

**Planning and Rights of Way Panel 27<sup>th</sup> June 2023**  
**Planning Application Report of the Head of Transport and Planning**

<b>Application address:</b> Land and area to the South of West Quay Watermark, South Harbour Parade, Southampton			
<b>Proposed development:</b> Use of grassed area to the South of West Quay Watermark for public events or activities for a maximum of 225 days per calendar year.			
<b>Application number:</b>	23/00267/FUL	<b>Application type:</b>	FUL
<b>Case officer:</b>	Rob Sims	<b>Public speaking time:</b>	5 minutes
<b>Last date for determination:</b>	25.04.2023	<b>Ward:</b>	Bargate
<b>Reason for Panel Referral:</b>	Request by Ward Member / Five or more letters of objection have been received	<b>Ward Councillors:</b>	Cllr S Bogle Cllr J Noon Cllr D Paffey
<b>Referred to Panel by:</b>	Cllr Noon	<b>Reason:</b>	Late evening noise and traffic disturbance
<b>Applicant:</b> Southampton City Council (Event Management)		<b>Agent:</b>	

<b>Recommendation Summary</b>	<b>Conditionally Approve</b>
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<b>Community Infrastructure Levy Liable</b>	<b>Not applicable</b>
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**Reason for granting Permission**

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. Other material considerations 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

<b>Appendix attached</b>			
1	Development Plan Policies	2	Relevant Planning History

**Recommendation in Full**

**Conditionally approve**

**Background**

The application is submitted on behalf of Southampton City Council under Regulation 3 of the Town and Country Planning General Regulations, which relates to proposals made by the Local Authority. Whilst the Council is both applicant and determining Planning Authority the Regulations allow for this, and the Panel's ability to determine the application based on

the favourable recommendation given by officers is not constrained as a consequence.

**1. The site and its context**

1.1 The site comprises of a 0.5 hectare, rectangular grassed piece of land to the south of Watermark West Quay. To the south is the Quays Swimming complex and parking. To the east are the Grade 1 listed Town Walls (Scheduled Ancient Monument) with the residential properties of Forest View above. The land is owned by the Council.

**2. Proposal**

2.1 The national planning system currently allows for this land to be used for temporary events up to 28 days per year without the need for planning permission.

2.2 The proposals seek the use of application site for unspecified public events or activities for a maximum of 225 days per calendar year. Flexibility is sought so that the Council's Events Team can respond quickly and positively to event organisers without asking them to apply for planning permission ahead of every event – with the subsequent 8 week delay whilst each application is considered by the Planning team.

2.3 The application submissions states that event organisers would need to apply to the Council's Event Team prior to holding an event. At that point they would provide significant detail regarding their events and the Council, as landowner, would retain controls over the suitability of each event on a case by case basis. In addition they may also need to apply for a temporary event licence from the Council, which will be determined by the Licensing Team.

2.4 Similar flexible planning permissions already exist for Above Bar and Guildhall Square following a similar application by the Council. Watermark has its own permission for events adjacent to the Town Walls, with a separate planning permission for the annual ice rink.

**3. Relevant Planning Policy**

3.1 The Development Plan for Southampton currently comprises the "saved" policies of the City of Southampton Local Plan Review (as amended 2015) and the City of Southampton Core Strategy (as amended 2015) and the City Centre Action Plan (adopted 2015). The most relevant policies to these proposals are set out at **Appendix 1**.

3.2 The National Planning Policy Framework (NPPF) was revised in 2021. Paragraph 219 confirms that, where existing local policies are consistent with the NPPF, they can be afforded due weight in the decision-making process. The Council has reviewed the Development Plan 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.

The NPPF (2021) seeks to promote the vitality of existing city centres. Paragraph 86 explains that planning decisions should support existing centres at the heart of local communities, 'by taking a positive approach to their growth, management and adaptation' with specific reference to retaining and enhancing space for markets (as an example).

#### 4. **Relevant Planning History**

- 4.1 A schedule of the relevant planning history for the site is set out in **Appendix 2** of this report. The site forms part of the West Quay Watermark scheme approved under application 13/00464/OUT, with outline planning permission granted for up to 260 flats on this land. The residential permission expired on 21<sup>st</sup> February 2019.
- 4.2 Phase 1 of this permission was built out and comprised the Cinema and restaurant complex along with the public realm improvements at the base of the Town Walls (LPA ref: 14/00668/REM).

