

Planning, Transport & Sustainability Division
Planning and Rights of Way Panel 14th January 2014
Planning Application Report of the Planning and Development Manager

Application address: Sewage Works, Victoria Road, Woolston			
Proposed development: Redevelopment of the site. The provision of a permanent wastewater treatment works, comprising a primary, secondary and sludge treatment building and associated ancillary structures, internal access roads with realignment of Victoria Road access, landscaping, lighting, boundary treatments and remedial works to the existing sea wall with new storm outfall and upgrade the existing wastewater treatment works. Proposals include provision of associated temporary construction compound, barge and enabling works (including temporary wastewater treatment plant) with temporary construction worker parking on land to the east of Victoria Road - Description amended following validation.			
Application number	13/01515/FUL	Application type	FUL
Case officer	Stephen Harrison	Public speaking time	15 minutes
Last date for determination:	31.01.2014 (PPA)	Ward	Woolston
Reason for Panel Referral:	Major planning application subject to objection	Ward Councillors	Cllr Cunio Cllr Hammond Cllr Payne

Applicant: Southern Water Services Ltd	Agent: Adams Hendry
---	----------------------------

Recommendation Summary	Delegate to Planning and Development Manager to grant planning permission subject to criteria listed in report
-------------------------------	---

Community Infrastructure Levy Liable	No
---	-----------

Reason for granting Permission

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. The existing works are at capacity and are failing. A bespoke architecturally-led design is proposed. The phasing of the development has been properly considered to ensure continuous provision is available during the 4 year construction period and a temporary works will be constructed using Southern Water's permitted development allowances as given by Schedule 2 Part 16 of the Town & Country Planning (General Permitted Development) Order 1995. The proposed design complies with current development plan design policies and whilst the impact of the development on the outlook of existing residents will change this will, to some degree, be mitigated by a good landscaping proposal and the separation distances proposed. The benefits of the works in terms of reducing the existing odour nuisance and improving the discharge into the internationally protected Solent and Southampton Water Special Protection Area (SPA) and Ramsar wetlands, and the nationally designated Lee on Solent Site of Special

Scientific Interest (SSSI) have been afforded significant weight. There are no highway safety concerns. As such, this planning application is recommended for approval. Other material considerations as detailed in the report to Planning Panel on 14th January 2014 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. In reaching this decision the Local Planning Authority offered a pre-application planning service and has sought to work with the applicant in a positive and proactive manner as required by paragraphs 186-187 of the National Planning Policy Framework (2012).

Policies – SDP1, SDP4, SDP5, SDP6, SDP7, SDP8, SDP9, SDP10, SDP11, SDP12, SDP13, SDP15, SDP16, SDP17, SDP22, NE4, NE5, CLT11 and MSA18 of the City of Southampton Local Plan Review (March 2006) and policies CS6, CS12, CS13, CS14, CS18, CS19, CS20, CS22, CS23, CS24, CS25 of the Local Development Framework Core Strategy Development Plan Document (January 2010) as supported by the Residential Design Guide (Approved - September 2006), Planning Obligations SPD (Adopted - September 2013), the Parking Standards SPD (September 2011) and the National Planning Policy Framework 2012.

Appendix attached			
1	Development Plan Policies	2	City Design Comments

Recommendation in Full

1. 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 or the provision of a s.278 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 SPD relating to Planning Obligations (September 2013). These works may include additional off-site planting and/or the narrowing of Victoria Road;
 - ii. 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.
 - iii. Submission of a Training & Employment Management Plan committing to adopting local labour and employment initiatives, in accordance with Policies CS24 & CS25 of the Local Development Framework Core Strategy Development Plan Document - Adopted Version (January 2010) and the adopted SPD relating to Planning Obligations (September 2013).
 - iv. The phased delivery and design of a riverside walkway and barrier/handrail (or alternative link) in the event that it is found to be practicable following the delivery of the neighbouring phase of Centenary Quay. A 2m wide route along the riverside edge is to be safeguarded from development; and,
 - v. A construction vehicle routing agreement in line with that agreed at Centenary Quay.

2. In the event that the legal agreement is not completed by 31st January 2014 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 add, vary and /or delete relevant parts of the Section 106 agreement and/or conditions as necessary.

1.0 The site and its context

- 1.1 This planning application by Southern Water relates to the existing sewage treatment works towards the southern end of Victoria Road in Woolston. This site measures some 1.26 hectares (ha) in area and is bounded to the north by the Centenary Quay site. To the east of the site is Victoria Road with residential two-storey housing opposite. Vehicular access is taken from Victoria Road and this boundary is currently marked by 4 mature Lime trees and a hedge with railings.
- 1.2 To the south there is a boat yard and to the west the site has a boundary with the River Itchen and its associated foreshore. These waters and associated mudflats form part of the internationally protected Solent and Southampton Water Special Protection Area (SPA) and Ramsar wetlands, and the nationally designated Lee on Solent Site of Special Scientific Interest (SSSI).
- 1.3 The existing sewage treatment works are no longer fit for purpose and there is evidence that the site has reached its working capacity. It was originally built in the 1960s and serves a population of some 63,000 people. The site suffers from odour problems, particularly in the Summer with many complaints catalogued. Southern Water was prosecuted by the Environment Agency in respect of pollution incidents at the site in late November 2011. In the judgement handed down the judge noted that *"The plant is too small and the system is inadequate for dealing with the level of population in the area...All agencies including the defendant need to combine to provide a solution for the future"*. Acknowledging the need for significant investment to address the issue the judge imposed a fine of only £5,000 plus costs.

2.0 Proposal

- 2.1 This planning application proposes to redevelop the site with a new state-of-the-art sewage treatment works that would also increase its capacity to a population of 69,000 people.
- 2.2 These works will be phased in order to maintain existing provision during the project works. This will involve constructing a temporary off-site sewage treatment works on the southern quarter (1.15 ha) of the Centenary Quay site immediately to the north of the planning application site. These works can be undertaken as 'permitted development' without the need for planning permission under Schedule 2 Part 16 of the Town & Country Planning (General Permitted Development) Order 1995.
- 2.3 The principal works will then be carried out on the application site with the whole project taking some 4 years to complete. Part 16 of the GPDO allows for some of the permanent ancillary works to be undertaken as permitted development. However, there is a threshold for buildings taller than 15 metres in height which

triggers the need for planning approval. These works comprise the following 3 buildings:

