

**Planning, Transport & Sustainability Division
 Planning and Rights of Way Panel 16 October 2012
 Planning Application Report of the Planning and Development Manager**

Application address: Former Ordnance Survey Offices Romsey Road SO16 4GU			
Proposed development: Redevelopment of the site to provide 179 new dwellings (90 flats and 89 houses), Offices and /or Healthcare (Class B1 office - up to 1,742 square metres and Healthcare up to 836square metres), shops (Class A1), restaurants and cafes (Class A3) and drinking establishments (Class A4 - combined floor space of 1,394 square meters) Outline application seeking approval for layout and access.			
Application number	12/01029/OUT	Application type	OUT (Layout and Access only)
Case officer	Andy Amery	Public speaking	15 minutes
Last date for determination:	08.10.2012	Ward	Redbridge
Reason for Panel Referral:	Major development with objections and departure from development plan	Ward Councillors	Cllr McEwing Cllr Pope Cllr Whitbread

Applicant: Kier Property Ltd	Agent: Maddox And Associates Ltd
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Recommendation Summary	Delegate to Planning and Development Manager to grant planning permission subject to criteria listed in report
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Reason for granting Permission

Notwithstanding the reduction in the amount of employment floorspace and the number of residential units compared to the originally approved outline scheme (07/01700/OUT) the removal of the workshop building, the reduced building heights along the Romsey Road frontage, the reduction in residential density and the increased provision of family houses compared to flats is considered to represent an appropriate mix and scale of development when taking into account all other policies and proposals of the Development Plan as set out below. Other material considerations including traffic generation and highway safety, the provision of open space and play space, loss of existing trees, mitigation for protected species, and the impact of the development on the character of the area and the nearby residential occupiers have been considered and are not judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Saved Policies SDP1, SDP4, SDP5, SDP6-13, SDP16-17, SDP21, SDP22, HE1, HE3, HE6, H1, H7 and CLT6 of the City of Southampton Local Plan Review 2006

and Policies CS4, CS5, CS7, CS13, CS15, CS16, CS18, CS19, CS20, CS21, CS22, CS25 of the Core Strategy (January 2010).

Appendix attached	
1	Development Plan Policies

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); including Amenity Open Space (“open space”); Sports Pitch; and Children’s Play Space
 - iv. Provision of affordable housing in accordance with policies of the Core Strategy.
 - v. The submission, approval and implementation of public art that is consistent with the Council’s Public Art ‘Art People Places’ Strategy
 - vi. The submission, approval and implementation of a Green Travel Plan (GTP) to address the impact of the parking provision so that it can be assessed along with the transport needs of the development
 - vii. A commitment to local labour and employment initiatives both during the construction phase and post completion;
 - viii. The submission of a highway condition survey prior to the demolition of the existing buildings and its subsequent reinstatement;
 - ix. A phasing plan and schedule of contributions and requirements for (i) to (vii) set out above relating to each phase.
2. That the Planning and Development Manager be given delegated authority to add, delete or vary any of the attached planning conditions and relevant parts of the Section 106 agreement.

3. In the event that the legal agreement is not completed within 3 months (by 16 January 2013) of the date of this Panel meeting the Planning and Development Manager be authorised to refuse permission on the ground of failure to secure the provisions of the Section 106 Legal Agreement.

1.0 The site and its context

- 1.1 The site forms the 4.3ha 'east' sector residential phase of the former 9.7ha Ordnance Survey (O.S.) site which gained planning permission for re-development under outline planning permission 07/01700/OUT.
- 1.2 Ordnance Survey has now vacated the site which is located along the south-western edge of Romsey Road approximately 1.5km from Shirley Town centre and 4.5km from the City centre. The former buildings associated with the O.S. site are in an advanced stage of demolition. The off-site highway works to serve the redeveloped site and secured through a S.278 agreement via the original Outline consent have recently been completed.
- 1.3 The overall site is 9.7ha. in area and originally comprised a total of 51,400sqm of floorspace and was served by 1300 car parking spaces.
- 1.4 The area of the site subject to this application was mainly laid to hard-surfacing and used as car parking.
- 1.5 A significant proportion of the current application site (over 80%) is currently either hard-surface or car parking. Only a small percentage is green and permeable. The majority of the relatively small number of trees on the site are located on the southern and eastern boundaries.
- 1.6 Since the 1950's and 60's the site occupied by Ordnance Survey has been the subject of change and re-development.
- 1.7 In particular, the 1980's witnessed a significant reduction in the site area operated by Ordnance Survey, with new housing development taking place on parts of the northern and western area of the original site, which now comprise Cowley, Kern and Watts Close. As a result, beyond the O.S. site itself, the surroundings are almost wholly residential in character. Older, traditional two storey housing along the north-east side of Romsey Road is directly opposite the site whilst there are a small number of retail units and local services located at the junction of Romsey Road and Rownhams Road. Millbrook Community School is located nearby to the north of the site off Green Lane.
- 1.8 It is recognised that the site falls within one of the City's priority neighbourhood renewal areas within which the Council is actively seeking to improve the opportunities for employment, housing, affordable housing, services and facilities.

