

Relevant Planning History (refused)

17/01699/FUL - Construction of new fully automated storage facility with covered loading bay, gate house and driver welfare facilities following the demolition of existing industrial units 1, 2, 3, 4 & 5 and offices.

REASON FOR REFUSAL - Impact on Peartree Common.

The proposed automated storage facility, by reason of its height, bulk and mass; and position relative to Peartree Common, is an inappropriate and harmful addition to the local environment. The proposal would detract from the character, appearance and local distinctiveness of Peartree Common and would be seen as both a dominant and incongruous feature of the landscape when viewed from the common rather than as part of the background. This would be to the detriment of users of the common and as such the scheme would cause harm to the visual amenities of the area, in particular those currently experienced when using Peartree Common. The proposal would thereby prove contrary to the provisions of policies SDP1 (i), SDP7 (i), (ii), (iv) and (v); and SDP9 (i), (ii) and (v) of the amended City of Southampton Local Plan Review (2015) and Policy CS13 of the amended Local Development Framework Core Strategy Development Plan Document (2015).

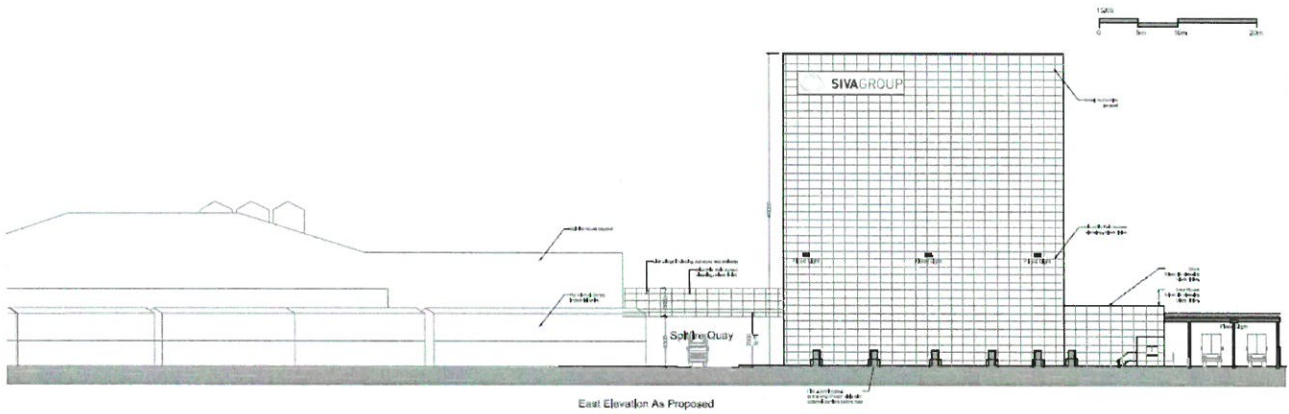
REFUSAL REASON - Highways impact.

The applicant has failed to provide adequate supporting information demonstrating that the proposed automated storage facility will not lead to a significant net increase in associated vehicular movements as a result of increased productivity/growth from the factory. The development would therefore be contrary to the provisions of Policies SPD1 (i) of the amended City of Southampton Local Plan Review (2015) and CS18 of the amended Local Development Framework Core Strategy Development Plan Document (2015).

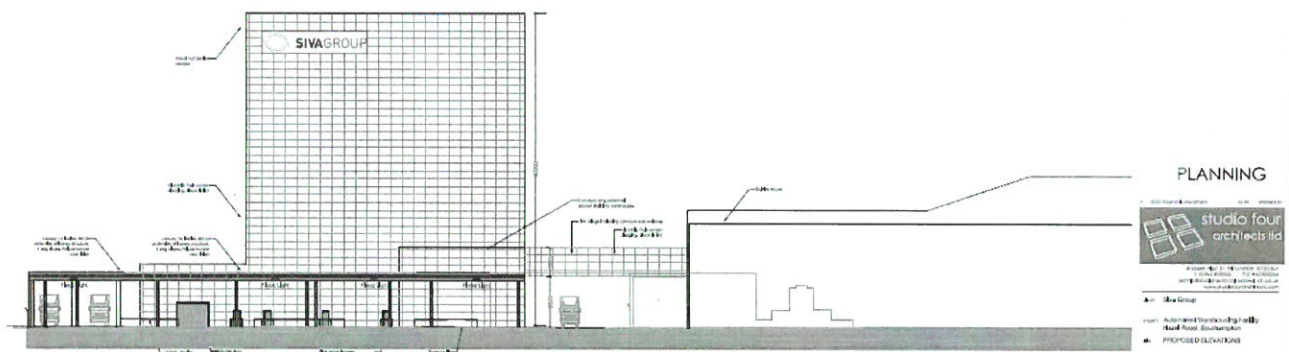
REFUSAL REASON - Lack of Section 106 agreement to secure planning obligations.

