

Southampton City Planning & Sustainability
Planning and Rights of Way Panel meeting 21 June 2011
Planning Application Report of the Planning and Development Manager

Application address: Former New College Site Corner Carlton Road			
Proposed development: Erection of two residential blocks, part three-storey's, part four-storey's in height to provide 47 dwellings (16 x one-bedroom 13 x two-bedroom and 18 x three-bedroom) with associated parking (30 spaces as amended including 2 for the disabled), access and landscaping.			
Application number	11/00350/FUL	Application type	FUL
Case officer	Jenna Turner	Public speaking time	15 minutes
Last date for determination:	15.06.11	Ward	Bevois
Reason for Panel Referral:	Major planning application	Ward Councillors	Cllr Burke Cllr Rayment Cllr Barnes-Andrews

Applicant: Linden Homes Southern Ltd	Agent: Luken Beck Ltd
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Recommendation Summary	Delegate to Planning and Development Manager to grant planning permission subject to criteria listed in report
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Appendix attached			
1	Development Plan Policies	2	Planning History

Reason for granting Permission

The development is acceptable taking into account the policies and proposals of the Development Plan and other guidance as set on the attached sheet. Other material considerations such as those listed in the report to the Planning and Rights of Way Panel on the 21.06.11 do not have sufficient weight to justify a refusal of the application. The proposal has addressed the previous reasons for refusal and where appropriate planning conditions have been imposed to mitigate any harm identified. In accordance with Section 38 (6) of the Planning & Compulsory Purchase Act 2004, Planning Permission should therefore be granted having account of the following planning policies:

“Saved” Policies – SDP1, SDP4, SDP5, SDP7, SDP9, SDP10, SDP11, SDP12, SDP13, H1, H2, and H7 of the City of Southampton Local Plan Review - Adopted March 2006 as supported by the adopted LDF Core Strategy (2010) policies CS4, CS5, CS13, CS19, and CS20 and the Council’s current adopted Supplementary Planning Guidance. National Planning Guidance contained within PPS1 (Delivering Sustainable Development), PPS3 (Housing 2010) and PPG13 (Transport 2011) are also relevant to the determination of this planning application.

Recommendation in Full

Delegate to the Planning and Development Manager to grant planning permission subject to:

1. The completion of a S.106 Legal Agreement to secure the following heads of terms:
 - i. Financial contributions towards site specific transport contributions for highway improvements in the vicinity of the site in accordance with policies CS18, CS19 & CS25 of the Local Development Framework Core Strategy Development Plan Document - Adopted Version (January 2010) and the adopted SPG relating to Planning Obligations (August 2005 as amended);
 - ii. A financial contribution towards strategic transport projects for highway network improvements in the wider area in accordance with policies CS18 & CS25 of the Local Development Framework Core Strategy Development Plan Document - Adopted Version (January 2010) and the adopted SPG relating to Planning Obligations (August 2005 as amended);
 - iii. Financial contributions towards the relevant elements of public open space required by the development in line with policies CLT5, CLT6 of the City of Southampton Local Plan Review (March 2006), Policy CS25 of the adopted LDF Core Strategy (2010) and the adopted SPG relating to Planning Obligations (August 2005 as amended) regard to
 - Amenity Open Space (“open space”);
 - Play Space and;
 - Playing Field.
 - iv. Provision of affordable housing in accordance with Policies CS15, CS16 & CS25 of the Local Development Framework Core Strategy Development Plan Document - Adopted Version (January 2010) and the adopted SPG relating to Planning Obligations (August 2005 as amended);
 - v. 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 and;
 - vi. The provision of an expressly dedicated public right of way route between the western and eastern site boundaries.
2. In the event that the legal agreement is not completed within two months 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.

1.0 Background

- 1.1 The application site forms part of the former New College site which was vacated by the college in 2006. On the wider site, planning permission has been granted for office and residential development and works are nearing completion for the residential element, with some units occupied. Outline planning permission has also been granted for the development of the current application site for 65 units of sheltered housing accommodation. That permission expired 18.3.2011, with no application for approval of reserved matters having been submitted.
- 1.2 The current scheme for general purpose housing has been submitted following pre-application discussions with Council officers. Prior to the submission of the application, the applicant also provided a public exhibition of the proposals.

