

Southampton City Planning & Sustainability
Planning and Rights of Way Panel meeting 22 November 2011
Planning Application Report of the Planning and Development Manager

Application address: Land At Exford Drive and Exford Avenue (Including Exford Arms PH and Mulberry Centre)			
Proposed development: Demolition of all the existing buildings and redevelopment to provide 35 houses (25 x 3 bedroom and 10 x 4 bedroom), 90 flats (14 x 1 bedroom, 75 x 2 bedroom, 1 x 3 bedroom) and new retail/office/food and drink use on the former Exford Arms site (Classes A1/A2/A3/A4/A5) with associated parking and other works including diversion/extinguishment/creation of rights of way.			
Application number	11/01400/FUL	Application type	FUL
Case officer	Jenna Turner	Public speaking time	15 minutes
Last date for determination:	07.12.11	Ward	Harefield
Reason for Panel Referral:	Major planning application on Council Land	Ward Councillors	Cllr Fitzhenry Cllr Daunt Cllr Smith
Applicant: Lovell Partnerships Ltd/First Wessex		Agent: Pope Priestley Architects Llp	
Recommendation Summary	Conditionally Approve		

Reason for granting Permission

The development is acceptable taking into account the policies and proposals of the Development Plan and other guidance as set out on the attached sheet. Other material considerations such as those listed in the report to the Planning and Rights of Way Panel on 22.11.11 do not have sufficient weight to justify a refusal of the application. The proposal would be in keeping with the site and surrounding properties and would not have a harmful impact on the amenities of the neighbouring properties. 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 taking 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, CS16, 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.

Appendix attached			
1	Development Plan Policies	2	Planning History

Recommendation in Full

1. Conditional Approval - Subject to:

- (a) Confirmation in writing by the applicant prior to the grant of planning permission that the attached draft Heads of Terms are acceptable;
- (b) the receipt of an undertaking from the Head of Property and Procurement Services that the contract for the sale of Council owned land, the subject of this application, will be conditional upon the applicant (and any other landowner) entering into a S.106 legal agreement with the Council to provide the following planning obligations:
 - i) A minimum on-site provision of 11 dwellings (ie.35% of the net gain) to be provided on-site as affordable housing in accordance with adopted LDF Core Strategy Policy CS15;
 - ii) A financial contribution and/or the implementation and maintenance of an agreed series of site specific transport under S.278 of the Highways Act with implementation prior to first occupation in line with Policy SDP4 of the City of Southampton Local Plan Review (March 2006) as supported by adopted LDF Core Strategy policies CS18 and CS25;
 - iii) A financial contribution and/or the implementation and maintenance of an agreed series of strategic transport projects for highway network improvements in the wider area as set out in the Local Transport Plan and appropriate SPG/D;
 - iv) Financial contributions towards the relevant elements of public open space required by the development – including the replacement of the existing children’s playarea - in line with Policy CLT5 of the City of Southampton Local Plan Review (March 2006) as supported by adopted LDF Core Strategy policies CS21 and CS25;
 - v) Submission and implementation of a Training & Employment Management Plan committing to adopting local labour and employment initiatives (during and post construction) in line with adopted LDF Core Strategy policies CS24 and CS25;
 - vi) 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;
 - vii) Agreement of construction vehicle routing; and,
 - viii) The funding of Traffic Regulation Orders (TRO) required to enable the development to be implemented.
- 2. That the Planning and Development Manager be given delegated authority to add or vary any of the attached planning conditions and relevant parts of the Section 106 agreement,

1. Background

- 1.1 The application has been submitted as part of the Council's Estates Regeneration programme, the central aim of which is to address economic deprivation and social disadvantage on the Council's estates through the renewal of existing neighbourhoods. Along with the sites at Laxton Close and Meggeson Avenue, the application site is one of the phase 2 Estates Regeneration sites. The applicant is in partnership with First Wessex affordable housing provider. The application

proposal has evolved following an extensive public consultation exercise and pre-application discussions.

2 The site and its context

- 2.1 The application site covers an area of 2.18 hectares and the current uses on the site include 93 residential units, which comprise flats and sheltered housing, the Exford Drive Local Centre, the Exford Arms public house and the Mulberry Centre. The Exford Arms is detached from the main site. The Local Centre comprises a parade of shops with flats above and the uses within it include a pharmacy, convenience shop and hot food takeaway.
- 2.2 The site was originally developed in the 1960s and the built form comprises 2, 3, 5 and 6 storey development which is predominantly flat roof design of poor architectural quality. The existing development on the site has been subject to a high degree of anti-social behaviour which can be attributed to the existing design and layout which incorporates extensive areas of dead frontages at ground floor level as well as open space and parking areas, which do not benefit from natural surveillance.
- 2.3 There is a large area of open space which wraps around the outer edge of the main site and this area contains several mature TPO trees, including a significant belt of trees to the east of the site. The open space also contains a children's play area and a number of public footpaths which traverse the open space and link the existing parade of shops with the surrounding residential area. There is a significant change in levels across the site; the land slopes upwards steeply from Somerset Avenue and the main development is built upon an engineered plateau.
- 2.4 The surrounding area is residential in nature and mainly comprises two-storey terraced and semi-detached dwellings, constructed of red brick and simply designed. The surrounding area has a clear suburban character with residential development interspersed with areas of green amenity open space.

