

# Planning and Rights of Way Panel

Tuesday, 23rd January,  
2024  
at 6.00 pm

**PLEASE NOTE TIME OF MEETING**

Conference Room 3 and 4 - Civic  
Centre

This meeting is open to the public

**Members**

Councillor Savage (Chair)  
Councillor Windle (Vice-Chair)  
Councillor J Baillie  
Councillor Beaurain  
Councillor Cox  
Councillor A Frampton  
Councillor Greenhalgh

**Contacts**

Democratic Support Officer  
Ed Grimshaw  
Tel: 023 8083 2390  
Email: [ed.grimshaw@southampton.gov.uk](mailto:ed.grimshaw@southampton.gov.uk)

Head of Transport and Planning  
Pete Boustred  
Email: [pete.boustred@southampton.gov.uk](mailto:pete.boustred@southampton.gov.uk)

## **PUBLIC INFORMATION**

### **ROLE OF THE PLANNING AND RIGHTS OF WAY PANEL**

The Panel deals with various planning and rights of way functions. It determines planning applications and is consulted on proposals for the draft development plan.

### **PUBLIC REPRESENTATIONS**

Procedure / Public Representations

At the discretion of the Chair, members of the public may address the meeting on any report included on the agenda in which they have a relevant interest. Any member of the public wishing to address the meeting should advise the Democratic Support Officer (DSO) whose contact details are on the front sheet of the agenda.

### **Southampton: Corporate Plan 2022-2030**

sets out the four key outcomes:

- Communities, culture & homes - Celebrating the diversity of cultures within Southampton; enhancing our cultural and historical offer and using these to help transform our communities.
- Green City - Providing a sustainable, clean, healthy and safe environment for everyone. Nurturing green spaces and embracing our waterfront.
- Place shaping - Delivering a city for future generations. Using data, insight and vision to meet the current and future needs of the city.
- Wellbeing - Start well, live well, age well, die well; working with other partners and other services to make sure that customers get the right help at the right time.

**SMOKING POLICY** – The Council operates a no-smoking policy in all civic buildings

**MOBILE TELEPHONES:-** Please switch your mobile telephones or other IT to silent whilst in the meeting.

**USE OF SOCIAL MEDIA:-** The Council supports the video or audio recording of meetings open to the public, for either live or subsequent broadcast. However, if, in the Chair's opinion, a person filming or recording a meeting or taking photographs is interrupting proceedings or causing a disturbance, under the Council's Standing Orders the person can be ordered to stop their activity, or to leave the meeting.

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## Dates of Meetings: Municipal Year 2022/2023

2023	
6 June	19 September
27 June	10 October
11 July	31 October
1 August	21 November
22 August	12 December

2024	
23 January	16 April
20 February	
12 March	

## CONDUCT OF MEETING

### TERMS OF REFERENCE

The terms of reference of the Planning and Rights of Way Panel are contained in Part 3 (Schedule 2) of the Council's Constitution

### BUSINESS TO BE DISCUSSED

Only those items listed on the attached agenda may be considered at this meeting.

### RULES OF PROCEDURE

The meeting is governed by the Council Procedure Rules as set out in Part 4 of the Constitution.

### QUORUM

The minimum number of appointed Members required to be in attendance to hold the meeting is 3.

## DISCLOSURE OF INTERESTS

Members are required to disclose, in accordance with the Members' Code of Conduct, **both** the existence **and** nature of any "Disclosable Pecuniary Interest" or "Other Interest" they may have in relation to matters for consideration on this Agenda.

### DISCLOSABLE PECUNIARY INTERESTS

A Member must regard himself or herself as having a Disclosable Pecuniary Interest in any matter that they or their spouse, partner, a person they are living with as husband or wife, or a person with whom they are living as if they were a civil partner in relation to:

- (i) Any employment, office, trade, profession or vocation carried on for profit or gain.
- (ii) Sponsorship:  
Any payment or provision of any other financial benefit (other than from Southampton City Council) made or provided within the relevant period in respect of any expense incurred by you in carrying out duties as a member, or towards your election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.
- (iii) Any contract which is made between you / your spouse etc (or a body in which you / your spouse etc has a beneficial interest) and Southampton City Council under which goods or services are to be provided or works are to be executed, and which has not been fully discharged.
- (iv) Any beneficial interest in land which is within the area of Southampton.
- (v) Any license (held alone or jointly with others) to occupy land in the area of

- Southampton for a month or longer.
- (vi) Any tenancy where (to your knowledge) the landlord is Southampton City Council, and the tenant is a body in which you / your spouse etc has a beneficial interests.
- (vii) Any beneficial interest in securities of a body where that body (to your knowledge) has a place of business or land in the area of Southampton, and either:
- a) the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body, or
  - b) if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which you / your spouse etc has a beneficial interest that exceeds one hundredth of the total issued share capital of that class.

## **OTHER INTERESTS**

A Member must regard himself or herself as having an 'Other Interest' in any membership of, or occupation of a position of general control or management in:

Any body to which they have been appointed or nominated by Southampton City Council

Any public authority or body exercising functions of a public nature

Any body directed to charitable purposes

Any body whose principal purpose includes the influence of public opinion or policy

## **PRINCIPLES OF DECISION MAKING**

All decisions of the Council will be made in accordance with the following principles:-

- proportionality (i.e. the action must be proportionate to the desired outcome);
- due consultation and the taking of professional advice from officers;
- respect for human rights;
- a presumption in favour of openness, accountability, and transparency;
- setting out what options have been considered;
- setting out reasons for the decision; and
- clarity of aims and desired outcomes.

In exercising discretion, the decision maker must:

- understand the law that regulates the decision making power and gives effect to it. The decision-maker must direct itself properly in law;
- take into account all relevant matters (those matters which the law requires the authority as a matter of legal obligation to take into account);
- leave out of account irrelevant considerations;
- act for a proper purpose, exercising its powers for the public good;
- not reach a decision which no authority acting reasonably could reach, (also known as the "rationality" or "taking leave of your senses" principle);
- comply with the rule that local government finance is to be conducted on an annual basis. Save to the extent authorised by Parliament, 'live now, pay later' and forward funding are unlawful; and
- act with procedural propriety in accordance with the rules of fairness.

## **AGENDA**

### **1 APOLOGIES AND CHANGES IN PANEL MEMBERSHIP (IF ANY)**

To note any changes in membership of the Panel made in accordance with Council Procedure Rule 4.3.

### **2 DISCLOSURE OF PERSONAL AND PECUNIARY INTERESTS**

In accordance with the Localism Act 2011, and the Council's Code of Conduct, Members to disclose any personal or pecuniary interests in any matter included on the agenda for this meeting.

### **3 STATEMENT FROM THE CHAIR**

### **4 MINUTES OF THE PREVIOUS MEETING (INCLUDING MATTERS ARISING)** (Pages 1 - 4)

To approve and sign as a correct record the Minutes of the meetings held on 12 December 2023 and to deal with any matters arising.

## **CONSIDERATION OF PLANNING APPLICATIONS**

### **5 PLANNING APPLICATION - 22/01094/FUL - GLYN COURT, 37 ARCHERS ROAD** (Pages 9 - 50)

Report of the Head of Transport and planning recommending that the Panel delegate approval in respect of an application for a proposed development at the above address.

### **6 PLANNING APPLICATION -23/00536/FUL - LAND ADJACENT 46 CARNATION ROAD** (Pages 51 - 116)

Report of the Head of Transport and planning recommending that the Panel delegate approval in respect of an application for a proposed development at the above address.

### **7 PLANNING APPLICATION - 22/01179/FUL - 26 BUTTERFIELD ROAD** (Pages 117 - 142)

Report of the Head of Transport and planning recommending that conditional approval be granted in respect of an application for a proposed development at the above address.

**8 PLANNING APPLICATION - 23/01578/FUL - 111 ALMA ROAD** (Pages 143 - 154)

Report of the Head of Transport and planning recommending that conditional approval be granted in respect of an application for a proposed development at the above address.

Monday, 15 January 2024

Director – Legal and Governance

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PLANNING AND RIGHTS OF WAY PANEL  
MINUTES OF THE MEETING HELD ON 12 DECEMBER 2023

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Present: Councillors Savage (Chair), Windle (Vice-Chair), J Baillie, Beaurain, Cox, A Frampton and Greenhalgh

39. **MINUTES OF THE PREVIOUS MEETING (INCLUDING MATTERS ARISING)**

**RESOLVED:** that the minutes for the Panel meetings held on 31 October 2023 and 21 November 2023 be approved and signed as a correct record.

40. **THE SOUTHAMPTON (112 BOTANY BAY ROAD) TREE PRESERVATION ORDER 2023**

The Panel considered the report of the Head of City Services detailing an objection received to the making of a tree preservation order.

No members of public or ward councillor were in attendance and there were no updates presented to the Panel.

Upon being put to the vote the officer recommendation to confirm the tree preservation order was carried unanimously.

**RESOLVED** that the Panel confirmed the Southampton (112 Botany Bay Road) Tree Preservation Order 2023.

41. **THE SOUTHAMPTON (102 BOTANY BAY ROAD) TREE PRESERVATION ORDER 2023**

The Panel considered the report of the Head of City Services detailing an objection received in the making and serving of a tree preservation order.

Mike Kelly (local resident) was present and with the consent of the Chair, addressed the meeting.

No updates were reported to the Panel. Upon being put to the vote the officer recommendation to confirm the tree preservation order was confirmed unanimously.

**RESOLVED** that the Panel confirmed the Southampton (102 Botany Bay Road) Tree Preservation Order 2023

42. **PLANNING APPLICATION - 23/01247/FUL - 65 & 67 PORTSMOUTH ROAD**

The Panel considered the report of the Head of Transport and Planning in respect of an application for planning permission for the proposed development at the above address recommending that the application be refused subject to the criteria listed in the report.

Redevelopment of the site. Erection of 4 x two-storey buildings to create 11 houses (8x 3-bed and 3x 2-bed) with associated amenities, following demolition of existing buildings.

Loise Cutts (agent), Ben Webb and Jenny Harper (local residents supporting) and Councillors Keogh and W Payne (ward councillors) were present and with the consent of the Chair, addressed the meeting. In addition the Panel noted that a statement had been received, circulated, read and posted online from Mr Webb and the agent's tree surveyor.

The presenting officer reported a number of small amendments to the published report noting that paragraph 6.12 was incomplete and should finish "harmful to local character", and that the reasons for refusal should read as set out below. It was noted that amended plans had been received but had not been accepted by the Planning Department and no public consultation had taken place. It was noted that, even if they could be taken into consideration, they would not have affected the officer's recommendation to refuse planning permission.

Following the request by the applicant's agent, a vote on whether to defer consideration of the application was taken and was lost.

The Panel then considered the officer recommendation to refuse to grant planning permission. Upon being put to the vote, the recommendation to refuse to grant was carried.

RECORDED VOTE to refuse Planning Permission

FOR:	Councillors Savage, Windle, Cox and Greenhaigh
AGAINST:	Councillors J Baillie and Beaurain
ABSTAINED:	Councillor A Frampton

**RESOLVED** that planning permission be refused for the reasons set out below:

**Reasons for Refusal**

**(1) Reason for refusal: Site Overdevelopment.**

The proposed redevelopment comprising frontage and backland housing, by reason of its layout and level of site coverage with buildings and hardstanding (which exceeds 50% of the site) would be out of keeping with the character and appearance of the area. The siting of the development forward of the prevailing building line within Portsmouth Road combined with the chosen building design and proportions doesn't suitably reflect the neighbouring context that, when combined with the poor front boundary landscape treatment proposed, would be harmful to the Portsmouth Road street scene. Furthermore, the proposal would result in the loss of trees leading to potential harm to a group Tree Preservation Order. Whilst the promotion of high



density residential schemes on previously developed land is encouraged it is considered that the proposed development represents poor design, which fails to respond to the visual characteristics and building to plot ratios of its context, is out of character for this location, and is symptomatic of a site overdevelopment contrary to “saved” policies SDP1 (i), SDP7 (i), (ii), (iii) & (iv), SDP9 (i) & (iv) and H2 (iii) of the adopted City of Southampton Local Plan (March 2015) and policies CS5, CS13 (1, 2, 6, 7 & 11), CS19 and of the amended Local Development Framework Core Strategy Development Plan Document (2015) as supported by sections 2.3 3.2, 3.7, 3.9, 3.11, 4.4, 5.2 and 5.3. of the approved Residential Design Guide Supplementary Planning Document (2006); as supported by the National Design Guide (2021) and the relevant design sections of the National Planning Policy Framework (2023) that seeks to foster well designed, beautiful buildings and places (Chapter 12).

**(2) Reason for refusal – Insufficient information; drainage strategy**

The application is not supported by a sufficient drainage strategy to clearly demonstrate how surface water will be disposed of, including an assessment of the existing (pre-developed) greenfield runoff rates and volumes compared to post development, and ground investigations supported by soakaway testing to demonstrate that use of infiltration is appropriate. As such the wider implications of the chosen drainage solutions and its impacts upon the existing site’s tree coverage are currently unknown. The development proposal is thereby contrary to policy CS20 of the Amended Core Strategy Development Plan Document (2015) and paragraph 169 of the National Planning Policy Framework (2023).

**(3) Reason for refusal – Mitigation; S.106 Legal Agreement**

In the absence of a completed S.106 Legal Agreement or Unilateral Undertaking the proposal fails to mitigate against its direct impacts and does not, therefore, satisfy the provisions of Policy CS25 (The Delivery of Infrastructure) of the Southampton Amended Core Strategy Development Plan Document (2015) as supported by the Council’s Supplementary Planning Guidance on Planning Obligations (August 2005 as amended) in the following ways:

- a) site-specific transport works for highway improvements to bus stops in the vicinity of the site which are directly necessary to make the scheme acceptable in highway terms – in accordance with policies CS18 & CS25 of the amended Core Strategy Development Plan Document (2015) and the adopted SPG relating to Planning Obligations (August 2005 as amended) – have not been secured;
- b) without a mechanism for securing a (pre and post construction) highway condition survey it is unlikely that the development will make appropriate repairs to the highway – caused during the construction phase – to the detriment of the visual appearance and usability of the local highway network;

- c) a financial contribution towards the Solent 'Bird Aware' Disturbance Mitigation Project (SDMP) and towards measures to reduce pressures from residents visiting the New Forest and Solent Waters SPAs - in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended), SDP12 of the Amended Local Plan Review (2015), CS22 of the Amended Core Strategy Development Plan Document (2015) and the Planning Obligations SPD (2013) as supported by the current Habitats Regulations – have not been secured;
- d) Affordable housing to meet an identified need in accordance with policies CS15, CS16 and CS25 of the Local Development Framework Core Strategy Development Plan Document and the adopted SPD relating to Developer Contributions (April 2013) – including a review mechanism to ensure the scheme's viability is properly accounted for – have not been secured; and
- e) a Carbon Management Plan, setting out how the carbon neutrality will be achieved and/or how remaining carbon emissions from the development will be mitigated, in accordance with policy CS20 of the Core Strategy and the Planning Obligations SPD (September 2013) – has not been secured.

## INDEX OF PLANNING APPLICATIONS FOR DECISION

DATE: 23<sup>rd</sup> January 2024

Main Agenda Item Number	Officer	Recommendation	PSA	Application Number / Site Address
Approximate start time: 6:00 PM				
5	AC	DEL	5	22/01094/FUL Glyn Court, 37 Archers Rd
Approximate start time: 6:30 PM				
6	MT	DEL	5	23/00536/FUL Land adj. 46 Carnation Rd
Approximate start time: 7:00 PM				
7	AC	CAP	5	22/01179/FUL 26 Butterfield Rd
Approximate start time: 8:00 PM				
8	SB	CAP	5	23/01578/FUL 111 Alma Rd

PSA – Public Speaking Allowance (mins); CAP - Approve with Conditions: DEL - Delegate to Officers: PER - Approve without Conditions: REF – Refusal: TCON – Temporary Consent: NOBJ – No objection

Case Officers:

AC – Anna Coombes  
 MT – Mark Taylor  
 SB – Stuart Brooks

## Southampton City Council - Planning and Rights of Way Panel

### Report of Head of Transport & Planning

#### Local Government (Access to Information) Act 1985

#### Index of Documents referred to in the preparation of reports on Planning Applications:

##### Background Papers

1. Documents specifically related to the application
  - (a) Application forms, plans, supporting documents, reports and covering letters
  - (b) Relevant planning history
  - (c) Response to consultation requests
  - (d) Representations made by interested parties
  
2. Statutory Plans
  - (a) Hampshire, Portsmouth, Southampton and New Forest National Park Minerals and Waste Plan (Adopted 2013)
  - (b) Amended City of Southampton Local Plan Review (Adopted March 2015)
  - (c) Connected Southampton 2040 Transport Strategy (LTP4) adopted 2019.
  - (d) Amended City of Southampton Local Development Framework – Core Strategy (inc. Partial Review) (adopted March 2015)
  - (e) Adopted City Centre Action Plan (2015)
  - (f) Community Infrastructure Levy Charging Schedule (2013)
  - (g) Bassett Neighbourhood Plan (Adopted 2016)
  
3. Statutory Plans in Preparation
  
4. Policies and Briefs published and adopted by Southampton City Council
  - (a) Old Town Development Strategy (2004)
  - (b) Public Art Strategy
  - (c) North South Spine Strategy (2004)
  - (d) Southampton City Centre Development Design Guide (2004)
  - (e) Streetscape Manual (2005)
  - (f) Residential Design Guide (2006)
  - (g) Developer Contributions SPD (September 2013)
  - (h) Greening the City - (Shoreburs; Lordsdale; Weston; Rollesbrook Valley; Bassett Wood and Lordswood Greenways) - 1985-1995.
  - (i) Women in the Planned Environment (1994)
  - (j) Advertisement Control Brief and Strategy (1991)
  - (k) Biodiversity Action Plan (2009)
  - (l) Economic Development Strategy (1996)
  - (m) Test Lane (1984)

- (n) Itchen Valley Strategy (1993)
- (o) Portswood Residents' Gardens Conservation Area Character Appraisal (1999)
- (p) Land between Aldermoor Road and Worston Road Development Brief Character Appraisal(1997)
- (q) The Bevois Corridor Urban Design Framework (1998)
- (r) Southampton City Centre Urban Design Strategy (2000)
- (s) St Mary's Place Development Brief (2001)
- (t) Ascupart Street Development Brief (2001)
- (u) Woolston Riverside Development Brief (2004)
- (v) West Quay Phase 3 Development Brief (2001)
- (w) Northern Above Bar Development Brief (2002)
- (x) Design Guidance for the Uplands Estate (Highfield) Conservation Area (1993)
- (y) Design Guidance for the Ethelburt Avenue (Bassett Green Estate) Conservation Area (1993)
- (z) Canute Road Conservation Area Character Appraisal (1996)
- (aa) The Avenue Conservation Area Character Appraisal (2013)
- (bb) St James Road Conservation Area Character Appraisal (1996)
- (cc) Banister Park Character Appraisal (1991)\*
- (dd) Bassett Avenue Character Appraisal (1982)\*
- (ee) Howard Road Character Appraisal (1991) \*
- (ff) Lower Freemantle Character Appraisal (1981) \*
- (gg) Mid Freemantle Character Appraisal (1982)\*
- (hh) Westridge Road Character Appraisal (1989) \*
- (ii) Westwood Park Character Appraisal (1981) \*
- (jj) Cranbury Place Character Appraisal (1988) \*
- (kk) Carlton Crescent Character Appraisal (1988) \*
- (ll) Old Town Conservation Area Character Appraisal (1974) \*
- (mm) Oxford Street Conservation Area Character Appraisal (1982) \*
- (nn) Bassett Green Village Character Appraisal (1987)
- (oo) Old Woolston and St Annes Road Character Appraisal (1988)
- (pp) Northam Road Area Improvement Strategy (1987)\*
- (qq) Houses in Multiple Occupation (revised 2016)
- (rr) Vyse Lane/ 58 French Street (1990)\*
- (ss) Tauntons College Highfield Road Development Guidelines (1993)\*
- (tt) Old Woolston Development Control Brief (1974)\*
- (uu) City Centre Characterisation Appraisal (2009)
- (vv) Parking standards (2011)

\* NB – Policies in these documents superseded by the Residential Design Guide (September 2006, page 10), albeit character appraisal sections still to be had regard to.

#### 5. Documents relating to Highways and Traffic

- (a) Hampshire C.C. - Movement and Access in Residential Areas
- (b) Hampshire C.C. - Safety Audit Handbook
- (c) Cycling Strategy – Cycling Southampton 2017-2027
- (d) Southampton C.C. - Access for All (March 1995)

- (e) Institute of Highways and Transportation - Transport in the Urban Environment
- (f) I.H.T. - Traffic Impact Assessment Guidelines
- (g) Freight Transport Association - Design for deliveries
- (h) Department for Transport (DfT) and Highways England various technical notes
- (i) CIHT's Manual for Streets and Manual for Streets 2
- (j) Bus Service Improvement Plan (BSIP) 2021.

6. Government Policy Planning Advice

- (a) National Planning Policy Framework (February 2019)
- (b) National Planning Policy Guidance Suite

7. Other Published Documents

- (a) Planning for Daylight and Sunlight - DOE
- (b) Coast and Countryside Conservation Policy - HCC
- (c) The influence of trees on house foundations in clay soils - BREDK
- (d) Survey and Analysis - Landscape and Development HCC
- (e) Root Damage to Trees - siting of dwellings and special precautions – Practice Note 3 NHDC
- (f) Shopping Policies in South Hampshire - HCC
- (g) Buildings at Risk Register SCC (1998)
- (h) Southampton City Safety Audit (1998)
- (i) Urban Capacity Study 2005 – 2011 (March 2006)
- (j) Strategic Housing Land Availability Assessment (March 2013)

## Planning and Rights of Way Panel 23<sup>rd</sup> January 2024 Planning Application Report of the Head of Transport & Planning

<b>Application address:</b> Glyn Court, 37 Archers Road, Southampton SO15 2NB			
<b>Proposed development:</b> Proposed fourth storey extension to existing building to create 2 additional 2 bedroom flats with associated parking and bin and bike storage.			
<b>Application number:</b>	22/01094/FUL	<b>Application type:</b>	FULL
<b>Case officer:</b>	Anna Coombes	<b>Public speaking time:</b>	5 minutes
<b>Last date for determination:</b>	27.01.2024 (ETA)	<b>Ward:</b>	Banister and Polygon
<b>Reason for Panel Referral:</b>	More than 5 letters of objection have been received	<b>Ward Councillors:</b>	Cllr Leggett Cllr Windle Cllr Evey
<b>Applicant:</b> Mr Donald Wilson		<b>Agent:</b> Wildern Architecture Ltd	

<b>Recommendation Summary</b>	Delegate to Head of Transport and Planning to grant planning permission subject to criteria listed in report
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<b>Community Infrastructure Levy Liable</b>	Yes
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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 departure from the Development Plan is, therefore, considered to be acceptable and 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. Policies – CS4, CS6, CS13, CS16, CS18, CS19, CS20 and CS22 of the of the Local Development Framework Core Strategy Development Plan Document (Amended 2015). Policies – SDP SDP1, SDP4, SDP5, SDP6, SDP7, SDP9, SDP10, SDP11, SDP12, SDP13, SDP14, SDP15, SDP16, SDP17, SDP22, CLT3, H1, H2, H6 and H7 of the City of Southampton Local Plan Review (Amended 2015).

<b>Appendix attached</b>			
1	Habitats Regulation Assessment	2	Development Plan Policies
3	Comparison of plans	4	Panel Meeting Minutes 14.03.2017

### Recommendation in Full

1. That the Panel confirm the Habitats Regulation Assessment in **Appendix 1** of this report.

2. Delegate to the Head of Transport and Planning to grant planning permission subject to the planning conditions recommended at the end of this report and the completion of a S.106 or S.111 Legal Agreement to secure either a scheme of measures or a financial contribution to mitigate against the pressure on European designated nature conservation sites in accordance with Policy CS22 of the Core Strategy and the Conservation of Habitats and Species Regulations 2010.
3. That the Head of Transport and Planning be given delegated powers to add, vary and /or delete conditions as necessary, and to refuse the application in the event that item 2 above is not completed within a reasonable timescale.

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

- 1.1 The application site comprises a 3 storey block of 6x 2 bedroom flats located on the northern side of Archers Road. This property was constructed in 1956 (ref.1083/37) alongside a block of 6 lock up garages to the rear (ref.1086/38). Four allocated car parking spaces serving the neighbouring flats at 39 Archers Courts are located to the front of the building. The front elevation of this property is set back from the public footpath at a distance of approximately 26m, behind a front garden, front driveway and low boundary wall. Site access is taken from Archers Road.
- 1.2 The surrounding area is predominantly residential in character. The neighbouring site to the east (19 Archers Road) is occupied by three-storey terraced housing, the adjoining site to the west is occupied by a 3-5 storey flatted block fronting Northlands Road (Simco Court). The opposite side of Archers Road is made up of the rear garden boundaries of three-storey terraced housing facing Berkley Close, with St Marks Church further to the west. Larger flatted blocks are located nearby on Archers Road, including 9-storey Overdell Court.
- 1.3 Parking controls are in place on Archers Road with either no parking at any time or no parking Monday-Saturday 8am-6pm. Northlands Road has parking restrictions on its eastern side with no parking Monday-Saturday 8am-6pm, the western side contains unrestricted parking with the exception of 2hr waiting outside Tudor Wood flats.

## **2. Proposal and Background**

- 2.1 A previous scheme for an additional storey comprising 2 additional 2-bed flats was approved by the Planning Panel on 14<sup>th</sup> March 2017 (planning permission reference 16/00328/FUL). This permission was not implemented and has now lapsed. The current application is almost identical to that previously approved scheme in terms of the size, position and scale of the additional storey, however there are changes to the internal layouts of the flats to locate the proposed living spaces above existing living spaces of the flats below to reduce potential noise transfer to bedrooms. There are also minor changes to the external materials and amended proposals for bin storage, cycle storage and parking. A side-by-side comparison of the previously approved scheme and the



currently proposed scheme is included as **Appendix 3**.

- 2.2 The proposal again seeks to extend the building with an additional storey comprising 2 additional 2-bed flats. The additional storey would have a flat roofed design and would be set-back from the front and rear of the building with raised parapet in order to provide roof terraces to the front and rear. The existing chimneys will be retained and extended upwards, continuing to serve flats 1-6. The additional floor would be finished in matching brick cladding with aluminium capping to the flat roof and render finish to the raised parapet and side walls. The flats would continue to be served by the existing side entrance and stair core.
- 2.3 The resultant building would have 4-storeys with a total of 8 flats and a ratio of 1:1 car parking provision. Two of the existing parking spaces to the front of the building are now proposed to be allocated to the 2 new flats. Previously, two new parking spaces were approved towards the rear of the building, however further site surveys have found that this would not provide sufficient vehicular manoeuvring space. The 2x informal visitor parking spaces are now to be retained as existing.

### **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 2**.
- 3.2 Developments are expected to meet high sustainable construction standards in accordance with Core Strategy Policy CS20 and Local Plan “saved” Policy SDP13.
- 3.3 The National Planning Policy Framework (NPPF) was revised in 2023. Paragraph 225 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.

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

- 4.1 In 1956, planning permission was granted for the existing building comprising 6 flats, known as ‘Glyn Court’ (ref 1083/3) and also the garage court at the rear (ref.1086/38).
- 4.2 The neighbouring site to the west comprises a 3-5 storey flatted block (Simco Court) allowed on appeal 26.07.2012 (ref 11/01336/FUL). This approved scheme comprises 20 flats (7 x 1-bedroom, 7 x 2-bedroom and 6 x 3-bedroom) served by 10 on-site car parking spaces.

4.3 As set out in section 2 above, an almost identical scheme for a fourth storey containing two additional two-bed units was approved by Panel in 2017 (reference 16/00328/FUL). Panel meeting minutes can be found at **Appendix 4** of this report.

4.4 Most recently, retrospective planning permission was granted in 2022 for minor changes to the front elevation of the building under ref: 22/01125/FUL. This application comprised replacing the existing ground floor front window with a combination of window and French doors, and the addition of external timber steps.

## **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 on 23.09.2022. More recently, a re-consultation was undertaken on 21.12.2024 to consult on amended plans. This re-consultation period closed on 04.01.2024. At the time of writing the report **9 representations** have been received from surrounding residents. The following is a summary of the points raised:

### ***5.2 Overshadowing, loss of privacy and visual impact to neighbouring properties*** **Response**

The proposed south-western side facing windows are limited to only 2x smaller, high-level bathroom windows, which would not offer direct views out, and privacy screens have been provided to the roof terraces to prevent overlooking towards Simco Court. The separation distance to the facing habitable room windows of Durban Court is approximately 29m. As such, the design and scale of the proposed 4<sup>th</sup> floor extension is not considered to result in significantly harmful impacts for neighbouring properties in terms of overbearing, overshadowing or overlooking. The impacts of a similar proposal were found to be acceptable by the Council in 2017 and circumstances and the Development Plan and associated guidance remain the same.

### ***5.3 Reduction in value of property*** **Response**

Planning is concerned with land use in the public interest, and therefore the protection of purely private interests such as the impact of a development on the value of a neighbouring property is not a material consideration, as set out within National Planning Practice Guidance.

### ***5.4 Impact of noise, dust and disruption during construction*** **Response**

Construction noise and disruption are an unfortunate symptom of development and cannot be used as a reason to refuse planning permission. Environmental controls can be put in place through planning conditions to control the hours of work and to secure dust control measures through a construction environment management plan to minimise the impact of noise, dust and disturbance to

existing occupiers.

- 5.5 ***Insufficient parking provision. Front parking spaces have been leased to Simco Court, not available to residents.***

**Response**

The existing car parking provision will not change. The provision of 1 space per new 2 bed flat accords with the Council's maximum car parking standards. The maximum would be 2 spaces per dwelling. The proposal does not result in the loss of parking provision for existing residents.

The site is located within an accessible location, in close proximity to public transport services, places of work and amenities within the city centre which reduces car reliance. Existing parking controls within Archers Road and adjoining streets will prevent any parking overspill from prejudicing highway safety. See 'Planning Considerations' below for further discussion on this point.

- 5.6 ***The proposed car parking spaces would compromise the existing parking and vehicle turning space to the rear of the site. The existing visitor spaces are disputed; parking in front of Flat 2 would compromise privacy and amenity for this flat.***

**Response**

The plans have been amended to show the available space on site correctly and to relocate the allocated parking spaces for the new flats into 2 of the 4 existing parking bays at the front of the building. The rear parking area is therefore no longer impacted. The existing informal visitor parking bays are unchanged from the existing situation.

- 5.7 ***Residents have not been notified of this application.***

**Response**

There was a slight delay between the application being made valid and neighbour consultation letters being sent out. This comment was made in the intervening period. Officers have confirmed that a notification letter was sent to the resident under the standard neighbour consultation process, and the Council has exceeded its statutory obligations in respect of notification.

- 5.8 ***The garden is privately owned by Flat 5, it is not communal. No agreement has been made between the applicant and leaseholders for use of the garden. The garden was made smaller without the permission of the leaseholder.***

**Response**

The correct ownership certificate has been signed on the application form, listing all other parties with an interest in the land. If permission is granted, it will be the responsibility of the applicant to negotiate any required land agreements or party wall agreements before they can then implement their permission. The previously imposed condition requiring that the garden space be shared (see condition 13 on the Panel Minutes attached at **Appendix 4**) will not be reimposed as part of this recommendation.

- 5.9 ***The extra parking spaces may lead to vehicles reversing out onto Archers Road.***

**Response**

The proposed parking spaces for the new flats have been relocated to occupy 2 of the existing 4 bays to the front of the property. Existing vehicle manoeuvring space to the rear is now unchanged from the existing situation.

- 5.10 ***Additional flats will exacerbate existing traffic congestion within Archers Road and impact on local services.***

**Response**

No objection has been raised by Highways Development Management. The impact of 2 additional flats would not have a sufficiently harmful impact on the highway network to substantiate a reason for refusal. Furthermore, the site is situated within a sustainable location which will encourage walking / cycling. The proposal will generate a contribution towards CIL, which is used to support local services and infrastructure.

- 5.11 ***The applicant requires consent from leaseholders to construct in the airspace above the building. Existing TV roof top antennas will no longer be accessible by ladder, a rooftop hatch is required.***

**Response**

If permission is granted, it will be the responsibility of the applicant to negotiate any required land / air space agreements or party wall agreements before they can implement their permission. The applicant will also need to negotiate the re location of rooftop antennas and access arrangements with leaseholders. There are alternatives to a rooftop hatch available, and this is not a significant material Planning matter.

- 5.12 ***Scaffolding could compromise parking and access. No compensation has been offered to residents during construction. Access to flats 5 and 6 would be compromised during construction. Is a temporary roof covering required during construction? Will residents of flats 5 and 6 be rehoused during construction? Where is the contractor's storage / compound?***

**Response**

Details of scaffolding, temporary roofing, safe access arrangements, and appropriate contractor's storage can be secured via a construction environment management plan condition. Compensation for construction disturbance and provisions for relocation during construction works are matters to be negotiated between the applicant and leaseholders.

- 5.13 ***The existing sheds are privately owned, they are not bike storage.***

**Response**

The existing sheds provide existing residents with the opportunity for bike storage, if needed, in addition to their existing garages. This arrangement will not change. 2 new sheds are proposed to provide appropriate bike storage for the 2 new flats in accordance with Local Authority requirements.

- 5.14 ***Extra soundproofing should be required between new and existing flats.***

**Response**

The development will need to meet the soundproofing requirements under part E of the Building Regulations. It would be unreasonable for the Council to

require a higher specification and it didn't in 2017 when the previous scheme was approved.

5.15 ***Potential late-night disturbance arising from the two additional flats that could accommodate up to 8 persons***

**Response**

Whilst some increase in noise and disturbance is to be expected as a result of 2 additional flats, the impact of these additional comings and goings are not considered to be significantly harmful to the amenity of occupiers. Anti-social late-night noise disturbance can be controlled by separate environmental health legislation.

5.16 ***Balconies will cause problems to the flats below in terms of water ingress. It is unclear if there is sufficient space to accommodate the stair height or for large furniture to be delivered to flats 7 & 8. How is rainwater managed?***

**Response**

The roof terraces will be required to meet current Building Regulations in relation to water tightness. Similarly, the detailed stair design and access will be assessed at building regulations stage. A condition is recommended to secure details of surface water management.

5.17 ***The building is not strong enough to support an additional floor. Request the addition of lintels to existing windows to accommodate the additional loading***

**Response**

Structural loading calculations assessed under Buildings Regulations will determine if any measures are required to support and enhance the existing building.

5.18 ***The drawings are incorrect.***

**Response**

Numerous items are disputed and the full comments are available to view on Public Access, via the Council's website, but they are not repeated here in the interests of brevity. The plans have been reviewed in light of neighbour comments and discussion with officers, and where corrections have been required, the drawings have been amended, for example including the flowerbeds around the building and ground floor patio doors and steps to Flat 1 have now been added. Any remaining discrepancies do not prevent the Panel from making an informed decision on this application.

5.19 ***The existing chimneys should be re-provided within the new scheme.***

**Response**

The amended plans now show the existing chimneys to be re-provided on the new roof top.

**Consultation Responses**

5.19	Consultee	Comments

Cllr David Shields	I have a number of concerns with this proposed development relating (1) to inadequate and potentially unsafe additional car parking (2) questions over the ownership of the communal grounds and (3) the potential harm to health and wellbeing of existing residents (including families) in an apartment block which is relatively tranquil at present
Highways Development Management	<p><b>No objection raised</b></p> <p>No changes are proposed to the access from the highway. The additional bike storage units and bins are acceptable.</p> <p>Two additional parking spaces are provided (one for each proposed additional unit) which is acceptable. However, there are concerns that the existing garages are no longer usable for existing parking due to their size. The Parking Standards SPD states garages only count towards parking provision if they are at least 6m x 3m. The current garages fall below this at 2.5m wide. Therefore, as evidenced by google aerial view, some cars are parked outside the garages on the forecourt space. This would impact on the available forecourt space for reversing on site and leaving in a forward gear, which is requirement for this busy classified road.</p> <p>The plans show that even if all the garage users parked their vehicle in front of the garages, there would still be sufficient reversing space available (over 6m) for vehicles to turn on site and exit in a forward gear. The available space measured in the forecourt area is on the basis that this is intended for use as forecourt space. If the space is deemed to be amenity (garden) space then there would not be sufficient space for vehicles reversing, and highways would object to the proposals on this basis. It would then be necessary to reassess the available parking space and potentially remove the garages and provide a new parking space arrangement within the remaining space.</p> <p>In summary, there needs to be 6m reversing space for vehicles to reverse on site and exit in a forward gear. If some of the rear space is intended as amenity space, then there will not be sufficient space due to the existing sub-standard garages meaning existing users are likely parking in front of the garages.</p> <p><i>Officer note: A subsequent site survey has shown there to be insufficient space to provide both the proposed 2 new parking spaces and the necessary vehicle manoeuvring space to the rear of the site, so amended plans have been submitted which now re-allocate 2 of the existing 4 spaces at the front of the site to the 2 new flats.</i></p>

Sustainability Team	<p><b>No objection raised</b></p> <p>It is recommended that the following guidance is followed: Southampton City Council Energy Guidance for New Developments 2021-2025. The following conditions are recommended in order to ensure compliance with core strategy policy CS20:</p> <ul style="list-style-type: none"> <li>• Water &amp; Energy [Pre-Construction]</li> <li>• Water &amp; Energy [Performance]</li> </ul>
Trees Officer	<p><b>No objection raised.</b></p> <p>There does not appear to be any impact to trees on site by the development itself. There are protected trees on site at the South/West corner, but these are incorporated into an enclosed garden and at a lower level. Request condition to ensure protection from site storage and traffic:</p> <ul style="list-style-type: none"> <li>• No storage under tree canopy</li> </ul> <p><i>Update following amended plans 29.12.2023:</i> The new plan has no affect on the trees and so the previous comments are still valid.</p>
Community Infrastructure Levy (CIL)	<p><b>No objection raised</b></p> <p>The development is CIL liable as there is a net gain of residential units. The residential CIL rate is currently £110.94 per sq. m, to be measured on the Gross Internal Area floorspace of the extension. The residential CIL rate from 1<sup>st</sup> January 2024 will be £119.06 per sq. m. Should the application be approved a Liability Notice will be issued detailing the CIL amount and the process from that point.</p>
Natural England	<p><b>Objection raised</b></p> <p>As submitted, we consider it will have an adverse effect on the integrity of the New Forest Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar site through increasing visitor numbers.</p>
Southern Water	<p><b>No objection raised</b></p> <p>The existing building lies over a public foul sewer. If the works will alter the existing foundation line or depth, or the structural load applied on the sewer, it will be necessary for the applicant to contact Southern Water.</p> <p>The exact position of the public surface water sewer must be determined on site by the applicant in consultation with Southern Water before the layout of the development is finalised.</p> <p>Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer.</p>

	<i>Officer note: conditions are recommended to secure details of public sewer protection measures and for details of foul sewer and surface water management.</i>
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## **6. 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 effect on character;
- Residential amenity;
- Parking highways and transport;
- Impact on protected trees and landscaping;
- Air quality and the green charter and;
- Mitigation of direct local impacts and likely effect on designated habitats.

### **6.2 Principle of Development**

6.2.1 The principle of additional housing is fully supported. The site can accommodate a more intensive form of residential development (in principle). The site is not allocated for additional housing but the proposed dwellings would represent windfall housing development. The LDF Core Strategy identifies the Council's current housing need, and this scheme would assist the Council in meeting its targets. As detailed in Policy CS4 an additional 16,300 homes need to be provided within the City between 2006 and 2026. The NPPF and our saved policies, seeks to maximise previously developed land potential in accessible locations.

6.2.2 The NPPF requires LPAs to identify a five-year supply of specific deliverable sites to meet housing needs. Set against the latest Government housing need target for Southampton (using the standard method with the recent 35% uplift), the Council has less than five years of housing land supply. This means that the Panel will need to have regard to paragraph 11(d) of the NPPF, which states that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, it should grant permission unless:

- the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole.

[the so-called "tilted balance"]

6.2.3 It is acknowledged that the proposal would make a contribution to the Council's five-year housing land supply. There would also be social and economic benefits resulting from the construction of the new dwelling(s), and their subsequent occupation, and these are set out in further detail below to enable the Panel to determine 'the Planning Balance' in this case.



6.2.4 Whilst the site is not identified for development purposes the NPPF requires planning decisions to promote an effective use of available land, and the Council's policies promote the efficient use of previously developed land to provide housing.

6.2.5 In terms of the level of development proposed, policy CS5 of the Core Strategy confirms that in high accessibility locations such as this, density levels should generally exceed 100 d.p.h, although caveats this in terms of the need to test the density in terms of the character of the area and the quality and quantity of open space provided. The proposal would achieve a residential density of 76 d.p.h (based on an estimated site area of 1056sq.m) which, whilst slightly below the range set out above, would be appropriate in the context of the existing site. The development also needs to be tested in terms of the merits of the scheme as a whole and the wider character of the area. This is discussed in more detail below.

6.3 Design and effect on character

6.3.1 The existing building is set back from the Archers Road frontage adjacent to a 3-5 storey flatted block to the west (Simco Court) and garages and residential gardens to the east. The increase in building height from 3 to 4-storey will not have a harmful impact on the visual amenities of the area having regard to the building set back and height of adjacent buildings.

6.3.2 The proposal is very similar to the previously approved scheme from 2017, with a flat roofed design with an eaves overhang. The existing chimneys are to be retained and extended to project above the new flat roof. The incorporation of front and rear set-backs to provide roof terraces provides a degree of subservience to the existing building. The proposed extension will be finished in brick cladding to closely match the existing brickwork with render banding incorporated to the raised parapet to provide a transition material between the existing and new brickwork courses. The proposed form and choice of external materials is considered in keeping with the character and appearance of the area and therefore comply with our current design policies and guidance as listed at **Appendix 2**.

6.4 Residential amenity

6.4.1 The starting point to assess the quality of the residential environment for future occupants is the minimum floorspace set out in Nationally Described Space Standards (NDSS) (2 bed, 3 bedspaces = 61sqm) and the minimum garden sizes of 20sqm per flat, set out in the Council's Residential Design Guide (RDG) (para 2.3.14 and section 4.4).

	<b>Proposed floorspace</b>	<b>Nationally Described Space Standards</b>	<b>Compliance</b>
<b>Flat 7</b>			
Gross internal floor area	54m <sup>2</sup>	61m <sup>2</sup> (2 bed 3 person)	<b>X</b>
Bedroom 1	11m <sup>2</sup>	11.5m <sup>2</sup> Double	<b>X</b>
Bedroom 2	8m <sup>2</sup>	7.5m <sup>2</sup> Single	✓
<b>Flat 8</b>			

Gross internal floor area	54m <sup>2</sup>	61m <sup>2</sup> (2 bed 3 person)	X
Bedroom 1	12.5m <sup>2</sup>	11.5m <sup>2</sup> Double	✓
Bedroom 2	11.m <sup>2</sup>	7.5m <sup>2</sup> Single	✓

NDSS - [Title \(publishing.service.gov.uk\)](http://publishing.service.gov.uk)

- 6.4.2 Whilst the GIA floorspaces of both proposed flats and the size of Bedroom 1 of Flat 7 fall slightly below the NDSS minimum sizes outlined above, the overall benefits of providing additional residential accommodation in a highly sustainable location are considered to outweigh the minor shortfall in internal space standards. 54sq.m remains a reasonable sized flat and exceeds the minimum of 37sq.m for a single occupancy that was introduced after the 2017 permission was granted. Whilst the previous 2017 permission has lapsed, it is also noted that the proposed internal layout and flat sizes remain as they were previously approved and that each new flat is provided with extensive views and access to daylight, alongside a small private roof terrace, which is an improvement over the existing flats which have no access to communal amenity space, except for Flat 5 with its own private amenity space.
- 6.4.3 The proposed windows within the south-western side elevation of the extension facing Simco Court are limited to only 2x smaller, high-level bathroom windows, which would not offer direct views towards this neighbouring property. Privacy screens have also been added to the roof terraces to prevent overlooking. The design and scale of the proposed 4<sup>th</sup> floor extension is not considered to create a significantly overbearing form of development for neighbouring properties.
- 6.4.4 The separation distance to the facing habitable room windows of Durban Court is approximately 29m. This exceeds our minimum back-to-back separation distance of 21m as given in the RDG SPD. At this distance, the design and scale of the proposed 4<sup>th</sup> floor extension is not considered to result in significantly harmful impacts for neighbouring properties in terms of overbearing, overshadowing or overlooking.
- 6.4.5 The separation distance to the facing habitable room windows of 20 Ranelagh Gardens is approximately 20m This is slightly below our minimum back-to-back separation distance of 21m as given in the RDG SPD, however officers also note that there are existing side facing bedroom windows at ground, first and second floors on this elevation, so the proposal is not considered to present a significantly more harmful impact than the current situation.
- 6.4.6 In terms of impacts on the existing occupiers of the building, the internal layout of flats 7 & 8 has been rearranged to stack the living rooms above the living rooms of the flats below, likewise bedrooms above bedrooms, to reduce noise transfer. Building regulations will set appropriate minimum requirements for sound insulation between floors. A condition is recommended to secure a construction environment management plan and working hours, to control and mitigate the impacts of dust, noise and disturbance on existing occupiers during construction, and to ensure safe access is provided.

6.4.7 Overall, it is considered that the development is designed to provide a good-quality environment for future residents whilst ensuring a harmonious relationship with existing occupiers and adjacent residential properties. Therefore, the proposal does not warrant a reason for refusal on residential amenity grounds in terms of amenity space, outlook, loss of light and/or privacy and accords with Local Plan Review saved Policy SDP1(i).

## 6.5 Parking, highways and transport

6.5.1 The Council's Highways officers have no objection to the proposal. The widened site access to allow vehicles to pass at the entrance remains 4.5m wide, as shown on the previously approved plans under the 2017 scheme, in order to prevent obstruction to the footway and flow of traffic along Archers Road. Officers note, however, that a wider entrance of 5m was sought at the previous panel meeting via an amended condition. As such, the same condition is recommended again further below.

6.5.2 The car parking layout has been amended to relocate both of the proposed parking spaces to the existing 4 spaces at the front of the building to ensure that the existing parking spaces for Flats 1-6 in front of the garages to the rear, and the vehicle manoeuvring space, will not be compromised.

6.5.2 The provision of 1 car parking space per 2-bed dwelling accords with the Council's maximum standards and is considered appropriate in this highly sustainable edge of city centre location with a high PTAL accessibility rating. This parking ratio remains as previously approved and there have been no national or local policy changes relating to parking in the intervening period.

6.5.3 It is also noted that existing parking controls within Archers Road and adjoining streets will prevent any parking overspill from prejudicing highway safety.

6.5.4 Individual wheelie bins are shown for each flat on the submitted plans. A condition is recommended to secure euro bin storage and an appropriate collection point near the road. Each of the new flats is provided with a secure store in the garden for bikes in line with our standards.

## 6.6 Impact on protected trees.

6.6.1 There are protected trees within the sunken garden area to the front of the site, which will require appropriate protection measures for the duration of works to widen the site entrance. Therefore, a pre-commencement condition is recommended to secure tree retention and safeguarding to prevent harm to the protected trees.

## 6.7 Air Quality and the Green Charter

6.7.1 The Core Strategy Strategic Objective S18 seeks to ensure that air quality in the city is improved and Policy CS18 supports environmentally sustainable transport to enhance air quality, requiring new developments to consider impact on air quality through the promotion of sustainable modes of travel. Policy SDP15 of the Local Plan sets out that planning permission will be refused where the effect of the proposal would contribute significantly to the exceedance of the National Air Quality Strategy Standards.

6.7.2 There are 10 Air Quality Management Areas in the city which all exceed the nitrogen dioxide annual mean air quality standard. In 2015, Defra identified Southampton as needing to deliver compliance with EU Ambient Air Quality Directive levels for nitrogen dioxide by 2020, when the country as a whole must comply with the Directive.

6.7.3 The Council has also recently established its approach to deliver compliance with the EU limit and adopted a Green City Charter to improve air quality and drive-up environmental standards within the city. The Charter includes a goal of reducing emissions to satisfy World Health Organisation air quality guideline values by ensuring that, by 2025, the city achieves nitrogen dioxide levels of 25µg/m<sup>3</sup>. The Green Charter requires environmental impacts to be given due consideration in decision making and, where possible, deliver benefits. The priorities of the Charter are to:

- Reduce pollution and waste;
- Minimise the impact of climate change
- Reduce health inequalities and;
- Create a more sustainable approach to economic growth.