- 2.4 • **Preliminary & Primary Treatment Plant Enclosure**
This building would front the River Itchen with a length of 55m, a width of 47m and a height of 20.7m (23.7m Above Ordnance Datum). This building has a floorarea of 2,331sq.m.
- 2.5 • **Secondary Treatment Plant Enclosure**
This building would front Victoria Road with a length of 94.4m, a width of 44m and a height of between 9 metres at the northern end to 13.75m (16.75m AOD). This building has a floorarea of 3,547sq.m. The 4 existing trees along Victoria Road will be felled and replaced to accommodate this building. These trees are not protected by a Tree Preservation Order (TPO) and 16 new mature trees are, instead, proposed along the Victoria Road frontage.
- 2.6 • **Sludge Treatment Plant Enclosure and Welfare Building**
This building runs along the southern boundary with a length of 30.1m, a width of 15.4m and a height of 9.6m (12.6m AOD). This building has a floorarea of 440sq.m.
- 2.7 A vent stack of 27m (32.1m AOD) is also required.
- 2.8 Land-raising will take place across the majority of the operational land to between 3.9 and 4.9m AOD (the latter is the existing level of Victoria Road). These measures will ensure that the redeveloped operational site is raised above the calculated flood level and would protect the site from the predicted 1 in 200 year tidal flooding up to the year 2070. As part of these works the existing sea wall will be repaired to include a new storm outfall and provision – should it be possible in the future – for a 2m wide public footpath along the river’s edge.
- 2.9 The applicants propose a contemporary design solution using a steel frame with external steelwork finished with 140 micron galvanising and milled aluminium sheeting with black aluminium roller shutter doors. The applicants also propose to cover the works with a curved roof constructed from milled aluminium stucco embossed aluminium roofing trays with a perforated canopy. Samples of these materials will be available at the Panel meeting, and the applicants have provided examples of other buildings that have employed these finishes; including the new bus station in Stoke and the Mount Batten Leisure Centre in Portsmouth.
- 2.10 A new 6m wide access is proposed approximately 18 metres to the south of the existing. The planning application also seeks planning permission for a temporary change of use to part of the existing Victoria Road public car park, on the opposite side of the road, to a construction phase compound for use by site operatives. This car park is owned by the Council.
- 2.11 This sewage treatment works would be operational 24 hours a day. A total of 6 staff (3 full and 3 part time) would be needed to run the works.
- 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 Core Strategy Policy CS20 and Local Plan “saved” Policy SDP13. In this case, however, these buildings are effectively sealed canopies to screen the technical processes of the waste water treatment works, and in doing so reduce the odour levels, rather than traditional buildings, and a degree of flexibility can therefore be afforded.
- 3.3 **SCC Sustainability** comment that whilst it is understandable that a BREEAM assessment will be more difficult with this type of development, there is no proposed alternative criteria/ evidence to be provided in lieu of a BREEAM assessment. In addition the applicants were asked to consider a green roof, and this does not seem to have been considered as an option as part of the decision making process.
- 3.4 *Note: A generic planning condition is recommended to secure further details of the building’s sustainability credentials.*
- 3.5 The National Planning Policy Framework (NPPF) came into force on 27th March 2012 and replaces the previous set of national planning policy guidance notes and statements. The Council has reviewed the Core Strategy to ensure that it is in compliance with the NPPF and are satisfied that the vast majority of policies accord with the aims of the NPPF and therefore retain their full material weight for decision making purposes, unless otherwise indicated.

4.0 Relevant Planning History

- 4.1 Various works to the sewage treatment plant following its construction in the 1960s, including the erection of a telecoms mast with antennae in 2001 and its extension to 19m in height in 2002.
- 4.2 13/00341/SCR – Not EIA Development 27.02.2013
Request for a screening opinion under Regulation 5(1) of the 2011 Town and Country Planning Environmental Impact Assessment (England and Wales) prior to a planning application for replacement wastewater treatment works. (updates 10/01211/SCR for a similar proposal)

5.0 Consultation Responses and Notification Representations

- 5.1 Southern Water have undertaken their own extensive pre-application engagement exercise and explored alternatives to remodelling the existing site (including a pipeline to Peel Common). More recently a public exhibition was held on 4th and 6th July with some 39 people making written comments thereafter.
- 5.2 Following the receipt of the planning application a publicity exercise in line with department procedures was undertaken which included notifying adjoining and nearby landowners, placing a press advertisement (enter date) and erecting a site notice (enter date). At the time of writing the report **3** representations have been received from surrounding residents (including 2 objections and 1 letter of support).

5.3 **Ward Cllr Payne** has requested a Planning Panel determination. Tackling the odour from the current treatment works is something the local community has been urging action on for many years. If this application were to address these concerns it would clearly be a positive step. Some residents have raised concerns about the size of the proposed new buildings.

5.4 The following is a summary of the points raised by third parties:

- 5.5
- Whilst appreciating that this work must be done the height is excessive – it should be reduced or sunk into the ground. A building of this height will completely block out my light.

Response

5.6 The proposed height is dictated by the technical processes of the sewage treatment works. In particular, the height of the secondary treatment enclosure is governed by the elevation of the treatment tank contained within and the need to provide sufficient headroom above the tank for lifting equipment. In order to reduce the odour levels down the processes are fully enclosed by the building. The reduction in odour nuisance and improvements to the site's aesthetic appearance result in a building along Victoria Road of between 9 metres at the northern end to 13.75m (16.75m AOD). This is the equivalent of between a three and five storey residential building.

5.7 The Woolston site is in close proximity to the River Itchen. Since the maximum tidal level of the estuary is high relative to existing ground levels (approximately 1m below), groundwater will be encountered in even shallow excavations. This has been confirmed through recent site ground investigation. Management of groundwater is one of the major challenges of below ground construction and the main reason why the development cannot be sunk below the level of Victoria Road.

- 5.8
- Impacts upon views across to the Docks

Response

5.9 The loss of any views towards the docks is not a material planning consideration as nobody has the right to a view. Impacts upon existing outlook, which is a planning concern, are discussed later in this report.

- 5.10
- Vibration during construction will impact upon the stability of our home

Response

5.11 There is no evidence to suggest that this will be the case and a condition is recommended to secure appropriate piling methods in consultation with SCC Environmental Health. Any damage to the neighbouring property during construction becomes a civil matter rather than one for the planning application stage.

- 5.12
- The existing railings along Victoria Road should be retained.

Response

5.13 The existing railings are not listed and they have no protection from removal. Furthermore, they do not provide the necessary security for this site and their replacement with a purpose designed mesh fence with hedge will improve the streetscene appearance and the overall security of the site.

