



## DETERMINATION OF APPLICATION

### TOWN AND COUNTRY PLANNING ACT 1990

#### Town & Country Planning (Development Management Procedure) (England) Order 2015

Oxalis Planning Ltd  
 Mr Steven Harley  
 Unit 7 Wheatcroft Business Park  
 Landmere Lane  
 Edwalton  
 Nottingham  
 NG12 4DG  
 United Kingdom

In pursuance of its powers under the above Act and Regulations, Southampton City Council, as the Local Planning Authority, hereby gives notice that the application described below has been determined. The decision is:

#### MINOR MATERIAL AMENDMENT - CONDITIONAL APPROVAL

**Proposal:** Minor material amendment sought to planning permission 16/00885/FUL for the sites redevelopment to provide new industrial warehouse buildings for business use (class B1 c), industry (class B2) and storage/distribution (class B8). Amendments sought to the layout and number of the buildings along the southern boundary of the site (with no change to Units 2 and 3 along the northern boundary) and planning conditions 3 (construction phasing), 9 (Landscaping and Boundary treatment) and 34 (Approved plans) to accommodate the change. No increase in the approved floor space proposed.

**Site Address:** Ford Motor Co, Wide Lane, Southampton SO18 2NQ

**Application No:** 16/02035/MMA

Subject to the following conditions:

**1.Full Permission Timing Condition (Performance)**

The development hereby permitted shall begin no later than 14th December 2019.

**Reason:**

To comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and to link this MMA to the original lifetime of permission 16/00885/FUL.

**2.Restricted Use & Operational Hours (Performance)**

The maximum floorspace of the development hereby approved shall be 35,371 square metres (gross external), and the buildings shall not be sub-divided into separate units without the first written approval of the Local Planning Authority. Furthermore, this permission does not allow for the installation of additional mezzanine floorspace (other than those shown) within the buildings to serve the development.

Notwithstanding the Town and Country Planning (Use Classes) Order 1987 (as amended) or any Order revoking, amending, or re-enacting that Order, the development hereby approved shall be used only for the purposes indicated in the submitted details (namely B1c, B2 and/or B8) and not for any other purpose.

Any office space provided to serve the development shall be ancillary to uses specified and shall not be let, leased or sold separately.

The B2 use hereby approved shall be limited to 45% of the total operational floorspace as assessed through the planning application submission.

Whilst any B8 use may operate on a 24 hour/day basis any non B8 use (excluding the ancillary office space) shall be restricted to the following hours, as submitted and hereby approved, unless otherwise agreed in writing with the Local Planning Authority:

7am - 7pm (7 days/week) as set out in the planning application form

Reason:

In the interest of the amenities of neighbouring occupiers, to ensure that the site is retained for employment generating uses, to ensure that the office space provided is integral to the principal uses due to the out of centre location and in the interests of highway impacts that have been determined.

### 3. Construction Phasing (Pre-Commencement Condition)

No development shall commence (with the exception of site clearance, demolition, enabling and preparation works) until a programme of construction work has been submitted to and approved in writing by the Local Planning Authority. The programme shall define the phasing of the development to include when the buildings, the bund and landscaped buffer, the living walls, and acoustic fences along the southern boundary with the residential neighbours will be implemented. The development shall subsequently be carried out in accordance with the approved construction phase programme. The approved tree planting along the site's southern boundary shall be implemented during the first available planting season following the commencement of development.

No occupation of Units 4 or 5 shall take place until Units 1, 2 and 3, and their associated acoustic fence between them, have been constructed and are largely complete as shown on the approved plans, or such alternative acoustic measures have been installed as may be approved in writing by the Local Planning Authority.

Reason:

To allow the Local Planning Authority to control the construction programme in the interests of the amenities of the area and to ensure that Units 1, 2 and 3 are in place to reduce the noise impact associated with Units 2 and 3.

Note to Applicant:

In accordance with paragraph 3.11 of the 16/00885/FUL Planning Statement it is anticipated that as part of the sign off that there will be a commitment to implement the landscaped buffer along the southern boundary at an early stage of the build programme so as to mitigate against the construction phase itself and allow time for this landscaping to properly establish.