6.7.4 The application site is not within an Air Quality Management Area and, as such, an Assessment is not required. The application has addressed the effect of the development on air quality and the requirements of the Green Charter by using an existing developed site to provide housing units in a highly sustainable area with cycle storage to promote cycling as an alternative form of transport. A construction management plan has been secured and as the scheme complies with the above requirement, no objection to the scheme is raised on these grounds.

#### 6.8 Mitigation of likely effect on designated habitats

6.8.1 The proposed development, as a residential scheme, has been screened (where mitigation measures must now be disregarded) as likely to have a significant effect upon European designated sites due to an increase in recreational disturbance along the coast and in the New Forest. Accordingly, a Habitat Regulations Assessment (HRA) has been undertaken, in accordance with requirements under Regulation 63 of the Conservation of Habitats and Species Regulations 2017, see **Appendix 1**. The HRA concludes that, provided the specified mitigation of a Solent Recreation Mitigation Strategy (SRMP) contribution and a minimum of 5% of any CIL taken directed specifically towards Suitably Accessible Green Space (SANGS), the development will not adversely affect the integrity of the European designated sites.

6.8.2 When the legal agreement is signed and actioned, this application will have complied with the requirements of the SDMP and met the requirements of the Conservation of Habitats and Species Regulations 2010 (as amended).

6.8.3 In order to comply with the provisions of the Habitat Regulations regarding nutrient neutrality, and to ensure that development does not adversely affect the integrity of a European designated habitat, new development which leads to a net increase in residential units must be subject to an appropriate

assessment to demonstrate how mitigation measures will be implemented to achieve nitrogen neutrality. This appropriate assessment forms part of the Habitat Regulations Assessment (HRA) at **Appendix 1**.

- 6.8.4 In order for the Council to conduct an appropriate assessment, the applicant has submitted a nitrogen budget and has confirmed that they will secure mitigation through the purchase of sufficient nitrates credits from the Eastleigh Borough Council Nutrient Offset Scheme. The HRA concludes that, provided the specified mitigation is secured prior to first occupation of the development, then the development will not adversely affect the integrity of the European designated sites. Condition 12 (further below) applies.

## **7. Summary**

- 7.1 This application follows a very similar planning permission for 2 flats that has since expired ahead of being implemented. The principle of new residential development is once again considered acceptable. It is acknowledged that the proposal would make a contribution to the Council's five-year housing land supply. There would also be social and economic benefits resulting from the construction of the new flats, and their subsequent occupation, as set out in this report.
- 7.2 Taking into account the benefits of the proposed development, and the limited harm arising from the development as set out above, it is considered that the adverse impacts of granting planning permission would not significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole. As such, consideration of the tilted balance would point to approval. In this instance it is considered that the above assessment, alongside the stated benefits of the proposal, suggest that the proposals are acceptable. Having regard to s.38(6) of the Planning and Compulsory Purchase Act 2004, and the considerations set out in this report, the application is recommended for approval.
- 7.3 Overall the scheme is acceptable and will not result in an adverse impact on the amenities enjoyed by surrounding occupiers nor the character and appearance of the area. The proposed layout and density provide an acceptable residential environment for future occupiers. The increase in development will not lead to harmful levels of traffic, congestion or overspill parking having regard to the Council's maximum car parking standards. Furthermore, significant weight is given to the merits of housing delivery on this site and the previous permission, which was determined within a very similar Development Plan context. The proposal is consistent with adopted local planning policies and the National Planning Policy Framework.

## **8. Conclusion**

- 8.1 It is recommended that planning permission be granted subject to the conditions set out below and completion of a S.106 or S.111 Legal Agreement to secure either a scheme of measures or a financial contribution to mitigate

against the pressure on European designated nature conservation sites in accordance with Policy CS22 of the Core Strategy and the Conservation of Habitats and Species Regulations 2010

**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) 4.(f) (g) (vv) 6. (a) (b) 7. (a)

**Case Officer Anna Coombes for 23.01.2024 PROW Panel**

**PLANNING CONDITIONS to include:**

**1.Full Permission Timing Condition (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. 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 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.

**3. 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 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.

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

**4. 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 for the development. The Construction Management Plan 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; and,
- g) details of how noise emanating from the site during construction will be mitigated.
- h) details of how safe access for existing residents will be secured during construction.

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 and highway safety.

#### **5. Parking and access (Pre-Occupation Condition)**

The proposed parking allocations shall be clearly identified and made available for use, and the works to the front boundary affecting access shall be provided in accordance with the plans hereby approved before the development first comes into occupation and thereafter retained as approved.

Notwithstanding the approved amended plan, the site access on site from Archers Road shall be widened to provide a minimum width of 5 metres at the back edge of pavement with the affected gate post removed and rebuilt to match the existing gate post in order to mark this position. These access works shall be implemented in full prior to the first occupation of the development and shall thereafter be retained as approved.

Reason: To prevent obstruction to traffic in neighbouring roads and in the interests of highway safety.

#### **6. Refuse & Recycling (Pre-Commencement)**

Prior to the commencement of development, 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 the development is first occupied and thereafter retained as approved. Unless otherwise agreed by the Local Planning Authority, except for collection days only, no refuse shall be stored to the front of the development hereby 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.

Note: 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.

### **7. Cycle storage facilities (Pre-Occupation)**

Before the development hereby approved first comes into occupation/use, secure and covered storage for bicycles shall be provided in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The storage shall be thereafter retained as approved for the lifetime of the development.

Reason: To encourage cycling as an alternative form of transport.

### **8. Water & Energy (Pre-Construction Condition)**

With the exception of site clearance, demolition and preparation works, no development works shall be carried out until written documentary evidence demonstrating that the development will achieve a maximum 100 Litres/Person/Day internal water use. A water efficiency calculator shall be submitted to the Local Planning Authority for its approval, unless an otherwise agreed timeframe is agreed in writing by the LPA. It should be demonstrated that SCC Energy Guidance for New Developments has been considered in the design and current Building Regulations will be met.

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 (Amended 2015).

### **9. Water & Energy (Performance Condition)**

Within 6 months of any part of the development first becoming occupied, written documentary evidence proving that the development has achieved 100 Litres/Person/Day internal water use in the form of a final water efficiency calculator and detailed documentary evidence confirming that the water appliances/fittings have been installed as specified shall be submitted to the Local Planning Authority for its approval. It should be demonstrated that SCC Energy Guidance for New Developments has been considered in the construction and current Building Regulations have been met.

Reason: To ensure the development has minimised its overall demand for resources and to demonstrate compliance with Policy CS20 of the Adopted Core Strategy (Amended 2015).

### **10. Public Sewer protection (Pre-commencement)**

Prior to the commencement of development, details of the measures to protect the public sewer 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: To safeguard the public sewer.

**11. Surface/Foul Water Drainage (Pre-commencement)**

No development approved by this permission shall commence until a scheme for the disposal of foul water and surface water drainage has 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.

**12. Nitrate Mitigation**

The development hereby permitted shall not be occupied unless a Nitrate Mitigation Vesting Certificate confirming the purchase of sufficient nitrates credits from the Eastleigh Borough Council Nutrient Offset Scheme for the development has been submitted to the council.

Reason: To demonstrate that suitable mitigation has been secured in relation to the effect that nitrates from the development has on the Protected Sites around The Solent.

**13. Tree Retention and Safeguarding (Pre-Commencement)**

Prior to the commencement of the development hereby approved, including site clearance and demolition, details of tree protection measures shall be submitted to and approved in writing by the Local Planning Authority. The tree protection measures shall be provided in accordance with the agreed details before the development commences and retained, as approved, for the duration of the development works. No works shall be carried out within the fenced off area. All trees shown to be retained on the plans and information hereby approved and retained pursuant to any other condition of this decision notice, shall be fully safeguarded during the course of all site works including preparation, demolition, excavation, construction and building operations.

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

**14. No storage under tree canopy (Performance Condition)**

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.

**15. No other windows or doors other than approved (Performance Condition)**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking or re-enacting that Order), no windows, doors or other openings, other than those expressly authorised by this permission, shall be inserted above ground floor level in the side elevations of development hereby permitted without the prior written consent of the Local Planning Authority.

Reason: To protect the amenities of the adjoining residential properties.

#### **16. Privacy Screens and Chimneys**

The privacy screens serving the roof terraces, and the chimneys as shown on the approved plans shall be fully installed prior to first occupation of the flats hereby approved and thereafter retained as agreed.

Reason: In the interests of the residential amenities of neighbouring occupiers and to secure a satisfactory form of development

#### **17. 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.

### NOTES TO APPLICANT

#### 1. Southern Water

A formal application for connection to the public sewerage system is required in order to service this development. To make an application visit Southern Water's Get Connected service: [developerservices.southernwater.co.uk](http://developerservices.southernwater.co.uk) and please read New Connections Charging Arrangements documents which are available on our website via the following link: [southernwater.co.uk/developing-building/connection-charging-arrangements](http://southernwater.co.uk/developing-building/connection-charging-arrangements). For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

#### 2. Community Infrastructure Liability

Please note that the development is liable to pay the Community Infrastructure Levy (CIL) under The Community Infrastructure Levy Regulations (2010) (as amended), a Liability Notice will be sent to you separately providing further information. Please ensure that you assume CIL liability and submit a Commencement Notice to the Council prior to the commencement of the development (including any demolition works) otherwise a number of consequences could arise. For further information please refer to the CIL pages on the Council's website at: <https://www.southampton.gov.uk/planning/community-infrastructure-levy/community-infrastructure-levy-process> or contact the CIL Officer: [cil@southampton.gov.uk](mailto:cil@southampton.gov.uk)

## Habitats Regulations Assessment (HRA)

<b>Application reference:</b>	22/01094/FUL
<b>Application address:</b>	Glyn Court 37 Archers Road Southampton
<b>Application description:</b>	Proposed fourth storey extension to existing building to create 2 additional 2 bedroom flats with associated parking and bin and bike storage.
<b>HRA completion date:</b>	21 December 2023

### HRA completed by:

**Lindsay McCulloch**  
**Planning Ecologist**  
**Southampton City Council**  
**lindsay.mcculloch@southampton.gov.uk**

### Summary

The project being assessed is as described above.

The site is located close to the Solent and Dorset Coast Special Protection Area (SPA), the Solent and Southampton Water SPA/Ramsar site and the New Forest Special Area of Conservation (SAC)/SPA/Ramsar site.

The site is located close to protected sites and as such there is potential for construction stage impacts. It is also recognised that the proposed development, in combination with other developments across south Hampshire, could result in recreational disturbance to the features of interest of the New Forest SPA/Ramsar site and the Solent and Southampton Water SPA/Ramsar site.

In addition, wastewater generated by the development could result in the release of nitrogen and phosphate into the Solent leading to adverse impacts on features of the Solent Maritime SAC and the Solent and Southampton Water SPA/Ramsar site.

The findings of the initial assessment concluded that significant effects were possible. A detailed appropriate assessment was therefore conducted on the proposed development.

Following consideration of a number of avoidance and mitigation measures designed to remove any risk of a significant effect on the identified European sites, it has been concluded that **the significant effects, which are likely in association with the proposed development, can be adequately mitigated and that there will be no adverse effect on the integrity of protected sites.**

### Section 1 - details of the plan or project

<b>European sites potentially impacted by plan or project:</b>	<ul style="list-style-type: none"> <li>▪ Solent and Dorset Coast Special Protection Area (SPA)</li> <li>▪ Solent and Southampton Water SPA</li> </ul>
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<p><b>European Site descriptions are available in Appendix I of the City Centre Action Plan's Habitats Regulations Assessment Baseline Evidence Review Report, which is on the city council's website</b></p>	<ul style="list-style-type: none"> <li>▪ Solent and Southampton Water Ramsar Site</li> <li>▪ Solent Maritime Special Area of Conservation (SAC)</li> <li>▪ River Itchen SAC</li> <li>▪ New Forest SAC</li> <li>▪ New Forest SPA</li> <li>▪ New Forest Ramsar site</li> </ul>
<p><b>Is the project or plan directly connected with or necessary to the management of the site (provide details)?</b></p>	<p>No – the development is not connected to, nor necessary for, the management of any European site.</p>
<p><b>Are there any other projects or plans that together with the project or plan being assessed could affect the site (provide details)?</b></p>	<ul style="list-style-type: none"> <li>▪ Southampton Core Strategy (amended 2015) (<a href="http://www.southampton.gov.uk/policies/Amended-Core-Strategy-inc-CSPR-%20Final-13-03-2015.pdf">http://www.southampton.gov.uk/policies/Amended-Core-Strategy-inc-CSPR-%20Final-13-03-2015.pdf</a>)</li> <li>▪ City Centre Action Plan (<a href="http://www.southampton.gov.uk/planning/planning-policy/adopted-plans/city-centre-action-plan.aspx">http://www.southampton.gov.uk/planning/planning-policy/adopted-plans/city-centre-action-plan.aspx</a>)</li> <li>▪ South Hampshire Strategy (<a href="http://www.push.gov.uk/work/housing-and-planning/south_hampshire_strategy.htm">http://www.push.gov.uk/work/housing-and-planning/south_hampshire_strategy.htm</a>)</li> </ul> <p>The PUSH Spatial Position Statement plans for 104,350 net additional homes, 509,000 sq. m of office floorspace and 462,000 sq. m of mixed B class floorspace across South Hampshire and the Isle of Wight between 2011 and 2034.</p> <p>Southampton aims to provide a total of 15,610 net additional dwellings across the city between 2016 and 2035 as set out in the Amended Core Strategy.</p> <p>Whilst the dates of the two plans do not align, it is clear that the proposed development of this site is part of a far wider reaching development strategy for the South Hampshire sub-region which will result in a sizeable increase in population and economic activity.</p>

Regulations 62 and 70 of the Conservation of Habitats and Species Regulations 2017 (as amended) (the Habitats Regulations) are clear that the assessment provisions, i.e. Regulations 63 and 64 of the same regulations, apply in relation to granting planning permission on an application under Part 3 of the TCPA 1990. The assessment below constitutes the city council's assessment of the implications of the development described above on the identified European sites, as required under Regulation 63 of the Habitats Regulations.

## Section 2 - Assessment of implications for European sites

### Test 1: the likelihood of a significant effect

- **This test is to determine whether or not any possible effect could constitute a significant effect on a European site as set out in Regulation 63(1) (a) of the Habitats Regulations.**

The proposed development is located close to the Solent and Dorset Coast SPA, Solent and Southampton Water SPA and Ramsar site and the Solent Maritime SAC. As well as the River Itchen SAC, New Forest SAC, SPA and Ramsar site.

A full list of the qualifying features for each site is provided at the end of this report. The development could have implications for these sites which could be both temporary, arising from demolition and construction activity, or permanent arising from the on-going impact of the development when built.

The following effects are possible:

- Contamination and deterioration in surface water quality from mobilisation of contaminants;
- Disturbance (noise and vibration);
- Increased leisure activities and recreational pressure; and,
- Deterioration in water quality caused by nitrates from wastewater

### Conclusions regarding the likelihood of a significant effect

**This is to summarise whether or not there is a likelihood of a significant effect on a European site as set out in Regulation 63(1)(a) of the Habitats Regulations.**

The project being assessed is as described above. The site is located close to the Solent and Dorset Coast Special Protection Area (SPA), the Solent and Southampton Water SPA/Ramsar site and the New Forest Special Area of Conservation (SAC)/SPA/Ramsar site.

The site is located close to European sites and as such there is potential for construction stage impacts. Concern has also been raised that the proposed development, in-combination with other residential developments across south Hampshire, could result in recreational disturbance to the features of interest of the New Forest SPA/Ramsar site and the Solent and Southampton Water SPA/Ramsar site. In addition, wastewater generated by the development could result in the release of nitrogen into the Solent leading to adverse impacts on features of the Solent Maritime SAC and the Solent and Southampton Water SPA/Ramsar site.

Overall, there is the potential for permanent impacts which could be at a sufficient level to be considered significant. As such, a full appropriate assessment of the implications for the identified European sites is required before the scheme can be authorised.

**Test 2: an appropriate assessment of the implications of the development for the identified European sites in view of those sites' conservation objectives**  
**The analysis below constitutes the city council's assessment under Regulation 63(1) of the Habitats Regulations**

The identified potential effects are examined below to determine the implications for the identified European sites in line with their conservation objectives and to assess

whether the proposed avoidance and mitigation measures are sufficient to remove any potential impact.

In order to make a full and complete assessment it is necessary to consider the relevant conservation objectives. These are available on Natural England's web pages at <http://publications.naturalengland.org.uk/category/6528471664689152>.

The conservation objective for Special Areas of Conservation is to, *“Avoid the deterioration of the qualifying natural habitats and the habitats of qualifying species, and the significant disturbance of those qualifying species, ensuring the integrity of the site is maintained and the site makes a full contribution to achieving Favourable Conservation Status of each of the qualifying features.”*

The conservation objective for Special Protection Areas is to, *“Avoid the deterioration of the habitats of the qualifying features, and the significant disturbance of the qualifying features, ensuring the integrity of the site is maintained and the site makes a full contribution to achieving the aims of the Birds Directive.”*

Ramsar sites do not have a specific conservation objective however, under the National Planning Policy Framework (NPPF), they are considered to have the same status as European sites.

## **TEMPORARY, CONSTRUCTION PHASE EFFECTS**

### *Mobilisation of contaminants*

Sites considered: Solent and Southampton Water SPA/Ramsar site, Solent and Dorset Coast SPA, Solent Maritime SAC, River Itchen SAC (mobile features of interest including Atlantic salmon and otter).

The development site lies within Southampton, which is subject to a long history of port and associated operations. As such, there is the potential for contamination in the site to be mobilised during construction. In 2016 the ecological status of the Southampton Waters was classified as ‘moderate’ while its chemical status classified as ‘fail’. In addition, demolition and construction works would result in the emission of coarse and fine dust and exhaust emissions – these could impact surface water quality in the Solent and Southampton SPA/Ramsar Site and Solent and Dorset Coast SPA with consequent impacts on features of the River Itchen SAC. There could also be deposition of dust particles on habitats within the Solent Maritime SAC.

A range of construction measures can be employed to minimise the risk of mobilising contaminants, for example spraying water on surfaces to reduce dust, and appropriate standard operating procedures can be outlined within a Construction Environmental Management Plan (CEMP) where appropriate to do so.

In the absence of such mitigation there is a risk of contamination or changes to surface water quality during construction and therefore a significant effect is likely from schemes proposing redevelopment.

### *Disturbance*

During demolition and construction noise and vibration have the potential to cause adverse impacts to bird species present within the SPA/Ramsar Site. Activities most likely to generate these impacts include piling and where applicable further details will be secured ahead of the determination of this planning application.

Sites considered: Solent and Southampton Water SPA

The distance between the development and the designated site is substantial and it is considered that sound levels at the designated site will be negligible. In addition, background noise will mask general construction noise. The only likely source of noise impact is piling and only if this is needed. The sudden, sharp noise of percussive piling will stand out from the background noise and has the potential to cause birds on the inter-tidal area to cease feeding or even fly away. This in turn leads to a reduction in the birds' energy intake and/or expenditure of energy which can affect their survival.

#### *Collision risk*

Sites considered: Solent and Southampton Water SPA, Solent and Dorset Coast SPA

Mapping undertaken for the Southampton Bird Flight Path Study 2009 demonstrated that the majority of flights by waterfowl occurred over the water and as a result collision risk with construction cranes, if required, or other infrastructure is not predicted to pose a significant threat to the species from the designated sites.

### **PERMANENT, OPERATIONAL EFFECTS**

#### ***Recreational disturbance***

Human disturbance of birds, which is any human activity which affects a bird's behaviour or survival, has been a key area of conservation concern for a number of years. Examples of such disturbance, identified by research studies, include birds taking flight, changing their feeding behaviour or avoiding otherwise suitable habitat. The effects of such disturbance range from a minor reduction in foraging time to mortality of individuals and lower levels of breeding success.

#### **New Forest SPA/Ramsar site/New Forest SAC**

Although relevant research, detailed in Sharp et al 2008, into the effects of human disturbance on interest features of the New Forest SPA/Ramsar site, namely nightjar, *Caprimulgus europaeus*, woodlark, *Lullula arborea*, and Dartford warbler *Sylvia undata*, was not specifically undertaken in the New Forest, the findings of work on the Dorset and Thames Basin Heaths established clear effects of disturbance on these species.

#### **Nightjar**

Higher levels of recreational activity, particularly dog walking, has been shown to lower nightjar breeding success rates. On the Dorset Heaths nests close to footpaths were found to be more likely to fail as a consequence of predation, probably due to adults being flushed from the nest by dogs allowing predators access to the eggs.

#### **Woodlark**

Density of woodlarks has been shown to be limited by disturbance with higher levels of disturbance leading to lower densities of woodlarks. Although breeding success rates were higher for the nest that were established, probably due to lower levels of competition for food, the overall effect was approximately a third fewer chicks than would have been the case in the absence of disturbance.

### **Dartford warbler**

Adverse impacts on Dartford warbler were only found to be significant in heather dominated territories where high levels of disturbance increased the likelihood of nests near the edge of the territory failing completely. High disturbance levels were also shown to stop pairs raising multiple broods.

In addition to direct impacts on species for which the New Forest SPA/Ramsar site is designated, high levels of recreation activity can also affect habitats for which the New Forest SAC is designated. Such impacts include trampling of vegetation and compaction of soils which can lead to changes in plant and soil invertebrate communities, changes in soil hydrology and chemistry and erosion of soils.

### **Visitor levels in the New Forest**

The New Forest National Park attracts a high number of visitors, calculated to be 15.2 million annually in 2017 and estimated to rise to 17.6 million visitor days by 2037 (RJS Associates Ltd., 2018). It is notable in terms of its catchment, attracting a far higher proportion of tourists and non-local visitors than similar areas such as the Thames Basin and Dorset Heaths.

Research undertaken by Footprint Ecology, Liley et al (2019), indicated that 83% of visitors to the New Forest were making short visits directly from home whilst 14% were staying tourists and a further 2% were staying with friends or family. These proportions varied seasonally with more holiday makers (22%) and fewer day visitors (76%), in the summer than compared to the spring (12% and 85% respectively) and the winter (11% and 86%). The vast majority of visitors travelled by car or other motor vehicle and the main activities undertaken were dog walking (55%) and walking (26%).

Post code data collected as part of the New Forest Visitor Survey 2018/19 (Liley et al, 2019) revealed that 50% of visitors making short visits/day trips from home lived within 6.1km of the survey point, whilst 75% lived within 13.8km; 6% of these visitors were found to have originated from Southampton.

The application site is located within the 13.8km zone for short visits/day trips and residents of the new development could therefore be expected to make short visits to the New Forest.

Whilst car ownership is a key limitation when it comes to be able to access the New Forest, there are still alternative travel means including the train, bus, ferry and bicycle. As a consequence, there is a risk that recreational disturbance could occur as a result of the development. Mitigation measures will therefore be required.

### **Mitigation**



A number of potential mitigation measures are available to help reduce recreational impacts on the New Forest designated sites, these include:

- Access management within the designated sites;
- Alternative recreational greenspace sites and routes outside the designated sites;
- Education, awareness and promotion

Officers consider a combination of measures will be required to both manage visitors once they arrive in the New Forest, including influencing choice of destination and behaviour, and by deflecting visitors to destinations outside the New Forest.

The New Forest Visitor Study (2019) asked visitors questions about their use of other recreation sites and also their preferences for alternative options such as a new country park or improved footpaths and bridleways. In total 531 alternative sites were mentioned including Southampton Common which was in the top ten of alternative sites. When asked whether they would use a new country park or improved footpaths/ bridleways 40% and 42% of day visitors respectively said they would whilst 21% and 16% respectively said they were unsure. This would suggest that alternative recreation sites can act as suitable mitigation measures, particularly as the research indicates that the number of visits made to the New Forest drops the further away people live.

The top features that attracted people to such sites (mentioned by more than 10% of interviewees) included: Refreshments (18%); Extensive/good walking routes (17%); Natural, 'wild', with wildlife (16%); Play facilities (15%); Good views/scenery (14%); Woodland (14%); Toilets (12%); Off-lead area for dogs (12%); and Open water (12%). Many of these features are currently available in Southampton's Greenways and semi-natural greenspaces and, with additional investment in infrastructure, these sites would be able to accommodate more visitors.

The is within easy reach of a number of semi-natural sites including Southampton Common and the four largest greenways: Lordswood, Lordsdale, Shoreburs and Weston. Officers consider that improvements to the nearest Park will positively encourage greater use of the park by residents of the development in favour of the New Forest. In addition, these greenway sites, which can be accessed via cycle routes and public transport, provide extended opportunities for walking and connections into the wider countryside. In addition, a number of other semi-natural sites including Peartree Green Local Nature Reserve (LNR), Frogs Copse and Riverside Park are also available.

The City Council has committed to ring fencing 4% of CIL receipts to cover the cost of upgrading the footpath network within the city's greenways. This division of the ring-fenced CIL allocation is considered to be appropriate based on the relatively low proportion of visitors, around 6%, recorded originating from Southampton. At present, schemes to upgrade the footpaths on Peartree Green Local Nature Reserve (LNR) and the northern section of the Shoreburs Greenway are due to be implemented within the next twelve months, ahead of occupation of this development. Officers consider that these improvement works will serve to deflect residents from visiting the New Forest.

Discussions have also been undertaken with the New Forest National Park Authority (NFNPA) since the earlier draft of this Assessment to address impacts arising from visitors to the New Forest. The NFNPA have identified a number of areas where visitors from Southampton will typically visit including locations in the eastern half of the New Forest, focused on the Ashurst, Deerleap and Longdown areas of the eastern New Forest, and around Brook and Fritham in the northeast and all with good road links from Southampton. They also noted that visitors from South Hampshire (including Southampton) make up a reasonable proportion of visitors to central areas such as Lyndhurst, Rhinefield, Hatchet Pond and Balmer Lawn (Brockenhurst). The intention, therefore, is to make available the remaining 1% of the ring-fenced CIL monies to the NFNPA to be used to fund appropriate actions from the NFNPA's Revised Habitat Mitigation Scheme SPD (July 2020) in these areas. An initial payment of £73k from extant development will be paid under the agreed MoU towards targeted infrastructure improvements in line with their extant Scheme and the findings of the recent visitor reports. This will be supplemented by a further CIL payment from the development with these monies payable after the approval of the application but ahead of the occupation of the development to enable impacts to be properly mitigated.

The NFNPA have also provided assurance that measures within the Mitigation Scheme are scalable, indicating that additional financial resources can be used to effectively mitigate the impacts of an increase in recreational visits originating from Southampton in addition to extra visits originating from developments within the New Forest itself both now and for the lifetime of the development.

#### Funding mechanism

A commitment to allocate CIL funding has been made by Southampton City Council. The initial proposal was to ring fence 5% of CIL receipts for measures to mitigate recreational impacts within Southampton and then, subsequently, it was proposed to use 4% for Southampton based measures and 1% to be forwarded to the NFNPA to deliver actions within the Revised Habitat Mitigation Scheme SPD (July 2020). To this end, a Memorandum of Understanding between SCC and the NFNPA, which commits both parties to,

*“work towards an agreed SLA whereby monies collected through CIL in the administrative boundary of SCC will be released to NFNPA to finance infrastructure works associated with its Revised Habitat Mitigation Scheme SPD (July 2020), thereby mitigating the direct impacts from development in Southampton upon the New Forest’s international nature conservation designations in perpetuity.”*

has been agreed.

The Revised Mitigation Scheme set out in the NFNPA SPD is based on the framework for mitigation originally established in the NFNPA Mitigation Scheme (2012). The key elements of the Revised Scheme to which CIL monies will be released are:

- Access management within the designated sites;
- Alternative recreational greenspace sites and routes outside the designated sites;
- Education, awareness and promotion;

- Monitoring and research; and
- In perpetuity mitigation and funding.

At present there is an accrued total, dating back to 2019 of £73,239.81 to be made available as soon as the SLA is agreed. This will be ahead of the occupation of the development. Further funding arising from the development will be provided.

Provided the approach set out above is implemented, an adverse impact on the integrity of the protected sites will not occur.

### **Solent and Southampton Water SPA/Ramsar site**

The Council has adopted the Solent Recreation Mitigation Partnership's Mitigation Strategy (December 2017), in collaboration with other Councils around the Solent, in order to mitigate the effects of new residential development on the Solent and Southampton Water SPA and Ramsar site. This strategy enables financial contributions to be made by developers to fund appropriate mitigation measures. The level of mitigation payment required is linked to the number of bedrooms within the properties.

The residential element of the development could result in a net increase in the city's population and there is therefore the risk that the development, in-combination with other residential developments across south Hampshire, could lead to recreational impacts upon the Solent and Southampton Water SPA. A contribution to the Solent Recreation Mitigation Partnership's mitigation scheme will enable the recreational impacts to be addressed. The developer has committed to make a payment prior to the commencement of development in line with current Bird Aware requirements and these will be secured ahead of occupation – and most likely ahead of planning permission being implemented.

### *Water quality*

### **Solent Maritime SAC and the Solent and Southampton Water SPA/Ramsar site**

Natural England highlighted concerns regarding, *“high levels of nitrogen and phosphorus input to the water environment in the Solent with evidence that these nutrients are causing eutrophication at internationally designated sites.”*

Eutrophication is the process by which excess nutrients are added to a water body leading to rapid plant growth. In the case of the Solent Maritime SAC and the Solent and Southampton Water SPA/Ramsar site the problem is predominately excess nitrogen arising from farming activity, wastewater treatment works discharges and urban run-off.

Features of Solent Maritime SAC and Solent and Southampton Water SPA/Ramsar site that are vulnerable to increases in nitrogen levels are coastal grazing marsh, inter-tidal mud and seagrass.

Evidence of eutrophication impacting the Solent Maritime SAC and Solent and Southampton Water SPA/Ramsar site has come from the Environment Agency data

covering estimates of river flow, river quality and also data on WwTW effluent flow and quality.

An Integrated Water Management Study for South Hampshire, commissioned by the Partnership for Urban South Hampshire (PUSH) Authorities, examined the delivery of development growth in relation to legislative and government policy requirements for designated sites and wider biodiversity. This work has identified that there is uncertainty in some locations as to whether there will be enough capacity to accommodate new housing growth. There is uncertainty about the efficacy of catchment measures to deliver the required reductions in nitrogen levels, and/or whether the upgrades to wastewater treatment works will be enough to accommodate the quantity of new housing proposed. Considering this, Natural England have advised that a nitrogen budget is calculated for larger developments.

A methodology provided by Natural England has been used to calculate a nutrient budget and the calculations conclude that there is a predicted Total Nitrogen surplus arising from the development as set out in the applicant's submitted Calculator, included within the submitted Sustainability Checklist, that uses the most up to date calculators (provided by Natural England) and the Council's own bespoke occupancy predictions and can be found using Public Access:

<https://www.southampton.gov.uk/planning/planning-applications/>

This submitted calculation has been checked by the LPA and is a good indication of the scale of nitrogen that will be generated by the development. Further nitrogen budgets will be required as part of any future HRAs. These nitrogen budgets cover the specific mix and number of proposed overnight accommodation and will then inform the exact quantum of mitigation required.

SCC is satisfied that, at this point in the application process, the quantum of nitrogen likely to be generated can be satisfactorily mitigated. This judgement is based on the following measures:

- SCC has adopted a Position Statement, 'Southampton Nitrogen Mitigation Position Statement' which is designed to ensure that new residential and hotel accommodation achieves 'nitrogen neutrality' with mitigation offered within the catchment where the development will be located;
- The approach set out within the Position Statement is based on calculating a nitrogen budget for the development and then mitigating the effects of this to achieve nitrogen neutrality. It is based on the latest advice and calculator issued by Natural England (March 2022);
- The key aspects of Southampton's specific approach, as set out in the Position Statement, have been discussed and agreed with Natural England ahead of approval by the Council's Cabinet in June 2022;
- The Position Statement sets out a number of potential mitigation approaches. The principle underpinning these measures is that they must be counted solely for a specific development, are implemented prior to occupation, are maintained for the duration of the impact of the development (generally taken to be 80 – 125 years) and are enforceable;
- SCC has signed a Section 33 Legal Agreement with Eastleigh Borough Council to enable the use of mitigation land outside Southampton's

administrative boundary, thereby ensuring the required ongoing cross-boundary monitoring and enforcement of the mitigation;

- The applicant has indicated that it will purchase the required number of credits from the Eastleigh BC mitigation scheme to offset the nutrient loading detailed within the nitrogen budget calculator (Appendix 2);
- The initial approach was to ensure an appropriate mitigation strategy was secured through a s.106 legal agreement but following further engagement with Natural England a Grampian condition, requiring implementation of specified mitigation measures prior to first occupation, will be attached to the planning permission. The proposed text of the Grampian condition is as follows:

**Outline PP where phased and/or unit quantum or mix unknown:**

***Not to commence the development of each phase unless the nitrogen budget for that phase has been submitted to and approved by the council. The development of each phase hereby permitted shall not be occupied unless a Nitrate Mitigation Vesting Certificate confirming the purchase of sufficient nitrates credits from the **Eastleigh Borough Council** Nutrient Offset Scheme for that phase has been submitted to the council.***

***Reason: To demonstrate that suitable mitigation has been secured in relation to the effect that nitrates from the development has on the Protected Sites around The Solent.***

***The development hereby permitted shall not be occupied unless a Nitrate Mitigation Vesting Certificate confirming the purchase of sufficient nitrates credits from the Eastleigh Borough Council – tbc with applicant Nutrient Offset Scheme for the development has been submitted to the council.***

***Reason: To demonstrate that suitable mitigation has been secured in relation to the effect that nitrates from the development has on the Protected Sites around The Solent.***

With these measures in place nitrate neutrality will be secured from this development and as a consequence there will be no adverse effect on the integrity of the protected sites.

**Conclusions regarding the implications of the development for the identified European sites in view of those sites' conservation objectives**

**Conclusions**

The following conclusions can be drawn from the evidence provided:

- There is potential for a number of impacts, including noise disturbance and mobilisation of contaminants, to occur at the demolition and construction stage.
- Water quality within the Solent and Southampton Water SPA/Ramsar site could be affected by release of nitrates contained within wastewater.
- Increased levels of recreation activity could affect the Solent and Southampton Water SPA/Ramsar site and the New Forest/SAC/SPA/Ramsar site.
- There is a low risk of birds colliding with the proposed development.

The following mitigation measures have been proposed as part of the development:  
Demolition and Construction phase

- Provision of a Construction Environmental Management Plan, where appropriate.
- Use of quiet construction methods where feasible;
- Further site investigations and a remediation strategy for any soil and groundwater contamination present on the site.

Operational

- Contribution towards the Solent Recreation Mitigation Partnership scheme. The precise contribution level will be determined based on the known mix of development;
- 4% of the CIL contribution will be ring fenced for footpath improvements in Southampton's Greenways network. The precise contribution level will be determined based on the known mix of development;
- Provision of a welcome pack to new residents highlighting local greenspaces and including walking and cycling maps illustrating local routes and public transport information.
- 1% of the CIL contribution will be allocated to the New Forest National Park Authority (NFNPA) Habitat Mitigation Scheme. A Memorandum of Understanding (MoU), setting out proposals to develop a Service Level Agreement (SLA) between SCC and the NFNPA, has been agreed. The precise contribution level will be determined based on the known mix of development with payments made to ensure targeted mitigation can be delivered by NFNPA ahead of occupation of this development.
- A Grampian condition, requiring evidence of purchase of credits from the Eastleigh B C mitigation scheme prior to first occupation, will be attached to the planning permission. The mitigation measures will be consistent with the requirements of the Southampton Nitrogen Mitigation Position Statement to ensure nitrate neutrality.
- All mitigation will be in place ahead of the first occupation of the development thereby ensuring that the direct impacts from this development will be properly addressed.

As a result of the mitigation measures detailed above, when secured through planning obligations and conditions, officers are able to conclude that there will be no adverse impacts upon the integrity of European and other protected sites in the Solent and New Forest arising from this development.

## References

- Fearnley, H., Clarke, R. T. & Liley, D. (2011). The Solent Disturbance & Mitigation Project. Phase II – results of the Solent household survey. ©Solent Forum/Footprint Ecology.
- Liley, D., Stillman, R. & Fearnley, H. (2010). The Solent Disturbance and Mitigation Project Phase 2: Results of Bird Disturbance Fieldwork 2009/10. Footprint Ecology/Solent Forum.
- Liley, D., Panter, C., Caals, Z., & Saunders, P. (2019) Recreation use of the New Forest SAC/SPA/Ramsar: New Forest Visitor Survey 2018/19. Unpublished report by Footprint Ecology.
- Liley, D. & Panter, C. (2020). Recreation use of the New Forest SAC/SPA/Ramsar: Results of a telephone survey with people living within 25km. Unpublished report by Footprint Ecology.

## Protected Site Qualifying Features

### The New Forest SAC

The New Forest SAC qualifies under Article 3 of the Habitats Directive by supporting the following Annex I habitats:

- Oligotrophic waters containing very few minerals of sandy plains (*Littorelletalia uniflorae*) (primary reason for selection)
- Oligotrophic to mesotrophic standing waters with vegetation of the *Littorelletea uniflorae* and/or of the *Isoëto-Nanojuncetea* (primary reason for selection)
- Northern Atlantic wet heaths with *Erica tetralix* (primary reason for selection)
- European dry heaths (primary reason for selection)
- *Molinia* meadows on calcareous, peaty or clayey-silt laden soils (*Molinion caeruleae*) (primary reason for selection)
- Depressions on peat substrates of the *Rhynchosporion* (primary reason for selection)
- Atlantic acidophilous beech forests with *Ilex* and sometimes also *Taxus* in the shrub layer
- (*Quercion robori-petraeae* or *Ilici-Fagenion*) (primary reason for selection)
- *Asperulo-Fagetum* beech forests (primary reason for selection)
- Old acidophilous oak woods with *Quercus robur* on sandy plains (primary reason for selection)
- Bog woodland (primary reason for selection)
- Alluvial forests with *Alnus glutinosa* and *Fraxinus excelsior* (*Alno-Padion*, *Alnion incanae*,
- *Salicion albae*) (primary reason for selection)
- Transition mires and quaking bogs
- Alkaline fens

The New Forest SAC qualifies under Article 3 of the Habitats Directive by supporting the following Annex II species:

- Southern Damselfly *Coenagrion mercurial* (primary reason for selection)
- Stag Beetle *Lucanus cervus* (primary reason for selection)
- Great Crested Newt *Triturus cristatus*

### The New Forest SPA

The New Forest SPA qualifies under Article 4.1 of the Birds Directive by supporting breeding populations of European importance of the following Annex I species:

- Dartford Warbler *Sylvia undata*
- Honey Buzzard *Pernis apivorus*
- Nightjar *Caprimulgus europaeus*
- Woodlark *Lullula arborea*

The SPA qualifies under Article 4.2 of the Birds Directive by supporting overwintering populations of European importance of the following migratory species:

- Hen Harrier *Circus cyaneus*

### New Forest Ramsar Site

The New Forest Ramsar site qualifies under the following Ramsar criteria:

- Ramsar criterion 1: Valley mires and wet heaths are found throughout the site and are of outstanding scientific interest. The mires and heaths are within catchments whose uncultivated and undeveloped state buffer the mires

against adverse ecological change. This is the largest concentration of intact valley mires of their type in Britain.

- Ramsar criterion 2: The site supports a diverse assemblage of wetland plants and animals including several nationally rare species. Seven species of nationally rare plant are found on the site, as are at least 65 British Red Data Book species of invertebrate.
- Ramsar criterion 3: The mire habitats are of high ecological quality and diversity and have undisturbed transition zones. The invertebrate fauna of the site is important due to the concentration of rare and scarce wetland species. The whole site complex, with its examples of semi-natural habitats is essential to the genetic and ecological diversity of southern England.

### **Solent Maritime SAC**

The Solent Maritime SAC qualifies under Article 3 of the Habitats Directive by supporting the following Annex I habitats:

- Estuaries (primary reason for selection)
- *Spartina* swards (*Spartinion maritimae*) (primary reason for selection)
- Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*) (primary reason for selection)
- Sandbanks which are slightly covered by sea water all the time
- Mudflats and sandflats not covered by seawater at low tide
- Coastal lagoons
- Annual vegetation of drift lines
- Perennial vegetation of stony banks
- *Salicornia* and other annuals colonising mud and sand
- Shifting dunes along the shoreline with *Ammophila arenaria* ("white dunes")

Solent Maritime SAC qualifies under Article 3 of the Habitats Directive by supporting the following Annex II species:

- Desmoulin's whorl snail *Vertigo moulinsiana*

### **Solent and Southampton Water SPA**

Solent and Southampton Water SPA qualifies under Article 4.1 of the Birds Directive by supporting breeding populations of European importance of the following Annex I species:

- Common Tern *Sterna hirundo*
- Little Tern *Sterna albifrons*
- Mediterranean Gull *Larus melanocephalus*
- Roseate Tern *Sterna dougallii*
- Sandwich Tern *Sterna sandvicensis*

The SPA qualifies under Article 4.2 of the Birds Directive by supporting overwintering populations of European importance of the following migratory species:

- Black-tailed Godwit *Limosa limosa islandica*
- Dark-bellied Brent Goose *Branta bernicla bernicla*
- Ringed Plover *Charadrius hiaticula*
- Teal *Anas crecca*

The SPA also qualifies under Article 4.2 of the Birds Directive by regularly supporting at least 20,000 waterfowl, including the following species:

- Gadwall *Anas strepera*
- Teal *Anas crecca*
- Ringed Plover *Charadrius hiaticula*



- Black-tailed Godwit *Limosa limosa islandica*
- Little Grebe *Tachybaptus ruficollis*
- Great Crested Grebe *Podiceps cristatus*
- Cormorant *Phalacrocorax carbo*
- Dark-bellied Brent Goose *Branta bernicla bernicla*
- Wigeon *Anas Penelope*
- Redshank *Tringa tetanus*
- Pintail *Anas acuta*
- Shoveler *Anas clypeata*
- Red-breasted Merganser *Mergus serrator*
- Grey Plover *Pluvialis squatarola*
- Lapwing *Vanellus vanellus*
- Dunlin *Calidris alpina alpina*
- Curlew *Numenius arquata*
- Shelduck *Tadorna tadorna*

### **Solent and Southampton Water Ramsar Site**

The Solent and Southampton Water Ramsar site qualifies under the following Ramsar criteria:

- Ramsar criterion 1: The site is one of the few major sheltered channels between a substantial island and mainland in European waters, exhibiting an unusual strong double tidal flow and has long periods of slack water at high and low tide. It includes many wetland habitats characteristic of the biogeographic region: saline lagoons, saltmarshes, estuaries, intertidal flats, shallow coastal waters, grazing marshes, reedbeds, coastal woodland and rocky boulder reefs.
- Ramsar criterion 2: The site supports an important assemblage of rare plants and invertebrates. At least 33 British Red Data Book invertebrates and at least eight British Red Data Book plants are represented on site.
- Ramsar criterion 5: A mean peak count of waterfowl for the 5 year period of 1998/99 – 2002/2003 of 51,343
- Ramsar criterion 6: The site regularly supports more than 1% of the individuals in a population for the following species: Ringed Plover *Charadrius hiaticula*, Dark-bellied Brent Goose *Branta bernicla bernicla*, Eurasian Teal *Anas crecca* and Black-tailed Godwit *Limosa limosa islandica*.