2.0 Proposal

- 2.1 The current application seeks outline consent for the redevelopment of the site to

provide 179 new dwellings (90 flats and 89 houses), offices and or Healthcare (Class B1 office - up to 1,742 square metres and Healthcare up to 836 square metres), shops (Class A1), restaurants and cafes (Class A3) and drinking establishments (Class A4) - combined floor space of 1,394 square meters). Only siting and means of access are for consideration at this stage. All other matters are reserved awaiting the submission of a further application or applications for the details relating to Scale, Appearance and Landscaping. However, a condition is suggested to limit building heights to those submitted with the design and access statement which forms part of the application.

- 2.2 The original outline consent for this area of the site (east sector) comprised 189 new dwellings (53 houses and 136 flats), 2,787sq m of B1(office), 1,226sq m of a mix of A1, A3, A4 and A5 uses, Health/doctors surgery, 72 bed nursing home and a 7,432sq m light/general industrial unit.
- 2.3 In addition to a reduction in the total number of houses and commercial floorspace being proposed, the height and size of buildings has also been scaled down. The mixed use units forming the northern phase of development along the Romsey Road frontage are 3 storeys in height compared to the 6 storey building originally approved. The originally approved industrial building backing onto houses in Maybush Road has been replaced by family housing of 2 storey height. The residential density across the site has been reduced from 70 dph to 40 dph as a result on a greater emphasis of providing family housing. Parking is provided at a ratio of 1.1 spaces per unit which compares to 0.9 spaces per unit on the original approval.
- 2.4 The current proposal will be delivered in two distinct phases. The southern phase is 100% residential with access from Wimpson Lane. It comprises 141 residential units of which 89 are houses and 52 are flats and includes open space and pedestrian/cycle links to the currently approved scheme of 193 dwellings being constructed by Taylor Wimpey.
- 2.5 The northern, mixed use phase has vehicular access from Romsey Road (shared with Compass House). It comprises 38 residential units (all flats), 1 742sq m of office and 1,394sq m of A1, A3 and A4 uses in three 3 storey buildings served by a total of 117 parking spaces. Building A has a ground floor retail use with two floors of residential above (14 flats in total). Building B has ground floor retail/commercial use with two floors of office use above. Building C comprises a small (137sq m) retail/commercial unit with the remainder of the ground floor and two uppers floors forming 24 flats.

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. The proposals constitute a departure from the Development Plan site allocation for employment uses and have been advertised as such.**

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.

4.0 Relevant Planning History

4.1 07/01700/OUT: Redevelopment of the site to provide a mixed use scheme comprising refurbishment of Compass House for business use (Class B1); a new business enterprise centre (Class B1) new light/general industrial unit (Class B1/B2); new retail and food & drink use (Classes A1, A3, A4 & A5); new nursing home/clinic/surgery (Class C2/D1); open space and 495 residential units (361 flats and 134 houses) - outline application seeking approval for layout and access. As amended by plans received 26.03.08 and 17.02.10).

4.2 The application was considered by the 22 July 2008 Planning Committee and recommended for approval. Following a referral to the Secretary of State who chose not to call the application in for a Public Inquiry the Outline planning consent was issued on 2 October 2010 following completion of the s106 and s278 agreements.

4.3 The 4.5 ha 'west' sector of the site already benefits from a full consent following the consideration of a planning application by Taylor Wimpey in April 2012.

4.4 11/01994/FUL: Redevelopment of the site to provide 193 dwellings (113 houses and 80 flats) within 2, 3 and 4 storey buildings and conversion of Crabwood House with associated access, parking and landscaping works (As amended by plans received 27.02.2012).

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 **437** adjoining and nearby landowners, placing a press advertisement (16.08.2012) and erecting a site notice (09.08.2012)

5.2 At the time of writing the report **2** representations have been received from surrounding residents.

5.3 One resident objects to the amount of traffic that will be generated by the proposals, particularly along Wimpson Lane, and also that the level of parking to serve the development is insufficient.

5.4 A second resident does not want to see restaurant/pub use created (A3/A4) use and believes more houses should be built instead.

5.5 **SCC Highways** - No objections subject to conditions. The access arrangements from Romsey Road have been previously agreed to serve a greater amount of commercial floorspace and residential units and remain acceptable. The access from Wimpson Lane utilizes the original exit point from the Ordnance Survey car

park which served up to 1300 parking spaces. Full details of the parking and servicing arrangements for the mixed use commercial phase need to be agreed, including the split between office and retail. However, the total amount of parking provided is appropriate for the type and quantum of development. The roads and network of routes across the site need to be constructed to adoptable standards. The amount of car parking to serve the residential phase is appropriate but no more than one space per unit should be allocated with the remainder being provided as 'visitor' spaces. Conditions are requested to be imposed.

