

Planning and Rights of Way Panel 23rd January 2024
Planning Application Report of the Head of Transport and Planning

Application address: Land adjacent 46 Carnation Road, Southampton			
Proposed development: Erection of two-storey dwelling (3 bedroom).			
Application number:	23/00536/FUL	Application type:	FUL
Case officer:	Mark Taylor	Public speaking time:	5 minutes
Last date for determination:	29.06.2023	Ward:	Swaythling
Reason for Panel Referral:	Request by Ward Cllr and 5 or more letters of objection have been received contrary to the officer's recommendation.	Ward Councillors:	Councillor M Bunday Councillor L Fielker Councillor S Mintoff
Referred to Panel by:	Councillor L Fielker	Reason:	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.
Applicant: Mr. I Bartholomew		Agent: Access Architects Ltd	

Recommendation Summary	Conditionally approve.
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Community Infrastructure Levy Liable	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 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).

Appendix attached			
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 11th 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

Consultee	Comments
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"> • Ecological Mitigation Statement (Pre-Commencement)
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 www.southampton.gov.uk/sustainability</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"> • Water & Energy [Pre-Construction] • Water & Energy [Performance]
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>Response</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"> • Archaeological watching brief investigation [Pre-Commencement Condition] • Archaeological watching brief work programme [Performance Condition]
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
2 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
3 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 6th and 7th 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 23rd 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.

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

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 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

Habitats Regulations Assessment (HRA)

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

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

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
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)

Application 23/00536/FUL

APPENDIX 3

Parking Survey Attached



OBTRADA

Methodology

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
- Is 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.

Methodology

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:

None.

Survey Observations

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

Road Name:

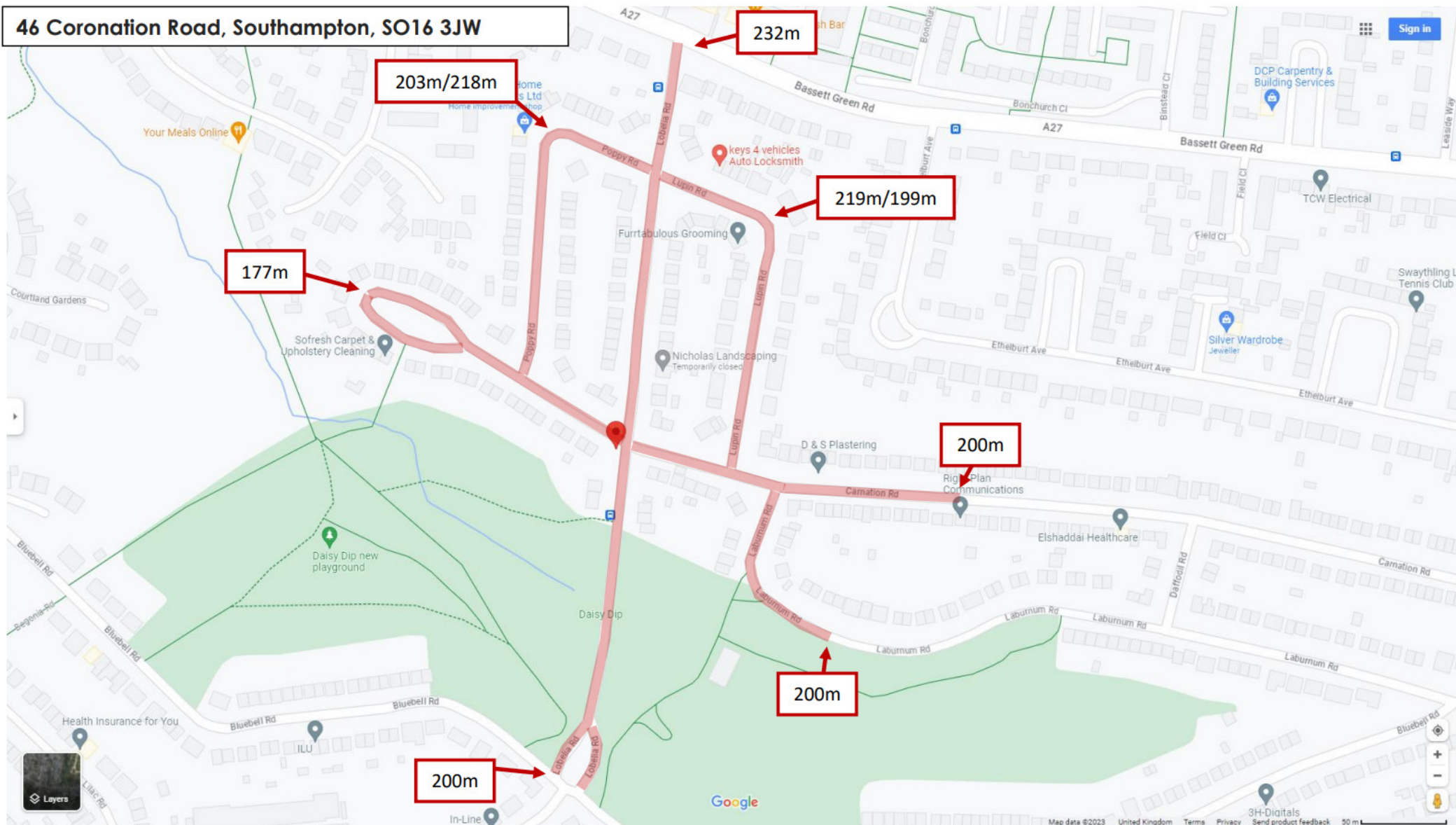
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Poppy Road
- None.
Lobelia Road - North
- None.
Lupin Road
- None.
Carnation Road - East
- None.
Laburnum Road
- None.
Lobelia Road - South
- None.