**POLICY CONTEXT**

Core Strategy - (as amended 2015)

CS4	Housing Delivery
CS5	Housing Density
CS13	Fundamentals of Design
CS16	Housing Mix and Type
CS18	Transport: Reduce-Manage-Invest
CS19	Car & Cycle Parking
CS20	Tackling and Adapting to Climate Change
CS22	Promoting Biodiversity and Protecting Habitats
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
SDP7	Urban Design Context
SDP9	Scale, Massing & Appearance
SDP10	Safety & Security
SDP11	Accessibility & Movement
SDP12	Landscape & Biodiversity
SDP13	Resource Conservation
SDP14	Renewable Energy
SDP15	Air Quality
SDP16	Noise
H1	Housing Supply
H2	Previously Developed Land
H7	The Residential Environment

Supplementary Planning Guidance

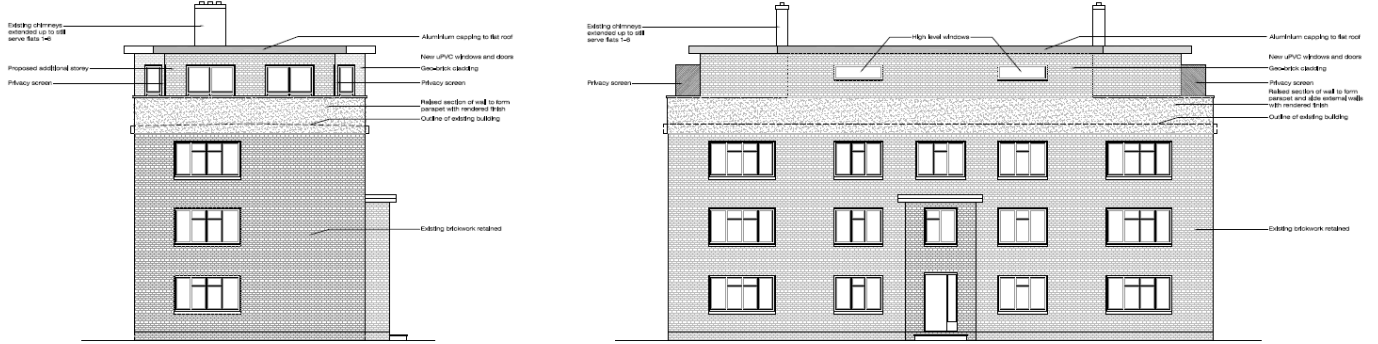
Residential Design Guide (Approved - September 2006)  
Planning Obligations (Adopted - September 2013)  
Parking Standards SPD (September 2011)

Other Relevant Guidance

The National Planning Policy Framework (2023)  
The Southampton Community Infrastructure Levy Charging Schedule (September 2013)

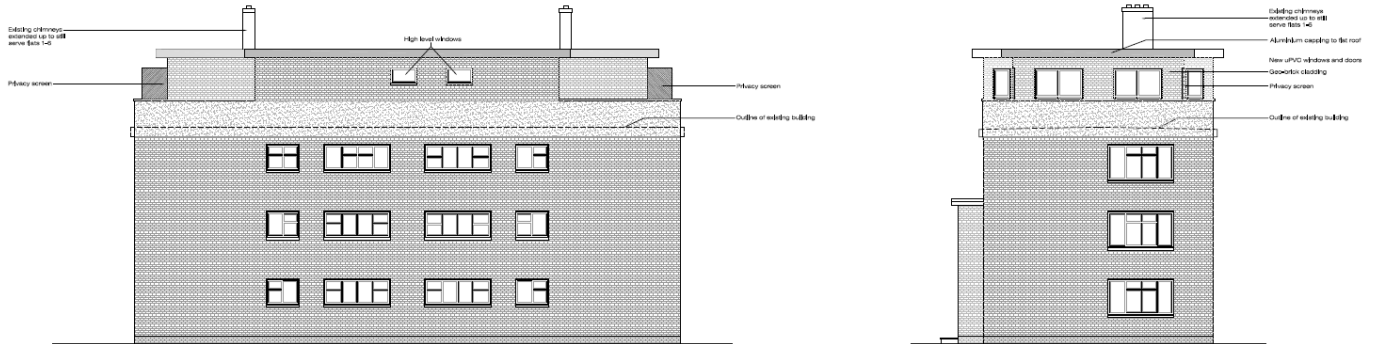
Side-by-side comparison of plans

Previously Approved Elevations under 16/00328/FUL



South-East Elevation - As Proposed

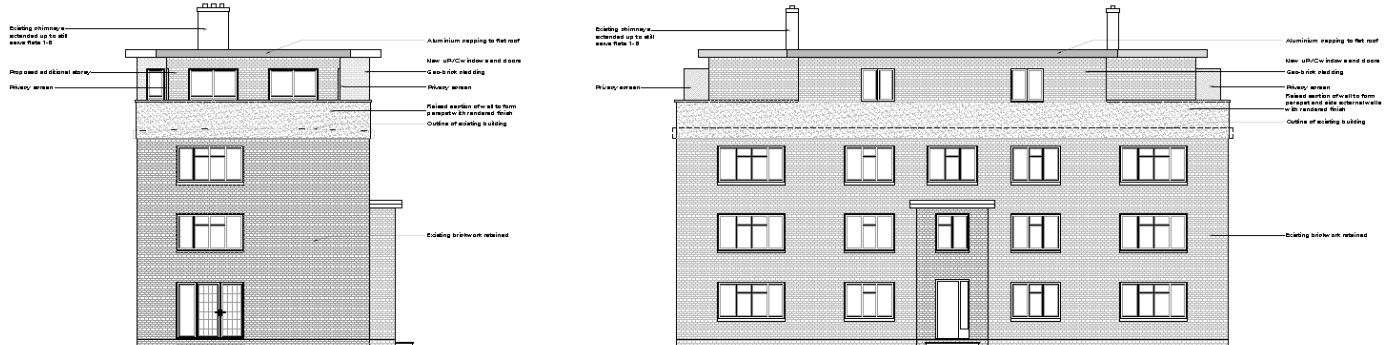
North-East Elevation - As Proposed



South-West Elevation - As Proposed

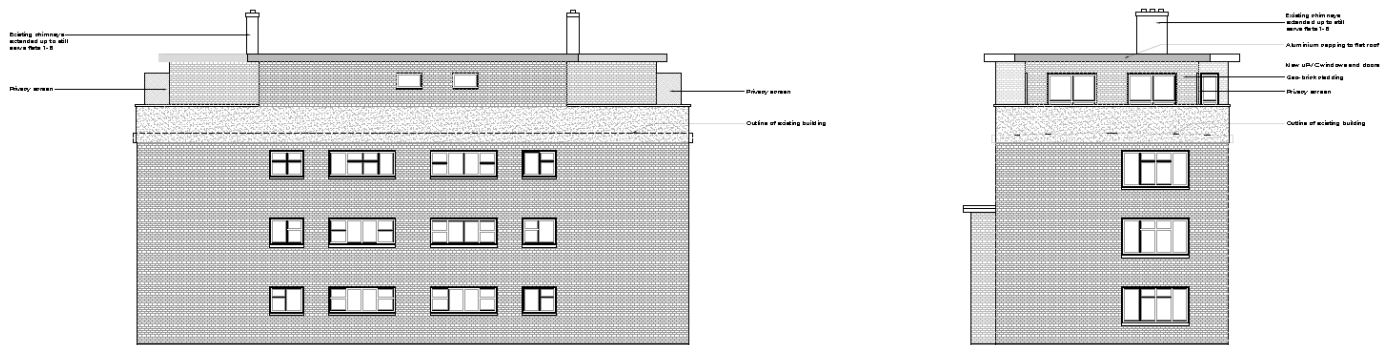
North-West Elevation - As Proposed

Currently Proposed Elevations



South-East Elevation - As Proposed

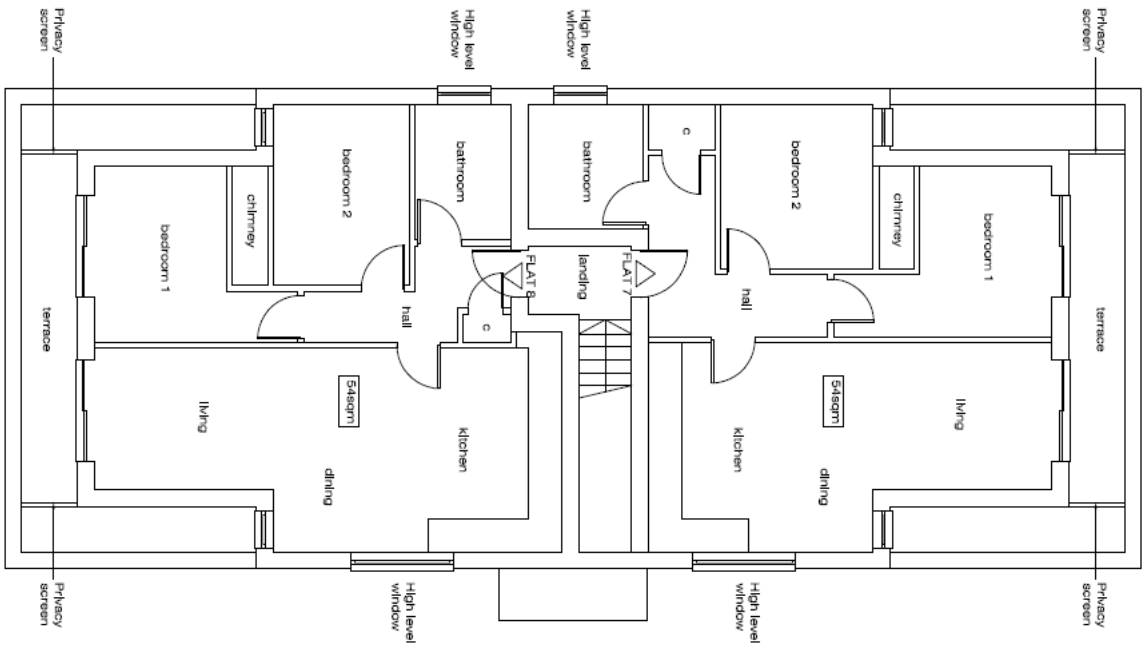
North-East Elevation - As Proposed



South-West Elevation - As Proposed

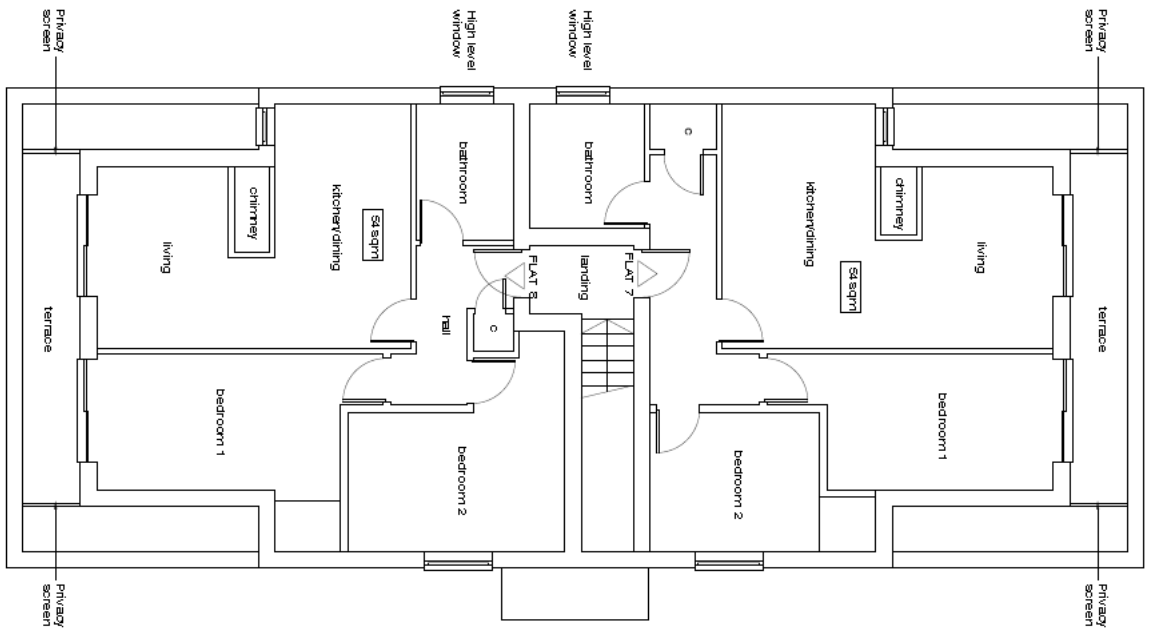
North-West Elevation - As Proposed

**Previously Approved Floor Plan under 16/00328/FUL**



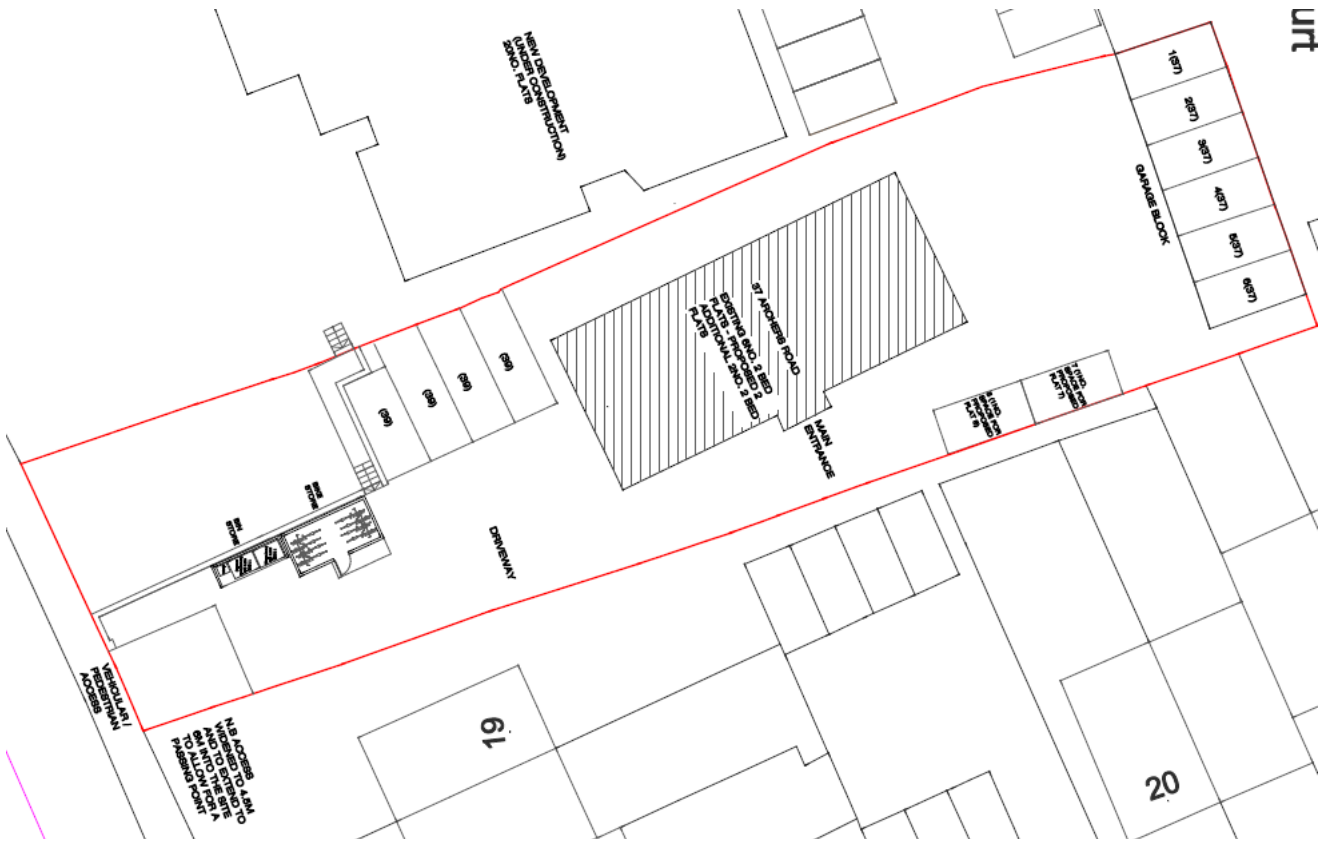
Third Floor Plan - As Proposed

**Currently Proposed Floor Plan**

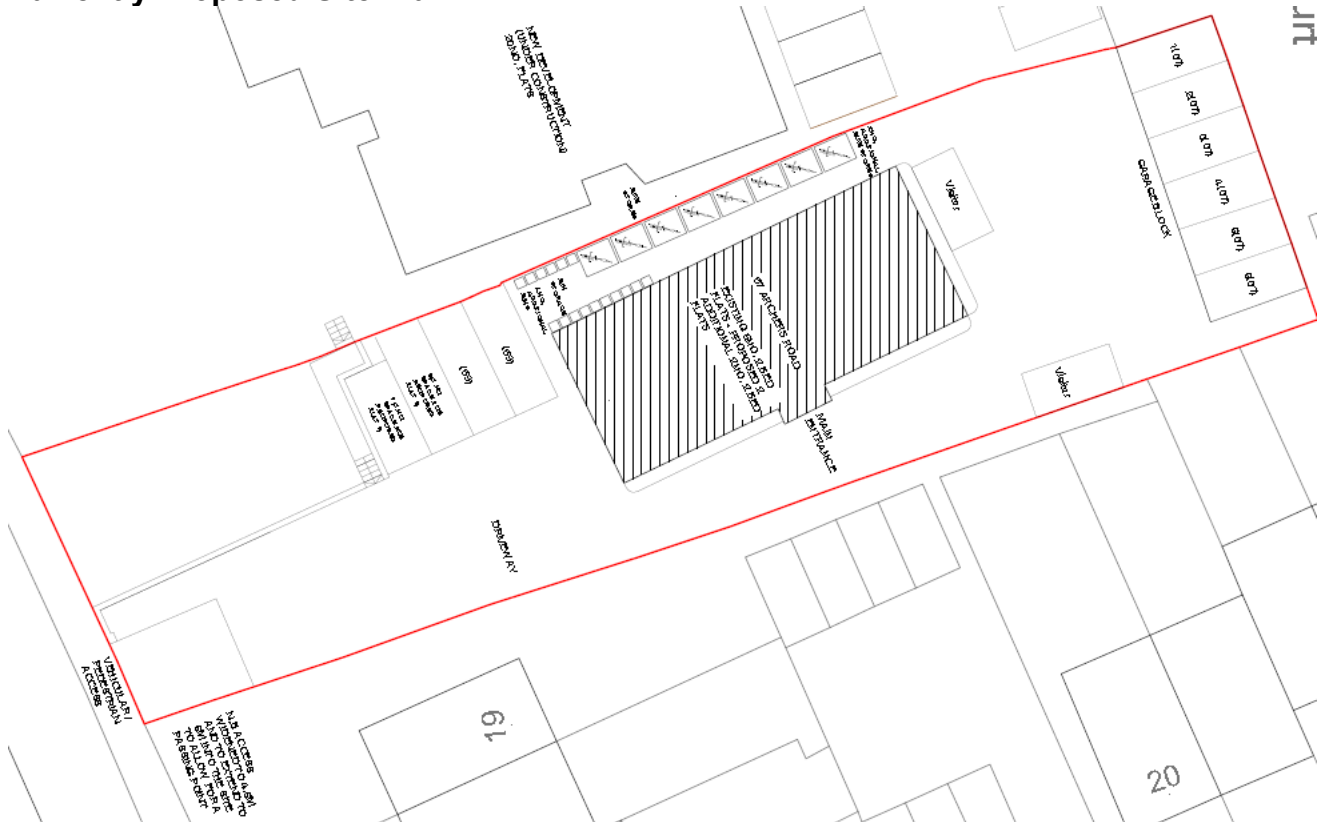


Third Floor Plan - As Proposed

### Previously Approved Site Plan under 16/00328/FUL



### Currently Proposed Site Plan



**PLANNING AND RIGHTS OF WAY PANEL – MEETING MINUTES 14 MARCH 2017.**

**80. PLANNING APPLICATION - 16/00328/FUL - GLYN COURT, 37 ARCHERS ROAD SOUTHAMPTON**

The Panel considered the report of the Service Lead, Planning, Infrastructure and Development Manager recommending delegated authority be granted in respect of an application for a proposed development at the above address.

Proposed fourth storey extension to existing building to create 2 additional 2 bedroom flats with associated parking and bin and bike storage.

John Newton (local resident objecting) and Councillors Moulton and Shields (ward councillors objecting) were present and with the consent of the Chair, addressed the meeting.

The presenting officer reported two further bits of correspondence had been received. A photograph showing perceived poor workmanship of neighbouring building and a suggestion that plans are not shown correctly and that amendments have been made without further consultation. Officers noted that the workmanship on the neighbouring building was not a material consideration. In regard to the measurements it was noted that highways officers had visited the site and measured the access points and driveway. It was explained that whilst it did appear that the received plans were inaccurate the principle and feasibility of the scheme would not be affected and that the addition of further conditions, as set out below, would resolve issues relating to access, parking, and bicycle storage and garden access.

Upon being put to the vote the officer recommendation to delegate authority to the Service Lead- Planning Infrastructure and Development was carried.

**RESOLVED** that the Panel

- (i) Delegate to the Planning and Development Manager to grant planning permission subject to the planning conditions recommended at the end of this report; any amendments agreed at the meeting; and the completion of a S.106 Legal Agreement to secure:
  - a. Financial contributions towards Solent Disturbance Mitigation Project in accordance with policy CS22 (as amended 2015) of the Core Strategy and the Conservation of Habitats and Species Regulations 2010.
- (ii) In the event that financial contributions towards Solent Disturbance Mitigation Project are not completed within one month of the decision of the Planning and Rights of Way Panel, the Service Lead - Infrastructure, Planning & Development be authorised to refuse permission on the ground of failure of the application to mitigate against its wider direct impact with regards to the additional pressure that further residential development will place upon the Special Protection Areas of the Solent Coastline contrary to Policy CS22 of the Council's Amended Core Strategy (2015) as supported by the Habitats Regulations.
- (iii) That the Planning and Development Manager be given delegated powers to add, vary and /or delete conditions as necessary.

**Amended Conditions**

06 PARKING AND ACCESS (PRE-OCCUPATION)

The 2 additional parking spaces shown on the approved amended plans shall be clearly marked out as agreed before the development first comes into occupation and shall thereafter be retained as approved. Notwithstanding the approved amended plan the site access on site from Archers Road shall be widened to provide a minimum width of 5 metres at the back edge of pavement with the affected gate post removed and rebuilt to match the existing gate post in order to mark this position. These access works shall be implemented in full prior to the first occupation of the development and shall thereafter be retained as approved.

REASON: To correct the discrepancy within the plans, to prevent obstruction to traffic in neighbouring roads and in the interests of highway safety.

#### 07. REFUSE & RECYCLING (PERFORMANCE)

Before the development hereby approved first comes into occupation, the storage for refuse and recycling shall be provided in accordance with the plans hereby approved and it shall thereafter be retained as approved. For the avoidance of doubt the bin store shall be served by a purpose made smooth pathway (rather than the loose gravel currently shown) linking it to the public highway.

REASON: In the interest of visual and residential amenity and to ensure ease of access for refuse collection.

Note to applicant: 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

#### 08. CYCLE STORAGE FACILITIES (PRE-COMMENCEMENT CONDITION)

Notwithstanding the approved drawing before the development hereby approved first comes into occupation, secure and covered storage for bicycles shall be provided in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The storage shall be thereafter retained as approved.

REASON: To encourage cycling as an alternative form of transport.

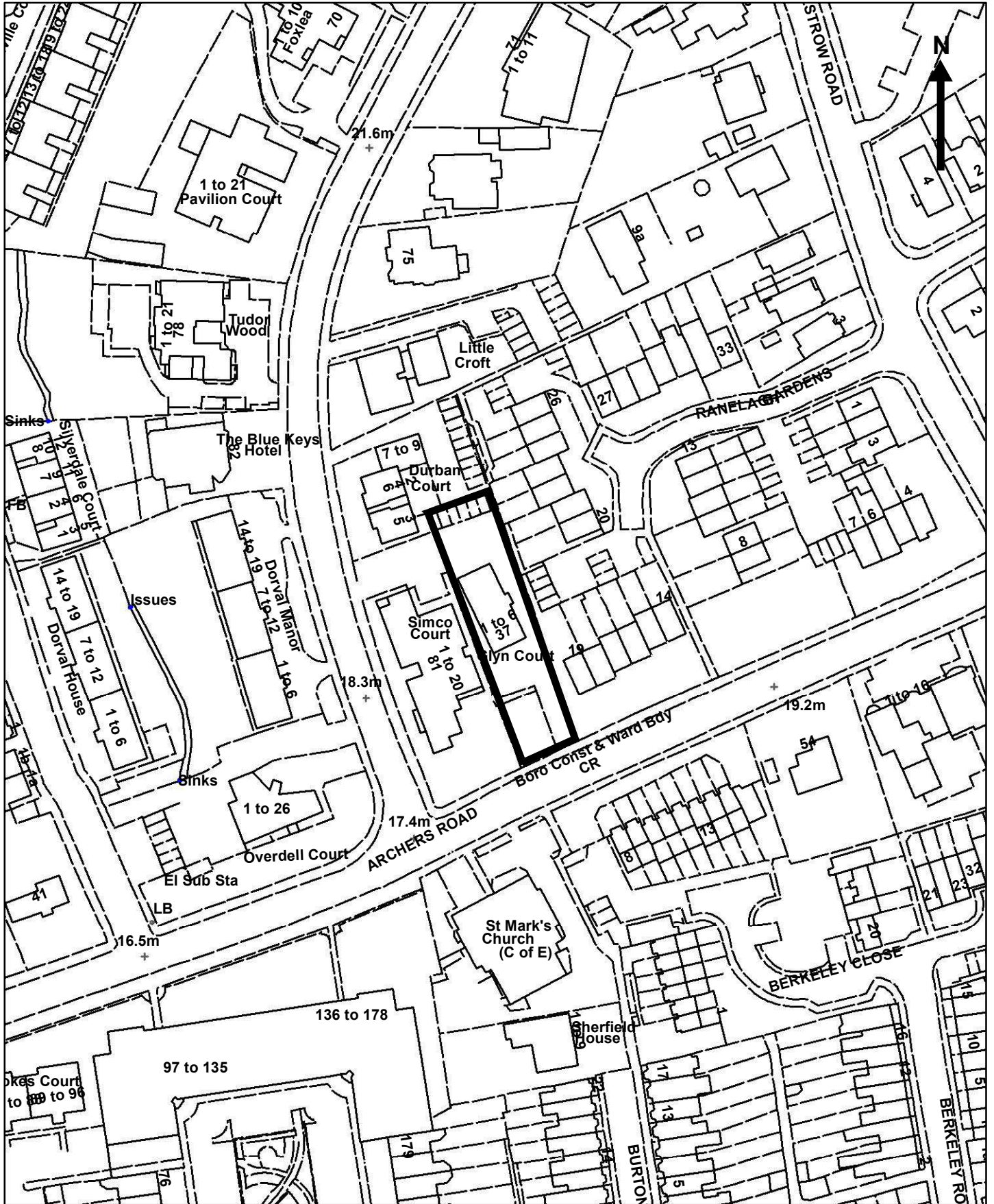
*Note to Applicant: As shown on amended plan ref: 101a the cycle storage impinges on safe access and moving the store to the rear of the site will improve access and cycle security.*

### **Additional Conditions**

#### 13. AMENITY SPACE ACCESS

The sunken lawned garden to the front of the site shall be maintained in an appropriate condition for its ongoing use, with unfettered access, by the residents and their visitors of the existing and approved flats (8 in total) at 37 Archers Road ('Glyn Court') for the lifetime of the development. Access to this amenity space by all affected residents shall be first made available prior to the first occupation of the development hereby approved, if not before.

REASON: To ensure that all flats within this development have unfettered access to an external amenity space that it fit for purpose following the intensification of development hereby permitted.



Scale: 1:1,250

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**Planning and Rights of Way Panel 23<sup>rd</sup> January 2024  
Planning Application Report of the Head of Transport and Planning**

<b>Application address:</b> Land adjacent 46 Carnation Road, Southampton			
<b>Proposed development:</b> Erection of two-storey dwelling (3 bedroom).			
<b>Application number:</b>	23/00536/FUL	<b>Application type:</b>	FUL
<b>Case officer:</b>	Mark Taylor	<b>Public speaking time:</b>	5 minutes
<b>Last date for determination:</b>	29.06.2023	<b>Ward:</b>	Swaythling
<b>Reason for Panel Referral:</b>	Request by Ward Cllr and 5 or more letters of objection have been received contrary to the officer's recommendation.	<b>Ward Councillors:</b>	Councillor M Bunday Councillor L Fielker Councillor S Mintoff
<b>Referred to Panel by:</b>	Councillor L Fielker	<b>Reason:</b>	Given the objections from local residents to this property, concerns about overdevelopment , Traffic, parking or access problems, Residential amenity (noise, overshadowing, overlooking) and drainage problems I would like this application to be considered at a planning committee meeting.
<b>Applicant:</b> Mr. I Bartholomew		<b>Agent:</b> Access Architects Ltd	

<b>Recommendation Summary</b>	Conditionally approve.
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<b>Community Infrastructure Levy Liable</b>	<b>Yes</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 as required by paragraphs 39-42 and 46 of the National Planning Policy Framework (revised 2023). Policies CS4, CS5, CS13, CS16, CS18, CS19, CS20, CS22 and CS25 of the of the Local Development Framework Core Strategy Development Plan Document (Amended 2015).

Policies – SDP1, SDP4, SDP5, SDP7, SDP9, SDP10, SDP11, SDP12, SDP13, SDP14, H1 and H7 of the City of Southampton Local Plan Review (Amended 2015).

<b>Appendix attached</b>			
1	Habitats Regulation Assessment	2	Development Plan Policies
3	Parking Survey		

### **Recommendation in Full**

1. That the Panel confirm the Habitats Regulation Assessment in **Appendix 1** of this report.
2. Delegate to the Head of Transport and Planning to grant planning permission subject to the planning conditions recommended at the end of this report and the securing of the required Solent Disturbance Mitigation Project mitigation. In the event that the SDMP payment is not secured within a reasonable timescale delegation is also given to refuse the application as contrary to saved Core Strategy Policy CS22 (Protecting Habitats).

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

- 1.1 The application site is located on a prominent corner plot of the junction of Carnation Road and Lobelia Road. The application site previously formed part of a garden amenity area for the host property No.46. This amenity area is already open to public view due to the low front boundary treatment.
- 1.2 The area is predominately residential in character formed primarily of two storey semi-detached dwelling houses of symmetrical pairs although short terraces are also present in the vicinity. The site forms part of a residential housing estate with properties of a similar age, scale, design and palette of materials. As such the area has a strong design character. The external materials of the surrounding development are predominately facing brick to the ground floor, and pebble dash or render on the upper floors.
- 1.3 Ground levels in the area are higher to the north falling to the south.

#### **2. Proposal**

- 2.1 The application seeks to attach a two-story dwelling to the existing side elevation of the host property. This will result in a terrace of three dwellings.
- 2.2 The proposal will maintain the building line of the front elevation of the host property, with a porch canopy located above the front access door.
- 2.3 Pedestrian access to the application property will be via Carnation Road with access to the rear of the site available via an underpass between the proposed and existing dwellings.
- 2.4 The rear elevation will extend beyond the rear elevations of the existing dwellings to provide a greater level of accommodation within the dwelling. This additional built form will be set away from the boundary of the host property in order to mitigate the impact to the amenities of that property (light and outlook).
- 2.5 The ground floor accommodation includes an open plan kitchen, dining and living area with an outlook and direct access to the amenity area to the rear. To the front of the ground floor is the main access to the dwelling a storeroom and shower room.
- 2.6 At first floor the accommodation includes 3 bedrooms. One of those bedrooms served by an en-suite. A further shower room is located to the front of the first floor.

2.7 Externally the proposed rear amenity area is of an irregular shape due to its corner plot location and the constraints of the existing boundary treatments. Within the area around the proposed dwelling two purpose built storage buildings are proposed. One will serve as bin storage the second as cycle storage.

2.8 In terms of car parking an amended plan has been received since the application was validated. Whilst the existing dwelling will retain 2 parking spaces the new dwelling will have no off-street parking. Originally two spaces were shown but these were found to be potentially harmful to highway safety due to their close proximity to the junction and the potential for conflict.

### **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 2023. Paragraph 225 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.

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

4.1 There has only been one previous application in this site. Application referenced 21/01529/FUL sought permission for the erection of a detached 2-storey building containing 2x 2-bed flats. The application was withdrawn at the applicant’s request.

### **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, erecting a site notice 11<sup>th</sup> May 2023. At the time of writing the report **5 representations** have been received from surrounding residents. The following is a summary of the points raised:

5.2 *The proposed development would look rather odd and out of place, as all other corner plots have bushes or fencing. It appears to me that the developer is attempting to cram as much in as possible in a tight spot. The proposal results in the loss of a vista to the tree canopies of Daisy Dip to the rear of the site.*

#### **Response**

The impact of the proposal on the character and appearance of the area forms part of the material considerations for the application below. Small terraces of two storey dwellings do form part of the character of the area, but that does not in itself make this development harmful. The proposal will maintain the building lines of both Lobelia Road and Carnation Road. Views of the tree canopies of Daisy Dip will still be available from the public realm.

5.3 *The planned driveway is very close to the junction which would be unsafe.*

#### **Response**

The on site parking has been removed from the proposal due to its proximity to the highway junction. As this would result in a zero parking scheme a parking survey has been undertaken. This parking survey has been reviewed by the Council's highway Officers, and they have agreed that the survey indicates that there is sufficient on road parking in the vicinity to accommodate the parking overspill from the site.

It is also noted that the site provides a secure cycle store, promoting alternative more sustainable forms of transport to the motor car.

- 5.4 *No other properties have a bin storage or bike shed next to the pavement.*

**Response**

As part of the amendments to the proposal the proposed bin and cycle storage have been relocated away from the public highway and closer to the proposed dwelling. This improved the access to the facilities for the occupants and potentially increases the security of the cycle storage promoting its use.

- 5.5 *The removal of the garden will affect wildlife on site and wildlife on neighbouring sights through loss of light. Being close to Daisy Dip Park and from seeing on 'Hedgehog Street' there has been an increased number of sightings of hedgehogs in that area, reducing the garden of 46 could have a significant impact on them and other wildlife that use it to get to and from the woodlands nearby. The proposal does not include any wildlife enhancement features.*

**Response**

The scheme has been amended to ensure boundary treatments do not prevent hedgehogs from passing through the site. A condition can be imposed that requires the submission of boundary treatment details to ensure the required gaps are incorporated into the finished design. The Council's Biodiversity Officer has raised no objection to the proposal. They have recommended a planning condition that requires the submission of an Ecological Mitigation Statement. Such a condition is considered reasonable and satisfies the requirements of the NPPF and can therefore be attached to the consent.

- 5.6 *I am concerned for this to be a student letting (HMO) or air bnb*

**Response**

The proposal seeks permission for a C3 (Dwelling). A House of Multiple Occupation would fall under use class C4 and would require express planning consent. At present whilst there has been discussion of legislation within Central Government to prevent the use of properties for uses such as holiday lets (such as air bnb,) the Council is not currently empowered to prevent the property from being used as an air bnb. This would also be the case for all new dwellings.

- 5.7 *There are numerous houses up for sale/rent in this area so why do we need to put up another house when there is no demand for this at the moment.*

**Response**

There is a local and national housing shortage. As detailed in Policy CS4 an additional 16,300 homes need to be provided within the City between 2006 and 2026. The proposal would provide one dwelling suitable for family occupation to help meet that demand. The Council cannot demonstrate a 5 year housing land supply so the 'tilted balance' is engaged in terms of permitting more housing

- 5.8 *The proposal relies on screening provided by vegetation. This screening will be severely diminished in the winter months. As such the proposal will be to the detriment of the*

*privacy amenity of the neighbouring dwellings*

**Response**

The concern with regard natural screening is noted. The impact of the proposal on the privacy amenity of the neighbouring dwellings forms part of the material considerations for the application below.

5.9 *The proposal will result in loss of natural light to neighbouring properties.*

**Response**

Impact of the proposal on the amenities of the neighbouring property forms part of the material consideration for the application below. That said, it is noted that the proposed dwelling will be orientated to the southeast of the host property and north of the properties 37-41 Lobelia Road, which means that the impacts are diminished for the reasons set out below.

5.10 *The proposal does not have adequate drainage and could lead to the flooding of neighbouring properties. There is inadequate space for a soakaway.*

**Response**

The change in levels in the area is noted with properties to the north being located on higher ground to those to the south. The developer will need to comply with Building Regulations to provide appropriate drainage for the site. Furthermore, the site is not located within an area to be considered at risk of flooding. It is also noted that the green space Daisy Dip is located in reasonable proximity to the southwest. A condition can be imposed that prevents the erection of further outbuildings and hardstanding on site to prevent over development of the site.

5.11 *The proposal will result in a reduction of property values. The proposal will result in the loss of views from neighbouring dwellings.*

**Response**

These matters are not permitted as material considerations for the application.

**Consultation Responses**

5.12

<b>Consultee</b>	<b>Comments</b>
Cllr Lorna Fielker	Given the objections from local residents to this property, concerns about overdevelopment , Traffic, parking or access problems, Residential amenity (noise, overshadowing, overlooking) and drainage problems I would like this application to be considered at a planning committee meeting.
CIL Officer	The development is CIL liable as there is a net gain of residential units. With an index of inflation applied the residential CIL rate is £110.94 per sq. m to be measured on the Gross Internal Area floorspace of the building.  Should the application be approved a Liability Notice will be issued detailing the CIL amount and the process from that point.  If the floor area of any existing building on site is to be used as deductible floorspace the applicant will need to

	demonstrate that lawful use of the building has occurred for a continuous period of at least 6 months within the period of 3 years ending on the day that planning permission first permits the chargeable development.
Ecology	<p>I have no objection to the proposed development.</p> <p>I would expect the development to include some simple biodiversity enhancements to achieve a net gain in biodiversity as per the requirements of paragraph 179 of the National Planning Policy Framework and Core Strategy Policy CS 22 Promoting Biodiversity and Protecting Habitats.</p> <p>If planning permission is granted, I would like the following conditions applied to the consent:</p> <ul style="list-style-type: none"> <li>• Ecological Mitigation Statement (Pre-Commencement)</li> </ul>
Sustainability	<p>It is recommended that the following guidance is followed in regards to energy: Southampton City Council Energy Guidance for New Developments 2021-2025 <a href="http://www.southampton.gov.uk/sustainability">www.southampton.gov.uk/sustainability</a></p> <p>It is unclear what the energy strategy for the development is, this should avoid fossil fuel energy sources. The applicant should optimise the roof orientations and area in order to facilitate photovoltaics and/or solar thermal panels in the future, even if they are not planning to include them in the design. It is expected that any planning application will show that this has been addressed. If air source heat pumps are to be provided, they must be integrated into the design, for example the position of the units considered and compatible heating appliances such as underfloor heating, or larger radiators specified. It is recommended that these points are addressed before any approval.</p> <p>However, If the case officer is minded to approve the application, the following conditions are recommended in order to ensure compliance with core strategy policy CS20</p> <ul style="list-style-type: none"> <li>• Water &amp; Energy [Pre-Construction]</li> <li>• Water &amp; Energy [Performance]</li> </ul>
Natural England	<p>Natural England objects to this proposal. As submitted we consider it will have an adverse effect on the integrity of the New Forest Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar site through increasing visitor numbers</p> <p><b>Response</b></p>

	This objection is addressed by the attached Habitats Regulations Assessment, which concludes that these impacts can be satisfactorily mitigated and resolved using current processes.
Southern Water	No objection raised subject to the inclusion of an informative on the decision notice advising that a formal connection to the public sewer is required.
Archaeology	<p>The site is in Local Area of Archaeological Potential 9 (Swaythling), one of the fifteen main LAAPs defined in the Southampton Local Plan and Core Strategy. It lies on the north side of the valley of the Daisy Dip stream. Little archaeological work has been undertaken in the area. However, there is a possible prehistoric burnt mound in Daisy Dip, just southwest of the site, and prehistoric worked flints were found in a garden in Carnation Road, some way to east. There is therefore potential for prehistoric remains to be found on the site. Such remains, if present, would be non-designated heritage assets under the National Planning Policy Framework. (Further information about the archaeological potential/heritage assets of the area is available on the Southampton Historic Environment Record.)</p> <p>The proposal is the erection of a two-storey dwelling on part of the garden of 46 Carnation Road. Development here threatens to damage potential archaeological deposits, and an archaeological investigation will be needed to mitigate this. Given the relatively small scale of the development, the appropriate archaeological investigation is a watching brief on the groundworks. (Note that groundworks includes all below-ground disturbance including demolition/grubbing out, other enabling works, level reductions, foundations, services/soakaways, etc.)</p> <p>I therefore request that the following conditions are applied to any consent (both conditions are required):</p> <ul style="list-style-type: none"> <li>• Archaeological watching brief investigation [Pre-Commencement Condition]</li> <li>• Archaeological watching brief work programme [Performance Condition]</li> </ul>
Highways	Following receipt of the amended drawing and parking assessment Highways Officers have advised that they have no objection to the proposal.

## 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 effect on character;

- Residential amenity;
- Parking highways and transport;
- Likely effect on designated habitats.

## 6.2 Principle of Development

- 6.2.1 The principle of additional housing is supported. The site is not allocated for additional housing, but the proposed dwelling would represent windfall housing development. The LDF Core Strategy identifies the Council's current housing need, and this scheme would assist the Council in meeting its targets. As detailed in Policy CS4 an additional 16,300 homes need to be provided within the City between 2006 and 2026. The NPPF and our saved policies, seeks to maximise previously developed land potential in accessible locations.
- 6.2.2 The NPPF requires LPAs to identify a five-year supply of specific deliverable sites to meet housing needs. Set against the latest Government housing need target for Southampton (using the standard method with the recent 35% uplift), the Council has less than five years of housing land supply. This means that the Panel will need to have regard to paragraph 11(d) of the NPPF, which states that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, it should grant permission unless:
- the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
  - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole.
- [the so-called "tilted balance"]
- 6.2.3 There are no policies in the Framework protecting areas or assets of particular importance in this case, such that there is no clear reason to refuse the development proposed under paragraph 11(d)(i). It is acknowledged that the proposal would make a contribution to the Council's five-year housing land supply. There would also be social and economic benefits resulting from the construction of the new dwelling, and its subsequent occupation, and these are set out in further detail below to enable the Panel to determine 'the Planning Balance' in this case.
- 6.2.4 Whilst the site is not identified for development purposes, the Council's policies promote the efficient use of previously developed land to provide housing.
- 6.2.5 Policy CS16 of the Core Strategy defines a family home as that which contains 3 or more bedrooms with direct access to private and useable garden space that conforms to the Council's standards. The proposal incorporates 1 family unit with acceptable private garden space and, as such, accords with this policy. As such the principle of an additional dwelling is supported subject to an assessment of the detailed design:
- 6.3 Design and effect on character
- 6.3.1 The NPPF states in paragraph 128 that planning policies and decisions should support development that makes efficient use of land whilst taking into account a number of considerations including '*d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and e) the importance of securing well-designed and beautiful, attractive and healthy places.*'
- 6.3.2 Furthermore, paragraph 135 seeks to ensure that developments function well and add to the overall quality of an area and ensure a high-standard of amenity for existing and future users. It leads onto say that development should be 'sympathetic to local character and



history, including the surrounding built environment and landscape setting'. It is understood that the proposed dwelling would add to the Council's housing need but as stated above development must respect the character of the area.

- 6.3.3 Core Strategy Policy CS13 requires development to 'respond positively and integrate with its local surroundings' and 'impact positively on health, safety and amenity of the city and its citizens'. Saved Local Plan Policies SDP1 (i), SDP7 (iii) (iv) and SDP9 (ii) require new developments to respond to their context in terms of layout and density and contribute to local distinctiveness. Moreover, the RDG in paragraph 3.7.7 states that new development 'should complement the pattern of development in the rest of the street.'
- 6.3.4 The development would result in the sub-division of the plot. Infill development needs careful consideration to ensure that it responds to local character and distinctiveness and makes a positive contribution to the enhancing of the street scene as set out in section 3.7.1 of the Residential Design Guide (RDG).
- 6.3.5 The proposed building will be of two storey to match the established character of the area. It is noted that predominate built form character is pairs of semi-detached properties. However, the built character does also include terraces of three properties similar to the proposed scheme. The proposal is therefore considered to maintain the existing character of the area.
- 6.3.6 The submitted scheme will also maintain the existing building lines of Carnation Road and Lobelia Road. The proposed dwelling will have a ridge height, roof pitch and eaves height that reflects the adjoining properties.
- 6.3.7 The submitted plans indicate that the proposal will incorporate external facing materials that match those used in the host dwelling. These materials reflect the palette of the properties within the housing estate. These materials can be secured via a planning condition.
- 6.3.8 With regard to the vistas currently available of Daisy Dip to the rear of the site, it is acknowledged that this view from the public realm will be reduced. However, views of the tree canopies to the rear will still be available when viewed from Lobelia Road. The loss of part of this vista is not considered sufficient to warrant refusal of the application and across the scheme it is considered to accord with our current design policies and guidance.

#### 6.4 Residential amenity

- 6.4.1 There are standards set out in section 2.2 of the Residential Design Guide to protect the living conditions of the existing and future occupiers to safeguard privacy, natural light and outlook in relation to habitable areas. Section 4.4 of the Residential Design Guide requires all developments to provide an appropriate amount of the private amenity which should be fit for the purpose intended. The access to outlook, light and privacy are considerations under paragraph 2.2.1 of the Residential Design Guide.
- 6.4.2 In order to reduce the levels of noise and disturbance during construction a condition can be imposed restricting the hours of demolition and construction on site. Furthermore, a Construction Management Plan is included as part of the proposal detailing materials storage, waste storage and operatives parking during construction. It also includes details of dust suppression and advises there shall no bonfires on site. These details outline appropriate construction practice and are considered acceptable. The Construction Management Plan can be secured via a planning condition.
- 6.4.3 The proposed two storey dwelling will be located to the southeast of the host property and

to the north of the neighbouring property No.37.

- 6.4.4 Due to the orientation of the dwellings the application building has the potential to reduce the level of light received at the rear of the host property (No.46). That said the loss of light would be limited to the early mornings only and would not be considered to be materially harmful to the occupiers of that property and not so sufficient as to warrant refusal of the application.
- 6.4.5 With regard to the next immediate neighbour to the south (No.37) given the orientation of the proposal (north) and that neighbouring dwelling the impact to direct sunlight can be expected to be limited. It is not considered that the proposal would result in any loss materially harmful loss of light to that property.
- 6.4.6 With regard to overlooking the upper floor windows on the rear elevation of the proposed building will serve a bedrooms and en-suite. The ensuite can be expected to be obscure glazed in order to protect the privacy of the occupants. Such glazing can be secured via planning condition.
- 6.4.7 With regard to the bedroom window the rear of No37 already has some overlooking from the host property No46, and some reciprocal overlooking from its adjoining property No.35. Whilst the upper floor window serving the main bedroom will be set deeper into the site than those of No.46, given the level of existing reciprocal overlooking within this residential estate the proposal is not considered to be materially harmful to the privacy amenity of the neighbouring properties.
- 6.4.8 The upper floor windows serving the proposed dwelling on the front and side elevations will look out onto areas already open to public view. This will increase the passive surveillance of the area.
- 6.4.9 With regard to the occupier amenity of the proposed dwelling the starting point to assess the quality of the residential environment for future occupants is the minimum floorspace set out in Nationally Described Space Standards (NDSS) (3 bed 2 storey = 84sq.m). It is important to note that these standards have not been formally adopted by the Council, but they provide guidance as to what is acceptable.
- 6.4.1  
0 In this case the proposed floor area of the proposed dwelling is 92sq.m. It is also noted that the main living area is open plan providing a more spacious environment for the occupants. The ground floor accommodation benefits from direct access to the rear amenity. The outlook also faces in a southwest direction providing a good source of natural light for the occupants. All habitable rooms are served by a natural source of light and ventilation.
- 6.4.1  
1 The proposal reduces the size of the rear amenity area serving the host property to approximately 42sq.m. This area has already been subdivided from the plot. However, from the submitted plans it appears that the applicant still maintains an interest in that property. Concern has been raised that the amenity area retained will be of an insufficient size for that property. However, this property would now be a mid-terrace dwelling reducing the size of required amenity area to 50sq.m for it to be compliant with our guidance. The Residential Design Guide also allows for smaller amenity areas if they reflect the size of other amenity areas in the vicinity. Due to the layout of the residential estate the rear amenity areas vary in shape and size as such the proposed rear amenity area remains in character with several properties within the estate. The amenity area retained is southwest facing and therefore benefits from a good degree of natural light. The size of the amenity area retained is sufficient for uses such as leisure, play and practical functions such as the drying of clothes. The proximity of Daisy Dip to the southwest is also noted providing good

access to public amenity space.

6.4.1 The applicant advises that the proposed dwelling will be served by an amenity area in excess of 240sq.m. However, this measurement will also incorporate areas to the front of the property. These areas can be considered to be of limited amenity value. That said, the amenity areas to the side and rear of the property will be far in excess of the guidance outlined within the Councils Residential Guidance. The private amenity space for the host property is therefore acceptable.

6.4.1 Due to the orientation, proximity and relationship of the application property to its neighbours, as well as the nature of the development proposed, it is not considered that there would be any adverse or unacceptable impact upon the residential amenity of any neighbouring properties in terms of loss of privacy, light or outlook. The proposed dwelling will result in a suitable living environment for future occupiers and therefore accords with saved Local Plan Policy SDP1(i).

## 6.5 Parking Highways and Transport

6.5.1 The level of parking provision proposed needs to be assessed against the parking standards set out in the adopted Local Plan and Parking Standards SPD, which are maximums. Therefore, careful consideration needs to be made of the implications of the proposed number of parking spaces. The scheme proposes a three bedroom unit, which requires a maximum of two off road parking space to be provided per dwelling.

6.5.2 Provision of less than the maximum parking standard can be permissible, but developers must demonstrate that the amount of parking provided will be sufficient. The amended development relies on-street parking. This has been supported by a parking survey that demonstrates sufficient parking capacity on surrounding roads. The survey was conducted on Wednesday and Thursday the 6<sup>th</sup> and 7<sup>th</sup> September 2023. It advises that within the parking survey area there is 248 parking space. Of these lawful parking spaces 184 spaces occupied by a parked vehicle. As such within the survey area the on-street parking is advised at 74% capacity. This parking survey has been reviewed by the Council's Highways Officers who have advised that the findings are acceptable. The survey I included as Appendix 3

6.5.3 Details of the bin and cycle storage have been provided. The location of the storage has been revised during the consideration of the application. The storage is now located in closer proximity to the host dwelling and separated from the public highway, this will make the storage more convenient for the occupiers of the dwelling promoting its correct use. The design of the storage is appropriate for purpose.

6.5.4 As such the proposal is not to the detriment of highway safety and complies with the requirements of policy SDP5 of the City of Southampton Local Plan Review (as amended 2015) and policy CS19 of the adopted Local Development Framework Core Strategy Development Plan Document (As amended 2015) and the guidance contained within the Residential Design Guide, and Parking Standards SPD (2011).

## 6.6 Likely effect on designated habitats

6.6.1 The proposed development, as a residential scheme, has been screened (where mitigation measures must now be disregarded) as likely to have a significant effect upon European designated sites due to an increase in recreational disturbance along the coast and in the New Forest. Accordingly, a Habitat Regulations Assessment (HRA) has been undertaken, in accordance with requirements under Regulation 63 of the Conservation of Habitats and Species Regulations 2017, see **Appendix 1**. The HRA concludes that,

provided the specified mitigation of a Solent Recreation Mitigation Strategy (SRMP) contribution and a minimum of 5% of any CIL taken directed specifically towards Suitably Accessible Green Space (SANGS), the development will not adversely affect the integrity of the European designated sites.

- 6.6.2 In order to comply with the provisions of the Habitat Regulations to ensure that development does not adversely affects the integrity of a European designation, new development which leads to a net increase in residential or hotel units must be subject to an appropriate assessment to demonstrate how mitigation measures will be implemented to achieve nitrogen neutrality.
- 6.6.3 In order for the Council to conduct an appropriate assessment, the applicant has submitted a nitrogen budget and will secure migration through the purchase of sufficient nitrates credits from Eastleigh Borough Council Nutrient Offset Scheme. Condition 21 (below) applies.

## **7. Summary**

- 7.1 The principle of new residential development is considered acceptable. It is acknowledged that the proposal would make a contribution to the Council's five-year housing land supply. There would also be social and economic benefits resulting from the construction of the new dwelling(s), and their subsequent occupation, as set out in this report. Taking into account the benefits of the proposed development, and the limited harm arising from the common development impacts as set out above, it is considered that the adverse impacts of granting planning permission would not significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole. As such, consideration of the tilted balance would point to approval. In this instance it is considered that the above assessment, alongside the stated benefits of the proposal, suggest that the proposals are acceptable. Having regard to s.38(6) of the Planning and Compulsory Purchase Act 2004, and the considerations set out in this report, the application is recommended for approval.

## **8. Conclusion**

- 8.1 It is recommended that planning permission be granted subject to the securing of the required SDMP Mitigation and 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)

**Case Officer Mark Taylor**  
**PROW Panel 23<sup>rd</sup> January 2024**

### **PLANNING CONDITIONS to include:**

**01. 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).

**02. 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.

03. Materials to match (Performance)

The materials and finishes to be used for the external walls, windows (including recesses), drainage goods and roof in the construction of the building hereby permitted shall match in all respects the type, size, colour, texture, form, composition, manufacture and finish of those on the existing building.