- 5.6 **SCC Housing** – Comments still awaited at the time of writing the report. However, the applicant is committed to providing 35% on-site affordable housing in accordance with Policy CS15 of the Core Strategy.
- 5.7 **SCC Sustainability Team** – require houses to be Code 4 and commercial to achieve BREEAM Excellent. Disappointed at the scope of the sustainability report but recognise that this is an outline application. Would like to see the potential for CHP to be explored. The initial objection to the scheme has been withdrawn following a meeting with the applicant to discuss SUDs and other sustainability measures including the maximisation of south facing roofs for PV's and the agreement to review the potential for an on-site CHP.
- 5.8 **SCC Architect's Panel** – Layout and design principles seem appropriate. Important that the main area of central open space is delivered and integrates both with the residential and commercial uses proposed. The reduced storey heights are acceptable in what is a suburban location. Would prefer to have seen a more 'sinuous' layout and a mix of frontage parking and integral garages. The parking courtyard at the entrance to the site should be re-designed with access via a FOG similar to the block opposite rather than an open access as currently proposed.
- 5.9 **SCC Environmental Health (Pollution & Safety)** - request conditions relating to hours of construction, contractors compounds and servicing.
- 5.10 **SCC Environmental Health (Food Safety)** – no objections but request conditions be imposed on the commercial use and activity associated with the mixed use northern phase.
- 5.11 **SCC Environmental Health (Contaminated Land)** - request imposition of contamination conditions given the previous land uses on the site.
- 5.12 **SCC Ecology** – no objections subject to retention of existing boundary hedges and trees and creation of wildlife corridor as approved on original scheme.
- 5.13 **SCC Trees** – There are only a few protected trees on or adjacent to this site (T13, T14 o& G11) and are not shown to be directly affected by these proposals
- 5.14 **Hampshire Constabulary** – No comments received.
- 5.15 **Southern Water** – Notwithstanding a lack of objection to the previous scheme and notwithstanding the reduced number of units/floorspace proposed and a

significant increase in the permeable area of the site through the provision of open space and gardens and tree planting, Southern Water have indicated the existing foul and surface water sewer have inadequate capacity to serve the site. The applicant would therefore need to liaise with Southern Water regarding the provision of additional off-site drainage infrastructure.

- 5.16 **Environment Agency** - No objection subject to further details of surface water drainage being supplied. A SUDs system is highly recommended but should not be used in areas of identified contamination.

6.0 Planning Consideration Key Issues

- 6.1 The key issues for consideration in the determination of this planning application

- (i) Principle of development
- (ii) Layout (Policy CS13 / Residential Design Guide)
- (iii) Housing Mix and Type
- (iv) Density
- (v) Impact on Surrounding residential amenity
- (vi) Parking
- (vii) Affordable Housing
- (viii) Open Space and Trees

6.2 Principle of Development

- 6.2.1 The principle of developing this area of the site has already been established with the outline consent 07/01700/OUT.

- 6.2.2 The policy allocation for the site remains employment notwithstanding the existing planning consents and the more recent policies favouring provision of office and commercial floorspace in the City Centre.

- 6.2.3 The current scheme continues to provide commercial and employment floorspace as part of a mixed use development but at a scale that is more sustainable and more likely to be economically viable and deliverable in the short to medium term than the previous consent.

- 6.2.4 The loss of the originally proposed industrial unit, identified originally as the future printworks associated with Ordnance Survey is supported by local residents and will enable the delivery of a significant number of additional family homes. The loss of employment associated with the unit is relatively low given the low level of labour involved in the approved type of industrial process.

- 6.2.5 The reduced visual impact on neighbours will be significant.

- 6.2.6 Therefore, whilst the proposals are recognised as a departure from the current site allocation, this is not considered to represent a significant departure and will not prejudice the ability to deliver employment across the City. It is important to ensure a mixed use scheme which can at as a local centre with employment opportunities is delivered and this re-mix of uses and floorspace is more likely to

enable that to happen in the shorter term.

6.2.7 For these reasons it is considered that the principle of development is acceptable.

6.3 Layout (Policy CS13 / Residential Design Guide)

6.3.1 The layout of the development follows the principles established at the outline stage with a hierarchy of street patterns and character area worked around a central area of open space. The scheme needs to comply with the design requirements of policies SDP10 to SDP12 to provide an attractive landscaping setting appropriate to its context, be safe and secure, and accessible to and from the surrounding area for all pedestrians including people with mobility and sensory difficulties.

6.3.2 The scale, proportions and heights of buildings have also been generally reduced across the site with the majority of residential units at 2 storey height with a smaller number at 2.5 and 3 storey height towards the centre of the site.

6.3.3 The commercial units have been reduced in height from a maximum of 6 storey to 3 storey across three separate blocks. The importance of landscaping, permeability and the priority of the pedestrian within shared areas is incorporated within the layout.

