

**Planning, Transport & Sustainability Division**  
**Planning and Rights of Way Panel – 20 November 2012**  
**Planning Application Report of the Planning and Development Manager**

<b>Application address:</b> 158-168A Portswood Road, SO17 2NJ			
<b>Proposed development:</b> Part three/part four storey extension (following part demolition of existing building) to form student accommodation (19 self-contained studios and cluster flats comprising 62 study bedrooms) managed as a hall of residence above and to the rear of retained ground floor commercial units with associated amenity space, parking and other facilities and vehicular access from Westridge Road. (Outline application seeking approval for Access, Appearance, Layout and Scale with Landscaping reserved) (amended with revised design and internal layout, removal of rear pedestrian entrance and introduction of manager's flat).			
<b>Application number</b>	12/01201/OUT	<b>Application type</b>	OUT
<b>Case officer</b>	Andrew Gregory	<b>Public speaking time</b>	15 minutes
<b>Last date for determination:</b>	28.11.2012	<b>Ward</b>	Portswood
<b>Reason for Panel Referral:</b>	Major application subject to objection	<b>Ward Councillors</b>	Cllr Claisse Cllr Norris Cllr Vinson

<b>Applicant:</b> Mr S Ahmed	<b>Agent:</b> Concept Design & Planning
------------------------------	---

<b>Appendix attached</b>			
1	Development Plan Policies		

<b>Recommendation Summary</b>	<b>Delegate to Planning and Development Manager to grant outline planning permission subject to criteria listed in report</b>
-------------------------------	---

**Reason for granting Outline Permission**

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. The impact of the development, in terms of visual and neighbouring amenity, highway safety and parking is considered to be acceptable. In reaching this conclusion, on the acceptability of the development, particular account has been taken of the third party response to the scheme; the quality of the proposed redevelopment proposals; the need for student housing and the potential reduction in demand for converting the City's existing family housing stock into shared housing; and the opportunity to enhance the vitality and viability of the district centre.

Other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38 (6) of the Planning & Compulsory Purchase Act 2004, outline planning permission should therefore be granted in accordance with the following policies: City of Southampton Local Plan Review (March 2006) Policies SDP1, SDP4, SDP5, SDP7, SDP8, SDP9, SDP10, SDP13, SDP15, CLT5, H2, H7, H13 and RE15 of the City of Southampton Core Strategy (January 2010) Policies CS5, CS6, CS7, CS11, CS13, CS15, CS19, CS20 and CS25 as supported by the relevant national planning guidance and the Council's current supplementary planning guidance listed in the Panel report.

## **Recommendation in Full**

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

i. Financial contributions towards site specific transport 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 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).

iv. In lieu of an affordable housing contribution an undertaking by the developer that only students in full time education will be permitted to occupy the flats.

v. The submission and implementation of a Student Drop Off/Collection Management Plan committing to an ongoing review of the site.

vi. A Site Waste Management Plan.

vii. Submission and implementation within a specified timescale of a Travel Plan.

viii. No student, with the exception of registered disabled drivers, shall be entitled to obtain parking permits to the Council's Controlled Parking Zones.

ix. The securing of a Traffic Regulation Order (TRO) for implementation of localised parking permit scheme in the streets adjoining Westridge Road, subject to positive outcome from consultation with local residents.

x. 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.

xi. The development signs up to the national best practise code for student accommodation (not managed and controlled by educational establishments) or equivalent best practise (SASSH).

2) In the event that the legal agreement is not completed within two months of the 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.

3) That the Planning and Development Manager be given delegated powers to vary relevant parts of the Section 106 agreement and to remove, vary or add conditions as necessary.

### **1. The site and its context**

1.1 The application site has an area of 1620 square metres and comprises a group of

retail units situated at the corner of Portswood Road and Westridge Road. The site is located within Portswood District Centre. The existing buildings are part two-storey and part single-storey along the Portswood Road frontage. The upper floors appear to be used for ancillary purposes to ground floor use. A communal service yard and parking area is located to the rear, screened by 3 trees and a dwarf wall along the Westridge Road frontage. The servicing area is accessed from Westridge Road via a private service lane. The site levels fall from front to rear with a level change of approximately 0.5 metres.

