



DETERMINATION OF APPLICATION

TOWN AND COUNTRY PLANNING ACT 1990

**Town and Country Planning
(Development Management Procedure) (England) Order 2010**

Mr Robin Reay
Luken Beck Ltd
30 Carlton Crescent
Southampton
SO15 2EW

In pursuance of its powers under the above Act and Regulations, Southampton City Council, as the Local Planning Authority, hereby gives notice that the application described below has been determined. The decision is:

OUTLINE APPLICATION - CONDITIONAL APPROVAL

Proposal: Extension of time to implement previous planning permission (ref 07/00985/OUT) to redevelop the site with new buildings of up to 32,000 square metres floor space for University purposes, 468 car parking spaces, landscaping, temporary and permanent access arrangements, including a new vehicular access from Burgess Road and ancillary works. (outline application seeking approval for access arrangements)

Site Address: Boldrewood University of Southampton Bassett Crescent East
Southampton Hampshire

Application No: 11/00963/TIME

Subject to the following 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 ACCESS (vehicular and pedestrian) as shown on plan ref: 13008-S278-SK-158, the Framework Development Plan as shown on plan ref:06059 PCL 10005 as supported by plan ref: 06059 PCL 101; the Internal Road Layout as shown on plan ref:13008-GE-1-02 Rev A, the proposed Temporary Construction Access as shown on plan ref:13008-GE-I-03 Rev A and an element of Strategic Landscaping as shown on Plan Ref:PLL_S20.05-01.03 as amended by Landuse Consultants Plan 101 Rev E is approved subject to the following:

Notwithstanding the approved demolition works and the approved access and landscaping details referenced above written approval of the details of the following awaited reserved matters for each phase identified as part of the submission under condition 2(v) below shall be obtained from the Local Planning Authority prior to any works relating to the relevant phase taking place on the site;

- (i) The LAYOUT of the buildings on site and detailed siting of associated areas;
- (ii) The APPEARANCE and architectural design specifying the external materials to be used;

- (iii) The SCALE of the buildings indicating massing and building bulk;
- (iv) Both hard and soft LANDSCAPING treatments of the site including all means of enclosures and boundary treatments.

An application for the approval of the outstanding reserved matters for all phases identified as part of the submission under condition 2(v) below shall be made in writing to the Local Planning Authority before the expiration of three years from the date of this Outline Permission.

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 - Additional Details Required Condition

As part of the submission of each of the matters reserved details of the following particulars, where relevant to the specific phase or reserved matter, of the proposed development in addition to the submission of Matters Reserved from the Outline Planning Permission hereby approved shall be submitted to and approved in writing by the Local Planning Authority:

- i. In addition to Reserved Matters for the layout of the building(s) and for the means of access thereto, a plan showing the detailed siting of structures on the site showing the position of trees to buildings, and the vehicular parking areas to access points;
- ii. In addition to Reserved Matters for the appearance and design of the building(s) a detailed plan showing the size of the building(s) and specifying the external materials to be used;
- iii. In addition to Reserved Matters for the size of the building(s) details of the height, width, length of the structures and the massing and bulk of the buildings to the open areas shall be provided;
- iv. In addition to Reserved Matters for the landscaping to the site and the landscaping conditions below, a detailed plan indicating a programme of implementation, a landscape management plan together with details specifying the numbers, types, size, and species of trees, hedgerows, and shrubs to be planted, and the method of ground preparation and mulching treatment proposed. Any trees earmarked for removal shall be replaced with 2 additional trees to be agreed in writing with the Local Planning Authority prior to their planting;
- v. A detailed phasing plan to include maximum parking provision for each phase or on a site wide basis as appropriate;
- vi. Details of the treatment to the boundaries of the site, and all screen walls or fences within the proposed development;
- vii. A detailed external lighting plan;
- viii. An on-site security management plan following the relevant principles of 'By Design'.
- ix. Detailed cross-sections of the site showing existing levels and proposed finished levels, position of access roads, car parking areas and buildings and position of trees on the site;
- x. Details of the layout of on-site car parking to meet the Local Planning Authority's car parking standards;
- xi. Details of the construction of all highways and vehicular access ways, including a specification of the type of construction proposed for the roads and footpaths, together with all relevant horizontal cross-sections and longitudinal sections showing the existing and proposed levels and details of street lighting;
- xii. Details of the proposed drainage of the site, including details of the provision for the protection of existing sewers which cross the site during the period of all works of excavation and construction;

- xiii. A plan showing the location and depth of trenches in connection with the laying of services;
- xiv. Full details of the proposed external lift and a management strategy for its use to provide full 24 hour access across the site;
- xv. Full details of the proposed balancing pond and ornamental pond;

The phased development shall be carried out in accordance with the agreed details.

