

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

<b>Application address:</b> Land at corner of Bevois Valley Road and Earls Road			
<b>Proposed development:</b> Erection of a building ranging in height from 2-storeys to 5-storeys to provide 24 flats for students (107 bedrooms) with associated parking, refuse facilities and landscaping, following alterations to the levels of the site.			
<b>Application number</b>	11/01143/FUL	<b>Application type</b>	FUL
<b>Case officer</b>	Jenna Turner	<b>Public speaking time</b>	15 minutes
<b>Last date for determination:</b>	14.11.11	<b>Ward</b>	Bevois
<b>Reason for Panel Referral:</b>	Referred by the Planning & Development Manager due to wider interest	<b>Ward Councillors</b>	Cllr Burke Cllr Rayment Cllr Barnes-Andrews

<b>Applicant:</b> Mrs A Hauser	<b>Agent:</b> Concept Design & Planning
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<b>Recommendation Summary</b>	<b>Delegate to Planning and Development Manager to grant planning permission subject to criteria listed in report</b>
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**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 the 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.

<b>Appendix attached</b>			
1	Development Plan Policies	2	Planning History

**Recommendation in Full**

Delegate to the Planning and Development Manager to grant planning permission subject to the completion of a S.106 Legal Agreement to secure:

- i. Financial contributions towards site specific transport contributions for highway improvements in the vicinity of the site in line with Policy SDP4 of the City of Southampton Local Plan Review (March 2006), policies CS18 and CS25 of the adopted LDF Core Strategy (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 as set out in the Local Transport Plan and appropriate SPG/D;
- 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);  
Amenity Open Space ("open space")  
Playing Field;
- iv. 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;
- v. The submission of a student intake management plan and;
- vi. A clause restricting the occupation of the development to

That the Planning and Development Manager be delegated power to vary relevant parts of the Section 106 agreement and to add or vary conditions as necessary

In the event that the legal agreement is not completed within two months of the date of the planning and rights of way panel, that 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. The site and its context**

- 1.1 The application site lies at the corner of Earls Road and Bevois Valley Road. It has been vacant for a considerable period of time and the last use of the site was for car parking purposes. Historically, the site comprised a row of terraced dwellings. There is a significant change in levels across the site; the land slopes steeply up from the boundary with Bevois Valley Road up to the rear boundary with Peterborough Road.
- 1.2 Bevois Valley Road has a mixed commercial and residential character whereas the streets to the north-west of the site are predominantly residential. The immediate site context is characterised by two and three storey development.

## **2. Proposal**

- 2.1 The application seeks planning permission for a block of 24 student cluster flats containing a total of 107 bedrooms. The scheme has been amended since originally submitted. The footprint of the building has been reduced to provide improve the visibility in the vehicular access to the site and this has resulted in the loss of two bedrooms from the scheme.
- 2.2 The proposed building ranges from 3 to 5 storeys in height and would be constructed of a mixture of buff and grey facing brick. The building line of the building would be staggered.

- 2.3 To the rear of the site, five car parking spaces would be provided for use on changeover days. For the rest of the year, this area would provide an additional hard surfaced amenity space area.
- 2.4 Purpose built cycle and refuse storage would also be provided to the rear of the site and the slope at the rear of the site would be excavated to accommodate this.
- 2.5 A total of 204 sq.m of communal amenity space would be provided to the rear of the site and a stepped access would be provided to this. In addition to this, two roof top terrace areas would also be provided.

### **3.0 Relevant Planning Policy**

- 3.1 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**.
- 3.2 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.
- 3.3 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.

### **4.0 Relevant Planning History**

- 4.1 The planning history for the site is set out in **Appendix 2**. There have been two previous applications seeking the development of the site to provide a community hall and four residential units linked to the adjacent temple. Both of these planning applications were withdrawn although the later application (application reference 05/01678/FUL) had a resolution of grant planning permission from the planning and rights of way panel.

### **5.0 Consultation Responses and Notification Representations**

- 5.1 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 (25.08.11) and erecting a site notice (22.08.11). At the time of writing the report **3** representations have been received from surrounding residents. The following is a summary of the points raised:

- 5.2 ***The development would be served by insufficient car parking which would exacerbate existing car parking pressures and traffic issues within the surrounding area.***

#### **5.3 Response**

The proposed parking spaces are designed to serve the development on changeover days when students are moving in or out of the block. As part of the Section 106 agreement, a plan will be secured to manage changeover days and in particular the timings of vehicles arriving to the site. This is to minimise overspill parking on the surrounding streets. Highways are satisfied that outside of term times, that the site is sufficiently accessible to educational establishments to ensure that zero car parking provision for residents would not create significant overspill on the surrounding streets or a highway safety issue.

