

Planning, Transport & Sustainability Division
Planning and Rights of Way Panel 22 April 2014
Planning Application Report of the Planning and Development Manager

Application address: The Wool House, Town Quay, SO14 2AR			
Proposed development: Change of use from Museum (Use Class D1) to Public House and Restaurant (Use Class A3/A4) (submitted in conjunction with 14/00123/LBC).			
Application number	14/00122/FUL	Application type	FUL
Case officer	Andrew Gregory	Public speaking time	5 minutes
Last date for determination:	17.04.2014	Ward	Bargate
Reason for Panel Referral:	Referred by the Planning & Development Manager due to wider public interest	Ward Councillors	Cllr John Noon Cllr Matthew Tucker Cllr Sarah Bogle

Applicant: Mr Stuart Cross	Agent: Ian Knight (Knight Architectural Design)
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Recommendation Summary	Conditionally approve
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Community Infrastructure Levy Liable	No, because the application does not propose any additional floorspace and therefore CIL is not triggered.
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Reason for granting Permission

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. The public house and restaurant use will provide a viable continued use for this Grade I listed building and will not adversely harm the character and appearance of the building. No objection has been raised by English Heritage or the Council's Conservation officer, and their recommended conditions have been attached to this decision. Furthermore conditions have been added to control the hours of use and noise impact in the interests of neighbouring residential amenities. The planning system does not intervene in the market and cannot resist such applications on the grounds of increased competition to nearby public houses and restaurants.

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 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, SDP7, HE1, HE3 and REI7 of the City of Southampton Local Plan Review (March 2006) and CS1, CS13 and CS14 of the Local Development Framework Core Strategy Development Plan Document (January 2010).

Appendix attached			
1	Development Plan Policies		

Recommendation in Full

Conditionally Approve

1. Background

- 1.1 The Wool House is a Grade I listed building owned and managed by the Council. The building was formerly occupied as the Maritime Museum which closed in October 2011 following the opening of the SeaCity Museum at the Civic Centre.
- 1.2 The Council sought a tenant through advertising the opportunity in 2011, but this was unsuccessful. The building was re-advertised in 2012 and the winning bid was from Dancing Man Brewery. The advertising of the building was an open process to secure a tenant for the building. Given the Council has limited resources; a tenant was needed who could deliver public access, invest in the building and provide a new use to secure its future. The Wool House has performed many functions over its long history, the establishment of a brewery is simply the latest in a long list; museum, grain store, prison. Element Arts have been occupying the building on a short term basis.

2. Site and Surroundings

- 2.1 The Wool House is a two storey building constructed of stone with a tiled pitch roof. The building is located at the southern end of Bugle Street within the Old Town (West) Conservation Area. The building frames the footway on Bugle Street and fronts Town Quay with a deep footway to the front. A narrow gated service alley is located to the rear of the building.

Town Quay Park is located to the east side of the building. The surrounding area comprises a mix of residential and commercial use. Town Quay and the red funnel ferry terminal are located to the south, and the city Registry office is location to the north. A vacant Grade II listed building (previously occupied by the Southampton University Air Squadron) is located on the opposite side of Bugle Street. On-street parking controls are in place within Bugle Street and double yellow lines are located outside the Wool House, at the junction with Town Quay.

The list description for this Grade I listed building reads as follows:

- 2.2 "C14 with C18 alterations. This was built, after the French raid of 1338, by Cistercian Monks as a storehouse for wool to be exported to Europe. It is the only surviving freestanding mediaeval warehouse in Southampton. Two storeys built of stone rubble with angle quoins. Old tiled roof. The west side has 3 massive buttresses, semi-circular in plan, probably added in the C16 and C17. In the C18 the building was used to house French prisoners of war during the Seven Years War and Napoleonic Wars. At this time the quay front was rebuilt with segmental-headed windows and central door. The interior contains a fine C14 arched collar braced roof of Spanish chestnut. Aumbry set in the northern bay of the west wall at first floor level. Scheduled as an ancient monument. "