6.3.4 The layout is considered to continue the principles established on the adjacent residential scheme but with scope to create its own sense of place. It provides the opportunity for a good quality development which complies with the provisions of SDP 6 to SDP 9 with regards to scale, massing and appearance. The proposals are considered to be appropriate and responsive to the established character of the surrounding area (SDP9 and CS13).

6.4 Housing Mix and Type (Policy CS16)

6.4.1 The proposals include 40% family homes as part of the development. This exceeds the development plan policy target (and is in line with paragraph 5.2.10 where in lower density areas a higher percentage of family homes could be appropriate). This is to be welcomed and supported.

6.5 Density (Policy CS5)

6.5.1 Policy CS5 sets out what density targets housing development should provide in an area of low accessibility such as this (PTAL band 2). The proposals provide a lower density solution that previously approved at the outline stage and accord with the density requirements set out in CS5. With the removal of minimum densities from PPS3 which has been carried through into the National Planning Policy Framework this is also a material consideration. However, a lower density would not achieve the balance between delivering new housing and make most efficient use of the site and respecting the character of the area.

6.6 Impact on Surrounding residential amenity (SDP1, H7/ CS13)

- 6.6.1 The site at the present time is mainly hard surfaced open car parking and until recently was dominated by the former headquarters of Ordnance Survey.
- 6.6.2 The development, with 2 storey houses along the southern and eastern boundaries will have a significantly reduced visual impact on immediate neighbours compared to the existing site and the previous approval, which identified an industrial unit of equivalent 5 storey height, on this area of the site.
- 6.6.3 The layout responds to the adjoining housing schemes in Maybush Road and Wimpson Lane which comprise mainly two storey development. The layout also provides for appropriate links to the adjacent residential scheme being developed by Taylor Wimpey and the houses and flats along that shared boundary have been orientated to continue streets and avoid overlooking where appropriate.
- 6.6.4 The majority of the trees along the boundary of the site are to be retained (more are to be retained than on the original outline scheme) and additional planting undertaken.

6.7 Parking (Policies LPR SDP5 / CS19)

- 6.7.1 It is noted that the proposed number of parking spaces is within the maximum standards set out in the council's Parking Standards SPD. The Highways Team have confirmed that they are satisfied with the level of parking provision for the residents will be suitable without causing a detrimental impact on highway safety. The proposal provides a ration of 1.1 spaces per unit compared to 0.9 spaces on the outline scheme.

6.8 Affordable Housing (Policy CS15)

- 6.8.1 The CS15 affordable housing target is 35% and this has been agreed by the applicant despite the previous outline permission offering only 25% affordable units.

6.9 Open Space and Trees (Policies LPR CLT5 / CS21)

- 6.9.1 The quantity and quality of the private and public amenity space provided meets the requirements of paragraph 2.3.14 and section 4 of the RDG.
- 6.9.2 The central area of open space between the northern and southern phases together with an area in the south-west corner of the site which doubles as a holding area for surface water drainage are considered suitable as useable open space. The scheme also provides for a smaller equipped area of play for smaller children which will complement the play space provide on the Taylor Wimpey scheme. Private amenity space standards are met on the majority of plots. The proposal is broadly in line with the development plan.
- 6.9.3 There is no objection to the proposed configuration/layout of open space on site.

7.0 Summary

- 7.1 The principle of a mixed use scheme including residential development on this area of the former OS site has been established. This application seeks to reduce the original number of residential units proposed to 179 and in doing so seeks to deliver a scheme on the southern phase with emphasis on the delivery of family housing.
- 7.2 Appropriate connections are made to ensure a joined up scheme with the earlier phases of development on the OS site.
- 7.3 The scheme continues to provide a mix of uses which will deliver local facilities and services and employment opportunities.
- 7.4 The off-site highway works have been carried out to the specification previously agreed for the higher density scheme and therefore road capacity has been accounted for and highway safety will not be prejudiced. The ratio of parking spaces to number of units has been increased.
- 7.5 The scheme includes two main areas of useable open space and a smaller equipped children's play area. A wildlife corridor is retained and enhanced along the southern and eastern boundaries.
- 7.6 The layout ensures each residential unit has access to refuse and cycle storage and that collection points are appropriately located.
- 7.7 The scheme is outline only and therefore matters of detailing relating to all aspects of appearance and landscaping will require the submission of further applications. Scale also remains to be agreed, however, in terms of height a condition is suggested limiting building heights to those established in the design and access statement accompanying the application.

8.0 Conclusion

- 8.1 The proposals are acceptable and are supported.

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), (g), (i), (k), (vv), 5 (e), 6 (c), (f), 7 (a), 8 (a), (i), (j), 9 (a), (b)

AA for16/10/12 PROW Panel

PLANNING CONDITIONS

01. APPROVAL CONDITION - Outline Permission Timing Condition

Outline Planning Permission for the principle of the development proposed on both the northern and southern phases of this development (as defined on the phasing plan attached to the s106 agreement) and the following matters sought for

consideration, namely the layout of buildings and the means of access (vehicular and pedestrian) into the site is approved subject to the following:

(i) Written approval of the details of the following awaited reserved matters shall be obtained from the Local Planning Authority prior to any works (other than demolition, site clearance, service diversions and drainage works as long as those works comply with the requirements of all other pre-commencement conditions imposed in this decision notice) taking place on the phase of the site to which they relate:

the appearance and architectural design specifying the external materials to be used;

the scale of the buildings indicating massing and building bulk; and,

the landscaping of the site specifying both the hard, soft treatments and means of enclosures.