- 5.4 ***The number of students on the site is likely to increase noise and***

***disturbance to surrounding residential occupiers.***

**Response**

No on-site management is proposed to serve the development and as such, a planning condition is suggested to secure details of how incidents of noise and disturbance will be managed. Neither the Council's Environmental Health team or the police have objected to the scheme on this basis and the proposal is therefore considered to be acceptable in this respect.

5.5 ***The development would result in the overlooking of neighbouring properties***

**Response**

The development is designed to overlook the street and the rear amenity space area. There is approximately 25 metres between the rear elevation of the building and the neighbouring residential properties in Peterborough Road and due to the significant change in levels across the site, it is not considered that significant overlooking will occur.

5.6 ***The proposal would result in a loss of light to the neighbouring Gurdwara Nanaskar***

**Response**

The approved planning drawings of the Gurdwara do not indicate that any habitable room windows are positioned facing onto the boundary with the application site. As such, it is considered the proposal would not have a significantly harmful impact on the amenities of the users of this building.

5.7 **Consultation Responses**

5.8 **SCC Highways** - No objection. Suggests a management plan is needed to address arrangements for the arrival and departure of students at the start and end of term periods. Conditions are also suggested to ensure that delivery and servicing of the building takes place outside of peak times and to secure details of arrangements during the construction process.

Note: These conditions have been added

5.9 **SCC Planning Policy** - No objection

**SCC Sustainability Team** – No objection. Suggests conditions to secure the development meeting BREEAM Very Good and to achieve 15% savings in CO2 emissions by using renewable technologies.

Note: These conditions have been added

5.10 **SCC Architect's Panel** – No objection. As the site is positioned in the lowest section of Bevois Valley, the additional height can be accommodated on the site. The building is well articulated and the choice of materials is considered to be acceptable.

5.11 **SCC City Design** - No objection.

5.12 **SCC Environmental Health (Pollution & Safety)** - No objection. The site lies within category D for noise exposure and such applications are normally refused. However, the submitted report indicates that adequate glazing can bring the internal environment into an acceptable level of noise exposure and the use of mechanical ventilation can also provide residents with a choice as to whether or not they open windows.

5.13 **SCC Environmental Health (Contaminated Land)** - No objection. Suggests conditions to secure a contamination assessment and any remediation measures.

Note: These conditions have been added

5.14 **SCC Ecology** – No objection or conditions suggested.

5.15 **BAA** – No objection. Suggests a note to applicant regarding the use of cranes during construction.

5.16 **Hampshire Constabulary** – Raised concerns about the lack of surveillance to an entrance to the rear of the site and the potential for the roof terraces to create noise and disruption to surrounding residents.

## Response

The scheme has been amended to move the entrance at the rear of the site to the side of the building to ensure that it is visible from the street. The scheme has also been amended to reduce the size of the roof terrace and a condition is suggested to limit the hours during which the terrace could be used.

- 5.17 **Southern Water** – No objection. Suggests a condition to secure measures to be undertaken to divert the public sewers and to agree the arrangements for sewerage infrastructure with Southern Water.

Note: This condition has been added

- 5.18 **SCC Structural Engineers** - No objection suggests a condition to secure a slope stability report and agreed measures of construction.

Note: This condition has been added

## **6.0 Planning Consideration Key Issues**

- 6.1 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 and;
- v. Parking and highways

### 6.2 Principle of Development

- 6.2.1 The application site is an allocated housing site by saved policy H1 of the Local Plan Review and expected to deliver some 10 housing units. Furthermore, the site is identified as a housing site by the Council's Strategic Housing Land Availability Assessment (SHLAA). The planning policy team have indicated that student accommodation contributes to the council's housing numbers, particularly since it would contribute to freeing up other housing in the area that would otherwise be used for student occupation. Furthermore, as this is a previously developed site that has remained vacant for a long period of time, the development of the site is welcomed. There is a recognised need for student accommodation in the city and as such, the proposal is considered to be acceptable in principle.

### 6.3 Character and Design

- 6.3.1 The positioning and layout of the building on the site respects the positioning of buildings within the surrounding area. The building line is staggered which articulates the development and also helps to reduce the massing and reflect the vertical emphasis that is typical of buildings in this location. The use of materials also helps to reinforce the chosen design approach.