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

04. Residential Permitted Development Restriction (Performance)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended or any Order amending, revoking or re-enacting that Order, no building or structures within Schedule 2, Parts 1 and 2, Classes as listed below shall be erected or carried out to any dwelling house hereby permitted without the prior written consent of the Local Planning Authority:

Part 1

Class A (enlargement of a dwelling house), including a garage or extensions,

Class B (roof alteration),

Class C (other alteration to the roof),

Class D (porch),

Class E (curtilage structures), including a garage, shed, greenhouse, etc.,

Class F (hard surface area)

Class G (chimneys, flues etc.)

Part 2

Class A (gates, fences, walls or other means of enclosure)

Reason: In order that the Local Planning Authority may exercise further control in this locality given the specific circumstances of the application site and in the interests of the comprehensive development with regard to the amenities of the surrounding area

05. Ecological Mitigation Statement (Pre-Commencement)

Prior to development commencing, including site clearance, the developer shall submit a programme of habitat and species mitigation and enhancement measures, which unless otherwise agreed in writing by the Local Planning Authority shall be implemented in accordance with the programme before any demolition work or site clearance takes place.

The agreed mitigation measures shall be thereafter retained as approved.

Reason: To safeguard protected species under the Wildlife and Countryside Act 1981 (as amended) in the interests of preserving and enhancing biodiversity.

06. Land Contamination investigation & remediation (Pre-Commencement & Occupation)

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

1. A desk top study including;

- historical and current sources of land contamination
- results of a walk-over survey identifying any evidence of land contamination

- identification of the potential contaminants associated with the above
- an initial conceptual site model of the site indicating sources, pathways and receptors
- a qualitative assessment of the likely risks
- any requirements for exploratory investigations

2. A report of the findings of an exploratory site investigation, characterising the site and allowing for potential risks (as identified in phase 1) to be assessed

3. A scheme of remediation detailing the remedial actions to be taken and how they will be implemented.

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

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

07. Use of Uncontaminated Soils and Fill (Performance)

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 development hereby approved first coming into use or occupation.

Reason: To ensure imported materials are suitable and do not introduce any land contamination risks onto the development.

08. Unsuspected Contamination (Performance)

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. 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.

09. Archaeological watching brief investigation [Pre-Commencement Condition]

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

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

10. Archaeological watching brief work programme [Performance Condition]

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

Reason: To ensure that the archaeological investigation is completed.

11. Water & Energy [Pre-Construction]

With the exception of site clearance, demolition and preparation works, no development works shall be carried out until written documentary evidence demonstrating that the development will achieve a maximum 100 Litres/Person/Day internal water use. A water efficiency calculator shall be submitted to the Local Planning Authority for its approval, unless an otherwise agreed timeframe is agreed in writing by the LPA. It should be demonstrated that SCC Energy Guidance for New Developments has been considered in the design.

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 (Amended 2015).

12. Water & Energy [Performance]

Within 6 months of any part of the development first becoming occupied, written documentary evidence proving that the development has achieved 100 Litres/Person/Day internal water use in the form of a final water efficiency calculator and detailed documentary evidence confirming that the water appliances/fittings have been installed as specified shall be submitted to the Local Planning Authority for its approval. It should be demonstrated that SCC Energy Guidance for New Developments has been considered in the construction.

Reason: To ensure the development has minimised its overall demand for resources and to demonstrate compliance with Policy CS20 of the Adopted Core Strategy (Amended 2015).

13. 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.

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

14. Cycle parking (Performance Condition)

Before the development hereby approved first comes into occupation/use, the storage for bicycles shall be provided and made available for use in accordance with the plans hereby approved. The storage shall thereafter be retained as approved for the lifetime of the development.

Reason: To encourage cycling as an alternative form of transport.

15. Refuse & Recycling (Performance)

Before the development hereby approved first comes into occupation, the storage for refuse and recycling shall be provided in accordance with the plans hereby approved and thereafter retained as approved.

Reason: In the interest of visual and residential amenity.

Note: 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 at least 8 weeks prior to occupation of the development to discuss requirements

16. Obscure Glazing (Performance)

The window on the rear elevation, located at first floor level serving the en-suite of the hereby approved development, shall be obscurely glazed and fixed shut up to a height of 1.7 metres from the internal floor level before the development is first occupied. The windows shall be thereafter retained in this manner.

Reason: To protect the amenity and privacy of the adjoining property.

17. No Other Windows or Doors (Performance)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended or any order amending, revoking or re-enacting that Order), no windows, doors or other openings, other than those expressly authorised by this permission, shall be inserted above ground floor level in the side elevations of development hereby permitted without the prior written consent of the Local Planning Authority.

Reason: To protect the amenities of the adjoining residential properties.

18. Boundary Treatment (Pre-Occupation)

Before the development hereby approved first comes into occupation, boundary treatment shall be erected in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The agreed boundary treatment shall be thereafter retained as approved for the lifetime of the development.

Reason: In the interests of the visual amenities of the area and to protect the amenities and privacy of the occupiers of adjoining property.

*Note to applicant:*

*The proposed boundary treatments should maintain access routes for hedgehogs*

19. Construction Management Plan

The submitted Construction Management Plan hereby approved 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, and the character of the area and highway safety.

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

No development approved by this permission shall commence until a scheme for the disposal of foul water and surface water drainage has 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.

21. Nitrates Emissions Offset (Pre-occupation)

The development hereby permitted shall not be occupied unless a Nitrate Mitigation Vesting Certificate confirming the purchase of sufficient nitrates credits from Eastleigh Borough Council Nutrient Offset Scheme for the development has been submitted to the council.

Reason: To demonstrate that suitable mitigation has been secured in relation to the effect that nitrates from the development has on the Protected Sites around The Solent.

**Note to Applicant**



#### 1. Note to applicant

The development is CIL liable as there is a net gain of residential units. With an index of inflation applied the residential CIL rate is £110.94 per sq. m to be measured on the Gross Internal Area floorspace of the building.

Should the application be approved a Liability Notice will be issued detailing the CIL amount and the process from that point.

If the floor area of any existing building on site is to be used as deductible floorspace the applicant will need to demonstrate that lawful use of the building has occurred for a continuous period of at least 6 months within the period of 3 years ending on the day that planning permission first permits the chargeable development.

#### 2. Note to applicant:

You are reminded of your duties under the Party Wall Act 1996. This requires a building owner to notify and obtain formal agreement from adjoining occupier(s) where the building owner intends to carry out work which involves: 1. Work involving an existing shared wall with another property; 2. Building on the boundary with a neighbouring property; 3. Excavating near a neighbouring building, and that work falls within the scope of the Act. Procedures under this Act are separate from the need for planning permission and building regulations approval. 'The Party Wall etc. Act 1996: explanatory booklet' is available at [www.communities.gov.uk](http://www.communities.gov.uk).

#### 3. Note to Applicant:

This planning permission does not convey the right for the development to encroach over, under or on land which is not within your ownership, without the consent of the landowner.

#### 4. Note to Applicant:

The proposed development will lie over an existing public foul sewer, which will not be acceptable to Southern Water. The exact position of the public apparatus must be determined on site by the applicant before the layout of the proposed development is finalised.

It might be possible to divert the public foul sewer, so long as this would result in no unacceptable

loss of hydraulic capacity, and the work was carried out at the developer's expense to the satisfaction of Southern Water under the relevant statutory provisions.

- The public foul sewer requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future access for maintenance.
- No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.
- No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of public or adoptable gravity sewers.
- All existing infrastructure should be protected during the course of construction works. Please refer to: [southernwater.co.uk/media/3011/stand-off-distances.pdf](http://southernwater.co.uk/media/3011/stand-off-distances.pdf)

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site. In order to protect drainage apparatus, Southern Water requests that if consent is granted, a condition is attached to the planning permission; for example, the developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to divert the public sewers, prior to the commencement of the development.

Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: [developerservices.southernwater.co.uk](https://developerservices.southernwater.co.uk) and please read our New Connections Charging Arrangements documents which are available on our website via the following link: [southernwater.co.uk/developing-building/connection-charging-arrangements](https://southernwater.co.uk/developing-building/connection-charging-arrangements)

## Habitats Regulations Assessment (HRA)

<b>Application reference:</b>	23/00536/FUL
<b>Application address:</b>	Land adjacent 46 Carnation Road Southampton SO16 3JW
<b>Application description:</b>	Erection of two-storey dwelling (3 bedroom).
<b>HRA completion date:</b>	11 May 2023

### HRA completed by:

**Lindsay McCulloch**  
**Planning Ecologist**  
**Southampton City Council**  
**Lindsay.mcculloch@southampton.gov.uk**

### Summary

The project being assessed is as described above.

The site is located close to the Solent and Dorset Coast Special Protection Area (SPA), the Solent and Southampton Water SPA/Ramsar site and the New Forest Special Area of Conservation (SAC)/SPA/Ramsar site.

The site is located close to protected sites and as such there is potential for construction stage impacts. It is also recognised that the proposed development, in-combination with other developments across south Hampshire, could result in recreational disturbance to the features of interest of the New Forest SPA/Ramsar site and the Solent and Southampton Water SPA/Ramsar site.

In addition, wastewater generated by the development could result in the release of nitrogen and phosphate into the Solent leading to adverse impacts on features of the Solent Maritime SAC and the Solent and Southampton Water SPA/Ramsar site.

The findings of the initial assessment concluded that significant effects were possible. A detailed appropriate assessment was therefore conducted on the proposed development.

Following consideration of a number of avoidance and mitigation measures designed to remove any risk of a significant effect on the identified European sites, it has been concluded that **the significant effects, which are likely in association with the proposed development, can be adequately mitigated and that there will be no adverse effect on the integrity of protected sites.**

### Section 1 - details of the plan or project

**European sites potentially impacted by plan or project: European Site descriptions are available in Appendix I of the City Centre Action Plan's Habitats Regulations Assessment Baseline Evidence Review Report, which is on the city council's website**

- Solent and Dorset Coast Special Protection Area (SPA)
- Solent and Southampton Water SPA
- Solent and Southampton Water Ramsar Site
- Solent Maritime Special Area of Conservation (SAC)
- River Itchen SAC
- New Forest SAC
- New Forest SPA
- New Forest Ramsar site

**Is the project or plan directly connected with or necessary to the management of the site (provide details)?**

No – the development is not connected to, nor necessary for, the management of any European site.

**Are there any other projects or plans that together with the project or plan being assessed could affect the site (provide details)?**

- Southampton Core Strategy (amended 2015) (<http://www.southampton.gov.uk/policies/Amended-Core-Strategy-inc-CSPR-%20Final-13-03-2015.pdf>)
- City Centre Action Plan (<http://www.southampton.gov.uk/planning/planning-policy/adopted-plans/city-centre-action-plan.aspx>)
- South Hampshire Strategy ([http://www.push.gov.uk/work/housing-and-planning/south\\_hampshire\\_strategy.htm](http://www.push.gov.uk/work/housing-and-planning/south_hampshire_strategy.htm))

The PUSH Spatial Position Statement plans for 104,350 net additional homes, 509,000 sq. m of office floorspace and 462,000 sq. m of mixed B class floorspace across South Hampshire and the Isle of Wight between 2011 and 2034.

Southampton aims to provide a total of 15,610 net additional dwellings across the city between 2016 and 2035 as set out in the Amended Core Strategy.

Whilst the dates of the two plans do not align, it is clear that the proposed development of this site is part of a far wider reaching development strategy for the South Hampshire sub-region which will result in a sizeable increase in population and economic activity.

Regulations 62 and 70 of the Conservation of Habitats and Species Regulations 2017 (as amended) (the Habitats Regulations) are clear that the assessment provisions, ie. Regulations 63 and 64 of the same regulations, apply in relation to granting planning permission on an application under Part 3 of the TCPA 1990. The assessment below constitutes the city council's assessment of the implications of the development described above on the identified European sites, as required under Regulation 63 of the Habitats Regulations.

## Section 2 - Assessment of implications for European sites

### **Test 1: the likelihood of a significant effect**

- **This test is to determine whether or not any possible effect could constitute a significant effect on a European site as set out in Regulation 63(1) (a) of the Habitats Regulations.**

The proposed development is located close to the Solent and Dorset Coast SPA, Solent and Southampton Water SPA and Ramsar site and the Solent Maritime SAC. As well as the River Itchen SAC, New Forest SAC, SPA and Ramsar site.

A full list of the qualifying features for each site is provided at the end of this report. The development could have implications for these sites which could be both temporary, arising from demolition and construction activity, or permanent arising from the on-going impact of the development when built.

The following effects are possible:

- Contamination and deterioration in surface water quality from mobilisation of contaminants;
- Disturbance (noise and vibration);
- Increased leisure activities and recreational pressure; and,
- Deterioration in water quality caused by nitrates from wastewater

**Conclusions regarding the likelihood of a significant effect**

**This is to summarise whether or not there is a likelihood of a significant effect on a European site as set out in Regulation 63(1)(a) of the Habitats Regulations.**

The project being assessed is as described above. The site is located close to the Solent and Dorset Coast Special Protection Area (SPA), the Solent and Southampton Water SPA/Ramsar site and the New Forest Special Area of Conservation (SAC)/ SPA/Ramsar site.

The site is located close to European sites and as such there is potential for construction stage impacts. Concern has also been raised that the proposed development, in combination with other residential developments across south Hampshire, could result in recreational disturbance to the features of interest of the New Forest SPA/Ramsar site and the Solent and Southampton Water SPA/Ramsar site. In addition, wastewater generated by the development could result in the release of nitrogen into the Solent leading to adverse impacts on features of the Solent Maritime SAC and the Solent and Southampton Water SPA/Ramsar site.

Overall, there is the potential for permanent impacts which could be at a sufficient level to be considered significant. As such, a full appropriate assessment of the implications for the identified European sites is required before the scheme can be authorised.

**Test 2: an appropriate assessment of the implications of the development for the identified European sites in view of those sites' conservation objectives**  
**The analysis below constitutes the city council's assessment under Regulation 63(1) of the Habitats Regulations**

The identified potential effects are examined below to determine the implications for the identified European sites in line with their conservation objectives and to assess whether the proposed avoidance and mitigation measures are sufficient to remove any potential impact.

In order to make a full and complete assessment it is necessary to consider the relevant conservation objectives. These are available on Natural England's web pages at <http://publications.naturalengland.org.uk/category/6528471664689152>.

The conservation objective for Special Areas of Conservation is to, *"Avoid the deterioration of the qualifying natural habitats and the habitats of qualifying species, and the significant disturbance of those qualifying species, ensuring the integrity of the site is maintained and the site makes a full contribution to achieving Favourable Conservation Status of each of the qualifying features."*

The conservation objective for Special Protection Areas is to, *"Avoid the deterioration of the habitats of the qualifying features, and the significant disturbance of the qualifying features, ensuring the integrity of the site is maintained and the site makes a full contribution to achieving the aims of the Birds Directive."*

Ramsar sites do not have a specific conservation objective however, under the National Planning Policy Framework (NPPF), they are considered to have the same status as European sites.

## **TEMPORARY, CONSTRUCTION PHASE EFFECTS**

### *Mobilisation of contaminants*

Sites considered: Solent and Southampton Water SPA/Ramsar site, Solent and Dorset Coast SPA, Solent Maritime SAC, River Itchen SAC (mobile features of interest including Atlantic salmon and otter).

The development site lies within Southampton, which is subject to a long history of port and associated operations. As such, there is the potential for contamination in the site to be mobilised during construction. In 2016 the ecological status of the Southampton Waters was classified as 'moderate' while its chemical status classified as 'fail'. In addition, demolition and construction works would result in the emission of coarse and fine dust and exhaust emissions – these could impact surface water quality in the Solent and Southampton SPA/Ramsar Site and Solent and Dorset Coast SPA with consequent impacts on features of the River Itchen SAC. There could also be deposition of dust particles on habitats within the Solent Maritime SAC.

A range of construction measures can be employed to minimise the risk of mobilising contaminants, for example spraying water on surfaces to reduce dust, and appropriate standard operating procedures can be outlined within a Construction Environmental Management Plan (CEMP) where appropriate to do so.

In the absence of such mitigation there is a risk of contamination or changes to surface water quality during construction and therefore a significant effect is likely from schemes proposing redevelopment.

### *Disturbance*

During demolition and construction noise and vibration have the potential to cause adverse impacts to bird species present within the SPA/Ramsar Site. Activities most likely to generate these impacts include piling and where applicable further details will be secured ahead of the determination of this planning application.

Sites considered: Solent and Southampton Water SPA

The distance between the development and the designated site is substantial and it is considered that sound levels at the designated site will be negligible. In addition, background noise will mask general construction noise. The only likely source of noise impact is piling and only if this is needed. The sudden, sharp noise of percussive piling will stand out from the background noise and has the potential to cause birds on the inter-tidal area to cease feeding or even fly away. This in turn leads to a reduction in the birds' energy intake and/or expenditure of energy which can affect their survival.

### *Collision risk*

Sites considered: Solent and Southampton Water SPA, Solent and Dorset Coast SPA

Mapping undertaken for the Southampton Bird Flight Path Study 2009 demonstrated that the majority of flights by waterfowl occurred over the water and as a result collision risk with construction cranes, if required, or other infrastructure is not predicted to pose a significant threat to the species from the designated sites.

## **PERMANENT, OPERATIONAL EFFECTS**

### **Recreational disturbance**

Human disturbance of birds, which is any human activity which affects a bird's behaviour or survival, has been a key area of conservation concern for a number of years. Examples of such disturbance, identified by research studies, include birds taking flight, changing their feeding behaviour or avoiding otherwise suitable habitat. The effects of such disturbance range from a minor reduction in foraging time to mortality of individuals and lower levels of breeding success.

### **New Forest SPA/Ramsar site/ New Forest SAC**

Although relevant research, detailed in Sharp et al 2008, into the effects of human disturbance on interest features of the New Forest SPA/Ramsar site, namely nightjar, *Caprimulgus europaeus*, woodlark, *Lullula arborea*, and Dartford warbler *Sylvia undata*, was not specifically undertaken in the New Forest, the findings of work on the Dorset and Thames Basin Heaths established clear effects of disturbance on these species.

### **Nightjar**

Higher levels of recreational activity, particularly dog walking, has been shown to lower nightjar breeding success rates. On the Dorset Heaths nests close to footpaths were found to be more likely to fail as a consequence of predation, probably due to adults being flushed from the nest by dogs allowing predators access to the eggs.

### **Woodlark**

Density of woodlarks has been shown to be limited by disturbance with higher levels of disturbance leading to lower densities of woodlarks. Although breeding success rates were higher for the nest that were established, probably due to lower levels of competition for food, the overall effect was approximately a third fewer chicks than would have been the case in the absence of disturbance.

### **Dartford warbler**

Adverse impacts on Dartford warbler were only found to be significant in heather dominated territories where high levels of disturbance increased the likelihood of nests near the edge of the territory failing completely. High disturbance levels were also shown to stop pairs raising multiple broods.

In addition to direct impacts on species for which the New Forest SPA/Ramsar site is designated, high levels of recreation activity can also affect habitats for which the New Forest SAC is designated. Such impacts include trampling of vegetation and compaction of soils which can lead to changes in plant and soil invertebrate communities, changes in soil hydrology and chemistry and erosion of soils.

### **Visitor levels in the New Forest**

The New Forest National Park attracts a high number of visitors, calculated to be 15.2 million annually in 2017 and estimated to rise to 17.6 million visitor days by 2037 (RJS Associates Ltd., 2018). It is notable in terms of its catchment, attracting a far higher proportion of tourists and non-local visitors than similar areas such as the Thames Basin and Dorset Heaths.

Research undertaken by Footprint Ecology, Liley et al (2019), indicated that 83% of visitors to the New Forest were making short visits directly from home whilst 14% were staying tourists and a further 2% were staying with friends or family. These proportions varied seasonally with more holiday makers (22%) and fewer day visitors (76%), in the summer than compared to the spring (12% and 85% respectively) and the winter (11% and 86%). The vast majority of visitors travelled by car or other motor vehicle and the main activities undertaken were dog walking (55%) and walking (26%).

Post code data collected as part of the New Forest Visitor Survey 2018/19 (Liley et al,

2019) revealed that 50% of visitors making short visits/day trips from home lived within 6.1km of the survey point, whilst 75% lived within 13.8km; 6% of these visitors were found to have originated from Southampton.

The application site is located within the 13.8km zone for short visits/day trips and residents of the new development could therefore be expected to make short visits to the New Forest.

Whilst car ownership is a key limitation when it comes to be able to access the New Forest, there are still alternative travel means including the train, bus, ferry and bicycle. As a consequence, there is a risk that recreational disturbance could occur as a result of the development. Mitigation measures will therefore be required.

### **Mitigation**

A number of potential mitigation measures are available to help reduce recreational impacts on the New Forest designated sites, these include:

- Access management within the designated sites;
- Alternative recreational greenspace sites and routes outside the designated sites;
- Education, awareness and promotion

Officers consider a combination of measures will be required to both manage visitors once they arrive in the New Forest, including influencing choice of destination and behaviour, and by deflecting visitors to destinations outside the New Forest.

The New Forest Visitor Study (2019) asked visitors questions about their use of other recreation sites and also their preferences for alternative options such as a new country park or improved footpaths and bridleways. In total 531 alternative sites were mentioned including Southampton Common which was in the top ten of alternative sites. When asked whether they would use a new country park or improved footpaths/ bridleways 40% and 42% of day visitors respectively said they would whilst 21% and 16% respectively said they were unsure. This would suggest that alternative recreation sites can act as suitable mitigation measures, particularly as the research indicates that the number of visits made to the New Forest drops the further away people live.

The top features that attracted people to such sites (mentioned by more than 10% of interviewees) included: Refreshments (18%); Extensive/good walking routes (17%); Natural, 'wild', with wildlife (16%); Play facilities (15%); Good views/scenery (14%); Woodland (14%); Toilets (12%); Off-lead area for dogs (12%); and Open water (12%). Many of these features are currently available in Southampton's Greenways and semi-natural greenspaces and, with additional investment in infrastructure, these sites would be able to accommodate more visitors.

The is within easy reach of a number of semi-natural sites including Southampton Common and the four largest greenways: Lordswood, Lordsdale, Shoreburs and Weston. Officers consider that improvements to the nearest Park will positively encourage greater use of the park by residents of the development in favour of the New Forest. In addition, these greenway sites, which can be accessed via cycle routes and public transport, provide extended opportunities for walking and connections into the wider countryside. In addition, a number of other semi-natural sites including Peartree Green Local Nature Reserve (LNR), Frogs Copse and Riverside Park are also available.

The City Council has committed to ring fencing 4% of CIL receipts to cover the cost of



upgrading the footpath network within the city's greenways. This division of the ring-fenced CIL allocation is considered to be appropriate based on the relatively low proportion of visitors, around 6%, recorded originating from Southampton. At present, schemes to upgrade the footpaths on Peartree Green Local Nature Reserve (LNR) and the northern section of the Shoreburs Greenway are due to be implemented within the next twelve months, ahead of occupation of this development. Officers consider that these improvement works will serve to deflect residents from visiting the New Forest.

Discussions have also been undertaken with the New Forest National Park Authority (NFNPA) since the earlier draft of this Assessment to address impacts arising from visitors to the New Forest. The NFNPA have identified a number of areas where visitors from Southampton will typically visit including locations in the eastern half of the New Forest, focused on the Ashurst, Deerleap and Longdown areas of the eastern New Forest, and around Brook and Fritham in the northeast and all with good road links from Southampton. They also noted that visitors from South Hampshire (including Southampton) make up a reasonable proportion of visitors to central areas such as Lyndhurst, Rhinefield, Hatchet Pond and Balmer Lawn (Brockenhurst). The intention, therefore, is to make available the remaining 1% of the ring-fenced CIL monies to the NFNPA to be used to fund appropriate actions from the NFNPA's Revised Habitat Mitigation Scheme SPD (July 2020) in these areas. An initial payment of £73k from extant development will be paid under the agreed MoU towards targeted infrastructure improvements in line with their extant Scheme and the findings of the recent visitor reports. This will be supplemented by a further CIL payment from the development with these monies payable after the approval of the application but ahead of the occupation of the development to enable impacts to be properly mitigated.

The NFNPA have also provided assurance that measures within the Mitigation Scheme are scalable, indicating that additional financial resources can be used to effectively mitigate the impacts of an increase in recreational visits originating from Southampton in addition to extra visits originating from developments within the New Forest itself both now and for the lifetime of the development

#### Funding mechanism

A commitment to allocate CIL funding has been made by Southampton City Council. The initial proposal was to ring fence 5% of CIL receipts for measures to mitigate recreational impacts within Southampton and then, subsequently, it was proposed to use 4% for Southampton based measures and 1% to be forwarded to the NFNPA to deliver actions within the Revised Habitat Mitigation Scheme SPD (July 2020). To this end, a Memorandum of Understanding between SCC and the NFNPA, which commits both parties to,

*“work towards an agreed SLA whereby monies collected through CIL in the administrative boundary of SCC will be released to NFNPA to finance infrastructure works associated with its Revised Habitat Mitigation Scheme SPD (July 2020), thereby mitigating the direct impacts from development in Southampton upon the New Forest's international nature conservation designations in perpetuity.”*

has been agreed.

The Revised Mitigation Scheme set out in the NFNPA SPD is based on the framework for mitigation originally established in the NFNPA Mitigation Scheme (2012). The key elements of the Revised Scheme to which CIL monies will be released are:

- Access management within the designated sites;

- Alternative recreational greenspace sites and routes outside the designated sites;
- Education, awareness and promotion;
- Monitoring and research; and
- In perpetuity mitigation and funding.

At present there is an accrued total, dating back to 2019 of £73,239.81 to be made available as soon as the SLA is agreed. This will be ahead of the occupation of the development. Further funding arising from the development will be provided.

Provided the approach set out above is implemented, an adverse impact on the integrity of the protected sites will not occur.

### **Solent and Southampton Water SPA/Ramsar site**

The Council has adopted the Solent Recreation Mitigation Partnership's Mitigation Strategy (December 2017), in collaboration with other Councils around the Solent, in order to mitigate the effects of new residential development on the Solent and Southampton Water SPA and Ramsar site. This strategy enables financial contributions to be made by developers to fund appropriate mitigation measures. The level of mitigation payment required is linked to the number of bedrooms within the properties.

The residential element of the development could result in a net increase in the city's population and there is therefore the risk that the development, in-combination with other residential developments across south Hampshire, could lead to recreational impacts upon the Solent and Southampton Water SPA. A contribution to the Solent Recreation Mitigation Partnership's mitigation scheme will enable the recreational impacts to be addressed. The developer has committed to make a payment prior to the commencement of development in line with current Bird Aware requirements and these will be secured ahead of occupation – and most likely ahead of planning permission being implemented.

### *Water quality*

### **Solent Maritime SAC and the Solent and Southampton Water SPA/Ramsar site**

Natural England highlighted concerns regarding, *“high levels of nitrogen and phosphorus input to the water environment in the Solent with evidence that these nutrients are causing eutrophication at internationally designated sites.”*

Eutrophication is the process by which excess nutrients are added to a water body leading to rapid plant growth. In the case of the Solent Maritime SAC and the Solent and Southampton Water SPA/Ramsar site the problem is predominately excess nitrogen arising from farming activity, wastewater treatment works discharges and urban run-off.

Features of Solent Maritime SAC and Solent and Southampton Water SPA/Ramsar site that are vulnerable to increases in nitrogen levels are coastal grazing marsh, inter-tidal mud and seagrass.

Evidence of eutrophication impacting the Solent Maritime SAC and Solent and Southampton Water SPA/Ramsar site has come from the Environment Agency data covering estimates of river flow, river quality and also data on WwTW effluent flow and quality.

An Integrated Water Management Study for South Hampshire, commissioned by the Partnership for Urban South Hampshire (PUSH) Authorities, examined the delivery of

development growth in relation to legislative and government policy requirements for designated sites and wider biodiversity. This work has identified that there is uncertainty in some locations as to whether there will be enough capacity to accommodate new housing growth. There is uncertainty about the efficacy of catchment measures to deliver the required reductions in nitrogen levels, and/or whether the upgrades to wastewater treatment works will be enough to accommodate the quantity of new housing proposed. Considering this, Natural England have advised that a nitrogen budget is calculated for larger developments.

A methodology provided by Natural England has been used to calculate a nutrient budget and the calculations conclude that there is a predicted Total Nitrogen surplus arising from the development as set out in the applicant's submitted Calculator, included within the submitted Sustainability Checklist, that uses the most up to date calculators (provided by Natural England) and the Council's own bespoke occupancy predictions and can be found using Public Access: <https://www.southampton.gov.uk/planning/planning-applications/>

This submitted calculation has been checked by the LPA and is a good indication of the scale of nitrogen that will be generated by the development. Further nitrogen budgets will be required as part of any future HRAs. These nitrogen budgets cover the specific mix and number of proposed overnight accommodation and will then inform the exact quantum of mitigation required.

SCC is satisfied that, at this point in the application process, the quantum of nitrogen likely to be generated can be satisfactorily mitigated. This judgement is based on the following measures:

- SCC has adopted a Position Statement, 'Southampton Nitrogen Mitigation Position Statement' which is designed to ensure that new residential and hotel accommodation achieves 'nitrogen neutrality' with mitigation offered within the catchment where the development will be located;
- The approach set out within the Position Statement is based on calculating a nitrogen budget for the development and then mitigating the effects of this to achieve nitrogen neutrality. It is based on the latest advice and calculator issued by Natural England (March 2022);
- The key aspects of Southampton's specific approach, as set out in the Position Statement, have been discussed and agreed with Natural England ahead of approval by the Council's Cabinet in June 2022;
- The Position Statement sets out a number of potential mitigation approaches. The principle underpinning these measures is that they must be counted solely for a specific development, are implemented prior to occupation, are maintained for the duration of the impact of the development (generally taken to be 80 – 125 years) and are enforceable;
- SCC has signed a Section 33 Legal Agreement with Eastleigh Borough Council to enable the use of mitigation land outside Southampton's administrative boundary, thereby ensuring the required ongoing cross-boundary monitoring and enforcement of the mitigation;
- The applicant has indicated that it will purchase the required number of credits from the Eastleigh BC mitigation scheme to offset the nutrient loading detailed within the nitrogen budget calculator (Appendix 2);
- The initial approach was to ensure an appropriate mitigation strategy was secured through a s.106 legal agreement but following further engagement with Natural England a Grampian condition, requiring implementation of specified mitigation measures prior to first occupation, will be attached to the planning permission. The proposed text of the Grampian condition is as follows:

**Outline PP where phased and/or unit quantum or mix unknown:**

***Not to commence the development of each phase unless the nitrogen budget for that phase has been submitted to and approved by the council. The development of each phase hereby permitted shall not be occupied unless a Nitrate Mitigation Vesting Certificate confirming the purchase of sufficient nitrates credits from the Eastleigh Borough Council Nutrient Offset Scheme for that phase has been submitted to the council.***

***Reason:***

***To demonstrate that suitable mitigation has been secured in relation to the effect that nitrates from the development has on the Protected Sites around The Solent.***

***The development hereby permitted shall not be occupied unless a Nitrate Mitigation Vesting Certificate confirming the purchase of sufficient nitrates credits from the Eastleigh Borough Council – tbc with applicant Nutrient Offset Scheme for the development has been submitted to the council.***

***Reason:***

***To demonstrate that suitable mitigation has been secured in relation to the effect that nitrates from the development has on the Protected Sites around The Solent.***

With these measures in place nitrate neutrality will be secured from this development and as a consequence there will be no adverse effect on the integrity of the protected sites.

**Conclusions regarding the implications of the development for the identified European sites in view of those sites' conservation objectives**

**Conclusions**

The following conclusions can be drawn from the evidence provided:

- There is potential for a number of impacts, including noise disturbance and mobilisation of contaminants, to occur at the demolition and construction stage.
- Water quality within the Solent and Southampton Water SPA/Ramsar site could be affected by release of nitrates contained within wastewater.
- Increased levels of recreation activity could affect the Solent and Southampton Water SPA/Ramsar site and the New Forest/SAC/SPA/Ramsar site.
- There is a low risk of birds colliding with the proposed development.

The following mitigation measures have been proposed as part of the development:

**Demolition and Construction phase**

- Provision of a Construction Environmental Management Plan, where appropriate.
- Use of quiet construction methods where feasible;
- Further site investigations and a remediation strategy for any soil and groundwater contamination present on the site.

**Operational**

- Contribution towards the Solent Recreation Mitigation Partnership scheme. The precise contribution level will be determined based on the known mix of development;
- 4% of the CIL contribution will be ring fenced for footpath improvements in Southampton's Greenways network. The precise contribution level will be determined based on the known mix of development;
- Provision of a welcome pack to new residents highlighting local greenspaces and including walking and cycling maps illustrating local routes and public transport information.

- 1% of the CIL contribution will be allocated to the New Forest National Park Authority (NFNPA) Habitat Mitigation Scheme. A Memorandum of Understanding (MoU), setting out proposals to develop a Service Level Agreement (SLA) between SCC and the NFNPA, has been agreed. The precise contribution level will be determined based on the known mix of development with payments made to ensure targeted mitigation can be delivered by NFNPA ahead of occupation of this development.
- A Grampian condition, requiring evidence of purchase of credits from the Eastleigh B C mitigation scheme prior to first occupation, will be attached to the planning permission. The mitigation measures will be consistent with the requirements of the Southampton Nitrogen Mitigation Position Statement to ensure nitrate neutrality.
- All mitigation will be in place ahead of the first occupation of the development thereby ensuring that the direct impacts from this development will be properly addressed.

As a result of the mitigation measures detailed above, when secured through planning obligations and conditions, officers are able to conclude that there will be no adverse impacts upon the integrity of European and other protected sites in the Solent and New Forest arising from this development.

## References

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Liley, D., Panter, C., Caals, Z., & Saunders, P. (2019) Recreation use of the New Forest SAC/SPA/Ramsar: New Forest Visitor Survey 2018/19. Unpublished report by Footprint Ecology.

Liley, D. & Panter, C. (2020). Recreation use of the New Forest SAC/SPA/Ramsar: Results of a telephone survey with people living within 25km. Unpublished report by Footprint Ecology.

## Protected Site Qualifying Features

### The New Forest SAC

The New Forest SAC qualifies under Article 3 of the Habitats Directive by supporting the following Annex I habitats:

- Oligotrophic waters containing very few minerals of sandy plains (*Littorelletalia uniflorae*) (primary reason for selection)
- Oligotrophic to mesotrophic standing waters with vegetation of the *Littorelletea uniflorae* and/or of the *Isoëto-Nanojuncetea* (primary reason for selection)
- Northern Atlantic wet heaths with *Erica tetralix* (primary reason for selection)
- European dry heaths (primary reason for selection)
- *Molinia* meadows on calcareous, peaty or clayey-silt laden soils (*Molinion caeruleae*) (primary reason for selection)
- Depressions on peat substrates of the *Rhynchosporion* (primary reason for selection)
- Atlantic acidophilous beech forests with *Ilex* and sometimes also *Taxus* in the shrub layer
- (*Quercion robori-petraeae* or *Ilici-Fagenion*) (primary reason for selection)
- *Asperulo-Fagetum* beech forests (primary reason for selection)
- Old acidophilous oak woods with *Quercus robur* on sandy plains (primary reason for selection)
- Bog woodland (primary reason for selection)
- Alluvial forests with *Alnus glutinosa* and *Fraxinus excelsior* (*Alno-Padion*, *Alnion incanae*,
- *Salicion albae*) (primary reason for selection)
- Transition mires and quaking bogs
- Alkaline fens

The New Forest SAC qualifies under Article 3 of the Habitats Directive by supporting the following Annex II species:

- Southern Damselfly *Coenagrion mercurial* (primary reason for selection)
- Stag Beetle *Lucanus cervus* (primary reason for selection)
- Great Crested Newt *Triturus cristatus*

### The New Forest SPA

The New Forest SPA qualifies under Article 4.1 of the Birds Directive by supporting breeding populations of European importance of the following Annex I species:

- Dartford Warbler *Sylvia undata*
- Honey Buzzard *Pernis apivorus*
- Nightjar *Caprimulgus europaeus*
- Woodlark *Lullula arborea*

The SPA qualifies under Article 4.2 of the Birds Directive by supporting overwintering populations of European importance of the following migratory species:

- Hen Harrier *Circus cyaneus*

### New Forest Ramsar Site

The New Forest Ramsar site qualifies under the following Ramsar criteria:

- Ramsar criterion 1: Valley mires and wet heaths are found throughout the site and are of outstanding scientific interest. The mires and heaths are within catchments whose uncultivated and undeveloped state buffer the mires against adverse ecological change. This is the largest concentration of intact valley mires of their type in Britain.

- Ramsar criterion 2: The site supports a diverse assemblage of wetland plants and animals including several nationally rare species. Seven species of nationally rare plant are found on the site, as are at least 65 British Red Data Book species of invertebrate.
- Ramsar criterion 3: The mire habitats are of high ecological quality and diversity and have undisturbed transition zones. The invertebrate fauna of the site is important due to the concentration of rare and scarce wetland species. The whole site complex, with its examples of semi-natural habitats is essential to the genetic and ecological diversity of southern England.

### **Solent Maritime SAC**

The Solent Maritime SAC qualifies under Article 3 of the Habitats Directive by supporting the following Annex I habitats:

- Estuaries (primary reason for selection)
- Spartina swards (*Spartinion maritimae*) (primary reason for selection)
- Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*) (primary reason for selection)
- Sandbanks which are slightly covered by sea water all the time
- Mudflats and sandflats not covered by seawater at low tide
- Coastal lagoons
- Annual vegetation of drift lines
- Perennial vegetation of stony banks
- Salicornia and other annuals colonising mud and sand
- Shifting dunes along the shoreline with *Ammophila arenaria* ("white dunes")

Solent Maritime SAC qualifies under Article 3 of the Habitats Directive by supporting the following Annex II species:

- Desmoulin's whorl snail *Vertigo moulinsiana*

### **Solent and Southampton Water SPA**

Solent and Southampton Water SPA qualifies under Article 4.1 of the Birds Directive by supporting breeding populations of European importance of the following Annex I species:

- Common Tern *Sterna hirundo*
- Little Tern *Sterna albifrons*
- Mediterranean Gull *Larus melanocephalus*
- Roseate Tern *Sterna dougallii*
- Sandwich Tern *Sterna sandvicensis*

The SPA qualifies under Article 4.2 of the Birds Directive by supporting overwintering populations of European importance of the following migratory species:

- Black-tailed Godwit *Limosa limosa islandica*
- Dark-bellied Brent Goose *Branta bernicla bernicla*
- Ringed Plover *Charadrius hiaticula*
- Teal *Anas crecca*

The SPA also qualifies under Article 4.2 of the Birds Directive by regularly supporting at least 20,000 waterfowl, including the following species:

- Gadwall *Anas strepera*
- Teal *Anas crecca*
- Ringed Plover *Charadrius hiaticula*
- Black-tailed Godwit *Limosa limosa islandica*
- Little Grebe *Tachybaptus ruficollis*
- Great Crested Grebe *Podiceps cristatus*
- Cormorant *Phalacrocorax carbo*

- Dark-bellied Brent Goose *Branta bernicla bernicla*
- Wigeon *Anas Penelope*
- Redshank *Tringa tetanus*
- Pintail *Anas acuta*
- Shoveler *Anas clypeata*
- Red-breasted Merganser *Mergus serrator*
- Grey Plover *Pluvialis squatarola*
- Lapwing *Vanellus vanellus*
- Dunlin *Calidris alpina alpina*
- Curlew *Numenius arquata*
- Shelduck *Tadorna tadorna*

#### **Solent and Southampton Water Ramsar Site**

The Solent and Southampton Water Ramsar site qualifies under the following Ramsar criteria:

- Ramsar criterion 1: The site is one of the few major sheltered channels between a substantial island and mainland in European waters, exhibiting an unusual strong double tidal flow and has long periods of slack water at high and low tide. It includes many wetland habitats characteristic of the biogeographic region: saline lagoons, saltmarshes, estuaries, intertidal flats, shallow coastal waters, grazing marshes, reedbeds, coastal woodland and rocky boulder reefs.
- Ramsar criterion 2: The site supports an important assemblage of rare plants and invertebrates. At least 33 British Red Data Book invertebrates and at least eight British Red Data Book plants are represented on site.
- Ramsar criterion 5: A mean peak count of waterfowl for the 5-year period of 1998/99 – 2002/2003 of 51,343
- Ramsar criterion 6: The site regularly supports more than 1% of the individuals in a population for the following species: Ringed Plover *Charadrius hiaticula*, Dark-bellied Brent Goose *Branta bernicla bernicla*, Eurasian Teal *Anas crecca* and Black-tailed Godwit *Limosa limosa islandica*.



**POLICY CONTEXT**

Core Strategy - (as amended 2015)

CS4	Housing Delivery
CS5	Housing Density
CS13	Fundamentals of Design
CS16	Housing Mix and Type
CS18	Transport: Reduce-Manage-Invest
CS19	Car & Cycle Parking
CS20	Tackling and Adapting to Climate Change
CS22	Promoting Biodiversity and Protecting Habitats
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
SDP9	Scale, Massing & Appearance
SDP10	Safety & Security
SDP11	Accessibility & Movement
SDP12	Landscape & Biodiversity
SDP13	Resource Conservation
SDP14	Renewable Energy
H1	Housing Supply
H7	The Residential Environment

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 (revised 2023)

The Southampton Community Infrastructure Levy Charging Schedule (September 2013)

Parking Survey Attached



OBTRADA

### Residential Developments

The Council requires a parking survey to cover the area where residents of a proposed development may want to park. This generally covers an area of **200m (or a 2 minute walk)** around a site. For further detail see 'Extent of survey' below.

The survey should be undertaken when the highest number of residents are at home, generally late at night during the week. A snapshot survey between the hours of **0030-0530** should be undertaken on two separate weekday nights (*i.e. Monday, Tuesday, Wednesday or Thursday*).

### Additional survey times for all developments

Additional survey times may be necessary where the development site:

- Is a town centre location
- Has regular specific uses close to the site (eg. place of worship, education etc)
- Has commercial uses close to the site
- Close to railway stations/areas of commuter parking

In the above circumstances, developers should contact the Case Officer for further advice regarding the scope of the parking survey.

Surveys **should not** be undertaken:

- in weeks that include Public Holidays and school holidays, and it is advised that weeks preceding and following holidays should also be avoided;
- on or close to a date when a local event is taking place locally since this may impact the results of the survey.

### Extent of survey

All roads within 200m (or 500m for commercial uses) walking distance of the site. Note this area is **not** a circle with a 200/500m radius but a 200/500m walking distance as measured along all roads up to a point 200/500m from the site.

People searching for a parking space are unlikely to stop halfway along a road at an imaginary 200/500m line so the survey should be extended to the next junction or shortened to the previous one, or taken to a suitable location along a road. Surveys will be assessed based on practical driving routes so advanced confirmation that the extent of a survey is acceptable should be sought.

### The following areas should be **excluded** from surveys:

- If the site is in a CPZ, any parking bays in an adjoining CPZ
- Any CPZ bays within the survey area where the site itself does not fall into a CPZ
- Private roads and housing estate roads
- Places where drivers are unlikely to park, for example:
  - Locations where parking is restricted due to the width of the road or waiting restrictions are in place.
  - Areas that may present highway or personal safety issues, or difficulty in accessing the parking, such as on a major road, in areas with poor surveillance, etc.

Common sense should be applied in all cases and the extent of the survey area and justification for any amendments should be included in the survey. If inadequate justification is provided for a survey area, then amendments may be required or a recommendation for refusal made accordingly.

### Required Information

The following information should be included with the survey results, to be submitted to the Council:

- The date and time of the surveys.
- A description of the area noting any significant land uses in the vicinity of the site that may affect parking within the survey area (eg. places of worship, restaurants, bars and clubs, train stations, hospitals, large offices, town centres etc.).
- All areas excluded from the survey with an explanation why they have been excluded.
- Any unusual observations, e.g. suspended parking bays, spaces out of use because of road works or presence of skips, etc.
- A drawing (preferably scaled at 1:1250) showing the site location and extent of the survey area. All other parking and waiting restrictions such as Double Yellow Lines and Double Red Lines, bus lay-bys, kerb build-outs, and crossovers (vehicular accesses) etc. should also be shown on the plan.
- The number of cars parked on each road within the survey area on each night should be counted and recorded in a table as shown below. It would be helpful to note the approximate location of each car on the plan (marked with an X).
- Photographs of the parking conditions in the survey area can be provided to back-up the results. If submitted, the location of each photograph should be clearly marked.

### Areas Not in A Controlled Parking Zone (CPZ)

All areas of unrestricted parking should be counted. To calculate parking capacity each length of road between obstructions (such as crossovers, kerb build-outs, yellow lines, bike hangars etc) must be measured and then converted into parking spaces by dividing the length by 5 and rounding down to the nearest whole number.

Example 1: a road has a lot of driveways that restrict the amount of kerb space available for on-street parking. The length of kerb between the first two driveways may measure 8m. This would only provide 1 parking bay ( $8/5=1.6=1$ ). The distance to the next driveway may be 12m which would provide 2 spaces ( $12/5=2.4=2$ ) This calculation would have to be done for every length of road between every driveway. To provide the total amount of kerb space available for on-street parking.

Example 2: a road has a series of kerb build-outs. The distance between the first two measures 47m in length which would provide 9 parking bays ( $47/5=9.4=9$ ). The capacity of each separate section of road between build-outs must be calculated separately and then added together to give a total number of parking spaces for each road in the survey area.

For reasons of highway safety, the first 5m from a junction should also be omitted from the calculation. A map or plan showing the measurements used in calculating parking capacity should be supplied so that this can be verified by the Council. The parking survey may not be accepted if this is not supplied.

## Project Details

Address: **46 Carnation Road, Southampton - SO16 3JW**

Survey Dates and Times: **Wednesday 6th & Thursday 7th September, 2023**

Prior to services commencing

- Satellite mapping of the location is to be viewed to understand the extent of the survey.
- Plans and drawings for conducting the services must be completed
- Risk assessment to be formulated.

Additional Notes:

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None.

Date: **Wednesday 6th September, 2023.**

Road Name:

Carnation Road - West  
- None.

Poppy Road  
- None.

Lobelia Road - North  
- None.

Lupin Road  
- None.

Carnation Road - East  
- None.

Laburnum Road  
- None.

Lobelia Road - South  
- None.

Date: **Thursday 7th September, 2023.**

Road Name:

Carnation Road - West  
- None.

Poppy Road  
- None.

Lobelia Road - North  
- None.

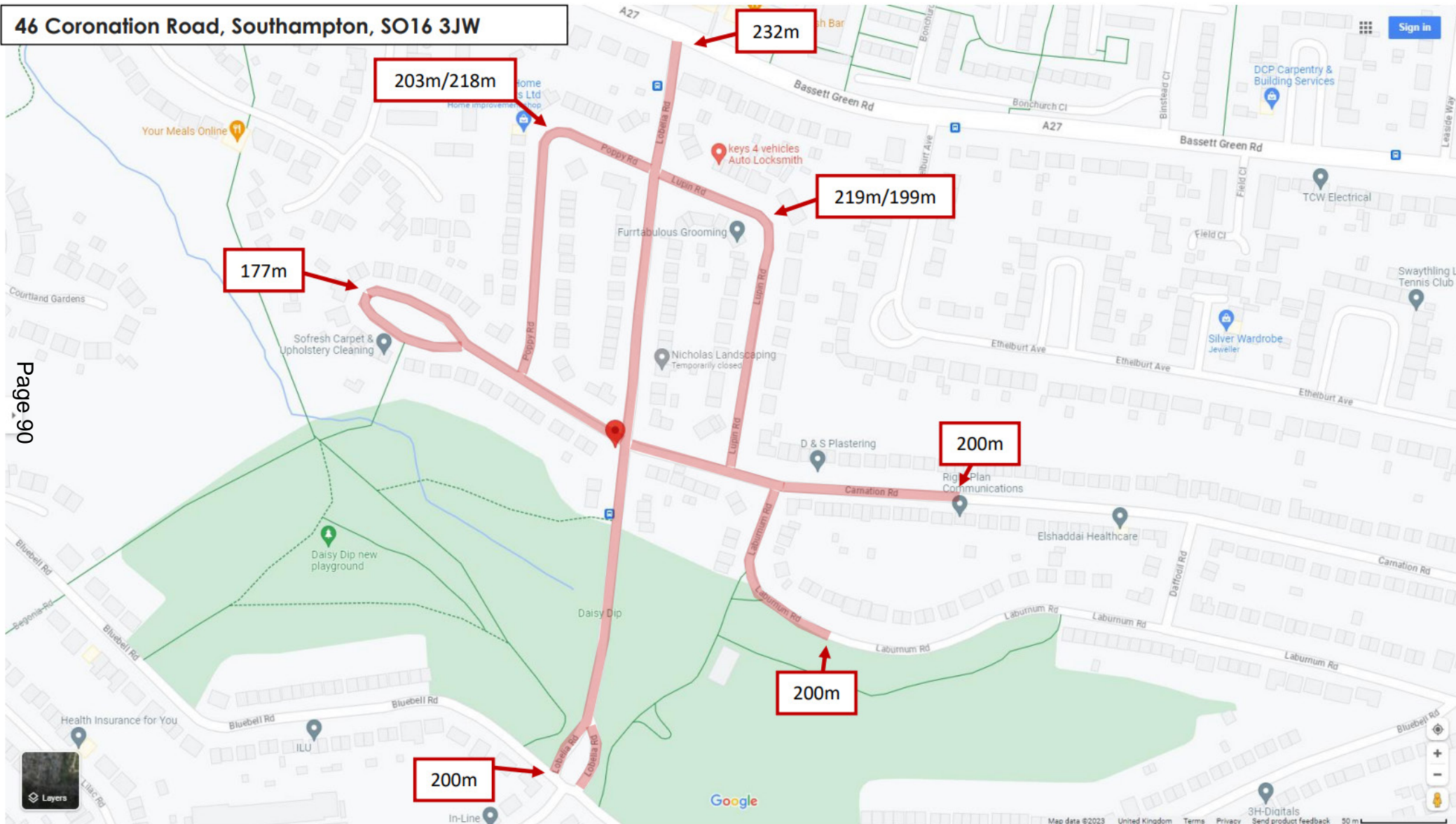
Lupin Road  
- None.

