

APPENDIX 2

Southampton City Planning & Sustainability
 Planning and Rights of Way Panel meeting **24 November 2009**
 Planning Application Report of the Head of Division

Application address	24-32 Canute Road, 157-159 Albert Road South, Part of Southampton Hall of Aviation site and adjoining public highway, Southampton		
Proposed development	Redevelopment of the site with a 6-storey building fronting Canute Road and a 7-storey building fronting Albert Road South to provide 53 flats (37 x one-bedroom and 16 x two-bedroom) and four Class A1/A3 commercial units with associated car parking, landscaping and highway works including the closure of part of the public highway in Albert Road South (Outline application seeking approval for layout, access and scale).		
Applicant	Kings Oak Partnership	Agent	None

Application number	09/00966/OUT	Application type	Outline
Case officer	RP	Application category	Smallscale Major

Recommendation Summary	Delegate to Development Control Manager to grant planning permission subject to conditions and a Section 106 Agreement
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Reason for Panel consideration	Proposal is for a major development requiring completion of a legal agreement under Section 106 of the 1990 Act.
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Date of receipt	11.09.2009	City Ward	Bargate
Date of registration	11.09.2009	Ward members	Cllr Bogle
Publicity expiry date	16.10.2009		Cllr Damani
Date to determine by	11.12.2009		Cllr Willacy

Site area	0.369 hectares	Usable amenity area	440 sq.m.
Density - whole site	144 dph	Landscaped areas	370 sq.m.
Site coverage (developed area)	1,270 sq.m.		

Residential mix	numbers	unit size				
Studio / 1-bedroom	37	42 sq.m				
2-bedroom	16	80 sq.m.				
3-bedroom						

Accessibility zone	High	Parking Permit Zone	Yes
Car parking provision	18 plus on street parking		Policy maximum: 26
Motor cycles / Bicycles	56 cycle spaces		

Key submitted documents supporting application	
Planning Statement	Transport Assessment
Flood Risk Assessment	Sustainability Statement
Design and Access Statement	Planning Drawings
Appendix attached - None	

Recommendation in full

Delegate to the Development Control Manager to grant conditional planning permission subject to:

1. The Environment Agency withdrawing their objection to the application, and
2. The applicant entering into a Section 106 legal agreement to secure:
 - (i) Site specific highway works in the vicinity of the site to be secured through a Section 278 agreement.
 - (ii) Provision of affordable housing in accordance with policy.
 - (iii) A financial contribution towards public realm improvements in accordance with policy.
 - (iv) A financial contribution towards strategic transport improvements in accordance with policy.
 - (v) A financial contribution towards open space improvements in accordance with policy.
 - (vi) A highway condition survey.
 - (vii) Training and Employment Management Plan.
 - (viii) Dedication of land to public use on the north side of Albert Road South in connection with alterations to the public highway.
 - (ix) A requirement that the development shall not commence, save for demolition of the existing buildings and such site preparation as shall be agreed until the road closure procedure has been finalised.
 - (x) The developer paying for the necessary Traffic Regulation Order.
 - (xi) Submission and implementation of a Travel Plan.

Or

3. That the Development Control Manager be authorised to refuse permission if the Section 106 Agreement has not been completed at the end of the 13 week period on the grounds of failure to secure the necessary Section 106 obligations.

Background

The Council resolved to grant planning permission, subject to completion of a Section 106 agreement, in May 2008 for the redevelopment of the application site together with the adjoining land occupied by the Southampton Hall of Aviation (application reference 08/00332/OUT). This outline application proposed redevelopment of the whole site with 6 and 7-storey buildings to provide a total of 103 flats, a replacement museum and 4 commercial units. The application involved extensive alterations to the public highway including closure of part of the public highway in Albert Road South to enable a safe means of access in the event of a flood. The planning permission has not been issued as the applicant has not been able to enter into the Section 106 agreement. This revised application excludes the majority of the museum site which would be largely unaltered.

Proposed Development and Surrounding Context

The application site and surroundings

The application site has an area of 0.369 hectares and comprises land in Canute Road and Albert Road South. The existing buildings are a mix of 2-storey and 3-storey warehouse and office buildings. The application site includes a large part of the public highway in Albert Road South, it also includes an area of car parking and a small part of the Southampton Hall of Aviation Museum on the north side of Albert Road South.