- 6.3.2 Whilst the surrounding area is typically two-storey in scale, the site is positioned at the lowest point of Bevois Valley Road and furthermore, the sloping nature of the site itself allows a building of a greater scale and massing to be accommodated. The design is considered to be functional and the massing is significant in the streetscene but as the five storey element of the scheme would align with the junction with Mount Pleasant Road, the development would help to provide a focus at this junction as encouraged by the Residential Design Guide. The development proposes a transition in height from three to five storeys, with the lower section of building positioned next to the two-storey properties on Earl's Road. Furthermore, the scheme is supported by both the Architects Panel and the City Design Team and, on balance, is considered to be acceptable.

### 6.4 Residential Amenity

- 6.4.1 The key consideration in this respect is the relationship of the proposed building with the neighbouring properties to the west of the site on Peterborough Road and with the neighbouring property on Earl's Road. Due to the significant change in

levels across the site and the back-to-back separation with the properties on Peterborough Road, the development is considered to have an acceptable relationship with these properties. The building is stepped away from the boundary with 11 Earl's Road and its lower scale at this point would ensure that no harmful impact on residential amenity would occur.

## **6.5 Residential Environment**

6.5.1 The application site lies within an Air Quality Management Area and an Air Quality Report has been submitted with the application. This demonstrates that the proposed residential environment would be acceptable subject to ventilation being secured which draws air from the rear of the site. Environmental Health have raised no objection in this respect and therefore a condition has been suggested to the suggested ventilation.

6.5.2 A noise report has also been submitted with the application with regards to the impact of road transport noise on the development. The report recommends that adequate glazing would ensure that the internal accommodation would not be subject to undue disturbance from road transport noise. Clearly glazing would only be effective when fenestration was closed and so, it is also recommended to provide mechanical ventilation to the rooms. It is considered therefore, that the residential environment would be acceptable.

6.5.3 There are no adopted amenity space standards with regards to student accommodation but the level of on-site amenity space proposed is considered to be sufficient and fit for purpose.

6.5.4 Purpose built cycle and refuse storage would be provided that would be located conveniently in relation to the residential units and the public highway.

## **6.6 Parking and Highways**

6.6.1 As stated above, the proposed parking spaces to the rear of the site are only intended to be used when students are moving in or out of the block. A planning condition is suggested to secure this. The absence of on-site car parking will discourage the future occupants from bringing a car to the site. It is recommended to secure a car parking management plan through the Section 106 agreement. This plan will look to stagger arrivals to the development to avoid peak times and to ensure that more vehicles do not arrive at the site than can be accommodated. The educational establishments in the city are accessible to the site through public transport and as such Highway have raised no objection to the scheme.

6.6.2 The scheme has been amended to improve the visibility within the access of the development. There is sufficient space at the site entrance to enable two vehicles to pass one another and the on-site turning of vehicles can also be accommodated on the site. The proposal is therefore considered to be acceptable in highway safety terms.

## **7.0 Summary**

7.1 The proposed development would make good use of the site to provide purpose built student accommodation. Bringing a vacant site back into active use is welcomed and on balance, the scale and design of the building is judged to be acceptable.

## **8.0 Conclusion**

8.1 Subject to the imposition of the suggested conditions attached to this report, 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), 6 (a), (c), (f), (i), 7 (a), (b), (e), (k), (m), (t)

**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 by the Local Planning Authority in writing, 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- Land Contamination investigation and remediation [Pre-Commencement & Occupation Condition]**

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

1. A desk top study including;  
historical and current sources of land contamination  
results of a walk-over survey identifying any evidence of land contamination  
identification of the potential contaminants associated with the above  
an initial conceptual site model of the site indicating sources, pathways and receptors  
a qualitative assessment of the likely risks  
any requirements for exploratory investigations.
2. A report of the findings of an exploratory site investigation, characterising the site and allowing for potential risks (as identified in phase 1) to be assessed.
3. A scheme of remediation detailing the remedial actions to be taken and how they will be implemented.

On completion of the works set out in (3) a verification report shall be submitted to the Local Planning Authority confirming the remediation actions that have been undertaken in accordance with the approved scheme of remediation and setting out any measures for maintenance, further monitoring, reporting and arrangements for contingency action. The verification report shall be approved by the Local Planning Authority prior to the occupation or operational use of any stage of the development.