In the absence of a Section 106 agreement the development fails to mitigate its impact in the following areas:

- i. 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.
- ii. Contributions towards the Carbon Offset Fund as required by Policy CS20 of the Core Strategy (Amended 2015).
- iii. Submission of an employment and skills plan as required by Policy CS24 of the Core Strategy (Amended 2015).



East Elevation As Proposed



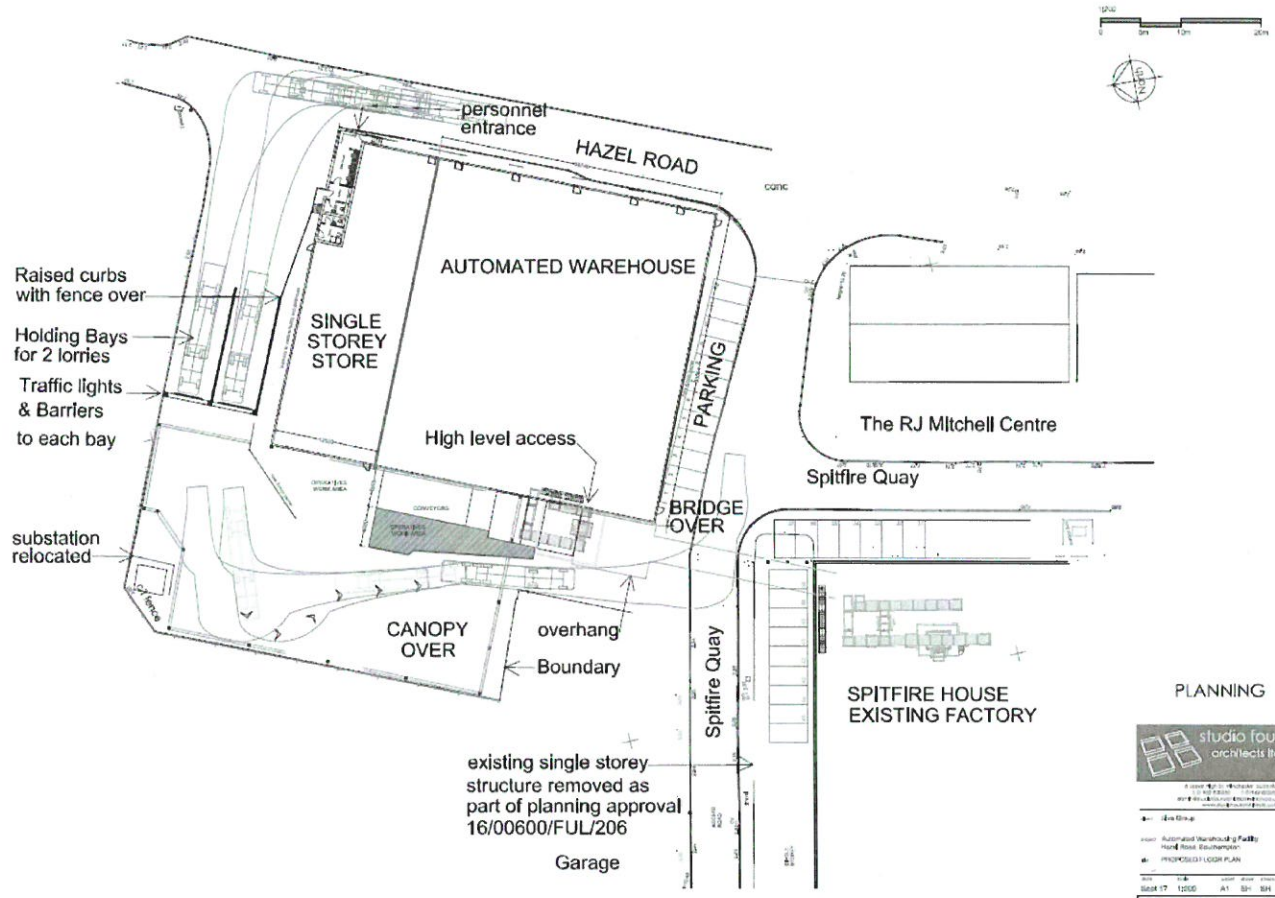
West Elevation As Proposed

PLANNING

studio four architects ltd
 4, Lower Road, Northampton, NN1 6JF
 01603 250000
 www.studiofourarchitects.com