The surrounding area is characterised by a mixture of architectural styles, building heights and land uses including a mix of residential and commercial. Royal Crescent Road forms the eastern boundary of the Canute Road Conservation Area which contains a number of listed buildings associated with the former railway yard and docks. The adjoining site to the south-west on Canute Road was being redeveloped to provide 88 flats and ground floor commercial units within a 5 to 7-storey building, but work on this building ceased some time ago. To the north-east on the Canute Road frontage is a 4-storey public house building, and on Albert Road South, a 4-storey residential building (Atlantic Mansions).

Details of the Proposal.

The current application is for outline permission for consideration of the amount of development proposed, the access, layout and scale. The outstanding reserved matters covering the external appearance and landscaping of the site would need to be assessed as part of a separate application should outline permission be granted.

The application proposes the redevelopment of the site following demolition of the existing buildings. The proposal is for a 6-storey building fronting Canute Road and a 7-storey building fronting Albert Road South to provide 4 commercial units (Class A1 and A3) and 53 flats (37 x one bedroom and 16 x two bedroom units) with 18 car parking spaces, cycle storage and bin storage on the ground floor. The maximum building height shown is 19 metres above ground level. A raised amenity area of some 440 square metres is provided at first floor level over the car parking area.

It is proposed to effectively 'downgrade' the highway status of Albert Road South over a length of approximately 120 metres. The road will be closed as a public highway to become a landscaped public area of shared vehicle and pedestrian use. The levels would be altered, particularly in the central part of the site, where the level would be raised to 3.95 metres AOD to enable a safe pedestrian route from the Canute Road properties to higher land in the event of a flood. 17 car parking spaces would be provided effectively on-street. On the north side of Albert Road South, two areas of land would become incorporated into the public highway to allow turning facilities for larger vehicles. This would involve reconfiguring the access to the car park of the adjoining museum site. A pedestrian footpath, as part of the flood escape route, would be provided across Council owned land from Albert Road South to Saltmarsh Road.

The four (Class A1/A3) commercial units would have an area of 338 square metres.

The application is accompanied by a Design and Access Statement, a Flood Risk Assessment and an Environmental Screening Report.

Relevant Planning Policy

National planning guidance in PPS1, PPS3, PPG13 and PPS25 is relevant to consideration of this application.

City of Southampton Local Plan Review (March 2006)

The Hall of Aviation Museum site is allocated in the Local Plan for residential development (approximately 50 units) under Policy H1. The following general policies of the Local Plan are relevant:

- SDP1 - Quality of Development
- SDP2 - Integrating Transport and Development
- SDP3 - Travel Demands

SDP4	-	Development Access
SDP5	-	Parking
SDP6/7	-	Urban Design/Context
SDP8	-	Urban Form and Public Space
SDP9	-	Scale, Massing and Appearance
SDP10	-	Safety and Security
SDP11	-	Accessibility and Movement
SDP13	-	Resource Conservation
SDP20	-	Flood Risk
SDP21	-	Water Quality and Drainage
SDP22	-	Contaminated Land
CLT5/6	-	Open Space/Play Space
H1	-	Housing Supply
H2	-	Previously Developed Land
H7	-	The Residential Environment
H8	-	Housing Density
H9	-	Affordable Housing Requirements
H12	-	Housing Type and Design
MSA1	-	City Centre Design
IMP1	-	Provision of Infrastructure

Core Strategy

The emerging Core Strategy has recently been declared 'sound' by the Inspectorate and it is anticipated that the amended Core Strategy will be adopted by the Council early next year. The following policies are relevant to this planning application:

CS1	-	City Centre Approach
CS4	-	Housing Delivery
CS5	-	Housing Density
CS13	-	Fundamentals of Design
CS15	-	Affordable Housing
CS16	-	Housing Mix and Type
CS19	-	Car and Cycle Parking
CS23	-	Flood Risk
CS25	-	Infrastructure

Relevant Planning History

Hall of Aviation Site

07/01943/OUT

Planning permission was refused in February 2008 for redevelopment to provide 50 flats and a replacement museum. The reasons for refusal related to the impact on mature trees, the lack of sustainability measures and failure to secure Section 106 obligations.

159 Albert Road South

05/00703/FUL

Planning permission was granted in November 2005 for redevelopment of the site to provide 5 flats in a six-storey building. This permission has not yet been implemented.