3. **Proposal**

- 3.1 The proposal seeks to change the use of the Wool House from a museum (Use Class D1) to a public house and restaurant (Use Class A3/A4). The layout includes a micro-brewery located to the rear of the ground floor. The ground floor will also include a bar and seating area and toilets at the front. The first floor will contain additional seating with the kitchen area and toilets to the rear. A mezzanine floor is proposed at the rear of the building providing office, staffroom and storage space.
- 3.2 No significant external changes are proposed. The layout will utilise existing openings and ducting. Bin storage and a compressor will be located within the rear alley and a new external gate is proposed to secure this area. Signage is proposed to be applied to the central first-floor glass window within the front elevation. Servicing will be via an existing opening to the side elevation facing Bugle Street. The proposal seeks to utilize two existing on-street parking bays for loading / unloading. The side door to Town Quay Park will be opened up for use for emergency access.
- 3.3 The application indicates that much of the fit out works will be kept away from the original stone walls. It also avoids attachment to the 14th Century beams and posts. As such, much of the original fabric will remain on show. The ground floor level is to be raised by 360mm for servicing and the proposal seeks connect to the existing drainage. The brewing area will be visible to the public and will have a hygiene clad perimeter to the side and rear walls.

4. **Relevant Planning Policy**

- 4.1 The Development Plan for Southampton currently comprises the "saved" policies of the City of Southampton Local Plan Review (March 2006) and the City of Southampton Core Strategy (January 2010). The most relevant policies to these proposals are set out at **Appendix 1**.
- 4.2 Developments are expected to meet high sustainable construction standards in accordance with Core Strategy Policy CS20 and Local Plan "saved" Policy SDP13.

- 4.3 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.

5. Relevant Planning History

- 5.1 Planning permission was granted for use of the building as a licensed restaurant in 1963 (SCC Ref 1223/76R1) however it is unclear whether this permission was implemented.
- 5.2 Please note that a listed building application has been submitted in conjunction with this planning application (SCC Ref 14/00123/LBC).

6. Consultation Responses and Notification Representations

- 6.1 Following the receipt of the planning application a publicity exercise in line with department procedures was undertaken which included notifying adjoining and nearby landowners, placing a press advertisement (28.02.2014) and erecting a site notice (28.02.2014). At the time of writing the report **87** representations have been received from surrounding residents with 50 in support (including support from Cllr Noon), 35 objections and 2 neutral comments. The following is a summary of the points raised.
- 6.2 This Grade I listed building / scheduled ancient monument is an important part of the city's maritime heritage and should be put to use to better serve the interests of local families, children, residents, Southampton citizens who take pride in their heritage, or to visitors with an interest in the heritage of the city.

Officer Response – The proposal will provide a viable and continued use for the building. No objections have been raised by English Heritage and the Council's specialist Conservation officer. The Council does not have funding to continue operating the building for public use and alternative arts venues are available.

- 6.3 The proposed development does nothing to preserve the character and distinguishing features of the wool house as the significant beams and roof, pillars will be obscured by internal pods and mezzanine area.

Officer Response - No objections have been raised by English Heritage and the Council's specialist Conservation officer subject to conditions. Much of the original walls and roof beams will remain on show

- 6.4 Heavy usage of the building in terms of cooking and brewing processes may damage the building. There is insufficient information on how the crumbling walls will be preserved or how they will stand up to the building works.

Officer Response - No objections have been raised by English Heritage and the Council's specialist Conservation officer subject to conditions. Any steam will be contained within the tanks and the temperature of the brewing area will be controlled with air conditioning.

- 6.5 There appears to have been no risk assessment of the potential impact from the brewing process in terms of high temperatures, condensation and other manufacturing hazards

Officer Response - No objections have been raised by English Heritage and the Council's specialist Conservation officer subject to conditions. The brewing process does not require dangerously high temperatures. A microbrewery is currently in place at the Platform Tavern.