5.14 Consultation Responses

- 5.15 **The Environment Agency (EA)** – No objection. The detailed response has been forwarded to the applicant. In summary no objection is raised subject to the suggested planning conditions, in respect of piling and contamination, being attached. The EA welcome the new Wastewater Treatment Works which is required to meet the forthcoming tighter standards required. The current works is under considerable strain to treat current flows. We understand that the enabling works will allow the new works to be completed and delivered significantly earlier. The provision of the new works early will assist in water quality improvements within the receiving water sooner and lessen the risk of compliance issues. We are therefore in support of this development and the use of the enabling works. Excavations are likely to give rise to groundwater which will need to be removed. Any potential dewatering activities resulting in water discharge activities may require an additional Environmental Permit. Early consultation with the Environment Agency is advised so that any permit required can be determined in advance of the dewatering.
- 5.16 The EA have reviewed the information submitted and have assessed the application against the requirements of the Bathing Waters Directive, Shellfish Waters Directive and Water Framework Directive (WFD). The proposed works are located on the banks of Southampton Water WFD transitional water body, which includes Southampton Water designated Shellfish Water. As such, the proposed works have the potential to impact both the WFD water body status and the designated Shellfish Water status. There are no designated Bathing Waters in the vicinity of the site. Excavations are likely to give rise to groundwater which will need to be removed. Any potential dewatering activities resulting in water discharge activities may require an additional Environmental Permit. Early consultation with the Environment Agency is advised so that any permit required can be determined in advance of the dewatering. We are satisfied that if the scope of the works remains the same and the proposed methodologies are followed, the works will not have a significant impact on the current status of the water body.
- 5.17 The application site lies within Flood Zone 3 defined by the Environment Agency Flood Map as having a high probability of flooding. The flooding in this area is predominantly of a tidal nature, as such, floodplain compensatory storage will not be an issue. We would envisage that the proposed development would fall under “Essential Infrastructure” as described in Table 2 of the Technical Guidance to the National Planning Policy Framework. As such, this development would be considered appropriate in this location.
- 5.18 **Natural England** – No objection. Natural England advises that the proposal is not likely to have a significant effect on the interest features for which the Lee-on-the-Solent to Itchen Estuary Site of Special Scientific Interest (SSSI) and the Solent and Southampton Water Special Protection Area (SPA)/Ramsar are designated. There is a requirement for appropriate conditions and/or legal agreements to be put in place to ensure that the avoidance and mitigation measures set out in the submitted Proposals for Environmental Protection During Development document, including its Appendices, are implemented.
- 5.19 **BAA** – No objection subject to the Bird Hazard Management Plan being implemented by planning condition.

- 5.20 **SCC Ecology** - The proposed development lies adjacent to a section of the Lee-on-the-Solent to Itchen Estuary Site of Special Scientific Interest (SSSI) and the Solent and Southampton Water Special Protection Area (SPA) and Ramsar site. These sites are designated for a range of coastal habitats and significant numbers of over-wintering wildfowl. Atlantic salmon, a feature of interest of the River Itchen Special Area of Conservation (SAC), are known to pass the site as they return to breeding grounds further upstream.
- 5.21 The Wastewater Treatment Works site is of negligible ecological value. The renewal of the water treatment facilities will result in improved water quality which ultimately will be beneficial to the designated sites. However, the construction phase is likely to involve a number of activities that have the potential to adversely impact the features of interest of the designated sites. The applicants have submitted a plan which identifies all the potentially damaging activities and details an appropriate range of mitigation measures. I am of the view that if this plan is implemented robustly, adverse impacts on the designated sites can be avoided.
- 5.22 The scheme also includes provision of a strip of land along the waters edge to provide a future footpath. It is acknowledged in the Planning Supporting Statement this has the potential to adversely affect the designated sites and provision has been made to include low level screening as part of a handrail. I believe this is an appropriate mitigation measure and I am happy to support it.
- 5.23 **SCC Highways** – This site is adjacent to the Centenary Quay development which is currently under construction. The improvement to the WTW is required to be completed before the final phase of the neighbouring development is occupied. This means that construction traffic will be increased due to two adjacent construction sites operating at the same time. The development of the Centenary Quay site has led to local residents having concern over construction vehicles not recognising the lorry routing agreement, and using Peartree Avenue and Athelstan Road, so the works here must reinforce the permitted routes, and explain the excluded routes. It will be important that deliveries to site avoid rush hours, follow an agreed route, and are coordinated so as not to conflict with major deliveries to the adjacent Centenary Quay site. Special permission will be required if large wide or heavy loads are transported by road to the site. All endeavours should be made to use water transport for construction items, especially wide large loads. The applicants have secured parking for operatives to avoid disruption to local residents parking areas.
- 5.24 No objection subject to planning conditions to secure details of lorry routing, deliveries, a parking management plan during construction with some coordination with the CQ development
- 5.25 *Note: The latter could not be enforced and is simply best practice.*
- 5.26 **SCC Environmental Health** – No objections subject to the use of planning conditions with regards to noise control, piling, hours of construction and a construction management plan, lighting and an odour control management plan. The odour control report confirms that the odour limits as discussed at the pre-application stage of 1.5 odour equivalent level can be achieved at the residential properties. I suggest, therefore, that this report is accepted, but it leads on to the

need to recommend a condition for the measurement of the discharge from the end of the odour control ducting for odour control (900OeU/m³ is the proposed limit) that is enforceable. In addition to conditioning the content of the report, a condition is required that measures the amount of discharge from the stack to be in compliance with the limits within the report. I believe we need to agree a suitable measurement criteria and level with the applicants. The odour control equipment will require maintenance and replacement, so I would ask that an odour control management plan is submitted, to ensure the odour equipment is maintained sufficiently to achieve a satisfactory level of odour treatment.

- 5.27 **SCC City Design** – The full comments of the City Design Team are attached at **Appendix 2**. Amendments have been sought to the scheme as submitted to address the concerns raised.
- 5.28 **SCC Landscaping** - The width of the screening hedge is not adequate. This can be remedied where the soft landscape strip is relatively wide. Here the hedge species planting should be a minimum of 3m deep. Near the entrance area where the hedge width comes down to less than two metres wide either the building position should be tweaked or the path removed to leave adequate room for the hedge to grow. The tree species mix relies too much on relatively short lived pioneer species. The Whitebeam and some or all of the Birch should be replaced by one of the narrower Limes, such as *Tilia cordata* ‘Erecta’ (where the planting strip is reasonably wide) and *Alnus* species. The girths of all the trees should be specified. The numbers and planting density of the hedge species should be specified and it should include at least 35% of an evergreen species, such as Holly or *Pyracantha*. Can we please have a full specification for the soft works and a management plan. There should be tree and shrub planting along the northern and southern boundaries in addition to that shown. The shrub planting to the area behind (and beneath) the proposed hedge should be specified.
- 5.29 *Note: It is possible to secure the requested amendments with the attached landscaping planning condition.*
- 5.30 **SCC Architect’s Panel** - Generally supportive of the proposals but questioned the appropriateness of the proposed fencing along the Victoria Road frontage. Sought further distinction between the roof and the elevation, and between the buildings themselves as their form merges. Details of the external materials should be resolved at this stage.
- 5.31 **SCC Tree Team** - I am disappointed that the 4 (A2 rated) Lime trees that are growing along the frontage of Victoria Road will be lost to this proposal. They are not protected by a Tree Preservation Order (TPO). However, the applicant has tried to mitigate the loss of these trees by replacing them along the front of the site. Although these will not be able to screen the site from the public this planting will soften this development on from Victoria Road and provide some biodiversity benefit. Therefore, I reluctantly do not object subject to the attached conditions.
- 5.32 **SCC Heritage** – No objection or conditions requested.
- 5.33 **SCC Training & Employment** – An Employment and Skills Plan will be required to cover the construction phase and end use of the development.
- 5.34 **SCC Rights of Way** – No objection. Doubts are, however, raised with regards to the practicality of securing the riverside walkway, even though it goes against