3. Proposal

3.1 Type and level of accommodation

The application seeks planning permission for the demolition of the existing buildings on the site and the redevelopment to provide a mixture of flats and houses on the main site, and a mixture of commercial and flats on the Exford Arms site. A total of 119 units would be provided on the main site. When compared with the existing residential development, an overall increase in 32 dwellings would be achieved across the site. The residential development comprises 35 family dwellings (3 and 4 bedrooms) and 90 flats (1, 2 and 3 bedrooms). A total of 48% of the development would be affordable housing units.

- 3.2 The Exford Arms site would be redeveloped to provide 620 sq.m of commercial floorspace to the ground floor and 6 general purpose flats above. This commercial would comprise a convenience retail unit and another unit which could be subdivided into two and provide commercial uses which provide a direct service to the public.

3.3 Layout

The development of the main site would be laid out in a perimeter block form with the development designed to front onto the streets with amenity space internalised. The proposed family dwellings would be positioned to the west of the site and flatted development concentrated to the western edge of the site.

- 3.4 The large area of open space around the edge of the site would be retained, as would the large belt of trees to the east of the site as well as those between the

western site boundary and the neighbouring residential properties on White Hill Close and Steep Close. The development would result in the loss of 41 trees from the centre of the site but the proposed layout plans indicate that 52 new trees would be provided on the site. The existing children's play area would be re-provided to the south side of the site.

3.5 Scale and Design

The scale of the buildings across the main site would range from 3-storey townhouses and 3, 4, 5 and 6 storey flatted blocks. The taller buildings proposed on site are concentrated to the lower level eastern part of the site. The development would have a contemporary appearance which uses a varied materials palette which includes buff and grey facing brickwork, brown horizontal strip cladding and grey vertical seamed cladding.

3.6 The Exford Arms site would be redeveloped to provide a part single, part two and three storey building. The design approach for the Exford Arms site closely follows the main site.

3.7 Access and Parking

A total of 119 car parking spaces are proposed to serve the 119 residential units on the main site. A mixture of car parking types is provided including integral garages for many of the houses, on-street bays and rear car parking courts. A further 6 car parking space are proposed to the rear of the block on the Exford Arms site to serve the residential use and a further 15 car parking spaces are proposed in the existing lay by opposite the site to serve the commercial units.

3.8 Exford Drive would be retained as the vehicular route into and out of the main site and would be realigned slightly. New vehicular and pedestrian routes would be also provided through the site. As well as a service lay-by on Exford Avenue, two new points of vehicular access would be provided to the Exford Arms site, one to access the residential parking area to the west of the proposed building and another to a service yard to the south-east of the building.

3.9 All of the family housing units would be served by purpose built cycle and refuse stores and the flatted blocks incorporate integral communal cycle and refuse storage.

4. 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 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. Relevant Planning History

5.1 The planning history for the site is set out in **Appendix 2**.

6. **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 (22.09.11) and erecting a site notice (15.09.11). At the time of writing the report **2** representations have been received from surrounding residents and confirmation of no objection received from the City of Southampton Society. The following is a summary of the points raised:

6.2 ***The surface water and sewerage infrastructure is inadequate in the area and the proposed development will exacerbate existing issues with this.***

6.3 **Response**

Southern Water have raised no objection to the application and have indicated that measures will need to be put in place to ensure that there is an adequate sewerage infrastructure put in place to serve the development. In accordance with Southern Water's recommendations, a planning condition is suggested to ensure that details of these measures are agreed by the Local Planning Authority in association with Southern Water before development commences and that these measures are fully implemented as required. In addition to this, a condition is suggested to secure a Sustainable Urban Drainage System to address surface water disposal from the development. As such, it is considered that the existing issues with the surface water disposal and sewerage infrastructure in the area can be resolved.

6.4 ***The height of the development could cause a loss of privacy to existing residents in Somerset Avenue.***

6.5 **Response**

The height of the tallest building on site is 6 storeys and is 6 metres taller than the tallest existing buildings on site. The proposed taller buildings would be positioned to the edge of the existing open space and behind a mature tree screen, which acts as a buffer between the development and nearby residential neighbours. There would be 70 metres separation between the taller building and the nearest residential dwellings that they face on Somerset Avenue. As such, it is considered that no harmful overlooking would occur as a result of the development.

6.6 ***The service entrance for the commercial element on the Exford Arms site could create a safety issue for pedestrians using the adjacent footpath.***

6.7 **Response**

6.8 It is proposed to locate a service lay by on Exford Avenue to serve the proposed commercial units on the Exford Arms site. A dedicated public footpath would be provided between this lay by and the proposed building and the visibility of the footpath from the lay by would be acceptable. As such, the Highways Team have raised no objection to the proposal.