#### 5. **Consultation Responses and Notification Representations**

- 5.1 Following the receipt of the planning application a publicity exercise in line with department procedures was undertaken which included notifying adjoining and nearby landowners and erecting a site notice 10/03/2023. At the time of writing the report **7 representations** have been received from surrounding residents. The following is a summary of the points raised:
- 5.2 The use of the land for events will result in noise and disturbance to residential dwellings, with noise vibrating off the walls.  
**Response**  
**Noted. Noise and disturbance impacts on neighbouring properties will be considered in section 6 below.**
- 5.3 The use would conflict with the Mayflower Masterplan  
**Response**  
**The Mayflower masterplan is not an adopted Development Plan document and, therefore, the ambitions and potential future use of the site outlined in the Masterplan are not a material planning consideration at this time. That said, the application site is located within the defined City Centre where events are to be encouraged for its vitality and viability, as supported by local and national planning policy subject to the detail being acceptable also.**
- 5.4 Conflict with residents parking requirements  
**Response**  
**Impact on parking will be considered in Section 6 below. That said, it is unclear how residents parking would be affected by these proposals; given the existing parking controls across the city centre and the availability of pay and display parking within easy access of the site.**
- 5.5 The use would result in the loss of green grass, impact on wildlife and lead to flooding. The grass would be churned up from events.  
**Response**  
**The impact on the character and appearance of the locality will be considered in Section 6 below. The site is located in Flood Zone 1 (lowest risk of flooding), therefore it is not considered to be at risk of flooding or that the use of the site for events would increase the risk of flooding. The land is allocated for development, and had a permission for 260 flats, and its open character is only temporary.**

## Consultation Responses

5.4

Consultee	Comments
SCC Heritage	<p><b>No Objection</b></p> <p><b>BELOW GROUND ARCHAEOLOGY</b>            Deposits and remains of archaeological interest lie at depth in the former intertidal muds, below reclamation deposits. However, provided no deep excavations are required for the proposed land use, there should be no impact on those remains. I therefore have no objections as regards below-ground archaeology.</p> <p><b>SETTING OF THE SCHEDULED TOWN WALLS</b>            The application site lies within the setting of the medieval town walls and towers, and the proposal will therefore have an impact on that setting. For up to roughly two thirds of the year, the site will be covered by ancillary structures associated with events. The town walls and towers are scheduled monuments and are Grade I listed. They are therefore designated heritage assets of the highest significance under the National Planning Policy Framework. NPPF paragraph 194 states that the applicant should have described the significance of any heritage assets affected, including any contribution made by their setting, but this has not been done by the applicant.</p> <p>The proposed development will impact on the setting of the scheduled town walls and towers. It will therefore result in a loss of significance of the designated heritage assets.</p> <p>The proposal will lead to some harm to the significance of the scheduled monuments from development within their setting. However, the level of harm is judged to be less than substantial, as well as intermittent and temporary. The less than substantial harm can be weighed against the public benefits of the increased use of the site for public events. This will attract people to the area, leading to greater appreciation and enjoyment of the medieval walls. The impact of the proposal will be much less than the impact of events held in Western Esplanade, immediately adjacent to the town walls; there would be heritage benefit if some events currently held in Western Esplanade were to be relocated to the application site (although this is not part of the submitted justification for the proposal). I therefore do not object to the proposed development.</p>
SCC Environmental Health	<p><b>No Objection</b></p> <p>I do not have an objection in principle to this application.</p> <p>However I recognise that use of this space does have the potential to create annoyance for local residents I would</p>