31-32 Canute Road and 157-159 Albert Road South

06/01840/OUT

Planning permission was refused in April 2007 for demolition of the existing buildings and erection of six and seven-storey buildings to provide 28 flats and a commercial unit (Use Classes A1 and A3) with associated parking and vehicular access from Albert Road South (outline application seeking approval for access, layout and scale).

07/01064/OUT

Planning permission was refused in October 2007 for demolition of the existing buildings and erection of six and seven-storey buildings to provide 27 flats and a commercial unit (Use Classes A1 and A3) with associated parking and vehicular access from Albert Road South (outline application seeking approval for access, layout and scale).

The reasons for refusal for both these applications related to failure to address flood risk and risk of pollution to controlled waters; the height, scale and massing of the building being out of keeping with the character and appearance of the area; and failure to secure Section 106 requirements. Application reference 06/01840/OUT was also refused on detailed highway/parking grounds.

24-32 Canute Road and 157-159 Albert Road South

07/01079/OUT

Planning permission was refused in February 2008 for redevelopment to provide 53 flats and 4 commercial units. The reasons for refusal related to flood risk and failure to secure safe access and egress from the site, unacceptable alterations to the highway, the lack of sustainability measures and failure to secure Section 106 obligations.

Consultation Responses and Notification Representations

A consultation exercise in line with department procedures has been undertaken. This has included notifying nearby occupiers and landowners, placing a press advertisement and displaying site notices. No representations have been received.

Summary of Consultation Comments

Environment Agency - object to the proposed development as submitted because there is insufficient information to demonstrate that the risk of pollution to controlled waters is acceptable. A preliminary risk assessment (including a desk study, conceptual model and initial assessment of risk) has not been provided. The EA accept that a desk study exists for the site and was submitted as part of the previous planning application. The objection could be removed if this information is submitted with the current application.

Southern Water – has no objection to the proposal providing conditions and informatives are imposed relating to drainage/sewerage issues. Initial investigations show that there is currently inadequate capacity in the local network to provide surface water disposal to service the proposed development. The applicant should investigate alternative means for surface water disposal.

British Airports Authority – have no aerodrome safeguarding objection to this proposal provided a condition is imposed relating to the submission of a bird hazard management plan.

Hampshire Police – have no objections given the similarities to the earlier application.

Environmental Health – no objections at this stage, further details will be needed by condition on extract ventilation, refuse storage and disposal arrangements and land contamination.

Planning Consideration Key Issues

The key issues in considering this proposal are:

1. The principle of this development and the suitability of the site for a mixed use development.
2. Design issues relating to the amount of development proposed and the impact on the character of the area.
3. Flood risk and mitigation measures.
4. Transportation issues

The principle of the development

This is an outline application and the development of the part of the site occupied by buildings is very similar to the previous application (reference 08/00332/OUT). The main differences between the two schemes is an alteration to the layout of the highway in Albert Road South and the exclusion of the majority of the museum site from the development site. The principle of redeveloping the site for a predominantly residential development has been accepted by this previous approval in May 2008.

Canute Road and Albert Road South are characterised by a mixture of architectural styles, building heights and uses in an area well served by public transport. None of the buildings on the site are of any significant architectural or historic merit. On the Canute Road part of the site, the development provides an active ground floor frontage with flats above similar to other recently approved schemes. The principle of additional housing is supported by adopted Local Plan policies H1 and H2 which seek to maximise the use of previously developed land subject to the detailed consideration of the proposed design, the impact on the character of the area and other amenity considerations. The mix of dwellings does not incorporate any family sized units with garden access as recommended by the recently adopted supplementary planning guidance. However, as this is effectively a re-submission of an earlier approved scheme and the site is not particularly well suited to family housing this is considered to be reasonable in the particular circumstances of this site.

Design issues

This is a relatively high density development of approximately 140 dwellings per hectare. This level of development is similar to other recently approved schemes in the City Centre. The building height guidelines recommended by supplementary planning guidance (the Development Design Guide) is for 4 to 6-storeys in this area. The proposed building fronting Albert Road South has an additional roof storey which takes the building up to 7-storeys in height. However, this is compatible with the development under construction at the Canute Road/Royal Crescent junction and would enable a graduation in scale to the adjoining building at Atlantic Mansions which itself has been the subject of applications for additional storeys to be added.