2.0 The site and its context

- 2.1 The application site lies on the corner of Carlton Road and Archers Road. With the exception of the existing red brick boundary treatment and the protected trees around the edge of the site, the site has been cleared. The site is broadly rectangular in shape.
- 2.2 To the south, the site is neighboured by traditional two-storey, semi-detached properties with double-storey height bays to the front elevations and two-storey terraced housing on the opposite side of Carlton Road. To the north of the site, the context is more varied. Immediately opposite the north-west corner of the site is a more recent four-storey block of flats and to the north on Archers Road are three-storey townhouses. To the east of the site, are the recently completed and occupied town houses which are part of the earlier residential phase of the New College site. These properties are four-storey in height and take their outlook from the east rather than over the application site.

3. Proposal

- 3.1 The application seeks full planning permission for the construction of two blocks of general purpose residential accommodation which range from three storeys in height and step up to four storeys on the north-west corner of the site.
- 3.2 A total of 47 units would be achieved and these are a mixture of one, two and three bedroom flats. The smaller of the two blocks, which would be positioned adjacent to 21 Carlton Road is designed to have a two-storey massing adjacent to the boundary with 21 Carlton Road, with the third level of accommodation being contained within the roof space. The larger block is split into two elements via a recessed link section on the Carlton Crescent frontage.
- 3.3 The development would have a pitched roof design and the elevations would be constructed using a facing brick, with elements of render and timber boarding. The elevations are articulated with the use of two-storey height bay windows and roof gables.
- 3.4 The development would have a horse-shoe shaped layout, which retains a landscaped edge along the street frontage of the site and positions the parking at the centre of the development. The 31 car parking spaces would be accessed from the newly completed James Weld Close. Pedestrian access would be provided from both Carlton Road and Archers Road. The upper floors of the building would overhang the car parking area and provide private roof terraces on the upper floors.
- 3.5 All but three of the units have access to a private balcony or terrace and the 36 flats in the larger block would also have access to 615 sq.m of communal space. The occupants of the smaller block would have access to a further 281 sq.m of communal amenity space.
- 3.6 The refuse and cycle stores for the larger block would be integral to the building and directly accessible from within the building. Refuse collection points are provided where the stores are not directly accessible by the refuse collection vehicle. The smaller block would be served by stand alone, purpose built cycle and refuse stores to the front and rear of the site.

3.7 Since originally submitted the following amendments have been negotiated to the scheme:-

- Apartment no. 17 has changed from a 1 bed unit to a 2 bed unit.
- Drwg nos. 10-1028-002A Block Plan and 10-1028-006A Block 1 Ground Floor Plan (amended car park layout showing a reduction of 1 space and incorporating two additional areas of landscaping);
- Drwg no. 10-1028-007A Block 1 First Floor Plan (amended layout to apartment no. 17 to change to a 2 bed unit and rationalisation of the balconies/flat roofs to the front of unit 19);
- Drwg no. 10-1028-011A Block 1 Elevations Sheet 1 (incorporation of downpipe to centre of bay towards southern end of elevation to subdivide apparent bulk of bay; changes to pattern of cladding/render to recessed element to elevation towards northern end of elevation);
- Drwg no. 10-1028-012A Block 1 Elevations Sheet 2 (changes to fenestration to apartment 17 at first floor level to reflect change from 1 to 2 bed apartment);
- An amendment to the Landscape Strategy drawing to show the planting now incorporated into the parking area, reducing the total quantum of car parking to that which had originally been proposed.

3.8 In terms of the development's sustainable credentials, the applicant has confirmed:-

- Enhancements to local biodiversity by additional landscaping (trees, shrubs and hedges) within the application site together with the provision of bat boxes and swift boxes attached to the proposed buildings
- Trees to provide shading during sunny weather
- Use of photo-voltaic cells
- A commitment to additional insulation for the buildings to raise the standard above current Building Regulation requirements
- A commitment to use 'A' rated electrical appliances
- A commitment to use water efficient appliances and low water fittings
- A commitment to incorporate facilities for rain water and/or grey water recycling in the form of water butts for ground floor units and upper level units with a roof terrace
- Permeable paving and soft planted areas to absorb water run-off from the building
- A commitment to meeting Code Level 3 for the Code for Sustainable Homes, (albeit no pre-estimator exercise has been undertaken)

4.0 Relevant Planning Policy

4.1 The Development Plan for Southampton currently comprises the "saved" policies of the City of Southampton Local Plan Review (March 2006) and the City of Southampton Core Strategy (January 2010). The site is allocated by saved policy MSA13 of the Local Plan Review for mixed used development. The most relevant policies to these proposals are set out at **Appendix 1**.