### 4. Noise Mitigation Measures

The development shall be implemented in accordance with the recommendations contained within the submitted Sharps Redmore Noise Impact Report as updated by the Sharps Redmore Technical Note (31st October 2016). Prior to the first and subsequent occupation of each building detailed noise mitigation measures, to include a scheme of management measures to include details of reversing alarms of fork lift trucks and lorries, yard surface material and maintenance, equipment maintenance, acoustic barrier maintenance, site facilities including attenuation of external plant, vehicle management arrangements, staff

management arrangements and a 'Night Time Management Plan' (detailing measures between 2300 and 0700 hours to mitigate noise; including car parking management in connection with shift change) shall have been submitted to and approved in writing by the Local Planning Authority. These measures shall confirm that all refrigeration vehicles serving the site shall use electrical hook up facilities rather than diesel engines and that all refrigeration equipment within the buildings shall utilise electric compressors and not diesel. The approved measures shall be implemented before first occupation of each building and retained thereafter.

Reason:

To limit noise and disturbance and to protect the amenities of neighbours, particularly given the 24 hour nature of the proposed operation.

#### 5.Parking, Servicing & External Storage (Pre-Occupation)

The parking to serve the development hereby approved shall not exceed the following 'maximum' standards unless otherwise agreed in writing with the Local Planning Authority:

- o 1 space per 30sq.m of B1a office
- o 1 space per 45sq.m of B1c light industrial and B2 general industrial
- o 1 space per 90sq.m of B8 storage and distribution

The parking spaces and associated access shall be provided in accordance with the plans hereby approved before the each building first comes into occupation depending upon the occupying use, and shall thereafter be retained as approved for the parking by staff and visitors only. These areas shall not be used for external storage of any kind and any external storage within the service yards shall only be provided once locations and heights have been agreed in writing with the Local Planning Authority

Reason:

To define the permission for flexible end uses and to prevent obstruction to traffic in neighbouring roads and in the interests of highway safety.

#### 6.Electric Car Charging Points (Pre-Occupation Condition)

No building shall be occupied until a minimum of 2 electric car charging points have been provided to serve it (ie. 8 in total for the development). The approved measures shall be retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason:

In the interests of sustainability and air quality.

#### 7.Cycle parking (Performance Condition)

Before the occupation of each building the cycle storage, changing, washing and shower facilities for members of staff shall be provided and made available for use in accordance with the plans hereby approved. The storage shall thereafter be retained as approved.

Reason:

To encourage cycling as an alternative form of transport.

#### 8.Details of building materials to be used (Pre-Commencement Condition)

Notwithstanding the information shown on the approved drawings and application form (with the exception of site clearance, demolition, enabling and preparation works) no development works shall be carried out until a written schedule of external materials and finishes, including samples and sample panels where necessary, has been submitted to and approved in writing by the Local Planning Authority. These shall include full details of the manufacturer's composition, types and colours of the external materials to be used for external walls, windows, doors, rainwater goods, 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. 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 interests of amenity by endeavouring to achieve a building of visual quality.

Note to Applicant:

As part of its duty in signing off this condition the Local Planning Authority will request that a sample panel of the cladding system to be used along the site's southern boundary is constructed on site so that the reflectivity and glare of the materials can be properly assessed ahead of its use across the development.

### 9.Landscaping & Boundary Treatment

The development shall be implemented in accordance with the amended landscaping plans listed at the end of this Decision Notice prior to the first use of the buildings, or during the first planting season following the full completion of building works, whichever is sooner unless an alternative phasing arrangement is agreed ahead of the first use of the development.

The position and height of acoustic barriers (comprising bunds and fencing) and other means of enclosure as specified along the site boundaries shall be erected in accordance with the approved plans (as updated by plan ref: 30822-PL-111E) before the first use of the development hereby approved, with the existing wire mesh fence along Wide Lane being removed (as shown) prior to the site's first use of the development. The boundary treatment shall thereafter be retained as approved.