Flood Risk

The application site is located within an area of medium flood risk. Previous applications for this site have been refused permission on the grounds that safe access to the development could not be provided through the lifetime of the development. The current application seeks to overcome this reason for refusal by a proposal to raise the road level to a minimum height of 3.95 metres AOD to facilitate escape to higher ground at the approach to the Itchen Bridge. These arrangements have been agreed with the Environment Agency and can be controlled by condition as can the other flood mitigation measures specified in the application.

Transportation

The proposal to change the status of the public highway in Albert Road South to reduce through traffic and create a shared surface with greater pedestrian priority is supported by highways colleagues. The detailed road closure procedure arrangements can only take place once planning permission has been granted. The application would result in minor changes to the access arrangements for the museum car park but would otherwise leave the museum site unaffected.

Car parking is a key determinant in the choice of mode of travel and the site is close to principal bus routes. The Local Plan aims to reduce reliance on the private car and encourage alternative modes of transportation such as public transport, walking and cycling. The implementation of maximum parking standards is key to achieving this. It is perfectly feasible that some residents will choose to live in this location and not have access to a vehicle. The proposed level of on-site parking meets Local Plan standards.

CONCLUSION

The buildings and the amount of development proposed is identical to that previously agreed under application reference 08/00332/OUT. When assessed against Local Plan policies and supplementary planning guidance, it is considered that the proposed scale and massing of the block is acceptable. The level of development proposed will not result in an adverse impact on the amenities enjoyed by surrounding occupiers. Flood risk issues have been satisfactorily addressed. The application is in outline form and detailed matters of design and sustainability considerations can be dealt with at the reserved matters stage. The scheme is recommended for approval 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(c), 3(a), 6(a), 6(c), 6(d), 6(f), 6(h), 7(a), 7(c), 7(k), 7 (w), 8(a), 9(a), 9(b) (RP/ for 24.11.09 PROW Panel)

RECOMMENDATION: DEL

CONDITIONS for 09/00966/OUT

01. APPROVAL CONDITION - Outline Permission Timing Condition

Outline Planning Permission for the principle of the development proposed and the following matters sought for consideration, namely the layout of buildings and other external ancillary areas, the means of access (vehicular and pedestrian) into the site and the buildings, the scale, massing and bulk of the structure, is approved subject to the following:

- (i) Written approval of the details of the following awaited reserved matters shall be obtained from the Local Planning Authority prior to any works taking place on the site
the appearance and architectural design specifying the external materials to be used,
and the landscaping of the site specifying both the hard, soft treatments and means of enclosures.
- (ii) An application for the approval of the outstanding reserved matters shall be made in writing to the Local Planning Authority before the expiration of three years from the date of this Outline Permission
- (iii) The development hereby permitted shall be begun either before the expiration of five years from the date of this Outline permission, or before the expiration of two years from the date of approval of the last application of the reserved matters to be approved whichever is the latter.

Reason:

To enable the Local Planning Authority to control the development in detail and to comply with Section 91 and Section 92 of the Town and Country Planning Act 1990 (as amended).

02. APPROVAL CONDITION - Amenity Space Access [Pre-Occupation Condition]

The external amenity space serving the development hereby approved, and pedestrian access to it, shall be made available as a communal area prior to the first occupation of the development hereby permitted and shall be retained with access to it at all times for the use of the flat units.

REASON:

To ensure the provision of adequate amenity space in association with the approved flats.

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

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

1. A desk top study including;
historical and current sources of land contamination
results of a walk-over survey identifying any evidence of land contamination
identification of the potential contaminants associated with the above
an initial conceptual site model of the site indicating sources, pathways and receptors
a qualitative assessment of the likely risks
any requirements for exploratory investigations.
2. A report of the findings of an exploratory site investigation, characterising the site and

allowing for potential risks (as identified in phase 1) to be assessed.

3. A scheme of remediation detailing the remedial actions to be taken and how they will be implemented.

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

04. APPROVAL CONDITION- Unsuspected Contamination [Performance Condition]

The site shall be monitored for evidence of unsuspected contamination throughout construction. If potential contamination is encountered that has not previously been identified no further development shall be carried out unless otherwise agreed in writing by the Local Planning Authority.

Works shall not recommence until an assessment of the risks presented by the contamination has been undertaken and the details of the findings and any remedial actions has been submitted to and approved by the Local Planning Authority.

Any changes to the agreed remediation actions will require the express written consent of the Local Planning Authority.

