welcomed and supported.

6.5 Density (Policy CS5)

- 6.5.1 Policy CS5 sets out what density targets housing development should provide in an area of standard accessibility. The proposals provide a lower density solution to that previously approved at the outline stage. The removal of minimum densities from the National Planning Policy Framework forms a material consideration to this planning application. The proposed density of 46 dwellings per hectare is considered acceptable. It is also noted that the density of the development has been reduced due to the developer's decision to provide family

housing units in response to local need.

6.6 Impact on surrounding residential amenity (SDP1, H7, CS13)

- 6.6.1 The site at the present time is mainly hard surfaced open car parking and until relatively recently was dominated by the former headquarters of Ordnance Survey.
- 6.6.2 The development, with mainly 2 storey houses fronting Romsey Road will have a reduced visual impact on immediate neighbours compared to the site when it was occupied by the Ordnance Survey headquarters.
- 6.6.3 The layout responds to the adjoining housing scheme that is currently under construction and will comprise mainly two storey development. The layout also provides for appropriate links to this adjacent residential scheme.
- 6.6.4 The development forms a perimeter block which enhances the legibility of the cityscape in which public and private spaces are clearly distinguished. The perimeter block with two parking courtyards make efficient use of the available site at the same time as ensuring that the quality of the residential environment created is acceptable, occupants will be afforded appropriate privacy and will have access to private gardens (in the case of the occupants of the houses) and public open space (in the case of all occupants of the residential units proposed).
- 6.6.5 Care has been taken to avoid harmful overlooking and unacceptable shading.

6.7 Parking and servicing (Policies LPR SDP5 / CS19)

- 6.7.1 It is noted that the proposed number of parking spaces is within the maximum standards set out in the council's Parking Standards SPD. The Highways Team have confirmed that they are satisfied that the level of parking provision for the residents will be suitable without causing a detrimental impact on highway safety. The proposal provides one private parking space for each dwelling unit and 10 visitor parking spaces. 19 spaces have been provided for the customers of the retail stores.
- 6.7.2 Provision has been made for appropriate refuse and cycle storage within the site and refuse collection has been considered and can be achieved. The servicing of the retail units can also be achieved with the careful management of parking spaces outside the retail stores.
- 6.7.3 A condition will be needed to ensure that the roads are constructed to an adoptable standard.
- 6.7.4 The servicing arrangements for both retail stores have been accounted for in the design proposal. A designated loading bay has been provided for the larger retail unit so that delivery vehicles will not obstruct vehicular parking spaces and a planning condition can be used to limit the time that delivery vehicles visit the smaller of the two units.

6.8 Affordable housing (Policy CS15)

- 6.8.1 The proposal achieves the target of 35% affordable housing as set out by policy

CS15.

6.9 Open space and trees (Policies LPR CLT5 / CS21)

6.9.1 The quality of the private and public amenity space provided meets the requirements of paragraph 2.3.14 and section 4 of the RDG.

6.9.2 The central area of open space between the northern and southern phases together with an area in the south-west corner of the southern phase which doubles as a holding area for surface water drainage are considered suitable as useable open space. The southern phase also provides for a smaller equipped area of play for smaller children which will complement the play space provide on the western sector.

6.9.3 There is no objection to the proposed configuration/layout of open space on site.

7 Summary

7.1 The principle of a mixed use scheme including residential development on this area of the former OS site has been established. This application seeks to reduce the original number of residential units proposed and in doing so seeks to deliver a scheme with emphasis on the delivery of family housing.

7.2 Appropriate connections are made to ensure a joined up scheme with the earlier phases of development on the OS site and the scheme continues to provide a mix of uses which will deliver local facilities and services as well as employment opportunities.

7.3 One for one vehicular parking has been achieved in addition to visitor parking spaces and customer parking for the retail stores. The scheme includes one main area of useable open space which creates a visual centre to the southern phase of the development and the layout ensures each residential unit has access to refuse and cycle storage and collection points that are appropriately located.

7.4 The proposal provides a high quality residential environment and the impact on neighbouring amenity will be acceptable.

8. Conclusion

8.1 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), (b), (c), (d), 2 (b), (c), (d), 4 (f), (g), (i), (k), (vv), 5 (e), 6 (c), (f), 7 (a), 8 (a), (i), (j), 9 (a), (b)

MP3 for 25/03/14 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 and samples of building materials to be used [Pre-Commencement Condition (no above ground works)]

No development works shall be carried out above ground level 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.