- 1.2 Portswood High Street comprises 2-3 storey units with commercial use on the ground floor and ancillary use or residential on the upper floors. This is a traditional street scene with buildings predominantly finished in face brick with bays and dormer windows. Taller buildings are located with the street scene including the former Broadway Theatre, Addis Square (three-storey with accommodation in the roof), residential development on the former Wickes site (four storey), and the new Sainsburys superstore.
- 1.3 Westridge Road predominantly comprises two-storey residential development including houses and flats. The adjacent two-storey property (no. 48) comprises four flats. Westridge Road public car park is located to the south-east. Parking restrictions exist within the street. The adjacent buildings on the opposite corner are occupied for commercial use.

## **2. Proposal**

- 2.1 The application seeks outline planning permission for extension and alteration to the existing buildings to provide 62 student study bedrooms on site with access, appearance, layout and scale to be considered and landscaping reserved. The proposal retains the existing retail units at ground floor level and seeks a part three-storey part four-storey extension over 158-168a Portswood Road and to the rear of 158 Portswood Road to facilitate the student accommodation following the demolition of the upper floor of 158a Portswood Road.
- 2.2 The 62 student study bedrooms are provided in the form of 19 no. cluster and studio flats. The cluster flats range in size from 3-7 bedrooms, each will communal dining, cooking and bathing/wc facilities. A raised amenity area accessed at first-floor level is located to the rear. Some of the flats are also served by recessed balconies and juliet balconies. The part three storey extension to the rear of 158 Portswood Road forming the wing fronting Westridge Road has an upper and lower ground floor as a result of the change in levels. The lower ground floor contains communal bin and bike storage and the upper floor contains a manager's office. The communal entrance into the student accommodation is located within the Westridge Road frontage. Internal access to flats above 160a-168a is made via a corridor framing the external amenity area.
- 2.3 The application proposes no change to the layout and existing access arrangements of the ground floor retail units from Portswood Road. Access to a rear car park and servicing area is maintained. No. 160 is provided with a revised stepped and gated rear access. Units 158 and 158a are provided with an integral bin store and are proposed to be accessed from Westridge Road. Replacement tree planting is proposed along the Westridge Road frontage, however, detailed landscaping is to be considered at reserved matters stage.
- 2.4 The elevations are predominantly finished in buff and dark brick with small

sections of render and composite cladding. The design incorporates full height bay windows, dormer windows, juliet balconies with steel louvers. Recessed balconies with steel balustrading are located at the corner. The proposed bays and dormers are proposed to be finished in composite cladding. The building has a mansard roof set behind a parapet.

- 2.5 The upper floor extension is proposed to have a light weight timber frame. The design and construction methodology has been informed by a structural engineer to ensure the existing buildings can take the additional load. The application is supported by a construction method statement. Detailed structural design matters will need to be considered and assessed at Building Regulations stage.

### **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.

### **4.0 Relevant Planning History**

- 4.1 04/00803/FUL - Erection of first floor side and rear extensions with loft conversion to 158-160a Portswood Road to provide 9 no. flats over existing retail units with associated parking.  
Conditionally Approved on 22.09.2006

### **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 (13.09.2012) and erecting a site notice (06.09.2012). At the time of writing the report 7 representations have been received from surrounding residents which can be summarised as follows:

**The proposal provides sub-standard student accommodation;**

Response - The scheme has been amended to provide 6 and 7 bed cluster flats with 2 bathrooms. The layout (in terms of bathing & kitchen facilities and room sizes) now meets the Council’s emerging licensing standards for flats in multiple occupation.

**The proposed scale of development will appear unduly dominant within the street scene;**

Response - The design has been amended to reduce the dominance of the building at the corner with the parapet lowered and a mansard roof added. The facade treatment has been altered from render to brick which is considered a less dominant facing material (as agreed by the Council’s City Design Team).

**The development will appear incongruous as the remaining buildings within the block only have one storey above the shops;**

Response - The existing single-storey shops at street level will be retained. The larger scale student accommodation will be set back. It is considered that the street scene can accommodate the proposed scale of development and design features have been incorporated to respect the massing and architectural detailing within the street.

**The modern design will be out of keeping with the more traditional gabled buildings on the opposite side of Portswood Road;**

Response - The building incorporates architectural detailing such as bay windows and dormer windows intended to reflect the traditional detailing, massing and rhythm within the street. In seeking to reduce the dominance of the building at the corner a set of bay windows has been removed. The Portswood Road street scene is not so homogenous that it cannot incorporate design variety.