Reason:

To ensure the proposed development is satisfactory as regards layout, access, appearance, landscape provision and in all other detailed respects.

03.APPROVAL CONDITION - Personal Permission

This grant of planning permission shall enure only for the benefit of the University of Southampton.

REASON

In order to comply with the requirement of Regulation 9 of the Town and Country Planning General Regulations 1992.

04.APPROVAL CONDITION - Details of External Materials - Samples

Notwithstanding the information provided with the application the development of each building hereby approved shall not take place until details (and samples where required) of the materials to be used in each phase of the construction of the external surfaces of the development including all external fixtures, fittings, facing brickwork, render, window frames and mortar and details of window and doorway reveals have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

REASON:

In the interests of ensuring that the new development is constructed in accordance with the submitted details and to secure a harmonious form of development.

05.APPROVAL CONDITION - Access Provision

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) no access other than that shown on the approved plan shall be formed to the site.

REASON

In the interests of highway safety.

06.APPROVAL CONDITION - Cycle Space Provision

The development of each phase of the scheme to which this consent relates shall not be brought into use in full or in part until secure, covered and enclosed storage space has been laid out within the site for bicycle spaces to be provided for the benefit of the staff, visitors and students in accordance with the plans to be submitted to and approved in writing by the Local Planning Authority. The cycle storage hereby approved shall thereafter be retained on site for that purpose.

REASON

To encourage cycling as a sustainable form of transport.

07.APPROVAL CONDITION - Access - Stopped Up

Notwithstanding the commencement of the approved demolition works any existing access to the site shall be stopped up and abandoned and footway and verge crossings shall be reinstated in accordance with a scheme (that shall include details of timing) to be submitted for approval in writing by the Local Planning Authority prior to the commencement of development.

REASON

In the interests of highway safety and to ensure that the development is served by a single vehicular access point.

08.APPROVAL CONDITION - Motor Cycle Spaces

Adequate parking facilities for motorcycles to conform to the Local Planning Authority's standards shall be shown on plans and approved in writing before the development of each phase (identified by Condition 02(v) above) hereby permitted commences and such parking shall be permanently retained for that purpose

REASON

To prevent obstruction to traffic in neighbouring roads

09.APPROVAL CONDITION - Parking provision

Any parking spaces shown on the approved plans shall be used only in connection with the development hereby approved and for no other purpose unless otherwise agreed in writing with the Local Planning Authority.

REASON:

To ensure adequate on-site parking provision for the approved development remains available for that purpose and to prevent parking on the adjoining highway'

10.APPROVAL CONDITION - Refuse & Recycling Bin Storage

Notwithstanding the information already submitted details of satisfactory facilities to be provided for the storage and removal of refuse and recycling from the premises shall be submitted to and approved in writing by the Local Planning Authority before each building is first occupied. The facilities shall include accommodation for the separation of waste to enable recycling. The approved refuse and recycling storage shall be retained whilst the building is used for university purposes.

REASON:

In the interests of the visual appearance of the building and the area in general.

11.APPROVAL CONDITION - Landscaping Details

The development of each phase (identified as part of the submission under condition 2(v) above) shall not take place until full details of both hard and soft landscaping have been submitted to and approved in writing by the local planning authority. The submitted details shall include:

- i. proposed finished ground levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas, hard surfacing materials, structures and ancillary objects (refuse bins, lighting columns 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. details of any proposed boundary treatment; and
- iv. a landscape management scheme.

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.

12.APPROVAL CONDITION - Landscaping Implementation

The hard and soft landscaping works shall be carried out in accordance with the details approved in the above planning condition. The works shall be carried out before any of the

development is occupied or in accordance with a timescale which has been agreed in writing with the local planning authority prior to the commencement of development.

REASON:

To ensure that the works are carried out as approved in the interests of the visual amenities of the area.