	<p>therefore like to consider the hours of use for the space to reduce any possible future complaints.</p> <p>I recommend:</p> <p>Live music and recorded music may only be played between the hours of 09:00 and 23:00.</p> <p>Noisy on site activities e.g. construction traffic may only be allowed between the hours of 09:00 and 23:00.</p> <p>Other matters that will control potential future complaints will be dealt with at a licensing stage or when an event is being considered e.g. at a Safety Advisory Group.</p>
SCC Highways Development Management	<b>No Objection</b>
SCC Trees & Open Spaces	<p><b>No Objection</b></p> <p>Some trees on site, in SE corner which may be impacted by certain types of usage of the area, most likely impact would be compaction or accidental damage by vehicles being in close proximity. I am satisfied that this could be dealt with adequately via events application process and management of the site. Similarly, damage to grass by heavier usage of vehicles should be considered in management of the site and reinstatement costs be considered if applicable.</p>
Cllr John Noon	<p><b>Objection</b></p> <p>There is quite a lot of concern from resident in the local area to Westquay about late evening noise and traffic disturbance with this application. When this matter is considered I have asked that these concerns about late evening and night noise disturbances are taken into consideration and if approved conditions impose to ensure there are no late night noise or amplified music. Considering the amount of concerns regarding this application I asked that the matter does to the Planning &amp; Rights of Away Panel</p>

## 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;
- Impact on the historic environment and character;
- Noise and disturbance and impact on residential amenity;
- Parking highways and transport

### 6.2 Principle of Development

6.2.1 The city centre benefits from a number of locations for hosting public events, including Guildhall Square, the High Street and Above Bar, the area around the Bargate Monument and the Plaza at Watermark West Quay (Phase 1 area). In

addition, the application site itself has also formed part of the area used by the Southampton Boat Show and for free football activities to promote Southampton's involvement in the UEFA Women's Euros.

6.2.2 The application site forms part of the Watermark West Quay development. Policy AP25 MDZ (North of West Quay Road) of the City Centre Action Plan (CCAP) states that:

*'At Watermark West Quay, as shown on the Policies Map, development will be mixed use, and include retail (A1), food / drink or leisure uses. This site is also suitable for office, hotel and residential uses. Development will respect and enhance the Town Walls and their setting and create a major civic square at the foot of the Town Walls, with adjoining buildings providing active frontages.'*

6.2.3 This application proposes to use the grassed area to the South of West Quay Watermark for public events or activities for a maximum of 225 days per calendar year. The application site would be used for a range of events including (but not restricted to):

- Outdoor Theatre
- Live music
- Cultural events
- Street entertainment
- Art exhibitions
- Filming location
- Civic events or appropriate ceremonies
- Busking
- Specialist markets including Christmas market
- Temporary ice rink
- Sporting events including activities linked to the Quays
- Big screen for televised sport / musical / films / cultural events
- Community fairs
- Product launches
- Promotional events for new initiatives
- Events and activities linked to Westquay
- Activities linked to the annual Southampton International Boat Show

The Town and Country Planning (General Permitted Development) Order 2015 (as amended), Schedule 2, Part 4, Class B (Temporary use of land), allows for the temporary use of any land for markets and events for up to 28 days per calendar year without the need for planning permission. In this instance the proposals seek to use the application site for up to 225 days per calendar year for the type of activity listed above. The use of this land for these leisure and cultural uses is considered to be acceptable in principle and in compliance with Policy AP25 of the CCAP. The application would not compromise future development proposals coming forward, such as Watermark Phase 2 or any development proposed under the Mayflower Masterplan.

6.2.4 As such the principle of development is acceptable subject to a detailed assessment of the management of the events, the impact on neighbouring amenity, the impact on the historic environment and character of the area, and the impact on highway safety. These are considered below:

6.3 The management of the events and impact on neighbour amenity

- 6.3.1 According to the applicant, the purpose of the application is to provide an additional event space to the City and to give *'flexibility and options to Westquay to spread-out their activities into this area and to hold individual public events and activities complementing the existing Westquay and the city offer to both residents and visitors.'*
- 6.3.2 Public realm works around the Town Walls were implemented as part of the Phase 1 Watermark West Quay development which created a public plaza to host public events. Condition 42 of the outline consent secured a City Centre Management Plan for the plaza which established a City Plaza Management Committee for approving vendors and events within the plaza. Applications from Vendors are submitted to a Management Committee, which includes type of events, timings and security. The Management Plan also limited events held by the Council to 18 per calendar year.
- 6.3.3 The additional event space provided by this adjacent application site would allow the Council and West Quay/Hammersons to host more events immediately adjacent to the public plaza at Watermark West Quay, and would make more efficient use of vacant land. This would allow for a wider variety of vendors and the cultural and leisure offer to this part of the city.
- 6.3.4 Alongside the need for planning permission the Council has its own procedures for dealing with requests to use council land for events. The form required to be submitted to the Council as part of such applications is a long and comprehensive. It includes details of the type of event, number of people, timings (including setup and take down), security arrangements, lighting, point of contact details, licensing elements (alcohol, music, required facilities), traffic management (road closures), types of vehicles and vendor parking, litter clearance/management. In terms of how events are selected and approved, the Events Team have explained their internal and external consultation process below:

*'All events taking place in this site will be coordinated by the council's Events Team and will follow the same process to other events in the city. If the event is suitable for this site, event organisers are then required to complete and return an event application together with supporting documentation - Site plan, event management plan, risk and fire assessment and insurance details.'*

*When the completed application and documentation is received, it is checked by the council's Events Team and distributed to relevant representatives of the Events Safety Advisory Group (ESAG). This group consists of representatives from the Police, Fire, Ambulance services as well as other relevant council departments such as Licensing, Legal, Highways, Environmental Health. Other agencies and partners are also consulted depending on the nature of the event. This gives the opportunity for any feedback of concerns or comments to be addressed or to the event organiser to clarify or expand on any specific elements. Depending on the size and nature of the event, the event organisers may be asked to attend an ESAG (virtual or in person meeting) to present to the group, discuss the event and answer questions.*

*Regarding proposed events on this site, specific and relevant event information from the application would also be shared with the management of Westquay and The Quays, so that they have advance notice of events that are due to take place and where appropriate will be presented with an opportunity to become involved. From experience of Westquay events on The Esplanade and when the*

*Southampton International Boat Show uses this land, we are aware that liaison of event organisers with nearby residents is key, especially on Forest View and the Old Town Residents Group. If the application successfully passes through the ESAG, the council's Events Team notifies the event organiser that the event may proceed.'*

6.3.5 In addition the Council's Events Team is applying for a Premises License under the Licensing Act, 2003 for this site. If successful, this would enable the events to take place between the hours of 0600hrs – 2329hrs each day.

6.3.6 This application for planning permission relates to the use of the land only for events up to 225 days. The type of events, the vendors and the associated facilities required are all controlled and managed through the event application process and premises license. It is not deemed necessary to duplicate this approval process following the grant of planning permission as it would add a further 8 week process for sign off by Planning and would defeat the purpose of having such flexibility in the first place. The Council's events application process also involves considerable engagement with local interest groups and residents.

6.3.7 The main planning consideration for the use of land for this duration is the impact on neighbouring residents. The nearest residential properties are located to the east of the site, at Forest View, which are also on elevated land. That said, the immediate context is commercial in character; and the restaurants and bars (which have outside seating) are allowed to open until 01:00 hours (application 15/02454/NMA). However, as this application is for outdoor events and could comprise of live and/or amplified music, it would be prudent to impose a condition restricting the hours of use. The Westquay Watermark Public Realm Licence allows events between 0900-2300, it is therefore appropriate to repeat these hours for the application proposals. This will also ensure there is no public attendance or construction traffic before this time. In addition the recommendations made by the Environmental Health Officer to limit noisy activities and live music between 0900 – 2300 hours will be imposed in the interests of protecting neighbour amenity. Compliance with this condition would ensure noise and disturbance impacts to neighbouring residents would not be significant; whilst recognising that this is a city centre location.

6.3.8 It is therefore considered that the use of the land for events would be appropriately managed through the event application process, and by a planning condition limiting the use of the site to the hours to those recommended by the Environmental Health Officer. This would ensure an appropriate balance is maintained between allowing for a range of events to be held, enhancing the city centre's offer, and avoiding significant impact on neighbouring residents in the locality. The application is, therefore, considered to accord with saved Local Plan Review Policy SDP1(i).

#### 6.4 Impact on the historic environment and character of the area

6.4.1 The statutory tests for the proposal, as set out in sections 16 (Listed Buildings), 66 (Listed Buildings) of the Planning (Listed Building and Conservation Areas) Act 1990, are: whether the proposal would preserve the building, its setting or, any features of special architectural or historic interest (Listed Buildings). The NPPF requires the proposal to be assessed in terms of the impact on the significance of the building having regard to:

- The desirability of sustaining and enhancing the significance of heritage

- assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality and;
- The desirability of new development making a positive contribution to local character and distinctiveness.