(ii) An application for the approval of the outstanding reserved matters for both phases of the site shall be made in writing to the Local Planning Authority before the expiration of three years from the date of this Outline Permission.

(iii) The development hereby permitted shall be begun on the relevant phase of development before the expiration of two years from the date of approval of the last application of the reserved matters to be approved relating to that phase of development.

Reason:

To enable the Local Planning Authority to control the development in detail and to comply with Section 91 and Section 92 of the Town and Country Planning Act 1990 (as amended).

02. APPROVAL CONDITION - Building Heights - Performance Condition for both phases of development.

The storey heights shown for each block of accommodation (including residential and employment led) shall not exceed the heights indicated on the plans and schedules set out within the Revised Design and Access Statement received 09 July 2012.

Reason

To ensure the scale and massing of the buildings on both phases of development accord with the principles established in the outline application and is appropriate for the character and context of the site.

03. APPROVAL CONDITION - Hours of work for Demolition / Clearance / Construction [Performance Condition relating to both phases of development]

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.

**04. APPROVAL CONDITION - Additional Details Required Condition
[Performance Condition relating to both phases of Development]**

Details of the following particulars of the proposed development in addition to the submission of Matters Reserved from the Outline Planning Permission hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development on the phase of development to which they relate:

- a. Details of the proposed finished treatment to all boundaries of the site, and all screen walls or fences within the proposed development;
- b. Details of the means of refuse disposal and siting of refuse disposal points and recyclable material storage and collection points;
- c. Details of all cycle storage and visitor spaces to be provided.
- d. Detailed plans specifying the areas to be used for contractors' vehicle parking and plant; storage of building materials, and any excavated material, huts and all working areas required for the construction of the development hereby permitted;
- e. Detailed cross-sections of the site showing existing levels and proposed finished levels, materials to be used for all hardsurface areas of the access network including pedestrian and cycle routes and agreed timings for when these will be opened between all phases of development across the former Ordnance Survey site.
- f. Details of all security hoardings or fences to be installed around the site or between phases of development, including finished colour and design and agreed timings for when these will be removed.
- g. A plan and programme showing the timetable (and interim arrangements between development phases or during construction) to ensure a continuous, unencumbered network of footpaths and cycleways through the site.

Reason

To ensure a satisfactory form of development, to achieve public linkages across the wider former Ordnance Survey site and to protect the amenities of occupiers of adjoining nearby property.

05. APPROVAL CONDITION - Parking Allocation (Performance condition relating to residential units on both phases of the site)

No more than 1 space per residential unit shall be allocated to any one residential unit.

Reason

To ensure all those units shown to be provided with parking are allocated parking.

06. APPROVAL CONDITION - Tree Retention and Safeguarding [Pre-Commencement Condition relating to both phases of development]

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.

07. APPROVAL CONDITION - replacement trees [Performance Condition relating to both phases of development]

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.

08. APPROVAL CONDITION - No storage under tree canopy [Performance Condition relating to both phases of development]

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.

09. APPROVAL CONDITION - Construction traffic access/ egress arrangements (Pre-Commencement Condition relating to both phases of development)

Prior to works commencing on the site details of the means of access for vehicles associated with preparation and construction of that specific phase of the site shall be submitted to and agreed with the Local Planning Authority.

Reason:

In order to protect the residential amenity of nearby properties

10. APPROVAL CONDITION - Wheel Cleaning Facilities [Performance Condition relating to both phases of development]

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.

11. APPROVAL CONDITION - Reuse of uncontaminated soils [Performance Condition relating to both phases of development]

No soils, sub-soil or other spoil material generated from the construction must be re-used on the near-surface soils unless it can be validated as being fit for use (i.e. evidently undisturbed, natural soils or, if otherwise, tested to ensure it is free of contamination).

Reason:

The property is in an area where there land has been unfilled or reclaimed. It would be prudent to ensure any potential fill material excavated during construction is not reused in sensitive areas unless it is evident that it is unlikely to present a land contamination risk.

12. APPROVAL CONDITION- Unsuspected Contamination [Performance Condition relating to both phases of development]

The site shall be monitored for evidence of unsuspected contamination throughout construction. If potential contamination is encountered that has not previously been identified no further development shall be carried out unless otherwise agreed in writing by the Local Planning Authority. Works shall not recommence until an assessment of the risks presented by the contamination has been undertaken and the details of the findings and any remedial actions has been submitted to and approved by the Local Planning Authority. Any changes to the agreed remediation actions will require the express written consent of the Local Planning Authority.