- 4.2 Major developments are expected to meet high sustainable construction standards in accordance with the City Council's adopted and emerging policies. In accordance with adopted Core Strategy Policy CS20 and Local Plan "saved" Policy SDP13.
- 4.3 The policies of the South East Plan, Southampton's Core Strategy and Local Plan Review have been taken into account in the consideration of this application. The Core Strategy is in general conformity with the South East Plan, and it is not considered that the policies in the South East Plan either conflict with or add particular weight to the policies in the Core Strategy for this application. Consequently only the local statutory development plan policies (Core Strategy and Local Plan Review) have been cited in this report.

5.0 Relevant Planning History

- 5.1 The most relevant application is the outline approval in 2008 for the provision of 65 units of sheltered housing accommodation on the site (planning application 07/01056/OUT refers). As part of the outline application, scale, layout and access were given planning permission with design and landscaping reserved from consideration. The most relevant planning history for the remainder of the site is included at **Appendix 2**.

6.0 Consultation Responses and Notification Representations

- 6.1 Following the receipt of the planning application a publicity exercise in line with department procedures was also undertaken which included notifying adjoining and nearby landowners, placing a press advertisement (24.03.11) and erecting a site notice (21.03.11). At the time of writing the report **2** representations have been received from surrounding residents. The following is a summary of the points raised:
- 6.2 ***The proposed block 2 is now positioned closer to the neighbouring property than the buildings which used to occupy the site which could have an impact on the footings and drainage to the neighbouring property.***
Response
The smaller block, would have the same separation to the boundary with the neighbouring property as permitted by the outline planning permission. The relationship with the neighbouring property is therefore, considered to be acceptable. Furthermore, the impact of the development on the footings and drainage of the neighbouring property is not a planning matter.
- 6.3 ***The development does not provide sufficient car parking and would therefore exacerbate the parking problems creating by the earlier residential phases of the New College site.***
Response
The site lies within an area of Medium Accessibility for public transport and the level of parking proposed accords with the maximum parking standards permitted by the saved policies of the Local Plan. As such, the level of parking proposed is considered to be acceptable.
- 6.4 The amendments in paragraph 3.7 above have been re-notified to neighbours, consultees, Ward Members and those who have made written representations, inviting them to lodge any further written representation by close of business

20.6.2011. If any further representations are received, they will be reported at the meeting.

Consultation Responses

- 6.5 **SCC Highways** – No objection.
- 6.6 **SCC Housing** – No objection. There is a requirement to provide 16 units of affordable housing. The provision of these units on site is acceptable.
- 6.7 **SCC Sustainability Team** - No objection. Suggests conditions to ensure the proposal meets level 3 of the Code for Sustainable Homes and at least a 15% in carbon dioxide savings over the Building Regulations target emission rates
- 6.8 **SCC Environmental Health (Pollution & Safety)** – No objection. Suggests conditions to minimise disruption during the construction process and to secure a lighting scheme for the development.
- 6.9 **SCC Ecology** – No objection. The site has a low biodiversity value. Biodiversity enhancement measures such as the installation of bat and swift boxes should be secured by condition, together with details of external lighting.
- 6.10 **BAA** - No objection. Suggest a note to applicant be included on the decision notice which draws the developers' attention to the British Code of Practice for the safe use of cranes in proximity to aerodromes.
- 6.11 **Southern Water** – No objection. Suggests a condition to secure measures to protect the public water supply main during the construction process.