The site lies in close proximity to the Town Walls which are Grade I listed structures that form part of the key historic environment of the city. Given that the land immediate adjacent to the walls is the public plaza implemented under the Watermark Phase 1 development, and is used for public events, it is not considered that the use of the application site for public events would result in any significant harm to the historic character and integrity of the walls.

6.4.2 In terms of the impact of the development on the general character of the area, as the surrounding area is commercial, including the Quays to the south and cinema and restaurants to the north, it is not considered that the use of land would be out of keeping with the area. However, the events will take place on an existing grassed area, and could house temporary structures such as marquees, chalets, staging and seating etc, which could lead to damage to this area of grass following the event.

6.4.3 The Council's Tree Officer is content that damage to grass from vehicles can be addressed through the management of the site and reinstatement costs. This could also apply to damage caused by the temporary structures. The applicant has confirmed that:

- *As part of the event application process for all events on public land, the area will be evaluated beforehand for its suitability and any potential or actual damage to the ground. The area will also be inspected after each event.*
- *The Event Organiser (EO) may be requested to refrain from moving heavy infrastructure in wet conditions to avoid further damage until it can be safely removed. The EO must also implement appropriate measures to prevent ground damage if the area is unsuitable for the planned activities for any reason, such as using tracking, modifying the site plan, or considering an alternative location or date.*
- *The parks and open spaces team will advise on the maintenance of the area, appropriate works to be carried out and timescales, this may involve temporarily restricting access if they need to re-seed the area for example.*
- *Taking into account other events scheduled in the same location, the application date and duration of each event will be assessed to ensure that the area has sufficient intervals within the calendar year to allow for the restoration of the grass and the availability of the area for public general use.*

6.4.4 Given the above, it is not necessary to impose planning condition to duplicate the requirement to re-seed and reinstate the land to its former condition. Furthermore, as the land is in the council's ownership, it is in the best interests of the Council as landowner to address this issue. On this basis the proposed use is considered to acceptable in terms of its impact on the historic environment and the character and appearance of the area.

6.5 Parking highways and transport

- 6.5.1 In terms of highways issues, the only source of traffic would be that associated with vendor vehicles. The site has historically been accessed by vehicles for temporary events off the Harbour Parade roundabout to the west (on a temporary basis). The same vehicle access point would be used for this application. Movements to and from the site would be managed by the event application process as part of the traffic management plan (with the Highway Department consulted as part of that).
- 6.5.2 In terms of pedestrian access, there is an opening in the north-east corner of the site (off the Plaza), which would be utilised to serve the application site. A condition will be imposed to secure further detail of the access points should any clearance works be needed to facilitate a wider access. Other pedestrian movements between Harbour Parade and Western esplanade (to the north of the application) would be retained and, therefore, there would be no significant highway impacts resulting from the use of the land.

## **7.0 Summary**

- 7.1 This land is allocated for mixed-use development, with a lapsed permission for up to 260 flats. The current proposals relate to the use of the land for (currently unknown) events for up to 225 days per calendar year. Details of the events and their associated impacts would be appropriately managed through the event application process, which is controlled by the Council's Events Team.
- 7.2 Permitted development exists for the site to be used for 28 calendar days currently without the need for planning permission. Additional days are now sought as part of this application so that the Council can be more proactive on receipt of a request for an event. Seeking planning permission ahead of each individual request is not practicable. Neither is having a planning permission where specific details are agreed prior to the commencement of the proposed event. Both routes could lead to at least 8 weeks delay to the decision making, and may jeopardise the event occurring. Instead, the existing Events application process can be relied upon – as is also the case for Guildhall Square and Above Bar – to give the Council the controls it would need to ensure satisfactory management, consultation and care is given.
- 7.3 In order to protect neighbouring residents from adverse noise impacts, a planning condition will be imposed limiting the use of the site and public attendance to amenable hours. In addition any damage caused to the ground condition will be secured and reinstated through the event management process. Overall the proposed use of land for events is considered ensure an appropriate balance between allowing for a range of events to be held and supporting the socio-economic growth of the city, whilst avoiding significant environmental impact, such as adverse impacts on neighbouring residents.