Reason:

To ensure any land contamination not previously identified is assessed and remediated so as not to present any significant risks to human health or, the wider environment.

13. APPROVAL CONDITION - Sustainable Drainage Systems (Pre-Commencement Condition relating to both phases of development)

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 rather than an underground attenuation tank 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.

14. APPROVAL CONDITION - District Energy [Pre-Commencement Condition relating to both phases of development]

A feasibility study demonstrating the investigation of the potential for a district energy system on site shall be carried out and verified in writing by the Local Planning Authority prior to commencement of the development hereby granted consent.

REASON:

To ensure the development has minimised 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).

15. APPROVAL CONDITION – Central area of Open Space – [Performance condition relating to both phases of development]

Unless the developers of either phase of the development choose to utilise the area identified of the approved plans as the central area of open space as the site compound/contractors area for construction purposes the central area of open space separating the two phases of development shall be provided within whichever phase of development is first commenced and be laid out and made available for use within a time period to be first agreed in writing with the Local Planning Authority.

If the area is used as the contractors area/compound the open space must be laid out and made available for use within 3 months of the completion of the phase for

which it is being used as a contractors compound or at such time as the area is no longer required to be used as a compound, whichever is the sooner.

REASON:

To ensure the amenity open space area is provided and made available for use for future occupiers and users of the site.

16. APPROVAL CONDITION - Residential - Permitted Development Restriction [Performance Condition relating to southern residential Phase]

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), or any Order amending, revoking or re-enacting that Order, no building or structures within Schedule 2, Part 1, Classes as listed below shall be erected or carried out to any dwelling house hereby permitted without the prior written consent of the Local Planning Authority:
Class A (enlargement of a dwelling house), including a garage or extensions,
Class B (roof alteration),
Class E (curtilage structures), including a garage, shed, greenhouse, etc.,
Class F (hard surface area)

Reason:

In order that the Local Planning Authority may exercise further control in this locality given the small private garden and amenity areas provided as part of this development in the interests of the comprehensive development and visual amenities of the area.

17. APPROVAL CONDITION - Provision of Open Space/Play Space (Pre-occupation condition relating to the southern residential phase of development)

Unless a different timescale is first agreed in writing by the Local Planning none of the residential units hereby permitted shall be occupied in the southern residential phase of the development (as shown on the Development Phasing Plan attached to the accompanying Section 106 agreement) until such time as the areas of open space relating to that phase (as shown on the On-site Public Amenity Drawing attached to the accompanying Section 106 agreement) have been made ready and available for use as public open space.

Reason

To ensure that the facilities are available to serve occupants and the public.

18. APPROVAL CONDITION - Code for Sustainable Homes [Pre-Commencement Condition relating to the southern residential phase]

Before the development commences, written documentary evidence demonstrating that the development will achieve at minimum Level 4 of the Code for Sustainable Homes in the form of a design stage assessment, shall be submitted to the Local Planning Authority for its approval, unless an otherwise agreed timeframe is agreed in writing by the LPA.

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).

19. APPROVAL CONDITION - Residential - Permitted Development Restriction [Performance Condition relating to southern residential Phase

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any order amending, revoking or re-enacting that Order), no windows, doors or other openings other than those expressly authorised by any approval of reserved matters application for the appearance of the building.

Reason:

To protect the amenities of the adjoining residential properties.

20. APPROVAL CONDITION - Wildlife buffer corridor area [Pre-Commencement Condition relating to the southern residential phase of the site]

A landscape buffer zone of at least 2 metres width alongside the southern boundary of the site (backing onto houses in Maybush Road) shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before development commences. The planting within the buffer zone shall create a continuous habitat from the southern edge of the bund to the junction of the site in Wimpson Lane and shall be planted with species and managed to complement the bund habitat on the adjacent site.

Reason:

To provide undisturbed refuges for wildlife using the site.

21. APPROVAL CONDITION - Sightlines specification [Performance Condition relating to the southern residential phase of development]

Sight lines of 2.4m by 70m measured at the kerblines shall be provided before the first use of the access in Wimpson Lane. Notwithstanding the provisions of the Town and Country Planning General Development Order 1995 (as amended) 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.

22. APPROVAL CONDITION - Stopping up of the existing access [Performance Condition relating to the southern residential phase of development]

Any redundant access to the site shall be stopped up and abandoned and the footway, and verge crossings and kerbs shall be reinstated before the development is brought into use.

Reason:

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

23. APPROVAL CONDITION - Code for Sustainable Homes [performance condition-relating to the southern phase residential development]

Within 6 months of any part of the development first becoming occupied, written documentary evidence proving that the development has achieved at minimum Level 4 of the Code for Sustainable Homes in the form of post construction assessment and certificate as issued by a legitimate Code for Sustainable Homes certification body shall be submitted to the Local Planning Authority for its approval.

REASON:

To ensure the development has minimised 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).

24. APPROVAL CONDITION - BREEAM Standards (commercial development) [Pre-Occupation Condition relating to the northern mixed use phase of development]

Written documentary evidence demonstrating that the development has achieved at minimum a rating of Excellent 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).

