



**DETERMINATION OF APPLICATION**

**TOWN AND COUNTRY PLANNING ACT 1990**

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

Terence O'Rourke - FAO Ann Bartaby  
Everdene House  
Deansleigh Road  
Bournemouth  
BH7 7DU

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

**FULL APPLICATION - CONDITIONAL APPROVAL**

**Proposal:** Development of Phase One of the Boldrewood Campus to include the construction of Block A, a 6-storey building (Class B1 office accommodation and/or Class D1 university use including provision for the Maritime Institute - 10,270 square metres gross external floorspace); Block B, a 5-storey building of new University accommodation (Class D1 - 5,749 square metres gross external floorspace); extensions and alterations to Block C (Class D1 - 286 square metres gross external floorspace) with a new vehicular access from Burgess Road, associated access alterations, parking and interim landscape works following demolition of the existing buildings - Description amended following validation

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

**Application No:** 08/01097/FUL

Subject to the following conditions.

**01.APPROVAL CONDITION - Full Permission Timing Condition - physical works**

The development works hereby permitted shall begin not later than five years from the date on which this planning permission was granted.

**Reason:**

To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

**02.APPROVAL CONDITION - Personal Permission**

This grant of planning permission in relation to Blocks B and C shall enure only for the benefit of the University of Southampton.

REASON

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

03.APPROVAL CONDITION - Details of building materials to be used [Pre-Commencement Condition]

Notwithstanding the information already submitted the development of each building hereby approved shall not be carried out unless and until a schedule of materials and finishes (including full details of the manufacturers, types and colours of the external materials) to be used for external walls and the roof of the relevant building has been submitted to and approved in writing by the Local Planning Authority

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

04.APPROVAL CONDITION – External Equipment/Plant

No external plant, condenser/air conditioning units or equipment, other than that shown on the approved plans, shall be erected on either of the three blocks hereby without the prior written approval of the Local Planning Authority. Any additional equipment shall be implemented and retained only in accordance with the agreed details.

REASON:

In the interests of visual amenity.

05.APPROVAL CONDITION - Landscaping detailed plan [Pre-Commencement Condition]

Notwithstanding the submitted information, before the commencement of any site works a detailed landscaping scheme and implementation timetable to allow for necessary phasing, which clearly indicates the numbers, planting densities, types, planting size and species of trees and shrubs to be planted, and treatment of hard surfaced areas, shall be submitted to and approved in writing by the Local Planning Authority.

The landscaping scheme shall comply with the BAA's Advice Note 3, 'Potential Bird Hazards from Amenity Landscaping & Building Design' and specify all trees to be retained and to be lost and shall provide an accurate tree survey with full justification for the retention of trees or their loss. Any trees to be lost shall be replaced on a favourable basis (a two-for one basis unless circumstances dictate otherwise) to ensure a suitable environment is provided on the site.

Any trees, shrubs, seeded or turfed areas which die, fail to establish, are removed or become damaged or diseased, within a period of 3 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 3 years from the date of planting.

The approved scheme shall be carried out prior to occupation of Block A or during the first planting season following the full completion of building works, whichever is sooner unless an alternative phasing strategy is agreed prior to the commencement of development. The approved scheme implemented shall be maintained for a minimum period of 3 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

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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

#### 06.APPROVAL CONDITION - Height Limitation on Trees & Shrubs

No trees and shrubs or stands of trees and shrubs planted on the application site as part of the approved landscaping scheme shall be permitted to grow above a height of 84m AOD unless otherwise agreed in writing with the Local Planning Authority.

#### REASON:

The BAA have confirmed that it is necessary to control trees or shrubs which could infringe the Obstacle Limitation Surface (OLS) surrounding Southampton Airport to ensure they do not endanger the movements of aircraft and the safe operation of the aerodrome.

#### 07.APPROVAL CONDITION – Arboricultural Survey

The proposed development shall be implemented strictly in accordance with the applicant's submitted Arboricultural Development Statement dated April 2008 as may otherwise be superseded in agreement with the Local Planning Authority.

#### REASON:

In the interests of the existing TPO stock, the visual amenity of the site and the landscape setting of the proposed buildings.

#### 08.APPROVAL CONDITION - Tree Retention and Safeguarding [Pre-Commencement Condition]

All trees to be retained pursuant to any other condition of this decision notice shall be fully safeguarded during the course of all site works including preparation, demolition, excavation, construction and building operations. No operation in connection with the development hereby permitted shall commence on site until the tree protection as agreed by the Local Planning Authority has been erected. Details of the specification and position of all protective fencing shall be indicated on a site plan and agreed with the Local Planning Authority in writing before any site works commence. The fencing shall be maintained in the agreed position until the building works are completed, or until such other time that may be agreed in writing by the Local Planning Authority following which it shall be removed from the site.