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


















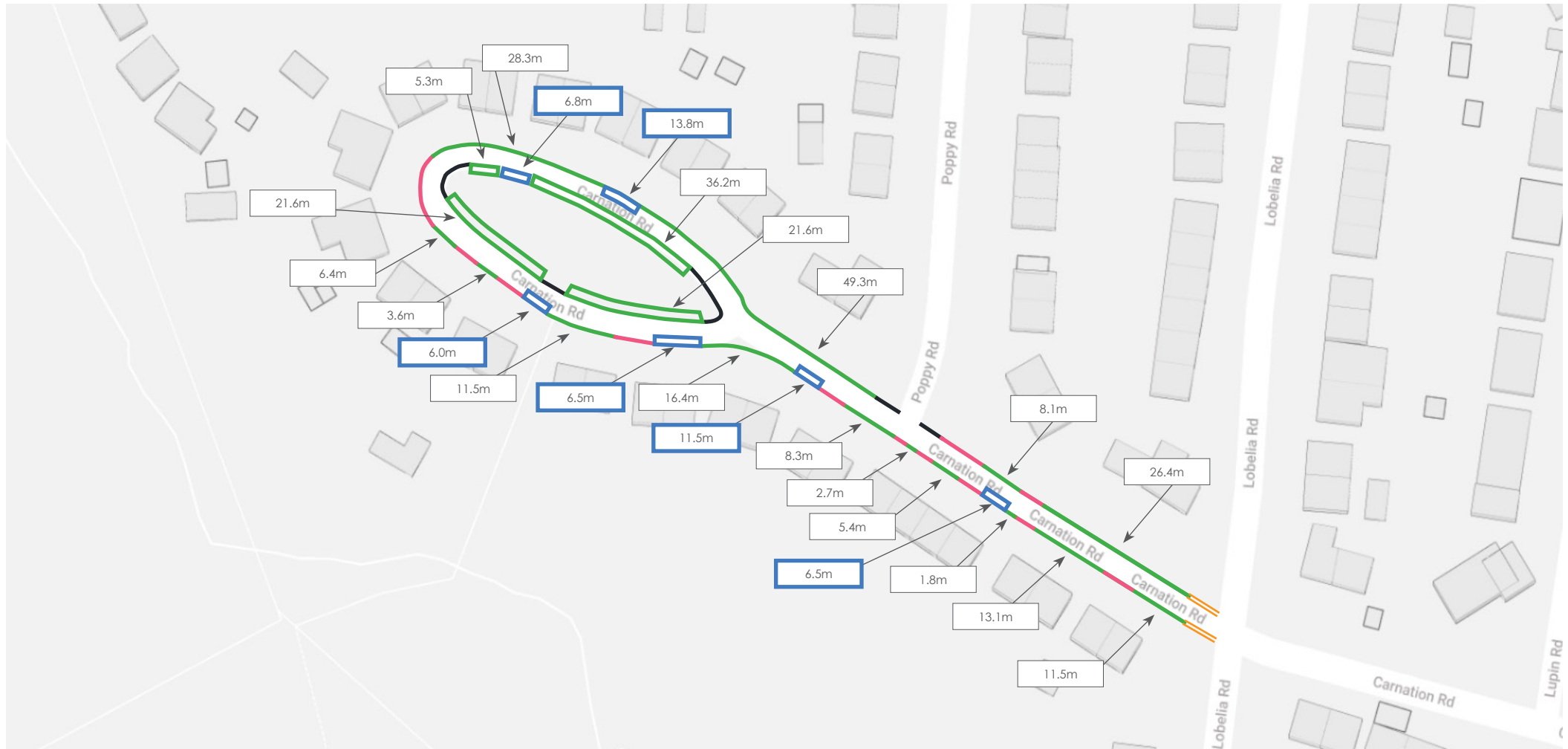
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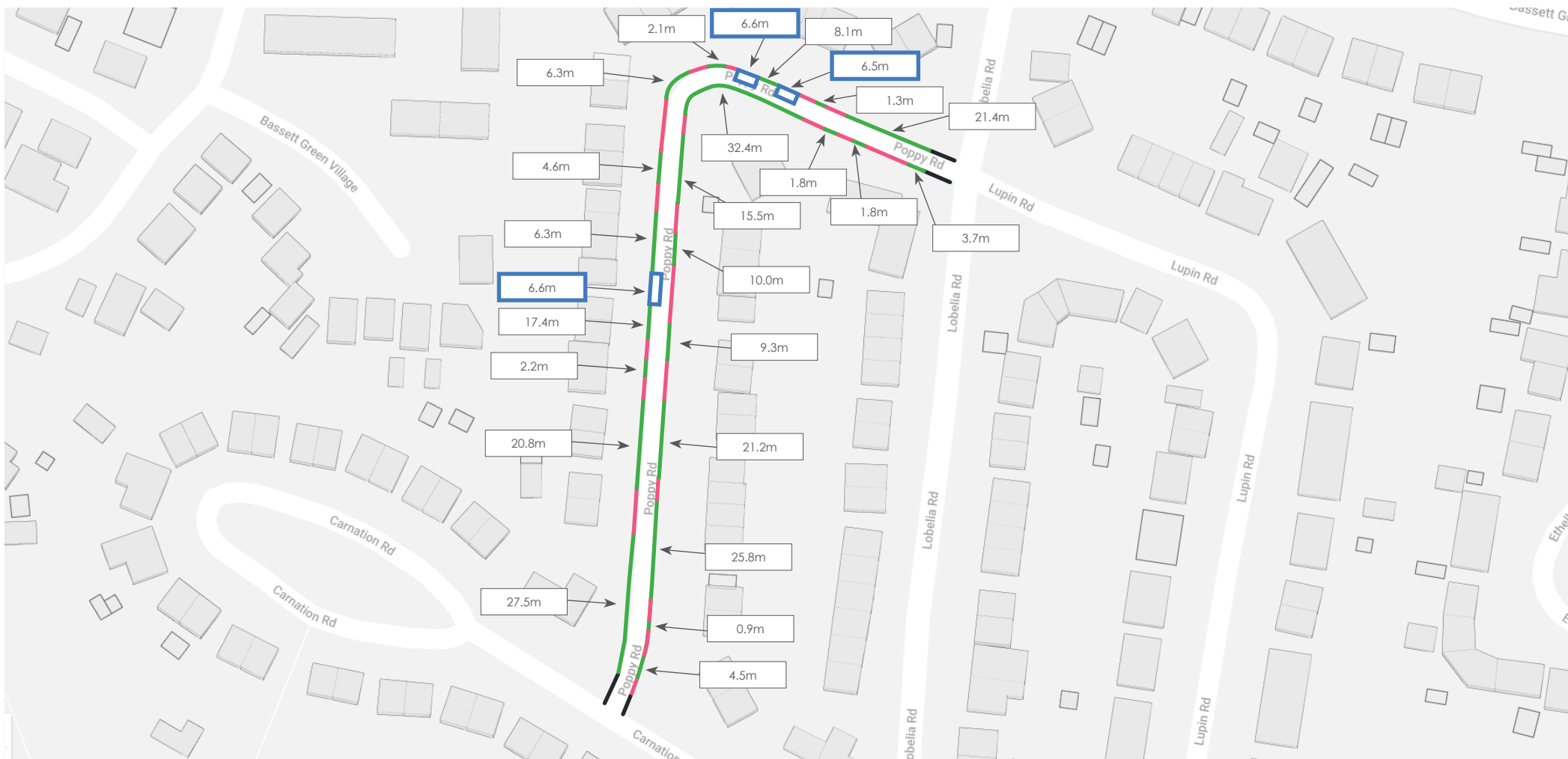
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		Taxi		Note	
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		Pay and Display			
		Loading			
		Dropped Kerb			
		Motorcycles			
		EV			
		Bus			
		Unsuitable			
		Single Yellow			
		Double Yellow			
		Single Red			
		Double Red			

