

**Planning, Transport & Sustainability Division  
 Planning and Rights of Way Panel (East) 12 April 2016  
 Planning Application Report of the Planning and Development Manager**

<b>Application address:</b> Capital House and adjoining land, including Royal Oak Public House, Houndwell Place			
<b>Proposed development:</b> Alterations and conversion of Capital House to provide purpose built student accommodation; demolition of the Royal Oak Public House, and erection of 4 and 5-storey buildings to provide student townhouses (total accommodation 156 units comprising 423 bedspaces) with associated facilities and parking; a 2-storey commercial unit (260 square metres, Classes A1, A2, A3, A4 or A5); an extension of East Street to provide a new pedestrian access to Evans Street.			
<b>Application number</b>	16/00196/FUL	<b>Application type</b>	FUL
<b>Case officer</b>	Richard Plume	<b>Public speaking time</b>	15 minutes
<b>Last date for determination:</b>	11.05.2016	<b>Ward</b>	Bargate
<b>Reason for Panel Referral:</b>	Major planning application subject to objections	<b>Ward Councillors</b>	Councillor Bogle Councillor Noon Councillor Tucker
<b>Called in by:</b>	N/A	<b>Reason:</b>	N/A

<b>Applicant:</b> Kier (Southampton) Development Limited	<b>Agent:</b> Maddox and Associates Ltd
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<b>Recommendation Summary</b>	<b>Delegate to Planning and Development Manager to grant planning permission subject to criteria listed in report</b>
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<b>Community Infrastructure Levy Liable</b>	<b>Yes</b>
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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. 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, SDP5, SDP9, SDP10, SDP13, HE5, H2, H7, H13 of the City of Southampton Local Plan Review (Amended 2015), CS4, CS5, CS9, CS13, CS14, CS15, CS18, CS19, CS20, CS24, CS25 of the Local Development Framework Core Strategy Development Plan Document (Amended 2015) and AP2, AP9, AP16 and AP24 of the City Centre Action Plan (March 2015).

<b>Appendix attached</b>			
1	Development Plan Policies	2	Habitats Regulations Assessment

### **Recommendation in Full**

1. That the Panel confirm the Habitats Regulations Assessment in Appendix 2 to this report.
2. 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 (as amended 2015), Policies CS18 and CS25 of the adopted LDF Core Strategy (as amended 2015) and the adopted SPD relating to Planning Obligations (September 2013) to include
    - a) cycle route,
    - b) pavement widening and
    - c) provision of the pedestrian route, including temporary arrangements during building works.
  - ii. In lieu of an affordable housing contribution an undertaking by the developer that only students in full time education be permitted to occupy the development.
  - iii. Submission of a highway condition survey to ensure any damage to the adjacent highway network attributable to the build process is repaired by the developer.
  - iv. Submission of a Training & 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 (as amended 2015) and the adopted SPD relating to Planning Obligations (September 2013).
  - v. The submission, approval and implementation of a Carbon Management Plan setting out how 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).
  - vi. Provision of Public Art in accordance with the Council's Public Art Strategy.

vii Measures to mitigate the pressure on European designated nature conservation sites in accordance with Policy CS22 of the Core Strategy and the Conservation of Habitats and Species Regulations 2010.

viii. Submission and implementation of a Travel Plan.

ix. Submission and implementation of a Waste Management Plan.

x. Submission and implementation of a Student Intake Management Plan to regulate arrangements at the beginning and end of the academic year.

xi. Restrictions to prevent future occupiers benefitting from parking permits in surrounding streets. No student, with the exception of registered disabled drivers, shall be entitled to obtain parking permits to the Council's Controlled Parking Zones.

3. In the event that the legal agreement is not completed within two months of the Panel date the Planning and Development Manager be authorised to refuse permission on the ground of failure to secure the provisions of the Section 106 Legal Agreement.

4. 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. In the event that the scheme's viability is tested prior to planning permission being issued and, following an independent assessment of the figures, it is no longer viable to provide the full package of measures set out above then a report will be bought back to the Planning and Rights of Way Panel for further consideration of the planning application.

## **1. The site and its context**

1.1 The application site is some 0.37 hectares in area and comprises a vacant 13-storey office building, Capital House, the 2-storey Royal Oak Public House building, and adjoining land which was part of the former East Street Shopping Centre. However, the majority of the former shopping centre is not subject of this application. The application site is not within a conservation area but is a Secondary Shopping Frontage within the Primary Shopping Area of the city centre as defined in the Local Plan.

- 1.2 The immediate surroundings are predominantly commercial in character with the Debenhams store and other retail uses adjoining to the west in East Street. Hoglands Park to the north forms part of the Central Parks which are designated as parks and gardens of special historic interest. Adjoining to the east, on the opposite side of Evans Street is a 6-storey Halls of Residence block for Southampton Solent University. To the south-east is the locally listed Central Hall, used as a place of worship and community centre.