Carnation Road - East  
- None.

Laburnum Road  
- None.

Lobelia Road - South  
- None.
























46 Coronation Road, Southampton, SO16 3JW



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# Legend

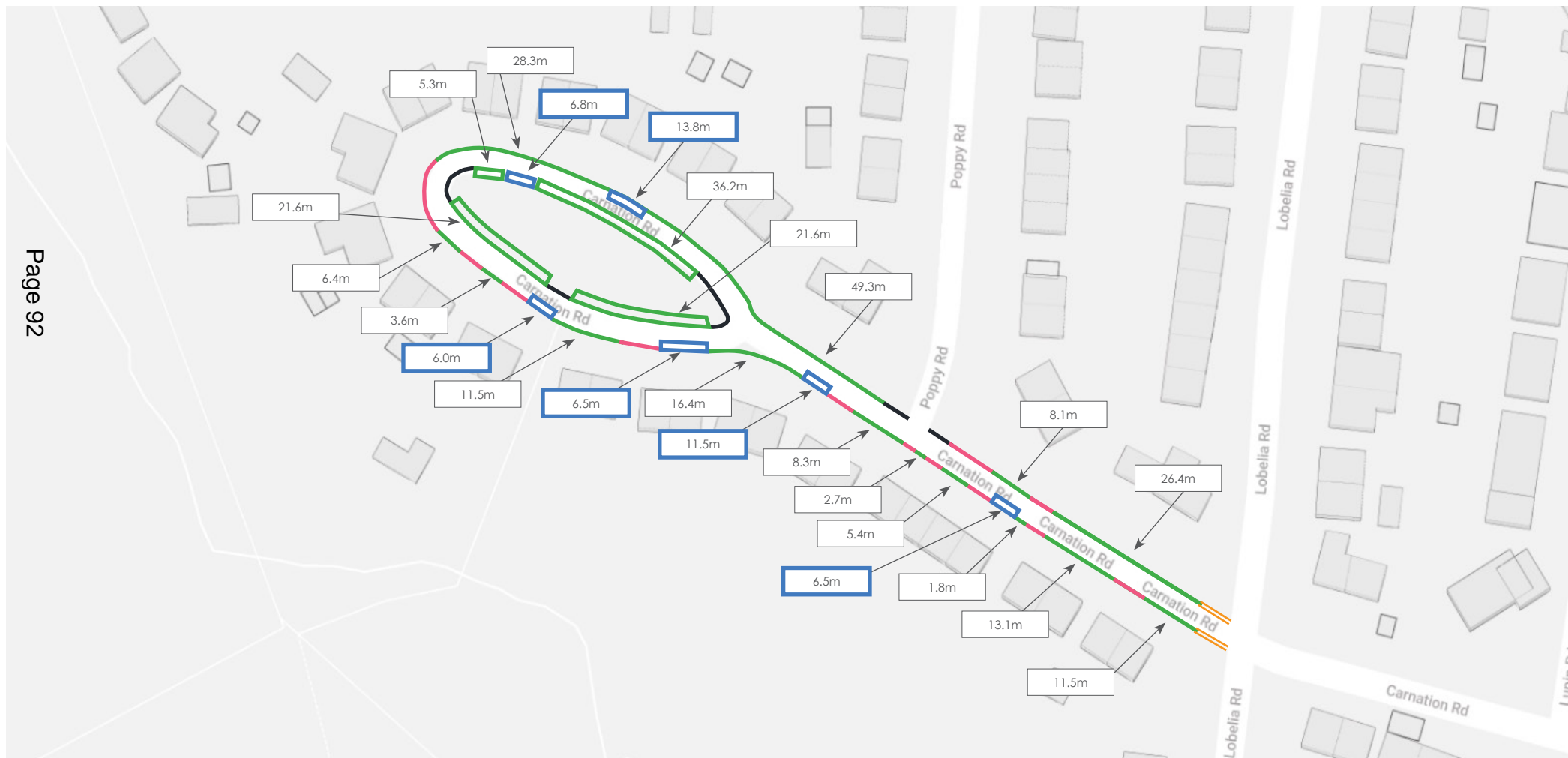
	Parked Vehicle / Parked Other (colour denotes location)			School
	Unrestricted parking			Keep Clear
	Disabled		EMERGENCY	Emergency Service
	Taxi		NOTE	Note
	Permit Holders			Crossing
	Pay and Display			
	Loading			
	Dropped Kerb			
	Motorcycles			
	EV			
	Bus			
	Unsuitable			
	Single Yellow			
	Double Yellow			
	Single Red			
	Double Red			

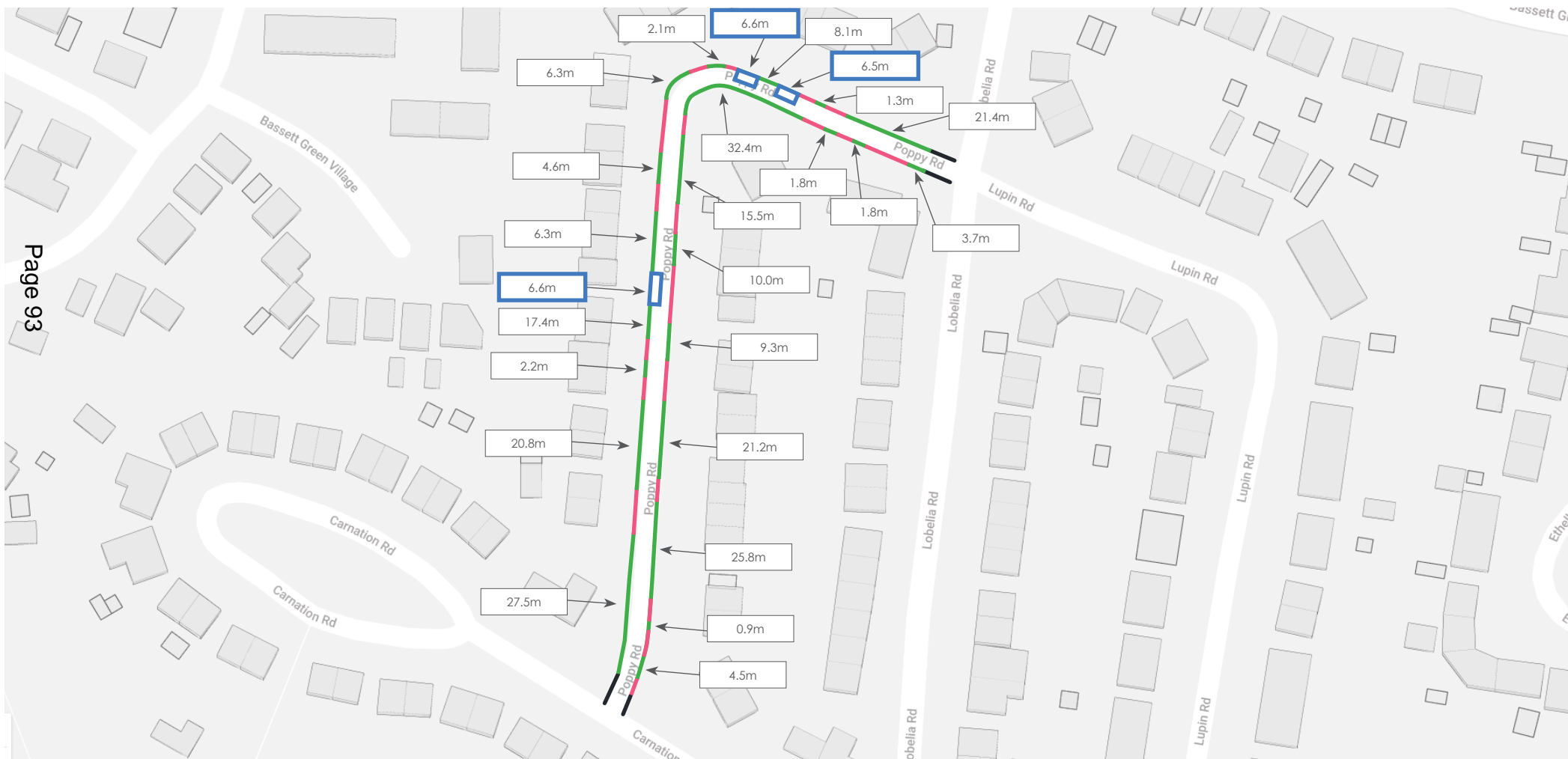
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Measurements

Carnation Road - West

- |  |                                                            |  |               |
|--|------------------------------------------------------------|--|---------------|
|  | Parked Vehicle / Parked Other<br>(colour denotes location) |  | Bus           |
|  | Unrestricted parking                                       |  | Unsuitable    |
|  | Disabled                                                   |  | Single Yellow |
|  | Dropped Kerb                                               |  | Double Yellow |



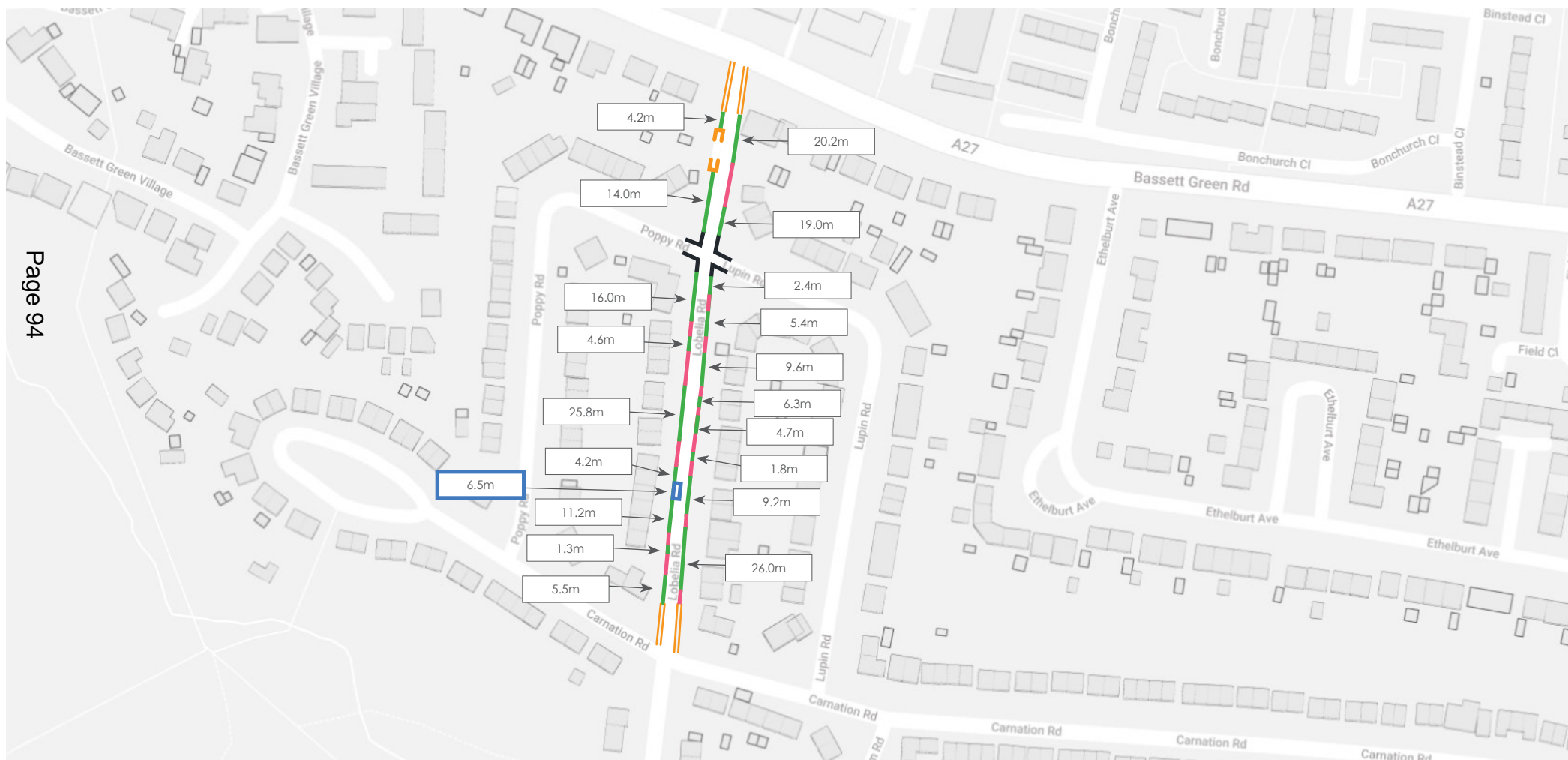


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Measurements

Lobelia Road - North

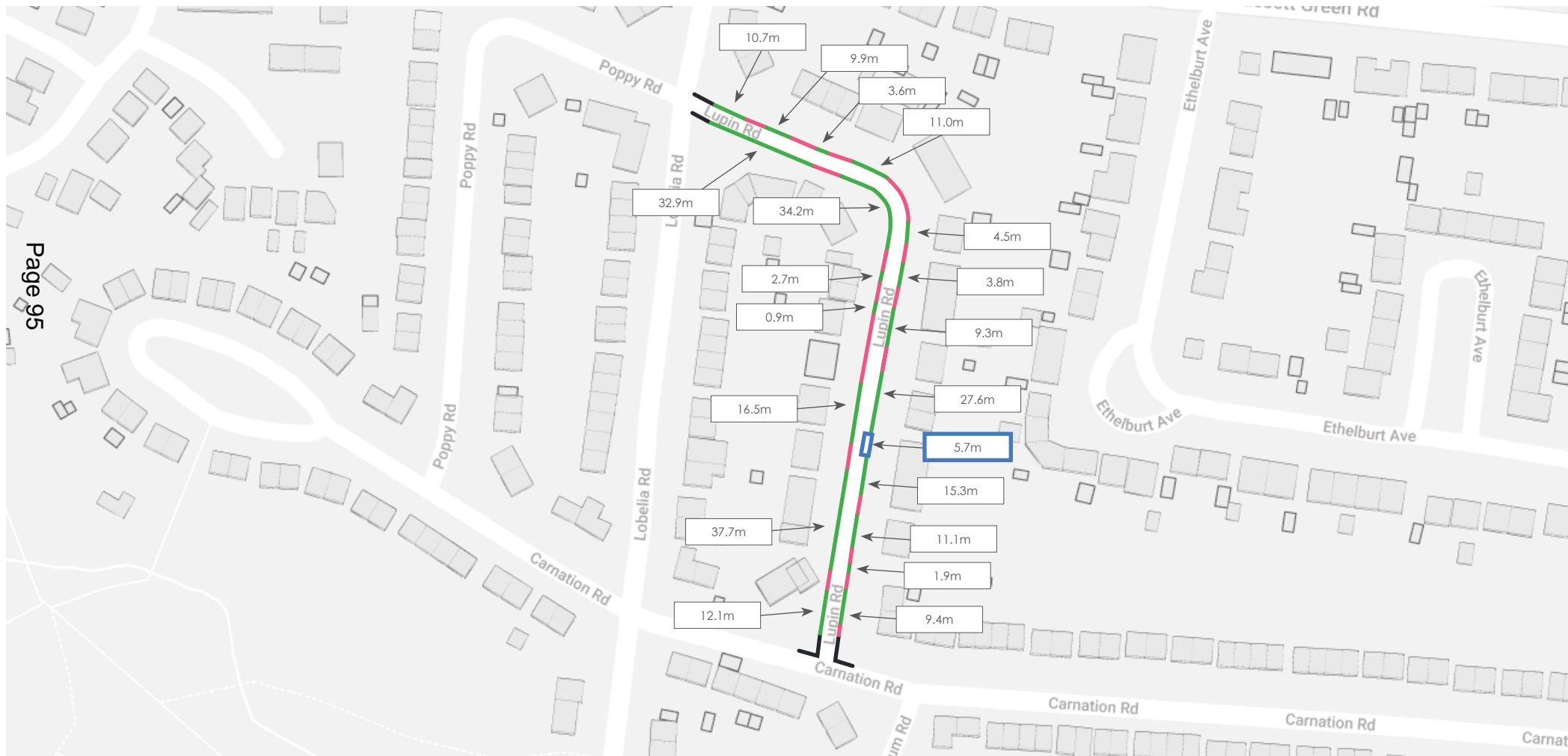
- Parked Vehicle / Parked Other (colour denotes location)
  - Unrestricted parking
  - Disabled
  - Dropped Kerb
  - Bus
  - Unsuitable
  - Single Yellow
  - Double Yellow



Measurements

Lupin Road

- Parked Vehicle / Parked Other (colour denotes location)
- Unrestricted parking
- Disabled
- Dropped Kerb
- Bus
- Unsuitable
- Single Yellow
- Double Yellow

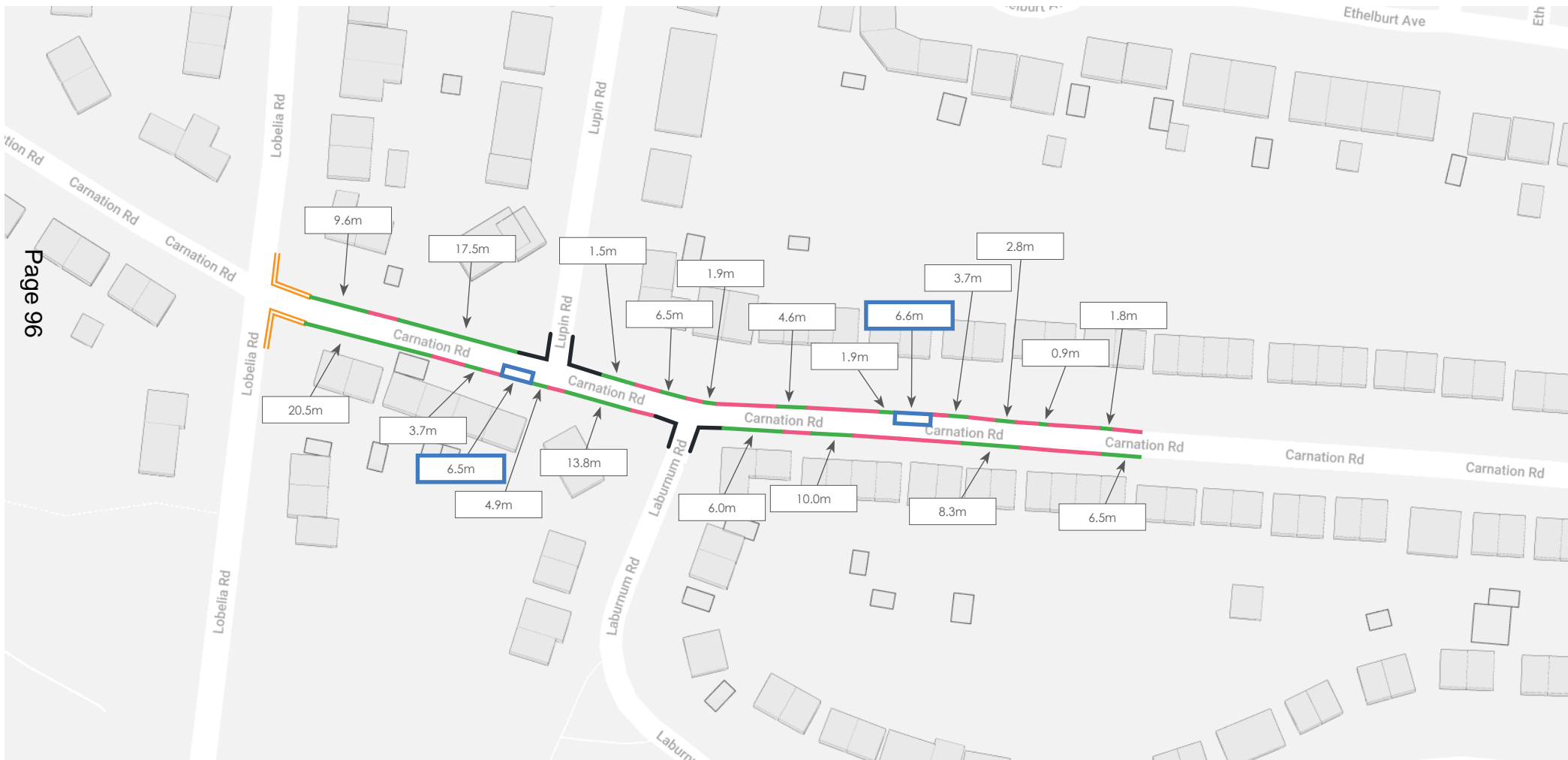


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Measurements

Carnation Road - East

- 
- Parked Vehicle / Parked Other (colour denotes location)
- Unrestricted parking
- Disabled
- Dropped Kerb
- Bus
- Unsuitable
- Single Yellow
- Double Yellow

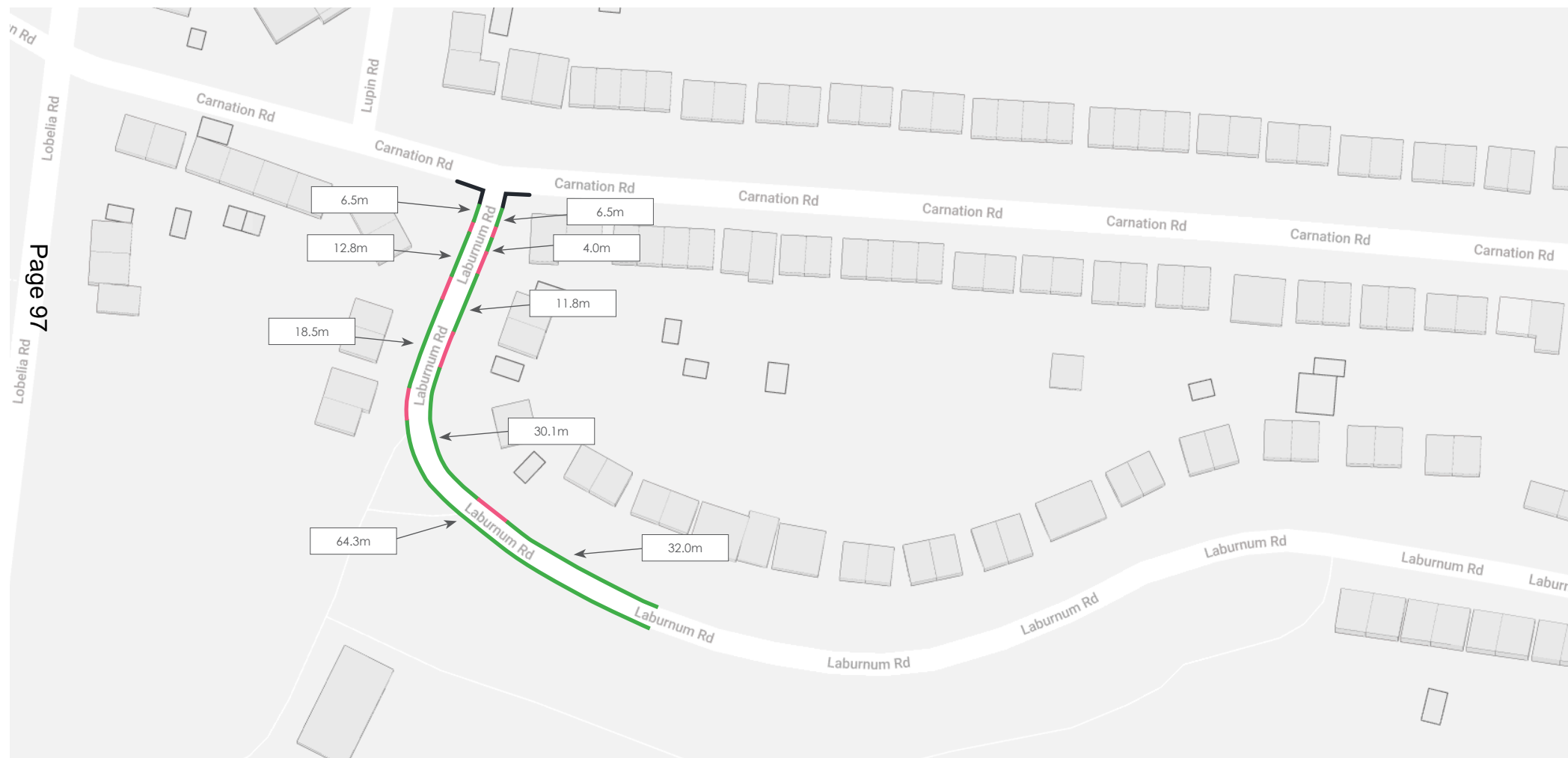


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Measurements

Laburnum Road

- Parked Vehicle / Parked Other (colour denotes location)
- Unrestricted parking
- Disabled
- Dropped Kerb
- Bus
- Unsuitable
- Single Yellow
- Double Yellow

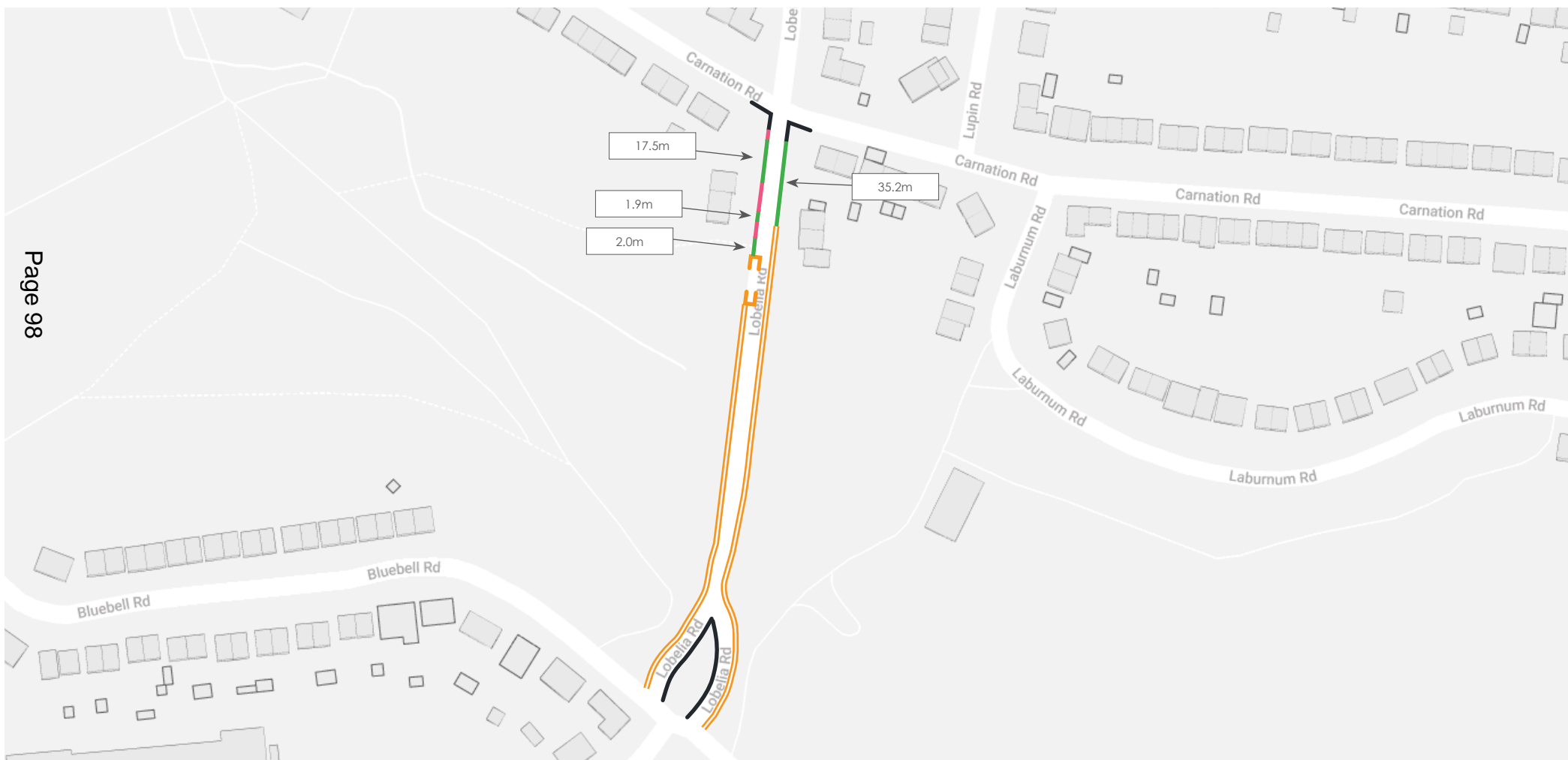


Measurements

Lobelia Road - South

- Parked Vehicle / Parked Other (colour denotes location)
- Unrestricted parking
- Disabled
- Dropped Kerb
- Bus
- Unsuitable
- Single Yellow
- Double Yellow

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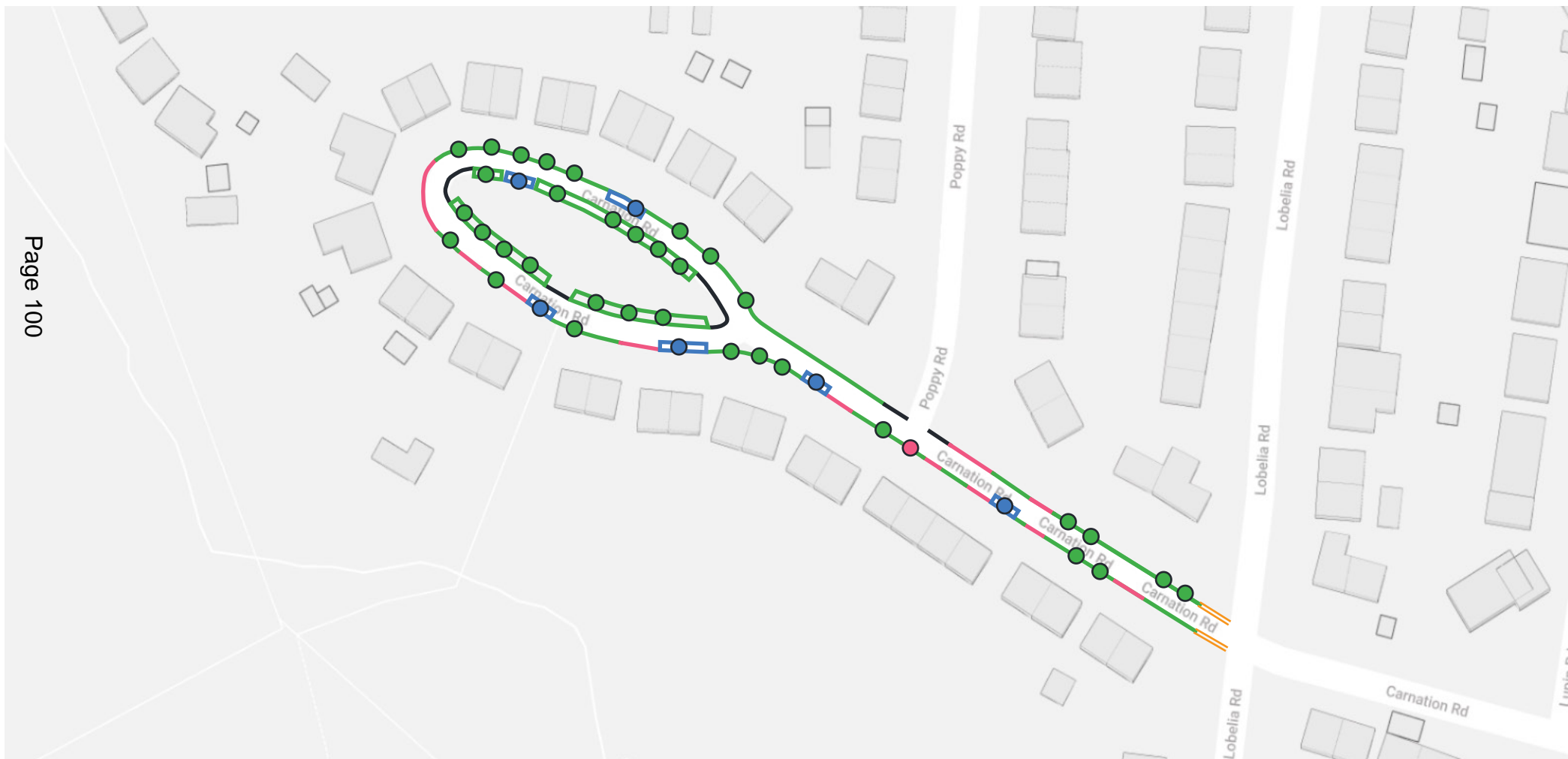












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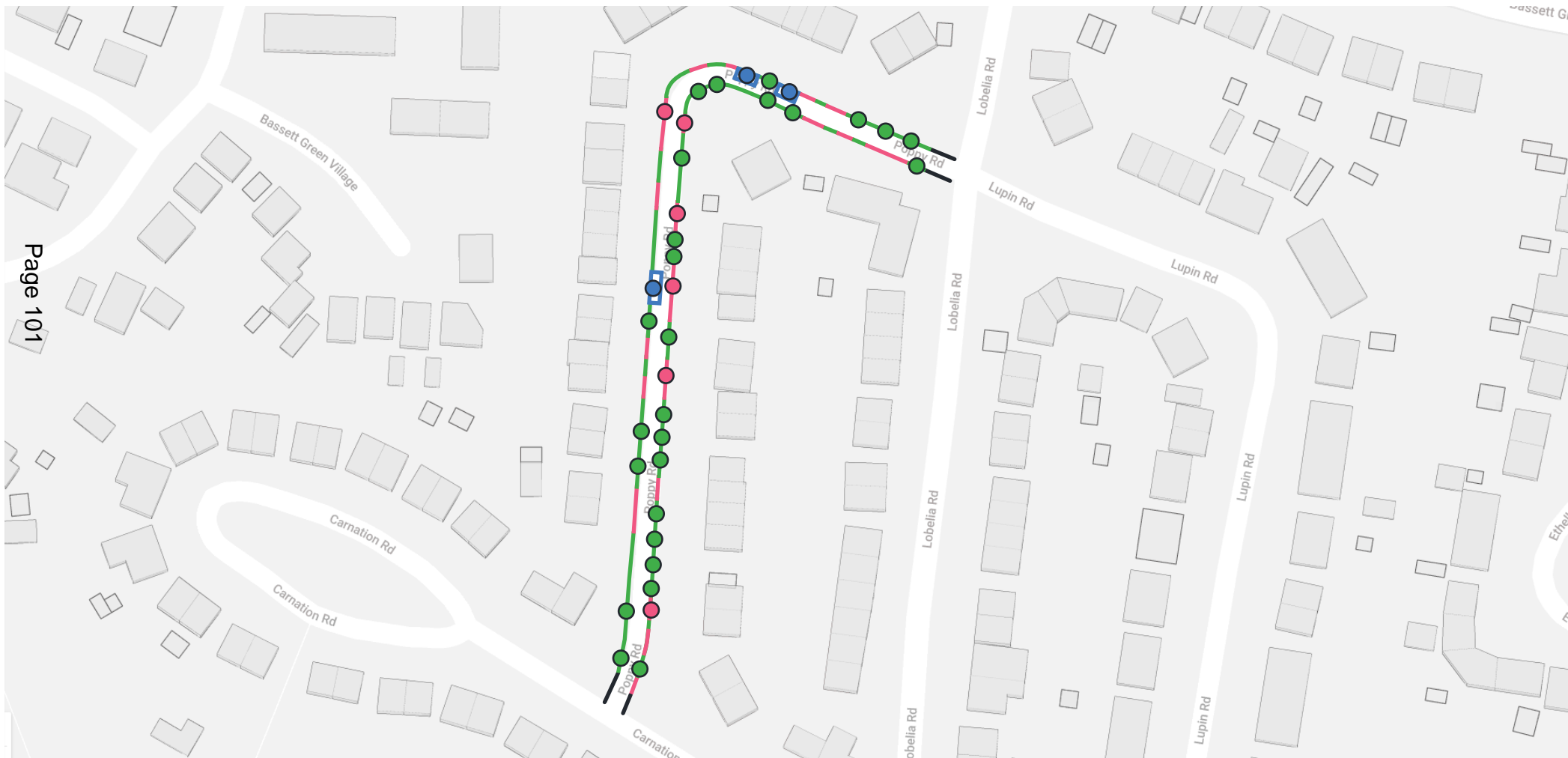
SURVEY DATA













- |                                                                                   |                                                            |                                                                                   |                                                                                   |               |
|-----------------------------------------------------------------------------------|------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|---------------|
|  | Parked Vehicle / Parked Other<br>(colour denotes location) |  |  | Bus           |
|  | Unrestricted parking                                       |  |                                                                                   | Unsuitable    |
|  | Disabled                                                   |  |                                                                                   | Single Yellow |
|  | Dropped Kerb                                               |  |                                                                                   | Double Yellow |

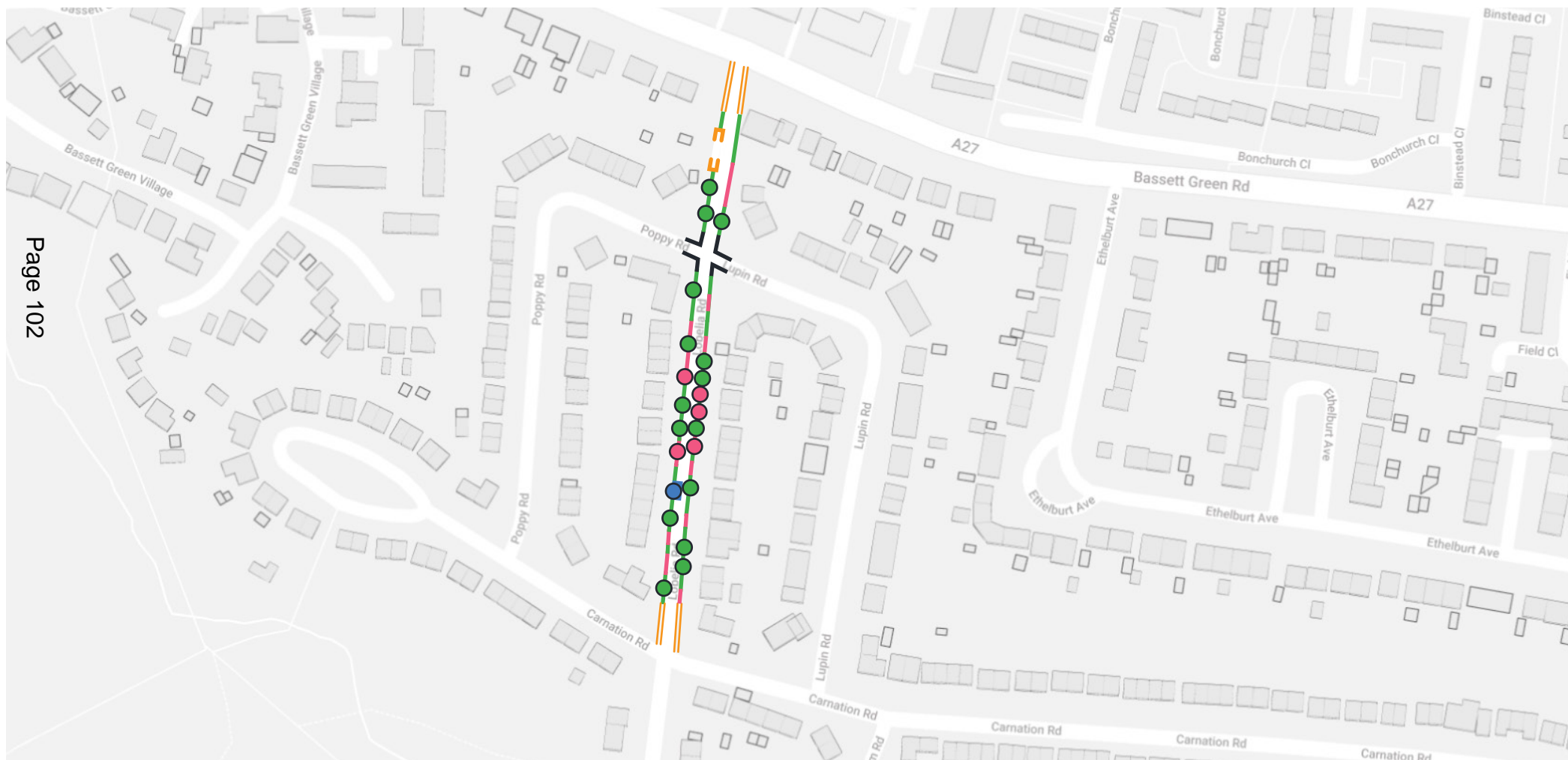










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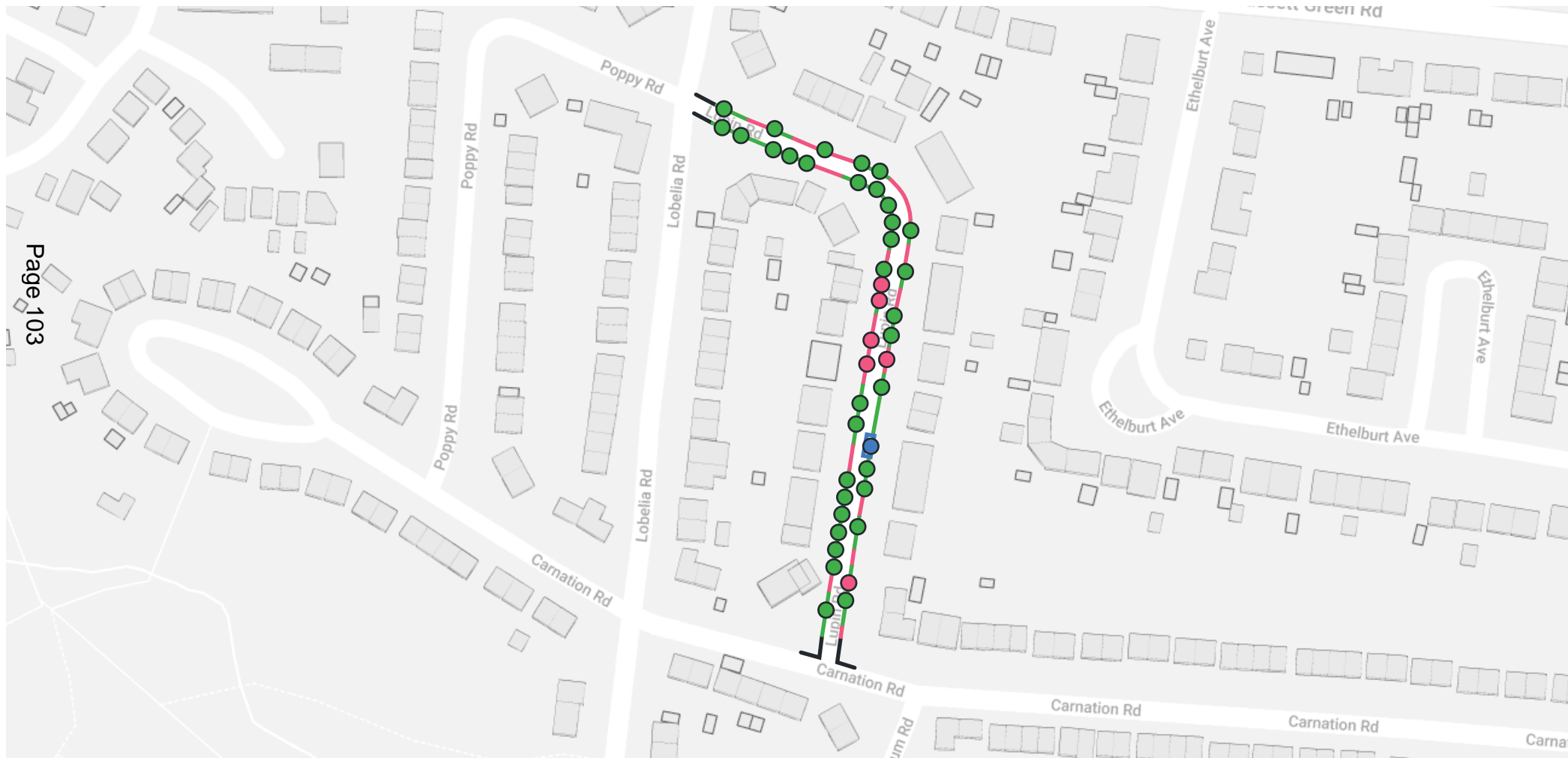
- |                                                                                   |                                                            |                                                                                   |               |
|-----------------------------------------------------------------------------------|------------------------------------------------------------|-----------------------------------------------------------------------------------|---------------|
|  | Parked Vehicle / Parked Other<br>(colour denotes location) |  | Bus           |
|  | Unrestricted parking                                       |  | Unsuitable    |
|  | Disabled                                                   |  | Single Yellow |
|  | Dropped Kerb                                               |  | Double Yellow |












- |                                                                                   |                                                            |                                                                                   |                                                                                   |               |
|-----------------------------------------------------------------------------------|------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|---------------|
|  | Parked Vehicle / Parked Other<br>(colour denotes location) |  |  | Bus           |
|  | Unrestricted parking                                       |  |  | Unsuitable    |
|  | Disabled                                                   |  |  | Single Yellow |
|  | Dropped Kerb                                               |  |  | Double Yellow |