Reason:

To ensure any land contamination not previously identified is assessed and remediated so as not to present any significant risks to human health or, the wider environment.

05. APPROVAL CONDITION - Use of uncontaminated soils and fill [Pre-Commencement Condition]

Clean, uncontaminated soil, subsoil, rock, aggregate, brick rubble, crushed concrete and ceramic shall only be permitted for infilling and landscaping on the site. Any such materials imported on to the site must be accompanied by documentation to validate their quality and be submitted to the Local Planning Authority for approval prior to the occupancy of the site.

Reason:

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

06. APPROVAL CONDITION - 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.

07. APPROVAL CONDITION - 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.

08. APPROVAL CONDITION - Flooding (Pre-Occupation)

The residential accommodation hereby approved shall not be first occupied until the raised platform in Albert Road South has been provided to a minimum height of 3.95 metres Above Ordnance Datum in accordance with detailed drawings which shall first have been submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure the safety of future occupiers of the development in the event of a flood.

09. APPROVAL CONDITION - Public Realm Improvements (Pre-Occupation Condition)

Full details of the design and treatment of the proposed alterations to the public highway in Albert Road South including details of vehicular access arrangements, materials, lighting, fittings, public art and other street furniture shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be completed before the first occupation of any part of the residential accommodation hereby approved.

REASON

To ensure satisfactory treatment of this important public space

10. APPROVAL CONDITION - Bird Hazard Management Plan (Pre-Commencement Condition)

Development shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority. The submitted plan shall include details of management of any flat/shallow pitched/green roofs on the buildings within the site which may be attractive to nesting, roosting and "loafing" birds (possible different management strategies during the breeding season and outside the breeding season). The Bird Hazard Management Plan shall be implemented as approved upon the completion of the development and shall remain in force for the life of the building. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority.

REASON

It is necessary to manage the roofs of the development in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Southampton Airport.

For information: The Bird Hazard Management Plan must ensure that flat/shallow pitched roofs be constructed to allow access to all areas by foot using permanent fixed access stairs, ladders or similar. The owner/occupier must not allow gulls, to nest, roost or loaf on the building. Checks must be made weekly or sooner if bird activity dictates, during the breeding season. Outside of the breeding season, gull activity must be monitored and the roof checked regularly to ensure that gulls do not utilise the roof. Any gulls found nesting, roosting or loafing must be dispersed by the owner/occupier when detected or when requested by BAA Airfield Operations Staff. In some instances, it may be necessary to contact BAA Airfield Operations staff before bird dispersal takes place. The owner/occupier must remove any nests or eggs found on the roof.

The breeding season for gulls typically runs from March to June. The owner/occupier must obtain the appropriate licences from Natural England before the removal of nests and eggs.

11. APPROVAL CONDITION - No Pile Driving for Foundations [Performance Condition]

No percussion or impact driven piling activities shall take place for pre-works, foundations, or as any part of the development.

Reason:

In the interests of securing the stability of the site and adjacent land in order to protect the amenities of occupiers of nearby properties.

12. APPROVAL CONDITION - Refuse & Recycling [Pre-Commencement Condition]

Before the works commence details (and amended plans) of facilities to be provided for the storage, removal and recycling of refuse from the premises shall be submitted to the Local Planning Authority and approved in writing. Such facilities as approved shall provide for a level approach and be permanently maintained and retained for that purpose.

Reason:

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

13. APPROVAL CONDITION - Noise - plant and machinery [Pre-Commencement Condition]

The use hereby approved shall not commence until an acoustic report and written scheme to minimise noise from plant and machinery associated with the proposed development, including details of location, orientation and acoustic enclosure, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the agreed details.

Reason:

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

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

No development shall take place until a written scheme for the control of noise, fumes and odours from extractor fans and other equipment have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and findings.

Reason:

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

15. APPROVAL CONDITION - Hours of work for Demolition / Clearance / Construction [Performance Condition]

All works relating to the demolition, clearance and construction of the development hereby granted shall only take place between the hours of;

Monday to Friday 08:00 hours to 18:00 hours (8.00am to 6.00pm)

Saturdays 09:00 hours to 13:00 hours (9.00am to 1.00pm)

And at no time on Sundays and recognised public holidays.