6.9 ***The commercial units could lead to noise and disturbance to the nearby residential properties.***

6.10 **Response**

The proposed commercial units would replace an existing public house use, the hours of operation of which are unrestricted by planning conditions. As such, subject to restricting the hours of operation for the proposed units, it is considered that the proposal would represent an improvement when compared with the lawful use of the site.

6.11 **Consultation Responses**

- 6.12 **SCC Highways** – No objection. The access arrangements are acceptable and the level of parking proposed should minimise the risk of overspill parking on the surrounding streets. Suggests conditions to secure detailed design of the roads and footpaths, the management of the construction process, to secure visibility sight lines and cycle and refuse storage.
- 6.13 **SCC Housing** – No objection. There is a requirement to provide 14 affordable (35% of the net gain of units proposed) housing units and the provision of these units on site is acceptable.
- 6.14 **SCC Policy** - No objection. The principle of development is acceptable. The reconfiguration of the open space and recreational facilities is acceptable.
- 6.15 **SCC City Design** – No objection. The scheme is well thought out and provides an excellent opportunity to regenerate the area and remedy many of the design problems of the existing development.
- 6.16 **SCC Sustainability Team** – No objection. The submitted information demonstrates that the residential development will achieve level 4 of the Code for Sustainable Homes and the commercial will meet a BREEAM rating of Very Good. This exceeds the policy requirements. Planning conditions are suggested to secure the sustainability measures.
Note: These conditions have been added
- 6.17 **SCC Trees Team** - No objection. The proposal will result in the loss of 41 low amenity trees, the loss of which can be mitigated with replacement planting. The important parkland trees on the site would be retained. Suggests conditions to secure replacement trees and to protect those to be retained throughout the construction process.
- 6.18 **SCC Rights of Way Officer** – No objection. The proposal will require the stopping-up, diversion and extinguishment of existing rights of way. Key pedestrian routes are retained and this is supported.
- 6.19 **SCC Environmental Health (Pollution & Safety)** – No objection. Suggests conditions to minimise disruption during the construction process and to control the hours of operation of the commercial units on the site.
Note: These conditions have been added
- 6.20 **SCC Environmental Health (Contaminated Land)** - No objection. There is a potential for the site to be subject to historic contamination and therefore conditions are suggest to investigate the risk and secure any mitigation measures, as well as to manage any materials imported to the site.
Note: These conditions have been added
- 6.21 **SCC Ecology** – No objection. The proposal should not have an adverse impact on local biodiversity. Suggests conditions to secure an ecological mitigation statement, the protection of nesting birds during the demolition and construction phase, a detailed lighting design and to secure hand stripping of features during the demolition phase in case of the presence of bats.
Note: These conditions have been added
- 6.22 **SCC Archaeology** – No objection. Suggests conditions to secure archaeological investigation of the site.
Note: These conditions have been added
- 6.23 **BAA** – No objection. Suggests a condition to secure a Bird Hazard Management Plan and a note to applicant regarding the use of cranes.
Note: This condition has been added
- 6.24 **Southern Water** – Initial investigations indicate that there is inadequate capacity in the existing network to provide foul sewerage disposal to serve the development. As such, additional off-site sewers and/or improvements to existing

sewers are likely to be required. A condition is suggested to ensure that details of arrangements for foul and surface water disposal are agreed before development commences.

Note: This condition has been added

7. Planning Consideration Key Issues

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

- i. The principle of development together with the development of open space and the redevelopment of a Local Centre and existing community facility;
- ii. The principle of a tall building;
- iii. The design of the proposal together with the impact on the character of the area together with the impact on the protected trees;
- iv. The impact on the amenities of neighbours of the site;
- v. The quality of the residential environment proposed;
- vi. The impact on protected trees;
- vii. Parking and highways;
- viii. Sustainability and;
- ix. Section 106 Mitigation and Viability

7.2 Principle of Development

7.2.1 The application site is not allocated for development purposes within the Development Plan but the principle of making more efficient use of previously developed land to provide residential development is acceptable.

7.2.2 The existing parade of shops on the site is identified as a Local Centre by saved policy RE16 of the Local Plan and policy CS3 of the Core Strategy. These policies require ground floor units to be used for purposes which provide a direct service to the public. Policy CS3 of the Core Strategy permits the comprehensive redevelopment of a local centre where the loss of retail facilities can be justified. As part of the application proposal, the existing commercial units that comprise the Local Centre would be demolished and replaced with new commercial units on the Exford Arms site. Overall, there would be a net loss of 410sq.m of commercial floorspace. Prior to the submission of the application, the Council undertook a detailed review of the existing Local Centre, which took into account the vitality and viability of the existing Local Centre. The study recommended that the replacement facility should provide no less than 600 sq.m of commercial floorspace and include convenience retail. The replacement Local Centre provision is therefore, considered to be acceptable and the proposal has met the provisions of saved policy RE16 of the Local Plan and CS3 of the Core Strategy.