Client: Siva Group
 Project: Automated Warehouse & Facility
 Road: Spitfire Quays
 PROPOSED ELEVATIONS

Scale: 1:500
 Date: Aug 2017 1:25:00
 Sheet: 300/711 P07



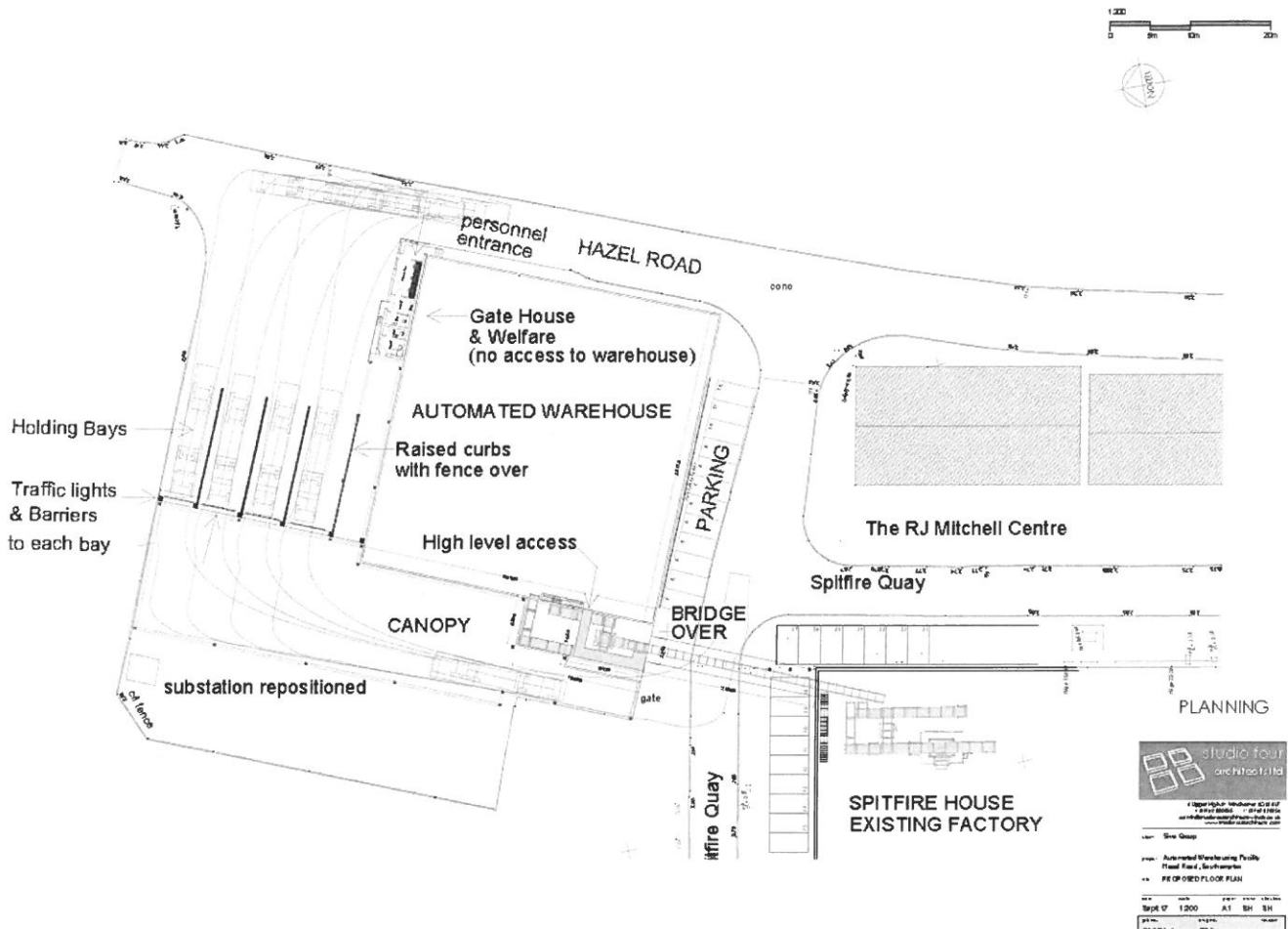
existing single storey structure removed as part of planning approval 16/00600/FUL/206