## **2. Proposal**

- 2.1 The application proposes a total of 156 student housing units, 423 bedspaces, by conversion of Capital House and in new buildings to the east and south. It is likely that the development will be carried out in two phases, with the conversion of Capital House as the initial phase. The conversion would provide 145 units (30 cluster flats and 115 studios = 295 bed spaces). The new buildings would be 11 four-storey town houses (10 and 12 bedroom houses), providing a total of 128 bed spaces. The lower floors of Capital House, and of the town houses facing south would provide communal facilities: cycle and refuse storage, a launderette, communal social spaces, a gym, management offices and a cinema.
- 2.2 In the south-west part of the site a separate 2-storey commercial building is proposed of 260 square metres (Use Classes A1, A2, A3, A4 or A5). Part of the application includes a new pedestrian route linking East Street with Evans Street which would be 6 to 7 metres wide. The development includes car parking for 5 vehicles off St George's Street, which is the service road at the side of Capital House. A new pedestrian link would also be provided between St George's Street and East Street.
- 2.3 The proposed external materials will be brickwork for the town houses with powder coated aluminium windows and a standing seam metal roof. The windows to Capital House will be replaced with double glazed units. The concrete cladding to the building will be repaired and retained and the external staircase on the southern elevation will be retained as a means of escape, extended to ground level, and enclosed with perforated metal panels.
- 2.4 As part of the off-site highways works, the pavement in Evans Street would be widened and a cycleway put in with the carriageway in Evans Street reduced in width but with two northbound lanes maintained. A new formalised pedestrian crossing will be put in across Evans Street as per the previous planning permission. This will replace the temporary crossing which was installed across Evans Street when the pedestrian subway was closed. The geometry of the junction of Houndwell Place and Evans Street will be changed and the pavement widened.
- 2.5 The vacant site to the south which was formerly part of the East Street Shopping Centre does not form part of the application and there are currently no planning applications on that site.

### **3. Relevant Planning Policy**

- 3.1 The Development Plan for Southampton currently comprises the “saved” policies of the City of Southampton Local Plan Review (as amended 2015) and the City of Southampton Core Strategy (as amended 2015). The most relevant policies to these proposals are set out at **Appendix 1**.
- 3.2 Major developments are expected to meet high sustainable construction standards in accordance with Core Strategy Policy CS20 and Local Plan “saved” Policy SDP13.
- 3.3 The National Planning Policy Framework (NPPF) came into force on 27<sup>th</sup> 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.
- 3.4 Policies in the adopted City Centre Action Plan are also relevant to this application. Policy AP 24 applies to the site of the East Street Shopping Centre and Queens Buildings (Debenhams). The policy supports retail-led mixed use developments at East Street Shopping Centre and Queens Buildings. Residential, hotel and office uses will be supported above the ground floor. The policy states that a superstore will be supported on the East Street Shopping Centre site.

### **4. Relevant Planning History**

- 4.1 In March 2013 planning permission was granted for redevelopment of the East Street Shopping Centre and car park as a new foodstore (5,534 square metres gross floorspace) with car parking on upper levels, including works of demolition, retention of Capital House and the Royal Oak Public House; new vehicular access arrangements, including construction of a new roundabout on Evans Street, highway and public realm improvements, including creation of a new pedestrian link between East Street and Evans Street, landscaping and associated works. This permission included alterations to the public highway in Evans Street (reference 12/01355/FUL).
- 4.2 In June 2013, planning permission was granted for an amended application to the previous approval in March 2013. The main changes were to the highway arrangements in Evans Street which were to remain largely unaltered. (Reference 13/00415/FUL).
- 4.3 Both of the above permissions were to accommodate a Morrisons foodstore. Demolition of the former East Street Shopping Centre has taken place, with the exception of part of the concrete ramp which led up to the roof top car park. The site owner subsequently went into administration and Morrisons announced that they would not be proceeding with the store.

### **5. Consultation Responses and Notification Representations**

- 5.1 Following the receipt of the planning application a publicity exercise in line with department procedures was undertaken which included notifying adjoining and nearby landowners, placing a press advertisement (19.02.2016) and erecting a

site notice (19.02.2016). At the time of writing the report **4** representations have been received from surrounding residents and businesses. The following is a summary of the points raised:

- 5.2 **There is a large amount of student accommodation being built at present, the building would be better renovated for those on the Council's Housing Waiting List.**

Response

There has been a significant increase in demand for purpose built city centre student accommodation in the past few years. This issue is addressed in more detail later in this report. The site is privately owned and therefore not available for Council housing.

- 5.3 **Concerned over the maintenance of the boundary to Challis Court to stop people using the path as a short cut to the development. Concern about late night noise and rubbish arising from students.**

Response

The application site does not include the land to the south which directly adjoins Challis Court. Any issues relating to maintenance of the boundary to Challis Court will need to be addressed as part of a future application for that site. This is a busy city centre location where students and other residents live close together. There is no planning reason to suggest that these uses are incompatible.

- 5.4 **Associated British Ports (ABP) - ABP takes a keen interest in proposals alongside Evans Street (A33) as the road forms part of the identified secondary access to and from the international gateway Port of Southampton. ABP does not object to the principle of the development but does object to the works to and along Evans Street. These works appear to include substantial widening of the footpath between the site and Evans Street with the provision of a new on-carriageway cycle lane going northbound within the existing width of the carriageway. The highway works along Evans Street approved under the previous permission (reference 13/00415/FUL) do not include an on-carriageway cycleway and there is not sufficient space for the provision of such a cycleway.**

- 5.5 Whilst the application does retain two lanes running north, which ABP welcomes, these lanes would be significantly narrowed adjacent to Capital House to provide the cycleway. No justification for these alterations appears to have been given. The narrowing of these lanes to approximately 3 metres each, compares to some 3.5 metres approved under the previous permission and 4 metres as currently. The A33 is a key road that makes up one of the main access road corridors to and from the Eastern Docks and this is recognised in the Council's Development Plan.