7.2.3 Policy CS3 of the Core Strategy also requires the retention of existing community facilities such as the Mulberry Centre unless their loss can be fully justified or the facility re-provided elsewhere in the vicinity of the site. The Council has undertaken a review of existing community centres and the services provided by the existing community centre on the site will instead be provided by merging existing community facilities in the area. The loss of community facility is therefore considered to be acceptable in this instance.

7.2.4 Whilst, the significant belt of open space that wraps around the main site would be retained, the development would result in some loss of existing communal amenity space areas within the centre of the site. The proposed development incorporates a range of open space including hard landscaped open space, private residential gardens, play space and green open space. Overall, there would be an increase in the open space on site by approximately 400sq.m. In addition to this, the quality of the open space is considered to be a significant improvement to what currently exists, with enhanced functionality and usability

and an improved relationship with the built form. The development is therefore considered to meet the provisions of Core Strategy policy CS21.

- 7.2.5 The site lies within an area of Low Accessibility for public transport and the Core Strategy supports residential development of between 35 and 50 dwellings per hectare within such locations. The proposed density range of 57 dwellings per hectare is slightly in excess of this, and needs to be assessed in light of the Council's other standards for residential design and layout. This is discussed in more detail below.
- 7.2.6 The development provides 36 genuine family housing units which constitutes 28% of the development. This is slightly less than the 30% target which the Core Strategy seeks; however, the proposal represents a significant improvement on the existing mix of accommodation on site which does not provide any genuine family housing and 14 of the housing units would be provided as Affordable Housing. Furthermore, the proposal also provides a range of accommodation types and would therefore contribute to the creation of a mixed and balanced community. The proposal is therefore considered to accord with the provisions of policy CS16 of the Core Strategy.
- 7.3 Principle of a Tall Building
- 7.3.1 Saved policy SDP9 of the Local Plan describes tall buildings as those which are five or more storeys in height and accepts the principle of tall buildings at certain defined locations within the city. The application site is not identified as being suitable in principle for a tall building. That said, the site currently contains buildings of up to 6 storeys in height and the proposed tallest building would be just 6 metres taller than that which currently exists.
- 7.3.2 The location of the tall building on the site has been carefully chosen to have a positive impact on the site and the surrounding area. There is a clear graduation in height from the lower scale development at the top of the hill to the taller development at the bottom, allowing the taller elements to successfully integrate into the context. The proposed six storey building would be positioned at the lowest part of the site and aligns with the key junction of Somerset Avenue and Exford Avenue. As such the building would provide a key focal point and visual gateway into the main site.
- 7.3.3 In addition to this, the six storey element of the proposal would be positioned to the edge of the open space which, along with the mature TPO trees would soften the appearance of the development when viewed from surrounding streets. Furthermore, the proposed taller buildings on the site would provide a strong built edge to the development which would frame the open space.
- 7.3.4 The principle of the re-provision of a six-storey building on the site is therefore considered to be acceptable.
- 7.4 Character and Design
- 7.4.1 The proposed development would have a cohesive design approach with the flatted and housing blocks made clearly legible through their design. A contemporary design approach has been chosen which, whilst it does not replicate the appearance of properties within the surrounding area due to the comprehensive nature of the development, would essentially create its own character. Moreover, the high-quality appearance on this prominent site would have a positive impact on the surrounding area.
- 7.4.2 The development is well-articulated through the use of a varied palette of materials and design features which create a sense of rhythm throughout the development.
- 7.4.3 The lower scale houses on the site are positioned where they would clearly be read in the context of the two-storey dwellings which neighbour the site and ensures the development would integrate into its context. As discussed above,

the positioning of the taller building to the lower level of the site against the backdrop of the open space would ensure that the greater scale would not appear out of keeping with the surrounding area.

7.4.4 The perimeter block form of the development provides active frontages to pedestrian and vehicular routes and areas of open space and car parking would also benefit from a good level of natural surveillance. Key pedestrian links into and through the site are reinforced by the alignment of buildings.

The development proposal would therefore, help to remedy the design issues created by the existing development on the site.

7.4.5 The soft landscaping frontage to the development, together with the retention of the large area of green open space around the edge of the development, would ensure that the proposal would not appear over-intensively developed when viewed from the surrounding area. In particular, the use of soft landscaping and the positioning of hard-surfaced areas in relation to existing mature trees and open space would also ensure that the development would not appear car dominated. Whilst the proposal does result in the loss of trees from the site, the important mature amenity trees would be retained and the proposal incorporates replacement tree planting within the development to compensate for those to be lost. A condition is suggested to secure tree planting at a ratio of 2 replacement trees for every one to be removed.