Measurements

Carnation Road - West

- | | | | | |
|---|---|---|---|---------------|
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(colour denotes location) |  |  | Bus |
|  |  |  |  | Unsuitable |
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|  |  |  |  | Double Yellow |
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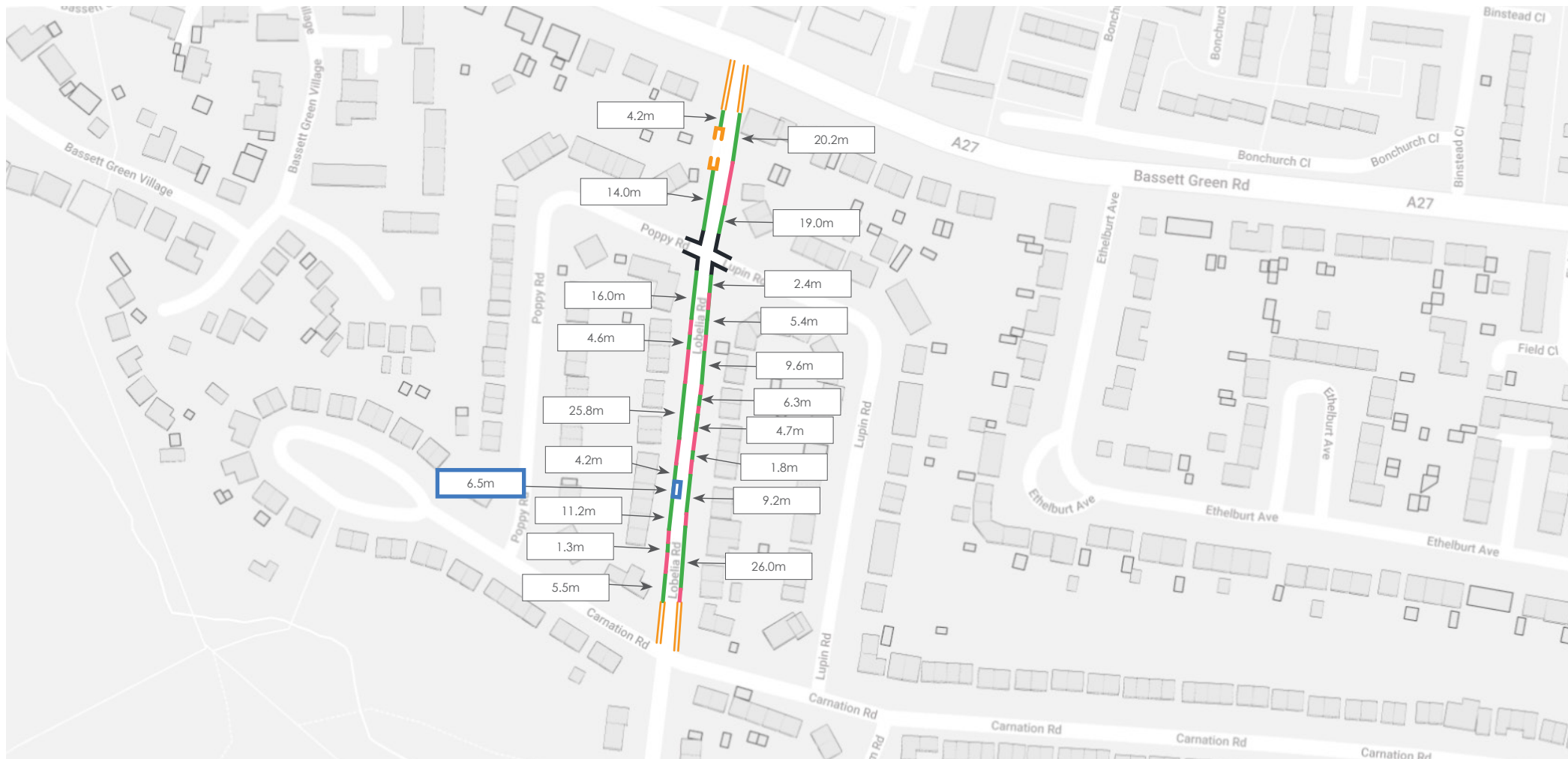