Details of (i) irrigation to the landscape bund (including the infrastructure design and operational details) and (ii) ongoing landscape maintenance, shall be submitted to and agreed in writing prior to the commencement of development (with the exception of site clearance, demolition, enabling and preparation works) with the approved irrigation being implemented (as subsequently agreed) in full prior to the first use of the development with its retention in good working order for the lifetime of the development thereafter.

The approved landscaping shall be maintained as follows:

- i. With the exception of the green wall (screening the service yard) and the landscape buffer along the southern boundary the approved landscaping shall be maintained for a minimum period of 5 years in accordance with the agreed maintenance strategy (as required above);
- ii. With the exception of the green wall (screening the service yard) and the landscape buffer along the southern boundary 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 owner in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent to any variation; and,
- iii. The green wall (screening the service yard) and the landscape buffer along the southern boundary shall be retained and maintained as agreed for the lifetime of the development. Any trees, shrubs, seeded or turfed areas which die, fail to establish, are removed or become damaged or diseased within these areas shall be replaced by the owner 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 to ensure that the valuable mitigation is retained for the lifetime of the development so as to protect existing residential amenity, in accordance with the duty required of the Local Planning Authority by Section 197 of the Town and Country Planning Act 1990

10. Tree Retention and Safeguarding (Pre-Commencement Condition)

All trees to be retained pursuant to the submitted and approved plans shall be fully safeguarded during the course of all site works including preparation, demolition, excavation, construction and building operations. No operation in connection with the development hereby permitted shall commence on site until the tree protection as agreed by the Local Planning Authority has been erected. Details of the specification and position of all protective fencing shall be indicated on a site plan and agreed with the Local Planning Authority in writing before any site works commence. The fencing shall be maintained in the agreed position until the building works are completed, or until such other time that may be agreed in writing by the Local Planning Authority following which it shall be removed from the site.

Reason:

To ensure that trees to be retained will be adequately protected from damage throughout the construction period.

11. No storage under tree canopy (Performance - Construction & Operational)

No storage of goods including building materials, machinery and soil, shall take place within the root protection areas of the trees to be retained on the site. There will be no change in soil levels or routing of services through root protection zones. There will be no fires on site within any distance that may affect retained trees. There will be no discharge of chemical substances including petrol, diesel and cement mixings within or near the root protection areas.

Reason:

To preserve the said trees in the interests of the visual amenities and character of the locality.

12. Ecological Enhancement Statement (Pre-Commencement)

The ecological mitigation measures shown on plan ref JN00188\_DW01 (Bat and Bird Box Location Plan) shall be installed prior to the first occupation of the development unless an alternative strategy is agreed in advance. The agreed scheme shall be retained for the lifetime of the development.

Reason:

To enhance habitat for protected species under the Wildlife and Countryside Act 1981 (as amended) in the interests of preserving and enhancing biodiversity as agreed at paragraph 5.12 of the Ecology Statement submitted under 16/00885/FUL.

13. Energy

Written documentary evidence demonstrating that the development will at minimum achieve a reduction in CO2 emissions over part L of the Building Regulations as set out in the email dated 5/8/16 shall be submitted to the Local Planning Authority and verified in writing prior to the first occupation of each building hereby granted. Technologies that meet the agreed specifications must be installed and rendered fully operational prior to the first occupation of the development hereby granted consent and retained thereafter.

Reason:

To reduce the impact of the development on climate change and finite energy resources and to comply with adopted policy CS20 of the Local Development Framework Core Strategy Development Plan Document Adopted Version (January 2010).

14. BREEAM Standards (Pre-Occupation)

Written documentary evidence demonstrating that the development has achieved at minimum a rating of 'Excellent' against the BREEAM standard shall be submitted to the Local Planning Authority and verified in writing within 6 months from first occupation of each building hereby granted, unless an otherwise agreed timeframe is agreed in writing by the LPA prior to first occupation taking place. The evidence shall take the form of a post construction certificate as issued by a qualified BREEAM certification body.