25. APPROVAL CONDITION - Hours of Use - food/drink establishments/retail/business/industrial [Performance Condition relating to the northern mixed use phase of development]

Any food and drink uses / drinking establishments (A3, or A4 uses) that occupy any unit 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:

Monday to Thursday	11.00 hours to 23.00 hours	(11.00am to 11.00pm)
Friday and Saturday	11.00 hours to 23.30 hours	(11.00am to 11.30pm)
Sunday and recognised public holidays	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.

Any retail (A1) Uses that occupy any unit hereby permitted shall not operate (meaning that customers shall not be present on the premises outside the following hours:

Monday to Sunday 06.00 hours to 23.00 hours (6.00am 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.

Any B1(c), or D1 (Healthcare) uses that occupy any unit hereby permitted shall not operate outside the following hours:

Monday to Saturday 06.00 hours to 22.00 hours (6.00am to 10.00pm)
and at no time on Sunday and recognised public holidays.

Reason:

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

26. APPROVAL CONDITION - Glazing - soundproofing from external traffic noise [Pre-Commencement Condition]

Works pursuant to flats fronting Romsey Road in the northern phase of this permission shall not be commenced until a scheme for protecting the proposed flats from traffic noise from Romsey Road and activity associated with the proposed adjacent commercial units has been submitted to and approved by the local planning authority in writing.

Unless otherwise agreed in writing, that scheme shall specify either:- Outer pane of glass - 10mm

Air gap between panes - 12mm

Inner pane of glass - 6 mm

or, with secondary glazing with a -

Outer pane of glass - 6mm

Air gap between panes - 100mm

Inner pane of glass - 6.4 mm

There must be no trickle vents installed in any case. For ventilation purposes in all cases, provision of acoustically treated 'BBA' approved mechanically powered ventilation should be the preferred option. However, provision of acoustic trickle vents will be acceptable. Once approved, that glazing shall be installed before any of the flats are first occupied and thereafter retained at all times.

Reason:

In order to protect occupiers of the flats from traffic noise.

27. APPROVAL CONDITION - Restricted Use-[Performance Condition relating to the northern mixed use phase of development]

Notwithstanding the Town and Country Planning (Use Classes) Amendment Order 1991, the commercial and employment led buildings, including the surgery building and nursing home, shall be used only for the purposes indicated in the submitted details and not for any other purpose without the prior written consent of the Local Planning Authority.

Reason:

For the avoidance of doubt and to enable the Local Planning Authority to retain control over the development in the interests of the amenities of the area.

28. APPROVAL CONDITION - Retail Floorspace [Performance Condition relating to the northern mixed use phase of development]

No single retail unit shall have a floorpace exceeding 750sq m.

Reason

To ensure compliance with local and national retail policies.

29. APPROVAL CONDITION - Delivery times [Performance condition relating to the northern mixed use phase of development]

No deliveries shall be taken in or dispatched from any of the commercial premises outside the approved operating hours for those units.

Reason:

To avoid disturbance of local residents.

30. APPROVAL CONDITION - CCTV (Pre-occupation condition relating to the northern mixed use phase of development)

Prior to first occupation of any of the commercial units, details of the number, siting, design and coverage of CCTV cameras shall be submitted to and agreed in writing by the Local Planning Authority. The approved scheme shall be fully installed and operational prior to the approved use first opening and shall be maintained in working order and operated at all times when the premises is open to customers and recorded images held for a 1 month period after being made on a daily basis for use by the Police.

Reason

In the interests of security and public safety.

31. APPROVAL CONDITION - Roller Shutters [Performance condition relating to the northern mixed use phase of development]

No security roller shutter, grilles, shutter housing box and associated guide rails shall be installed on the commercial or retail units unless details are first agreed in writing with the Local Planning Authority.

Reason:

In order to control the appearance of the development in the interests of visual amenity.

32. APPROVAL CONDITION - Car parking - [Performance condition relating to the northern mixed use phase of the site]

The approved car parking and service areas to serve the retail and commercial units shall be laid out and made available for use prior to first occupation of any of the units. Once provided, those parking facilities shall be retained at all times thereafter.

REASON

To ensure appropriate parking and servicing facilities are available in the interest of highway safety.