13.APPROVAL CONDITION - Landscaping Replacement

If within a period of five years from the date of the planting of any tree or shrub, or any tree or shrub planted in replacement of it, it is removed, uprooted, destroyed, dies or becomes in any other way defective in the opinion of the local planning authority, another tree or shrub of the same species and size of that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

REASON:

To ensure that any trees or shrubs planted as part of the landscaping scheme are replaced in accordance with that scheme.

14.APPROVAL CONDITION - Arboricultural Method Statement

Notwithstanding the submitted information no operation in connection with both the demolition and construction phases hereby permitted shall commence on site until a site specific Arboricultural Method Statement in respect of the protection of the trees during all aspects of work on site is submitted and agreed in writing by the Local Planning Authority. It will be written with contractors in mind and will be adhered to throughout the duration of the demolition and development works on site. The Method Statement will include the following:

- a. A specification for the location and erection of protective fencing around all vegetation to be retained
- b. Specification for the installation of any additional root protection measures
- c. Specification for the removal of any built structures, including hard surfacing, within protective fencing areas.
- d. Specification for the construction of hard surfaces where they impinge on tree roots
- e. The location of site compounds, storage areas, car parking, site offices, site access, heavy/large vehicles (including cranes and piling rigs)
- f. An arboricultural management strategy, to include details of any necessary tree surgery works, the timing and phasing of all arboricultural works and protection measures;
- g. Specification for soft landscaping practices within tree protection zones or the canopy of the tree, whichever is greatest.
- h. A phasing plan for the tree protection measures to include details of how the site will be left between development phases

REASON

To ensure that provision for trees to be retained and adequately protected throughout the construction period has been made.

15.APPROVAL CONDITION - Tree Safeguarding

All trees to be retained pursuant to any other condition of this decision notice (including planning condition 35 below) shall be fully safeguarded during the course of each phase as identified by planning condition 14 (h) above including preparation, demolition, excavation, construction and building operations. Details of the specification and position of all protective fencing shall be indicated on a site plan and agreed with the Local Planning Authority in writing before any construction works pursuant to each phase commence.

REASON

To ensure that provision for trees to be retained and adequately protected throughout the construction period has been made.

16.APPROVAL CONDITION - Tree Protection

No operation in connection with the development hereby permitted shall commence on site until the tree protection as agreed by the Local Planning Authority has been erected. The fencing shall be maintained in the agreed position until the agreed phase is completed, or until such other time that may be agreed in writing by the Local Planning Authority following which it shall be removed from the site.

REASON

To ensure that trees to be retained will be adequately protected from damage throughout the construction period.

17.APPROVAL CONDITION - No under tree canopy storage

No storage of goods including building materials, machinery and soil, shall take place underneath the crown spread of the trees to be retained on the site. There will be no change in soil levels or routing of services through tree protection zones or within canopy spreads, whichever is greater. There will be no fires on site. There will be no discharge of chemical substances including petrol, diesel and cement mixings within the tree protection zones or within canopy spreads, whichever is greater.

REASON

To preserve the said trees in the interests of the visual amenities and character of the locality.

18.APPROVAL CONDITION - No Felling of Trees

No trees on or overhanging the site other than those agreed as part of this outline planning permission shall be pruned/cut, felled or uprooted otherwise than shall be agreed in writing by the Local Planning Authority. Any tree removed or significantly damaged, other than shall be agreed, shall be replaced by the owners of the site with two trees of a size, species, and type, and at a location and before a date to be determined by the Local Planning Authority.

REASON

To secure a satisfactory setting for the proposed development and to ensure the retention, or if necessary replacement, of trees which make an important contribution to the character of the area.

19.APPROVAL CONDITION - Ecology

Notwithstanding the demolition works hereby approved each phase of the development shall proceed strictly in accordance with the Ecological Appraisal (updated from October 2007) Dated 14th October 2010, which shall have been updated and agreed in writing with the Local Planning Authority prior to the commencement of works to each block.

REASON

To ensure that the development is implemented in accordance with the agreed details whilst ensuring the securing the longevity of existing habitat and ecology.

20.APPROVAL CONDITION - Hours of Construction

In connection with the implementation of this permission any demolition and construction works, including the delivery of materials to the site, shall not take place outside the hours of 8am and 6pm Mondays to Fridays and 9am and 1pm on Saturdays. Works shall not take place at all on Sundays or Bank Holidays without the prior written approval of the Local Planning Authority. Any works outside the permitted hours shall be confined to the internal preparation of the buildings without audible noise from outside the building, unless otherwise agreed in writing by the Local Planning Authority.