Reason:

To ensure the development minimises its overall demand for resources and to demonstrate compliance with policy CS20 of the Local Development Framework Core Strategy Development Plan Document Adopted Version (January 2010).

15.Public Sewer/Water Supply protection (Performance)

Prior to the commencement of development, details of the measures to protect the public sewer and water supply from damage during the demolition and construction shall be submitted to and approved by the Local Planning Authority in writing. The measures shall be implemented as approved for the duration of demolition and construction works.

Reason:

In order to safeguard the public sewer.

Note to Applicant:

You are advised to take note of Southern Water's full response (dated 15th June 2016) to the planning application which details the restrictions on development and requirements for further approvals.

16.Surface/Foul Water Drainage (Pre-commencement)

No development approved by this permission shall commence (with the exception of site clearance, demolition, enabling and preparation works) 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. The development shall proceed in accordance with the agreed details and be retained as approved.

Reason:

To ensure satisfactory drainage provision for the area.

17.Sustainable Drainage Systems (Pre-Commencement)

Prior to the commencement of development (with the exception of site clearance, demolition, enabling and preparation works) a specification for the proposed sustainable drainage system (including green roofs where feasible) shall be submitted to the Local Planning Authority. A sustainable drainage system to the approved specification must be installed and rendered fully operational prior to the first occupation of each building hereby granted consent and retained thereafter. In the development hereby granted consent, peak run-off rates and annual volumes of run-off shall be no greater than the previous conditions for the site.

Reason:

To conserve valuable water resources, in compliance with and to demonstrate compliance with policy CS20 of the Local Development Framework Core Strategy Development Plan Document Adopted Version (January 2010) and to prevent an increase in surface run-off and reduce flood risk.

18.Root Barrier (New Condition - previously archaeology which is now satisfied)

Details of the tree root barrier to be erected to the northern boundary of 30 Wide Lane shall be submitted to and approved in writing by the Local Planning Authority prior to the implementation of the approved landscaping scheme. The approved details shall be erected as part of the landscaping scheme and completed prior to the first occupation of the development. The approved details shall be retained as agreed.

Reason:

In the interests of protecting the integrity of neighbouring land as set out in the email from Steve Harley dated 26th January 2017.

19.Use of uncontaminated soils and fill (Performance)

Only 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.

#### 20. Unsuspected Contamination (Performance)

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. The development shall proceed in accordance with the agreed details unless otherwise agreed in writing by 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.

#### 21. Construction Management Plan (Pre-Commencement)

Before any development or demolition works are commenced details shall be submitted to and approved in writing by the Local Planning Authority making provision for a Construction Method Plan (CMP) for the development. The CMP shall include details of:

- (a) parking of vehicles of site personnel, operatives and visitors;
- (b) loading and unloading of plant and materials;
- (c) storage of plant and materials, including cement mixing and washings, used in constructing the development;
- (d) treatment of all relevant pedestrian routes and highways within and around the site throughout the course of construction and their reinstatement where necessary;
- (e) measures to be used for the suppression of dust and dirt throughout the course of construction;
- (f) details of construction vehicles wheel cleaning;
- (g) details of any cranes required to facilitate construction;
- (h) external lighting;
- (i) height of external storage areas;
- (j) Control and disposal of putrescible waste to prevent attraction of birds; and,
- (k) details of how noise emanating from the site during construction will be mitigated.

The approved Construction Management Plan shall be adhered to throughout the development process unless agreed otherwise in writing by the local planning authority.

Reason:

In the interest of health and safety, protecting the amenity of local land uses, neighbouring residents, the character of the area, Southampton Airport and highway safety.

Note to Applicant:

Southampton Airport have requested that the construction company shall give SIAL details of UHF and VHF communication frequencies to ensure no interference with operations at Southampton Airport and that the applicant maintains regular communication with SIAL Safeguarding (contact: Connor Gladwin) to discuss plans and progress throughout the construction phase.