Contamination

04. APPROVAL CONDITION - Land contamination investigation and remediation [Pre-Commencement and 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.

05. 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.

06. 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.

Code and BREEAM

07. APPROVAL CONDITION - Code for Sustainable Homes [Pre-Commencement Condition (no above ground works)]

Before any above ground works commence written documentary evidence demonstrating that the development will achieve at minimum Level 4 of the Code for Sustainable Homes in the form of a design stage assessment, shall be submitted to the Local Planning Authority for its approval, unless an otherwise agreed timeframe is agreed in writing by the LPA.

Reason:

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

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

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

Reason:

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

09. APPROVAL CONDITION - BREEAM standards (commercial development) [Pre-Commencement Condition (no above ground works)]

Before any above ground works associated with the commercial buildings hereby approved commence, written documentary evidence demonstrating that the development will achieve at minimum Excellent against the BREEAM Standard, 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).

10. APPROVAL CONDITION - BREEAM standards (commercial development) [Performance Condition]

Within 6 months of any part of the commercial development hereby approved first becoming occupied, written documentary evidence proving that the development has achieved at minimum Excellent against the BREEAM Standard in the form of post construction assessment and certificate as issued by a legitimate BREEAM 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).

Control of noise

11. APPROVAL CONDITION - Extract ventilation - control of noise, fumes and odour [Pre-Occupation Condition]

The commercial development hereby approved , and residential flats located above the main retail store, shall not be occupied until a written scheme for the control of noise, fumes and odours from extractor fans and other plant equipment have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and findings.

Reason:

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

12. APPROVAL CONDITION - Noise and vibration (external noise sources) [Pre-Commencement Condition]

Construction work shall not begin on the mixed use building until an acoustic report and written scheme to protect the occupiers of that building in terms of habitable rooms, balconies, roof terraces and gardens from external noise sources (noise includes vibration) including transportation noise, has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme shall be completed and be available for use before any part of the development is occupied.

Reason:

To protect the occupiers of the development from excessive external noise.

Residential

13. APPROVAL CONDITION, Private amenity space [Pre-Occupation Condition]

The approved private gardens shall be laid out and separated by the boundary treatment in accordance with approved plans prior to the first occupation of any of the hereby approved houses.

Reason:

To ensure that satisfactory amenity space is provided for each resident of the hereby approved dwellings.

14. APPROVAL CONDITION, Lockable gates [Pre-Occupation Condition]

Prior to the occupation of the houses hereby approved access to the shared parking courtyards and access to the rear gardens serving the dwelling houses shall be private and therefore accessed through lockable gates. The position of the gates serving the dwellings that front Romsey Road shall be positioned in line with the front of the building line.

Reason:

In the interests of safety and security.

15. APPROVAL CONDITION, Obscured window specification [Performance Condition]

The windows in the northern elevation of the mixed use residential and retail (A1) block serving residential units 9 and 10 must be obscurely glazed to 1.7m above the floor height of the rooms to which they serve and shall only have a top light opening also at 1.7m above the floor level of the rooms to which they serve.

Reason:

To ensure that the future development potential of the neighbouring site is not compromised.

16. APPROVAL CONDITION - Residential - Permitted development restriction, extensions and alterations [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 E (curtilage structures), including a garage, shed, greenhouse, etc.

Class F (hard surface area)

Reason:

In order that the Local Planning Authority may exercise further control in this locality given the small private garden and amenity areas provided as part of this development in the interests of the comprehensive development and visual amenities of the area.

17. APPROVAL CONDITION - Residential - Permitted development restriction, windows [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 other than those expressly authorised shall be added to the flank wall elevations of properties numbered 14, 17, 19 and 20, 22, 66 on the approved site layout plan.

Reason:

To protect the amenities of the adjoining residential properties.

18. APPROVAL CONDITION - Restricted use of flat roof area [Performance Condition]

The roof area of the mixed A1 retail and C3 residential block which incorporates a flat roof surface shall not be used as a balcony, terrace, roof garden or similar amenity area; or for storage purposes without the grant of further specific permission from the Local Planning authority.

Reason:

In order to protect the privacy of adjoining occupiers.

Retail/commercial

19. APPROVAL CONDITION - Delivery times [Performance condition]

Deliveries associated with the retail units shall not take place other than between the hours of 0600 and 2300 hours on any day.

Reason:

To avoid congestion of the highway given the lack of specific servicing bay.

20. APPROVAL CONDITION - Entrance doors, [Performance condition]

Notwithstanding the approved plans all customer entrance doors to the commercial units shall not open outwards and overhang the public footpath.