**Lack of parking would lead to parking in local roads further afield, where there is already pressure on parking spaces;**

Response - It is recommended that a Traffic Regulation Order (TRO) for implementation of localised parking permit scheme in the streets adjoining Westridge Road is secured through the S106 legal agreement. TRO parking restrictions will prevent parking displacement into surrounding streets. This is a sustainable location with residents living in close proximity to the amenities and bus services available within the district centre. A travel plan and Student Drop Off/Collection Management Plan will also be secured through the S106 legal agreement.

**The proposed extension will reduce the size of the servicing area and will cause problems for delivery lorries entering and leaving the site, creating obstruction to the free flow of traffic within Westridge Road;**

Response - The applicants have submitted a vehicle tracking diagram to demonstrate that vehicles of a size which currently serve the retail units (10m length trucks) can manoeuvre on site. These details have been agreed by the Council's Highway Engineers.

**Additional traffic movements in the locality can only compound the severe congestion at the junction of Westridge Road and Portswood High road;**

Response - The student accommodation is proposed to be car free development. A Student Drop Off/Collection Management Plan will need to be agreed to carefully control traffic movements at the beginning and end of terms. It is unlikely the development will lead to a significant intensification of servicing vehicles to the retail units.

**Potential conflict between students and delivery vehicles;**

Response - The layout has been amended to ensure that pedestrian access into the building is taken from Westridge Road.

**Lettings will be privately managed and the universities will not have any involvement in the management of the facility, raising questions about security and acceptable behaviour;**

Response - A manager's office has been incorporated into the scheme. The development is also required to sign up to the Universities UK Code of Practice for University Managed Student Accommodation or SASSH (Southampton Accreditation Scheme for Student Housing) and this can be secured through the S106 legal agreement. SASHH was established to promote responsible renting of student housing and is run in partnership with the University of Southampton.

Under the SASSH scheme landlords are required to sign up to a code of management and practice. Any statutory nuisance can be dealt with under the relevant legislation.

**There is no lift provision;**

Response - A lift is not mandatory however an ambulant staircase will be required under Part M of the Building Regulations.

**The construction period seems bound to generate significant disruption in the vicinity;**

Response - The disruption caused during the construction period is an unfortunate symptom of development but cannot be used as a reason for refusal. Conditions are recommended to control demolition works and to prevent materials being stored on the public highway.

**Potential for loss of light and outlook to windows within the side of 48 Westridge Road.**

Response - The application has demonstrated compliance with the BRE daylight and sunlight standards in terms of outlook and daylighting to windows within the side of 48 Westridge Road. It should be noted that the windows within the side elevation of no. 48 do not serve habitable rooms.

- 5.2 **SCC Highways** - No objection, the amended rear car park and servicing layout is acceptable. However measures should be considered to prevent anti-social behaviour or potential loiterers within the servicing area. Conditions should be applied to ensure the servicing area is kept clear, the provision of wheel cleaning facilities and also in respect of materials storage.
- 5.3 **Environmental Health** – Each flat would be classed as a flat in multiple occupation and therefore must meet the SCC Guidance on Amenity standards for HMOs. This states that a maximum of 5 people can share a bathroom. Therefore for 6 persons 2 bathrooms must be provided. The flats would be subject to licensing under the Housing Act 2004 and compliance with the Amenity standard will be enforced.
- 5.4 **SCC Sustainability Team** – No objection subject to conditions to ensure the development meets Code for Sustainable Homes level 4.
- 5.5 **SCC City Design** – No objection following amendments to the design, scale and finishing materials to reduce the scale of development at the corner and to ensure that the design reflects the massing and architectural detailing within the street
- 5.6 **Architects Panel** - Elevations and materials palette is acceptable. However, the structural implications have not been worked out. Contextual elevations and levels were required (and now have been provided). Other concerns have been addressed by subsequent amendments revising the access arrangements and improvements to the wc/bathroom provision.
- 5.7 **SCC Environmental Health (Pollution & Safety)** – No objection subject to conditions to control hours of work, prevent bonfires and to require construction management details.
- 5.8 **SCC Environmental Health (Contaminated Land)** - Potentially contaminated site; adequate assessments will need to be carried out on site to determine the

likely presence of contaminants. Planning condition recommended.