7.4.6 The proposal for the Exford Arms site addresses the sensitivity of this block's proximity to the single and two-storey residential dwellings which closely neighbour it. The development steps up from the two-storey development on Somerset Avenue and the additional height to the junction of Somerset Avenue and Exford Drive helps to create a positive corner focus. Since the site is at a lower level than the neighbouring bungalows on Exford Avenue and the scale of development steps down again adjacent to the single-storey neighbours, the height of the development is acceptable within its context.

7.4.7 Furthermore, the relocation of the Local Centre to the Exford Arms site will enhance the vitality of the units by positioning them at this prominent corner location.

7.5 Residential Amenity

7.5.1 The key considerations in respect of residential amenity are; (i) the impact of the taller flats to the east of the site with the neighbouring properties in White Hill Close and Steep Close; (ii) the relationship of the proposed building on the Exford Arms site with the adjacent residential properties and; (iii) the relationship of the taller buildings with the properties in Somerset Avenue.

7.5.2 (i) Relationship with White Hill Close/Steep Close

The proposed development adjacent to this site boundary is between 10 and 22 metres of the boundary and ranges between 2 storeys and 5 storeys in height. The existing residential development on the site adjacent to this boundary is 5 storeys in scale and positioned between 5 and 10 metres of the site boundary. The proposal would therefore represent an improvement when compared with the existing situation.

7.5.3 Furthermore, it is important to note that the application site is at a lower level than the neighbouring residential properties and the site is well screened by mature boundary planting which is proposed to be retained. It is therefore considered that the proposal is acceptable in this respect.

7.5.4 (ii) Relationship of Exford Arms with adjacent neighbours

Whilst the single-storey element of this block projects further to the rear than its neighbours (of between 10 and 12 metres), the upper floors respect the rear building lines of the neighbouring properties. The southern elevation of the building which faces onto the garden with the neighbouring property at 55

Somerset Avenue, is positioned over 25 metres away from the boundary. No balconies are proposed on the rear elevation of the building. As such, it is considered that the development would not result in harmful overlooking, or outlook on the neighbouring residential properties. Furthermore, the removal of loss of a public house use is considered to be betterment in planning terms.

7.5.5 (iii) Relationship with tall buildings with Somerset Avenue

Having regard to the 70 metre separation between the taller buildings to the east of the site and the nearest properties on Somerset Avenue, as well as the intervening open space and mature trees, there would not be a harmful impact on the amenities of the occupiers of Somerset Avenue.

7.5.6 The impact of the development on the surrounding properties as detailed above, and in respect of the other nearby residential properties is judged to be acceptable.

7.6 Residential Environment

7.6.1 The family houses all have access to private gardens which comply with the minimum amenity space standards as set out in the Residential Design Guide. The flatted blocks would be served by a combination of private balconies and communal ground floor space. Amenity space areas would relate well to the dwellings which they serve and provide genuine useable areas. Furthermore, occupants of the development would have use of the retained public open space around the site and the children's play area.

7.6.2 The outlook from habitable room windows would provide a good quality internal environment for future occupants. The layout of the development has also been designed to minimise the number of units with a single northerly aspect. The position of buildings in relation to one another is compatible.

7.6.3 The dwelling units would all have access to purpose built cycle and refuse storage which are located conveniently in relation to the houses and the refuse collection points. The flatted developments are served by refuse and cycle stores which are integral to the building.

7.6.4 It is therefore considered that the development would create a high quality residential environment for prospective occupiers which would represent a significant improvement when compared with the existing development on site.

7.7 Parking and Highways

7.8.1 The proposed number of car parking spaces accord with the newly adopted Parking Standards Supplementary Planning Document and providing parking at a ratio of one space per dwelling, will minimise the potential for overspill car parking on the surrounding residential streets.

7.8.2 The vehicular routes through the site have been designed as shared surfaces between vehicles and pedestrians and the width, alignment and use of planting in these routes will create successful residential streets which will give priority to pedestrians and cyclists over the private car. Key pedestrian routes through the site have been retained. Overall, the proposed layout would create a positive public realm for future occupants and other users of the site.

7.8 Sustainability

7.8.1 The development has been designed to meet level 4 of the Code for Sustainable Homes which exceeds the requirements of the Core Strategy. The development would make use of photovoltaics and Air Source Heat pumps to achieve the required savings in carbon dioxide emissions and also includes measures for water conservation. The development is therefore, considered to be acceptable in this respect.

7.9 S.106 Mitigation and Viability

7.9.1 The applicants have agreed to enter into a S.106 legal agreement with the Council (at the land transfer stage). It is, however, likely that the application will

be supported by an up-to-date viability appraisal of the proposal that concludes that a full S.106 contribution makes the delivery of the scheme non-viable on a commercial basis. A scheme's viability is a material consideration where it is directly linked to housing delivery and the wider regeneration benefits. The applicant's submitted appraisal will need to be independently tested before the Council can agree to waive any of its normal requirements. It is recommended that the Planning and Development Manager be delegated power to vary relevant parts of the Section 106 agreement following the outcome of the viability appraisal. As part of these negotiations due weight will be afforded to the applicant's offer that 61 of the 125 dwellings (48% of total) shall be provided as 'affordable'.