7.0 Planning Consideration Key Issues

- 7.1 The key issues for consideration in the determination of this planning application are:
- i. The principle of development;
 - ii. The design of the proposal together with the impact on the character of the area;
 - iii. The impact on the amenities of neighbours of the site;
 - iv. The quality of the residential environment proposed;
 - v. Parking and highways; and,
 - vi. Sustainability.

7.2 The application needs to be assessed in light of the key issues listed above and having regard to the planning history of the site.

7.3 Principle of Development

- 7.3.1 The development of the site for residential purposes is in accordance with the site's mixed use policy allocation and furthermore, the principle has been approved by the outline planning permission.
- 7.3.2 The proposal would incorporate a mix of dwelling types, including the requisite number of family housing units. The proposed residential density of 100 dwellings per hectare accords with the density range for this medium accessibility location

and would make efficient use of this previously developed site. The density approved under the recently lapsed Outline permission for sheltered housing (07/01056/OUT) was 138 dwellings/hectare.

- 7.3.3 The use of the site for sheltered housing is no longer being pursued due to a lack in interest in the development from providers of elderly persons' accommodation. That said, the principle of developing the site for general purpose residential accommodation is also acceptable.

7.4 Character and Design

- 7.4.1 The scale, massing and layout of the current proposal has evolved having regard to the parameters set by the outline planning permission. In terms of scale, the proposal provides a successful transition from the existing two-storey development on Carlton Road, up to the four-storey elements at the corner of the site. The four-storey elements help to create a focus on the corner of Archers Road, as supported by the Residential Design Guide, and also responds to the context of the taller, flatted developments which can be found on Archers Road.
- 7.4.2 Whilst taking its cues from the outline planning permission in terms of scale and massing, the current proposal for general purpose accommodation enables the massing and design of the proposal to better reflect the semi-detached rhythm that prevails in Carlton Road. In particular, the massing of the larger block of flats has been successfully broken into two distinct elements through the use of a recessed link section of building.
- 7.4.3 The elevations of the development are well articulated with the use of bay windows, which reflect the character of Carlton Road and the introduction of individual entrances to the three-bedroom units on the Carlton Road frontage, enables this elevation to be perceived as a series of individual plots. This is further reinforced by the use of contrasting material treatments. The pitched roof aesthetic is sympathetic to the surrounding area and the use of front gable features, roof terraces and balconies also add interest and articulation.
- 7.4.4 The proposed layout allows the parking and hard-surfacing to be internalised and a strong landscaped edge (including the retention of protected trees) to be created to the street frontages of the development. This helps soften the appearance of the development from public vantage points and help the building integrate into its context.

7.5 Residential Amenity

- 7.5.1 In terms of residential amenity, the key issue is the relationship of the proposed building with the new townhouses to the east of the site and the existing property of 21 Carlton Road to the south of the site. The scale, massing and position of the smaller block are almost identical to that approved by the outline planning permission. This block is designed to reflect the massing and layout of the existing neighbouring properties and ensures that the proposal would not adversely affect the outlook, privacy or daylighting and sunlighting to the neighbouring property.
- 7.5.2 The new development to the east of the site is designed to ensure that habitable accommodation overlooks James Weld Close rather than the application site. As such, there are no windows serving habitable rooms facing onto the application site.

Furthermore, amenity space for these units is provided in the form of private terraces which are screened from the application site. As such, the proposed development will not have a harmful impact on the amenities of the neighbouring occupiers.

7.6 Residential Standards

- 7.6.1 In terms of amenity space, the majority of the flats will have direct access to private balconies or roof terraces, as well as to the communal space around the edge of the building. To the front of the building, the communal amenity space is made sufficiently private through the retained brick boundary wall and the intervening protected trees. The three-bedroom units of accommodation are designed with access to individual areas of ground floor amenity space to their frontages, which would be demarcated and made private by soft landscaping.
- 7.6.2 The family dwellings at ground floor level would all have a of private amenity space, according with the 20m² requirement. Communal space would also exist between the building and each road frontage and at the rear to serve those limited number of dwellings with no access to a balcony/roof terrace. That at the rear has also been enlarged by the deletion of one parking space. It should also be remembered that the publically accessible park created under the residential approval for the majority of the former New College site, under 07/01061/FUL, is a two minute walk away from the application site.
- 7.6.3 The units would benefit from an acceptable level of outlook from habitable room windows. The separation distances between opposing windows within the development are sufficient to ensure an acceptable level of privacy is achieved.
- 7.6.4 The proposed cycle and refuse stores would be located conveniently in relation to the accommodation and collection points are incorporated to be accessed by the refuse vehicle. A condition is suggested to secure details of refuse management in terms of the removal of bins to and from the collection points.