- 5.9 **SCCTrees** - No objection to the removal of the existing trees fronting Westridge Road subject to replacements being provided. Narrow fastigate tree species will be required.
- 5.10 **SCC Ecology** – No objection
- 5.11 **BAA** – No objection however advisory notes should be added regarding cranes, lighting and careful consideration of landscaping to minimise birdstrike hazards.
- 5.12 **Hampshire Constabulary** – No objection following amendments to the access arrangement and the provision of improved surveillance to the servicing area.
- 5.13 **Southern Water** – No objection subject to condition to secure details of means of foul and surface water disposal.
- 5.14 **City of Southampton Society** - No objection on design grounds and support the concept of specialist student accommodation.
- 5.15 **SCC Archaeology** - No objection subject to conditions to secure a phased programme of archaeological work.

## **6.0 Planning Consideration Key Issues**

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

- The principle of this form of development
- Design issues including scale, bulk and massing
- Residential environment for future occupiers
- Transport and parking issues
- Impact on residential amenity

### **6.2 Principle of Development**

The site is currently occupied for retail use and is located within the defined Portswood District Centre. Policy CS3 of the Core Strategy indicates that a key priority for the centre is to ensure ground floors are safeguarded for active commercial use and to promote the upper floors for flats and offices; and to support individual redevelopments of less distinctive areas within the centre.

6.3 With the exception of the 7 no. studio flats and 1no. 1-bed flats, the accommodation is provided in 'cluster flats' where 2-7 student study bedrooms share communal living space. The scheme has been amended to ensure the room sizes and communal living facilities satisfy the Council's standards for flats in multiple occupation. A total of 62 student study bedrooms are proposed. The principle of this type of accommodation is supported by 'saved' Local Plan Policy H13.

6.4 The site is considered to be a suitable and sustainable location for student accommodation, located within walking distance of Southampton University Highfield Campus and in close proximity to amenities and regular bus services within the District Centre. The provision of student accommodation in close

proximity to the shops and other amenities within Portswood Road may also enhance the vitality and viability of the district centre. Furthermore the provision of purpose built student accommodation may reduce the demand for converting the city's existing family housing stock into shared housing.

- 6.5 The Council's SPD on Houses in Multiple Occupation does not form a material planning consideration, owing to the type of accommodation being put forward, which is to be managed. (cf. paragraph 3.4, 5<sup>th</sup> bullet point of the SPD).

6.6 Design Issues

The design has been amended to provide a more robust materials palette with a greater amount of face brick and the use of steel rather than timber louvers. The scale has also been reduced at the corner by lowering the parapet wall and introducing a mansard roof.

- 6.7 The Portswood Road street scene is not considered so homogenous that it cannot incorporate design variety. The upper floors are set back and the projecting single-storey shops will be retained at street level. The existing group of low rise nondescript buildings is a less distinctive part of Portswood Road. The development provides opportunity for investment and improvement to this corner site. There is opportunity for increased scale and there are already precedents with taller development interspersed amongst the existing two/three storey development within the street scene. Clearly the proposed development will be more dominant than the existing buildings within the street, however this impact is not considered harmful and must be weighed against the economic benefits this development will bring to the District Centre.

- 6.8 The architects have sought a contemporary design approach whilst incorporating design features to respect the architectural detailing, massing and rhythm within the street. The use of modern full height bay windows helps to break up the massing. The window design and use of louvers and balustrades helps to give the building greater horizontal emphasis. The use of dormers and bay windows reflects the adjacent development within the street.

6.9 Residential Environment for future occupiers

The development (as amended) satisfies the Council's minimum room space standards and washing / WC requirements for flats in multiple occupation. All habitable rooms will receive sufficient outlook and daylighting. An external communal amenity area is provided which is 80 square metres in size. The access into the site is now considered safe and convenient with all flats accessed from a main entrance within the Westridge Road frontage.

6.10 Transport and parking issues

The site is close to principal bus routes and within reasonable walking distance of Southampton University Highfield Campus and amenities within Portswood District Centre. Local and national policies aim to reduce reliance on the private car and encourage alternative modes of transportation such as public transport, walking and cycling.