PLANNING

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Client: Siva Group
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 Road: Spitfire Quays
 PROPOSED LAYOUT PLAN

Scale: 1:500
 Date: Aug 2017 1:25:00
 Sheet: 300/711 P07



18/01255/FUL - Installation of a 2 bay vehicle loading dock and waste compactor chute (retrospective)

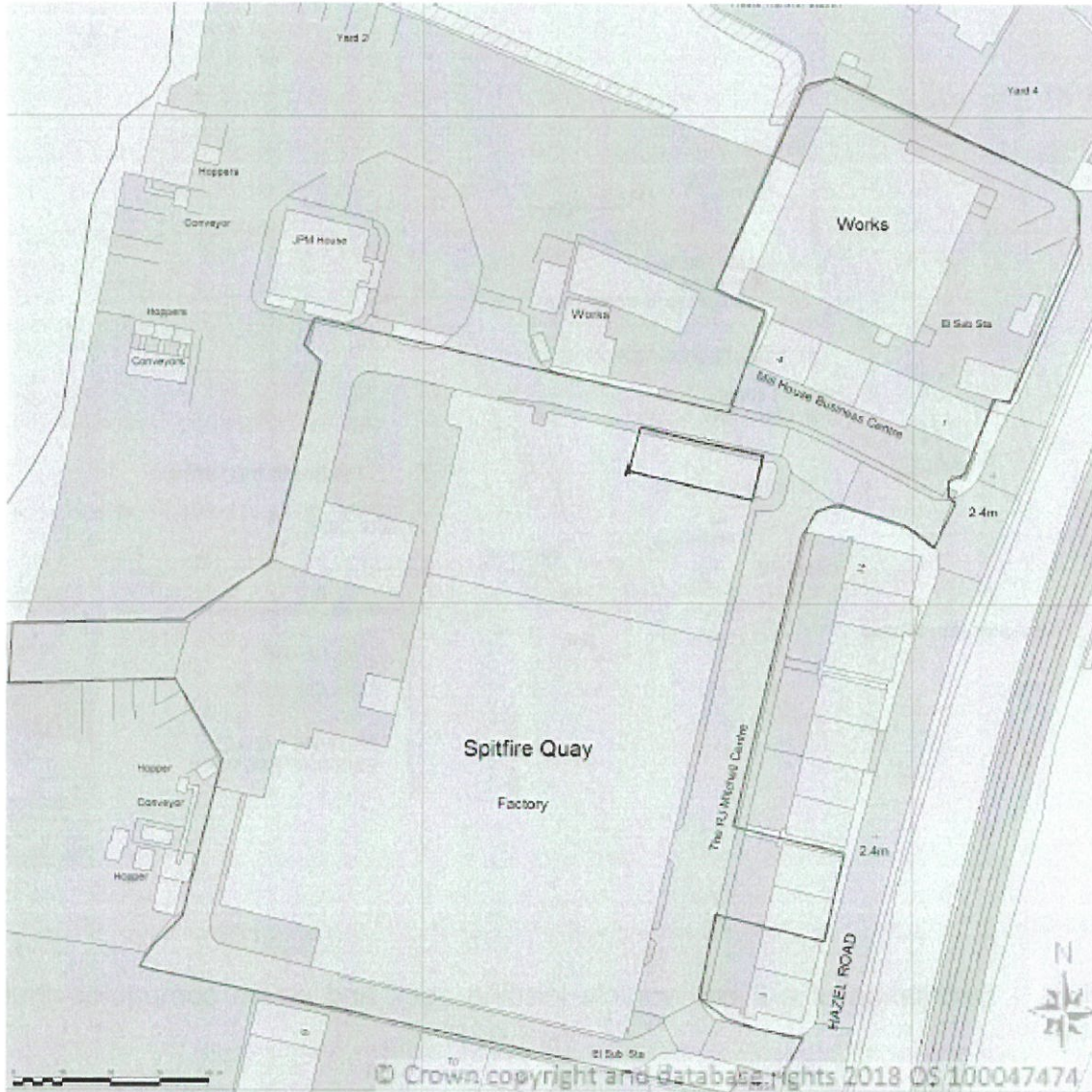
REFUSAL REASON - Impact on neighbouring business operations.