REASON:

To protect local residents from unreasonable disturbances from works connected with implementing this permission.

21. APPROVAL CONDITION - Demolition and Construction Method Statement

Notwithstanding the applicant's Appendix F and the information contained with the Design & Access Statement before any development or demolition works are commenced details shall be submitted to and approved in writing by the Local Planning Authority making provision for a Demolition and Construction Method Statement (DCMS) for the development. The DCMS shall include details of: (a) parking of vehicles of site personnel, operatives and visitors; (b) loading and unloading of plant and materials; (c) storage of plant and materials, including cement mixing and washings, used in constructing the development; (d) treatment of all relevant pedestrian routes and highways within and around the site throughout the course of construction and their reinstatement where necessary; (e) measures to be used for the suppression of dust and dirt throughout the course of construction; (f) details of construction vehicles wheel cleaning; and, (g) details of how noise emanating from the site during construction will be mitigated in accordance with S.60 of the Control of Pollution Act 1974, and (h) a residents helpline telephone number and email address. The approved DCMS shall be adhered to throughout the development process unless agreed otherwise in writing by the local planning authority.

REASON:

In the interest of health and safety, protecting the amenity of local land uses, neighbouring residents, the character of the area and highway safety.

22. APPROVAL CONDITION - Bassett Crescent East

Prior to the commencement of any demolition and development works an agreed Traffic Management Plan shall be approved which seeks to minimise Construction Impact on the road network & facilitate the closure of the existing vehicular access to Bassett Crescent East to construction traffic in accordance with an agreed timescale. Demolition works will be phased to allow the early establishment of the new internal roadway.

REASON:

To minimise the impact of the proposed development on the residents of Bassett Crescent East in accordance with the applicant's email dated 10th August 2007.

23. APPROVAL CONDITION - BREEAM Standards (commercial development)

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

Reason:

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

24. APPROVAL CONDITION - Sustainable Urban Drainage System

Development of each phase identified by Condition 02(v) shall not begin until drainage details have been submitted to and approved in writing by the Local Planning Authority. A feasibility study by independent consultants demonstrating the investigation and assessment of the potential for creation of a sustainable urban drainage system (SUDS) on site shall be carried out and verified in writing by the Local Planning Authority prior to first occupation of the development hereby granted consent. If the study demonstrates the site has the capacity for the implementation of a sustainable urban drainage system, a specification shall be agreed in writing with the Local Planning Authority and installed and be rendered fully operational prior to the first occupation of the relevant phase. It shall thereafter be retained and maintained for the benefit of the development.

REASON

To conserve valuable water resources and prevent against flood risk and to comply with policy SDP13 (vii) of the City of Southampton Local (2006).

25.APPROVAL CONDITION - Drainage

Development shall not begin until drainage details, incorporating sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, have been submitted to and approved by the local planning authority, and the scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. If SUDS are unsuitable due to land contamination or other issues it is recommended that the developer constructs gully pots or other similar drainage to allow for some containment in the event of a spill.

REASON:

To ensure protection of controlled waters.

26.APPROVAL CONDITION - Piling

Piling or any other foundation designs using penetrative methods will not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no unacceptable risk to groundwater. Development shall proceed in accordance with the agreed details.

REASON:

To ensure protection of controlled waters.

27.APPROVAL CONDITION - Storage of Chemicals

Notwithstanding the demolition works hereby approved the development of each phase of the scheme approved by this planning permission shall not commence until a scheme for the storage of all chemicals and oil stored on site during the construction phase has been submitted and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the agreed details.

REASON:

To ensure protection of controlled waters.

28.APPROVAL CONDITION - Foul Drainage

Notwithstanding the demolition works hereby approved prior to the commencement of each phase of the development identified as part of the submission under condition 2(v) above a scheme for the foul drainage (to include the disposal of chemicals) shall be submitted to and approved in writing by the Local Planning Authority. This must include all drainage to drain into a sealed tank or into the foul sewer with the permission of the sewerage undertaker. Development shall proceed in accordance with the agreed information.

REASON:

To ensure protection of controlled waters.

29.APPROVAL CONDITION - Bird roosting prevention measures

Before the construction of each building commences a method statement shall be submitted to and approved in writing to the Local Planning Authority detailing how the applicant would prevent the breeding or roosting of hazardous birds, in particular gulls, on the roof. Development shall be implemented in accordance with the agreed details.