Measurements









Lobelia Road - North

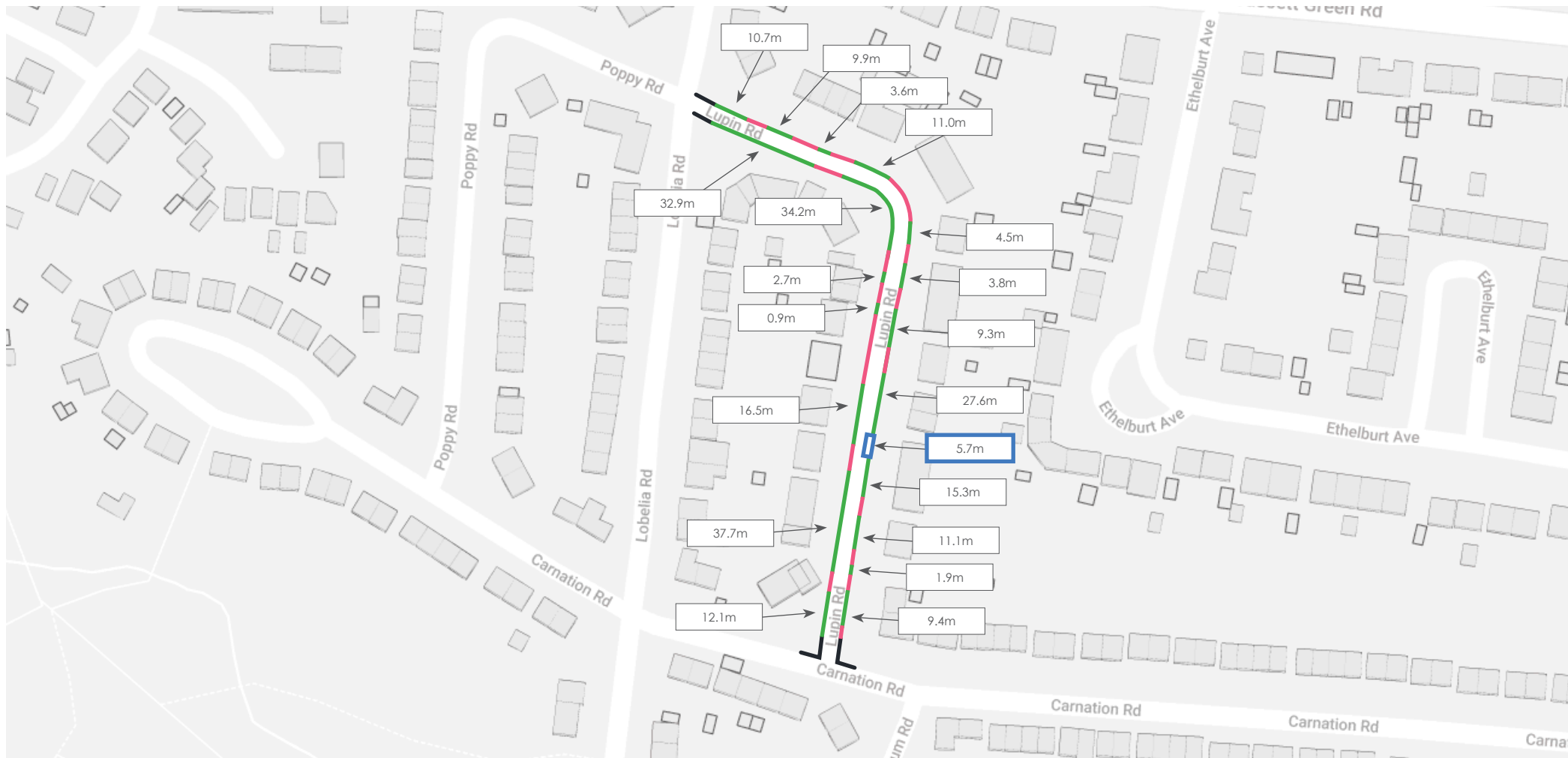
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- Single Yellow
- Double Yellow