Reason:

To avoid obstruction of the public highway.

21. APPROVAL CONDITION – Opening hours, A1 retail and A3 café uses. [Performance Condition]

The retail and cafe uses that occupy any unit hereby permitted shall not operate (meaning that customers shall not be present on the premises, no preparation, sale or delivery of food or drink for consumption on or off the premises) outside the following hours:

07.00 hours to 23.00 hours on any day

A notice to this effect shall be displayed at all times on the premises so as to be visible from the outside.

Reason:

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

22. APPROVAL CONDITION - Car parking - [Performance condition]

The approved car parking and service areas to serve the retail and commercial units shall be laid out and made available for use prior to first occupation of any of the units. Once provided, those parking facilities shall be retained at all times thereafter for use by the customers of those stores and at no time shall be used by occupants of the residential units

Reason:

To ensure appropriate parking and servicing facilities are available in the interest of highway safety.

Highways/construction

23. APPROVAL CONDITION - Construction management plan [Pre-Commencement Condition]

Prior to works commencing on the site a construction management plan, which includes the points listed below, shall be submitted to and agreed in writing by the Local Planning Authority.

- Details of the means of access and parking for vehicles associated with preparation and construction of the site;
- Plans detailing provision for the temporary parking of vehicles, loading and unloading of vehicles associated with the phased works and other operations on the site, temporary contractors buildings, plant and storage of materials.
- Method statement and site specific plans to detail measures needed 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.

Once approved the construction of the development hereby approved shall be carried out in accordance with the approved construction management plan.

Reason:

To avoid undue congestion on the site and consequent obstruction to the access in the interests of road safety and in order to protect the residential amenity of nearby properties.

24. APPROVAL CONDITION - Wheel cleaning facilities [Performance 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.

25. 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.

26. APPROVAL CONDITION - Full height kerbs [Pre-Occupation Condition]

Prior to the occupation of the development hereby approved any redundant dropped crossings around the site perimeter of the site shall be reinstated to full height kerbs.

Reason:

In the interests of highways safety and visual amenity.

27. APPROVAL CONDITION - On site vehicular parking [Pre-Occupation Condition]

Each of the approved vehicular parking spaces shall be constructed in accordance with the approved plans and made available prior to the first occupation of the building to which the parking space is specifically allocated to. Such facilities as approved shall be permanently retained for that purpose.

Reason:

To avoid congestion of the adjoining highway and to achieve an acceptable environment for the site.

28. APPROVAL CONDITION - Road construction [Pre-Commencement Condition]

No development shall be commenced until the Local Planning Authority have approved in writing A specification of the type of construction proposed for the roads, cycleways and footpaths including all relevant horizontal cross-sections and longitudinal sections showing existing and proposed levels together with details of street lighting, signing, white lining and the method of disposing of surface water.

A programme for the making up of the roads and footpaths to a standard suitable for adoption by the Highway Authority.

Reason:

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

29. APPROVAL CONDITION - Open space access - [Performance condition]

Unless the developer chooses to utilise the area identified on the approved plans as 'open space' as the site compound/contractors area for construction purposes, the 'open space' separating the two phases of development shall be set out as approved and provided for use by the community prior to the occupation of the development hereby approved. If the area is used as the contractors area/compound the open space must be laid out and made available for use, as approved, within 3 months of the completion of the development or at such time as the area is no longer required to be used as a compound, whichever is the sooner.

Reason:

To ensure the amenity open space area is provided and made available for use for future occupiers and users of the site.

30. APPROVAL CONDITION - Landscaping, lighting and means of enclosure detailed plan [Pre-Commencement Condition (no above ground works)]

Notwithstanding the submitted details before the commencement of any above ground 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, lighting columns, bollards 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, boundary fencing, railings and gates;
- 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

Cycle and refuse storage

31. APPROVAL CONDITION – Cycle and refuse storage associated with the retail/café commercial unit, the mixed retail/residential block and the independent flatted block [Pre-Occupation Condition].

Before the development hereby approved is first occupied full details of facilities to be provided for the secure storage of at least one bicycle per flat and for the storage of recyclable waste, non-recyclable waste and glass) to be used by the occupants of the flats and for the occupiers of the retail/café units shall be submitted to and approved in writing by the Local Planning Authority. The approved refuse and cycle storage facilities shall be constructed in accordance with the approved details and made available prior to occupation of the units; and retained in perpetuity for those purposes.

Reason:

In the interests of visual amenity, the amenities of future occupiers of the development, the amenities of occupiers of nearby properties and to encourage cycling as an alternative mode of transport.