- 5.6 Core Strategy Policies CS9 and CS18 are clear that development should not prejudice access to the Port along the key road corridors and that the Council will promote and facilitate the growth of the Port. The proposals could not be said to accord with the relevant policies of the development plan. However, it is likely that with some relatively minor amendments the proposal could be made acceptable. Without these changes ABP objects to the application in its current form.

## Response

The application drawings indicate changes to the public highway in Evans Street including the possible provision of a cycleway on the west side of Evans Street. These drawings show that the carriageway will retain two lanes in both directions. As these works are solely on the public highway they are indicative at this stage and will have to go through a formal approval process under a Section 278 (Highways Act) agreement. They are, however, necessary to make the development acceptable.

- 5.7 **Southampton Commons and Parks Protection Society (SCAPPS)** - objects to the development. The application site faces onto Hoglands Park, one of the city's Central Parks, included grade II\* on the register of parks and gardens of historic significance/interest. That high grading reflects the national importance of this group of urban public parks which retain the layout, character and much of the appearance of early municipal parks; they were created and laid-out in the 1850's and 60's immediately following Parliament giving municipal authorities the statutory power to provide public parks.
- 5.8 The development would result in 420 active young persons living next to Hoglands Park. The applicant acknowledges inadequate provision of on-site outdoor amenity space, explaining that the adjacent Central Parks provide for active recreation and relaxation. SCAPPS objects to failure to discuss and contribute to mitigation works in the Park adjacent to the application site to provide for the additional use consequent on the development proposed. The City Council has proposed provision of picnic benches in Hoglands Park adjacent to the application site; the application should by section 106 agreement contribute to provision of improved facilities for relaxation in Hoglands close to the application site and the opening of a new entrance to the Park from Houndwell Place giving access from Capital House to the picnic area. SCAPPS rejects the applicant's argument that such provision should be funded from CIL. The additional use of the Park is a direct consequence of the proposed use and the application should therefore include mitigation measures.
- 5.9 The applicant has failed to identify/acknowledge the consequent increase in pedestrian flows on the St Mary's Place footway from the Houndwell Place junction to the entrance to the diagonal path across Hoglands Park leading to Southampton Solent University's main campus. The applicant should provide fresh data on projected pedestrian flows and proposals to mitigate the problem of congestion on this stretch of footway.
- 5.10 Visual impact viewed from the Park: SCAPPS expresses concern at the poor visual relationship between the existing block and the proposed 4 storey block facing Evans Street. Viewed from the Park, there is an uneasy, restless relationship between the 'saw-tooth' roofline of the new Evans Street block and the clean lines of Capital House. Removal of the multi-storey car park and proposed demolition of the pub shows the clean lines of Capital House with its strong vertical and horizontal visual emphasis. SCAPPS would like to see the associated new development enhancing, not detracting, from those visual qualities. In brief, the proposed new block facing Evans Street is too visually dominant in views from Hoglands. There is an uneasy visual relationship between the two buildings; the extension of the 3 storey set-back screen 'base' of Capital

House across the end of the new block is a suitable design solution trying to give a satisfactory visual relationship between two blocks which do not meet at a right-angle, but its effect is spoiled by the Evans Street block protruding above that screen, visually highlighting the awkward angle between the two blocks, and made worse by the jagged roofline of a succession of gable ends facing Evans Street.

### Response

Funding for improvements to the city's open spaces falls within the CIL funding regime. In design terms, the immediate juxtaposition of buildings of different age and style is characteristic of many cities and there is no reason to oppose the application on these grounds.

### **Consultation Responses**

- 5.11 **SCC Highways** - The site is located on the corner of Evans Street and Houndwell Place, and has St Georges Street running to the rear of the site. Evans Street is a principal A class dual carriageway highway, carrying city and port traffic. Houndwell Place is a link to the inner city network, with marked pay and display car parking on the south side, and gives access for parking and servicing within the city centre. Bus services run along Houndwell Place, providing access from the east of the city. The junction of these two roads is a give way T junction with Evans Street having the principal flow. St Georges Street to the rear serves mainly as rear access to surrounding properties, and does accommodate 4 on street pay and display parking spaces. The principle of the development is acceptable, the biggest impact the proposal will have on the surrounding network will be at the point of occupation of the development at the beginning of the academic year. No parking is provided for student use, and local roads are subject to parking restrictions which helps to reinforce a student zero car policy. Five parking spaces are provided on site which will need to be managed for student intake times.
- 5.12 The level of parking provided needs to be proved adequate with the support of a student intake management plan which can describe how and when students will be advised to arrive, and where long stay parking can be found within the near vicinity once personal belongings have been delivered. The planning statement which accompanies this application states that students would be prohibited from bringing cars to site as part of their tenancy agreement. It has been agreed, that with adequate justification, that long stay secure covered cycle parking can be provided on a 1:3 basis. Long stay cycle parking shown appears to fall a long way short of this, and conditions will be required to cover for both short and long stay cycle parking. The refuse bin provision appears to fall short of the required level to permit weekly collection, and it is presumed that the managing company will have multiple collections per week. A management plan will be required to explain how refuse will be managed on site, to avoid any overspill, and how the end of year peak in refuse will be suitably managed.
- 5.13 The pedestrian route shown running from East Street to Evans Street provides a welcome and necessary link, and is around 6m wide at its narrowest point. Due to the height of the buildings either side this will have an effect of closing this space down, therefore its final design and lighting must be carefully considered. This will be finalised through a highways agreement as it would be anticipated that this area would be adopted as public highway at a future date. The entire area around



the building will need to be paved to an agreed standard using approved materials, and, along with the pedestrian crossing will be provided via a highways agreement.