8.0 Summary

8.1 The proposed redevelopment would significantly enhance the character and appearance of the area and provide a high quality residential environment for future occupants. The improvement in the choice of types of residential accommodation is welcome and in particular the provision of genuine family housing. The development would resolve existing issues that the current development experiences whilst respecting the amenities of the surrounding residential occupiers. The proposal would make more efficient use of the site but whilst retaining important open space and landscape features.

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 (b) (f), 6 (a) (i), 7 (a) (e) (g) (t) 9 (a)

JT for 22/11/11 PROW Panel

PLANNING CONDITIONS

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]

Notwithstanding the submitted details before the commencement of any site works a detailed landscaping scheme and implementation timetable shall be submitted to and approved in writing by the Local Planning Authority which includes:

- i. proposed finished ground levels or contours; means of enclosure; car parking layouts; other vehicle pedestrian access and circulations areas, hard surfacing materials, structures and ancillary objects (refuse bins, lighting columns etc.);
- ii. planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate;
- iii. an accurate plot of all trees to be retained and to be lost. Any trees to be lost shall be replaced on a favourable basis (a two-for one basis unless circumstances dictate otherwise);
- iv. details of any proposed boundary treatment, including retaining walls; and
- v. a landscape management scheme.

Any trees, shrubs, seeded or turfed areas which die, fail to establish, are removed or become damaged or diseased, within a period of 5 years from the date of planting shall be replaced by the Developer in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent to any variation. The Developer shall be responsible for any replacements for a period of 5 years from the date of planting.

The approved hard and soft landscaping scheme (including parking) for the whole site shall be carried out prior to occupation of the building or during the first planting season following the full completion of building works, whichever is sooner. The approved scheme implemented shall be maintained for a minimum period of 5 years following its complete provision.

Reason:

To improve the appearance of the site and enhance the character of the development in the interests of visual amenity, to ensure that the development makes a positive contribution to the local environment and, in accordance with the duty required of the Local Planning Authority by Section 197 of the Town and Country Planning Act 1990

04. 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 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).

05. APPROVAL CONDITION - BREEAM Standards (commercial development) [Pre-Occupation Condition]

Written documentary evidence demonstrating that the development has achieved at minimum a rating of Very Good against the BREEAM standard 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 certificate as issued by a qualified BREEAM 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 - Road Construction [Pre-Commencement Condition]

No development hereby permitted shall be commenced until the Local Planning Authority have approved in writing:-

A specification of the type of construction proposed for the roads, cycleways and footpaths including all relevant horizontal cross-sections and longitudinal sections showing existing and proposed levels together with details of street lighting, signing, white lining and the method of disposing of surface water.

A programme for the making up of the roads and footpaths to a standard suitable for adoption by the Highway Authority.

Reason:

To ensure that the roads [cycleways] and footpaths are constructed in accordance with standards required by the Highway Authority.

07. 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.

08. APPROVAL CONDITION – Parking, access and laybys [performance condition]

Unless otherwise agreed in writing by the Local Planning Authority, prior to the development first coming occupation the parking, access and service and parking lay-bys shall be provided and made available for use in accordance with the details hereby approved. These facilities shall thereafter be retained as approved.

Reason:

In the interests of highway safety

09. Refuse & Recycling Bin Storage – Details to be submitted [pre-commencement condition]

Notwithstanding the information already submitted, details of the elevations of the storage of refuse and recycling shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby approved. The facilities shall include accommodation for the separation of waste to enable recycling. The approved refuse and recycling storage shall be thereafter retained.

Reason:

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

10. APPROVAL CONDITION – Cycle Storage [pre-commencement condition]

Prior to the commencement of the development hereby approved details of the external appearance of the cycle storage shall be submitted to the Local Planning Authority for approval in writing. The development shall proceed in accordance with the approved details and the storage thereafter retained as approved.

Reason:

To promote cycling as an alternative mode of transport to the private car

11. 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. The plan shall also include details of lorry routing and delivery times for construction traffic, with delivery times avoiding peak times. 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.

12. APPROVAL CONDITION – Sightlines specification [Pre-Commencement Condition]

Sight lines shall be provided before the use of any building hereby approved commences, and notwithstanding the provisions of the Town and Country Planning General Development Order 1988 no fences walls or other means of enclosure including hedges shrubs or other vertical structures shall be erected above a height of 0.6m above carriageway level within the sight line splays

Reason:

To provide safe access to the development and to prevent congestion on the highway

13. 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.

14. APPROVAL CONDITION - no storage under tree canopy [Performance Condition]

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.

15. APPROVAL CONDITION – Arboricultural Method Statement [performance condition]

Unless otherwise agreed in writing by the Local Planning Authority, the development shall proceed in accordance with the recommendations of the submitted DF Clark Arboricultural Impact Assessment report no DFC 1064.

Reason:

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

16. 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.

17. 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.