7.7 Parking and Highways

- 7.7.1 The proposal originally made provision for 31 car parking spaces which is the maximum number permitted by the Council's adopted parking standards. One space has subsequently been deleted under amended plans to enlarge the rear amenity space.
- 7.7.2 Local Plan policy SDP5 confirms that car parking is a key determinant in the choice of the mode of travel and therefore the provision of 30 off-road car parking spaces - (14 more than were approved under the Outline permission 07/01056/OUT) - would comply with current planning guidance in the form of PPG13: 'Transport', PPS1 'Delivering Sustainable Development' and PPS3 'Housing, which emphasises the need to reduce car dependence. Furthermore, the site is accessible to local shops and facilities within the Bedford Place secondary retail area. The provision of secure and convenient cycle storage would promote cycling as an alternative to the private car. The level of car parking proposed to serve the development is therefore considered to be acceptable.
- 7.7.3 As approved by the outline application, the scheme would take vehicular access from the newly established James Weld Close which leads from Archers Road. This

road is also designed to accommodate a refuse vehicle. The access into the car parking area is via an undercroft route which would be secured via a barrier. This ensures that the A turning area for refuse vehicles is provided in between blocks 1 and 2 and the refuse collection point is positioned adjacent to this turning space.

7.8 Sustainability

- 7.8.1 The commitment to achieve the measures set out in paragraph 3.8 above is noted and those measures will be secured through a planning condition. Members may remember that on this and the main former New College site, there was originally a clause in the respective S.106 agreements (to 07/01056/OUT and 07/01061/FUL) requiring the developer to connect to either the Southampton Geothermal Energy Plant or provision of stand alone on-site combined heat with power station to serve the development.
- 7.8.2 Subsequent to the consents being issued, the Linden Homes changed its mind and sought to vary this part of each agreement to enable a third option of alternative sustainable measures to be provided. At its 16 February 2009 meeting the PRoW Panel resolved to allow this variation and thus this matter was largely down to the developer, post construction to demonstrate the CO₂ savings with written evidence, arising from the measures installed.
- 7.8.3 Unfortunately, that matter is still not fully resolved/proven by Linden Homes and the council as local planning authority has written to the developer to secure the requisite data/evidence on a number of occasions. Relevant data has finally been submitted, but a post completion certificate verifying these matters is still to be received. A site survey has been undertaken by officers and it is clear that measures have been installed, the final certification to be able to confirm compliance with the objective of achieving Code Level 3 is still missing. Officers are still satisfied this matter can be secured through a planning condition to this planning application, as opposed to a clause in a legal agreement, but hopes the developer will be more diligent in providing the local planning authority with information, and the correct certification, to confirm compliance at a later date.

8.0 Summary

- 8.1 The proposed development would make efficient use of the site to provide a good mix of dwellings, including family sized units, in this location and closely follows the scale and layout approved by the outline planning permission. The proposal would make a positive contribution to this prominent corner location and is acceptable in planning terms.

9.0 Conclusion

- 9.1 Subject to the imposition of the suggested conditions attached to this report and signing of the S.106 planning agreement, the proposal would be acceptable. The application is therefore recommended for approval.

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

1 (a), (b), (c), (d), 2 (b), (c), (d), 4 (f) (kk), 6 (a), (c), (f), (i), 7 (a), (b), (e), (k), (m), (t)

JT for 21/06/11 PROW Panel

PLANNING CONDITIONS for 11/00350/FUL

01. APPROVAL CONDITION - 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).

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

Notwithstanding the information shown on the approved drawings and application form no development works shall be carried out 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.