- 5.14 **SCC Sustainability Team** – No objections to the application. The town-houses require a BREEAM Assessment with an Excellent rating, a pre-assessment has been submitted which indicates that they can achieve this. In addition a 15% improvement on Building Regulations CO2 emissions will be required. Capital House is not required to have a BREEAM assessment as it is an existing building. The retail unit is a separate building, will be serviced separately, and has a floor area less than 500m<sup>2</sup>, as such it will not be required to have a BREEAM assessment nor to meet a CO2 target. Capital House will be required to deliver a 15% saving on regulated CO2 emissions. The baseline is to be regarded as the fabric and services standard which will be required to meet Building Regulations Part L2B 2013, with a residential occupancy pattern. The CO2 target can be achieved through a combination of energy efficiency/fabric and servicing improvements and low and zero carbon technologies (LZCs). It is proposed that on site CHP will be utilised along with PV on the town houses. There is no objection to phasing the conditions.
- 5.15 **SCC Heritage** – The site lies within Local Area of Archaeological Potential 8, in a zone of known medieval and post medieval extra-mural occupation. Previous evaluations on the site have demonstrated that there is regionally and nationally significant archaeology within the site, including the remains of the Wolff Cannon Foundry. The impact of the development (including new services, landscaping and tree planting) will be to damage and destroy these remains, and the site will require full archaeological excavation prior to development starting.
- 5.16 **SCC Environmental Health (Pollution & Safety)** - The Air Quality report is satisfactory and no conditions are required for this part of the application. A condition will be required to mitigate noise issues due to the proximity to Evans Street.
- 5.17 **SCC Environmental Health (Contaminated Land)** - This department considers the proposed land use as being sensitive to the affects of land contamination. Records indicate that the subject site is located on/adjacent to the following existing and historical land uses - printing Works (on site). These land uses are associated with potential land contamination hazards. There is the potential for these off-site hazards to migrate from source and present a risk to the proposed end use, workers involved in construction and the wider environment. Therefore, the site should be assessed for land contamination risks and, where appropriate, remediated to ensure the long term safety of the site. This can be covered by planning conditions.
- 5.18 **SCC Ecology** – The application site has negligible biodiversity value and I have no objection to the proposed development. The Preliminary Ecological Appraisal Report makes a number of suggestions for biodiversity enhancements which I support. The application site lies approximately 870m to the west of a section of the Solent and Southampton Water Special Protection Area (SPA) and Solent and Southampton Water Ramsar site and 4.9km north of New Forest SPA and The New Forest Ramsar site. A Habitats Regulations Assessment document accompanying the application highlights the possibility of adverse impacts upon

the Solent and Southampton Water SPA and Solent and Southampton Water Ramsar site as a consequence of recreational activity arising from the development. Mitigation in the form of a reduced contribution to the Solent Recreation Mitigation Project's (SRMP) Interim Scheme of Mitigation is proposed. The report also highlights the possibility of recreational impacts upon the New Forest SPA and The New Forest Ramsar site. A number of mitigation measures, including a bar on students bringing their cars to the development and on keeping dogs, are proposed to minimise any impact. These measures are appropriate however, in addition, new residents will also need to be provided with suitable information to enable them to locate the semi-natural greenspaces mentioned in the report. Provided the above mitigation measures can be secured there will not be any adverse impacts on European designated sites.

#### Response

These issues are addressed in the Habitats Regulations Assessment in Appendix 2 to this report.

- 5.19 **SCC (Flood Risk Officer)** – In relation to the proposed management of surface water on the site I have no major concerns. The proposed development introduces a reduction in impermeable area on the site compared to existing which will provide a reduction in the peak flow rate and volume of runoff from the site. It is proposed to provide attenuation storage through the use of underground geo-cellular storage units within the courtyard area to accommodate the 1 in 100 rainfall event plus an allowance for climate change. The landscape plan also shows the use of permeable paving within the courtyard area. Further details on the SuDS scheme which will be required are:
- Final detailed design of the drainage system
  - Requirements for the long term operation of SuDS including construction, structural integrity of the proposed system and its maintenance.

This can be secured through a planning condition.

- 5.20 **Environment Agency** - No objections. The site now lies within Flood Zone 1.
- 5.21 **Southern Water** – No objections subject to conditions relating to diversion of existing sewers and provision of new drainage arrangements. Following initial investigations Southern Water cannot accommodate the needs of this application without the development providing additional local infrastructure.
- 5.22 **Natural England** - No objections subject to contributions being sought. The application site is within 5.6 km of the Solent and Southampton Water Special Protection Area and will lead to a net increase in residential accommodation. Providing the level of contribution complies with the Council's policy and SPD, Natural England are satisfied that the applicant has mitigated against the potential adverse effects of the development on the integrity of the European sites and consequently would have no objection to this aspect of the application. In terms of the impact on New Forest sites, Natural England notes that the Council, as competent authority under the provisions of the Habitats Regulations, has screened the proposal to check for the likelihood of significant effects. Your assessment concludes that the proposal can be screened out from further stages of assessment because significant effects are unlikely to occur, either alone or in combination. This conclusion has been drawn having regard for the measures built into the proposal that seek to avoid all potential impacts. On the basis of the

information provided, Natural England concurs with this view.