- 6.6 The proposed development will have a detrimental impact on the surrounding residential neighbourhood. There will be late night noise and potential disruption to local residents as drinkers gather on the pavement and leave the pub at night.

Officer Response – No objection has been raised by the Council's Environmental Health officer. The building is of solid stone construction, has limited window openings and the main entrance is lobbied therefore significant noise breakout is unlikely. The premises will be conditioned to have terminal hours of midnight closing. The application for a premises license will assess the need for controls in relation to any amplified music. Tables and chairs and ash trays will be to the front of the building. There is existing background noise in this area from road traffic noise and from commercial activity at Town Quay (including Red Funnel).

- 6.7 There is no need for another drinking establishment in the area with three pubs already sited on Bugle Street, already causing late night noise for some residents. The Council should be seeking to minimise the impact of alcohol in residential areas, not adding to the problem.

Officer Response – No evidence has been submitted to demonstrate that an additional pub will have a harmful cumulative impact and there is no planning policy restricting additional pubs providing that other amenity and land use policies prevail

- 6.8 Deliveries will cause disturbance and the siting of the loading bay on the lower east side of Bugle Street may prejudice highway because vehicles overtaking the parked vehicle may collide with vehicles turning into Bugle Street (at speed). Loss of parking spaces within Bugle Street.

Officer Response – Highways Development Control consider that a TRO is needed to make two on-street parking spaces available for deliveries and collection.
The TRO could be tailored to make the spaces available for parking in the evening.

- 6.9 Increased on-street parking pressures

Officer Response – The site is located within the city centre which is an area of high accessibility. It would be difficult to defend a reason for refusal relating to increased parking pressures given the availability of parking within the city centre and the level of accessibility by alternative modes of transport. TRO parking controls (pay and display) exist within the area.

- 6.10 The production brewing process will cause odour nuisance. Furthermore the cleaning of the barrels will be an environmental hazard with insufficient external space or on-site drainage.

Officer Response - The brewing process and associated aroma is contained within the building. Keg barrels will be cleaned off site because there is insufficient external space and drainage for cleaning on site.

- 6.11 Concerns that an increase in the number of people within the building may conflict with fire regulations. Bins within the rear alley will block persons exiting the building in the event of a fire.

Officer Response – Fire risk assessment is not a matter for planning however the rear alley does not appear to be an important escape route. The rear alley is the only practical area to store the bins.

- 6.12 There is a danger that patrons spilling out onto Town Quay Park will squeeze out other users of the park such as dog walkers and families with children. There is no explanation of how the park will be protected as a separate space from pub users, or protected from other detritus such as glasses, broken glass or cigarette butts

Officer Response – It is understood that the premises license will not allow drinking on town Quay Park. Drinking is only allowed within the licensed area within the lessee's control.

6.13 In support

- The prospective landlord has proved to be a good and responsible landlord at the Platform Tavern.
- The fact that the applicants want to invest in this heritage building shows their commitment to Southampton's community.
- The development will provide jobs and a more secure future for the venue.
- The recently completed 'Butchers Hook pub and micro brewery' has had a positive community impact in Bitterne Park.
- The development is in keeping with the conservation area and listed building.
- Excellent use for this Grade I listed heritage building.
- Southampton needs to make use of such assets.
- Alternative arts facilities will be available in the new arts quarter near the Guildhall and within God House Tower.

Consultation Responses

6.14 **English Heritage** - No objection in principle subject to planning conditions requiring the following:

- Details of the new mezzanine floor to ensure that the existing structure is capable of taking the additional loadings and the methods of fixing and lining the walls;
- A method statement for removing the concrete steps which are against the medieval stonework (to ensure that no stonework is damaged);
- The surface finish or cladding of the new walls to the new structure on the mezzanine (bar/staffroom/kitchen area);
- A repair schedule to ensure that the building is properly repaired prior to occupation.