Any changes to these agreed elements require the express consent of the local planning authority.

Reason:

To ensure land contamination risks associated with the site are appropriately investigated and assessed with respect to human health and the wider environment and where required remediation of the site is to an appropriate standard.



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

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

Reason:

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

**06. APPROVAL CONDITION- 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.

**07. 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).

**08. APPROVAL CONDITION - Energy (Pre-Commencement Condition)**

Written documentary evidence demonstrating that the development will at minimum achieve a reduction in CO2 emissions [as required in core strategy policy CS20] over part L of the Building Regulations shall be submitted to the Local Planning Authority and verified in writing prior to the first occupation of the development hereby granted.

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).

**09. APPROVAL CONDITION – Public Sewer Diversion [pre-commencement condition]**

Prior to the commencement of the development hereby approved, details of measures to divert the public sewers shall be submitted to the Local Planning Authority and approved in writing. The development shall proceed in accordance with the agreed details.

Reason:

To secure a satisfactory form of development.

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

Prior to the commencement of the development hereby approved, details of foul sewerage disposal shall be submitted to the Local Planning Authority and approved in writing. The development shall proceed in accordance with the approved details.

Reason:

To secure a satisfactory form of development.

**11. APPROVAL CONDITION – Slope Stability Report [pre-commencement condition]**

Prior to the commencement of the development hereby approved, a Slope Stability Report shall be submitted to the Local Planning Authority and agreed in writing. Unless otherwise agreed in writing by the Local Planning Authority, the development shall proceed in accordance with the agreed recommendations of the report.

Reason:

To ensure that the development does not result in land stability issues for the site or surrounding development.

**12. APPROVAL CONDITION – Roof Top Terrace [performance condition]**

Unless otherwise agreed in writing, the roof top amenity space area hereby approved shall not be used between the hours of 22:00 and 07:00. In addition to this, the roof top amenity space shall be restricted to the areas shown on the plans hereby approved and the remaining areas of flat roof shall no be used as a balcony, terrace, roof garden or similar amenity area without the grant of further permission from the Local Planning Authority.

Reason:

In the interests of the amenities of the neighbouring occupiers.

**13. APPROVAL CONDITION – Glazing specification [pre-commencement condition]**

Prior to the commencement of the development hereby approved, a specification for the glazing to the windows to reduce road transport noise shall be submitted to and approved by the Local Planning Authority in writing. The glazing shall be installed in accordance with the agreed details before the development first comes into occupation and thereafter retained as agreed.

Reason:

To secure an acceptable residential environment

**14. APPROVAL CONDITION – Ventilation [pre-commencement condition]**

Prior to the commencement of the development hereby approved, details of the ventilation for the residential units shall be submitted to and approved by the Local Planning Authority in writing. The ventilation shall be installed and be in full working order before the

development first comes into occupation and thereafter retained as approved.

Reason:

To secure an acceptable residential environment.

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

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

Reason:

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

**16. APPROVAL CONDITION – Site Management [pre-occupation condition]**

Prior to the development hereby approved first coming into occupation, a Management Plan for the operation of the development shall be submitted to the Local Planning Authority for approval in writing. The plan shall address how incidences of noise and disturbance to neighbouring properties can be reduced.

Reason:

In the interests of residential amenity.

**17. 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.

Note to Applicant

1. Use of Cranes

The developer should have regard to the requirements within the British Standard Code of Practice for the safe use of Cranes. Crane operators should consult the aerodrome before erecting a crane. This is explained further in Advice Note 4 "Cranes and Other Construction Issues".

**POLICY CONTEXT**

Core Strategy - (January 2010)

CS4	Housing Delivery
CS5	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
SDP14	Renewable Energy
SDP16	Noise
CLT5	Open Space in new developments
CLT6	Provision of Children's Play Areas
H1	Housing Supply
H2	Previously Developed Land
H7	The Residential Environment
H13	New Student Accommodation

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)  
Planning Policy Statement: Planning and Climate Change - Supplement to Planning Policy Statement 1 (December 2007)  
PPS3 Housing (2010)  
PPG13 Transport (2011)

**Application** 11/01143/FUL

**APPENDIX 2**

**Relevant Planning History**

955/RR/1289  
Furniture repository

Temp consent 14.09.50

1396/P23/1289  
Use as storage

Conditionally Approved 23.06.70

04/00080/FUL

Withdrawn 12.05.04

Redevelopment of the site to provide a community hall consisting of a 2/3 storeys with a link to the adjacent temple, 4 no. residential units and associated car parking.