## **6. Planning Consideration Key Issues**

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

- The principle of this form of development.
- Design
- Transport issues
- Section 106 process

### 6.2 Principle of Development

The application site forms part of the former East Street Shopping Centre, although the majority of the former centre is the vacant site adjoining to the south. Capital House is now a vacant office building and it has not been fully occupied for many years. This is not one of the protected office locations within the city centre. Policy AP 24 of the recently adopted City Centre Action Plan allocates the whole of the former shopping centre and Queens Buildings (the Debenhams store) for a retail led mixed use development. The full text of this policy is as follows:

**Retail-led mixed use developments will be supported at East Street Shopping Centre and Queens Buildings including retail (A1), food and drink, residential, hotel and office uses will be supported above the ground floor. A superstore will be supported on the East Street Shopping Centre.**

**Development will be permitted provided that:**

**(i) Proposed uses are in accordance with the retail policy on primary and secondary retail frontages (Policy AP 5).**

**(ii) Active frontages are provided alongside main routes**

**(iii) Improved links are created through the East Street Shopping Centre redevelopment to St Marys to include an at-grade crossing across Kingsway/Evans Street.**

**(iv) The setting of the Grade II\* registered park is respected and enhanced.**

**(v) It achieves an appropriate degree of safety in respect of flood risk.**

The application site represents only a small part of the area covered by this site specific policy and it is not practical or realistic to expect all these policy aspirations to be met on this part of the site. The reference to a 'superstore' is promotional rather than a requirement. Furthermore, the remaining part of the former shopping centre, which adjoins to the south, is capable of accommodating a retail use, albeit not of the same scale as the supermarket previously proposed on behalf of Morrisons. The uses proposed here, residential and Class A uses are in accordance with the policy. The other design related issues are considered later in this report. The proposal will result in the demolition of the Royal Oak pub on the corner of Houndwell Place. This is not considered to be a community

facility covered by Core Strategy Policy CS3. Furthermore, a replacement commercial building is proposed in East Street which would be used for any of the A Use Classes and therefore could be a replacement food and drink establishment.

- 6.3 The proposed student accommodation is a mixture of self-contained studio flats and ‘cluster flats’/ townhouses, where groups of students have individual study bedrooms and share a communal living space. The principle of this type of accommodation is supported by ‘saved’ Local Plan Policy H13 and is well suited for this site which is close to existing bus routes and within easy walking distance of Solent University (approximately 600 metres from the main campus). Furthermore, the provision of purpose built student accommodation could reduce the pressure, in part, on the City’s existing family housing stock to be converted to housing in multiple occupation. Policy H13 requires such housing to be restricted by a planning condition or an appropriate legal agreement. Where this is accepted the Council’s normal affordable housing requirements do not apply. The Core Strategy Policy relating to Housing Mix and Type (CS 16), specifically the family housing/HMO requirements, do not apply to purpose built student accommodation. The application is therefore considered to be policy compliant and acceptable in principle. Concern has been expressed about the level of new student accommodation being provided in this area. Research carried out as part of this application and other proposals show that the two universities together have an overall capacity of some 35,000 full-time students (2013/2014 academic year) whereas the purpose built accommodation is only approximately 10,000 student rooms. Although there is a significant amount of development in the pipeline, the research indicates there remains demand for well-located purpose built student accommodation within the city and student numbers are also likely to rise further: this proposal will contribute to meeting that need and may assist in freeing up shared housing in the suburbs for genuine family housing.

#### 6.4 Design

The proposed development will be in two phases: the initial conversion of Capital House as Phase 1 and the new build townhouses as Phase 2. In terms of the conversion of Capital House, limited changes are proposed which will retain the character of the building. The facade will be cleaned and upgraded rather than over-clad. The horizontal proportioned glazing to Capital House would be replaced with a mixture of clear and opaque glazing panels. The lower floors of the building have been exposed following the recent demolition of the shopping centre and roof top car park: this will be restored with a new glazed external facade. The west elevation of the building will be enhanced through the provision of additional glazing to the lower part of the building and the removal of a concrete terraced feature. In design terms one of the most notable features of the existing building is the concrete external staircase on the south elevation. The geometry of this open staircase stands out against the skyline when viewed from both the east and west. Although the staircase will be retained the geometrical outline of the staircase will be diminished as it will be enclosed. This is regrettable but it is a requirement of the Building Regulations to provide a weather protected means of escape in case of fire. The applicant is considering an external lighting scheme to highlight the geometry of the staircase as part of their public art contribution.

- 6.5 The new build town houses will fringe the development with a perimeter block approach which is supported. It is regrettable that these properties do not have a

front door to the street in the manner of traditional houses. This is a result of safety and security considerations with the operator wishing to ensure all access is via the internal courtyard. However, the buildings would have windows fronting the street which would provide better surveillance of the public realm than is currently the case. There are no immediately adjoining residential neighbours who would be directly affected by these proposals.