Any works outside the permitted hours shall be confined to the internal preparations of the buildings without audible noise from outside the building, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

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

16. APPROVAL CONDITION - Wheel Cleaning Facilities [Pre-Use 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.

17. APPROVAL CONDITION - Car Parking Allocation (Pre-Occupation Condition)

No part of the development shall be occupied until a car parking allocation scheme, to show how car parking spaces will be allocated to the various uses and occupiers, has been submitted to and approved in writing by the Local Planning Authority. The car parking spaces shall be allocated and provided in accordance with the approved scheme and thereafter shall be retained for use in connection with the approved development and for no other purpose.

REASON

To ensure that the car parking is provided in accordance with Council policies.

18. APPROVAL CONDITION - Layout of Car Parking/Serviceing (Pre-Occupation Condition)

The whole of the car parking, cycle storage 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.

19. APPROVAL CONDITION - Bicycle Stands (Pre-Occupation Condition)

The building shall not be occupied in full or in part until cycle stands have been made available for visitors to the site in accordance with plans to be submitted to and approved in writing by the Local Planning Authority. The approved cycle stands shall thereafter be retained on site for that purpose.

REASON

To encourage cycling as a sustainable form of transport.

20. APPROVAL CONDITION - Construction Method Statement (Pre-Commencement Condition)

The development hereby approved shall not commence until a method statement and appropriate drawings of the means of construction of the development has been submitted to and approved in writing by the Local Planning Authority. The method statement shall specify vehicular access arrangements, the areas to be used for contractor's vehicle parking and plant, storage of building materials and any excavated material, temporary buildings and all working areas required for the construction of the development hereby permitted. The building works shall proceed in accordance with the approved method statement unless otherwise agreed in writing by the Local Planning Authority.

REASON

To protect the amenities of neighbours and the wider environment

21. APPROVAL CONDITION - Hours of Use (Performance Condition)

Those parts of the development to be used for purposes within Class A3 of the Town and Country Planning (Use Classes) Order 1987 (or any order replacing or amending this Order) shall not be open for public use outside the hours of 0730 to 2330.

REASON

To protect the amenities of residents within the site and occupiers of adjoining residential properties.

22. APPROVAL CONDITION - Security Details (Pre-Occupation Condition)

Details of security arrangements for the residential development hereby approved including access

to communal entrances and the car parking areas shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented before first occupation of the residential accommodation and retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

REASON

In the interests of safety and security.

23. APPROVAL CONDITION - Surface Water Drainage (Pre-Commencement Condition)

No development shall commence until details of the proposed means of surface water disposal have been submitted to, and approved by, the Local Planning Authority in consultation with Southern Water. The development shall be carried out in accordance with these approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason

In order that the Local Planning Authority may be satisfied that the development would not increase the risk of flooding in the area.

24. APPROVAL CONDITION - Sustainable Design Measures (Pre-Commencement Condition)

No development shall take place until the applicant has provided to the Local Planning Authority for approval in writing a report assessing the feasibility of incorporating the following sustainable design measures into the development:

Energy minimisation and renewable energy or low carbon technologies;
Water efficiency measures
Urban Drainage Systems;
Waste Management and recycling;
Sustainable construction materials;
Rainwater harvesting.

The report shall include an action plan detailing how these measures will be integrated into the development. The approved scheme shall then be provided in accordance with these details prior to the first occupation of the development hereby granted consent.

REASON

To ensure the development minimises overall demand for resources and is compliant with the City of Southampton Local Plan (March 2006) policies SDP13 and SDP6.

25. APPROVAL CONDITION - Code for Sustainable Homes [Pre-Occupation Condition]

Written documentary evidence demonstrating that the development will achieve a minimum level 3 standard in the Code for Sustainable Homes (or equivalent ratings using an alternative recognised assessment method), shall be submitted to the Local Planning Authority and verified in writing prior to the first occupation of the development hereby granted consent.

Reason:

To ensure the development minimises its overall demand for resources and to demonstrate compliance with policy SDP13 of the City of Southampton Local Plan (2006).

00. REASON FOR GRANTING PERMISSION

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. The Council has also taken into account the findings of the specialist reports submitted with the application particularly that relating to flood risk. Other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

Policies SDP1, SDP2, SDP3, SDP4, SDP5, SDP7, SDP8, SDP9, SDP10, SDP13, H1, H2, H7, H9, H12, IMP1. City of Southampton Local Plan (March 2006).

NOTE TO APPLICANT

A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (tel: 01962 858688) or www.southernwater.co.uk