Measurements

Lupin Road

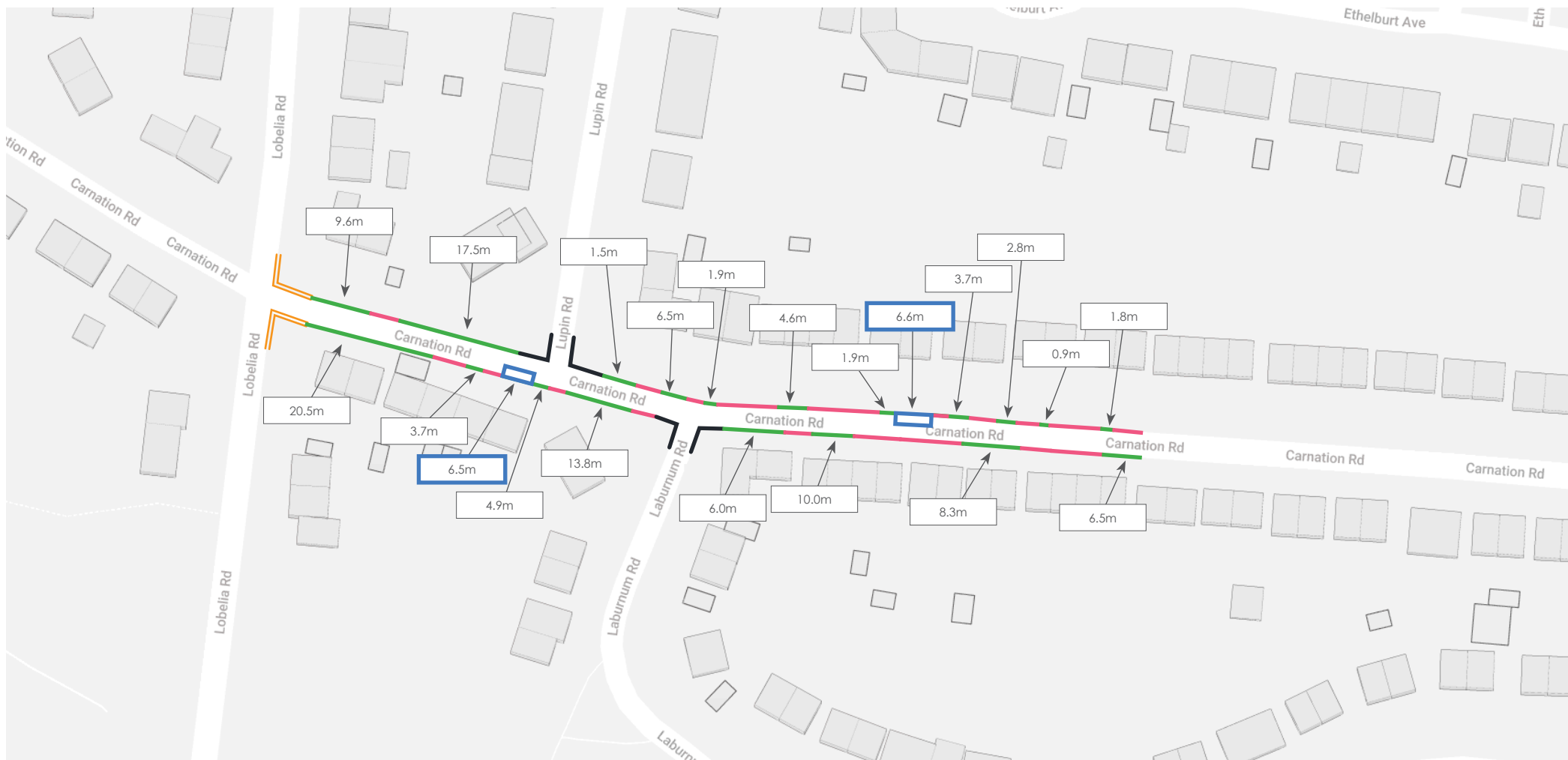
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(colour denotes location) |  | Bus |
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|  | Disabled |  | Single Yellow |
|  | Dropped Kerb |  | Double Yellow |



Measurements

Carnation Road - East

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



Measurements

Laburnum Road

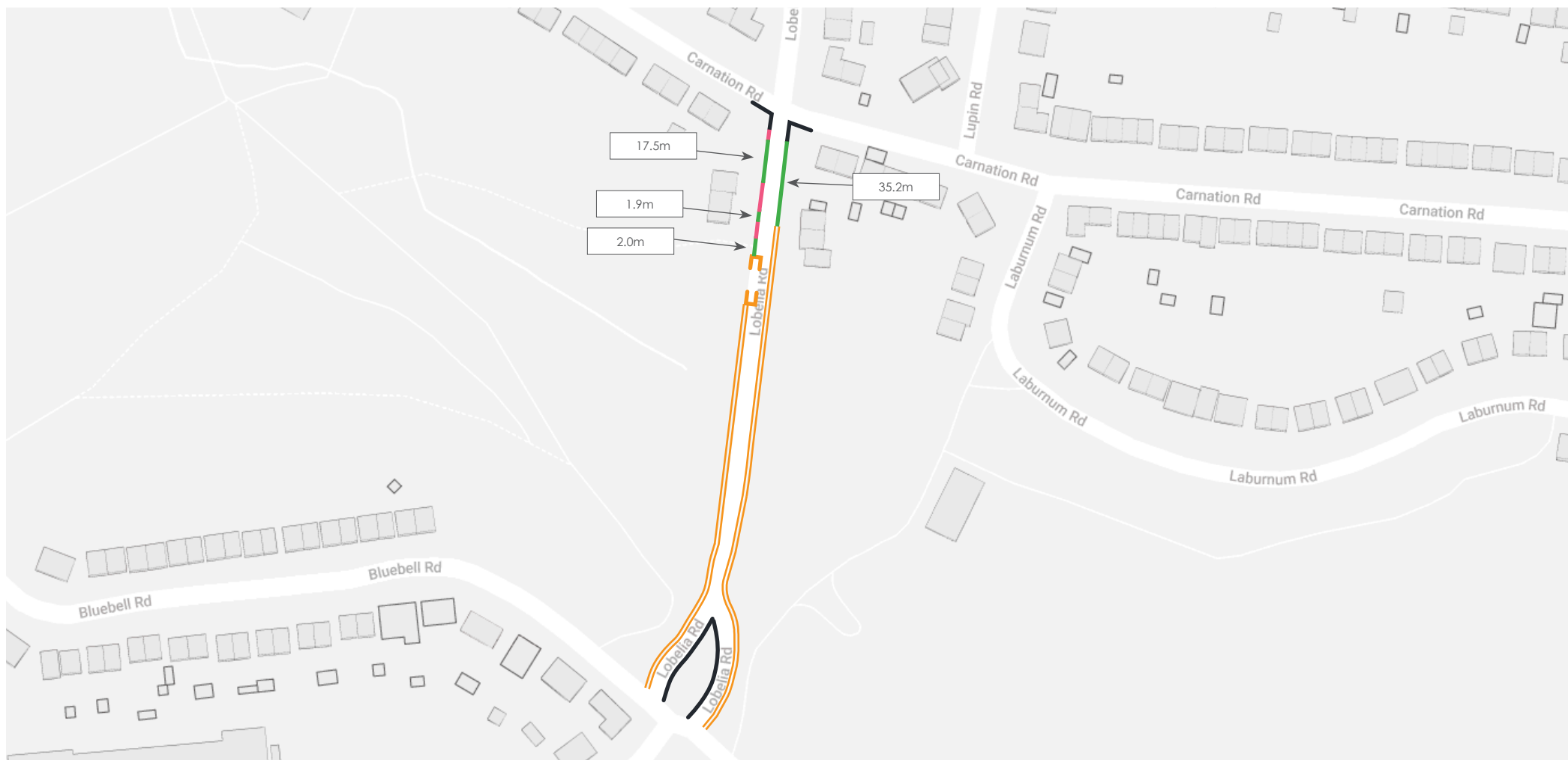
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- Unrestricted parking
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- Dropped Kerb
- Bus
- Unsuitable
- Single Yellow
- Double Yellow