This fine grade I Medieval building is a great asset to the City of Southampton and its closure to the public since the Maritime Museum was relocated has been a great loss to the community. It is particularly pleasing, therefore, that a proposed use, which will enable the public to enjoy this building once again, has come forward. The use would also appear to be a very good 'fit' for the building in that relatively little alteration would be required to accommodate the micro brewery/pub/restaurant use.

6.15 **SCC Heritage** – No objection subject to the following conditions:

- A Method Statement for the removal of the stairs at the north-west corner of the building is required.
- Structural Engineer's calculations are required to demonstrate that the mezzanine at first floor is capable of being supported on the timber beam (as shown).
- Details of the external finish to the offices above are required.
- Details of the design of the new door to the east elevation, and the proposed new gates to the alleyway at the north are required, including details of fixings.
- Details of loading and unloading to ensure the pavement is not damaged
- Details of mechanical and electrical services will need to be agreed prior to works starting on site.
- An informative will be needed indicating that any additional signage will need advertisement and listed building consent.

The proposed use as a micro-brewery would have minimal impact on the structure and fabric of the building. No new openings are proposed into the walls, and the only items that will be removed are the 1960's steps to the rear.

6.16 **SCC Sustainability Team** – No objection subject to a condition requiring an investigation into the potential for sustainability enhancement to this listed building.

6.17 **SCC Environmental Health** – No objection subject to conditions to control of noise (relating to the proposed compressor) and hours of work.

6.18 **Police (Crime Prevention)** - No comments received.

6.19 **SCC Highways** – No objection subject to the 2 nearest car parking spaces being converted into a loading bay by TRO also details of cycle parking. There is concern that if a TRO loading bay is not secured then loading and unloading may take place on the double yellow lines on a narrower stretch of Bugle Street, nearer to the junction with Town Quay. This may lead to driver conflict and may cause obstruction to the flow of traffic along Town Quay because vehicles may not be able to pass the parked delivery vehicle which may create queuing traffic waiting to turn left into Bugle Street.

Officer Response - The opportunity to secure the TRO through the lease agreement rather than the S106 Agreement is currently being investigated. Secure cycle parking is not considered practical given the constraints of the listed building; this is a sustainable location and is accessible on foot and by bus.

6.20 **Old Town Residents Association** - OTRA is not against the planned change of use in principle, however they have serious concerns about the proposals (and the lack of detail therein) in regards to noise, parking, traffic, fire safety, waste management and internal pod structure and associated impact on the character of the building. It is hoped that any and lease and licence granted by the Council approving any change of use will protect both local residents and the integrity and heritage of the building.

6.21 **Southampton Commons and Parks Protection Society** – No objection in principle subject to the following caveats:

No means of enclosure being erected between the building and Town Quay Park, in the interests of views from the park.

Officer Response – A planning condition can be added.

The proposal seeks to re-open the door on the east elevation allowing access to Town Quay Park. SCAPPS would have no objection to patrons using Town Quay Park providing it does not exclude the general public from using that area and that the lessee supervises the use of the area and ensures it's kept clean and tidy.

Officer Response – Use of Town Quay Park for drinking is unlikely to be granted under the premises license application.

7. Planning Consideration Key Issues

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

- Principle of development;
- Impact on listed building;
- Impact on character of the area;
- Impact on neighbouring residential amenities;
- Highway matters.

7.2 Principle of Development

7.3 The proposed change of use of the Wool House into a public house and restaurant is considered acceptable in principle. The building is not safeguarded for a particular planning use and the Council does not intend continuing to operate this building for leisure use, with considerable investment needed to make the Wool House suitable for use as a modern publicly accessible venue. The building has historically been used for a variety of uses including grain store, prison and museum. The proposed change of use will provide a continued viable use for this Grade I listed building and will provide the necessary investment needed to sensitively modernise the building for improved public access. English Heritage has raised no objection indicating that the proposed use is a 'good fit' for the building. The proposed use will still allow public access with the focus shifted from leisure to food and drink use.