REASON

To avoid endangering the safe operation of aircraft through the attraction of birds.

30. APPROVAL CONDITION - Contamination – Desk Top Study

No development shall take place until the developer has carried out adequate assessments to determine the likely presence of contamination on the site (desk study) and assessed the potential risks to human health and the wider environment. If any significant hazards are identified a scheme of further investigation will be required in order to assess the risk(s). If significant risk(s) are identified a detailed remediation scheme must be devised and implemented to ensure the long-term safety of the site.

Documented evidence of the above procedures shall be submitted to the Local Planning Authority for their written approval at each stage. Any remediation scheme required and approved shall be fully implemented and adhered to. Any amendments to the remediation scheme relevant to the risk associated with the contamination shall be submitted to the Local Planning Authority for prior approval in writing. On completion of the remediation works and, prior to occupation of each building, the developer and/or his approved agent shall submit written confirmation that works have been completed in full and in accordance with the approved scheme.

The presence of any significant unsuspected contamination that becomes evident during the development of the site shall be brought to the attention of the Local Planning Authority and an investigation and management scheme implemented prior to occupation in accordance with details to be agreed.

REASON:

To identify unacceptable risks to human health and the environment and ensure investigation, assessment and remediation of the site is to an appropriate standard in accordance with the guidance given in Model Procedures for the Management of Land Contamination - Contaminated Land Report 11 - Environment Agency - 2001.

31. APPROVAL CONDITION - Contamination - Import of Soil

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 shall be submitted to the Local Planning Authority for approval prior to any such materials being imported onto the site.

REASON:

To ensure that no ground contamination risks to human health and the environment are introduced onto the application site.

32. APPROVAL CONDITION - Archaeological Works

Notwithstanding the demolition works hereby approved no development (including works in conjunction with the approved access) shall take place within the site until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted to and approved by the Local Planning Authority.

REASON

To ensure that the archaeology of the site is properly investigated.

33. APPROVAL CONDITION – Block H

Notwithstanding the approved Development Framework Plan Building H shall be located no further east than the indicative building footprint shown. Building H shall be located no less than 3.2 metres from the boundary with Oaklands Way.

REASON:

To ensure that the proposed building is not located on the boundary with Oaklands Way in the interests of residential amenity and the longevity of existing trees.

34. APPROVAL CONDITION – Block A

Notwithstanding the approved Development Framework Plan Building A shall be located no less than 15 metres from the boundary with Bassett Avenue.

REASON:

To ensure that the proposed building is stepped away from Bassett Avenue in the interests of visual amenity.

35. APPROVAL CONDITION - Wellingtonia

In connection with the above planning conditions relating to tree protection, and notwithstanding the demolition works hereby approved prior to the commencement of development (including works in conjunction with the approved access), the applicant shall undertake a full Tree Root Radar Survey to accurately locate the tree roots of Wellingtonia on Burgess Road (identified as TPO Tree 7) to inform the ongoing work to retain the Wellingtonia. Full details of this survey and measures to secure the retention of this tree shall, unless otherwise agreed in writing by the Local Planning Authority, be provided to and approved in writing by the Local Planning Authority prior to the commencement of the approved access. Only the agreed methodology for construction of the approved access shall be implemented.

REASON:

In the interests of securing the longevity of the protected tree.

36. APPROVAL CONDITION - Energy (Pre-Commencement Condition)

Written documentary evidence demonstrating that each phase of the development will at minimum achieve a reduction in CO2 emissions [15% as required in core strategy policy CS20] over part L of the Building Regulations shall be submitted to the Local Planning Authority and verified in writing prior to the first occupation of each phase of the development hereby granted. Technologies that meet the agreed specifications must be installed and rendered fully operational prior to the first occupation of each phase of the development hereby granted consent and retained thereafter.

REASON:

To reduce the impact of the development on climate change and finite energy resources and to comply with adopted policy CS20 of the Local Development Framework Core Strategy Development Plan Document Adopted Version (January 2010).