Measurements

Lobelia Road - South









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

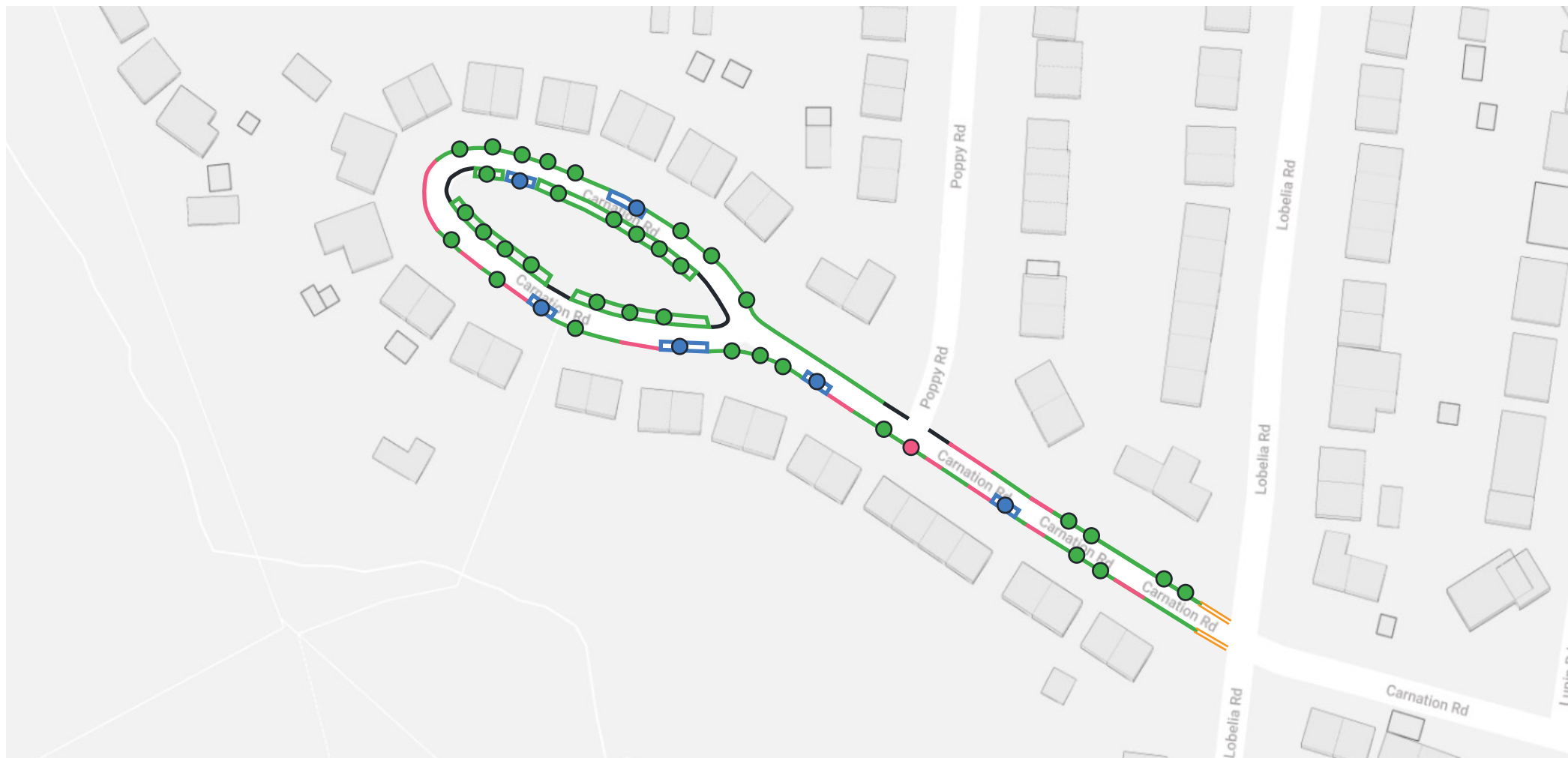












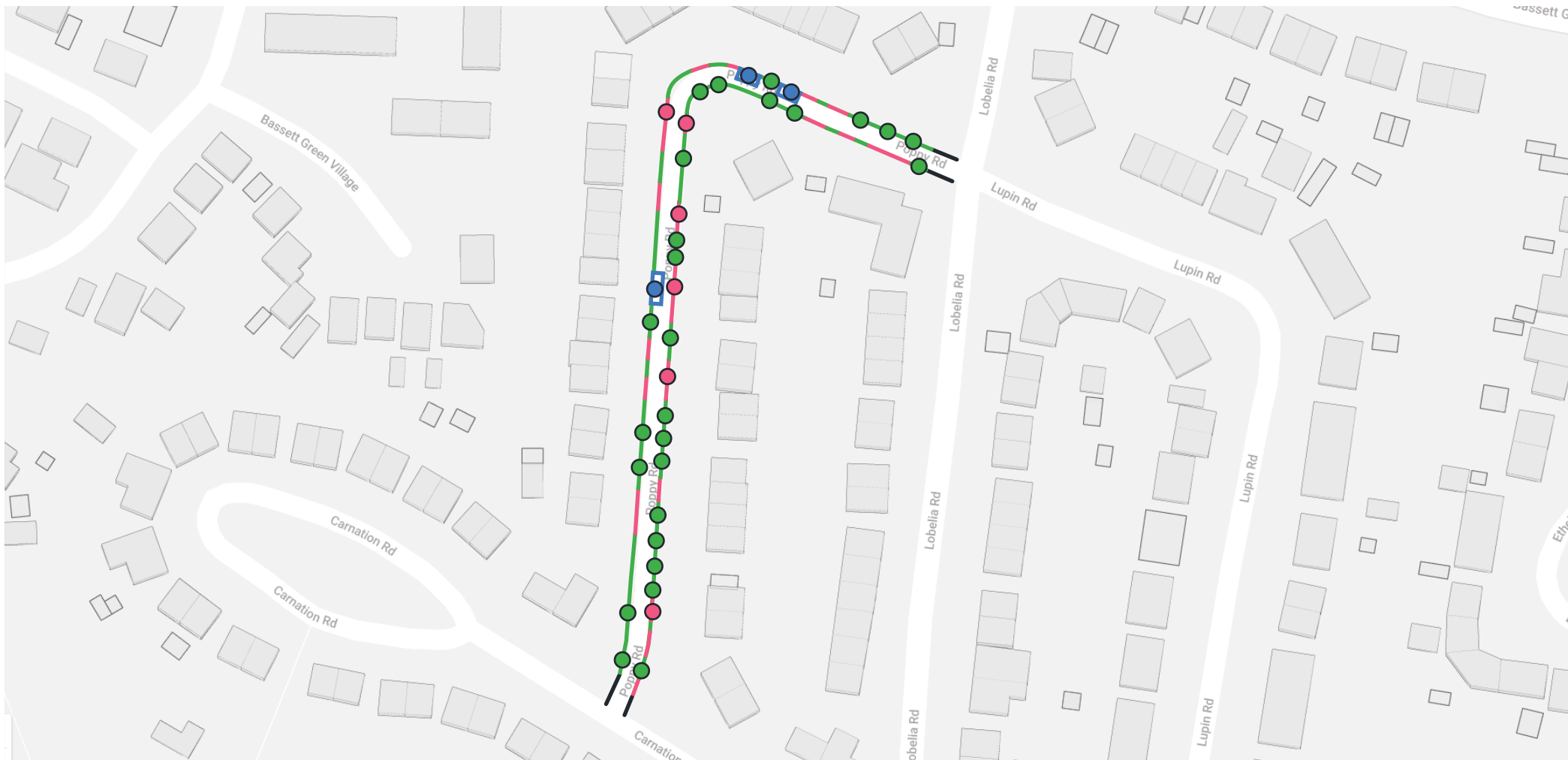