03. APPROVAL CONDITION - Landscaping, lighting & means of enclosure detailed plan [Pre-Commencement Condition]

The details set out in drawing 3310-101 Rev A shall be fully implanted as part of the development hereby approved. Further details relating to the following matters shall be submitted before the commencement of any site works, including:

- i. means of enclosure including alterations and making good of existing boundary walls to be retained;
- ii. hard surfacing materials, structures and ancillary objects (refuse bins, lighting columns etc.); and,
- iii. defensible planting to the ground floor private amenity space areas.

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.

04. 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 of the 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.

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

Written documentary evidence demonstrating that the development will achieve at minimum Level 3 of the Code for Sustainable Homes, including at least 15% in category Ene1, shall be submitted to the Local Planning Authority and verified in writing prior to the first occupation of the development hereby granted, unless an otherwise agreed timeframe is agreed in writing by the LPA. The evidence shall take the form of a post construction assessment and certificate as issued by a legitimate Code For Sustainable Homes certification body.

REASON:

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

06. APPROVAL CONDITION – Public Water Supply Protection Measures [pre-commencement condition]

Prior to the commencement of the development hereby approved, details of the measures to protect the public water supply main during the construction process, shall be submitted to and approved by the Local Planning Authority in writing. The approved measures shall be then adhered to throughout the construction process. For the avoidance of doubt, all existing infrastructure including protective coatings and cathodic protection shall be protected during the course of the construction works, no excavation, mounding or tree planting shall be carried out within 3 metres of the public water main and no new

soakaways located within 5 metres of the public water main.

Reason:

To protect the mains water supply

07. APPROVAL CONDITION – Foul and surface water disposal [pre-commencement condition]

Prior to the commencement of the development hereby approved, full details of the means of foul and surface water sewerage disposal shall be submitted to and approved by the Local Planning Authority in writing. The development shall be implemented in accordance with the agreed details.

Reason:

To secure a satisfactory form of development

08. 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.

09. APPROVAL CONDITION - Construction Environment Management Plan (Pre-Commencement Condition)

Prior to the commencement of any development a written construction environment management plan shall be submitted to and approved by the LPA. 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. 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.

10. 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 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.

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.

11. 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.

12. 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.

13. APPROVAL CONDITION – Biodiversity Enhancement Measures [performance condition]

Prior to the development first coming into occupation, unless otherwise agreed in writing by the Local Planning Authority, the biodiversity enhancement measures as detailed on the submitted plans and Sustainability Checklist shall be implemented in accordance with the agreed details and thereafter retained as approved.

Reason

In the interest of local biodiversity

14. APPROVAL CONDITION - Arboricultural Method Statement [Pre-Commencement Condition]

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

1. A specification for the location and erection of protective fencing around all vegetation to be retained
2. Specification for the installation of any additional root protection measures
3. Specification for the removal of any built structures, including hard surfacing, within protective fencing areas.
4. Specification for the construction of hard surfaces where they impinge on tree roots
5. The location of site compounds, storage areas, car parking, site offices, site access, heavy/large vehicles (including cranes and piling rigs)
6. An arboricultural management strategy, to include details of any necessary tree surgery works, including pruning, the timing and phasing of all arboricultural works and protection measures.
7. Specification for soft landscaping practices within tree protection zones or the canopy of the tree, whichever is greatest.

Reason

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

15. APPROVAL CONDITION - Refuse & Recycling Bin Storage [Performance condition]

Bin storage shall be laid out with a level approach prior to the first occupation of the development hereby approved in accordance with the plans hereby approved. 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 residential purposes.

REASON:

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

16. APPROVAL CONDITION –Refuse management plan [pre-commencement condition]

Prior to the commencement of development hereby approved, details for the management of refuse waste for the dwellings shall be submitted to the Local Planning Authority for approval in writing. The details shall include the number and type of refuse containers to be used and arrangements for the removal of containers to and from the collection points on collection days. 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 residential purposes and the refuse containers not stored at the collection points except on collection days.

Reason:

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

17. APPROVAL CONDITION - Cycle Storage [performance condition]

Cycle storage shall be laid out with a level approach prior to the first occupation of the development hereby approved in accordance with the plans hereby approved. The cycle storage shall be thereafter retained.

Reason:

In the interests of the visual appearance of the building and the area in general and to promote alternative modes of travel to the private car.