32. APPROVAL CONDITION, Cycle and refuse storage associated with dwelling houses [Pre-Occupation Condition].

Before the development hereby approved is first occupied full details of facilities to be provided for the secure storage of at least one bicycle per dwelling and for the storage of three bins (one for recyclable waste, one for non-recyclable waste and one for glass) shall be submitted to and approved in writing by the Local Planning Authority. The approved refuse and cycle storage facilities shall be constructed in accordance with the approved details and made available prior to occupation of the units; and retained in perpetuity for those purposes.

Reason:

In the interests of visual amenity, the amenities of future occupiers of the development, the amenities of occupiers of nearby properties and to encourage cycling as an alternative mode of transport.

33. APPROVAL CONDITION - Bin store design - Performance Condition

Notwithstanding the approved plans the access and egress from the bin stores shall be level and flush with the adjacent hard surface treatment and shall not include any form of brick plinth that may impede manoeuvring of the bins.

Reason:

To ensure the bins can be made available for collection and returned to the bin stores without impediment.

34. APPROVAL CONDITION - Refuse storage and collection [Performance Condition]

Except for collection days, no refuse bins shall be stored to the front of the buildings hereby approved.

Reason:

In the interest of visual amenity and for the safety and convenience of the users of the adjacent footway.

POLICY CONTEXT**Core Strategy - (January 2010)**

CS4	Housing Delivery
CS6	Housing Density
CS7	Safeguarding Employment Sites
CS13	Fundamentals of Design
CS14	Historic Environment
CS15	Affordable Housing
CS16	Housing Mix and Type
CS18	Transport: Reduce-Manage-Invest
CS19	Car & Cycle Parking
CS20	Tackling and Adapting to Climate Change
CS21	Protecting and Enhancing Open Space
CS22	Promoting Biodiversity and Protecting Habitats
CS23	Flood Risk
CS24	Access to Jobs
CS25	The Delivery of Infrastructure and Developer Contributions

City of Southampton Local Plan Review – (March 2006)

SDP1	Quality of Development
SDP4	Development Access
SDP5	Parking
SDP6	Urban Design Principles
SDP7	Urban Design Context
SDP8	Urban Form and Public Space
SDP9	Scale, Massing & Appearance
SDP10	Safety & Security
SDP11	Accessibility & Movement
SDP12	Landscape & Biodiversity
SDP13	Resource Conservation
SDP14	Renewable Energy
SDP15	Air Quality
SDP16	Noise
NE4	Protected Species
REI9	Major Employment Sites
HE6	Archaeological Remains
CLT1	Location of Development
CLT3	Protection of Open Spaces
CLT5	Open Space in New Residential Developments
CLT6	Provision of Children's Play Areas
CLT7	Provision of New Public Open Space
H1	Housing Supply
H2	Previously Developed Land
H3	Special Housing Need
H7	The Residential Environment
T12	Vehicular Access

Supplementary Planning Guidance

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

Other Relevant Guidance

The National Planning Policy Framework March 2012

Planning History

Outline planning permission was granted in December 2010 (following the completion of legal agreements) after application 07/01700/OUT gained approval at planning panel in July 2008. The development allowed the principle of access and layout for the redevelopment of the site to provide a mixed use scheme comprising refurbishment of Compass House for business use (Class B1); a new business enterprise centre (Class B1) new light/general industrial unit (Class B1/B2); new retail and food & drink use (Classes A1, A3, A4 & A5); new nursing home/clinic/surgery (Class C2/D1); open space and 495 residential units (361 flats and 134 houses).

In late June 2012 full planning permission was granted for the 'west' sector of the former Ordnance Survey site. The planning application was made by Taylor Wimpey (11/01994/FUL) and the permission granted the redevelopment of the site to provide 193 dwellings (113 houses and 80 flats) within 2, 3 and 4 storey buildings and conversion of Crabwood House with associated access, parking and landscaping works.

Outline planning permission was granted for the re-development of the east section of the former Ordnance Survey site in November 2012. The permission approved the layout and access for the 179 new dwellings (90 flats and 89 houses), Offices and/or Healthcare (Class B1 office - up to 1,742 square metres and Healthcare up to 836 square metres), shops (Class A1), restaurants and cafes (Class A3) and drinking establishments (Class A4 - combined floor space of 1,394 square meters)

For the southern phase of the east sector reserved matters were approved in June 2013 for 141 dwellings in two and three-storey buildings.

13/01789/FUL