#### 22. Obstacle Lighting during The Construction Period - Airport

Obstacle lights shall be placed on cranes and other construction equipment above 32 metres above ground level to be used in the development of the Former Ford Site. The obstacle

lighting scheme shall be implemented for the duration of the construction period. These obstacle lights must be steady state red lights with a minimum intensity of 200 candelas. Periods of illumination of obstacle lights, obstacle light locations and obstacle light photometric performance must all be in accordance with the requirements of guidance material 'CAP168 Licensing of Aerodromes.

Reason:

Permanently illuminated obstacle lighting is required for the duration of construction and on construction equipment to avoid endangering the safe movement of aircraft and the operation of Southampton Airport.

Note to Applicant:

For further information please refer to Advice Note 4 'Cranes and Other Construction Issues' (available at <http://www.aoa.org.uk/policy-campaigns/operations-safety/>).

#### 23. Hours of work for Demolition / Clearance / Construction (Performance)

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 to 18:00 hours

Saturdays                                      09:00 to 13:00 hours

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.

Once the external fabric of Units 1 and 4 are completed these hours may be relaxed in accordance with further details that shall have been submitted to and agreed in writing by the Local Planning Authority prior to any change in working hours.

Reason:

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

#### 24. Piling (Pre-Commencement)

A piling/foundation design and method statement shall be submitted to and approved in writing by the Local Planning Authority prior to any piling taking place in the construction of this development. The development shall be carried out in accordance with the agreed details.

Reason:

In the interest of residential amenity.

#### 25. External Lighting Scheme (Pre-Commencement)

Prior to the development hereby approved first coming into occupation, external lighting shall be implemented in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall be thereafter retained as approved.

Reason:

In the interest of residential amenity, to minimise the impact on protected species and to avoid endangering the safe operation of aircraft through confusion with aeronautical ground lights or glare.

Note to Applicant:

The development is close to the aerodrome and/or aircraft taking off from or landing at the aerodrome. Lighting schemes required during construction and for the completed development shall be of a flat glass, full cut off design, mounted horizontally, and shall ensure that there is no light spill above the horizontal. For further information please refer to Advice Note 2 'Lighting Near Aerodromes'



Your attention is drawn to the Air Navigation Order 2009, Article 221, which states that, "A person must not exhibit in the United Kingdom any light which: (a) by reason of its glare is liable to endanger aircraft taking off or landing at an aerodrome; or (b) by reason of its liability to be mistaken for an aeronautical ground light is liable to endanger aircraft." The Order also grants the Civil Aviation Authority power to serve notice to extinguish or screen any such light which may endanger aircraft.

#### 26. Permanent Obstacle Lighting Scheme - Airport

Obstacle lights shall be placed on the buildings prior to their first use and shall be retained thereafter. These obstacle lights must be steady state red lights with a minimum intensity of 200 candelas. Periods of illumination of obstacle lights, obstacle light locations and obstacle light photometric performance must all be in accordance with the requirements of guidance material 'CAP168 Licensing of Aerodromes'.

#### Reason:

It is recommended that permanent illuminated obstacle lights are installed on the highest point of development to avoid endangering the safe movement of aircraft and the operation of Southampton Airport.

#### 27. Refuse & Recycling (Pre-Commencement)

Prior to the occupation of each building further details of storage for refuse and recycling, together with the access to it, shall be submitted to and approved in writing by the Local Planning Authority. The storage shall be provided in accordance with the agreed details before each building is occupied and shall thereafter be retained as approved.

#### Reason:

In the interests of visual amenity, the amenities of future occupiers of the development and the occupiers of nearby properties and in the interests of highway safety.

#### 28. No other windows or doors other than approved in specific location

Unless the Local Planning Authority agree otherwise in writing and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking or re-enacting that Order) in relation to the development hereby permitted, no alternative or additional windows (including roof windows or dormer windows), doors or openings other than those expressly authorised by this permission shall be constructed in the southern elevations of Units 1, 2 and/or 3.

#### Reason:

To protect the amenities of the adjoining properties.