Reason for Granting Outline Planning Permission

The development relates to the extension in time of the planning permission 07/00985/OUT that was approved by the City Council in June 2008 following the completion of a S.106 Legal Agreement. It is again acceptable taking into account the policies and proposals of the current Development Plan as set out below. Other material considerations that have arisen since June 2008, including the change in national guidance, the adoption of the Council's LDF Core Strategy (2010), recent appeal decisions along the Avenue, and those other considerations put forward by third parties, and considered as part of the report to the Council's Planning & Rights of Way Panel in August 2011, do not have sufficient weight to justify a refusal of the application. Instead, significant weight has been afforded to the outline permission 07/00985/OUT as updated by the recent detailed approvals for Phase 1, its electricity substation and the associated multi-decked car park. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended), Planning Permission should therefore be granted.

Policies – SDP1, SDP4, SDP5, SDP7, SDP9, SDP10, SDP11, SDP12, SDP13, SDP14, SDP15, SDP16, SDP17, SDP22, NE6, L7 of the City of Southampton Local Plan Review - Adopted March 2006 as supported by policies CS6, CS11, CS13, CS18, CS19, CS20, CS22, CS24 and CS25 of the adopted Local Development Framework Core Strategy (2010) and the Council's current adopted Supplementary Planning Guidance.

NOTES

1. This permission relates to Planning Control only. Approval under the Building Regulations may also be required and should you be in any doubt about this, please contact Building Control Services, Tel. 023 8083 2558. Any other necessary consent must be obtained from the appropriate authority. Special attention is drawn to the fact that this permission does not relate to the display of advertisements and separate consent is required under the Town and Country Planning (Control of Advertisements) England Regulations 2007. Development affecting buildings of special Architectural or Historical interest is also subject of separate Listed Building Consent. Any queries should be made to Development Control Service as indicated below.
2. This permission has been granted on the basis of all the information submitted by the applicant shown on the plans accompanying the application. Any material misstatement or wrong information may invalidate the permission.
3. If the applicant is aggrieved by the decision of the Local Planning Authority to approve the proposed development, subject to conditions, they may appeal to the Secretary of State for Communities and Local Government, in accordance with Section 78 of the Town and Country Planning Act 1990, within six months of the date of decision. Appeals can be submitted on line www.planning-inspectorate.gov.uk or by a form available from the Planning Inspectorate, 3/15 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS2 9DJ. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been granted other than subject to the conditions imposed by it having regard to the statutory requirements, to the provisions of the Development Order and to any directions given under that Order.
4. If permission to develop land is granted subject to conditions, whether by the Local Authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonable beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Council a purchase notice requiring the Council to purchase their interest in the land in accordance with the provisions of Part IV of the Town and Country Planning Act 1990.
5. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.
6. Attention is drawn to the provisions of Section 12 of the Hampshire Act 1983 relating to access for the Fire Brigade, and you are advised to contact Building Control Services as set out in Note 1.
7. For those developments which are covered by the Disability Discrimination Act, the attention of developers is drawn to the relevant provisions of the Act and to the British Standard B300:2001 Design of buildings and their approaches to meet the needs of disabled people code of practice.
8. The applicant is recommended to retain this form with the title deeds of the property.

Please address any correspondence in connection with this form quoting the application number to: **Development Control Service, Southampton City Council, Civic Centre SOUTHAMPTON. SO14 7LS**

Note to Applicant

S.106 Legal Agreement Informative

A Section 106 agreement relates to this site which includes a requirement for financial contributions towards: transport improvements, Green Travel, Highway condition, Public Art and a Waste Management Plan. A full copy of the S106 legal agreement is available on the Public Register held at Southampton City Council.

Contaminated Land Informative

The applicant is advised to refer to the comments and informatives made by the Council's Environmental Health (Pollution & Safety) Officer dated 13th August 2007.

Contaminated Land & Water Environment Informatives

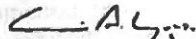
The applicant is advised to refer to the comments and informatives made by the Environment Agency dated 2nd August 2007.

Southern Water – Water Supply - Informative

A formal application for connection to the water supply is required in order to service this development. Please contact Southern Water's Network Development Team (Water) based in Chatham, Kent or www.southernwater.co.uk.

Southern Water – Public Sewerage - Informative

A formal application for connection to the public sewerage is required in order to service this development. Please contact Southern Water's Network Development Team (Wastewater) based in Otterbourne or www.southernwater.co.uk.



Chris Lyons
Planning & Development Manager

28 June 2012

If you have any further enquiries please contact:
Stephen Harrison

IMPORTANT NOTE TO APPLICANT

This decision has been made in accordance with the submitted application details and supporting documents and the development should be implemented in respect of the approved plans and drawings listed above.