current policy. Access from either direction will require substantive structural works either within the sites or seaward. Different levels will require ramps at relevant ratios to allow disabled access. Ideally, the riverside access through Centenary Quay could eventually leave the riverside within that development, along the northern side of the common boundary between Centenary Quay and the Water Treatment Works, up onto and southwards along Victoria Road and Weston Shore Open Space.

5.35 **SCC Contaminated Land** - The proposal is for the redevelopment of the sewage works. This is not regarded as a sensitive land use, however, the mobilisation of contaminants that may be present on the site could present a risk to human health and/or the wider environment during the construction phase. Therefore if planning permission is granted planning conditions are recommended.

5.36 **SCC CIL Officer** – The development is not CIL liable.

5.37 **Southern Water** – No objection

6.0 Planning Consideration Key Issues

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

- The principle of development;
- Design and Impact on Local Character;
- Odour;
- Impact on Residential Amenity;
- Highways and Riverside Access;
- Tree Loss; and,
- Off-site mitigation

6.2 Principle of Development

6.2.1 The site is not allocated for development in the current development plan but is entirely suited for the current use. Paragraph 162 of the NPPF states that '*local planning authorities should work with other authorities and providers to assess the quality and capacity of... wastewater and its treatment... and its ability to meet forecast demands*'. The proposed works will increase capacity for some additional 6,000 people up to a total of approximately 69,000.

6.2.2 The existing facility is no longer fit for purpose and is struggling to deal with the needs of an increasing population. Changes to the Environment Agency regime for issuing discharge permits, and the Urban Waste Water Treatment Directive, Water Resources Act and the Habitats Directive (with regards to nitrogen removal requirements) means that investment is needed urgently as the current processes on site cannot treat the sewage to meet the future Nitrogen removal requirements.

6.2.3 Of equal significance is the current odour issue, which without investment will continue to blight Woolston, and particularly this part of Victoria Road. Furthermore, the on going development of the neighbouring Centenary Quay development is restricted by a condition so that the next phases cannot be occupied until the existing odour levels have been resolved. As such, the CQ development will effectively stall until significant investment takes place at the Sewage Treatment Works. In order for the delivery of this approved housing to

continue it is critical that the treatment works are replaced and its redevelopment is supported in principle.

6.3 Design and Impact on Local Character

- 6.3.1 The existing sewage treatment works have a functional appearance and will benefit from a design-led replacement as proposed. The proposed buildings are of a significant scale that will undoubtedly change the appearance of Victoria Road on the approach to Woolston from the South and when viewed from the water and Ocean Village beyond. It is considered for the reasons outlined in the comments of the City Design Manager, as set out at **Appendix 2**, that the proposed design and architecture is of a high standard, compliant with the requirements of our own adopted design policies, and appropriate in the context of the neighbouring Centenary Quay development.
- 6.3.2 The site effectively has four public edges and is highly visible in the context of Victoria Road and the waterfront. The chosen canopied roof profile helps to acknowledge this and creates visual interest that will compliment the neighbouring development and waterfront. The scale onto Victoria Road is, however, significant and represents the key area of focus during the pre-application stage. Attempts to reduce the height and bulk of the building have been made, but the buildings are largely constrained by the processes which they are attempting to conceal. The alternative would be to design the works along the lines of the existing facility, with open air processes, which would clearly be a retrograde step to that proposed in terms of both odour reduction and an architectural response.
- 6.3.3 Instead, amendments have been made to the planning submission to secure improvements to the Victoria Road landscaping. Some 16 trees (including 7 Silver Birch, 3 Field Maple, 3 Bird Cherry and 3 Whitebeam) are to be provided of a mature stock so as to provide instant screening and thereby soften the appearance of the building. The proposed mix will provide visual interest and will be supported by a 2m tall mixed hedge. Photomontage work has been provided to demonstrate the impact of this development on Victoria Road. Whilst the change to this street will be significant the quality of the architecture and its landscape screening is considered to be acceptable. The favourable comments or the Architect's Panel and City Design Team have influenced this conclusion.

6.4 Odour

- 6.4.1 There is no directly applicable guidance on odour limits for smaller scale waste water treatment works such as Woolston. Although IPPC Guidance Note H4 does not apply to Woolston Works as the works are not large enough in scale, it is reasonable to pay heed to the standards for odour specified in this document.
- 6.4.2 Odours from the Woolston Works have a strong component of raw sewage from the inlet works which are not enclosed, the open screening activity of raw sewage and from the two primary tanks with large surface area which are again fully open to the air. Environmental Health remains satisfied that the nature of the odour from the sewage works is worthy of the 'most offensive' category of odour, as per H4, which states that 1.5ou/m³ should be the standard. The standards laid down in H4 have been developed as a result of international research, primarily from the Environment Agency paper in 2002 "Assessment of Community Response to Odorous Emissions".

6.4.3 There has been no change in research, and officers remain convinced that applying the 1.5 ou/m³ criterion, as proposed as the level reached at all sensitive receptors including the existing Victoria Road properties and residents to the later phases of CQ, will ensure the best odour environment that can reasonably be expected for this development. It must be remembered that even 1.5 ou/m³ does not mean 'odour-free', as 1 ou/m³ is the threshold of detection, and the level stipulated is a 98th percentile, so for 2% of the time the level may be greater than 1.5 in any case.

6.4.4 In short, the planning application states that the proposed odour levels will be no worse than existing and all sensitive receptors will meet the 1.5 odour units per cubic metre standard that has been applied to the CQ development. This is a significant improvement over the existing and effectively means that odour levels will be improved in line with current guidance. This reduction in odour nuisance proposed should be given significant weight as a material planning consideration in the determination of this planning application.