18. APPROVAL CONDITION - Amenity Space Access [performance condition]

The garden areas shown on the site plan, and pedestrian access to it, shall be made available as amenity space prior to the first occupation of the flats hereby permitted and shall be retained with access to it at all times for the use of all occupiers of the development .

Reason:

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

19. APPROVAL CONDITION – Parking and Access [pre-occupation condition]

Prior to the occupation of the development hereby approved both the access to the site (including the secure gates to the undercroft access) and the parking spaces for the development shall be provided in accordance with the plans hereby approved. The parking shall be retained for that purpose and not used for any commercial activity.

Reason:

To ensure a satisfactory form of development

20. APPROVAL CONDITION - Stop up redundant dropped kerbs [pre-occupation condition]

All redundant vehicular crossings shall be reinstated to a full kerb before any of the flats

hereby approved are first occupied.

Reason:

In the interests of highway safety.

21. APPROVAL CONDITION - Provide pedestrian/cycle route [pre-occupation condition]

The pedestrian and cycle route between blocks 1 and 2 leading from Carlton Road fully to the eastern boundary of the application site, shall be provided before any of the flats are first occupied and thereafter maintained at all times.

Reason:

To encourage cycling and walking and improve access to public transport as well as connectivity with land adjoining to the east and wider area beyond.

22. APPROVAL CONDITION - Obscure/fixed glazing [performance condition]

Prior to block 2 first coming into occupation, the windows above ground floor level in the side elevation facing 21 Carlton Road of block 2 shall be obscurely glazed and non-opening up to a height of 1.7 metres from the internal floor level. The windows shall be thereafter retained in that condition.

Reason:

To protect the privacy of occupiers of 21 Carlton Road.

23. APPROVAL CONDITION - Roads/Footways [pre-commencement condition]

The roads and footways shall be laid out and made up, less the carriageway and footway surfacing, in accordance with the specification, programme and details, as agreed by the Local Planning Authority, before any building is erected on the land. The final carriageway, including the footway surfacing, shall be completed before the penultimate (or numbered) dwelling is occupied.

Reason:

To ensure that the roads are constructed properly and to avoid excess soil being deposited on existing adjoining roads.

24. APPROVAL CONDITION - 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.

Notes to Applicant

1. Cranes

If a crane is used in the construction of the development hereby approved, the developer should have regard for 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 the aerodrome. This is explained further in Advice Note 4, 'Crane and Other Construction Issues' available at www.aoa.org.uk/publications/safeguarding.asp

2. Connection to the public foul sewerage system

A formal application for connection to the public foul sewerage system is required in order to service this development. Please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester.

POLICY CONTEXT

Core Strategy - (January 2010)

CS4	Housing Delivery
CS6	Housing Density
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
CS25	The Delivery of Infrastructure and Developer Contributions

City of Southampton Local Plan Review – (March 2006)

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
CLT5	Open Space in New Residential Developments
CLT6	Provision of Children's Play Areas
H1	Housing Supply
H2	Previously Developed Land
H7	The Residential Environment
MSA13	New College Site, The Avenue

Supplementary Planning Guidance

Residential Design Guide (Approved - September 2006)

Planning Obligations (Adopted - August 2005 and amended November 2006)

Other Relevant Guidance

PPS1 Delivering Sustainable Development (February 2005)

PPS3 Housing (November 2006)

PPS9 Biodiversity and Geological Conservation (August 2005)

PPG13 Transport (April 2001)