18. 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.

19. APPROVAL CONDITION - Demolition Statement [Pre-Commencement Condition]

Precise details of the method and programming of the demolition of the existing property shall be submitted to and approved by in writing by the Local Planning Authority prior to the implementation of the scheme and shall include measures to provide satisfactory suppression of dust during the demolition works to be carried out The agreed scheme shall be carried out to the details as specified in the demolition programme unless otherwise agreed in writing by the Local Planning Authority.

Reason:

In the interests of the amenity of adjacent residential properties.

20. 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.

21. 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.

22. APPROVAL CONDITION - Bonfires [Performance Condition]

No bonfires are to be allowed on site during the period of demolition, clearance and construction.

Reason:

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

23. 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.

24. APPROVAL CONDITION - Hours of use commercial establishments [Performance Condition]

The commercial uses in block k hereby permitted shall not operate (meaning that customers shall not be present on the premises, no preparation, sale or delivery of food or drink for consumption on or off the premises) outside the following hours:

11.00 hours to 23.00 hours (11.00am to 11.00pm)

Unless otherwise agreed in writing by the Local Planning Authority. A notice to this effect shall be displayed at all times on the premises so as to be visible from the outside.

Reason:

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

25. APPROVAL CONDITION - Ecological Mitigation Statement [Pre-Commencement Condition]

Prior to development commencing, including site clearance, the developer shall submit a programme of habitat and species mitigation and enhancement measures, which unless otherwise agreed in writing by the Local Planning Authority shall be implemented in accordance with the programme before any demolition work or site clearance takes place.

Reason:

To safeguard protected species under the Wildlife and Countryside Act 1981 (as amended) in the interests of preserving and enhancing biodiversity.

26. APPROVAL CONDITION - Protection of nesting birds [Performance Condition]

No clearance of vegetation likely to support nesting birds shall take place between 1 March and 31 August unless a method statement has been agreed in writing by the Local Planning Authority and works implemented in accordance with the agreed details.

Reason:

For the safeguarding of species protected by The Wildlife & Countryside Act 1981 (as amended) and the conservation of biodiversity

27. APPROVAL CONDITION – Lighting Scheme [pre-commencement condition]

Prior to the commencement of the development hereby approved a detailed lighting scheme shall be submitted to the Local Planning Authority for approval. This shall include details of the lighting of the entrances to the building, cycle and refuse store. The scheme shall be implemented in accordance with the approved details prior to the development first coming into occupation.

Reason:

To secure a safe and attractive environment for users of the site

28. APPROVAL CONDITION – Demolition/protection of bats [performance condition]

During the course of demolition works, unless otherwise agreed in writing by the Local Planning Authority, features that could support bats shall be hand stripped.

Reason:

In the interests of local biodiversity

29. APPROVAL CONDITION – Foul Water Disposal [pre-commencement condition]

Prior to the commencement of the development hereby approved details of the proposed means of foul water sewerage disposal have been submitted to and approved by the Local Planning Authority in writing. The development shall proceed in accordance with the agreed details.

Reason:

To ensure that the development does not adversely impact on the public sewer system

30. APPROVAL CONDITION – Sustainable Drainage Systems (Pre-commencement Condition)

Prior to the commencement of development a feasibility study demonstrating an

assessment of the potential for the creation of a sustainable drainage system on site shall be carried out and submitted to the Local Planning Authority. Any measures shown to be feasible shall be verified in writing by the Local Planning Authority and implemented 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 drainage system, a specification shall be agreed in writing with the Local Planning Authority. A sustainable drainage system to the approved specification must be installed and rendered fully operational prior to the first occupation of the development hereby granted consent and retained thereafter. In the development hereby granted consent, peak run-off rates and annual volumes of run-off shall be no greater than the previous conditions for the site.

Reason:

To conserve valuable water resources, in compliance with and to demonstrate compliance with policy CS20 of the Local Development Framework Core Strategy Development Plan Document Adopted Version (January 2010) and to prevent an increase in surface run-off and reduce flood risk.

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

The garden and amenity space 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.

32. APPROVAL CONDITION - Renewable Energy - Micro-Renewables (Pre-Commencement Condition)

An assessment of the development's total energy demand and a feasibility study for the inclusion of renewable energy technologies on the site, that will achieve a reduction in CO2 emissions [as detailed in core strategy policy CS20] must be conducted. Plans for the incorporation of renewable energy technologies to the scale that is demonstrated to be feasible by the study, and that will reduce the CO2 emissions of the development [as required in core strategy policy CS20] must be submitted and approved in writing by the Local Planning Authority prior to the commencement of the development hereby granted consent. Renewable technologies that meet the agreed specifications must be installed and rendered fully operational prior to the first occupation of the development hereby granted consent and retained thereafter.

Reason:

To reduce the impact of the development on climate change and finite energy resources and to comply with adopted policy CS20 of the Local Development Framework Core Strategy Development Plan Document Adopted Version (January 2010).