33. 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)

CS4	Housing Delivery
CS6	Housing Density
CS7	Safeguarding Employment Sites
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

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
SDP15	Air Quality
SDP16	Noise
NE4	Protected Species
HE3	Listed Buildings
HE6	Archaeological Remains
CLT1	Location of Development
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
H3	Special Housing Need

H5	Conversion to residential Use
H6	Housing Retention
H7	The Residential Environment
TI2	Vehicular Access

Supplementary Planning Guidance

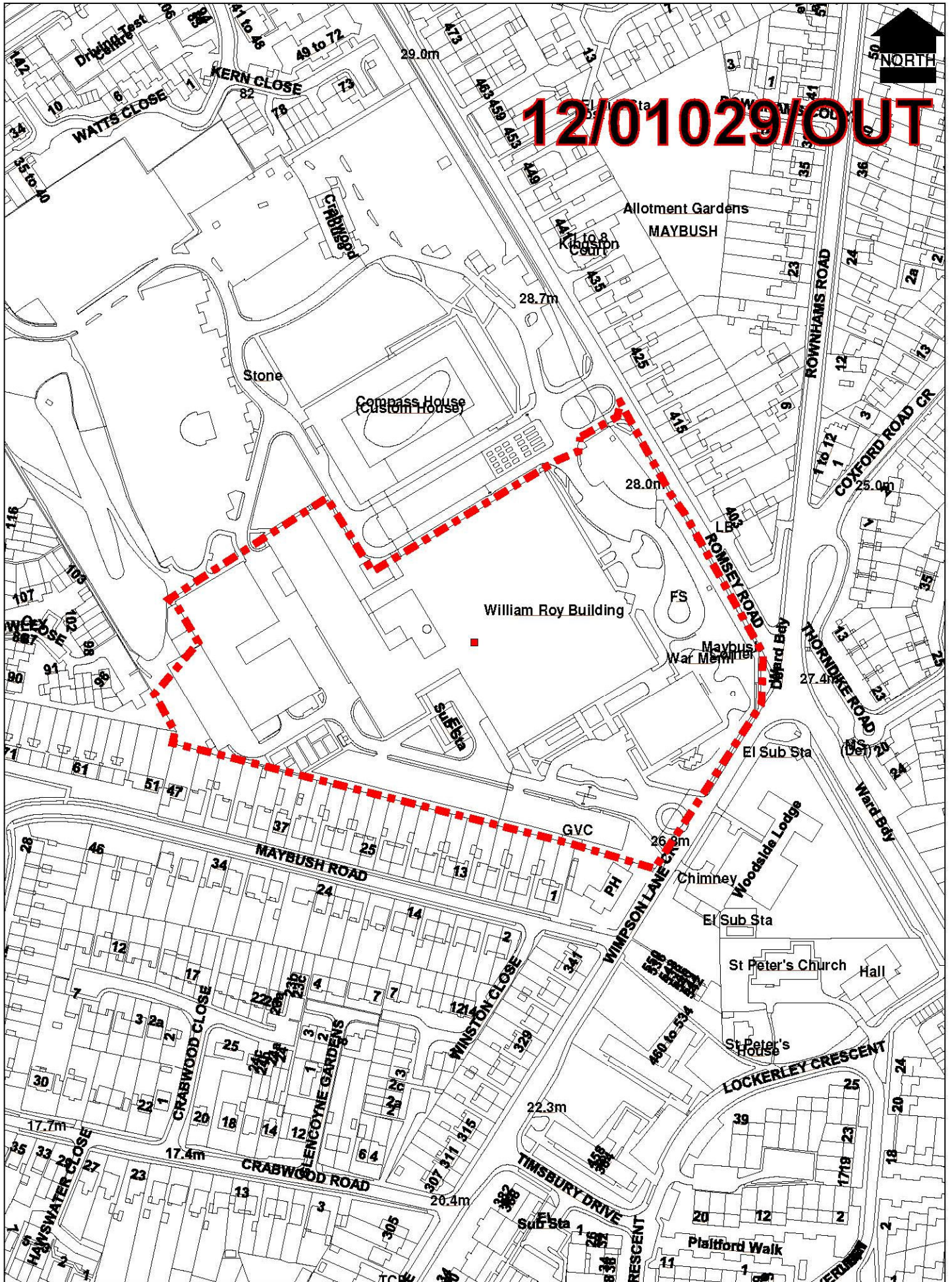
Residential Design Guide (Approved - September 2006)
 Planning Obligations (Adopted - August 2005 and amended November 2006)
 Parking standards

Other Relevant Guidance

The National Planning Policy Framework March 2012

It should be noted that this document replaced all the following that were considered at the pre-application stages of this planning application

PPS1 Delivering Sustainable Development (February 2005)
 Planning Policy Statement: Planning and Climate Change - Supplement to Planning Policy Statement 1 (December 2007)
 Planning Policy Statement: Eco-towns - Supplement to Planning Policy Statement 1 (July 2009)
 PPS3 Housing (November 2006)
 PPS5 Planning Policy Statement 5: Planning for the Historic Environment (March 2010)
 PPS9 Biodiversity and Geological Conservation (August 2005)
 PPG13 Transport (April 2001)
 PPG15 Planning and the Historic Environment (September 1994)
 PPG16 Archaeology and Planning (November 1990) PPG17 Planning for Open Space, Sport and Recreation (July 2002)
 PPS22 Renewable Energy (August 2004)
 PPS23 Planning and Pollution Control (November 2004)
 PPG24 Planning and Noise (October 1994)
 PPS 25 Development and Flood Risk (December 2006)



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Scale : 1:2500

Date :03 October 2012

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