7.4 Paragraph 131 of the National Planning Policy Framework indicates:
"In determining planning applications local authorities should take account of...the desirability of sustaining and enhancing the significance of heritage assets and putting them into viable uses consistent with their conservation"

7.5 Local and national planning policy does not restrict the number of pubs within the city centre and the planning system cannot intervene in the market to prevent competition. Saved policy RE17 (Food and Drink Uses) indicates that new A3 and A4 uses will be permitted in the city centre providing that appropriate planning conditions can be added to prevent undue noise and odour nuisance.

7.6 Impact on the Listed Building

7.7 The detailed listed building considerations are dealt with in the report on the listed building application also on this agenda. The development proposes no significant external changes to the building and the development will not impact on the setting of the Old Town (West) Conservation Area. The proposal has raised no objections from English Heritage and the Council's Conservation Officer and their suggested conditions seeking details of works, services, repairs and materials will be added. The internal fit out will be carefully monitored and is proposed to have minimal intrusion on the historic fabric of the building. The internal design ensures that much of the original fabric will remain on show to the public and will not harmfully detract from the character of the building.

7.8 Impact on the character and appearance of the area

7.9 The surrounding area contains a mix of commercial and residential use. The site is located within the Old Town (West) Conservation Area and adjacent to Town Quay which is designated as a night time zone. There are a number of existing pubs and restaurants within Bugle Street and along Town Quay. As such, the proposed mixed A3 and A4 uses will not be out of character with the surrounding area and a balanced mix of commercial and residential uses will remain. The development will have no adverse impact on Town Quay Park because the premises license will not allow drinking outside of the lease area which comprises the building and the forecourt. Furthermore smokers will be encouraged to smoke at the front of the building.

7.10 Impact on neighbouring residential amenities

7.11 The proposed public house and restaurant is not considered demonstrably harmful to neighbouring residential amenities. No objection has been raised by the Council's Environmental Health team and conditions can be added to restrict the operating time until 12 midnight. The main entrance and front forecourt is located away from the nearest residential properties within Bugle Street. There is limited opportunity for noise breakout from this building having regard to its stone construction, limited door and window openings and because the entrance has an acoustic lobby. Furthermore regard needs to be had to existing background noise levels from road traffic, Red Funnel traffic and associated commercial activity within Town Quay and the surrounding area. The site is located within the city centre where commercial and residential uses co-exist. It should be noted that there is no residential use immediately adjoining the building or its entrance. Smoking is to be encouraged at the front with external tables and ashtrays to be provided. The proposal will need a separate approval for the premises license which will assess the suitability of amplified music in this location.

7.12 Customers do not generally leave pubs en mass so it is unlikely that customers leaving the premises and dispersing through adjoining streets will have a demonstrably harmful impact on the amenities of neighbours. It is worth noting that the applicants manage the Platform Tavern which appears to be well managed with very few documented noise complaints. The brewing process will not have an adverse impact on neighbours with any odours contained within the building. Furthermore there is an existing kitchen extract flue to prevent harmful cooking odours.

7.13 Highway Issues

7.14 The site is located within a high accessibility location and car free development is acceptable within the city centre due to good access by foot and public transport. Parking controls exist within Bugle Street and surrounding streets to prevent harmful on-street parking pressures. A traffic regulation order is required to convert the nearest 2 on-street parking spaces into a loading area which can be tailored to allow for deliveries during the daytime and car parking at night. Deliveries on the double yellow lines would not be acceptable due to the narrow width of that part of Bugle Street which may lead to vehicle conflict and vehicles unable to pass with vehicles backing up at the junction.

7.15 Bins will be stored to the rear of the building.

8. Summary

8.1 The public house and restaurant use will provide a viable continued use for this Grade I listed building and will not adversely harm the character and appearance of the building. No objection has been raised by English Heritage or the Council's Conservation officer, and their recommended conditions have been attached to this decision. Furthermore conditions have been added to control the hours of use and noise impact in the interests of neighbouring residential amenities. The planning system does not intervene in the market and cannot resist such applications on the grounds of increased competition to nearby public houses and restaurants.