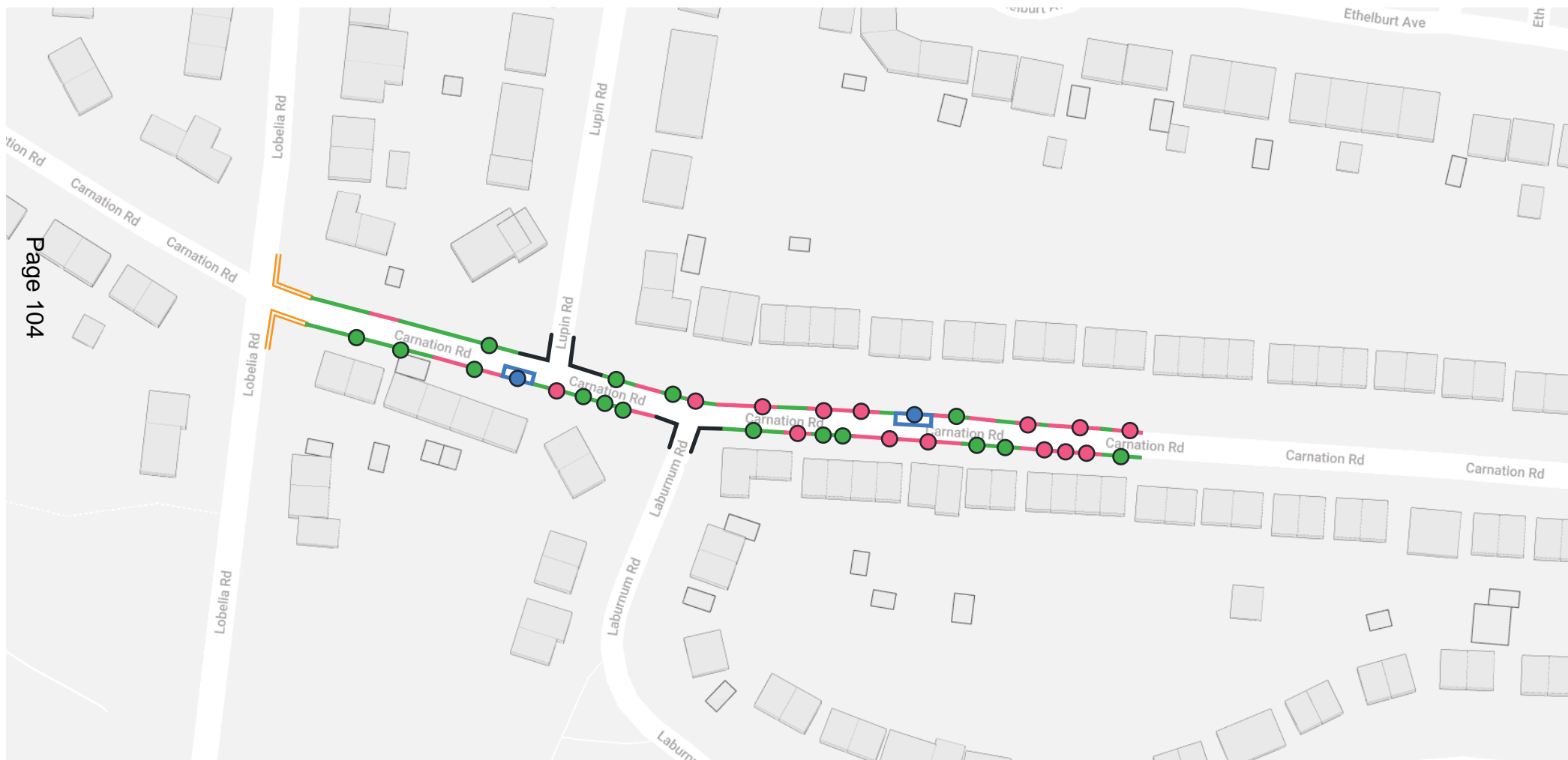


- |                                                                                   |                                                            |                                                                                   |               |
|-----------------------------------------------------------------------------------|------------------------------------------------------------|-----------------------------------------------------------------------------------|---------------|
|  | Parked Vehicle / Parked Other<br>(colour denotes location) |  | Bus           |
|  | Unrestricted parking                                       |  | Unsuitable    |
|  | Disabled                                                   |  | Single Yellow |
|  | Dropped Kerb                                               |  | Double Yellow |











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- |                                                                                   |                                                            |                                                                                   |                                                                                   |               |
|-----------------------------------------------------------------------------------|------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|---------------|
|  | Parked Vehicle / Parked Other<br>(colour denotes location) |  |  | Bus           |
|  | Unrestricted parking                                       |  |                                                                                   | Unsuitable    |
|  | Disabled                                                   |  |                                                                                   | Single Yellow |
|  | Dropped Kerb                                               |  |                                                                                   | Double Yellow |

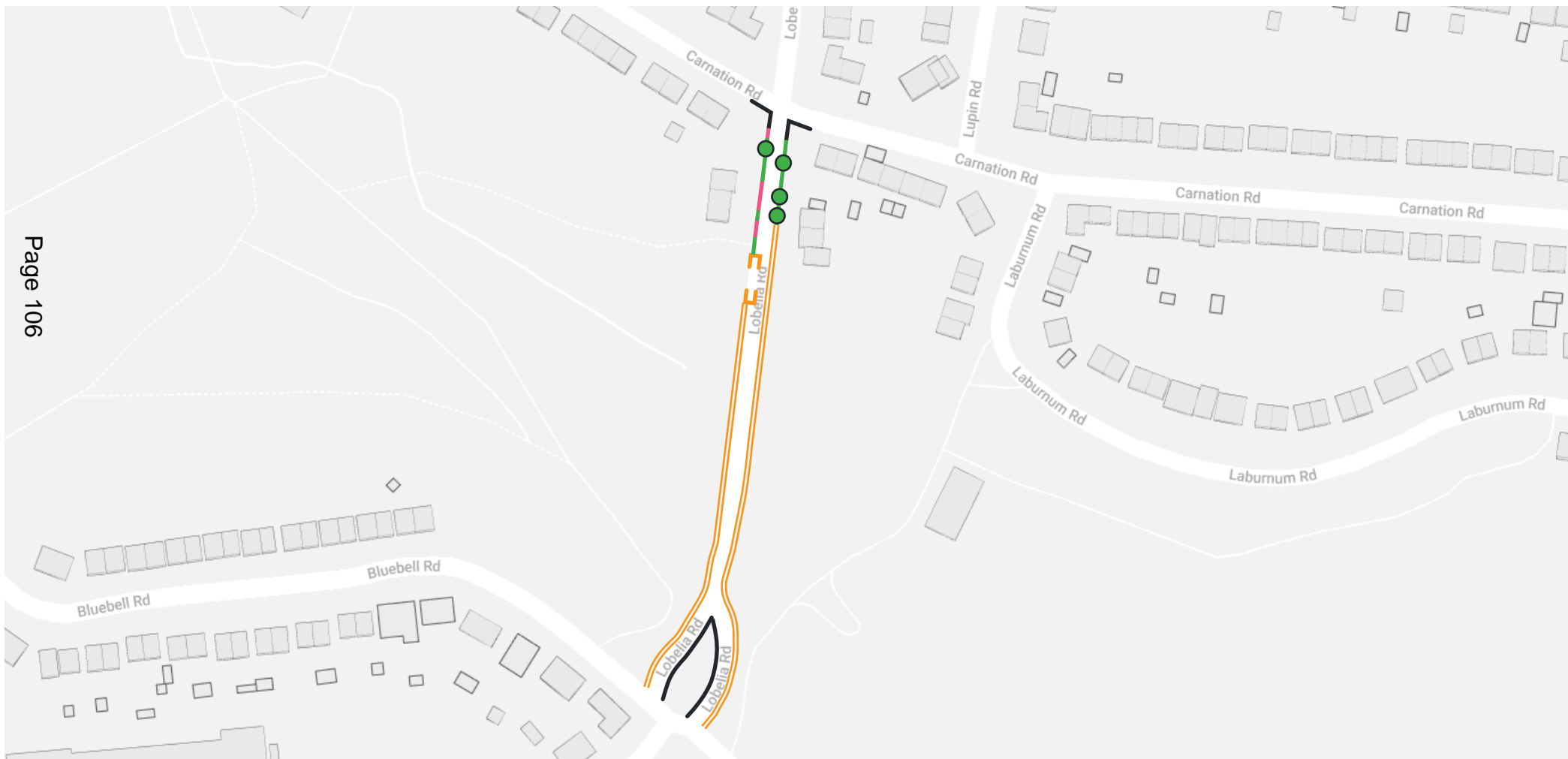


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- |                                                                                   |                                                            |                                                                                   |               |
|-----------------------------------------------------------------------------------|------------------------------------------------------------|-----------------------------------------------------------------------------------|---------------|
|  | Parked Vehicle / Parked Other<br>(colour denotes location) |  | Bus           |
|  | Unrestricted parking                                       |  | Unsuitable    |
|  | Disabled                                                   |  | Single Yellow |
|  | Dropped Kerb                                               |  | Double Yellow |



- Parked Vehicle / Parked Other (colour denotes location)
- Unrestricted parking
- Disabled
- Dropped Kerb
- Bus
- Unsuitable
- Single Yellow
- Double Yellow



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46 Carnation Road, Southampton - SO16 3JW  
06/08/2023









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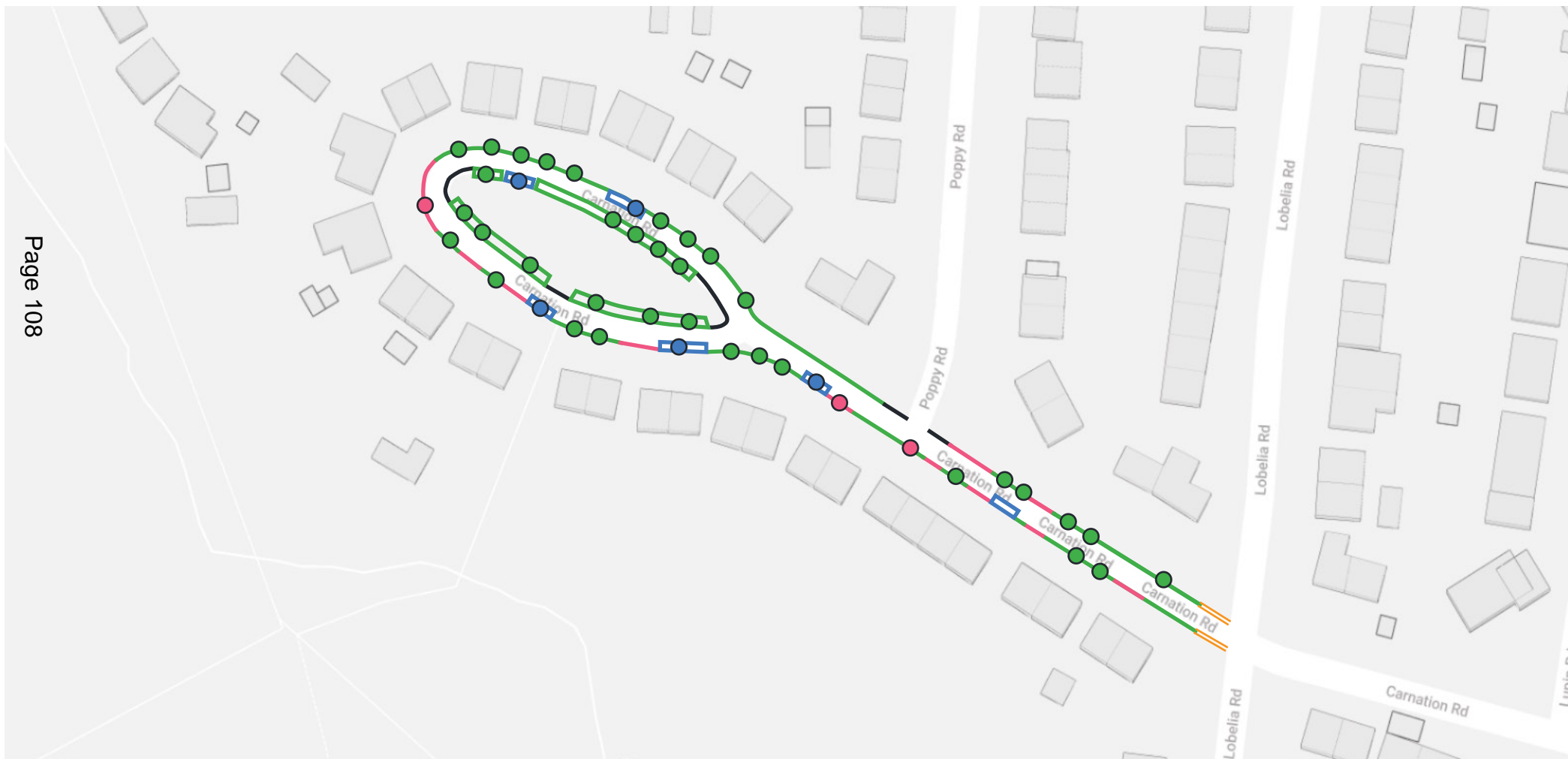
Location	Available Parking									Parking Restriction												Total Legal Parking			Restriction					Other		Total Parking Stress		
	Unrestricted			Unrestricted Bays			Disabled			Other			Other			Other			Other			Total Legal Parking	Dropped Kerb	Unsuitable Parking	At a Crossing	Turning Area	Other	Double Yellow	Double Red	Total Parking Stress				
	Parked	Spaces	Total Kerb Length (M)	Parked	Spaces	Total Kerb Length (M)	Parked	Spaces	Total Kerb Length (M)	Parked	Spaces	Total Kerb Length (M)	Parked	Spaces	Total Kerb Length (M)	Parked	Spaces	Total Kerb Length (M)	Parked	Spaces	Total Kerb Length (M)							Parked	Spaces	Total Kerb Length (M)	Parked	Spaces	Parked	Spaces
Carnation Road - West	21	48	277.5	13	16	84.7	6	8	51.1													40	72	56%	1							41	72	57%
Poppy Road	26	40	244.9				3	3	19.7													29	43	67%	6							35	43	81%
Lobelia Road - North	15	29	191.4				1	1	6.5													16	30	53%	5							21	30	70%
Lupin Road	34	41	255.1				1	1	5.7													35	42	83%	6							41	42	98%
Carnation Road - East	16	16	126.4				2	2	13.1													18	18	100%	14							32	18	178%
Laburnum Road	10	33	186.5																			10	33	30%	1							11	33	33%
Lobelia Road - South	4	10	56.6																			4	10	40%								4	10	40%
																						0	0	N/A								0	0	N/A
																						0	0	N/A								0	0	N/A
																						0	0	N/A								0	0	N/A
<b>TOTALS</b>	<b>126</b>	<b>217</b>	<b>1338.4</b>	<b>13</b>	<b>16</b>	<b>84.7</b>	<b>13</b>	<b>15</b>	<b>96.1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>152</b>	<b>248</b>	<b>61.3%</b>	<b>33</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>185</b>	<b>248</b>	<b>74.6%</b>









Kerb length for each section details the total meterage of parking.

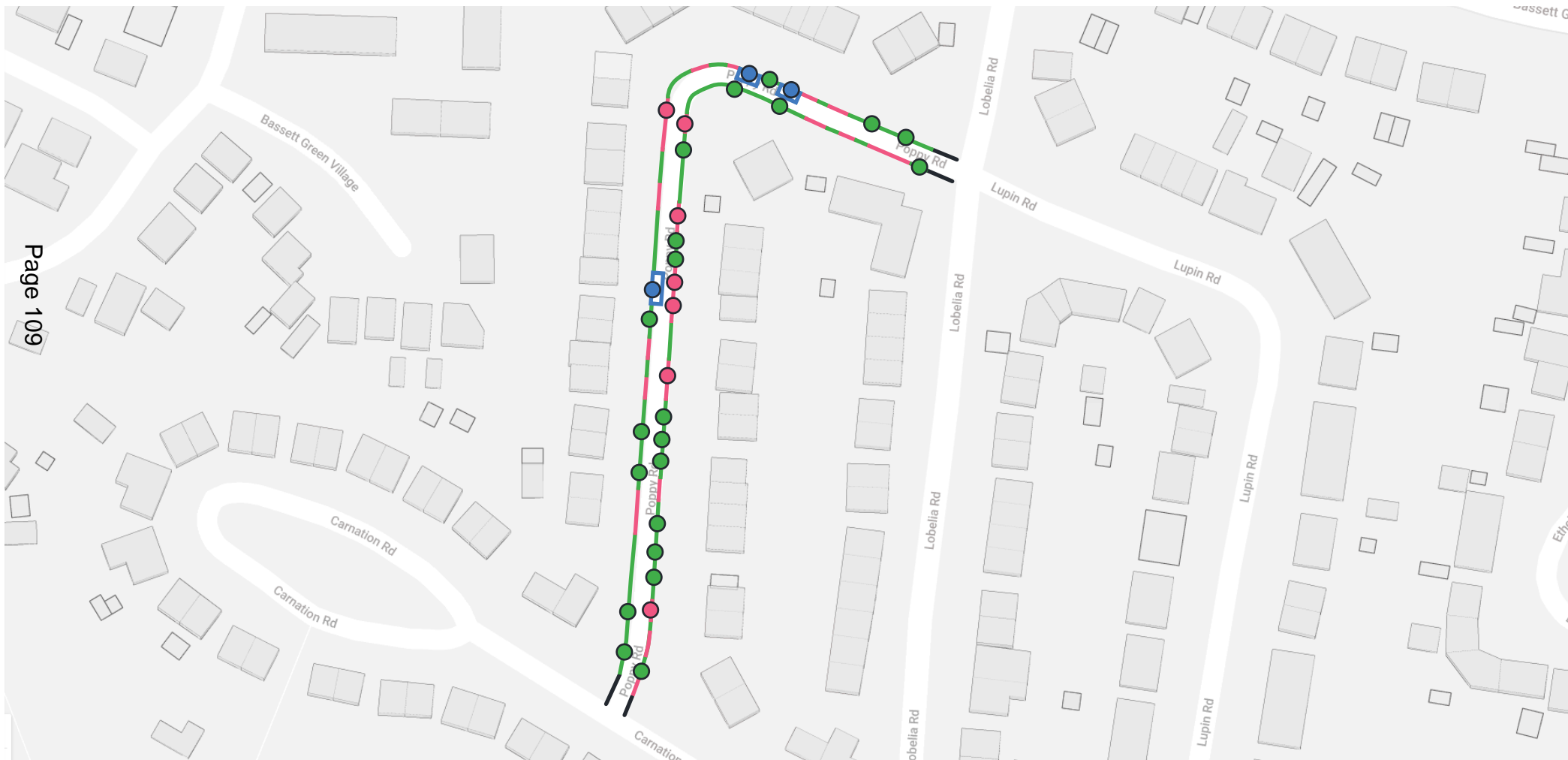
For the purposes of calculating parking stress, it is assumed that each vehicle measures 5m in length.

The kerb length of parking on a given road may not represent the total number of spaces. For example a section of unrestricted parking may be measured at 4.5m and another section measured at 5.5m totaling 10m in this scenario there is only 1 available space.

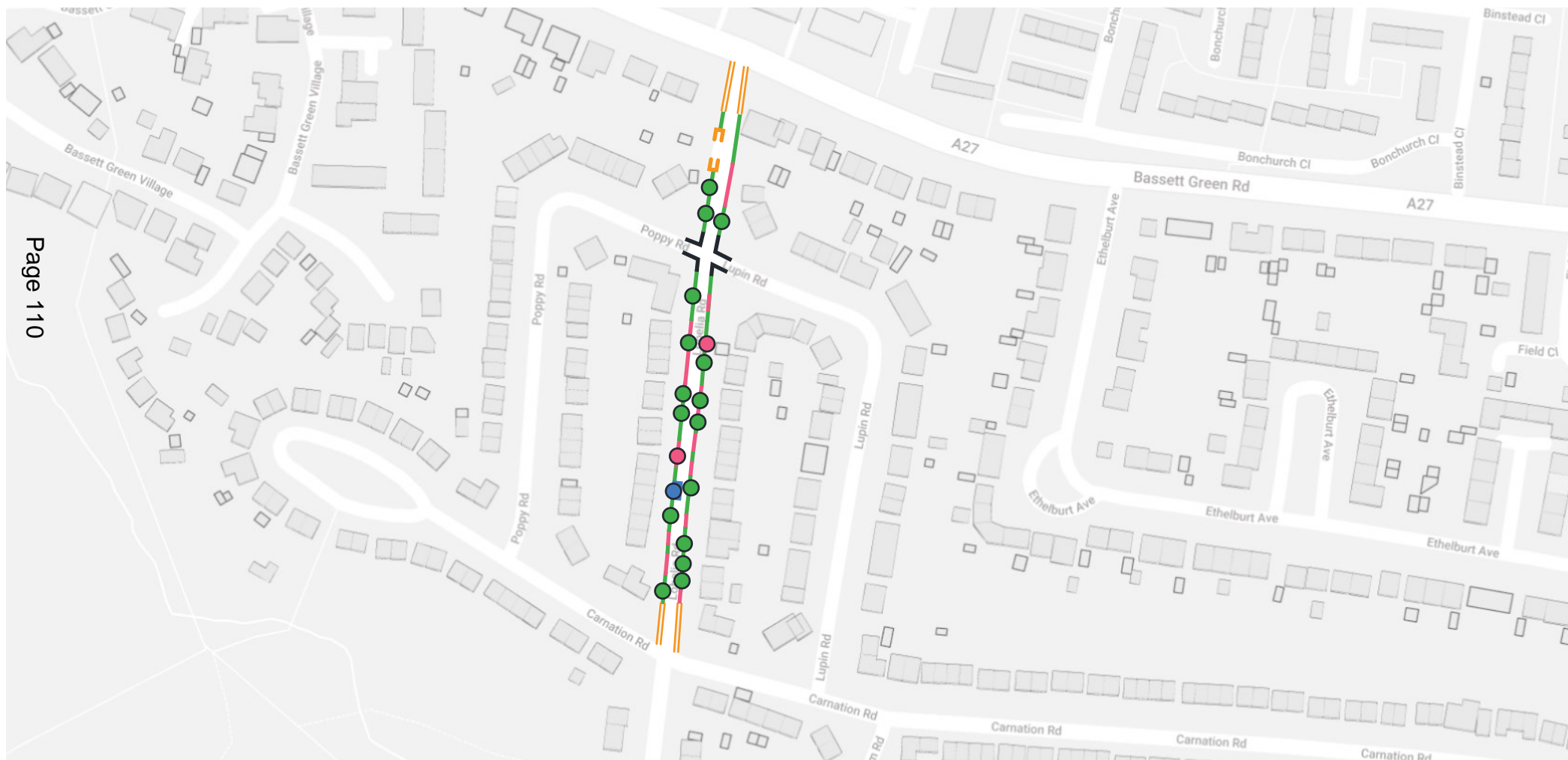
- |                                                                                   |                                                            |                                                                                   |               |
|-----------------------------------------------------------------------------------|------------------------------------------------------------|-----------------------------------------------------------------------------------|---------------|
|  | Parked Vehicle / Parked Other<br>(colour denotes location) |  | Bus           |
|  | Unrestricted parking                                       |  | Unsuitable    |
|  | Disabled                                                   |  | Single Yellow |
|  | Dropped Kerb                                               |  | Double Yellow |



- |                                                                                   |                                                            |                                                                                   |               |
|-----------------------------------------------------------------------------------|------------------------------------------------------------|-----------------------------------------------------------------------------------|---------------|
|  | Parked Vehicle / Parked Other<br>(colour denotes location) |  | Bus           |
|  | Unrestricted parking                                       |  | Unsuitable    |
|  | Disabled                                                   |  | Single Yellow |
|  | Dropped Kerb                                               |  | Double Yellow |

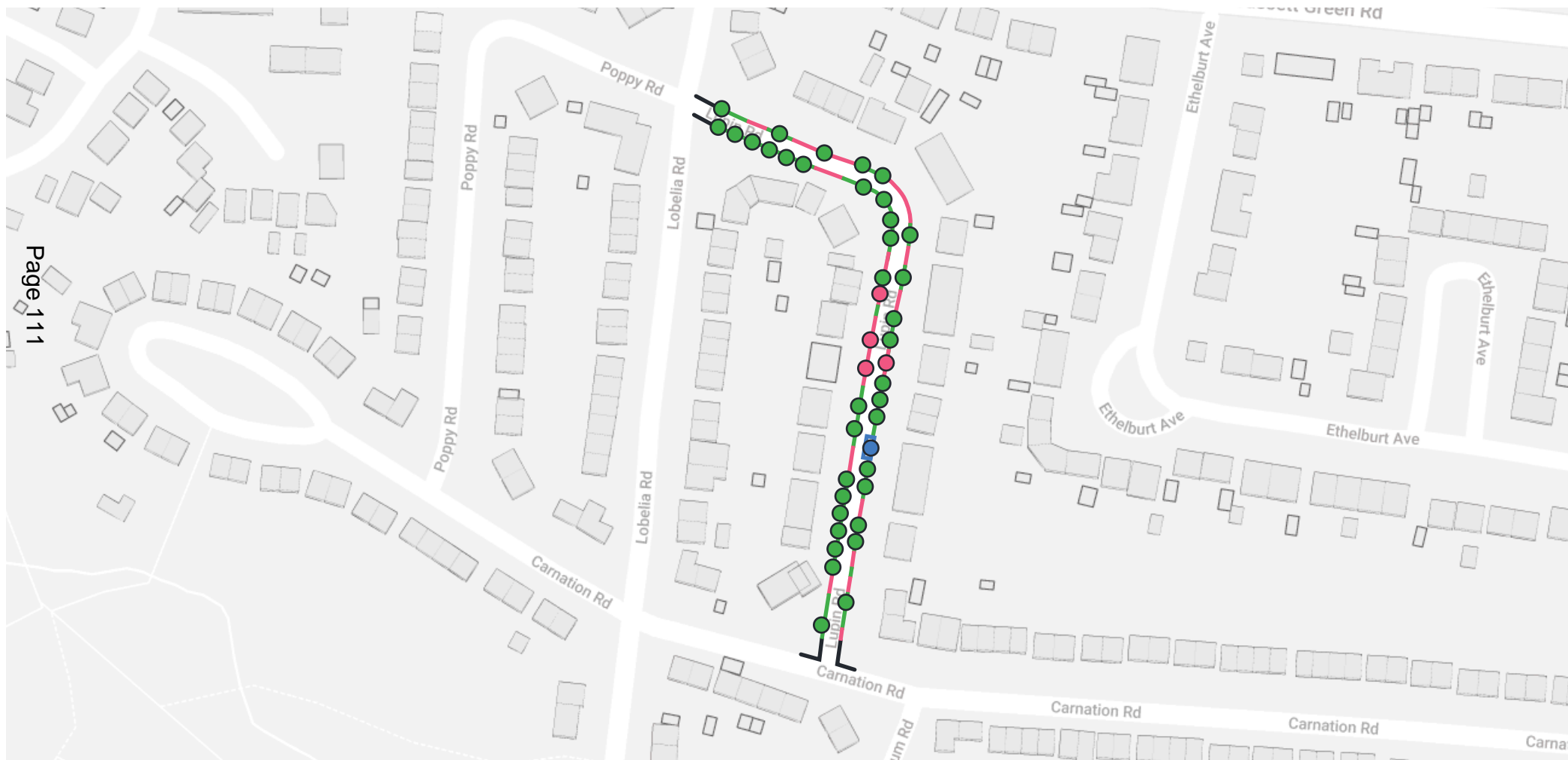


- Parked Vehicle / Parked Other (colour denotes location)
- Unrestricted parking
- Disabled
- Dropped Kerb
- Bus
- Unsuitable
- Single Yellow
- Double Yellow















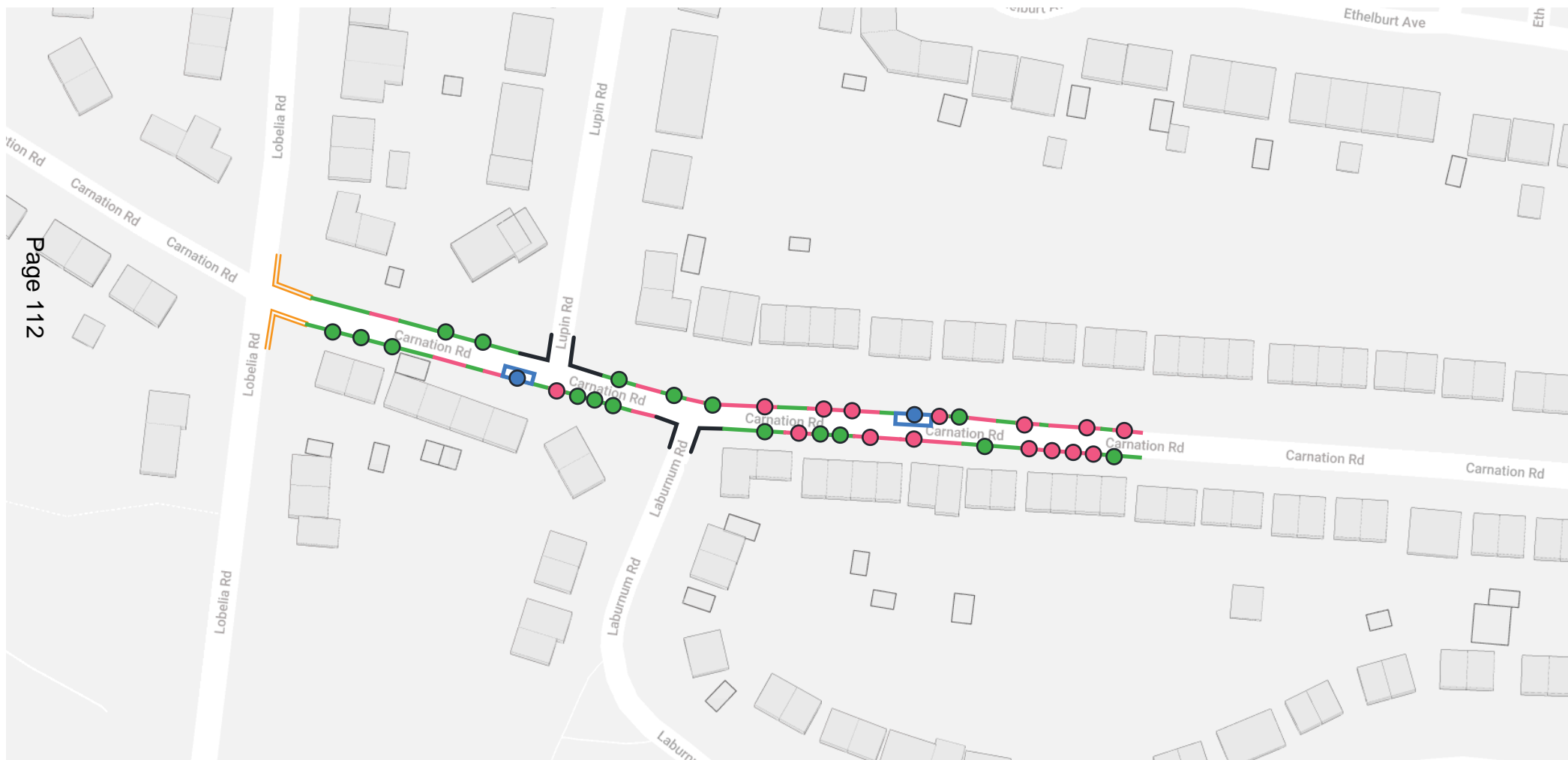
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- Parked Vehicle / Parked Other (colour denotes location)
- Unrestricted parking
- Disabled
- Dropped Kerb
- Bus
- Unsuitable
- Single Yellow
- Double Yellow

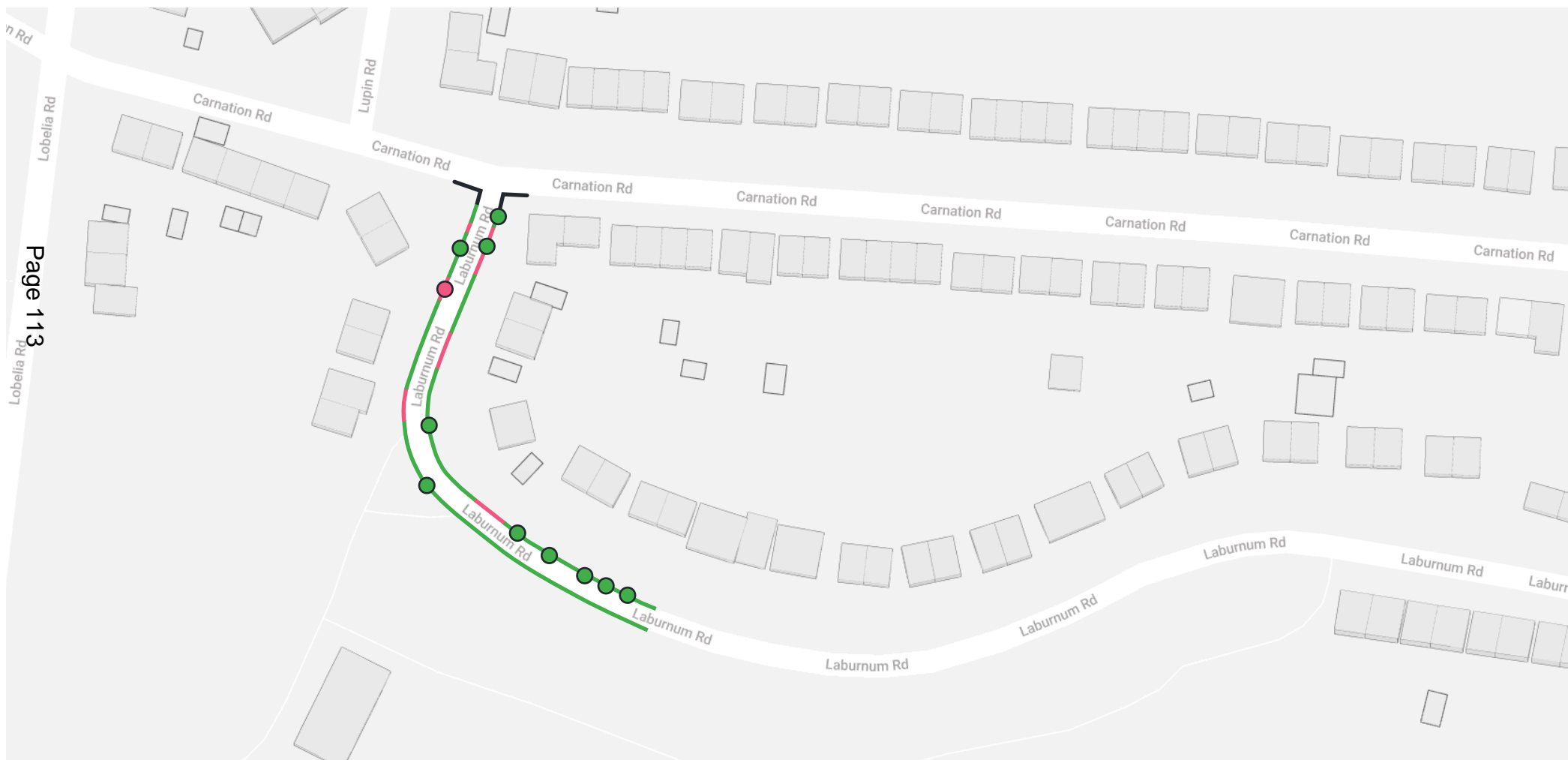


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- |                                                                                   |                                                            |                                                                                   |                                                                                   |               |
|-----------------------------------------------------------------------------------|------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|---------------|
|  | Parked Vehicle / Parked Other<br>(colour denotes location) |  |  | Bus           |
|  | Unrestricted parking                                       |  |  | Unsuitable    |
|  | Disabled                                                   |  |  | Single Yellow |
|  | Dropped Kerb                                               |  |  | Double Yellow |

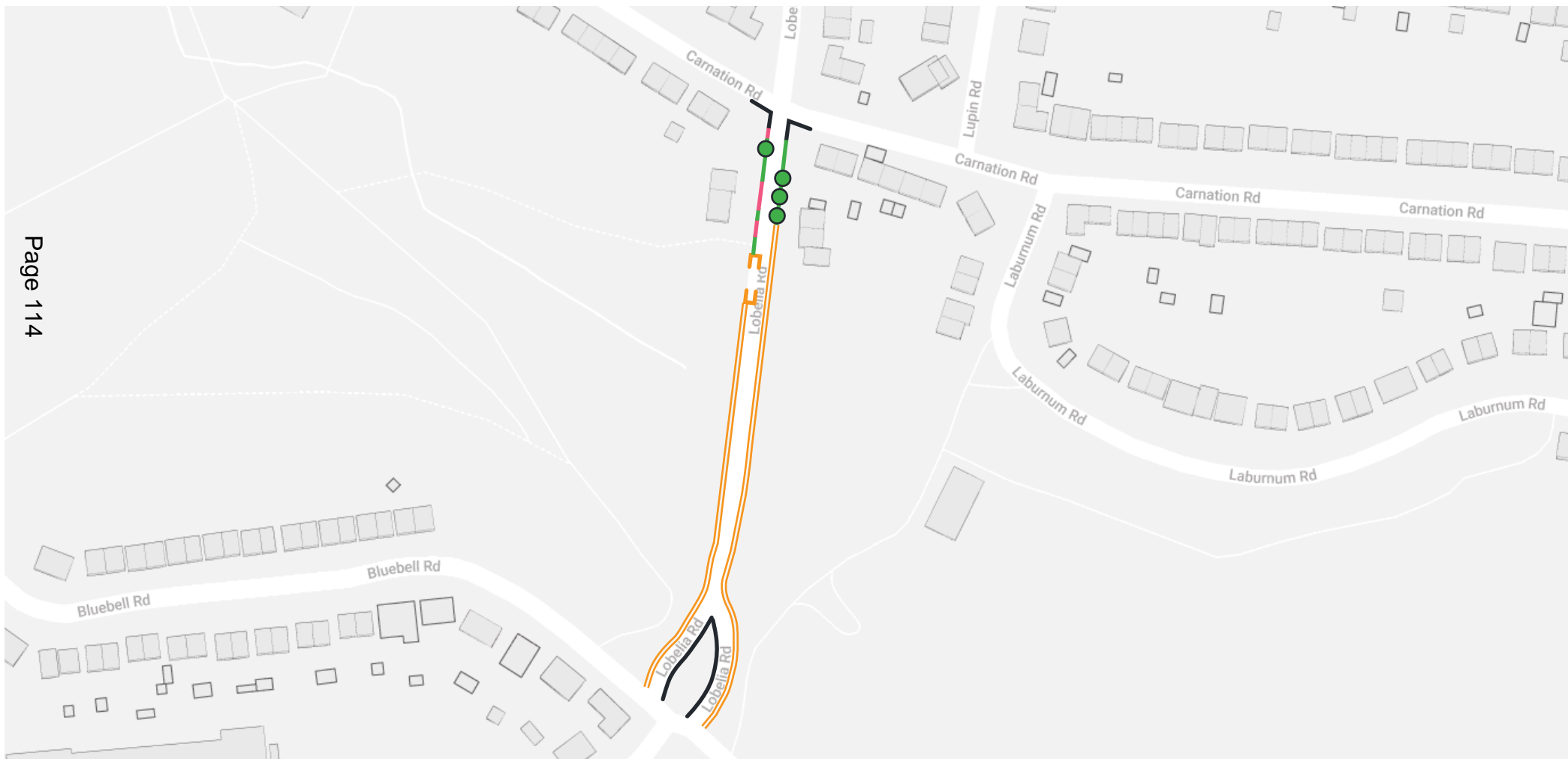


- |                                                                                   |                                                            |                                                                                   |               |
|-----------------------------------------------------------------------------------|------------------------------------------------------------|-----------------------------------------------------------------------------------|---------------|
|  | Parked Vehicle / Parked Other<br>(colour denotes location) |  | Bus           |
|  | Unrestricted parking                                       |  | Unsuitable    |
|  | Disabled                                                   |  | Single Yellow |
|  | Dropped Kerb                                               |  | Double Yellow |



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- Parked Vehicle / Parked Other (colour denotes location)
- Unrestricted parking
- Disabled
- Dropped Kerb
- Bus
- Unsuitable
- Single Yellow
- Double Yellow





46 Carnation Road, Southampton - SO16 3JW  
07/08/2023

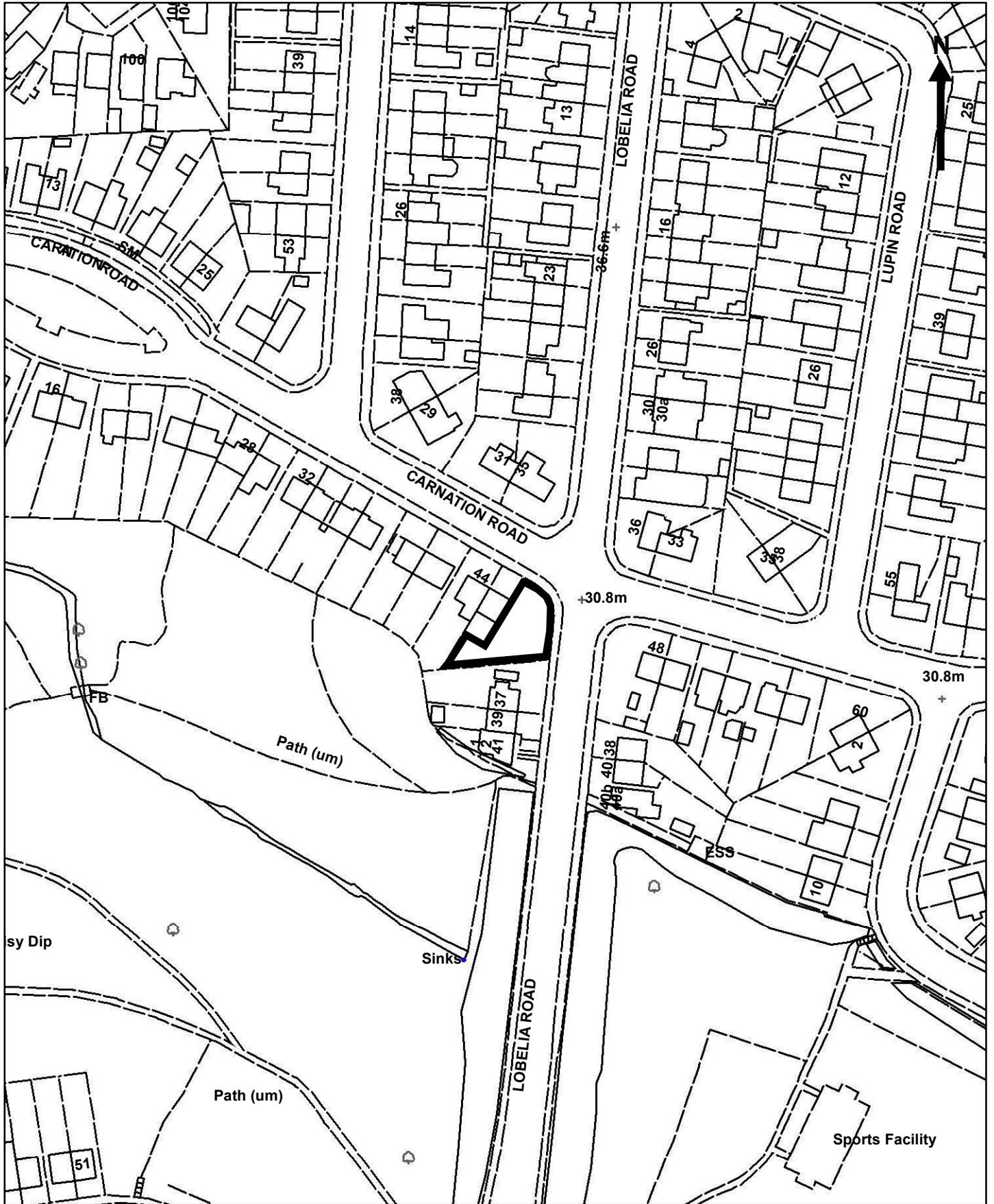
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Location	Available Parking									Parking Restriction												Total Legal Parking			Restriction					Other		Total Parking Stress		
	Unrestricted			Unrestricted Bays			Disabled			Other			Other			Other			Other			Total Legal Parking	Dropped Kerb	Unsuitable Parking	At a Crossing	Turning Area	Other	Double Yellow	Double Red	Total Parking Stress	Total Parking Stress			
	Parked	Spaces	Total Kerb Length (M)	Parked	Spaces	Total Kerb Length (M)	Parked	Spaces	Total Kerb Length (M)	Parked	Spaces	Total Kerb Length (M)	Parked	Spaces	Total Kerb Length (M)	Parked	Spaces	Total Kerb Length (M)	Parked	Spaces	Total Kerb Length (M)							Parked	Spaces			Total Kerb Length (M)	Parked	Spaces
Carnation Road - West	24	48	277.5	11	16	84.7	5	8	51.1													40	72	56%	3							43	72	60%
Poppy Road	21	40	244.9				3	3	19.7													24	43	56%	7							31	43	72%
Lobelia Road - North	16	29	191.4				1	1	6.5													17	30	57%	2							19	30	63%
Lupin Road	37	41	255.1				1	1	5.7													38	42	90%	4							42	42	100%
Carnation Road - East	17	16	126.4				2	2	13.1													19	18	106%	15							34	18	189%
Laburnum Road	10	33	186.5																			10	33	30%	1							11	33	33%
Lobelia Road - South	4	10	56.6																			4	10	40%								4	10	40%
																						0	0	N/A								0	0	N/A
																						0	0	N/A								0	0	N/A
																						0	0	N/A								0	0	N/A
<b>TOTALS</b>	<b>129</b>	<b>217</b>	<b>1338.4</b>	<b>11</b>	<b>16</b>	<b>84.7</b>	<b>12</b>	<b>15</b>	<b>96.1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>152</b>	<b>248</b>	<b>61.3%</b>	<b>32</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>184</b>	<b>248</b>	<b>74.2%</b>

Kerb length for each section details the total meterage of parking.

For the purposes of calculating parking stress, it is assumed that each vehicle measures 5m in length.

The kerb length of parking on a given road may not represent the total number of spaces. For example a section of unrestricted parking may be measured at 4.5m and another section measured at 5.5m totaling 10m in this scenario there is only 1 available space.



Scale: 1:1,250

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# Agenda Item 7

## Planning and Rights of Way Panel 23<sup>rd</sup> January 2024 Planning Application Report of the Head of Transport & Planning

<b>Application address:</b> 26 Butterfield Road, Southampton			
<b>Proposed development:</b> Continued implementation of planning permission 20/01460/FUL not in accordance with condition 4 (Landscaping detailed plan) to vary approved landscaping plans			
<b>Application number:</b>	22/01179/FUL	<b>Application type:</b>	FUL
<b>Case officer:</b>	Anna Coombes	<b>Public speaking time:</b>	5 minutes
<b>Last date for determination:</b>	EOT 26.01.2024	<b>Ward:</b>	Bassett
<b>Reason for Panel Referral:</b>	Five or more letters of objection have been received	<b>Ward Councillors:</b>	Cllr Blackman Cllr Chapman Cllr Wood
<b>Applicant:</b> Mr Patel		<b>Agent:</b> SC Architecture Ltd	

<b>Recommendation Summary</b>	Conditionally Approve
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<b>Community Infrastructure Levy Liable</b>	Yes
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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 as required by paragraphs 39-42 and 46 of the National Planning Policy Framework (revised 2023). Policies –SDP1, SDP4, SDP5, SDP7, SDP9, SDP12 of the City of Southampton Local Plan Review (Amended 2015), policies CS13, CS19, CS20, CS22, CS25 of the Local Development Framework Core Strategy Development Plan Document (Amended 2015) and policies BAS1 and BAS4 of the Bassett Neighbourhood Plan (adopted 2016).

<b>Appendix attached</b>			
1	Habitats Regulation Assessment	2	Development Plan Policies
3	Planning History	4	Comparison of Plans
5	Minutes of PROW panel 02.02.2021		

### Recommendation in Full

1. That the Panel confirm the Habitats Regulation Assessment in **Appendix 1** of this report.
2. Conditionally Approve.

## **Background**

This application follows a recent planning permission to convert a garage into a dwelling (LPA ref: 20/01460/FUL refers). This application seeks to amend the approved landscaping scheme. Procedurally, given how the applicant has chosen to apply for this change, the Council is being asked to consider the scheme afresh and issue a new planning permission. The extant planning permission is a significant material consideration in our decision, and the primary focus is really the proposed landscaping scheme.

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

- 1.1 The application site comprises a two-storey, detached family dwelling on a large corner plot with an attached garage that has recently been converted into a separate dwelling under planning permission ref: 20/01460/FUL.
- 1.2 The existing paved front driveway was extended recently by the applicant to span the full width of the plot. A breach of planning control was identified, and works have begun to remedy this breach and reinstate the landscaping scheme approved under 20/01460/FUL.
- 1.3 The application site fronts onto Butterfield Road with Beaumont Close, a cul-de-sac of 5 detached houses, to the side and rear of the property.
- 1.4 Butterfield Road lies within a medium accessibility area for access to public transport routes on Burgess Road, Bassett Avenue and Winchester Road, and is characterised as a residential area with predominantly detached dwellings of varying styles and sizes.

### **2. Proposal**

- 2.1 This current application now seeks permission for minor alterations to the landscaping scheme previously approved under 20/01460/FUL regarding the front garden and driveway layout. The proposed alterations are as follows:
  - Alter the position of the low-level shrub planting “H1” along the front and side boundaries and alter species to Prunus Laurocerasus
  - Alter the tree species to “Pyrus Chanticleer” and a minor alteration to position
  - Replace the planting strip between the two bays of parking with paving of a differentiated colour, to match the pathway paving previously approved
  - Construct the two parking bays in block paving only, rather than the mix of asphalt/tarmac and block paving previously approved
- 2.2 There are no other changes proposed to the new dwelling within the recent garage conversion, or to the existing dwelling on site.
- 2.3 The proposed plans were amended during the application process as follows:
- 2.4
  - Reinstate the tree in the front lawn
  - Change the parking bays to block paving only

### **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 2**.

3.2 The National Planning Policy Framework (NPPF) was revised in 2023. Paragraph 225 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.