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SURVEY DATA

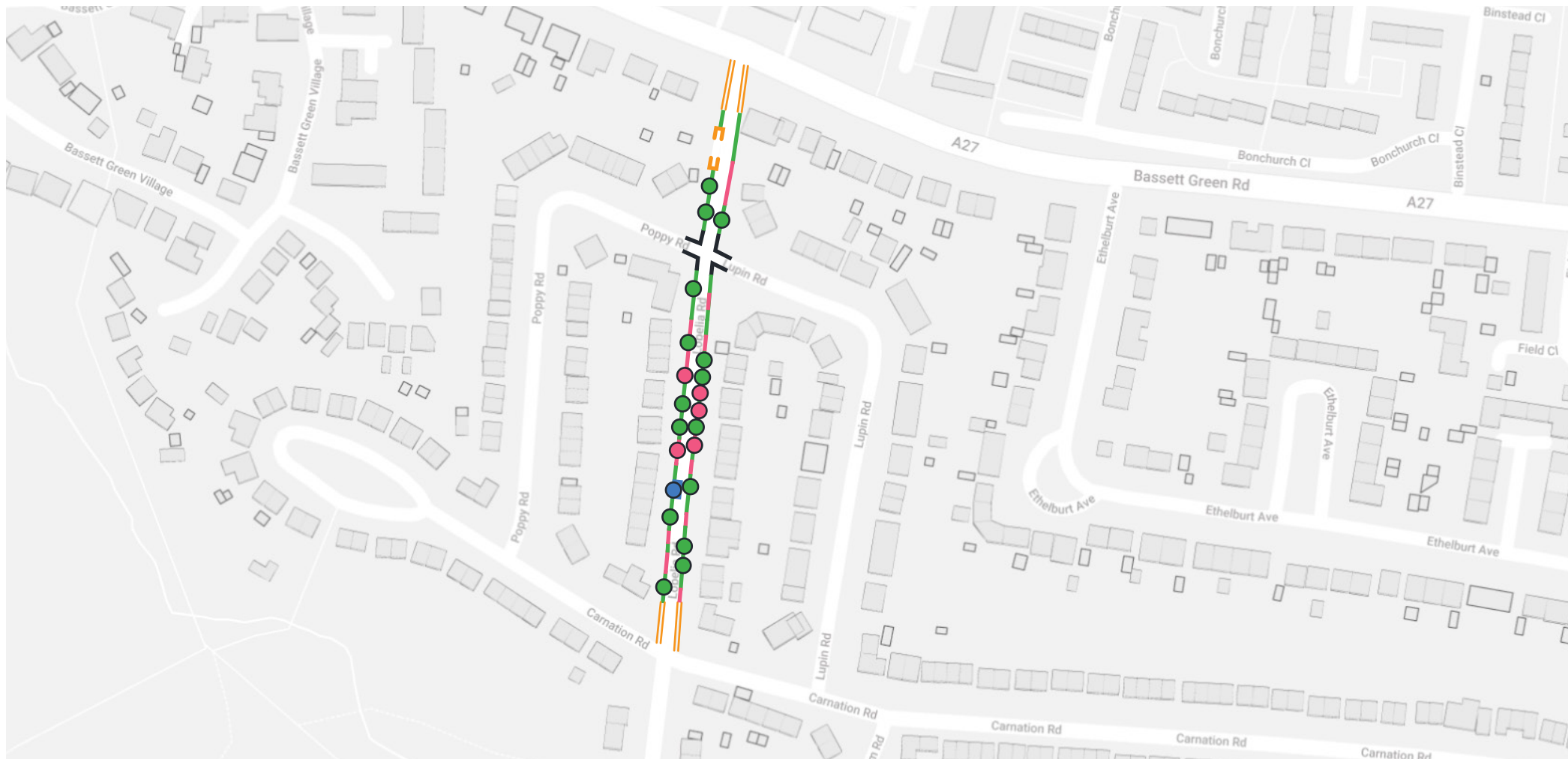
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|  | Dropped Kerb |  | Double Yellow |