6.5 Impact on Residential Amenity

6.5.1 It is accepted that the introduction of a building with a height of between 9m and 13.75m will have an impact on the existing amenities enjoyed by residential neighbours. An assessment of the significance of any harm caused by this proposal in terms of proximity to neighbours, overlooking and overshadowing has been undertaken.

6.5.2 There are some 14 residential properties that front the site. These neighbours were all consulted and 2 have objected to the proposed height of the Secondary Treatment Plant Enclosure building. A front-to-front separation distance between existing and proposed buildings of approximately 22m across Victoria Road is proposed with a mixed-hedge and tree screen softening any impact. The application has been supported with shadow diagram information to demonstrate that the majority of any shadow cast will fall across the site and Victoria Road. During the March equinox the shadow reaches the boundary walls to these affected neighbour's front gardens at approximately 4pm. This impact is considered to be acceptable.

6.5.3 The application is also supported by a daylight/sunlight report which concludes that all existing residents will continue to receive the target levels. 219/223 Victoria Road will suffer from reduced sunlight to 2 of their front windows in Winter months according to the applicant's findings. The impact is, however, assessed as 'not adverse' when examined against the relevant BRE guidance.

6.5.4 With the landscaping in place it is not considered that the proposed development will lead to any adverse impact on the surrounding properties in terms of overshadowing, loss of outlook or a significant loss of privacy. As such the application is considered to address the requirements of adopted Local Plan 'saved' policies SDP1(i), SDP7(v) and SDP9(v) as supported by the relevant sections of the Council's approved Residential Design Guide SPD (2006).

6.6 Highways and Riverside Access

6.6.1 The applicants expect that 1-20 HGV, 5-20 van and 40-60 average daily car trips

will be generated during the construction phase. At the peak of the construction phase between 80 and 100 concrete mixers will be required per day for about a month. Once operational it is anticipated that there will be some 6 trips per day. No specific parking bays are proposed or required as operatives will park on site adjacent to the building and kit that they are dealing with. There are no highway specific objections to these proposals subject to the attached planning conditions being enforced.

- 6.6.2 With regards to the Riverside walkway the applicants are aware of the policy requirements to open up the waterside to public access (LDF Policy CS12 refers) where practicable. This has been achieved with the CQ development and the hope is that the CQ walkway could be extended along the western side of this application site to further lengthen the footpath. Only when the CQ later phases have been fully designed will it be possible to determine whether or not a walkway is feasible. In the meantime a 2m wide piece of land is to be retained along the site's water edge via the S.106 legal agreement. In this regard the application accords with the objectives of Policy CS12

6.7 Tree Loss

- 6.7.1 Adopted Local Plan policies SDP6(vii), SDP7(i), SDP12 (as supported by section 4.7 of the Council's approved Residential Design Guide and Core Strategy Policy CS13) seek to ensure that major planning applications are supported by tree survey work and details of tree protection. In total 4 Category A2 trees will be felled to accommodate this development. These trees do not have TPO protection and could be felled without further notice. The scheme proposes their replacement with 16 mature trees. This is essential to screen the building from the residents living on the opposite side of Victoria Road. The loss and replacement of these trees is considered to be acceptable and, following the detailed comments of the Council's Landscape Officer, a planning condition is recommended to secure a revised planting scheme whilst maintaining the same level of mitigation.

6.8 Off-site mitigation

- 6.8.1 In the event that the recommendation is accepted the applicants have agreed to enter into a S.106 Legal Agreement with the Council in order to secure contributions towards off-site highway and landscape improvements that mitigate against the development's direct impacts. This is consistent with LDF Policy CS25.

7.0 Summary

- 7.1 Full planning permission is sought for a replacement sewage treatment works. The existing works are at capacity and are failing. A bespoke architecturally-led design is proposed. The phasing of the development has been properly considered to ensure continuous provision is available during the 4 year construction period and a temporary works will be constructed using Southern Water's permitted development allowances as given by Schedule 2 Part 16 of the Town & Country Planning (General Permitted Development) Order 1995. The proposed design complies with current development plan design policies, and whilst the impact of the development on the outlook of existing residents will

change this will, to some degree, be mitigated by a good landscaping proposal and the separation distances proposed. The benefits of the works in terms of reducing the existing odour nuisance and improving the discharge into the internationally protected Solent and Southampton Water Special Protection Area (SPA) and Ramsar wetlands, and the nationally designated Lee on Solent Site of Special Scientific Interest (SSSI) have been afforded significant weight. There are no highway safety concerns. As such, this planning application is acceptable and is recommended for approval accordingly.

8.0 Conclusion

- 8.1 It is recommended that the planning approval of this application is delegated to the Planning and Development Manager, following the completion of a S.106 legal agreement as detailed above.

Local Government (Access to Information) Act 1985

Documents used in the preparation of this report Background Papers

1a-d, 2b-d, 4f, g, k, vv, 6a, c, d, e, h, l, 7a, 8a, b, e, 9a-b

SH2 for 14.01.14 PROW Panel

PLANNING CONDITIONS to include:

1. APPROVAL CONDITION - Full Permission Timing Condition - Physical works

The development works hereby permitted shall begin not later than three years from the date on which this planning permission was granted.

Reason:

To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2. 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.

3. APPROVAL CONDITION – Approved Associated Documents

The development hereby permitted shall be carried out in accordance with the following approved submitted documents and their recommendations unless otherwise agreed in writing with the Local Planning Authority:

- 4D Bird Hazard Management Plan (September 2013);
- 4D Flood Risk Assessment (August 2013) including the change in levels as set out;
- Hepworth Acoustics Noise Assessment (September 2013) and particularly s.6.7;
- 4D Odour Modelling Impact Report (September 2013) and the odour limits set out therein;
- 4D Proposals for Environmental Protection during Development (September 2013) including Appendix D; and,
- 4D Site Waste Management Assessment (September 2013)

Reason:

For the avoidance of doubt and in the interests of proper planning in order to ensure that the proposed mitigation in terms of bird hazard, flood risk, noise, odour, the wider environmental impacts and site waste management are properly considered and implemented.

4. APPROVAL CONDITION - Details of building materials to be used [Pre-Commencement Condition]

Notwithstanding the information shown on the approved drawings and application form no development works (excluding the temporary treatment works, demolition phase and site set-up) shall be carried out unless and until a written schedule of external materials and finishes has been submitted to and approved in writing by the Local Planning Authority. Development shall be implemented only in accordance with the agreed details. These shall include full details of the manufacturers, types and colours of the external materials to be used for external walls, windows, doors and the roof of the proposed buildings. It is the Local Planning Authority's practice to review all such materials on site. The developer should have regard to the context of the site in terms of surrounding building materials and should be able to demonstrate why such materials have been chosen and why alternatives were discounted. If necessary this should include presenting alternatives on site.