- 6.11 The development represents a 'car free' scheme and whilst students will be discouraged from bringing a car to the city due to the limited availability of



unrestricted on street parking within this area, restrictive clauses are recommended within the S106 legal agreement to prevent displacement parking into surrounding streets. Clauses are recommended to prevent occupiers applying for parking permits and also to secure a Traffic Regulation Order (TRO) for implementation of localised parking permit scheme in the streets adjoining Westridge Road, subject to positive outcome from consultation with local residents.

6.12 Furthermore the S106 agreement will secure a travel plan and the submission of a student drop off/collection management plan to ensure that any traffic problems are mitigated. The management plan will ensure that controls are put in place to stagger student arrival and departure times at the start and end of term in order to prevent harmful disruption to the surrounding highway network. Satisfactory bin and bicycle storage provision has been made.

6.13 The Council's Highway Engineers raise no objection to the rear servicing and parking arrangement for the retained retail use. A manager's office has been incorporated into the scheme and will provide improved surveillance of the rear servicing area.

6.14 Impact on residential amenities

On balance the development will not adversely harm the residential amenities of neighbouring occupiers. The proposal will not lead to harmful overlooking, loss of outlook, or shadowing to neighbouring occupiers. A minimum front to front separation distance of 24 metres is provided with adjacent properties within Portswood Road which is considered acceptable across a street. A separation distance of 30 metres is provided between the proposed rear facing windows and windows within the side of 48 Westridge Road.

6.15 It should be noted that windows within the side of 48 Westridge Road are non habitable serving bathrooms and kitchens (non-dining). The application is supported by shadow diagrams which demonstrate that no harmful loss of sunlight will occur to neighbouring buildings. The raised amenity area is framed by a corridor and will not give rise to overlooking. A condition will be imposed to prevent access to the existing flat roofed areas for anything other than maintenance.

6.16 A manager's office has been incorporated into the scheme and this will be secured by condition. The development is also required to sign up to the UK Code of Practice for University Managed Student Accommodation or the SASHH scheme to ensure the student accommodation is responsibly managed in accordance with best practise guidance. It is considered a sensible approach to locate higher density student accommodation within the district centre because students can access the accommodation via principle routes such as Portswood Road rather than through quiet residential suburbs.

## **7.0 Summary**

7.1 The development provides opportunity for investment and improvement to this less distinctive part of Portswood Road corner site. Policy CS3 of the Core Strategy indicates that a key priority for the centre is to ensure ground floors are safeguarded for active commercial use and to promote the upper floors for flats and offices; and to support individual redevelopments of less distinctive areas

within the centre.

- 7.2 The site is considered to be a suitable and sustainable location for student accommodation, located within walking distance of Southampton University Highfield Campus and in close proximity to amenities and regular bus services within the District Centre. Furthermore the provision of purpose built student accommodation may reduce the demand for converting the city's existing family housing stock into shared housing. The impact of the development, in terms of visual and neighbouring amenity, highway safety and parking is considered to be acceptable.

## **8.0 Conclusion**

It is recommended that planning permission be granted subject to a Section 106 agreement and conditions.

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

1(a), 1(b), 1(c), 1(d), 2(b), 2(d), 4(f), 4(g), 4(vv), 6(a), 6(c), 7(a), 8(a), 9(a), 9(b).

### **AG for 20/11/2012 PROW Panel**

### **PLANNING CONDITIONS**

#### **01. APPROVAL CONDITION - Outline Permission Timing Condition**

Outline Planning Permission for the principle of the development proposed and the following matters sought for consideration, namely the layout of buildings and other external ancillary areas, the means of access (vehicular and pedestrian) into the site and the buildings, the appearance and design of the structure, and the scale, massing and bulk of the structure of 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 taking place on the site the landscaping of the site specifying both the hard, soft treatments and means of enclosures (RESERVED MATTER).
- (ii) An application for the approval of the outstanding reserved matters 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 [either before the expiration of five years from the date of this Outline permission, or] before the expiration of two years from the date of approval of the last application of the reserved matters to be approved [whichever is the latter].

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 - Samples details of building materials to be used [Pre-Commencement Condition]**

No work for the construction of the buildings hereby permitted shall commence unless and until details and samples of the materials and finishes to be used for the external walls, windows, doors and roof of the building have been submitted to and approved in writing by

the Local Planning Authority. Development shall be implemented only in accordance with the agreed details.