## **8. Conclusion**

- 8.1 It is recommended that planning permission be granted subject to conditions set out below.

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

1. (a) (b) (c) (d) 2. (b) (c) (d) (e) (f) (g) 4.(f) (g) (vv) 6. (a) (b) 7. (a)

**PLANNING CONDITIONS**

1) Full Permission Timing (Performance)

The development hereby permitted shall begin no 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) Hours of Operation

The use of the land for events hereby approved shall only take place between the hours of 0900 and 2300 hours.

Reason: To protect the amenities of neighbouring occupiers.

3) Control of Amplified Equipment

No live/amplified music of the event space shall operate between the night time period of 23:00-09:00 hours.

Reason: To protect the amenities of the occupiers of nearby residential properties.

4) Approved Plans (Performance)

The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule attached below.

Reason: For the avoidance of doubt and in the interests of proper planning

5) Additional Access Details

Prior to first use of the any events that require additional vehicular or pedestrian access points to those already shown (that may affect existing landscaping) further details of any additional works to these access points, including a landscape mitigation strategy, shall be submitted in writing and approved by the Local Planning Authority. The development shall proceed only in accordance with these agreed details.

Reason: In the interests of highway safety and visual amenity.

**POLICY CONTEXT**

Core Strategy - (as amended 2015)

CS1	City Centre Approach
CS2	Major Development Quarter
CS3	Promoting Successful Places
CS6	Economic Growth
CS13	Fundamentals of Design
CS14	Historic Environment
CS18	Transport: Reduce-Manage-Invest
CS19	Car & Cycle Parking
CS20	Tackling and Adapting to Climate Change
CS21	Protecting and Enhancing Open Space
CS22	Promoting Biodiversity and Protecting Habitats
CS23	Flood Risk
CS24	Access to Jobs
CS25	The Delivery of Infrastructure and Developer Contributions

City of Southampton Local Plan Review – (as amended 2015)

SDP1	Quality of Development
SDP4	Development Access
SDP5	Parking
SDP6	Urban Design Principles
SDP7	Urban Design Context
SDP8	Urban Form and Public Space
SDP9	Scale, Massing & Appearance
SDP10	Safety & Security
SDP11	Accessibility & Movement
SDP12	Landscape & Biodiversity
SDP13	Resource Conservation
SDP14	Renewable Energy
SDP15	Air Quality
SDP16	Noise
SDP17	Lighting
SDP24	Advertisements
HE1	New Development in Conservation Areas
HE3	Listed Buildings
HE6	Archaeological Remains

City Centre Action Plan - March 2015

AP 5	Supporting existing retail areas
AP 8	The Night time economy
AP 12	Green infrastructure and open space
AP 15	Flood resilience
AP 16	Design
AP 18	Transport and movement
AP 19	Streets and Spaces
AP 25	North of West Quay Road

Supplementary Planning Guidance

Parking Standards SPD (September 2011)

Other Relevant Guidance

The National Planning Policy Framework (2021)

The Southampton Community Infrastructure Levy Charging Schedule (September 2013)\_\_\_\_\_

**Relevant Planning History**

<b>Case Ref</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date</b>
13/00464/OUT	Mixed use development including alterations to the West Quay Shopping Centre comprising Retail (Use Class A1, A2, A3, A4 and A5 - 19,500 square metres maximum floorspace); Hotel (Use Class C1 - 28,000 square metres maximum floorspace); Residential (Use Class C3 - maximum 260 flats); Leisure (Use Class D2 - 19,500 square metres maximum floorspace) including a Cinema; Offices (Class B1(a) - maximum 10,000 square metres floorspace); public open space; with associated car parking, access, highway, landscaping and other works including infilling the existing pedestrian subway in Bargate Street (Outline application with access for consideration at this stage - Environmental Impact Assessment Development).	Conditionally Approved	21.02.2014
14/00668/REM	Application for reserved matters approval for Phase 1 of the Watermark West Quay development (covering layout, scale, appearance and landscaping pursuant to planning permission reference 13/00464/OUT) to provide leisure use including cinema (Class D2 - 11,200 square metres floorspace) retail (Classes A1, A2, A3, A4 and A5 - 13,000 square metres floorspace) and public realm works.	Conditionally Approved	01.07.2014