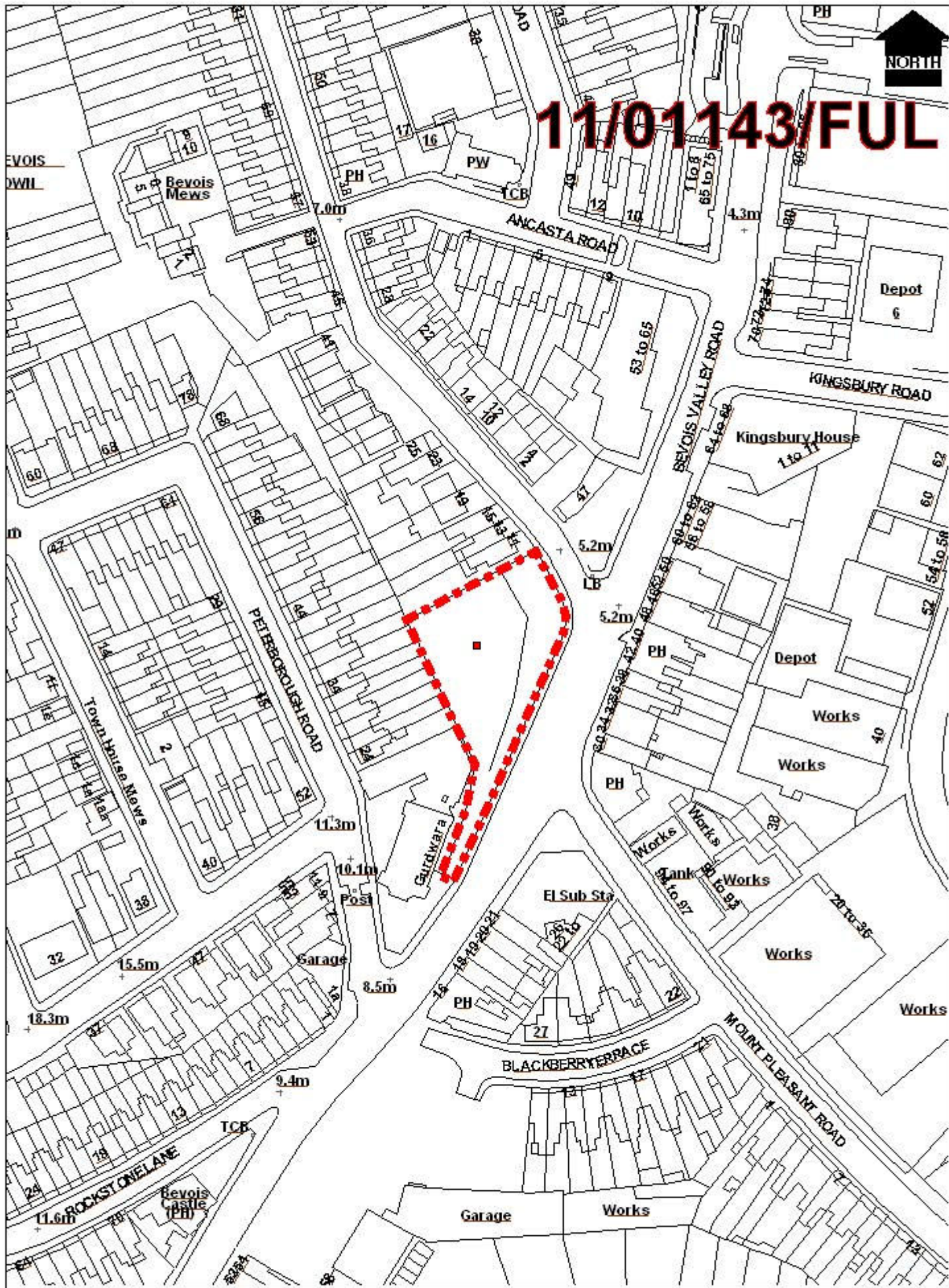
05/01678/FUL

Withdrawn 20.04.10

Redevelopment of the site to provide a community hall consisting of a 2/3 storeys building with a link to the adjacent temple, 4 no. residential units and associated car parking. (as amended by the addition of further supporting information received on the 11th July and 14th September 2006).



11/01143/FUL



Scale : 1:1250

Date 08 November 2011

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