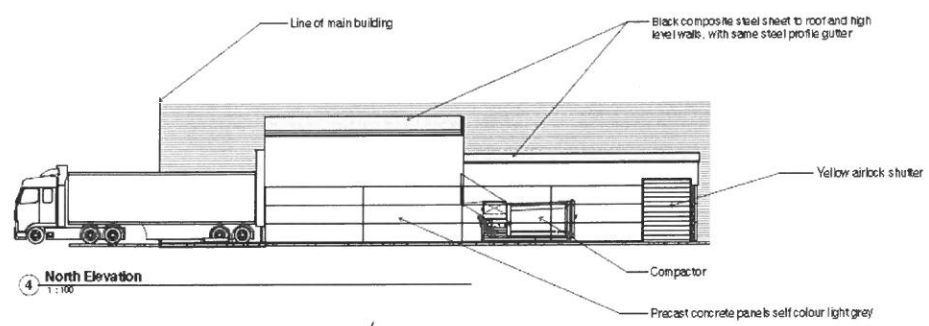
The position of the 2 bay vehicle loading dock results in HGV delivery vehicles having to undertake multiple reversing manoeuvres which obstruct the flow of traffic within Spitfire Quay Industrial Estate and access into neighbouring businesses. The proposal therefore prejudices the operation of neighbouring businesses and undermines the vitality and viability of Spitfire Quay Industrial Estate, contrary to the provisions of Policies SPD1 (i) and REI10 of the City of Southampton Local Plan Review (2015) and CS6 and CS18 of the amended Local Development Framework Core Strategy Development Plan Document (2015); as supported by the NPPF (2018).

REFUSAL REASON - Insufficient information, noise.

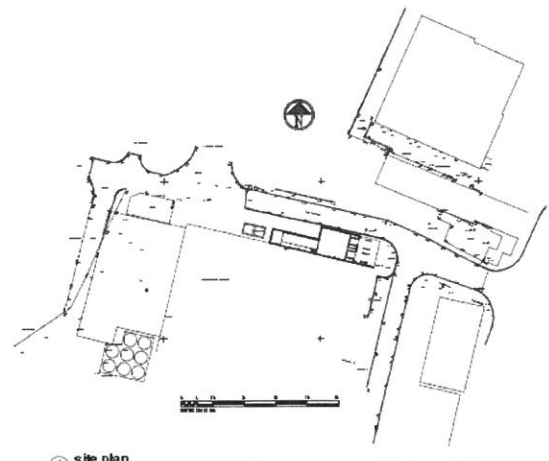
The applicant has failed to provide adequate supporting information demonstrating that the proposed development will not have a harmful impact on the amenities currently enjoyed by local residents with specific regard to the break out of noise. The development would therefore be contrary to the provisions of Policies SDP1(i) and SDP16(i) of the amended City of Southampton Local Plan Review (2015).

SITE LOCATION PLAN
AREA 5 HA
SCALE: 1:1250 on A4
CENTRE COORDINATES: 443526 , 111811

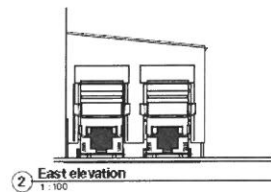




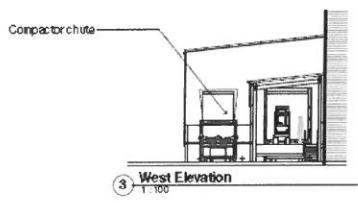
④ North Elevation
1:100



① site plan
1:500



② East elevation
1:100



③ West Elevation
1:100

PLANNING

PROJECT NAME	Siva Group Dock leveler & Compactor unit
NO TITLE	Elevations
STATUS TITLE	Constructed
DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
DATE OF ISSUE	BY
BE 1414-00-02	

Applications 18/01659/FUL, 18/01679/MMA, 18/01964/FUL, 18/02087/FUL. APPENDIX 3

- a. Transport Note; specific to application one (Logistics/Monitoring Office).
- b. Transport Statement; specific to application four (Transfer Building and Bridge).
- c. Combined Transport Statement; relevant to all four applications.
- d. Operational Management Plan.

Applications 18/01659/FUL, 18/01679/MMA, 18/01964/FUL, 18/02087/FUL. APPENDIX 4