Reason:

To enable the Local Planning Authority to control the development in detail in the interest of the visual amenities of the locality and to endeavour to achieve a building of high visual quality.

**03. APPROVAL CONDITION- Land Contamination investigation and remediation [Pre-Commencement & Occupation Condition]**

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

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

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

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

Reason:

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

**04. 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.

**05. 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.

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

Prior to the commencement of any development a written construction environment management plan shall be submitted to and approved by the LPA. The plan shall contain method statements and site specific plans to prevent or minimise impacts from noise, vibration, dust and odour for all operations, as well as proposals to monitor these measures at the site boundary to ensure emissions are minimised beyond the site boundary. All specified measures shall be available and implemented during any processes for which those measures are required.

Reason:

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

**07. APPROVAL CONDITION - Bonfires [Performance Condition]**

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

Reason:

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

**08. APPROVAL CONDITION - Hours of work for Demolition / Clearance / Construction [Performance Condition]**

All works relating to the demolition, clearance and construction of the development hereby granted shall only take place between the hours of;

Monday to Friday 08:00 hours to 18:00 hours (8.00am to 6.00pm)

Saturdays 09:00 hours to 13:00 hours (9.00am to 1.00pm)

And at no time on Sundays and recognised public holidays.

Any works outside the permitted hours shall be confined to the internal preparations of the buildings without audible noise from outside the building, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

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

**09. APPROVAL CONDITION - Code for Sustainable Homes [Pre-Commencement Condition]**

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).

**10. APPROVAL CONDITION - Code for Sustainable Homes [Performance Condition]**

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).

**11. APPROVAL CONDITION - Material Storage (Pre-Commencement Condition)**

No work shall be carried out on site unless and until provision is available within the site, in accordance with details to be submitted to and approved in writing by the Local Planning Authority, for all temporary contractors buildings, plant and stacks of materials and equipment associated with the development and such provision shall be retained for these purposes throughout the period of work on the site. At no time shall any material or equipment be stored or operated from the public highway.

**Reason:**

To avoid undue congestion on the site and consequent obstruction to access.

**12. APPROVAL CONDITION - Wheel Cleaning Facilities [Pre-Use Condition]**

During the period of the preparation of the site, excavation for foundations or services and the construction of the development, wheel cleaning facilities shall be available on the site and no lorry shall leave the site until its wheels are sufficiently clean to prevent mud being carried onto the highway.

**Reason:**

In the interests of highway safety.

**13. APPROVAL CONDITION - Servicing yard (Performance condition)**

Unless otherwise agreed in writing by the Local Planning Authority the rear servicing yard shall be kept clear at all times for the parking and turning of servicing vehicles.

**REASON:** To secure a satisfactory form of development and to prevent obstruction to the highway.

**14. APPROVAL CONDITION - Surface / foul water drainage [Pre-commencement Condition]**

No development approved by this permission shall commence until a scheme for the disposal of foul water and surface water drainage have been submitted to and approved in writing by the Local Planning Authority and no building shall be occupied unless and until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority and subsequently implemented and maintained for use for the life of the development.

Reason:

To ensure satisfactory drainage provision for the area.

**15. APPROVAL CONDITION - Archaeological investigation [Pre-Commencement Condition]**

No development shall take place within the site until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted to and approved by the Local Planning Authority.

Reason: To ensure that the archaeological investigation is initiated at an appropriate point in development procedure.

**16. APPROVAL CONDITION - Archaeological work programme [Performance Condition]**

The developer will secure the completion of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved by the Local Planning Authority.

Reason: To ensure that the archaeological investigation is completed.

**17. APPROVAL CONDITION - replacement trees [Performance Condition]**

Any trees to be felled pursuant to this decision notice will be replaced with species of trees to be agreed in writing with the Local Planning Authority at a ratio of two replacement trees for every single tree removed. The trees will be planted within the site or at a place agreed in writing with the Local Planning Authority. The Developer shall be responsible for any replacements for a period of 5 years from the date of planting. The replacement planting shall be carried out within the next planting season (between November and March) following the completion of construction. If the trees, within a period of 5 years from the date of planting die, fail to establish, are removed or become damaged or diseased, they will be replaced by the site owner / site developer or person responsible for the upkeep of the land in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason:

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

**18. APPROVAL CONDITION - Restricted use of flat roof area [Permanent Condition]**

The flat roof area serving 164-168a Portswood Road shall only be accessed for maintenance purposes and shall not be used as a balcony, terrace, roof garden or similar amenity area without the grant of further specific permission from the Local Planning authority.