9. Conclusion

9.1 It is recommended that the application be approved with 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), 3(a), 4 (f), (vv) 6 (a), (c), (f), (i), 7 (a)

AG for 22/04/14 PROW Panel

PLANNING CONDITIONS

01. APPROVAL CONDITION - Full Permission Timing Condition - Change of use

The use 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 - Hours of Use - food/drink establishments [Performance Condition]

The food and drink use 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:

Monday to Sunday 12:00 hours to midnight

Reason:

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

03. APPROVAL CONDITION - Extract Ventilation - control of noise, fumes and odour [Pre-Commencement Condition]

No development shall take place until a written scheme for the control of noise, fumes and odours from extractor fans and other equipment have been submitted to and approved in writing by the Local Planning Authority. To include the compressor located externally. 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.

04. 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.

05. APPROVAL CONDITION - S106 to secure Traffic Regulation Order (Pre-commencement condition)

No development shall commence until the applicant has entered into a S106 legal agreement with the Council to secure a Traffic Regulation Order to allow the conversion of 2 on-street parking spaces within Bugle Street to be converted into a designated loading and unloading area during daytime hours. The spaces shall be reverted back to car parking during the evening with details to be agreed as part of the S106 negotiations.

REASON: In the interests of highway safety

06. APPROVAL CONDITION - Sustainable measures in a listed building [Pre-Occupation Condition]

Prior to the first occupation of the development hereby granted consent, the applicant shall provide to the Local Planning Authority for approval in writing a report demonstrating that sustainable design measures have been maximised and implemented (where agreed appropriate with the historic environment team)

REASON: To ensure the development minimises overall demand for resources and is compliant with the City of Southampton Core Strategy Development Plan Document (January 2010) policy CS20 and the City of Southampton Local Plan (March 2006) policies SDP13 and SDP6.

07. APPROVAL CONDITION - External Storage

Bins shall be stored within the gated rear alley at all times and shall only be moved for collection and cleaning purposes. No equipment or goods associated with the use hereby approved shall be stored externally unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of the setting of the listed building and the visual amenities of the area.

08. APPROVAL CONDITION – Delivery Times [Performance Condition]

No deliveries shall take place outside the hours of 0800hrs to 1900hrs on any day

REASON: In the interests of the amenities of the amenities of nearby properties

09. APPROVAL CONDITION – Soundproofing [Performance Condition]

Unless otherwise agreed in writing with the Local Planning Authority, a detailed scheme for the soundproofing of the building shall be submitted to and approved by the Local Planning Authority. Such agreed scheme of soundproofing shall be fully implemented to the satisfaction of the Local Planning Authority before the building is first brought into use and retained thereafter for the duration of the approved use of the building.

REASON: To protect the amenities of the surrounding area.

10. APPROVAL CONDITION - Permitted Development Restriction on Means of Enclosure [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 means of site enclosure within Schedule 2, Part 2, shall be erected around the building without the prior written consent of the Local Planning Authority.

REASON:

In the interests of the setting of the listed building and Town Quay Park

11. APPROVAL CONDITION - Approved Plans

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

REASON:

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

Note to Applicant:

01. Any additional signage will require separate listed building and advertisements consent.

POLICY CONTEXT

Core Strategy - (January 2010)

CS1	City Centre Approach
CS13	Fundamentals of Design
CS14	Historic Environment

City of Southampton Local Plan Review – (March 2006)

SDP1	Quality of Development
SDP7	Urban Design Context
HE1	New Development in Conservation Areas
HE3	Listed Buildings
REI7	Food and Drink Uses (Classes A3, A4 and A5)