## 6.5 Transportation Issues

This site is well served by public transport, being close to Unilink bus routes and is within convenient walking distance of Solent University. The availability of car parking is a key determinant in the choice of mode of travel. Local and national policies aim to reduce reliance on the private car and encourage alternative modes of transportation such as public transport, walking and cycling. A 'car free' scheme with only limited disabled and staff parking is proposed for the development. Furthermore, the applicant has confirmed that students will be prohibited from bringing cars as a condition of their tenancy. Providing that no resident obtains a permit to park in one of the nearby Controlled Parking Zones, as secured through the S.106 legal agreement, the proposal is considered to be acceptable given this location. Issues associated with refuse management and the dropping off and collection of students at the beginning and end of the University term can be controlled through the Section 106 agreement.

6.6 A key urban design and transport consideration has been the re-establishment of an east-west pedestrian route across the site in a similar alignment to that approved as part of the Morrisons development. This will be an important way of re-connecting the East Street Shopping Area with St Mary's. The detailed design of this space, possibly incorporating tree planting and street furniture, will be secured as part of the Section 106 agreement.

## 6.7 Section 106 matters

The Section 106 agreement can limit use of the site to student accommodation only as well as assist in the day to day management of the building and parking arrangements. Financial contributions can be sought towards transportation improvements. The Conservation of Habitats and Species Regulations 2010 (as amended) provides statutory protection for designated sites, known collectively as Natura 2000, including Special Areas of Conservation (SAC) and Special Protection Areas (SPA). This legislation requires competent authorities, in this case the Local Planning Authority, to ensure that plans or projects, either on their own or in combination with other plans or projects, do not result in adverse effects on these designated sites. The Solent coastline supports a number of Natura 2000 sites including the Solent and Southampton Water SPA, designated principally for birds, and the Solent Maritime SAC, designated principally for habitats. Research undertaken across south Hampshire has indicated that current levels of recreational activity are having significant adverse effects on certain bird species for which the sites are designated. A mitigation scheme, known as the Solent Disturbance Mitigation Project (SDMP), requiring a financial contribution of £174 per unit has been adopted. A specific formula has been adopted for student accommodation of this type. The money collected from this project will be used to fund measures designed to reduce the impacts of recreational activity. This application will comply with the requirements of the SDMP and meets the requirements of the Conservation of Habitats and Species

Regulations 2010 (as amended) once the Section 106 agreement completes. A more detailed assessment of the impact of the development in this regard is included in the HRA within Appendix 2 to this report.

## **7. Summary**

7.1 The application site is currently vacant and in poor condition: redevelopment for an alternative use is acceptable in principle and complies with relevant policies of the City Centre Action Plan. There is demand for additional purpose built student accommodation in the city and this site is close to Solent University. This would be a high density development but the scale and form of the development is considered to be acceptable for this site. The proposal is considered to be acceptable in terms of design and neighbouring amenity, highway safety and parking. The proposal would provide regeneration benefits to this end of the city centre. The impact on traffic serving the Port of Southampton can be addressed in detail as part of the Section 278 process but this proposal should not result in any significant impact on traffic capacity.

## **8. Conclusion**

It is recommended that planning permission be granted subject to a Section 106 agreement and conditions.

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

1(a), 1(b), 1(c), 1(d), 2(b), 2(d), 2(e), 2(f), 4(b), 4(d), 4(e), 4(f), 4(g), 4(vv), 6(a), 6(b), 7(a), 7(j).

### **RP2 for 12/04/2016 PROW Panel**

### **PLANNING CONDITIONS**

#### **1 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).

#### **2 Details of building materials to be used [Pre-Commencement Condition]**

Notwithstanding the information shown on the approved drawings and application form, no development shall take place apart from site preparation (including demolition), groundworks and conversion of Capital House, unless and until a written schedule of external materials and finishes has been submitted to and approved in writing by the Local Planning Authority. Development shall be implemented only in accordance with the agreed details. These shall include full details of the manufacturers, types and colours of the external materials to be used for external walls, windows, doors and the roof of the

proposed buildings. It is the Local Planning Authority's practice to review all such materials on site. The developer should have regard to the context of the site in terms of surrounding building materials and should be able to demonstrate why such materials have been chosen and why alternatives were discounted. If necessary this should include presenting alternatives on site.

Reason:

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

### 3 Landscaping, lighting & means of enclosure detailed plan [Pre-Commencement Condition]

Notwithstanding the submitted details, no development shall take place apart from site preparation (including demolition), groundworks and conversion of Capital House, until a detailed landscaping scheme and implementation timetable has been submitted to and approved, 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 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; and
- 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

### 4 Land Contamination investigation and remediation [Pre-Commencement & Occupation Condition]

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning

Authority), a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved by the Local Planning Authority. That scheme shall include all of the following phases, unless identified as unnecessary by the preceding phase and approved in writing by the Local Planning Authority:

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

On completion of the works set out in (3) a verification report shall be submitted to the Local Planning Authority confirming the remediation actions that have been undertaken in accordance with the approved scheme of remediation and setting out any measures for maintenance, further monitoring, reporting and arrangements for contingency action. The verification report shall be approved by the Local Planning Authority prior to the occupation or operational use of any stage of the development. Any changes to these agreed elements require the express consent of the local planning authority.

Reason:

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

#### 5 Use of uncontaminated soils and fill [Performance 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 Townhouse phase of the development.

Reason:

To ensure imported materials are suitable and do not introduce any land contamination risks onto the development.