Reason:

To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality.

5. APPROVAL CONDITION – Secondary Treatment Plant Enclosure Details

Prior to the commencement of development taking place (excluding the temporary treatment works, demolition phase and site set-up), and notwithstanding the details shown on the approved plans, further details of the southern elevation of the Secondary Treatment Plant Enclosure shall be submitted to and approved in writing by the Local Planning Authority. This building shall be completed in accordance with the agreed details.

Reason:

To secure a high quality public elevation that reduces the impact of the building's bulk on Victoria Road, and as the design of this building has evolved through the planning application stage and the submission at the determination stage was indicative only.

6. APPROVAL CONDITION – Landscaping [Pre-Commencement Condition]

Notwithstanding the submitted details before the commencement of any site works (excluding the temporary treatment works, demolition phase and site set-up) a detailed landscaping scheme and implementation timetable shall be submitted, which includes:

- i. proposed finished ground levels or contours; means of enclosure; car parking layouts; other vehicle pedestrian access and circulations areas, hard surfacing materials, structures and ancillary objects (refuse bins, lighting columns etc.);
- ii. planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes - **to be as stated or larger on plan ref: AB.5500212.1Z0014 Rev G** and proposed numbers/planting densities where appropriate;
- iii. an accurate plot of all trees to be retained and to be lost. Any trees to be lost shall be replaced on a favourable basis (a minimum of two-for one basis unless circumstances dictate otherwise);
- iv. details of any proposed boundary treatment, including retaining walls;
- v. a landscape management scheme; and,
- vi a response, with suitable amendments, to the comments of the Council's Landscape Architect, which were forwarded to the applicant's agent on 19th December 2013.

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

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

Reason:

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

7. APPROVAL CONDITION - Lighting [Pre-Commencement Condition]

A written lighting scheme including light scatter diagram with relevant contours shall be submitted to and approved in writing by the Local Planning Authority prior to implementation of any external lighting scheme. The scheme must demonstrate compliance with table 1 "Obtrusive Light Limitations for Exterior Lighting Installations", by the Institution of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light 2005. The installation must be maintained in accordance with the agreed written scheme.

Reason:

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

8. APPROVAL CONDITION - Boundary fence [Pre-Occupation Condition]

Before the completed replacement works become operational details of the design and specifications of the boundary treatment of the site shall be submitted to and approved in writing by the Local Planning Authority. The agreed boundary enclosure details shall be subsequently erected before the completed replacement works become operational. Such boundary treatment shall thereafter be retained and maintained to the boundaries of the site.

Reason:

In the interests of the visual amenities of the area.

9. APPROVAL CONDITION - Sustainable measures [Pre-Commencement Condition]

No development shall take place (excluding the temporary treatment works, demolition phase and site set-up) until the applicant has provided to the Local Planning Authority for approval in writing a report assessing the feasibility of incorporating the following sustainable design measures into the development:

- Energy minimisation and renewable energy or low carbon technologies
- Water efficiency measures
- Urban Drainage Systems
- Waste management and recycling
- Sustainable construction materials

The report shall include an action plan detailing how these measures will be integrated into the development. The approved scheme shall then be provided in accordance with these details before the completed replacement works become operational.

REASON:

To ensure the development minimises overall demand for resources and is compliant with the City of Southampton Core Strategy Development Plan Document (January 2010) policy CS20 and the City of Southampton Local Plan (March 2006) policies SDP13 and SDP6.

10. APPROVAL CONDITION - Sustainable Drainage Systems (Pre-Occupation Condition)

Prior to the commencement of development a feasibility study demonstrating an assessment of the potential for the creation of a sustainable drainage system on site shall be carried out and submitted to the Local Planning Authority. Any measures shown to be feasible shall be verified in writing by the Local Planning Authority and implemented prior to first occupation of the development hereby granted consent. If the study demonstrates the site has the capacity for the implementation of a sustainable drainage system, a specification shall be agreed in writing with the Local Planning Authority. A sustainable drainage system to the approved specification must be installed and rendered fully operational before the completed replacement works become operational 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.

11. APPROVAL CONDITION – Odour Management Plan

An 'Odour Management Plan' for the site shall have been submitted to and approved in writing before the completed replacement works become operational. This shall detail how the odour equipment is maintained to achieve a satisfactory level of odour treatment.

Note: Additional text to be added at Planning Panel

Reason:

As the submitted odour control report confirms that the odour limits of 1.5ou/m³ equivalent level can be achieved at the neighbouring residential properties and in the interests of securing ongoing management of the odour issue as required by paragraph 8.20 of the submitted Design and Access Statement.

12. 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.

Condition Informative 1

The Environment Agency would advise that the high ammoniacal nitrogen levels detected in the groundwater indicates that sewage effluent has been leaking into the environment. Care should be taken to prevent contaminated groundwater impacting the River Itchen during construction. The EA agree with the conclusions reached and the recommendations made in the report and welcome this improvement scheme.

13. APPROVAL CONDITION - Piling [Pre-Commencement 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 piling/foundation design risk assessment and method statement for the preferred piling/foundation design/designs shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed only as agreed.

The following measures shall be taken for all piling activities at Woolston WTW unless otherwise agreed through the sign off of this planning condition:

- The use of bored piling methods for the piles for the main structures
- Pile size for the main structures not to exceed 900mm without further consultation with the Environment Agency as the risk to migratory fish may increase and timing restrictions may be required
- The use of 'press in' methods for the sheet piling for the sea wall using hydraulic pile press machines.

Reason:

Southampton Water and the estuaries of the Solent are key environments on the migratory route for Atlantic Salmon and Sea Trout. Both species are protected by current fisheries and nature conservation legislation and can be at risk from activities in Southampton Water and the Solent. The mitigation techniques outlined in the condition will reduce the impact of piling on these fish in Southampton Water. Furthermore, to ensure the selected piling method can be justified on the grounds of structural, geotechnical, contamination, noise, vibration and practicability and ensure any adverse environmental impacts are identified and appropriate mitigation measures are proposed.

Condition Informative 1

Guidance is provided in the Environment Agency's publication NC/00/73, Piling and Penetrative Ground Improvements Methods on Land affected by Contamination: Guidance on Pollution Prevention, section 6.5

Condition Informative 2

Guidance suggests maximum vibration of 1mm/sec Peak Particle Velocity (measured in any one direction) at the foundations of the nearest occupied residential building and a maximum vibration of 3mm/sec Peak Particle Velocity (measured in any one direction) at the foundations of an occupied commercial building.

Condition Informative 3

The Environment Agency are very keen on gathering further information on how noise and vibration travel both across land and through the water. We would therefore like to ask you to consider undertaking underwater noise monitoring during the piling works. If you are willing to undertake this monitoring or would like to discuss what this would entail then please contact Adrian Fewings at the Environment Agency on either 01794 764952 or adrian.fewings@environment-agency.gov.uk

14. 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.

