

11/00204/FUL

Suggested Reasons for Refusal

1. REFUSAL REASON – Parking & Highway Safety

In the absence of a robust Transport Assessment the proposed level of parking located within the red line, and along Parkville Road, is considered to represent a shortfall to that required to serve the proposed mixed-use development. This deficiency is symptomatic of an over-intensive use of the site and, in the opinion of the Local Planning Authority, will result in additional pressures on existing off-site parking spaces and will result in inconvenient parking taking place within Parkville Road, the proposed service layby and neighbouring streets (including those forming the Ethelbert Avenue Conservation Area) to the detriment of highway safety, visual amenity and the convenience of Parkville Road residents as users of the site attempt/wait to park. The application has, therefore, been assessed as contrary to 'saved' policies SDP1(i), SDP5 (as supported by Appendix 1), SDP7(v), H13(iv) and HE1 of the adopted City of Southampton Local Plan Review (2006), policies CS14, CS18 and CS19 of the adopted LDF Core Strategy (2010) and the relevant guidance contained within the Government's PPG13 (2011).

2. REFUSAL REASON – Infrastructure Mitigation

In the absence of a completed S.106 legal agreement or other mechanism for securing necessary measures to mitigate against the scheme's direct impacts, the planning application fails to accord with the requirements of Circular 05/05 (Planning Obligations), LDF Core Strategy Policy CS25 as supported by the Council's adopted 'Planning Obligations' SPG (November 2006). This objection could be removed following the completion of an agreement to secure the following:

- i) An occupation restriction to ensure that all residents are in full time higher education and that the provider is a member of the Southampton Accreditation Scheme for Student Housing (SASSH) in accordance with Local Plan Policy H13(v) and the submission and implementation of a Student Drop Off/Collection Management Plan committing to an ongoing review of the site;
- ii) Financial contributions towards site specific transport contributions for highway improvements in the vicinity of the site in line with Policy SDP4 of the City of Southampton Local Plan Review (March 2006) as supported by LDF Core Strategy policies CS18 and CS25;
- iii) The implementation and maintenance of an agreed series of site specific transport and off-site landscaping works (including the proposed service layby and Parkville Road Improvement Scheme) under S.278 of the Highways Act in line with Policy SDP4 of the City of Southampton Local Plan Review (March 2006) as supported by LDF Core Strategy policies CS18 and CS25;
- iv) The funding of Traffic Regulation Orders (TRO) required for the above measures and to enable the development to be implemented;

- v) A financial contribution towards strategic transport projects for highway network improvements, including the potential for a new UNIlk bus route and bus stop serving the development, in the wider area as set out in the Local Transport Plan and appropriate SPG/D;
- vi) The submission and implementation of a public parking management plan for those spaces within the red line application site and along Parkville Road dedicated for public use;
- vii) A mechanism for replacing the existing community uses (both during and following the construction phase) in accordance with LDF Core Strategy Policy CS3;
- viii) Financial contributions towards the relevant elements of public open space required by the development in line with Policy CLT5 of the City of Southampton Local Plan Review (March 2006) as supported by LDF Core Strategy policies CS21 and CS25;
- ix) The submission, approval and implementation of public art – possibly to include an art fence - that is consistent with the Council’s Public Art ‘Art People Places’ Strategy;
- x) Submission and implementation within a specified timescale of a Travel Plan, including the provision of UNIlk bus passes to all residents;
- xi) Provision of on-site CCTV coverage and monitoring in line with Policy SDP10 of the City of Southampton Local Plan Review (March 2006) as supported by LDF Core Strategy policies CS13 and CS25;
- xii) Submission and implementation of a TV Reception Study committing to a pre and post construction assessment with off-site mitigation where necessary;
- xiii) Submission and implementation of a Training & Employment Management Plan committing to adopting local labour and employment initiatives in line with LDF Core Strategy policies CS24 and CS25;
- xiv) A Site Waste Management Plan; and,
- xv) Submission and implementation of a highway condition survey to ensure any damage to the adjacent highway network attributable to the build process is repaired by the developer.