Supplementary Planning Guidance

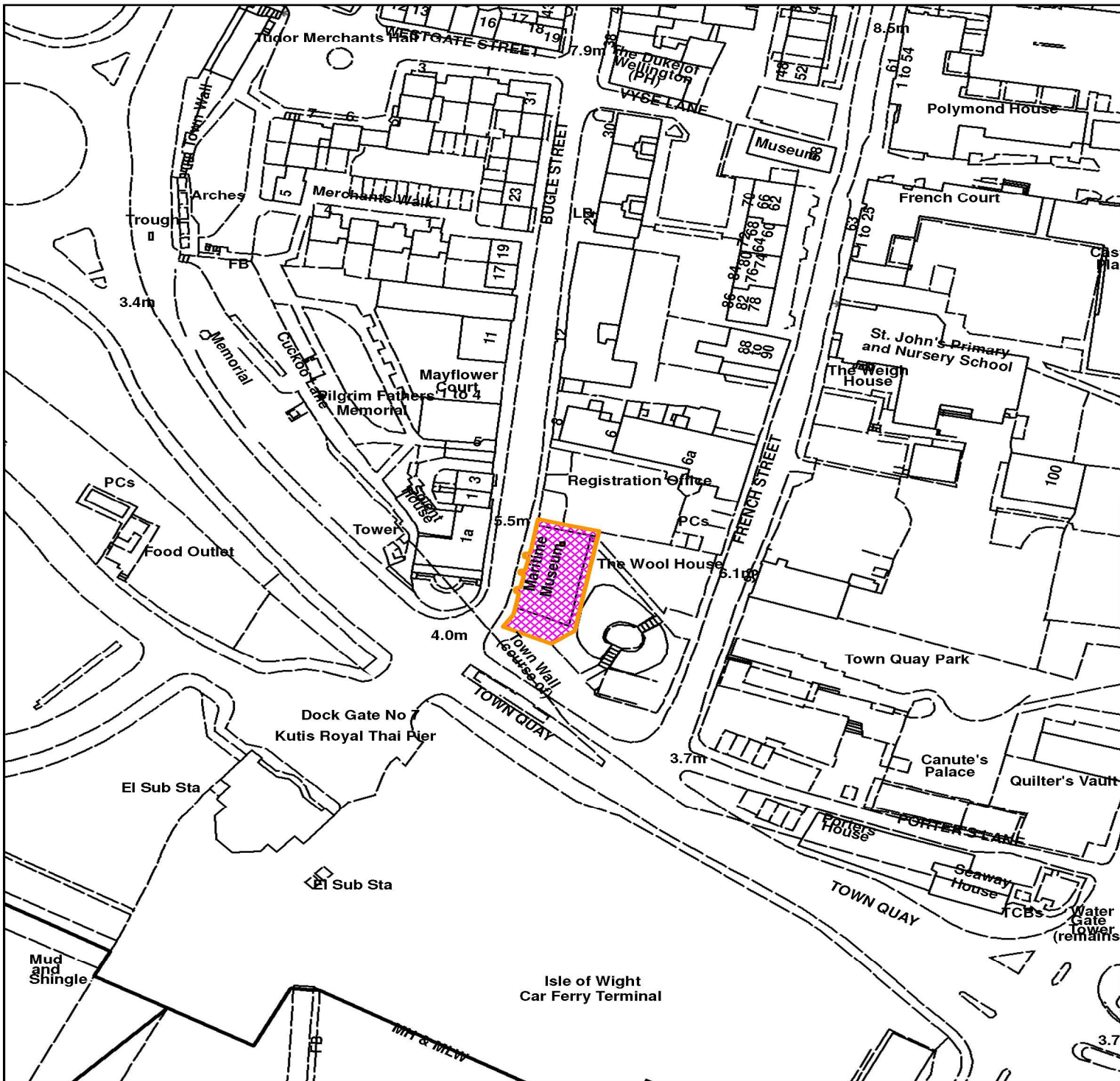
Parking Standards SPD (September 2011)

Other Relevant Guidance

The National Planning Policy Framework 2012

The Southampton Community Infrastructure Levy Charging Schedule (September 2013)

14/00122/FUL



Scale: 1:1,250

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