#### 29. Advertisement Restriction (Performance Condition)

Notwithstanding the requirements of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, or any subsequent amending regulations, no site marketing advertising shall be displayed on the southern elevation of Units 1, 2 and/or 3 so as to be visible from the residential properties in Walnut Grove.

#### Reason:

In the interests of the amenities of neighbouring residential properties.

#### 30. Redundant Access Points & Stoneham Cemetery Road

The existing 'redundant' access points serving the site that are no longer required to serve the proposed development shall be closed off, re-kerbed at the highway and made good prior to the first occupation of the development.

No access (pedestrian or otherwise) shall be created from the site into Stoneham Cemetery Road with the prior approval of the Local Planning Authority.

Reason:

To ensure that the amendments made to pedestrian access during the lifetime of the development are retained in the interests of residential amenity and highway safety.

31. Removal of PD Rights for Cranes & Construction Equipment - Airport

Notwithstanding the permitted development offered by Schedule 2 Part 4 Class A (Temporary Buildings) of the Town & Country Planning (General Permitted Development) (England) Order 2015 there shall no cranes erected to serve the construction phase of the development hereby approved without the prior written approval of the Local Planning Authority in consultation with Southampton Airport. Development shall be implemented as approved.

Reason:

To ensure that construction operations and equipment on the application site or on any adjoining land do not breach the Obstacle Limitation Surface (OLS) surrounding Southampton Airport and endanger the movement of aircraft and the safe operation of the aerodrome.

32. Submission of a Bird Hazard Management Plan - Airport

The development shall be carried out and operated in accordance with the approved Airfield Wildlife Management Ltd Bird Hazard Risk Assessment and Bird Hazard Management Plan.

The Bird Hazard Management Plan shall ensure that flat/shallow pitched roofs be constructed to allow access to all areas by foot using permanent fixed access stairs ladders or similar. The owner/occupier must not allow gulls, to nest, roost or loaf on the building. Checks must be made weekly or sooner if bird activity dictates, during the breeding season. Outside of the breeding season gull activity must be monitored and the roof checked regularly to ensure that gulls do not utilise the roof. Any gulls found nesting, roosting or loafing must be dispersed by the owner/occupier when detected or when requested by SIAL Airside Operations staff. In some instances it may be necessary to contact SIAL Airside Operations staff before bird dispersal takes place. The owner/occupier must remove any nests or eggs found on the roof.

Reason:

It is necessary to manage the former Ford Site in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Southampton Airport.

Note to Applicant:

The breeding season for gulls typically runs from March to June. The owner/occupier must obtain the appropriate licences where applicable from Natural England before the removal of nests and eggs.

33. Security

A 'Security Management Plan' for each building shall be submitted to and agreed prior to its first occupation. The agreed scheme shall be implemented as agreed.

Reason:

In the interests of security for the site as recommended by Hampshire Constabulary

34. Approved Plans

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

Reason:

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

Note to Applicant - Southern Water:

Water Main - The exact position of the public water distribution main on the site must be determined before the layout of the development is finalised. All existing infrastructure, including protective coatings and cathodic protection, should be protected during the course of construction works.

The applicant/developer should enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure required to service this development.

A formal application for connection to the water supply is required in order to service this development.

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or [www.southernwater.co.uk](http://www.southernwater.co.uk)

#### Reason for granting Permission

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. The Council has considered the proposal in the context of the site allocation for industrial and warehousing development as set out in the Development Plan, the permission 16/00885/FUL, and the importance of the additional employment to be created by this development. The development would have an impact on the surrounding area in terms of character and appearance, traffic and noise but that this impact can be mitigated by Section 106 obligations, and planning conditions, and has been assessed in the context of the site's former historic use for significant manufacturing. The key changes to the layout of the scheme and its impact, particularly upon 30 Wide Lane, have been considered and are not judged to have sufficient weight to justify a refusal of the application. The scheme is therefore judged to be in accordance with the development plan as required by Section 38(6) of the Planning and Compulsory Purchase Act 2004 and 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, SDP7, SDP9, SDP10, SDP13, SDP14, SDP15, SDP16, SDP17, SDP19, SDP22, NE4, NE5, TI2, HE6 and REI9(ii) of the City of Southampton Local Plan Review (LPR - as amended 2015) and CS6, CS7, CS13, CS18, CS19, CS20, CS22, CS23, CS24 and CS25 of the Local Development Framework (LDF) Core Strategy Development Plan Document (as amended 2015) and guidance in the NPPF (2012).