#### REASON:

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

#### 09.APPROVAL CONDITION – no storage under tree canopy

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

#### REASON:

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

#### 10.APPROVAL CONDITION – replacement trees [Performance Condition]

Any trees to be felled pursuant to this decision notice will be replaced with species of trees to be agreed in writing with the Local Planning Authority at a ratio of two replacement trees for every single tree removed as agreed in writing by the applicant. The trees shall be of a

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heavy standard size (12 - 14cm girth) as a minimum and will be planted within the site or at a place agreed in writing with the Local Planning Authority. The Developer shall be responsible for any replacements for a period of 3 years from the date of planting. The replacement planting shall be carried out within the next planting season (between November and March) following the completion of construction. If the trees, within a period of 3 years from the date of planting die, fail to establish, are removed or become damaged or diseased, they will be replaced by the site owner / site developer or person responsible for the upkeep of the land in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent to any variation.

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

#### 11.APPROVAL CONDITION – Boundary fence [Pre-Occupation Condition]

Before occupation of the development hereby approved, details of the design and specifications of the boundary treatment of the site shall be submitted to and approved in writing by the Local Planning Authority. The agreed boundary enclosure details shall be subsequently erected prior to the occupation of any of the blocks provided under this permission and such boundary treatment shall thereafter be retained and maintained to the boundaries of the site unless otherwise agreed in writing with the Local Planning Authority prior to the commencement of development.

REASON:

In the interests of the visual amenities of the area and to protect the amenities and privacy of the occupiers of adjoining property

#### 12.APPROVAL CONDITION – External Lift Provision

Full details of the proposed external lift and a management strategy for its use to provide full 24 hour access across the site shall be submitted to and approved in writing prior to the commencement of Block A. The agreed lift shall be made available prior to the first occupation of Block A.

REASON:

In the interests of providing full accessibility for all users of Block A in accordance with the Council's current accessibility policies and requirements and the applicant's Design and Access Statement.

#### 13.APPROVAL CONDITION - CCTV

Each building and their associated external spaces and car parking shall be served by CCTV in accordance with details that shall have been agreed in writing by the Local Planning Authority prior to the first occupation of each building.

REASON:

In the interests of on-site security and crime prevention as required by Hampshire Constabulary.

#### 14.APPROVAL CONDITION – Lighting [Pre-Commencement Condition]

A written lighting scheme including light scatter diagram with relevant contours shall be submitted to and approved in writing by the Local Planning Authority prior to implementation

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of the external lighting scheme. The scheme must demonstrate compliance with table 1 "Obtrusive Light Limitations for Exterior Lighting Installations", by the Institution of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light 2005. The installation must be maintained in accordance with the agreed written scheme.

**REASON:**

To protect the amenities of the occupiers of existing nearby residential properties and in order to satisfy Hampshire Constabulary

**15.APPROVAL CONDITION - Ecology**

Notwithstanding the demolition works hereby approved each block of the development shall proceed strictly in accordance with the applicant's Updated Ecological Management Plan (April 2008) and Biodiversity Enhancement Plan, which shall have been updated and agreed in writing with the Local Planning Authority prior to the commencement of development.

**REASON**

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

**16.APPROVAL CONDITION - Bird roosting prevention measures**

Development of each block 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 for each block shall include details of the management of any flat/shallow pitched roofs on that building which may be attractive to nesting, roosting and "loafing" birds. The management plan shall comply with Advice Note 8 'Potential Bird Hazards from Building Design' and shall be implemented as approved 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 in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Southampton Airport.

**17.APPROVAL CONDITION - Parking provision**

A detailed parking plan, to include maximum parking provision following the completion of each block, shall be submitted prior to the first occupation of each building. These plans shall include details of the layout of on-site car parking to meet the Local Planning Authority's car parking standards and any parking spaces shown on the approved plans shall be used only in connection with the development hereby approved and for no other purpose unless otherwise agreed in writing with the Local Planning Authority. The agreed parking shall be marked out and made available prior to the first occupation of each building and no vehicles shall park outside of the designated bays thereby approved unless otherwise agreed in writing with the Local Planning Authority.

**REASON:**

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

**18.APPROVAL CONDITION - Access Provision**

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

REASON

In the interests of highway safety.

19.APPROVAL CONDITION - Cycle Space Provision

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

REASON

To encourage cycling as a sustainable form of transport.