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

4.1 The Planning and Rights of Way (PROW) panel resolved to grant planning permission for conversion of the existing attached garage into a self-contained dwelling unit under permission ref: 20/01460/FUL at the meeting on 2<sup>nd</sup> February 2021. A subsequent application for approval of details reserved by condition was then discharged in June 2021, including a detailed landscaping plan. A full planning history of the site is included in **Appendix 3**.

4.2 The existing paved front driveway was extended recently by the applicant to span the full width of the plot. A breach of planning control was identified, and works have begun to remedy this breach and reinstate the approved landscaping under 20/01460/FUL, however the applicant is seeking permission for minor alterations to the approved front garden and driveway layout, as listed further above. A comparison of the previously approved scheme and the currently proposed scheme are included at **Appendix 4**. A copy of the minutes of the PROW Panel area attached at **Appendix 5**.

### **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 via letter on 23.08.2022. A subsequent re-consultation exercise was undertaken on 21.12.2023 to consult on amended plans. At the time of writing the report, **5 representations** from surrounding residents have been received. The following is a summary of the points raised:

5.2 ***The applicant has paved the whole frontage of the property, in breach of planning conditions, and now seeks permission retrospectively, rather than to remedying the works. The plans show the grassed lawn area, but this has been paved over on site.***

#### **Response**

Works are being undertaken by the applicant to remedy the breach in planning control, including restoring the grassed lawn area. This current application seeks only minor changes to the previously approved landscaping scheme, it does not seek permission for the unauthorised full-width paved driveway.

- 5.3 ***The applicant has made other previous applications which received significant objections from neighbouring residents. To allow this latest application retrospectively undermines confidence in the planning process***

**Response**

The national planning system allows applicants to apply retrospectively. The number of previous applications by the applicant, or number of neighbour objections are not directly relevant to the assessment of this application and its Planning merits. The content of residents' comments and objections are carefully considered in the planning balance, however each application should be assessed on the planning merits of the scheme and how it complies with current local and national policy.

- 5.4 ***Difficulty accessing documents on Public Access.***

**Response**

These issues have since been resolved and documents are available.

- 5.5 ***Visual impact of the loss of the tree, the lawn, diverse shrub planting and second hedge between parking spaces. This reduction in greenery is out of character with the rest of the road.***

**Response**

The previously approved tree has been reinstated on the amended plans. The lawn is being reinstated on site. Other changes to planting are discussed in more detail in the Planning Considerations further below.

- 5.6 ***Amendments should be agreed prior to commencement. Deliberate non-compliance should not be approved retrospectively, as this gives the wrong impression.***

**Response**

Whilst it is not considered 'best practice', and the Planning Department does not condone the manner in which this application has been implemented, national Planning regulations do allow for applicants to apply for works retrospectively and the application should be assessed on its planning merits.

**Consultation Responses**

- 5.9 **SCC Design/Landscape** – No objection following reinstatement of tree in front garden, however a hedge set back and low ground cover shrubs in front of the hedge would be preferable, rather than a hedge all the way along the boundary frontage.

*Officer comment: The specified hedging around the front boundary is in keeping with the character of the area and, whilst a more varied planting scheme would be preferable, the proposed hedge is acceptable in these circumstances.*

**6.0 Planning Consideration Key Issues**

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

- Principle of Development

There are no relevant changes in local or national Planning policy to indicate that planning permission for a dwelling within the garage is no longer

acceptable and all matters previously considered in terms of design, residential amenity and highway safety are again deemed to be acceptable when assessed against the current development plan.

- Design and effect on character;
- Parking highways;
- Likely effect on designated habitats;

## 6.2 Design and effect on character

6.2.1 The proposed amendments to the parking area to the front of the site are relatively minor changes from the previously approved scheme. Works are being undertaken by the applicant to remedy the previous breach of condition by reinstating the area of grassed lawn and this application has been amended to reinstate the tree as a focal point in the front garden, as previously approved.

6.2.2 Whilst there is some loss of greenery through removal of the narrow planting strip between parking bays and the loss of more varied shrub species previously approved, the currently proposed tree and shrub planting to the front garden still make a positive contribution to Butterfield Road frontage, retaining a green presence to the boundary, and helping in offsetting appearance of the increased parking within the streetscene.

6.2.3 Given the details discussed above, the proposal is not considered to present significant harm to the character of Butterfield Road, or the wider local area and now complies with the Planning policy and guidance listed at **Appendix 2**.

## 6.3 Parking and highways

6.3.1 The amended driveway and landscaping arrangement will continue to provide good visibility for vehicles entering and leaving the site, given the length of the driveway parking areas, and the wide entrance to the site. The amended location of low-level planting to the front boundary will not compromise visibility as vehicles approach the footpath. The level of parking provision remains the same as previously approved and can again be supported.

6.3.2 In addition, the access, cycle storage and bin storage facilities remain unchanged from the previously approved scheme. Given the above, the proposal is not considered to result in harm to highway safety or local parking amenity.

## 6.4. Likely Effects on Designated Habitats

6.4.1 The proposed development, as a residential scheme, has been screened (where mitigation measures must now be disregarded) as likely to have a significant effect upon European designated sites due to an increase in recreational disturbance along the coast and in the New Forest. Accordingly, a Habitat Regulations Assessment (HRA) has been undertaken, in accordance with requirements under Regulation 63 of the Conservation of Habitats and Species Regulations 2017, see **Appendix 1**. The HRA concludes that, provided the specified mitigation of a Solent Recreation Mitigation Strategy (SRMP) contribution in line with current SDMP fees and a minimum of 5% of any CIL taken directed specifically towards Suitably

Accessible Green Space (SANGS), the development will not adversely affect the integrity of the European designated sites. The applicant has made an uplifted contribution towards SDMP and the above concerns have been addressed.

## **7. Summary**

7.1 In summary, the proposed amendments to the previously approved landscaping scheme are not considered to cause harm to the character of the local area. Furthermore, the development is considered to maintain an acceptable level of residential amenity, highways safety and local parking amenity and the amended scheme is, therefore, recommended for approval.

## **8. Conclusion**

8.1 It is recommended that planning permission be granted subject to appropriate 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) (d) (f) (g) 4.(f) (g) (vv) 6. (a) (b)

### **AC for 23.01.2024 PROW Panel**

### **PLANNING CONDITIONS to include:**

#### **01. 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.

#### **02. Materials to match (Performance Condition)**

The materials and finishes to be used for the external walls, windows (including recesses), drainage goods and roof in the construction of the building hereby permitted shall match in all respects the type, size, colour, texture, form, composition, manufacture and finish of those on the existing building.

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

#### **03. Landscaping detailed plan - within 3 months (Performance)**

The approved hard and soft landscaping scheme (including parking) for the whole site shall be carried out in accordance with approved Landscape Plan ref: 3939-P-04 Revision E within 3 months of the date of this decision notice. The approved scheme implemented shall be maintained for a minimum period of 5 years following its complete provision with the exception of boundary treatment, approved tree planting and external lighting which shall be retained as approved for the lifetime of the development.

Any approved 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.



Any approved trees which die, fail to establish, are removed or become damaged or diseased following their planting shall be replaced by the Developer (or their successor) 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 enhance the biodiversity of the site and 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.

**04. Water efficiency (Performance Condition)**

The water appliances/ fittings shall be installed as specified in the approved Water Calculations Report ref: J01689 received on 15.03.2021.

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 (Amended 2015)

**05. Cycle storage facilities (Performance)**

The approved secure and covered storage for bicycles, and the access to this storage, shall be provided in accordance with approved Landscape Plan ref: 3939-P-04 Revision E within 3 months of the date of this decision notice. The storage shall be thereafter retained as approved for the lifetime of the development.

Reason: To encourage cycling as an alternative form of transport.

**06. Unsuspected Contamination (Performance)**

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. 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.

**07. Obscure Glazing (Performance)**

The proposed first floor bathroom window within the rear dormer of the hereby approved development, shall be obscurely glazed and fixed shut up to a height of 1.7 metres from the internal floor level before the development is first occupied. The windows shall be thereafter retained in this manner.

Reason: To protect the amenity and privacy of the adjoining property.

**08. Residential - Permitted Development Restriction (Performance Condition)**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any Order amending, revoking or re-enacting that Order, no building or structures within Schedule 2, Part 1, Classes as listed below shall be erected or carried out to any dwelling house hereby permitted without the prior written consent of the Local Planning Authority

Class A (enlargement of a dwelling house), including a garage or extensions,

Class B (roof alteration),

Class C (other alteration to the roof),

Class D (porch),

Class F (hard surface area)

Reason: To protect residential amenity and visual amenities of the area.

**09. Parking (Performance)**

The parking and access shall be provided in accordance with the plans hereby approved before the development first comes into occupation and thereafter retained as approved for the lifetime of the development.

Reason: To prevent obstruction to traffic in neighbouring roads and in the interests of highway safety.

**10. Driveway material (Performance)**

The proposed driveway/access shall be constructed of non-migratory material and incorporate surface water disposal on site. No surface water from the site shall be permitted to run onto the public highway.

Reason: In the interests of Highway Safety

*Note: Any works on the public highway will require consent and licence from our Highway Partners Balfour Beatty.*

**11. Refuse & Recycling (Performance)**

Before the development hereby approved first comes into occupation, the storage for refuse and recycling shall be provided in accordance with the plans hereby approved and thereafter retained as approved.

Reason: In the interest of visual and residential amenity.

*Note: 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.*

**12. 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.

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

**13. Amenity Space**

The garden spaces and associated access shown on the approved plans shall be provided prior to the first occupation of the development. These spaces shall be retained thereafter.

Reason: In the interests of residential amenity

## Habitats Regulations Assessment (HRA)

<b>Application reference:</b>	22/01179/FUL
<b>Application address:</b>	26 Butterfield Road Southampton City Of Southampton
<b>Application description:</b>	Continued implementation of planning permission 20/01460/FUL not in accordance with condition 4 (Landscaping detailed plan) to vary approved landscaping plans
<b>HRA completion date:</b>	21 December 2023

<b>HRA completed by:</b>	
Lindsay McCulloch Planning Ecologist Southampton City Council lindsay.mcculloch@southampton.gov.uk	

<b>Summary</b>
<p>The project being assessed is as described above.</p> <p>The site is located close to the Solent and Dorset Coast Special Protection Area (SPA), the Solent and Southampton Water SPA/Ramsar site and the New Forest Special Area of Conservation (SAC)/SPA/Ramsar site.</p> <p>The site is located close to protected sites and as such there is potential for construction stage impacts. It is also recognised that the proposed development, in-combination with other developments across south Hampshire, could result in recreational disturbance to the features of interest of the New Forest SPA/Ramsar site and the Solent and Southampton Water SPA/Ramsar site.</p> <p>The findings of the initial assessment concluded that significant effects were possible. A detailed appropriate assessment was therefore conducted on the proposed development.</p> <p>Following consideration of a number of avoidance and mitigation measures designed to remove any risk of a significant effect on the identified European sites, it has been concluded that <b>the significant effects, which are likely in association with the proposed development, can be adequately mitigated and that there will be no adverse effect on the integrity of protected sites.</b></p>

<b>Section 1 - details of the plan or project</b>	
<b>European sites potentially impacted by plan or project: European Site descriptions are available in Appendix I of the City Centre Action Plan's Habitats Regulations Assessment Baseline Evidence Review Report, which is on the city council's website</b>	<ul style="list-style-type: none"> <li>▪ Solent and Dorset Coast Special Protection Area (SPA)</li> <li>▪ Solent and Southampton Water SPA</li> <li>▪ Solent and Southampton Water Ramsar Site</li> <li>▪ Solent Maritime Special Area of Conservation (SAC)</li> <li>▪ River Itchen SAC</li> <li>▪ New Forest SAC</li> <li>▪ New Forest SPA</li> <li>▪ New Forest Ramsar site</li> </ul>
<b>Is the project or plan directly connected with or necessary to the management of the site (provide details)?</b>	No – the development is not connected to, nor necessary for, the management of any European site.

<p><b>Are there any other projects or plans that together with the project or plan being assessed could affect the site (provide details)?</b></p>	<ul style="list-style-type: none"> <li>▪ Southampton Core Strategy (amended 2015) (<a href="http://www.southampton.gov.uk/policies/Amended-Core-Strategy-inc-CSPR-%20Final-13-03-2015.pdf">http://www.southampton.gov.uk/policies/Amended-Core-Strategy-inc-CSPR-%20Final-13-03-2015.pdf</a>)</li> <li>▪ City Centre Action Plan (<a href="http://www.southampton.gov.uk/planning/planning-policy/adopted-plans/city-centre-action-plan.aspx">http://www.southampton.gov.uk/planning/planning-policy/adopted-plans/city-centre-action-plan.aspx</a>)</li> <li>▪ South Hampshire Strategy (<a href="http://www.push.gov.uk/work/housing-and-planning/south_hampshire_strategy.htm">http://www.push.gov.uk/work/housing-and-planning/south_hampshire_strategy.htm</a>)</li> </ul> <p>The PUSH Spatial Position Statement plans for 104,350 net additional homes, 509,000 sq. m of office floorspace and 462,000 sq. m of mixed B class floorspace across South Hampshire and the Isle of Wight between 2011 and 2034.</p> <p>Southampton aims to provide a total of 15,610 net additional dwellings across the city between 2016 and 2035 as set out in the Amended Core Strategy.</p> <p>Whilst the dates of the two plans do not align, it is clear that the proposed development of this site is part of a far wider reaching development strategy for the South Hampshire sub-region which will result in a sizeable increase in population and economic activity.</p>
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Regulations 62 and 70 of the Conservation of Habitats and Species Regulations 2017 (as amended) (the Habitats Regulations) are clear that the assessment provisions, i.e. Regulations 63 and 64 of the same regulations, apply in relation to granting planning permission on an application under Part 3 of the TCPA 1990. The assessment below constitutes the city council's assessment of the implications of the development described above on the identified European sites, as required under Regulation 63 of the Habitats Regulations.

<p><b>Section 2 - Assessment of implications for European sites</b></p>
<p><b>Test 1: the likelihood of a significant effect</b></p> <ul style="list-style-type: none"> <li>• <b>This test is to determine whether or not any possible effect could constitute a significant effect on a European site as set out in Regulation 63(1) (a) of the Habitats Regulations.</b></li> </ul> <p>The proposed development is located close to the Solent and Dorset Coast SPA, Solent and Southampton Water SPA and Ramsar site and the Solent Maritime SAC. As well as the River Itchen SAC, New Forest SAC, SPA and Ramsar site.</p> <p>A full list of the qualifying features for each site is provided at the end of this report. The development could have implications for these sites which could be both temporary, arising from demolition and construction activity, or permanent arising from the on-going impact of the development when built.</p> <p>The following effects are possible:</p> <ul style="list-style-type: none"> <li>▪ Contamination and deterioration in surface water quality from mobilisation of contaminants;</li> <li>▪ Disturbance (noise and vibration);</li> <li>▪ Increased leisure activities and recreational pressure; and,</li> </ul>
<p><b>Conclusions regarding the likelihood of a significant effect</b>  <b>This is to summarise whether or not there is a likelihood of a significant effect on a European site as set out in Regulation 63(1)(a) of the Habitats Regulations.</b></p>

The project being assessed is as described above. The site is located close to the Solent and Dorset Coast Special Protection Area (SPA), the Solent and Southampton Water SPA/Ramsar site and the New Forest Special Area of Conservation (SAC)/SPA/Ramsar site.

The site is located close to European sites and as such there is potential for construction stage impacts. Concern has also been raised that the proposed development, in combination with other residential developments across south Hampshire, could result in recreational disturbance to the features of interest of the New Forest SPA/Ramsar site and the Solent and Southampton Water SPA/Ramsar site

Overall, there is the potential for permanent impacts which could be at a sufficient level to be considered significant. As such, a full appropriate assessment of the implications for the identified European sites is required before the scheme can be authorised.

**Test 2: an appropriate assessment of the implications of the development for the identified European sites in view of those sites' conservation objectives**  
**The analysis below constitutes the city council's assessment under Regulation 63(1) of the Habitats Regulations**

The identified potential effects are examined below to determine the implications for the identified European sites in line with their conservation objectives and to assess whether the proposed avoidance and mitigation measures are sufficient to remove any potential impact.

In order to make a full and complete assessment it is necessary to consider the relevant conservation objectives. These are available on Natural England's web pages at <http://publications.naturalengland.org.uk/category/6528471664689152>.

The conservation objective for Special Areas of Conservation is to, "*Avoid the deterioration of the qualifying natural habitats and the habitats of qualifying species, and the significant disturbance of those qualifying species, ensuring the integrity of the site is maintained and the site makes a full contribution to achieving Favourable Conservation Status of each of the qualifying features.*"

The conservation objective for Special Protection Areas is to, "*Avoid the deterioration of the habitats of the qualifying features, and the significant disturbance of the qualifying features, ensuring the integrity of the site is maintained and the site makes a full contribution to achieving the aims of the Birds Directive.*"

Ramsar sites do not have a specific conservation objective however, under the National Planning Policy Framework (NPPF), they are considered to have the same status as European sites.

**TEMPORARY, CONSTRUCTION PHASE EFFECTS**

*Mobilisation of contaminants*

Sites considered: Solent and Southampton Water SPA/Ramsar site, Solent and Dorset Coast SPA, Solent Maritime SAC, River Itchen SAC (mobile features of interest including Atlantic salmon and otter).

The development site lies within Southampton, which is subject to a long history of port and associated operations. As such, there is the potential for contamination in the site to be mobilised during construction. In 2016 the ecological status of the Southampton Waters was classified as 'moderate' while its chemical status classified as 'fail'. In addition, demolition and construction works would result in the emission of coarse and fine dust and **exhaust emissions** – these could impact surface water quality in the Solent and Southampton SPA/Ramsar Site and Solent and Dorset Coast SPA with consequent impacts on features of the River Itchen SAC. There could also be deposition of dust particles on habitats within the Solent Maritime SAC.

A range of construction measures can be employed to minimise the risk of mobilising contaminants, for example spraying water on surfaces to reduce dust, and appropriate standard operating procedures can be outlined within a Construction Environmental Management Plan (CEMP) where appropriate to do so.

In the absence of such mitigation there is a risk of contamination or changes to surface water quality during construction and therefore a significant effect is likely from schemes proposing redevelopment.

#### *Disturbance*

During demolition and construction noise and vibration have the potential to cause adverse impacts to bird species present within the SPA/Ramsar Site. Activities most likely to generate these impacts include piling and where applicable further details will be secured ahead of the determination of this planning application.

Sites considered: Solent and Southampton Water SPA

The distance between the development and the designated site is substantial and it is considered that sound levels at the designated site will be negligible. In addition, background noise will mask general construction noise. The only likely source of noise impact is piling and only if this is needed. The sudden, sharp noise of percussive piling will stand out from the background noise and has the potential to cause birds on the inter-tidal area to cease feeding or even fly away. This in turn leads to a reduction in the birds' energy intake and/or expenditure of energy which can affect their survival.

#### *Collision risk*

Sites considered: Solent and Southampton Water SPA, Solent and Dorset Coast SPA

Mapping undertaken for the Southampton Bird Flight Path Study 2009 demonstrated that the majority of flights by waterfowl occurred over the water and as a result collision risk with construction cranes, if required, or other infrastructure is not predicted to pose a significant threat to the species from the designated sites.

### **PERMANENT, OPERATIONAL EFFECTS**

#### ***Recreational disturbance***

Human disturbance of birds, which is any human activity which affects a bird's behaviour or survival, has been a key area of conservation concern for a number of years. Examples of such disturbance, identified by research studies, include birds taking flight, changing their feeding behaviour or avoiding otherwise suitable habitat. The effects of such disturbance range from a minor reduction in foraging time to mortality of individuals and lower levels of breeding success.

#### **New Forest SPA/Ramsar site/New Forest SAC**

Although relevant research, detailed in Sharp et al 2008, into the effects of human disturbance on interest features of the New Forest SPA/Ramsar site, namely nightjar, *Caprimulgus europaeus*, woodlark, *Lullula arborea*, and Dartford warbler *Sylvia undata*, was not specifically undertaken in the New Forest, the findings of work on the Dorset and Thames Basin Heaths established clear effects of disturbance on these species.

#### **Nightjar**

Higher levels of recreational activity, particularly dog walking, has been shown to lower nightjar breeding success rates. On the Dorset Heaths nests close to footpaths were found to be more likely to fail as a consequence of predation, probably due to adults being flushed from the nest by dogs allowing predators access to the eggs.

#### **Woodlark**

Density of woodlarks has been shown to be limited by disturbance with higher levels of disturbance leading to lower densities of woodlarks. Although breeding success rates were higher for the nest that were established, probably due to lower levels of competition for food, the overall effect was approximately a third fewer chicks than would have been the case in the absence of disturbance.

### **Dartford warbler**

Adverse impacts on Dartford warbler were only found to be significant in heather dominated territories where high levels of disturbance increased the likelihood of nests near the edge of the territory failing completely. High disturbance levels were also shown to stop pairs raising multiple broods.

In addition to direct impacts on species for which the New Forest SPA/Ramsar site is designated, high levels of recreation activity can also affect habitats for which the New Forest SAC is designated. Such impacts include trampling of vegetation and compaction of soils which can lead to changes in plant and soil invertebrate communities, changes in soil hydrology and chemistry and erosion of soils.

### **Visitor levels in the New Forest**

The New Forest National Park attracts a high number of visitors, calculated to be 15.2 million annually in 2017 and estimated to rise to 17.6 million visitor days by 2037 (RJS Associates Ltd., 2018). It is notable in terms of its catchment, attracting a far higher proportion of tourists and non-local visitors than similar areas such as the Thames Basin and Dorset Heaths.

Research undertaken by Footprint Ecology, Liley et al (2019), indicated that 83% of visitors to the New Forest were making short visits directly from home whilst 14% were staying tourists and a further 2% were staying with friends or family. These proportions varied seasonally with more holiday makers (22%) and fewer day visitors (76%), in the summer than compared to the spring (12% and 85% respectively) and the winter (11% and 86%). The vast majority of visitors travelled by car or other motor vehicle and the main activities undertaken were dog walking (55%) and walking (26%).

Post code data collected as part of the New Forest Visitor Survey 2018/19 (Liley et al, 2019) revealed that 50% of visitors making short visits/day trips from home lived within 6.1km of the survey point, whilst 75% lived within 13.8km; 6% of these visitors were found to have originated from Southampton.

The application site is located within the 13.8km zone for short visits/day trips and residents of the new development could therefore be expected to make short visits to the New Forest.

Whilst car ownership is a key limitation when it comes to be able to access the New Forest, there are still alternative travel means including the train, bus, ferry and bicycle. As a consequence, there is a risk that recreational disturbance could occur as a result of the development. Mitigation measures will therefore be required.

### **Mitigation**

A number of potential mitigation measures are available to help reduce recreational impacts on the New Forest designated sites, these include:

- Access management within the designated sites;
- Alternative recreational greenspace sites and routes outside the designated sites;
- Education, awareness and promotion

Officers consider a combination of measures will be required to both manage visitors once they arrive in the New Forest, including influencing choice of destination and behaviour, and by deflecting visitors to destinations outside the New Forest.

The New Forest Visitor Study (2019) asked visitors questions about their use of other recreation sites and also their preferences for alternative options such as a new country park or improved footpaths and bridleways. In total 531 alternative sites were mentioned including Southampton Common which was in the top ten of alternative sites. When asked whether they would use a new country park or improved footpaths/ bridleways 40% and 42% of day visitors respectively said they would whilst 21% and 16% respectively said they were unsure. This would suggest that alternative recreation sites can act as suitable mitigation measures, particularly as the research indicates that the number of visits made to the New Forest drops the further away people live.

The top features that attracted people to such sites (mentioned by more than 10% of interviewees) included: Refreshments (18%); Extensive/good walking routes (17%); Natural, 'wild', with wildlife (16%); Play facilities (15%); Good views/scenery (14%); Woodland (14%); Toilets (12%); Off-lead area for dogs (12%); and Open water (12%). Many of these features are currently available in Southampton's Greenways and semi-natural greenspaces and, with additional investment in infrastructure, these sites would be able to accommodate more visitors.

The is within easy reach of a number of semi-natural sites including Southampton Common and the four largest greenways: Lordswood, Lordsdale, Shoreburs and Weston. Officers consider that improvements to the nearest Park will positively encourage greater use of the park by residents of the development in favour of the New Forest. In addition, these greenway sites, which can be accessed via cycle routes and public transport, provide extended opportunities for walking and connections into the wider countryside. In addition, a number of other semi-natural sites including Peartree Green Local Nature Reserve (LNR), Frogs Copse and Riverside Park are also available.

The City Council has committed to ring fencing 4% of CIL receipts to cover the cost of upgrading the footpath network within the city's greenways. This division of the ring-fenced CIL allocation is considered to be appropriate based on the relatively low proportion of visitors, around 6%, recorded originating from Southampton. At present, schemes to upgrade the footpaths on Peartree Green Local Nature Reserve (LNR) and the northern section of the Shoreburs Greenway are due to be implemented within the next twelve months, ahead of occupation of this development. Officers consider that these improvement works will serve to deflect residents from visiting the New Forest.

Discussions have also been undertaken with the New Forest National Park Authority (NFNPA) since the earlier draft of this Assessment to address impacts arising from visitors to the New Forest. The NFNPA have identified a number of areas where visitors from Southampton will typically visit including locations in the eastern half of the New Forest, focused on the Ashurst, Deerleap and Longdown areas of the eastern New Forest, and around Brook and Fritham in the northeast and all with good road links from Southampton. They also noted that visitors from South Hampshire (including Southampton) make up a reasonable proportion of visitors to central areas such as Lyndhurst, Rhinefield, Hatchet Pond and Balmer Lawn (Brockenhurst). The intention, therefore, is to make available the remaining 1% of the ring-fenced CIL monies to the NFNPA to be used to fund appropriate actions from the NFNPA's Revised Habitat Mitigation Scheme SPD (July 2020) in these areas. An initial payment of £73k from extant development will be paid under the agreed MoU towards targeted infrastructure improvements in line with their extant Scheme and the findings of the recent visitor reports. This will be supplemented by a further CIL payment from the development with these monies payable after the approval of the application but ahead of the occupation of the development to enable impacts to be properly mitigated.

The NFNPA have also provided assurance that measures within the Mitigation Scheme are scalable, indicating that additional financial resources can be used to effectively mitigate the impacts of an increase in recreational visits originating from Southampton in addition to extra



visits originating from developments within the New Forest itself both now and for the lifetime of the development.

#### Funding mechanism

A commitment to allocate CIL funding has been made by Southampton City Council. The initial proposal was to ring fence 5% of CIL receipts for measures to mitigate recreational impacts within Southampton and then, subsequently, it was proposed to use 4% for Southampton based measures and 1% to be forwarded to the NFNPA to deliver actions within the Revised Habitat Mitigation Scheme SPD (July 2020). To this end, a Memorandum of Understanding between SCC and the NFNPA, which commits both parties to,

*“work towards an agreed SLA whereby monies collected through CIL in the administrative boundary of SCC will be released to NFNPA to finance infrastructure works associated with its Revised Habitat Mitigation Scheme SPD (July 2020), thereby mitigating the direct impacts from development in Southampton upon the New Forest’s international nature conservation designations in perpetuity.”*

has been agreed.

The Revised Mitigation Scheme set out in the NFNPA SPD is based on the framework for mitigation originally established in the NFNPA Mitigation Scheme (2012). The key elements of the Revised Scheme to which CIL monies will be released are:

- Access management within the designated sites;
- Alternative recreational greenspace sites and routes outside the designated sites;
- Education, awareness and promotion;
- Monitoring and research; and
- In perpetuity mitigation and funding.

At present there is an accrued total, dating back to 2019 of £73,239.81 to be made available as soon as the SLA is agreed. This will be ahead of the occupation of the development. Further funding arising from the development will be provided.

Provided the approach set out above is implemented, an adverse impact on the integrity of the protected sites will not occur.

#### **Solent and Southampton Water SPA/Ramsar site**

The Council has adopted the Solent Recreation Mitigation Partnership’s Mitigation Strategy (December 2017), in collaboration with other Councils around the Solent, in order to mitigate the effects of new residential development on the Solent and Southampton Water SPA and Ramsar site. This strategy enables financial contributions to be made by developers to fund appropriate mitigation measures. The level of mitigation payment required is linked to the number of bedrooms within the properties.

The residential element of the development could result in a net increase in the city’s population and there is therefore the risk that the development, in-combination with other residential developments across south Hampshire, could lead to recreational impacts upon the Solent and Southampton Water SPA. A contribution to the Solent Recreation Mitigation Partnership’s mitigation scheme will enable the recreational impacts to be addressed. The developer has committed to make a payment prior to the commencement of development in line with current Bird Aware requirements and these will be secured ahead of occupation – and most likely ahead of planning permission being implemented.

#### **Conclusions regarding the implications of the development for the identified European sites in view of those sites’ conservation objectives**

##### Conclusions

The following conclusions can be drawn from the evidence provided:

- There is potential for a number of impacts, including noise disturbance and mobilisation of contaminants, to occur at the demolition and construction stage.
- Increased levels of recreation activity could affect the Solent and Southampton Water SPA/Ramsar site and the New Forest/SAC/SPA/Ramsar site.
- There is a low risk of birds colliding with the proposed development.

The following mitigation measures have been proposed as part of the development:

#### Demolition and Construction phase

- Provision of a Construction Environmental Management Plan, where appropriate.
- Use of quiet construction methods where feasible;
- Further site investigations and a remediation strategy for any soil and groundwater contamination present on the site.

#### Operational

- Contribution towards the Solent Recreation Mitigation Partnership scheme. The precise contribution level will be determined based on the known mix of development;
- 4% of the CIL contribution will be ring fenced for footpath improvements in Southampton's Greenways network. The precise contribution level will be determined based on the known mix of development;
- Provision of a welcome pack to new residents highlighting local greenspaces and including walking and cycling maps illustrating local routes and public transport information.
- 1% of the CIL contribution will be allocated to the New Forest National Park Authority (NFNPA) Habitat Mitigation Scheme. A Memorandum of Understanding (MoU), setting out proposals to develop a Service Level Agreement (SLA) between SCC and the NFNPA, has been agreed. The precise contribution level will be determined based on the known mix of development with payments made to ensure targeted mitigation can be delivered by NFNPA ahead of occupation of this development.
- All mitigation will be in place ahead of the first occupation of the development thereby ensuring that the direct impacts from this development will be properly addressed.

As a result of the mitigation measures detailed above, when secured through planning obligations and conditions, officers are able to conclude that there will be no adverse impacts upon the integrity of European and other protected sites in the Solent and New Forest arising from this development.

## References

Fearnley, H., Clarke, R. T. & Liley, D. (2011). The Solent Disturbance & Mitigation Project. Phase II – results of the Solent household survey. ©Solent Forum/Footprint Ecology.

Liley, D., Stillman, R. & Fearnley, H. (2010). The Solent Disturbance and Mitigation Project Phase 2: Results of Bird Disturbance Fieldwork 2009/10. Footprint Ecology/Solent Forum.

Liley, D., Panter, C., Caals, Z., & Saunders, P. (2019) Recreation use of the New Forest SAC/SPA/Ramsar: New Forest Visitor Survey 2018/19. Unpublished report by Footprint Ecology.

Liley, D. & Panter, C. (2020). Recreation use of the New Forest SAC/SPA/Ramsar: Results of a telephone survey with people living within 25km. Unpublished report by Footprint Ecology.

## Protected Site Qualifying Features

### The New Forest SAC

The New Forest SAC qualifies under Article 3 of the Habitats Directive by supporting the following Annex I habitats:

- Oligotrophic waters containing very few minerals of sandy plains (*Littorelletalia uniflorae*) (primary reason for selection)
- Oligotrophic to mesotrophic standing waters with vegetation of the *Littorelletea uniflorae* and/or of the *Isoëto-Nanojuncetea* (primary reason for selection)
- Northern Atlantic wet heaths with *Erica tetralix* (primary reason for selection)
- European dry heaths (primary reason for selection)
- *Molinia* meadows on calcareous, peaty or clayey-silt laden soils (*Molinion caeruleae*) (primary reason for selection)
- Depressions on peat substrates of the *Rhynchosporion* (primary reason for selection)
- Atlantic acidophilous beech forests with *Ilex* and sometimes also *Taxus* in the shrub layer
- (*Quercion robori-petraeae* or *Ilici-Fagenion*) (primary reason for selection)
- *Asperulo-Fagetum* beech forests (primary reason for selection)
- Old acidophilous oak woods with *Quercus robur* on sandy plains (primary reason for selection)
- Bog woodland (primary reason for selection)
- Alluvial forests with *Alnus glutinosa* and *Fraxinus excelsior* (*Alno-Padion*, *Alnion incanae*, *Salicion albae*) (primary reason for selection)
- Transition mires and quaking bogs
- Alkaline fens

The New Forest SAC qualifies under Article 3 of the Habitats Directive by supporting the following Annex II species:

- Southern Damselfly *Coenagrion mercurial* (primary reason for selection)
- Stag Beetle *Lucanus cervus* (primary reason for selection)
- Great Crested Newt *Triturus cristatus*

### The New Forest SPA

The New Forest SPA qualifies under Article 4.1 of the Birds Directive by supporting breeding populations of European importance of the following Annex I species:

- Dartford Warbler *Sylvia undata*
- Honey Buzzard *Pernis apivorus*
- Nightjar *Caprimulgus europaeus*
- Woodlark *Lullula arborea*

The SPA qualifies under Article 4.2 of the Birds Directive by supporting overwintering populations of European importance of the following migratory species:

- Hen Harrier *Circus cyaneus*

### New Forest Ramsar Site

The New Forest Ramsar site qualifies under the following Ramsar criteria:

- Ramsar criterion 1: Valley mires and wet heaths are found throughout the site and are of outstanding scientific interest. The mires and heaths are within catchments whose uncultivated and undeveloped state buffer the mires against adverse ecological change. This is the largest concentration of intact valley mires of their type in Britain.
- Ramsar criterion 2: The site supports a diverse assemblage of wetland plants and animals including several nationally rare species. Seven species of nationally rare plant are found on the site, as are at least 65 British Red Data Book species of invertebrate.
- Ramsar criterion 3: The mire habitats are of high ecological quality and diversity and have undisturbed transition zones. The invertebrate fauna of the site is important due to the concentration of rare and scarce wetland species. The whole site complex, with

its examples of semi-natural habitats is essential to the genetic and ecological diversity of southern England.

### **Solent Maritime SAC**

The Solent Maritime SAC qualifies under Article 3 of the Habitats Directive by supporting the following Annex I habitats:

- Estuaries (primary reason for selection)
- Spartina swards (*Spartinion maritimae*) (primary reason for selection)
- Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*) (primary reason for selection)
- Sandbanks which are slightly covered by sea water all the time
- Mudflats and sandflats not covered by seawater at low tide
- Coastal lagoons
- Annual vegetation of drift lines
- Perennial vegetation of stony banks
- Salicornia and other annuals colonising mud and sand
- Shifting dunes along the shoreline with *Ammophila arenaria* (“white dunes”)

Solent Maritime SAC qualifies under Article 3 of the Habitats Directive by supporting the following Annex II species:

- Desmoulin's whorl snail *Vertigo moulinsiana*

### **Solent and Southampton Water SPA**

Solent and Southampton Water SPA qualifies under Article 4.1 of the Birds Directive by supporting breeding populations of European importance of the following Annex I species:

- Common Tern *Sterna hirundo*
- Little Tern *Sterna albifrons*
- Mediterranean Gull *Larus melanocephalus*
- Roseate Tern *Sterna dougallii*
- Sandwich Tern *Sterna sandvicensis*

The SPA qualifies under Article 4.2 of the Birds Directive by supporting overwintering populations of European importance of the following migratory species:

- Black-tailed Godwit *Limosa limosa islandica*
- Dark-bellied Brent Goose *Branta bernicla bernicla*
- Ringed Plover *Charadrius hiaticula*
- Teal *Anas crecca*

The SPA also qualifies under Article 4.2 of the Birds Directive by regularly supporting at least 20,000 waterfowl, including the following species:

- Gadwall *Anas strepera*
- Teal *Anas crecca*
- Ringed Plover *Charadrius hiaticula*
- Black-tailed Godwit *Limosa limosa islandica*
- Little Grebe *Tachybaptus ruficollis*
- Great Crested Grebe *Podiceps cristatus*
- Cormorant *Phalacrocorax carbo*
- Dark-bellied Brent Goose *Branta bernicla bernicla*
- Wigeon *Anas Penelope*
- Redshank *Tringa tetanus*
- Pintail *Anas acuta*
- Shoveler *Anas clypeata*
- Red-breasted Merganser *Mergus serrator*
- Grey Plover *Pluvialis squatarola*
- Lapwing *Vanellus vanellus*
- Dunlin *Calidris alpina alpina*
- Curlew *Numenius arquata*
- Shelduck *Tadorna tadorna*

### **Solent and Southampton Water Ramsar Site**

The Solent and Southampton Water Ramsar site qualifies under the following Ramsar criteria:

- Ramsar criterion 1: The site is one of the few major sheltered channels between a substantial island and mainland in European waters, exhibiting an unusual strong double tidal flow and has long periods of slack water at high and low tide. It includes many wetland habitats characteristic of the biogeographic region: saline lagoons, saltmarshes, estuaries, intertidal flats, shallow coastal waters, grazing marshes, reedbeds, coastal woodland and rocky boulder reefs.
- Ramsar criterion 2: The site supports an important assemblage of rare plants and invertebrates. At least 33 British Red Data Book invertebrates and at least eight British Red Data Book plants are represented on site.
- Ramsar criterion 5: A mean peak count of waterfowl for the 5 year period of 1998/99 – 2002/2003 of 51,343
- Ramsar criterion 6: The site regularly supports more than 1% of the individuals in a population for the following species: Ringed Plover *Charadrius hiaticula*, Dark-bellied Brent Goose *Branta bernicla bernicla*, Eurasian Teal *Anas crecca* and Black-tailed Godwit *Limosa limosa islandica*.

**POLICY CONTEXT**

Core Strategy - (as amended 2015)

CS13	Fundamentals of Design
CS19	Car & Cycle Parking
CS22	Promoting Biodiversity and Protecting Habitats
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
SDP7	Context
SDP9	Scale, Massing & Appearance
SDP12	Landscape & Biodiversity

Bassett Neighbourhood Plan (Adopted 2016)

BAS1	New Development
BAS4	Character and Design

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 (2023)  
The Southampton Community Infrastructure Levy Charging Schedule (September 2013)

**Planning History**

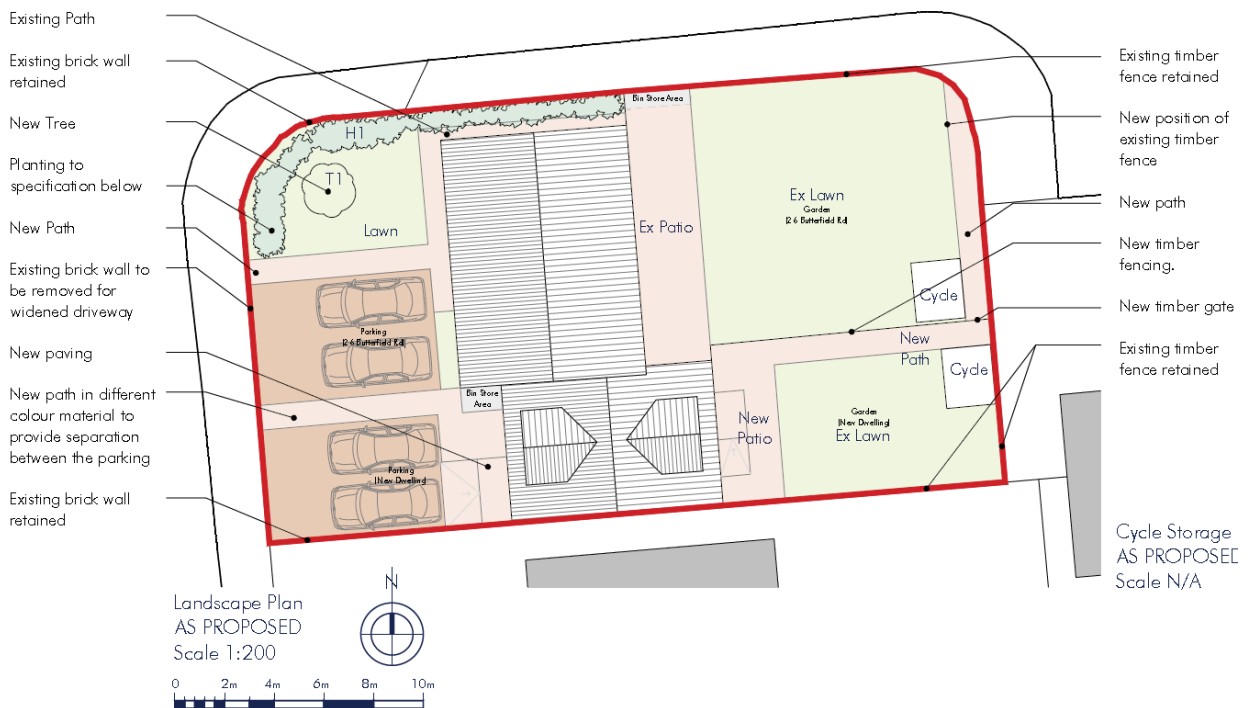
<b>Case Ref:</b>	<b>Proposal:</b>	<b>Decision:</b>	<b>Date:</b>
21/00421/DIS	Application for approval of details reserved by condition 4(Landscaping detailed plan), 5(Water efficiency) and 6(Cycle storage facilities) of permission 20/01460/FUL for extensions to create a 2-bedroom self-contained dwelling.	No objection	25.06.2021
20/01460/FUL	Extensions and alterations to existing garage, including a front extension, raising the roof and the insertion of dormer windows to facilitate the formation of a 2-bedroom self-contained dwelling	Conditionally Approved	25.02.2021
20/01090/FUL	Erection of a two-storey side extension, front and roof extension to garage to facilitate conversion of the property into 3 x 2 bed dwellings and associated parking	Withdrawn	07.10.2020
08/01515/FUL	Part 2-storey part single storey side and rear extensions and 2-storey front extension	Conditionally Approved	17.12.2008
08/00721/FUL	Erection of two storey front, side and rear extensions.	Application Refused	01.07.2008

Comparison of plans

Previously approved scheme



Currently proposed scheme





**Minutes of Planning and Rights of Way Panel, 2nd February, 2021**

49. Planning Application - 20/01460/FUL - 26 Butterfield Road

Report of the Interim Head of Planning and Economic Development recommending that the Panel delegate approval in respect of an application for a proposed development at the above address.

Minutes:

The Panel considered the report of the Head of Planning and Economic Development recommending delegated authority be granted in respect of an application for a proposed development at the above address.

Extensions and alterations to existing garage, including a front extension, raising the roof and the insertion of dormer windows to facilitate the formation of a 2-bedroom self-contained dwelling.

Mr M Patel (applicant), was present and with the consent of the Chair, addressed the meeting.

The presenting officer reported that a further 3 objections had been received following the publication of the report. It was noted that the newly received correspondence echoed the objections already submitted in relation to the application. Additionally, the presenting officer noted that the applicant had submitted an updated site plan. It was explained that changes were required to condition numbers 4 and 6 and that the reason for granting approval had been bolstered by referencing the considerations that had taken by the officer with regard to the Basset Neighbourhood Plan, as set out below.

The Panel (updates / points not covered by the resolution inc amended / additional conditions etc)

Upon being put to the vote the Panel confirmed the Habitats Regulation Assessment.

The Panel then considered the recommendation to delegate authority to the Service Lead: Infrastructure, Planning and Development to grant planning permission. Upon being put to the vote the recommendation was carried.

RECORDED VOTE to grant planning permission.

FOR: Councillors Coombs, Mitchell and Savage

AGAINST: Councillors G Galton, L Harris and Vaughan

Motion was carried on the use of the chair's casting vote.

RESOLVED that the Panel:

- (i) confirmed the Habitats Regulation Assessment set out in Appendix 1 of the report.
- (ii) Delegated authority to the Head of Planning & Economic Development to grant planning permission subject to the planning conditions recommended at the end of this report and the completion of a S.106 Legal Agreement to secure either a scheme of

measures or a financial contribution to mitigate against the pressure on European designated nature conservation sites in accordance with Policy CS22 of the Core Strategy and the Conservation of Habitats and Species Regulations 2010.

(iii) That the Head of Planning & Economic Development be delegated authority to add, vary and /or delete conditions as necessary, and to refuse the application in the event that item 2 above is not completed within reasonable timescales.

#### Amended 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 as required by paragraphs 39-42 and 46 of the National Planning Policy Framework (2019). Policies –SDP1, SDP4, SDP5, SDP7, SDP9, SDP10, SDP12, SDP13, H1, H2, and H7 of the City of Southampton Local Plan Review (Amended 2015), policies CS4, CS5, CS13, CS16, CS19, CS20, CS22, CS25 of the Local Development Framework Core Strategy Development Plan Document (Amended 2015) and policies BAS1, BAS4 and BAS5 of the Bassett Neighbourhood Plan (adopted 2016).

#### Amended Conditions

##### 04. Landscaping detailed plan (Pre-Commencement)

Notwithstanding the submitted details, before the commencement of any site works a detailed landscaping scheme and implementation timetable shall be submitted to and approved by the Local Planning Authority in writing, which includes:

- i. proposed hard surfacing materials;
- ii. proposed boundary treatments for the whole site;
- iii. planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate. This shall include native and/or ornamental species of recognised value for wildlife;

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.

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.

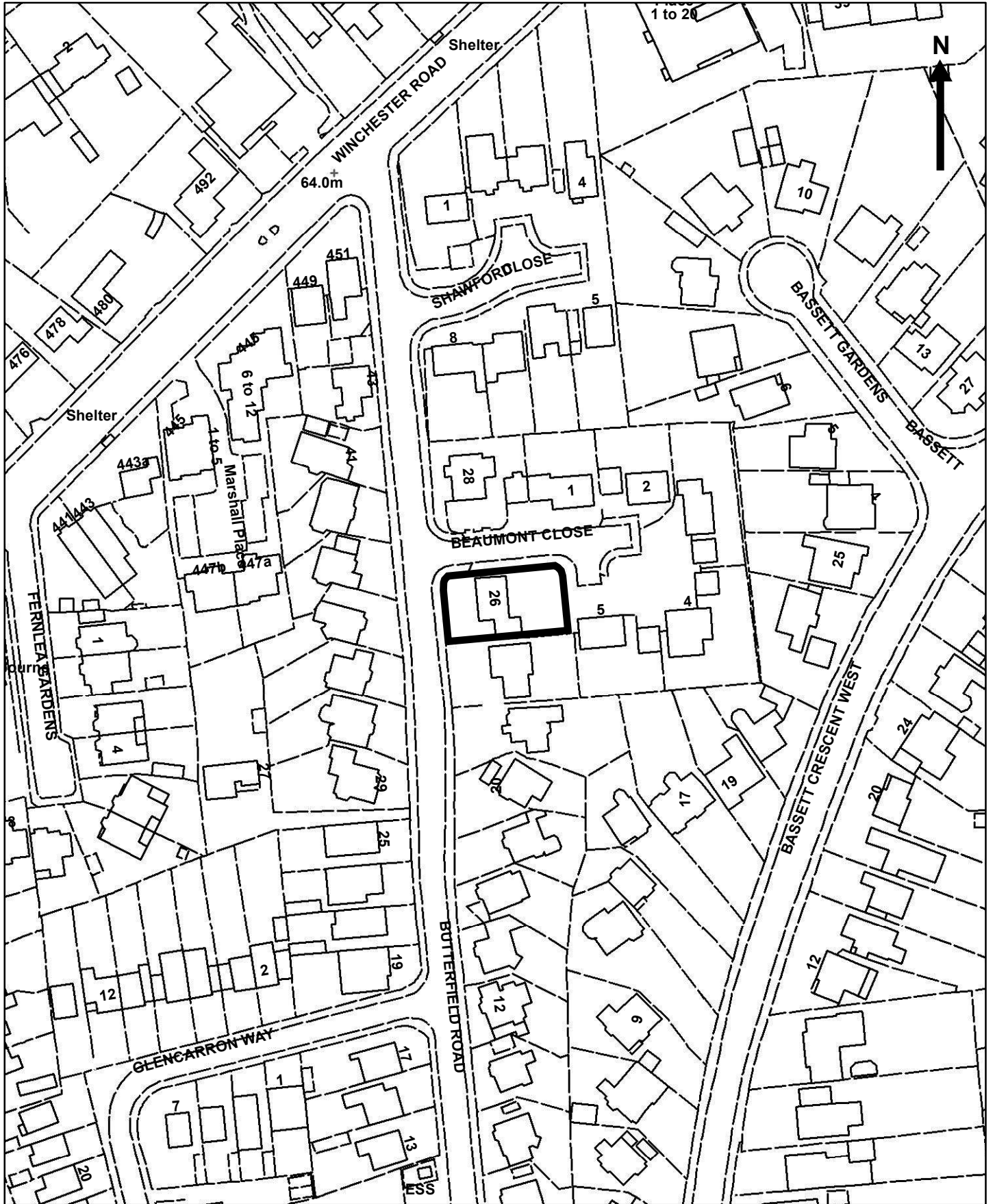
REASON: To enhance the biodiversity of the site and improve the appearance of the site and enhance the character of the development in the interests of visual amenity, to ensure that the development makes a positive contribution to the local environment and, in accordance with the duty required of the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

06. Cycle storage facilities (Pre-Occupation)

Before the development hereby approved first comes into occupation, secure and covered storage for bicycles, and the access to this storage, shall be provided in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The storage shall be thereafter retained as approved for the lifetime of the development.