#### 6 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.

#### 7 Construction Environment Management Plan (Pre-Commencement Condition)

Prior to the commencement of any phase of the development, a written construction environment management plan relating to that phase of the works, shall be submitted to and approved in writing by the Local Planning Authority. The plan shall contain method statements and site specific plans to prevent or minimise impacts from noise, vibration, dust and odour for all operations, as well as proposals to monitor these measures at the site boundary to ensure emissions are minimised beyond the site boundary. The measures shall include arrangements for vehicle parking by site operatives during construction. All specified measures shall be available and implemented during any processes for which those measures are required.

Reason:

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

#### 8 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.

#### 9 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.

#### 10 BREEAM Standards (commercial development) [Pre-Commencement Condition]

Before the Townhouse phase of the development commences, written documentary evidence demonstrating that the development will achieve a minimum Excellent rating using the BREEAM 2014 New Construction (NC) Multi-residential assessment scheme, in

the form of a summary of the design stage assessment, summarising the credits targeted and matching the submission by the assessor to BRE, shall be submitted to the Local Planning Authority for its approval, unless an otherwise agreed timeframe is agreed in writing by the Local Planning Authority.

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).

#### 11 BREEAM Standards (commercial development) [performance condition]

Within 6 months of the Townhouse phase of the development first becoming occupied, written documentary evidence proving that the development has achieved a minimum Excellent rating using the BREEAM 2014 New Construction (NC) Multi-residential assessment scheme, in the form of a post construction (final) certificate as issued by a legitimate BREEAM certification body shall be submitted to the Local Planning Authority for its approval, unless an otherwise agreed timeframe is agreed in writing by the Local Planning Authority.

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).

#### 12 Energy (Pre-Occupation Condition)

Written documentary evidence demonstrating that the conversion of Capital House will at minimum achieve a reduction in CO2 emissions of 15% 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 the development hereby granted. As Capital House involves the conversion of an existing office building to student accommodation, the base case can be determined with reference to the limiting values in Building Regulations Part L 2B 2013. Technologies that meet the agreed specifications must be installed and rendered fully operational prior to the first occupation of the Capital House 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).

#### 13. Energy (Pre-Occupation Condition)

Written documentary evidence demonstrating that the Townhouse phase of the development will at minimum achieve a reduction in CO2 emissions of 15% over Part L 2013 of the Building Regulations shall be submitted to the Local Planning Authority and verified in writing prior to the first occupation of the Townhouse 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 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).

#### 14. Sustainability statement implementation [Pre-Occupation Condition]

Prior to the first occupation of Capital House as hereby granted consent, written documentary evidence proving that this phase of the development has implemented the approved sustainability measures as contained within the Energy & Sustainability Statement (AECOM) dated Feb 2016 shall be submitted to the Local Planning Authority for its approval. The measures address water use, materials, waste management, transport, biodiversity and sustainable construction. It is acknowledged that the landscaping improvements benefitting Capital House will not be completed until the Townhouse phase of the development is complete. Technologies that meet the agreed specifications must be retained thereafter.

##### 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).

#### 15. Sustainability statement implementation [Pre-Occupation Condition]

Prior to the first occupation of the Townhouses hereby granted consent, written documentary evidence proving that the Townhouse phase of the development has implemented the approved sustainability measures as contained within the Energy & Sustainability Statement (AECOM) dated Feb 2016 shall be submitted to the Local Planning Authority for its approval. The measures address water use, materials, waste management, transport, biodiversity and sustainable construction. Technologies that meet the agreed specifications must be retained thereafter.

##### 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).

#### 16. Surface / foul water drainage [Pre-commencement Condition]

No development approved by this permission shall commence until a scheme for the disposal of foul water and surface water drainage have been submitted to and approved in writing by the Local Planning Authority and no building shall be occupied unless and until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority and subsequently implemented and maintained for use for the life of the development.

##### Reason:

To ensure satisfactory drainage provision for the area.

#### 17. Piling (Pre-Commencement)

No development shall take place apart from site preparation (including demolition), groundworks and conversion of Capital House until a piling/foundation design and method statement has been submitted to and approved in writing by the Local Planning Authority.

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

Reason: In the interests of the amenities of neighbouring occupiers.

18. Safety and security (Pre-Commencement Condition)

No development shall take place apart from site preparation (including demolition), groundworks and conversion of Capital House, until a scheme of safety and security measures including on-site management, security of the car parking areas, a lighting plan, a plan showing location and type of CCTV cameras and access to the building has been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented before first occupation of each phase of the development to which the works relate and retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason

In the interests of safety and security.

19. Layout of Car Parking/Servicing (Pre-Occupation Condition)

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

REASON

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

20 Storage / Removal of Refuse Material [Pre-Occupation Condition]

Before the buildings are first occupied full details of facilities to be provided for the storage and removal of refuse from the premises together with the provision of suitable bins accessible with a level approach shall be submitted to and approved in writing by the Local Planning Authority. The facilities shall include accommodation and the provision of separate bins for the separation of waste to enable recycling. The approved refuse and recycling storage shall be retained whilst the building is used for residential / commercial purposes.

Reason:

In the interests of visual amenity, the amenities of future occupiers of the development and the amenities of occupiers of nearby properties.