15. APPROVAL CONDITION - Contractors Compound (Pre-Commencement Condition)

No commencement of work pertaining to this permission shall be carried out on the site unless and until there is available within the site (including the car park temporary works

as appropriate), provision for all temporary contractors buildings, plant and storage of materials associated with the development and such provision shall be retained for these purposes throughout the period of work on the site; and the provision for the temporary parking of vehicles and the loading and unloading of vehicles associated with the phased works and other operations on the site throughout the period of work required to implement the development hereby permitted in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.

Reason:

To avoid undue congestion on the site and consequent obstruction to the access in the interests of road safety.

16. 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 and dust suppression

17. APPROVAL CONDITION - Demolition - Dust Suppression [Pre-Commencement Condition]

Measures to provide satisfactory suppression of dust during the demolition works to be carried out on the site shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The agreed suppression methodology shall then be implemented during the demolition period.

Reason:

To protect the amenities of users of the surrounding area.

18. 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.

19. APPROVAL CONDITION – Operational Parking

Once the completed sewage treatment works are operational the associated staff/operatives shall park only within the confines of the works themselves unless otherwise agreed in writing with the Local Planning Authority.

Reason:

In the interests of highway safety and as no designated parking has been provided as part of the planning application.

20. APPROVAL CONDITION – Site Deliveries (Construction)

Deliveries to the site during the construction phase shall avoid peak traffic hours of 7.30-9.30am and 4.00-6.00pm unless otherwise agreed in writing with the LPA.

REASON:

In the interests of highway safety and the management of traffic.

21. APPROVAL CONDITION - Temporary use and removal after expiry

The proposed works to the Victoria Road car park as a contractor's compound hereby permitted shall be carried out in accordance with the agreed plans and the use discontinued within 1 month of the completed replacement works becoming operational (or in accordance with a different timescale that shall have been agreed in writing with the Local Planning Authority prior to the commencement of development) at which time the contractor's compound shall be removed and the land shall be reinstated to a condition commensurate with the remaining areas of the car park. Site operatives shall park only within this temporary car park or on the site of the waste treatment works.

Reason:

In the interests of the amenities of the area, highway safety and to re-provide additional public car parking

22. APPROVAL CONDITION - Stopping up existing access [Pre-Commencement Condition]

Any redundant access to the site from Victoria Road shall be stopped up and abandoned and the footway, and verge crossings and kerbs shall be reinstated within 1 month of the completed replacement works becoming operational (or in accordance with a different timescale that shall have been agreed in writing with the Local Planning Authority prior to the commencement of development).

Reason:

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

INFORMATIVE

The Local Planning Authority and Highway Authority request that the delivery of the sewage treatment works is co-ordinated on a day-to-day- basis with the neighbouring construction works at Centenary Quay so as to prevent conflicts on the local highway network.

INFORMATIVE

The applicant is advised to adhere to the guidance contained within the response of the Environment Agency (05.11.13) to the planning application as this provides further guidance as to the permits required prior to undertaking these works.

POLICY CONTEXT

Core Strategy - (January 2010)

CS6	Economic Growth
CS12	Accessible and Attractive Waterfront
CS13	Fundamentals of Design
CS14	Historic Environment
CS18	Transport: Reduce-Manage-Invest
CS19	Car & Cycle Parking
CS20	Tackling and Adapting to Climate Change
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
SDP15	Air Quality
SDP16	Noise
SDP17	Lighting
SDP22	Contaminated Land
NE4	Protected Species
NE5	Intertidal Mudflat Habitats
CLT11	Waterside Development
MSA18	Woolston Riverside, Victoria Road

Supplementary Planning Guidance

Residential Design Guide (Approved - September 2006)
Planning Obligations (Adopted - September 2013)
Parking Standards SPD (September 2011)

Other Relevant Guidance

The National Planning Policy Framework 2012
The Southampton Community Infrastructure Levy Charging Schedule (September 2013)

City Design Consultation response

Address: Woolston Wastewater Treatment Works Victoria Road, Southampton

Proposal: Redevelopment of the site. The provision of a permanent wastewater treatment works, comprising a primary, secondary and sludge treatment building and associated ancillary structures, internal access roads with realignment of Victoria Road access, landscaping, lighting, boundary treatments and remedial works to the existing sea wall with new storm outfall. Proposals include provision of associated temporary construction compound, barge and enabling works (including temporary wastewater treatment plant) with temporary construction worker parking on land to the east of Victoria Road.

Comments:

The architects have made a valiant attempt to create a memorable and aerodynamic form of development that responds to the maritime context, whilst concealing the workings of the plant underneath two huge curved roofs that will form enclosures to provide a specialist odour control system on a very constrained site.

Layout and Scale

The proposal includes for 4 no. relatively large structures given the low rise existing residential development along Victoria Road:

- The preliminary and primary treatment plant enclosure (55.0 x 47.0 x 20.7 m length x width x height) including the storm storage tanks, this has a roof of 106.6 m long)
- The secondary treatment plant enclosure (94.4 x 44.0 x 13.75 m)
- The sludge treatment plant enclosure and welfare building (30.1 x 15.4 x 9.6 m)
- The vent stack for odour plant (3.0 x 27 m high)

As the first three structures need to be built over the treatment plant (in order to minimise odour) and allow for maintenance they are significantly larger structures than those currently on the site which are open to the air. Whilst the benefits of the odour reduction are significant these structures also have a significant impact on existing development and the wider waterfront setting of the site.

To put the scale of the proposed development in context the roof of the primary enclosure is a slightly longer structure than an Astute Class Submarine (and could be considered not dissimilar in shape due to its aerodynamic form) and is over nine times the length and four times the height of a double decker bus (at its highest point), and indeed four times the height of the residential terraces opposite the site on Victoria Road. As the CGIs illustrate, when viewed in the wider context of Southampton Water and the River Itchen the collection of buildings have a form and scale that sit well with the large scale of the cruise liners, cargo ships and port buildings, as well as the proposed towers and tall buildings planned at Centenary Quay. However what is lacking is a CGI that shows the potential impact of the development on the terraced houses at the lower end of Victoria Road looking south. The landscaped boundary (discussed below) will to some extent mitigate against negative impact when walking/driving down the street but longer views from the higher up Victoria Road and from the first floors of these terraces will be significantly impacted on by the proposed development. However the curved roof of the secondary enclosure that wraps around the elevation to Victoria Road helps to reduce the visual impact of this elevation by removing and reducing strong horizontal details such as the ridge and eaves detail.