33. APPROVAL CONDITION- Green roof feasibility study (Pre-Commencement)

A detailed feasibility study for a green roof must be submitted and agreed in writing with the Local Planning Authority prior to the commencement of the development hereby granted consent. If the study demonstrates the site has the capacity for the green roof, a specification shall be agreed in writing with the Local Planning Authority. The green roof to the approved specification must be installed and rendered fully operational prior to the first occupation of the development hereby granted consent and retained and maintained thereafter.

Reason:

To reduce flood risk and manage surface water run off in accordance with core strategy policy CS20 (Tackling and Adapting to Climate Change) and CS23 (Flood risk), combat the effects of climate change through mitigating the heat island effect in accordance with policy CS20, enhance energy efficiency through improved insulation in accordance with core strategy policy CS20, promote biodiversity in accordance with core strategy policy CS22 (Promoting Biodiversity and Protecting Habitats), contribute to a high quality environment and 'greening the city' in accordance with core strategy policy CS13 (Design Fundamentals), and improve air quality in accordance with saved Local Plan policy SDP13.

34. APPROVAL CONDITION - Bird Hazard Management Plan (BHMP) - BAA

Development shall not commence (excluding the demolition and site preparation phase) until a Bird Hazard Management Plan (BHMP) has been submitted to and approved in writing by the Local Planning Authority. The submitted plan shall include details of the management of any flat or shallow pitched roof that may be attractive to nesting, roosting and loafing birds and include details for preventing birds from perching in the window reveals. The BHMP shall comply with BAA's Advice Note 8. The BHMP shall be implemented as approved upon completion of the roof and shall remain in force for the life of the development. No subsequent alterations to the BHMP 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 otherwise endanger the safe movement of aircraft and the operation of Southampton Airport

35. APPROVAL CONDITION – Archaeological work programme

No development shall take place within the application site until the applicant has secured the maintenance of an on site watching brief by a suitably qualified and experienced archaeologist during construction work in accordance with a written detail which has been submitted to and approved by the local planning authority.

Reason:

The Local Planning Authority wishes to ensure that adequate arrangements are made to allow an archaeological watching brief to take place during all new foundations, below ground works and excavation phases of the development. The purpose of the watching brief is to ensure that any agreed design measures to preserve the archaeological remains in situ are correctly implemented on site and to allow investigation and recording of any archaeological evidence that might be revealed in areas not covered by preservation measures.

36. APPROVAL CONDITION – Restricted Use by Classification [Performance Condition]

The ground floor commercial uses within block k (former Exford Arms site) hereby approved shall be limited to Use Classes A1/A2/A3/A4/A5 of the Town and Country Planning (Use Classes) Order 1987 (or any amendment to, replacement of, or reinstatement of that Order).

Reason:

To ensure that the ground floor provides a Local Centre which offer a direct service to the public.

37. 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. The trees 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 5 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 5 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

38. APPROVAL CONDITION - Active frontages

Notwithstanding the provisions of Class 12 of Schedule 3 of the Town and Country Planning (Control of Advertisements) Regulations 2007 the occupier(s) of the ground floor commercial uses in block k (former Exford Arms) shall retain an 'active window display' along the length of the shop frontages hereby approved (ie. without the installation of window vinyls or roller shutters) unless otherwise agreed in writing by the Local Planning Authority.

Reason:

In the interests of retaining a lively and attractive streetscene.

39. 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.

POLICY CONTEXT

Core Strategy - (January 2010)

CS3	Promoting Successful Places
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
CS21	Protecting and Enhancing Open Space
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
SDP14	Renewable Energy
HE6	Archaeological Remains
CLT3	Protection of Open Spaces
CLT5	Open Space in New Residential Developments
CLT6	Provision of Children's Play Areas
CLT7	Provision of New Public Open Space
H1	Housing Supply
H2	Previously Developed Land
H6	Housing Retention
H7	The Residential Environment
REI6	Local Centres
REI7	Food and Drink Uses (Classes A3, A4 and A5)

Supplementary Planning Guidance

Residential Design Guide (Approved - September 2006)
Planning Obligations (Adopted - August 2005 and amended November 2006)
Parking Standards SPD (September 2011)

Other Relevant Guidance

PPS1 Delivering Sustainable Development (2005)
PPS3 Housing (June 2011)

PPS5 Planning Policy Statement 5: Planning for the Historic Environment (March 2010)
PPG13 Transport (April 2001)
PPG17 Planning for Open Space (July 2002)
PPS22 Renewable Energy (August 2004)

Application 11/01400/FUL

APPENDIX 2

Relevant Planning History

11/01189/SCR

Not EIA 26.08.2011

Request for a screening opinion under Regulation 5 of the Town and Country Planning Environmental Impact Assessment (England and Wales) Regulations 1999 prior to a planning application for redevelopment of the site to provide 121 residential units (35 houses and 86 flats) and 620 square metres of retail/commercial floorspace with associated communal landscaped areas, play areas, private gardens and parking.