REASON:

In order to protect the privacy of adjoining occupiers

**19. 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.

**20. APPROVAL CONDITION – Manager’s office**

The manager’s office within the upper ground floor as shown on the plans hereby approved shall be made available for that purpose prior to first occupation of the student flats and thereafter retained.

REASON:

To secure a satisfactory form of development and on-site supervision of the accommodation to ensure as far as is practicable that anti-social behaviour does not occur to the detriment of occupiers of near by properties.

**21. APPROVAL CONDITION - Refuse & Recycling Bin Storage - [Pre Occupation Condition]**

Bin storage shall be laid out with a level approach prior to the first occupation of the development hereby approved in accordance with the approved plans. The facilities shall include accommodation for the separation of waste to enable recycling. The approved refuse and recycling storage shall be retained whilst the development is used for residential purposes.

REASON:

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

**22. APPROVAL CONDITION - Cycle storage [Pre-Occupation Condition]**

The development to which this consent relates shall not be brought into use in full or in part until secure, covered space has been laid out within the for bicycles to be stored and for cycle stands to be made available for visitors to the site in accordance with the plans hereby approved. The cycle stores and stands hereby approved shall thereafter be retained on site for those purposes.

Reason

To encourage cycling as an alternative form of transport

**23. APPROVAL CONDITION - Approved Plans**

The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule attached below, unless otherwise agreed in writing with the Local Planning Authority.

Reason:

For the avoidance of doubt and in the interests of proper planning.

## Notes to Applicant

1. Southern Water - Public Sewerage – Informative: A formal application for connection to the public sewerage is required in order to service this development. Please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (tel 01962 858688) or [www.southernwater.co.uk](http://www.southernwater.co.uk).
2. Southern Water - Water Supply – Informative: A formal application for connection to the water supply is required in order to service this development. Please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (tel 01962 858688) or [www.southernwater.co.uk](http://www.southernwater.co.uk).
3. Secure by Design – Informative: It is recommended that the development achieves the requirements of the Police 'Secured by Design' (Part 2) award. Details can be found at [www.securedbydesign.com](http://www.securedbydesign.com)
4. Cranes: Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues' (available at <http://www.aoa.org.uk/policy-safeguarding.htm> )
5. Lighting: The development is close to the aerodrome and the approach to the runway. We draw attention to the need to carefully design lighting proposals. This is further explained in Advice Note 2, 'Lighting near Aerodromes' (available at <http://www.aoa.org.uk/policy-safeguarding.htm>). Please note that the Air Navigation Order 2005, Article 135 grants the Civil Aviation Authority power to serve notice to extinguish or screen lighting which may endanger aircraft.
6. Landscaping: The development is close to the airport and the landscaping which it includes may attract birds which in turn may create an unacceptable increase in birdstrike hazard. Any such landscaping should, therefore, be carefully designed to minimise its attractiveness to hazardous species of birds. Your attention is drawn to Advice Note 3 and 8, 'Potential Bird Hazards: Amenity Landscaping and Building Design' (available at <http://www.aoa.org.uk/policy-safeguarding.htm> )



**POLICY CONTEXT**

Core Strategy - (January 2010)

CS6	Housing Density
CS6	Economic Growth
CS13	Fundamentals of Design
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
CS24	Access to Jobs
CS25	The Delivery of Infrastructure and Developer Contributions

City of Southampton Local Plan Review – (March 2006)