20.APPROVAL CONDITION - Access - Stopped Up

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

REASON:

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

21.APPROVAL CONDITION - Refuse & Recycling Bin Storage – Details to be submitted

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

REASON:

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

22.APPROVAL CONDITION - Hours of Construction

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

REASON:

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

23.APPROVAL CONDITION - Construction Method Statement (CMS)

Notwithstanding the applicant's submission (namely Appendix C June 2008) before the commencement of each block details shall be submitted to and approved in writing by the Local Planning Authority making provision for a Construction Method Statement (CMS) for the development. The CMS shall include details of: (a) parking of vehicles of site personnel, operatives and visitors; (b) loading and unloading of plant and materials; (c) storage of plant and materials, including cement mixing and washings, used in constructing the development; (d) treatment of all relevant pedestrian routes and highways within and around the site throughout the course of construction and their reinstatement where necessary; (e) measures to be used for the suppression of dust and dirt throughout the course of construction; (f) details of construction vehicles wheel cleaning; and, (g) details of how noise emanating from the site during construction will be mitigated in accordance with S.60 of the Control of Pollution Act 1974, and (h) a residents helpline telephone number and email address. The approved CMS shall be adhered to throughout the development process unless agreed otherwise in writing by the local planning authority.

REASON:

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

24.APPROVAL CONDITION - Bassett Crescent East

Prior to the commencement of any demolition and the development works associated with the development a Traffic Management Plan shall be submitted for approval in writing by the Local Planning Authority which seeks to minimise Construction Impact on the road network and facilitate the closure of the existing vehicular access to Bassett Crescent East to construction traffic in accordance with an agreed timescale. Demolition works will be phased to allow the early establishment of the new internal roadway. The development shall proceed only in accordance with the agreed Traffic Management Plan.

REASON:

To minimise the impact of the proposed development on the residents of Bassett Crescent East.

25.APPROVAL CONDITION - Energy & Water Conservation

Notwithstanding the information submitted with the application, and prior to the commencement of construction works for each Block hereby approved, the applicant shall submit for approval in writing by the Local Planning Authority, a scheme of measures outlining how each Block hereby approved will:

- a) minimise its energy and water consumption;
- b) use energy and resources efficiently; and,
- c) safeguard and facilitate the future implementation and utilisation of a campus-wide centralised heating plant (CHP).

Development shall be carried out in accordance with the agreed details and verified in writing by the applicant prior to the first occupation of the development hereby approved.

REASON:

In the interests of maximising the site's contribution towards energy and water conservation and securing a minimum 'Very Good' BREEAM rating (or its equivalent).

26.APPROVAL CONDITION - Energy Efficiency Measures (Pre-Commencement Condition)

A comprehensive energy assessment for each Block hereby approved should be submitted to the Local Planning Authority prior to the commencement of each Block. The energy assessment shall inform an energy management plan including measures and techniques to minimise energy consumption during the lifetime of that Block. The plan shall be in the format

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of the Part L 2006 National Calculation Methodology including stating a percentage improvement over Target Emission Rate (TER) as determined by the 2006 Building Regulation Standards, and contain clear targets and a monitoring programme. An energy management plan shall be submitted to the Local Planning Authority prior to the commencement of each Block hereby granted consent and implemented in accordance with the agreed details.

REASON:

To minimise energy consumption and to comply with policy SDP13 (iii) of the City of Southampton Local Plan (2006).

#### 27.APPROVAL CONDITION - Sustainable Urban Drainage System

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

REASON

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

#### 28.APPROVAL CONDITION - Drainage

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

REASON:

To ensure protection of controlled waters.

#### 29.APPROVAL CONDITION - Piling

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

REASON:

To ensure protection of controlled waters.

#### 30.APPROVAL CONDITION - Storage of Chemicals

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



REASON:

To ensure protection of controlled waters.

31.APPROVAL CONDITION - Foul & Surface Water Drainage

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

REASON:

To ensure protection of controlled waters.

32.APPROVAL CONDITION – Flood Risk Assessment

The development shall be implemented so as to fully comply with the mitigation strategy detailed within the applicant's Flood Risk Assessment (FRA) (dated May 2008) before any of the development hereby approved can be occupied unless otherwise agreed in writing by the Local Planning Authority,

REASON:

To ensure that the site can be developed safely in accordance with the mitigation strategy set out in the FRA.

33.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.

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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.

**34.APPROVAL CONDITION - Reuse of uncontaminated soils**

No soils, sub-soil or other spoil material generated from the construction must be re-used on the near-surface soils unless it can be validated as being fit for use (i.e. evidently undisturbed, natural soils or, if otherwise, tested to ensure it is free of contamination).