REASON: To encourage cycling as an alternative form of transport.

NOTE: Councillor Windle withdrew from the meeting for this application with technical issues.



Scale: 1:1,250

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**Planning and Rights of Way Panel 23<sup>rd</sup> January 2024**  
**Planning Application Report of the Head of Transport and Planning**

<b>Application address:</b> 111 Alma Road, Southampton			
<b>Proposed development:</b> Erection of a pitched roof extension on rear outbuilding to create storage space in roofspace (description amended following validation)			
<b>Application number:</b>	23/01578/FUL	<b>Application type:</b>	Minor
<b>Case officer:</b>	Stuart Brooks	<b>Public speaking time:</b>	5 minutes
<b>Last date for determination:</b>	30.01.2024	<b>Ward:</b>	Bevois
<b>Reason for Panel Referral:</b>	Request by Ward Cllrs	<b>Ward Councillors:</b>	Cllr Rayment Cllr Denness Cllr Katraria
<b>Referred to Panel by:</b>	All Ward Cllrs	<b>Reason:</b>	Loss of residential amenity due to scale of the roof extension
<b>Applicant:</b> Mr Rai		<b>Agent:</b> ACA Design Limited	

<b>Recommendation Summary</b>	<b>Conditionally approve</b>
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<b>Community Infrastructure Levy Liable</b>	<b>Not applicable</b>
---------------------------------------------	-----------------------

**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 as required by paragraphs 39-42 and 46 of the National Planning Policy Framework (revised 2023). Policies – CS13 of the of the Local Development Framework Core Strategy Development Plan Document (Amended 2015). Policies – SDP1, SDP7, SDP9 of the City of Southampton Local Plan Review (Amended 2015).

<b>Appendix attached</b>			
1	Development Plan Policies	2	Relevant Planning History
3	Approved plans 2021 flatted conversion		

**Recommendation in Full**

**Conditionally approve**

## **Background**

This planning application is for a new roof to an existing lawful outbuilding. 111 Alma Rd has permission to be converted to flats and has been in lawful occupation as such since the Summer of 2023. The flatted development has largely been constructed in accordance with the approved plans, although at the current time the resident's cycle store (approved under 20/01617/DIS) has not been provided and the applicant is in breach of condition 8 of permission 20/00550/FUL. This breach is not a material consideration for this roof application, and will be dealt with separately; with input from Planning Enforcement if the matter cannot be resolved amicably and quickly.

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

- 1.1 The application site comprises a 3-storey residential property divided into 6 flats (1x3 and 5x1 beds) with various extensions carried out under the recent permission in 2021. The property has a spacious plot with a long rear garden and existing flat roofed outbuilding adjacent to the southern boundary (shared with the rear gardens of 11 to 13 Avenue Road). The outbuilding is used by the applicant/landlord to store building materials and equipment in connection with their building projects. The outbuilding is not currently made available as storage for use by existing tenants. The applicant has advised this is due in part because of the condition of the building and issues with the existing roof and water tightness. The existing fence across the front driveway prevents any vehicle access to the rear garden and outbuilding. The rear of the property is soft and hard landscaped as approved under the 2021 permission.
- 1.2 The surrounding area is characterised as suburban residential comprising 2 and 3 storey properties of various styles. Neighbouring properties in Alma Road and Avenue Road have comparably deep plots, incorporating outbuildings with either flat or pitched roofs. It should be noted that the spatial character of the area changes from back to back deep gardens to back land housing, located to the west at Clifford Dibben Mews.

### **2. Proposal**

- 2.1 This application is to add a new roof form to an existing lawful outbuilding. The applicant proposes to extend the building upwards by replacing the existing flat roof with a pitched roof extension to create additional secure storage for the occupants of 111 Alma Road.
- 2.2 The application has been amended since validation/notification to reduce the height and pitch of the extension to a hipped roof (changed from a gabled profile and removed dormer windows) with an eaves and ridge height of 2.9m (unchanged) and 5.8m accordingly - reduced from 6.3m. The roof space will provide 2m headroom clearance to create further storage space with 2 rooflights (facing north towards 111 Alma Road) to provide natural lighting.

### **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 2023. Paragraph 225 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.

#### 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 property was granted planning permission ref no. 20/00550/FUL in 2021 to be converted into 6 flats. As can be seen from the approved internal and external layout of the approved flats (minor changes to approved plans under ref no. 21/00633/NMA) shown in **Appendix 3**, limited cupboard space was provided internally and there is no secure and covered storage space provided externally for residents to store personal items.

#### 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. At the time of writing the report **13 representations** (4 objections and 9 support) have been received from surrounding residents and objections from all 3 Ward Cllrs have also been received. The following is a summary of the points raised:

##### Support

5.2 ***The design of the extension is in keeping with character of the dwelling and improvement to the flat roofed outbuilding and there are other 2 storey structures built in rear gardens/backland locations at nearby properties.***

##### **Response**

The application has been amended to reduce the scale, height and bulk of the roof to provide a genuine pitched roof which is appropriate for an ancillary outbuilding. The amended height and scale of the amended roof extension will ensure that the outbuilding will maintain a single storey and subservient appearance to main building at 111 Alma Road, whilst its size and height will be proportional with the larger plots of properties characteristic of the local area.

5.3 ***No adverse impact on amenity of neighbouring occupiers given the deep size of the gardens and screening from vegetation and boundary treatments.***

##### **Response**

The height and pitch of the extended outbuilding will be sufficiently separated from the gardens of the neighbouring properties to ensure there is no adverse loss of light, outlook and privacy to neighbouring occupiers.

5.4 ***Will benefit occupiers of flats by providing secure and personal storage space for bulky items and therefore make their indoor living space less cramped.***

##### **Response**

Whilst this is a personal benefit for the occupants of the flats, this will improve the living conditions of the occupants by allowing bulky personal items to be securely stored outside of their living space.

### Objections

- 5.5 ***The long term intention has been to piecemeal develop the original family home and to further convert the outbuilding to multiple residential property given the proposed building is designed as a domestic property. The building already has cavity wall, services and utility connections to enable to residential conversion. If approved, there will be a subsequent application for residential conversion.***

#### **Response**

The Local Planning Authority has a duty to consider this planning application on face value and the application seeks planning permission for a pitched roof over an existing outbuilding. The applicant is requesting permission for additional incidental storage and the Council cannot determine the application on the basis that the building may become a residential dwelling in the future. The reduction in the pitch and height of the amended roof extension, and its internal layout is akin to the appearance of a single storey outbuilding. Although the existing outbuilding has utility connections it is not being occupied as a dwelling. The outbuilding is being used to store building materials in connection to the finished building project at 111 Alma Road and other upcoming projects by the applicant. A condition will control the use of the outbuilding to ensure it is solely used for storage purposes ancillary to the residential use of 111 Alma Road. Any future use of the outbuilding for self-contained residential purposes would be a breach of planning control that can be enforced against by the Council, whilst any subsequent application for residential accommodation would be separately determined on its own merits following further public consultation.

- 5.6 ***It is unclear what the purpose of the additional storage space in the building is being used to store whilst the applicant owns other properties which they can already use for storage. The use of the outbuilding would become cause noise disturbance to neighbours by becoming storage for the applicant's landlord business, building equipment, renting out to other businesses etc. If approved the use of the building should be restricted to personal storage to solely serve the residents of the flats.***

#### **Response**

The ground floor and roof space will be used for storage of personal items by the residents of 111 Alma Road including bulky items which residents have limited space to store inside their flats. As such, the storage used by the residents living at 111 Alma Road would not cause any significant noise disturbance to neighbouring properties in terms of the levels of comings and goings associated with the use. A condition will be applied to ensure that the outbuilding remains ancillary in use to the residential use at 111 Alma Road and not used for business purposes.

- 5.7 ***The outbuilding was originally built without planning permission. The design of the domestic style 2 storey building in a backland position is out of character and excessive height/scale for a rear garden, and sets undesirable precedent for 2 storey backland development. There is sufficient space in the rear garden to erect low level storage such as a shed.***

#### **Response**



Having inspected the site in 2017, the Planning Enforcement team concluded that the outbuilding was built under permitted development rights at the time and, therefore, did not require planning permission. The reduction in pitch and height of the amended roof extension will ensure that the outbuilding will maintain a single storey and subservient appearance to main building at 111 Alma Road, whilst its size and height will be proportional with the larger plots of properties characteristic of the local area. In terms of setting a precedent, the development is not considered to be 2 storey in appearance, whilst not all properties are the same in character and, therefore, future applications can be judged on their own individual merits.

**5.8 *Loss of privacy, light and outlook due to overbearing and intrusive height and scale in close proximity to neighbouring gardens. Noise disturbance from construction works.***

**Response**

The height and pitch of the extended outbuilding will be sufficiently separated from the gardens of the neighbouring properties to ensure there is no adverse loss of light, outlook and privacy to neighbouring occupiers. The proposal has been amended to remove roof dormers and the building will only include 2 no. roof lights in the north facing roof slope.

**5.9 *Loss of green space wildlife corridor at rear of gardens and amenity space available for health of residents. The access arrangements to the storage building will detract from the landscaping secured under the 2020 permission for the flats.***

**Response**

The footprint of the existing outbuilding already exists so no further land will be built on and residents can access the outbuilding without any changes to the recent soft and hard landscaping undertaken.

**Consultation Responses**

5.10	<b>Consultee</b>	<b>Comments</b>
	Cllr Toqeer Kataria	As Ward Councillors I have received comments from residents regarding the proposals for 111 Alma Road. The concerns are around plans being overbearing, dominating and visually intrusive.
	Cllr Jacqui Rayment	Like my Ward Councillors we have received comments from local residents regarding the proposals for 111 Alma Road. I share the concerns of residents regarding the plans being overbearing, dominating and visually intrusive.
	Cllr Mike Denness	As Ward Councillors we have received comments from local residents regarding the proposals for 111 Alma Road. I have reviewed the application and share the concerns of residents regarding the plans being overbearing, dominating and visually intrusive.

**6.0 Planning Consideration Key Issues**

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

- Design and effect on character;
- Residential amenity and;
- Parking highways and transport;

### 6.3 Design and effect on character

6.3.1 The character of the property, like those surrounding, have long rear gardens and there are examples of other development in rear gardens such as outbuildings with pitched roofs, large rear extensions, and modern housing built at the rear of Alma Road and Avenue Road.

6.3.2 The existing outbuilding was built under permitted development with a relatively large footprint of 78sqm and single storey eaves height of 2.9m. This application is for a new roof form only. Amended plans have reduced the pitch and height of the roof extension to a hipped roof. The 2.9m eaves height will remain unchanged. The 5.8m high roof ridge is almost 2m higher than the 4m high outbuilding allowed under permitted development, however, the height and profile of the pitched roof will appear proportional to the span and width of the existing large outbuilding, so when viewed as a whole the extended outbuilding will maintain a subservient scale and single storey appearance. This will not be out of keeping with the character and appearance of the main property and the context of the surrounding properties with typically long gardens and as a consequence generous separation distance between the outbuilding and neighbouring housing.

6.3.3 As such, the proposal will adversely harm the character and appearance of the local area.

### 6.4 Residential amenity

6.4.1 The reduction in height and pitch of the roof extension from 6.3m to 5.8 and change in profile from the bulkier gabled roof and dormers to a hipped roof, as amended, will improve the relationship with the amenity of the neighbouring properties. Whilst the highest point of the roof ridge is 2m taller than allowed under permitted development, the hipped roof will slope away from neighbouring gardens and reduces the building dominance. It will not have a harmful overbearing impact, compared to the impacts of the taller and bulkier gabled roof as originally submitted.

6.4.2 The outbuilding is located at far end of the garden to the north-west of the long gardens (length up to 32m) of the adjoining properties in Avenue Road, and to the south-west and north-east of the adjoining gardens of 109 and 113 Alma Road. The outbuilding is set back from the boundary of the neighbouring gardens by approximately 1-2m. The most useable parts of the neighbouring gardens will be closer to the rear of their house where they can sit out and enjoy the privacy so there will a reasonable separation distance from these areas in terms of the roof extension visible above the adjacent boundary fence/walls and, therefore, will not cause an overbearing sense of enclosure to outlook of the neighbouring properties.

6.4.3 The orientation of the proposed roof extension to the neighbouring gardens will ensure that the loss of light to the neighbouring gardens will be limited during the day, whilst there will be no direct overshadowing of the neighbouring garden of the Avenue Road properties for the majority of the day.

6.4.4 The 2 rooflights in the northern roof slope will provide natural lighting to the storage area in the roof space. The roof lights can be obscured glazed to ensure that there is no overlooking of the neighbouring gardens in Alma Road. As such, the proposed roof extension will maintain the privacy of the neighbouring occupiers.

6.4.5 The use of the property for residential purposes would be a breach of planning control which the Council can enforce against should it need to. The storage use intended as an ancillary use for the residents living at 111 Alma Road to store personal items and, therefore, would not cause any additional noise disturbance to neighbouring occupiers associated with the comings and goings of the use. A condition will control the use of the outbuilding to be solely kept as ancillary storage and no business use.

6.4.6 As such, the proposal will not adversely affect the residential amenity of the local area.

#### 6.5 Parking highways and transport

6.5.1 There is no vehicle access to the outbuilding whilst it will be used for personal storage by the residents living at 111 Alma Road. As such, the proposal will not adversely affect parking and road safety in the local area.

### 7. Summary

7.1 In summary, the Planning Panel will be aware that they need to determine the planning application before them. The applicant is seeking to add a new roof form to a lawfully constructed outbuilding. The application has been amended since it was originally submitted to reduce the size of the new roof. The amended roof extension will maintain the single storey appearance of the outbuilding and provides opportunities for secure storage of personal items that will benefit the residents of 111 Alma Road, whilst its size and height will not be out of keeping with the established character of the local area and will not adversely harm the residential amenity of the neighbouring properties.

### 8. Conclusion

8.1 It is recommended that planning permission be granted subject to the 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) 4.(f) (vv) 6.(a) (b) 7.(a)

Stuart Brooks PROW Panel 23.01.24

### PLANNING CONDITIONS

#### **01. 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).

### **02. Materials to match (Performance)**

The materials and finishes to be used for the windows and roof in the construction of the extension hereby permitted shall match in all respects the type, size, colour, texture, form, composition, manufacture and finish of those on the existing main building at 111 Alma Road.

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

### **03. Obscure Glazing (Performance)**

The rooflights hereby approved in the north elevation shall be obscurely glazed before the development is first occupied. The rooflights shall be thereafter retained in this manner for the lifetime of the development.

Reason: To protect the amenity and privacy of the adjoining property.

### **04. No Other Windows or Doors (Performance)**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended or any order amending, revoking or re-enacting that Order), no windows, doors or other openings, other than those expressly authorised by this permission, shall be inserted in the side and rear roof slopes of the roof extension hereby permitted without the prior written consent of the Local Planning Authority.

Reason: To protect the amenities of the adjoining residential properties.

### **05. Ancillary Storage Use (Performance)**

Prior to the first use of the extended outbuilding hereby approved, the internal partitioning of the outbuilding shall be laid in accordance with the approved plans and shall thereafter be made accessible and retained as storage to serve the residents of the approved flats under planning permission ref no. 20/00550/FUL. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any order revoking, re-enacting or modifying that Order) the extended outbuilding hereby permitted shall be solely used as storage purposes ancillary to the residential use at the site from which it shall not be let, sold separately, or severed thereafter. The outbuilding shall be not used for business purposes whatsoever at any time.

Reason: To define the use of the extended building in accordance with the applicant's submission. The merits of a new dwelling or commercial uses have not been assessed, and may be harmful in any event when considering highway safety and residential amenity.

### **06. 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.

**Application 23/01578/FUL**

**APPENDIX 1**

**POLICY CONTEXT**

Core Strategy - (as amended 2015)

CS13          Fundamentals of Design  
CS18          Transport  
CS19          Car & Cycle Parking

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

SDP1          Quality of Development  
SDP5          Parking  
SDP7          Urban Design Context  
SDP9          Scale, Massing & Appearance

Supplementary Planning Guidance

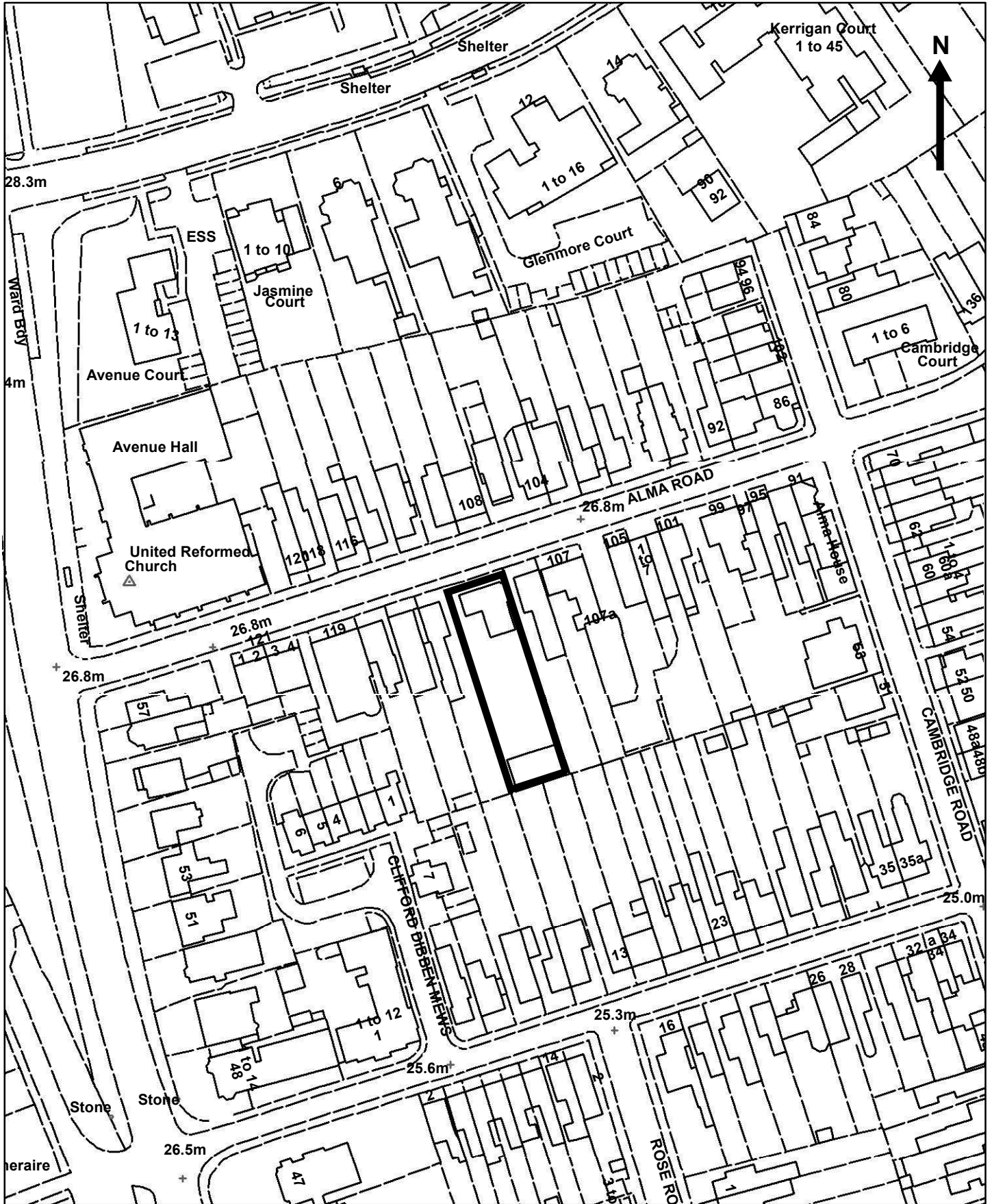
Residential Design Guide (Approved - September 2006)  
Parking Standards SPD (September 2011)

Other Relevant Guidance

The National Planning Policy Framework (2023)

**Relevant Planning History**

<b>Case Ref</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date</b>
08/01107/FUL	Two-storey rear and single-storey side extension and alterations to existing flat roof to form pitched roof enabling conversion of existing four-bed dwelling into 2 x three-bed dwellings. Erection of 2 x three-bed, two-storey detached dwellings, with associated parking, cycle/refuse storage	Application Refused	09.10.2008
14/02115/FUL	Change of use from a dwelling house to a flexible use as either a dwelling house or a house in multiple occupation (HMO, class C4)	Application Refused	09.03.2015
19/02122/FUL	Erection of part single and two-storey rear extensions and roof alterations including raising the roof with dormers to front and rear to allow conversion of existing dwelling to 1 x three bedroom and 5 x one bedroom flat with associated works	Application Refused	17.02.2020
20/00550/FUL	Erection of part single and two-storey rear extensions and roof alterations with dormers to front and rear to allow conversion of existing dwelling to 1 x three bedroom and 5 x one bedroom apartments with associated works (amendment of 19/02122/FUL)	Conditionally Approved	27.10.2020
20/01617/DIS	Application for approval of details reserved by condition 4(Construction Management Plan), 5(Landscaping plan), 7(Refuse & Recycling), 8(Cycle storage facilities) and 9(Water efficiency) of permission 20/00550/FUL for erection of part single and two-storey rear extensions to facilitate flat conversion	No Objection	19.02.2021
21/00633/NMA	Non material amendment sought to planning permission ref 20/00550/FUL to increase size of single storey rear extension for flat 3 serving the living area for 3 bed family home and additional roof window in south elevation for flat 6	No Objection	18.06.2021



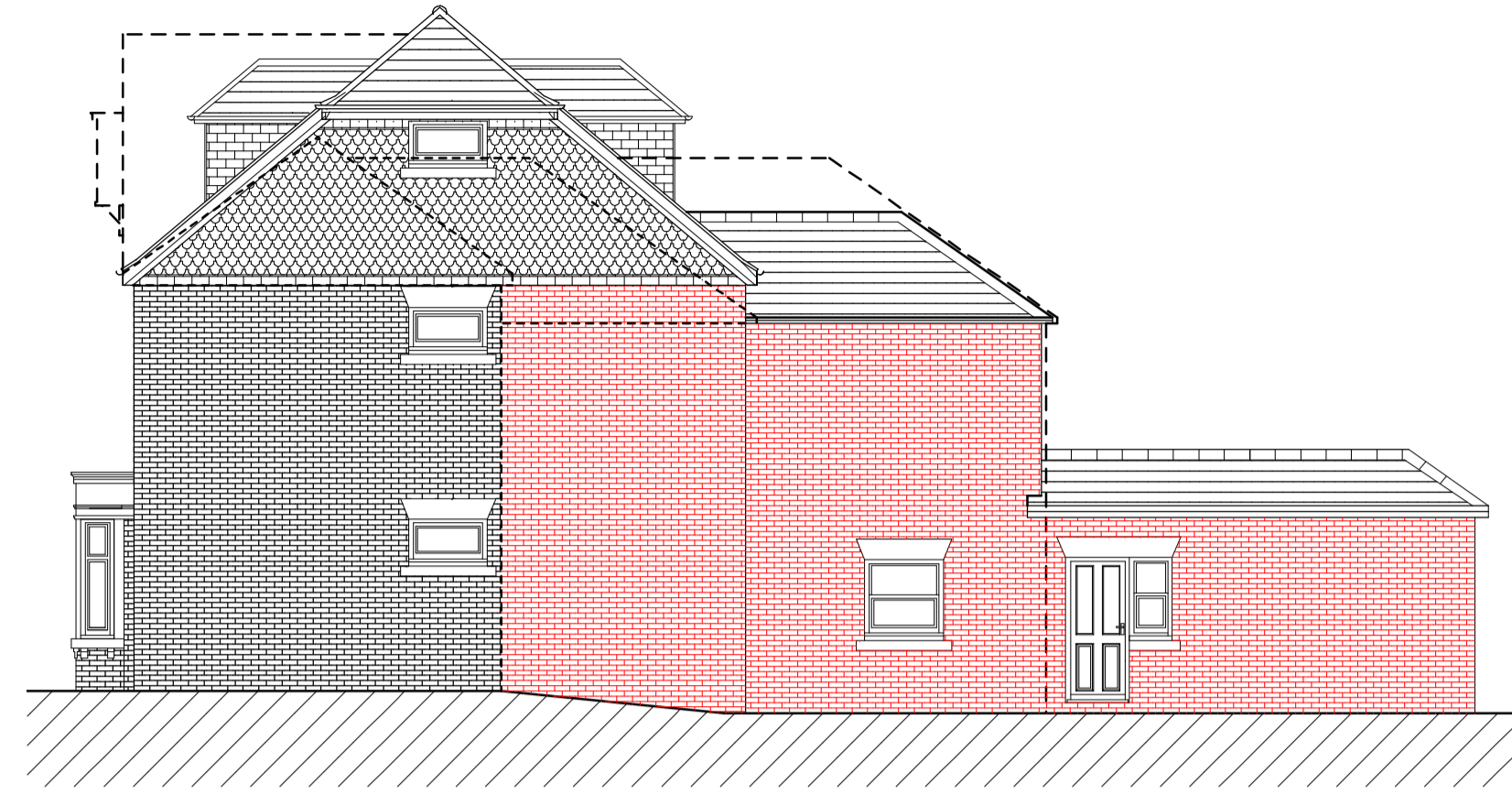
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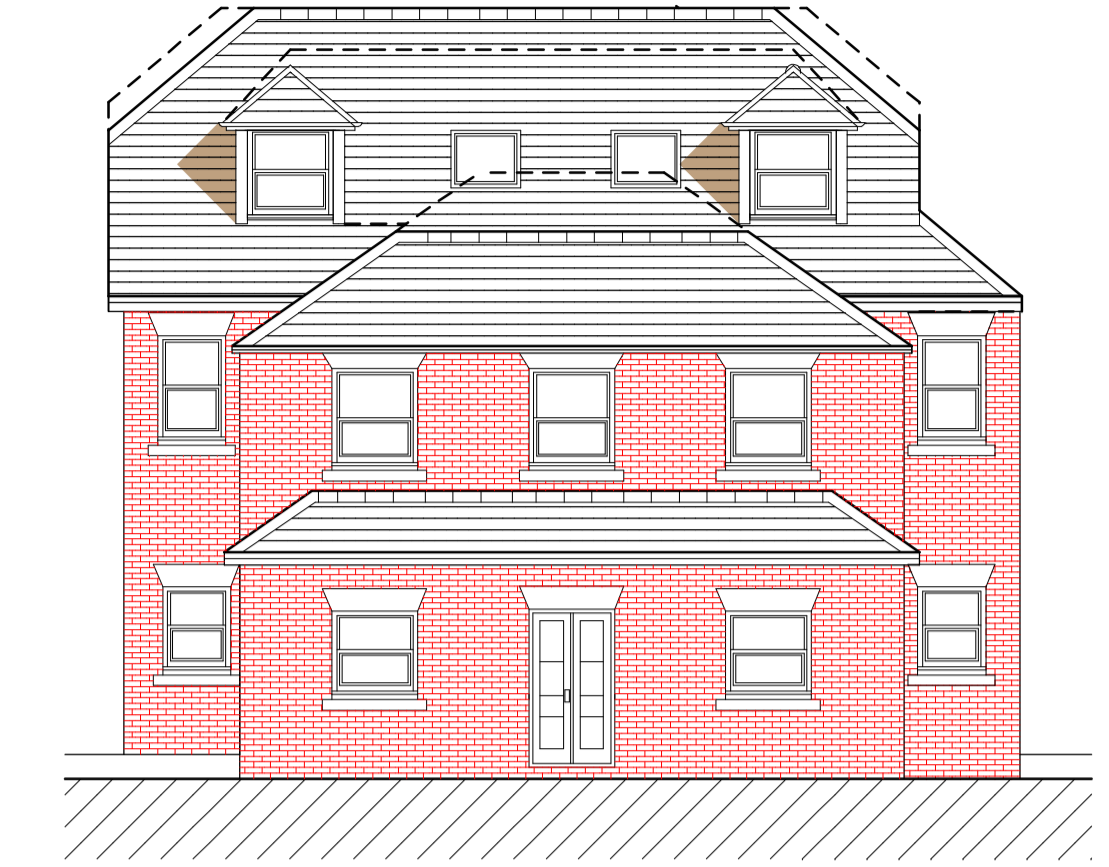
\*25 Degree\* Rule Of Thumb Test  
(Bre Daylight And Sunlight Tests)  
Taken From C11 Of Second Floor Window



PROPOSED NORTH ELEVATION/STREET SCENE



PROPOSED WEST ELEVATION

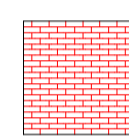
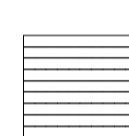
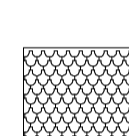
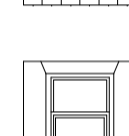


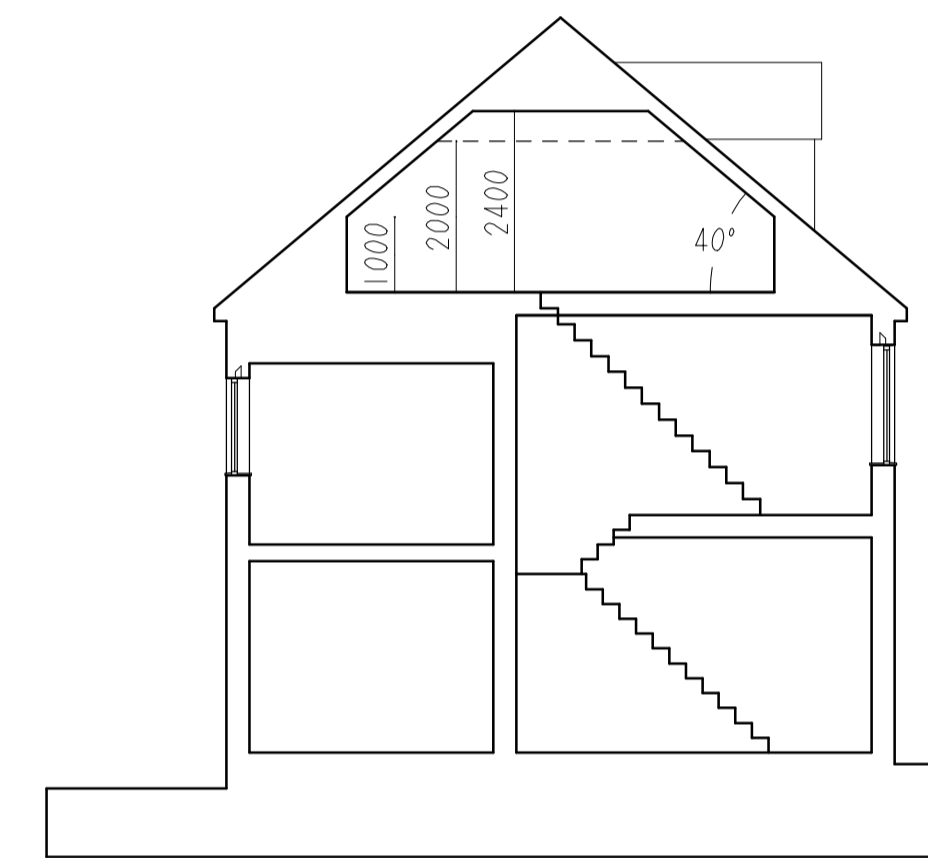
PROPOSED SOUTH ELEVATION

SCHEDULE OF ACCOMMODATION;

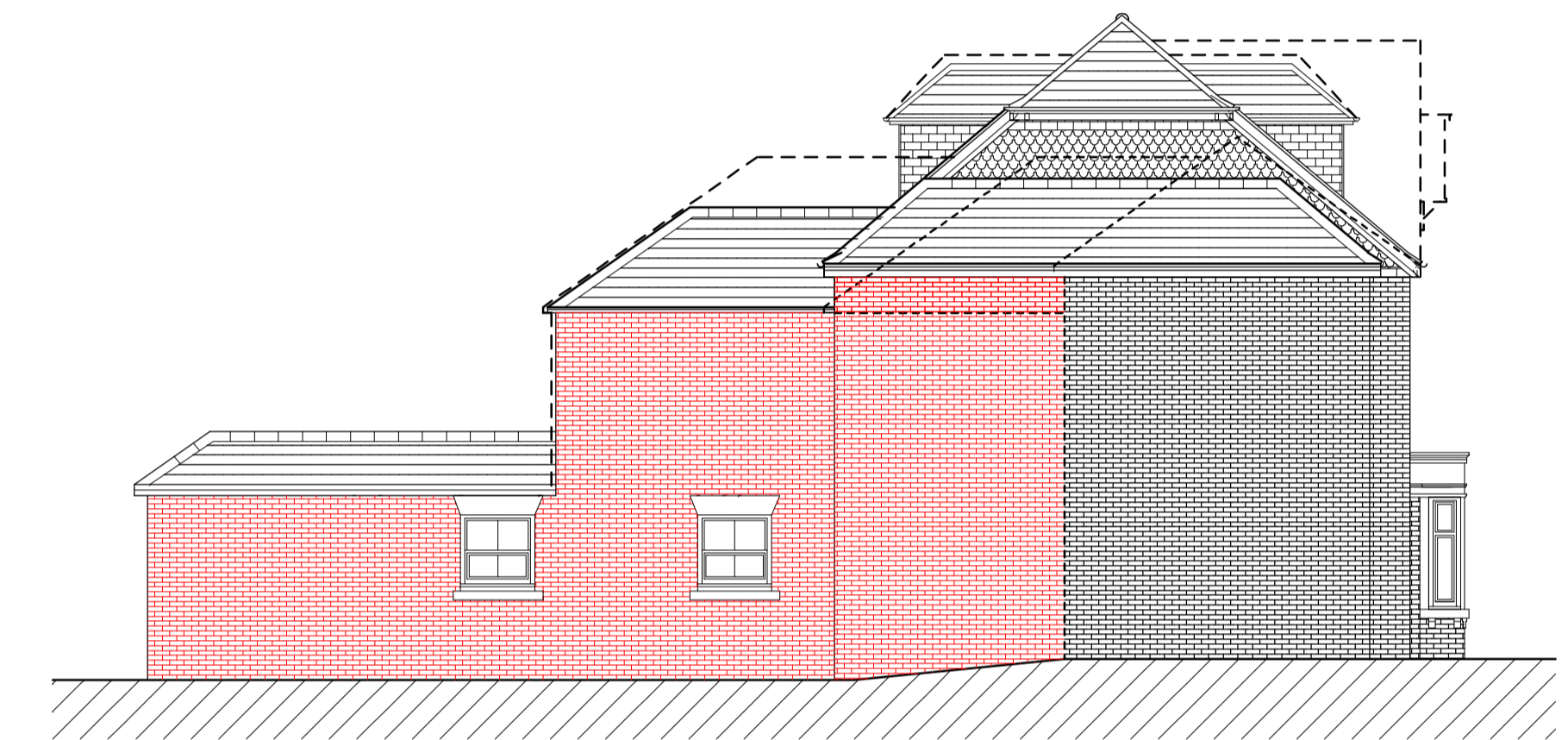
- FLAT 1 (1 BED) = 38SQM OR 409SQFT
- FLAT 2 (1 BED) = 44SQM OR 473SQFT
- FLAT 3 (3 BED) = 115SQM OR 1237SQFT
- FLAT 4 (1 BED) = 41SQM OR 441SQFT
- FLAT 5 (1 BED) = 37SQM OR 398SQFT
- FLAT 6 (1 BED) = 56SQM OR 602SQFT  
(39SQM OR 419SQFT WITHIN 2M HEADROOM)

ELEVATION MATERIAL KEY;

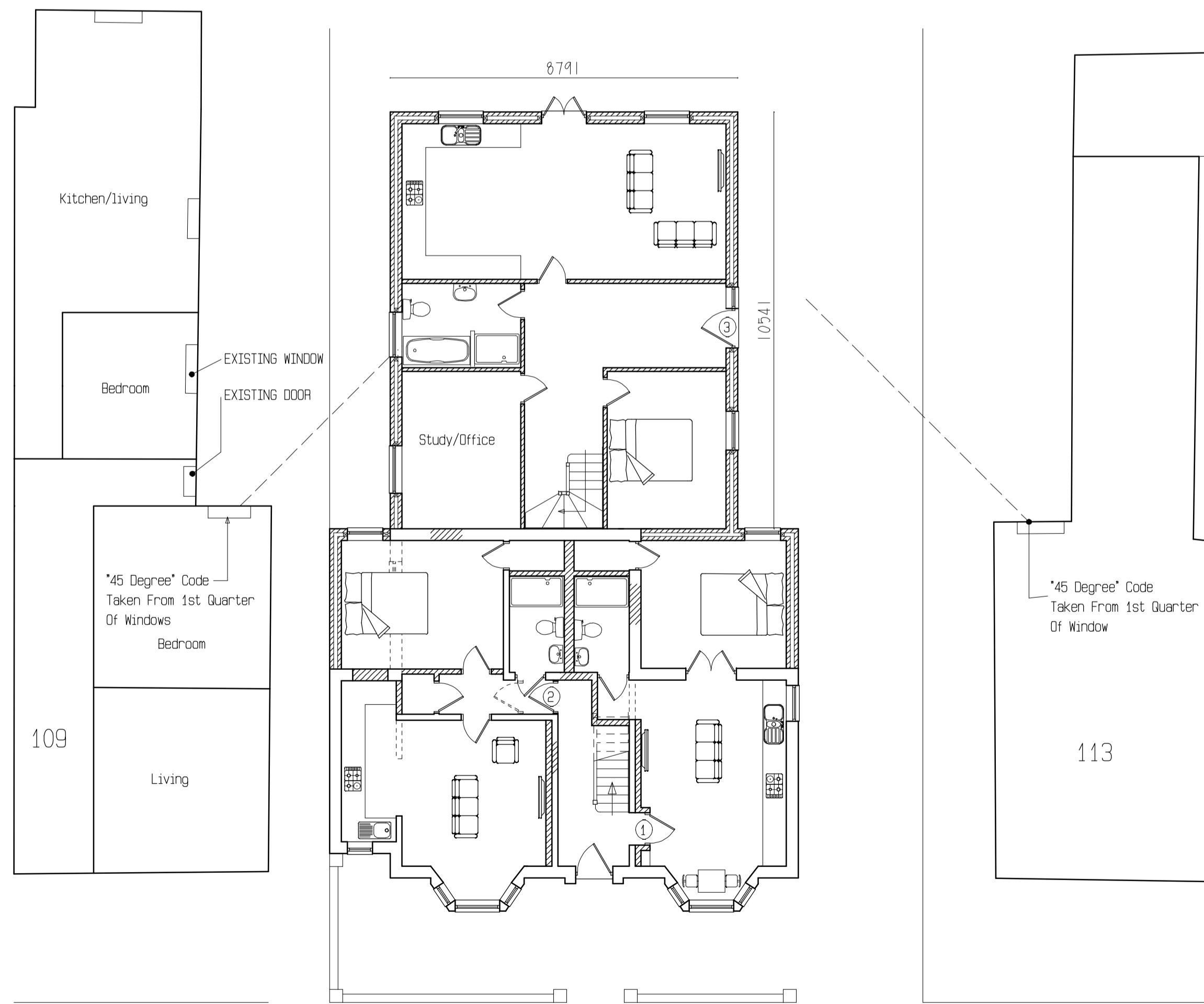
-  BRICKWORK TO MATCH EXISTING
-  ROOF TILES TO MATCH EXISTING
-  TILE HANGING
-  WINDOWS TO MATCH EXISTING



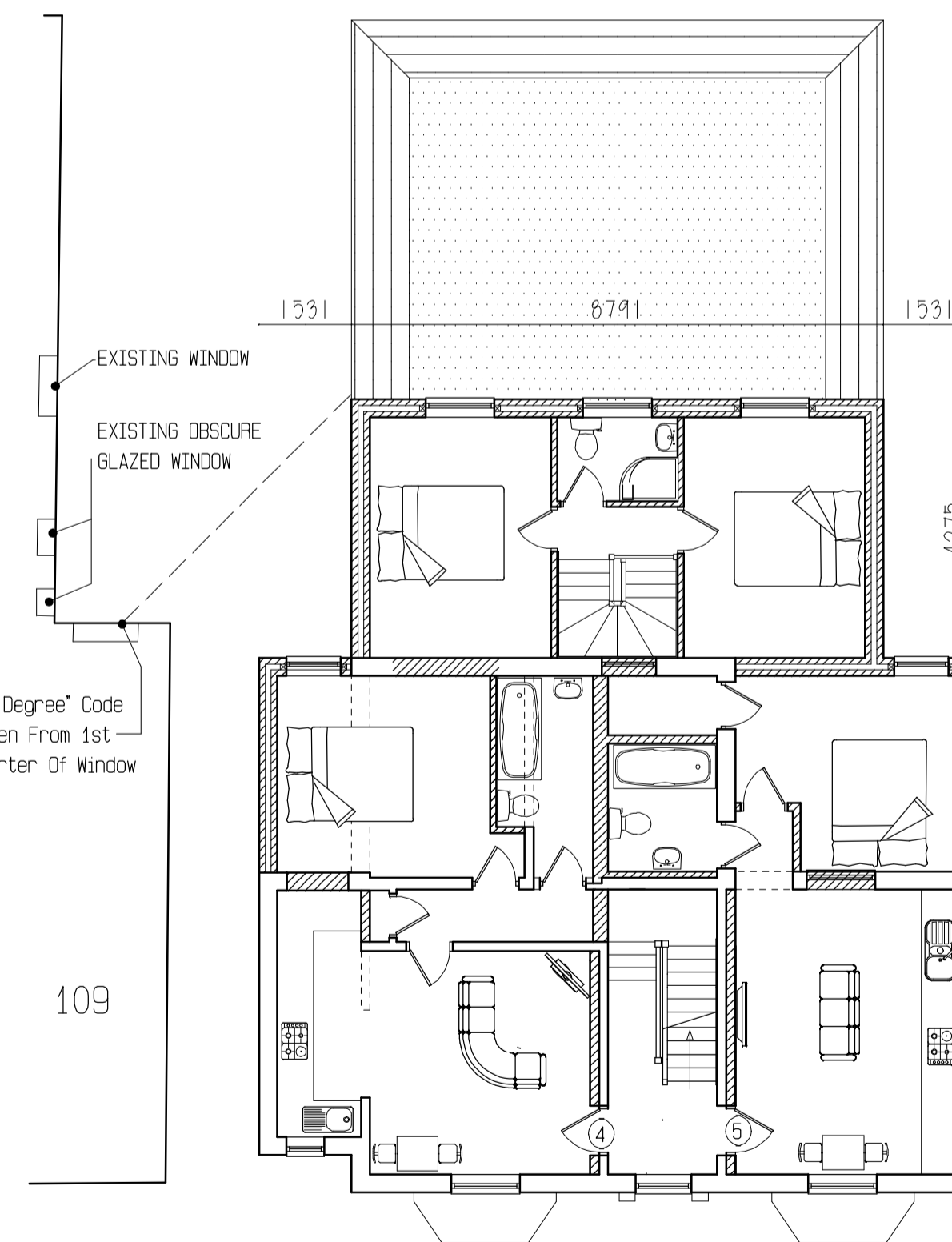
PROPOSED SECTION - FLAT 6



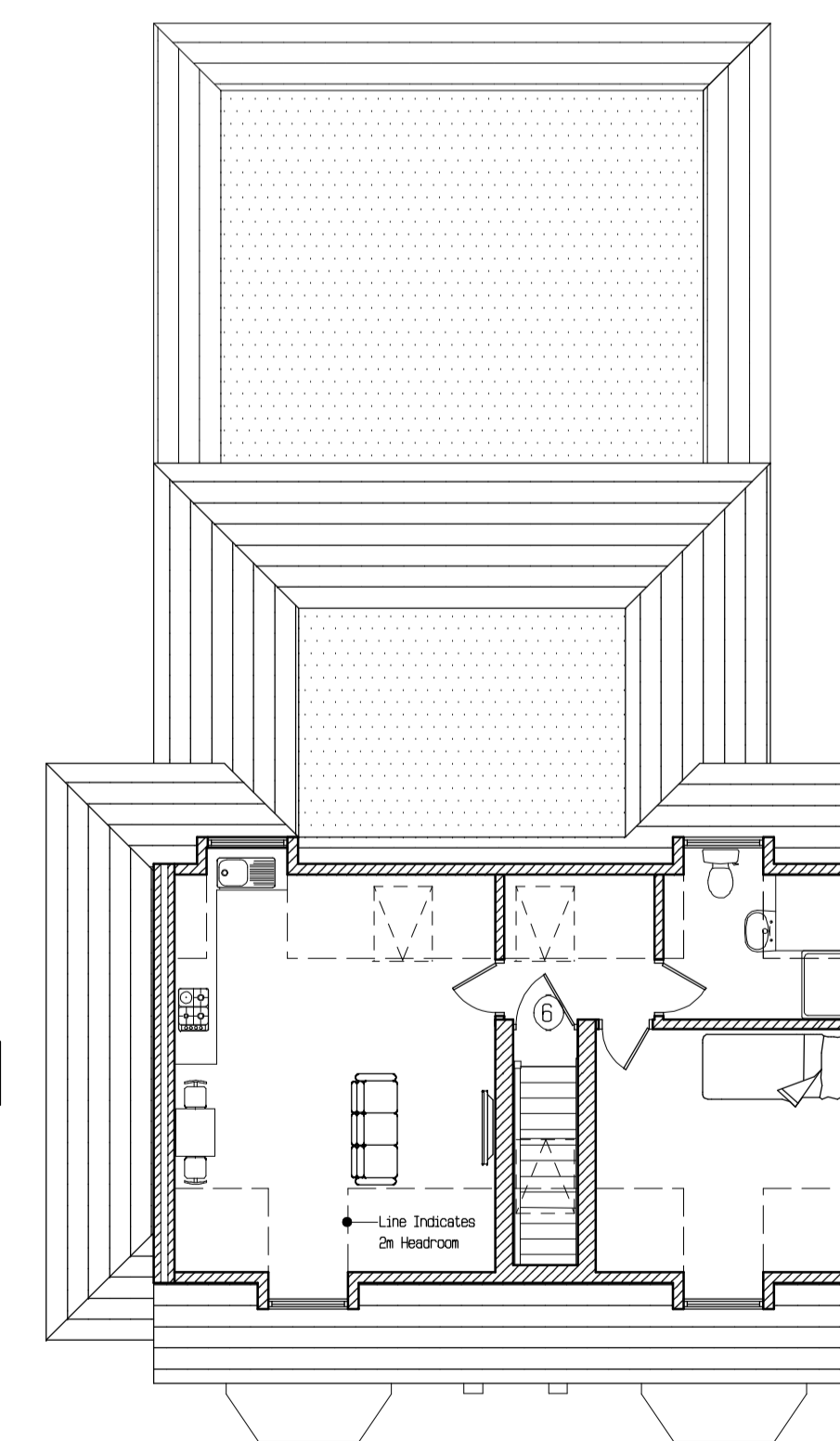
PROPOSED EAST ELEVATION



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

 OUTLINE OF REFUSAL 19/02122/FUL

 OUTLINE OF EXISTING

**ACA ARCHITECTURAL DESIGN**

9 WOODSIDE AVENUE  
EASTLEIGH  
SO50 9ES  
Tel: 07817616023 or Email: acaadesign@gmail.com

Client  
Mr Rai

Project Title  
111 Alma Road,  
Southampton, SO14 6UY

Drawing Title  
Proposed Plans & Elevations

Scale  
1:100 On A1 Paper

Drawn By  
AC

0 2m 4m 6m 8m 10m

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Drawing No.  
2017/02

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