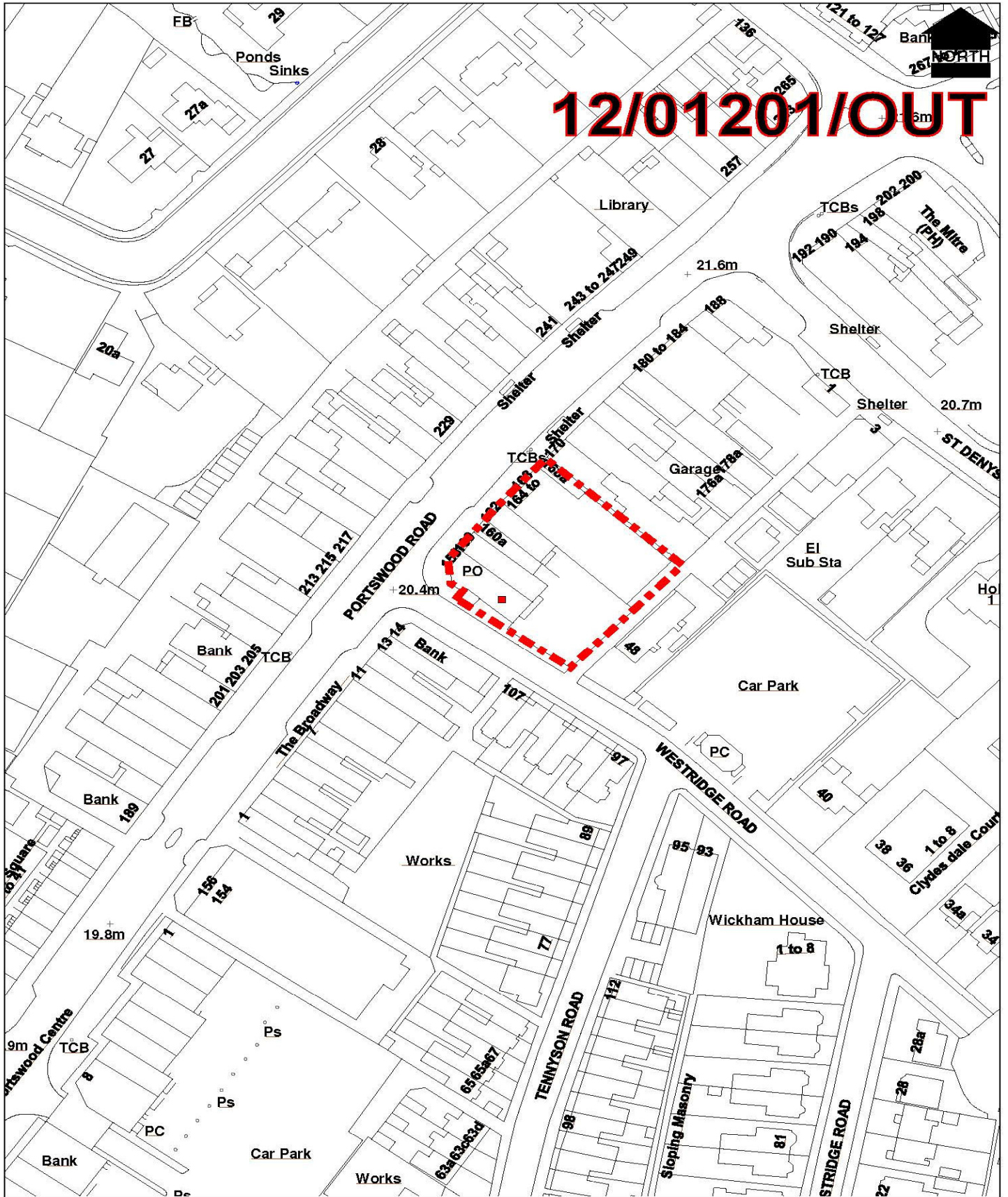
SDP1	Quality of Development
SDP4	Development Access
SDP5	Parking
SDP6	Urban Design Principles
SDP7	Urban Design Context
SDP9	Scale, Massing & Appearance
SDP10	Safety & Security
SDP11	Accessibility & Movement
SDP12	Landscape & Biodiversity
SDP13	Resource Conservation
SDP14	Renewable Energy
SDP19	Aerodrome and Technical Site Safeguarding and Airport Public Safety Zone
SDP22	Contaminated Land
HE6	Archaeological Remains
CLT6	Provision of Children's Play Areas
CLT7	Provision of New Public Open Space
H1	Housing Supply
H2	Previously Developed Land
H7	The Residential Environment
H13	New Student Accommodation
REI5	District Centres

Supplementary Planning Guidance

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

Other Relevant Guidance

National Planning Policy Framework (March 2012)



**12/01201/OUT**

Scale : 1:1250

Date 07 November 2012

© Crown copyright. All rights reserved. Southampton City Council 100019679 2004.