21. Ecological Mitigation Statement [Pre-Commencement Condition]

No development shall take place apart from site preparation (including demolition), groundworks and conversion of Capital House until the developer submits a programme of habitat and species mitigation and enhancement measures, as set out in the Ecology Report submitted with the application which unless otherwise agreed in writing by the Local Planning Authority shall be implemented in accordance with the programme before the Townhouse phase of the development takes place.

Reason

To safeguard protected species under the Wildlife and Countryside Act 1981 (as

amended) in the interests of preserving and enhancing biodiversity.

## 22. Details of a Management Plan [Pre-Occupation Condition]

Notwithstanding the information provided as part of the application, a management plan setting out measures for the day to day operation of the building shall be submitted to and approved in writing by the Local Planning Authority before the buildings are first occupied. The management plan shall include details of staffing levels, car parking arrangements and measures for mitigating noise and disturbance which might affect the amenities of neighbours. The development shall operate in accordance with the approved management plan for the lifetime of the use of the site for student residential accommodation unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To satisfy the Council that the operation of the site would not be to the detriment of the residential amenities of neighbouring occupiers.

## 23. Provision and retention of facilities (Performance Condition)

The ancillary facilities for the student accommodation as shown on the approved plans, to include the cinema, study spaces, gym and amenity areas shall be provided before the residential accommodation to which the facilities relate is first occupied and retained thereafter for the duration of the use of the building as student accommodation.

Reason: In the interests of the amenities of future occupiers of the building.

## 24. Sustainable Drainage (Pre-Occupation Condition).

No building hereby permitted shall be occupied until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in the non-statutory technical standards for SuDS published by Defra (or any subsequent version), and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason

To seek suitable information on Sustainable urban Drainage Systems as required by government policy and Policy CS20 of the Southampton Core Strategy (Amended 2015).

## 25. Noise Mitigation Measures (Pre-Commencement Condition)

No development shall take place apart from site preparation (including demolition), groundworks and conversion of Capital House until details of noise mitigation measures to

safeguard future residents from noise from the adjoining roads has been submitted to and approved in writing by the Local Planning Authority. The townhouses shall not be first occupied until the approved measures have been installed as approved.

Reason

To safeguard the amenities of future occupiers given the location adjoining a busy road.

#### 26. Archaeological investigation [Pre-Commencement Condition]

No development 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 archaeological investigation is initiated at an appropriate point in development procedure.

#### 27. Archaeological work programme [Performance Condition]

The developer will secure the completion of a programme of archaeological work 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 archaeological investigation is completed.

#### 28. Visitor cycle parking (Performance Condition)

Before the development hereby approved first comes into occupation, short stay cycle storage facilities for visitors shall be provided and made available for use in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority. The storage shall thereafter be retained as approved.

Reason: To encourage cycling as an alternative form of transport.

#### 29. Hours of Use (Performance)

The Class A3/A4/A5 use hereby approved shall not operate outside the hours of 0700 to midnight on any day.

Reason: To protect the amenities of the occupiers of nearby residential properties.

#### 30. Extract Ventilation (Pre-Commencement)

No development of the proposed Class A3/A4/A5 use 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. The development shall be implemented in accordance with the approved details and findings before this part of the development first comes into occupation.

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

#### 31. Habitats Regulations Mitigation Measures (Performance)

The development hereby approved shall not be first occupied until the mitigation measures identified in the 'Habitats Regulations Assessment: East Street Student Accommodation' document from Aecom dated January 2016 have been implemented as set out in the document.

Reason: To mitigate the impact of the development on the special interest features of nearby Special Protection Areas as required by the Conservation of Habitats and Species Regulations 2010.

### 32. Approved Plans

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

Reason:

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

**POLICY CONTEXT**Core Strategy - (as amended 2015)

CS1	City Centre Approach
CS2	Major Development Quarter
CS3	Promoting Successful Places
CS4	Housing Delivery
CS5	Housing Density
CS6	Economic Growth
CS7	Safeguarding Employment Sites
CS8	Office Location
CS9	Port of Southampton
CS11	An Educated City
CS13	Fundamentals of Design
CS15	Affordable Housing
CS16	Housing Mix and Type
CS18	Transport: Reduce-Manage-Invest
CS19	Car & Cycle Parking
CS20	Tackling and Adapting to Climate Change
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 – (as amended 2015)

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
SDP17	Lighting
SDP22	Contaminated Land
HE5	Parks and Gardens of Special Historic Interest
H2	Previously Developed Land
H3	Special Housing Need
H5	Conversion to residential Use
H7	The Residential Environment
H13	New Student Accommodation
REI7	Food and Drink Uses (Classes A3, A4 and A5)



## City Centre Action Plan - March 2015

AP 1	New office development
AP 2	Existing offices
AP 5	Supporting existing retail areas
AP 6	Extension of the Primary Shopping Area
AP 7	Convenience retail
AP 8	The Night time economy
AP 9	Housing supply
AP 14	Renewable or low carbon energy plants; and the District Energy Network
AP 15	Flood resilience
AP 16	Design
AP 18	Transport and movement
AP 24	East Street Shopping Centre and Queens Buildings (Debenhams)

## Supplementary Planning Guidance

Residential Design Guide (Approved - September 2006)

Planning Obligations (Adopted - September 2013)

Parking Standards SPD (September 2011)

## Other Relevant Guidance

The National Planning Policy Framework (2012)

The Southampton Community Infrastructure Levy Charging Schedule (September 2013)