**Samuel Fox**  
**Planning & Development Manager**

23 February 2017

If you have any further enquiries please contact:  
**Stephen Harrison**

**IMPORTANT NOTE TO APPLICANT**

This decision has been made in accordance with the submitted application details and supporting documents and the development should be implemented in respect of the following plans and drawings:

<b>Drawing No:</b>	<b>Version:</b>	<b>Description:</b>	<b>Date Received:</b>	<b>Status:</b>
30822-PL-100	a	Location Plan	14.12.16	Approved
30822-PL-110	c	Roof Plan	14.12.16	Approved
30822-PL-111	e	Landscaping Plan	14.12.16	Approved
30822-PL-200	a	Site Plan	14.12.16	Approved
30822-PL-201	-	Floor Plan	14.12.16	Approved
30822-PL-202	-	Floor Plan	14.12.16	Approved
30822-PL-203	-	Floor Plan	14.12.16	Approved
30822-PL-204	-	Elevational Plan	14.12.16	Approved
30822-PL-205	-	Elevational Plan	14.12.16	Approved
30822-PL-206	-	Elevational Plan	14.12.16	Approved
30822-PL-207	-	Site Plan	14.12.16	Approved
08	a	Tree Survey	14.12.16	Approved
03	a	Landscaping Plan	14.12.16	Approved
05	e	Landscaping Plan	14.12.16	Approved
01	f	Landscaping Plan	14.12.16	Approved

**NOTES**

1. This permission relates to Planning Control only. Approval under the Building Regulations may also be required and should you be in any doubt about this, please contact Building Control Services, Tel. 023 8083 2558. Any other necessary consent must be obtained from the appropriate authority. Special attention is drawn to the fact that this permission does not relate to the display of advertisements and separate consent is required under the Town and Country Planning (Control of Advertisements) England Regulations 2007. Development affecting buildings of special Architectural or Historical interest is also subject of separate Listed Building Consent. Any queries should be made to Development Control Service as indicated below.
2. This permission has been granted on the basis of all the information submitted by the applicant shown on the plans accompanying the application. Any material misstatement or wrong information may invalidate the permission.
3. If the applicant is aggrieved by the decision of the Local Planning Authority to approve the proposed development, subject to conditions, they may appeal to the Secretary of State in accordance with Section 78 of the Town and Country Planning Act 1990, within six months of the date of decision. Appeals must be made using a form which you can get from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or do it online at <https://acp.planninginspectorate.gov.uk/>
4. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
5. If permission to develop land is granted subject to conditions, whether by the Local Authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonable beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Council a purchase notice requiring the Council to purchase their interest in the land in accordance with the provisions of Part IV of the Town and Country Planning Act 1990.
6. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.
7. Attention is drawn to the provisions of Section 12 of the Hampshire Act 1983 relating to access for the Fire Brigade, and you are advised to contact Building Control Services as set out in Note 1.
8. For those developments which are covered by the Disability Discrimination Act, the attention of developers is drawn to the relevant provisions of the Act and to the British Standard B300:2001 Design of buildings and their approaches to meet the needs of disabled people code of practice.
9. The applicant is recommended to retain this form with the title deeds of the property.
10. In accordance with para 9.2.3 of the Residential Design Guide (September 2006): if this development involves new dwellings, the applicant is liable for the supply of refuse bins, and should contact SCC refuse team at [Waste.management@southampton.gov.uk](mailto:Waste.management@southampton.gov.uk) at least 8 weeks prior to occupation of the development to discuss requirements.

Please address any correspondence in connection with this form quoting the application number to: **Development Management, Southampton City Council, Lower Ground Floor, Civic Centre, Southampton, SO14 7LY.**