The CGIs show how the curved roof of the primary and secondary enclosures appear foreshortened when viewed from the south (photos 2c and 3a) and this presents perhaps the least attractive elevation due to the need for maintenance gantries and height over storage tanks.

Views into the site from the Phase 6 of Centenary Quay have also not been prepared. The gap between blocks F and F1 on Centenary Quay will allow a view through towards the secondary treatment plant enclosure; the proposed energy centre on CQ will largely block the low level views of the primary enclosure but the upper levels will be seen above. The roof elevations have been simply detailed which will ensure that they do not present too negative an impact when viewed by residents of the future towers at Centenary Quay.

Appearance

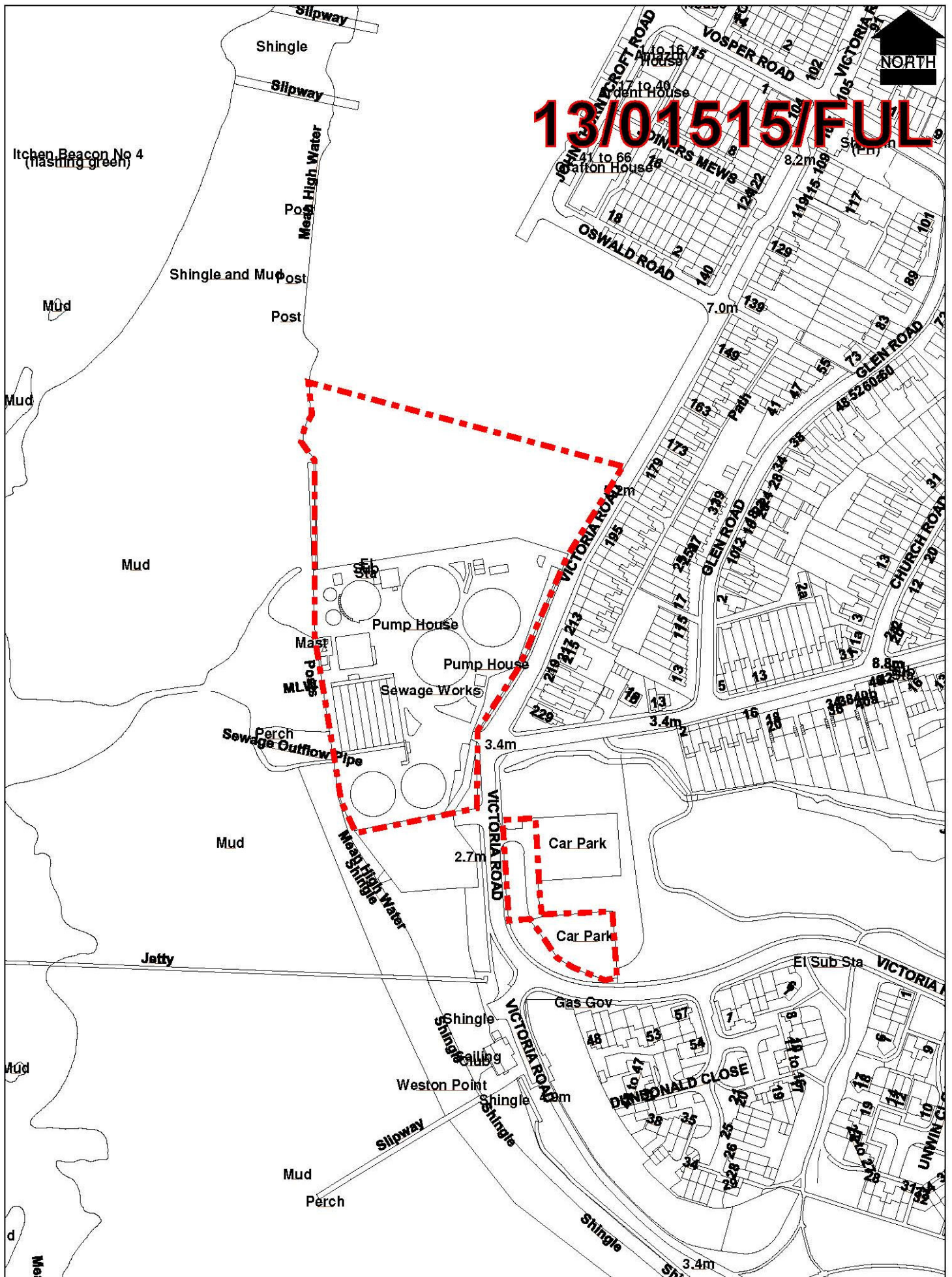
The architects have responded well to pre application advice in developing a more streamlined design with curved supports to the vent stack that complement the aerodynamics of the primary enclosure roof structure.

The overall colour scheme of neutral coloured, perforated or self finished products is welcomed as these will minimise the impact when viewed against the sky. The proposal to use a standing seam aluminium cladding system with an embossed finish (and therefore minimal maintenance due to an unpainted finish) is supported subject concerns expressed at pre application stage that this might initially be highly reflective and a risk to nearby bird habitats. Examples to show where this sort of product has weathered well should be provided.

Landscaping

The proposal includes a security fence along the back of pavement behind which a mixed species hedge would be planted and a row of trees spaced at 5m intervals including Silver Birch, Field Maple, Cherry and Whitebeam, with all the existing Lime trees removed. The principle of this is accepted as the new trees would provide a more orderly foreground setting, however there is concern that some of these species are not long lived and the use of just one species of Field Maple would provide a more elegant and ordered setting for the contemporary building proposed. The trees should also semi mature of 18-20 cm girth. The proposed fencing line at the back of pavement presents a very long unbroken and monotonous elevation to Victoria Road. A further improvement should be made by putting the fence line (with the hedge on the 'river' side of the fence) to the rear of this landscape strip against the site access footpath. Care would be needed regarding the placing of the trees to ensure security is not breached (using them to climb over the fence). This would give a much better amenity to the residential properties facing it on Victoria Road as the fence would be less visible being set back behind the line of trees and give a more spacious feeling to the streetscene. Ground cover planting scheme is required along this landscape strip. A full specification for the trees will be required as a condition as well as a maintenance plan including a watering regime until trees and shrubs are established.

The security fence should be an 'orsogril' style of mesh fence around the whole of the site. This is important as all boundaries could have members of the public walking in close proximity to them even if this doesn't occur for some time (as in the case of the sea wall public access strip and the boundary with Centenary Quay, as well as the boat park to the south). A neutral colour should be used so that fence does not stand out against the background. A soft landscape treatment should be considered for the boundary with Centenary Quay and with the boat compound to soften the visual impact of the fence (and buildings behind), such as use of climbing plants.



Scale : 1:2500

Date :02 January 2014

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