Relevant Planning History

The application site

07/01056/OUT

Conditionally Approved 18.03.08

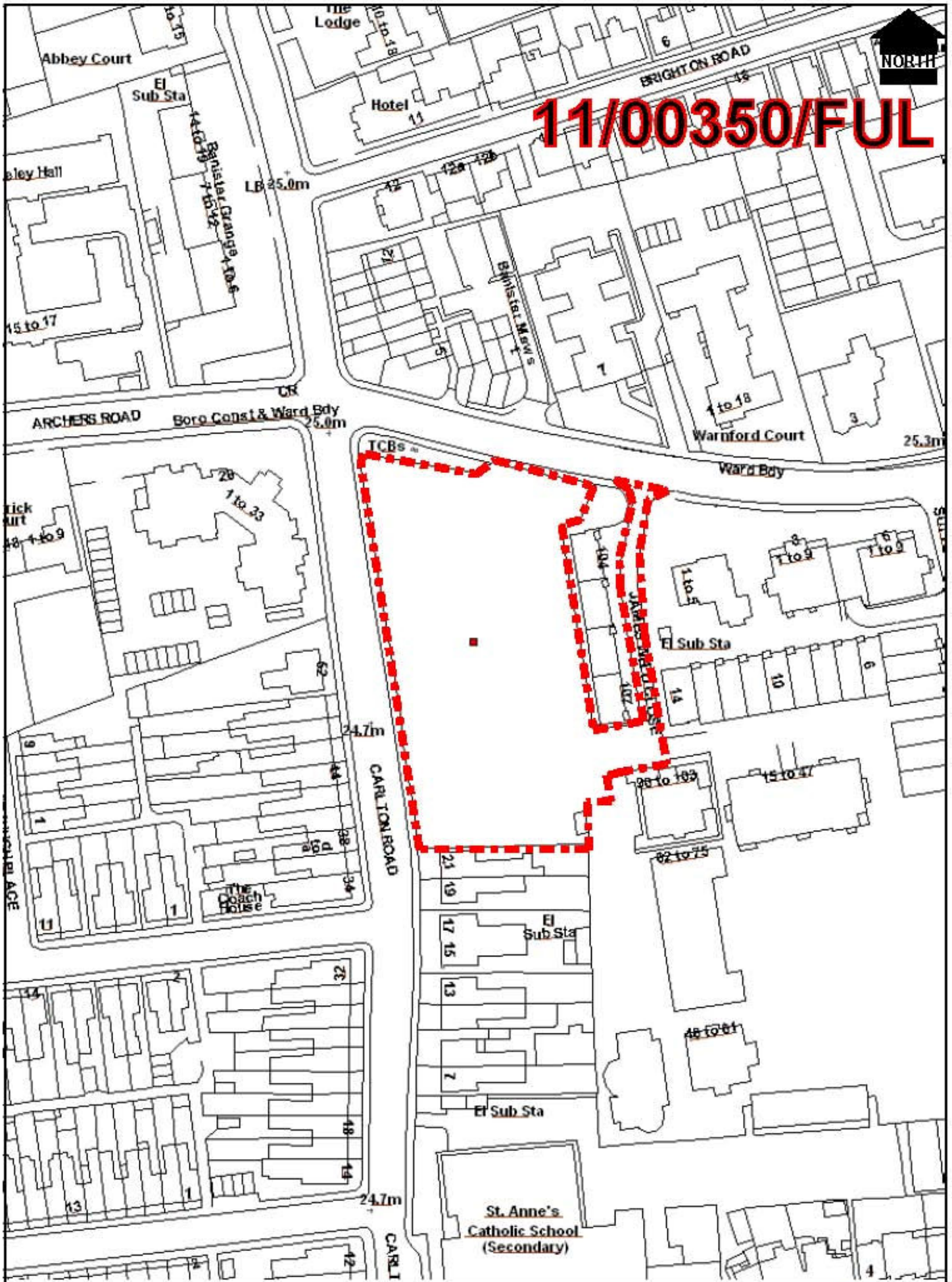
Redevelopment of the site. Demolition of 23-25/27/29-31 Carlton Road and erection of 2 blocks to provide 65 units of sheltered housing accommodation with vehicular access from Archers Road and associated parking with pedestrian/bicycle access from Carlton Road (Outline application seeking approval for site layout, scale and means of access: Block 1 of part 3/part 4 storey scale, Block 2 of part 2/part 3 storey scale).

Adjoining the site

07/01061/FUL

Conditionally Approved 25.03.08

Redevelopment of the site. Demolition of all the existing buildings with the exception of 80 The Avenue, 2 Archers Road, 8 Archers Road, the former Library Building and the original chapel building. Conversion of these existing buildings into flats (except the chapel) and erection of new three, four and five-storey buildings to provide a total of 19 houses and 196 flats with associated access roads, parking and landscaping.



11/00350/FUL



Scale : 1:1250

Date : 07 June 2011

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