

Application 11/01923/REM

Relevant Development Plan Policy

The application needs to be assessed in the light of the following local planning policies:

The site is allocated within the City of Southampton Local Plan Review - Adopted Version March 2006. Policy MSA18 relates to the mixed use development potential for the former shipyard. The plan also contains general policies applicable to this development

City of Southampton Local Plan Review - Adopted Version March 2006

Major Sites and Areas

MSA 18 Woolston Riverside, Victoria Road
MSA 15 Woolston Library

Sustainable Development Principles

SDP1 Quality of Development
SDP4 Development Access
SDP5 Parking
SDP6 Urban Design Principles
SDP7 Context
SDP8 Urban Form and Public Space
SDP9 Scale, Massing and Appearance
SDP10 Safety and Security
SDP11 Accessibility and Movement
SDP12 Landscape and Biodiversity
SDP13 Resource Conservation
SDP14 Renewable Energy
SDP15 Air Quality
SDP16 Noise
SDP17 Lighting
SDP22 Contaminated Land
NE4 Protected Species
NE5 Inter-tidal Mudflat Habitats
HE6 Archaeological Remains
L4 Nursery Provision
CLT1 Location of Development
CLT5 Open Space in New Residential Developments
CLT6 Provision of Children's Play Areas
CLT7 Provision of New Public Open Space
CLT11 Waterside Development
H1 Housing Supply
H2 Previously Developed Land
H3 Special Housing Need
H7 The Residential Environment
REI5 District Centres
REI7 Food and Drink Uses
REI15 Office Development Areas

Core Strategy - (January 2010)

CS3	Promoting Successful Places
CS4	Housing Delivery
CS6	Housing Density
CS6	Economic Growth
CS7	Safeguarding Employment Sites
CS10	A Healthy City
CS12	Accessible and Attractive Waterfront
CS13	Fundamentals of Design
CS14	Historic Environment
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
CS22	Promoting Biodiversity and Protecting Habitats
CS23	Flood Risk
CS24	Access to Jobs
CS25	The Delivery of Infrastructure and Developer Contributions

Supplementary Planning Guidance

Residential Design Guide (2006)
 Planning Obligations (August 2005 and amended November 2006)
 Woolston Riverside Planning Brief and Illustrative Master-plan (2004)
 Car Parking SPD (2011)

Other Relevant Guidance

Central Government Guidance and Advice

PPS1	Delivering Sustainable Development (2005)
PPS3	Housing (2011)
PPS4	Planning for Sustainable Economic Development (2009)
PPS5	Planning for the Historic Environment (2010)
PPS9	Biodiversity & Geological Conservation (2005)
PPG13	Transport (2011)
PPS22	Renewable Energy (2004)
PPS23	Planning and Pollution Control (2004)
PPG24	Planning and Noise (September 1994)
PPS25	Development and Flood Risk (2010)

In summary:

Planning Policy Statement PPS3 - Housing (2011)

The need to make the best use of previously developed sites, whilst respecting a site's existing context, is still clearly relevant in the determination of this planning application. The PPS also re-emphasises the need for the planning system to create sustainable, inclusive, mixed communities with an improved choice of accommodation. National guidance is still supportive of mixed-use development in appropriate locations.

Planning Policy Guidance PPG13 - Transport (2011)

The Government is committed to reducing the need to travel by the private car as part of an integrated transport policy. Land use planning has a key role to play in delivering this strategy. PPG13 explains that by *“influencing the location, scale, density, design and mix of land uses, planning can help to reduce the need to travel”*. One element of this approach is the implementation of maximum car parking standards, as set out at Policy SDP5 and Appendix 1 of the adopted City of Southampton Local Plan Review (2006) as supported by the recently approved ‘Car Parking SPD (2011).