**REASON:**

The property is in an area where there land has been unfilled or reclaimed. It would be prudent to ensure any potential fill material excavated during construction is not reused in sensitive areas unless it is evident that it is unlikely to present a land contamination risk

**35.APPROVAL CONDITION- Validation of Land remediation [Pre- Occupation Condition]**

On completion of any agreed remediation actions a verification report shall be submitted to the Local Planning Authority confirming the remediation actions that have been undertaken in accordance with the approved scene of remediation and setting out any measures for maintenance, further monitoring, reporting and arrangements for contingency action. The verification report shall be approved by the Local Planning Authority prior to the occupation or operational use of any stage of the development.

**REASON:**

To ensure all land contamination risks associated with the site are remediated to an appropriate standard

**36.APPROVAL CONDITION – Archaeological investigation [Pre-Commencement Condition]**

Notwithstanding works to the approved access 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.

**37.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.

**38.APPROVAL CONDITION – Sight Lines**

Prior to the commencement of development the applicant shall submit details of the proposed sight lines to the vehicular access from Burgess Road hereby approved. These

details shall include measures for maintaining planting and/or any means of enclosure to an agreed height in order to maintain suitable visibility and shall be implemented in accordance with the agreed details prior to the first occupation of the development.

**REASON:**

In the interests of highway safety.

**Reason for Granting**

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. Whilst the application represents a departure from Local Plan policies L7 and RE115 a case has been made providing close linkages between the University of Southampton and Lloyds Register that outweigh the stated aims of the policies. The local opposition to the proposals in terms of design, the loss of trees and highways safety have been properly considered by the Council's Planning & Rights of Way Panel following the officer's recommendation. 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 (as amended), Planning permission should therefore be granted.

Policies – L7, RE115, SDP1, SDP2, SDP3, SDP5, SDP7, SDP9, SDP10, SDP12, SDP13, SDP15, SDP16, SDP17, SDP21, SDP22, NE2, NE4, NE6, HE6, TI2 and IMP1 of the City of Southampton Local Plan Revised Deposit Version (March 2006)

Notes to Applicant

1. Approved Plans Informative

The decision has been made in accordance with the following plans that were received on 23rd July 2008 and amended on 11th August 2008 and 8th October 2008, namely:

4320 02 014, 4320 02 015 Rev A, 4320 02 017 Rev F, 4320 02 030 Rev C, 4320 02 031 Rev C, 4320 02 032 Rev C, 4320 02 033 Rev C, 4320 02 034 Rev C, 4320 02 035 Rev C, 4320 02 036 Rev C, 4320 02 037 Rev C, 4320 02 040 Rev C, 07068 PCL 00102, 07068 PCL 00201, 07068 PCL 01003, 07068 PCL 01103, 07068 PCL 01203, 07068 PCL 01303, 07068 PCL 01403, 07068 PCL 01503, 07068 PCL 01603, 07068 PCL 01703, 07068 PCL 01803, 07068 PCL 01903, 07068 PCL 02003, 07068 PCL 02103, 07068 PCL 02203, 07068 PCL 02303, 07068 PCL 02403, 07068 PCL 03003, 07068 PCL 03103, 07068 PCL 03203, 07068 PCL 03303, 07068 PCL 03403, 07068 PCL 03503, 07068 PCL 03603, 07068 PCL 03703, 07068 PCL 03803, 07068 PCL 03903, 07068 PCL 04003, 07068 PCL 04103, 07068 PCL 04203, 07068 PCL 05803, 07068 PCL 05903, 07068 PCL 06003, 07068 PCL 06102, 07068 PCL 06202, 07068 PCL 06302, 07068 PCL 06403, 07068 PCL 06503, 07068 PCL 06603, 07068 PCL 06703, 07068 PCV 05001, 07068 PCV 05101, 07068 PCV 05201, 07068 PCV 05301, 07068 PCV 05401, 07068 PCV 05501, 07068 PCV 05601, 07068 PCV 05701, 13008-GE-S278-001 Rev H, 13008-GE-D-300 Rev C and 14770-GE-401 Rev A.

2. S.106 Legal Agreement Informative

A Section 106 agreement relates to this site. A full copy of the S106 legal agreement is available on the Public Register held at Southampton City Council.

3. Southern Water – Water Supply - Informative

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

4. Southern Water – Public Sewerage - Informative

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

5. Cranes Informative

Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues'.

*Originally signed by Development Control Manager*

19 February 2009

If you have any further enquiries please contact:  
**Stephen Harrison**

Unsigned true copy

## NOTES

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

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B300:2001 Design of buildings and their approaches to meet the needs of disabled people code of practice.

8. The applicant is recommended to retain this form with the title deeds of the property.

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

Unsigned true copy