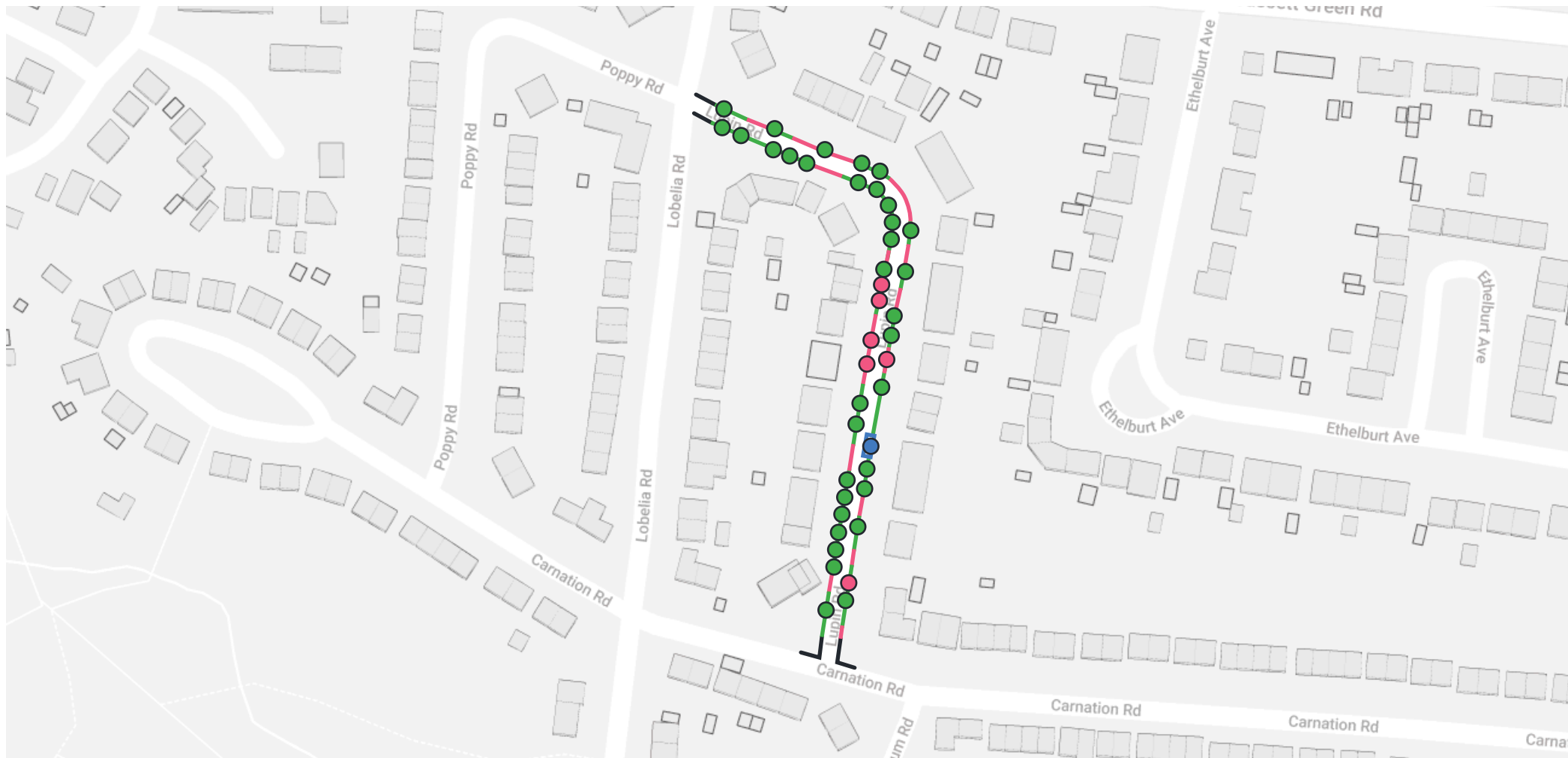
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|  | Dropped Kerb |  | Double Yellow |















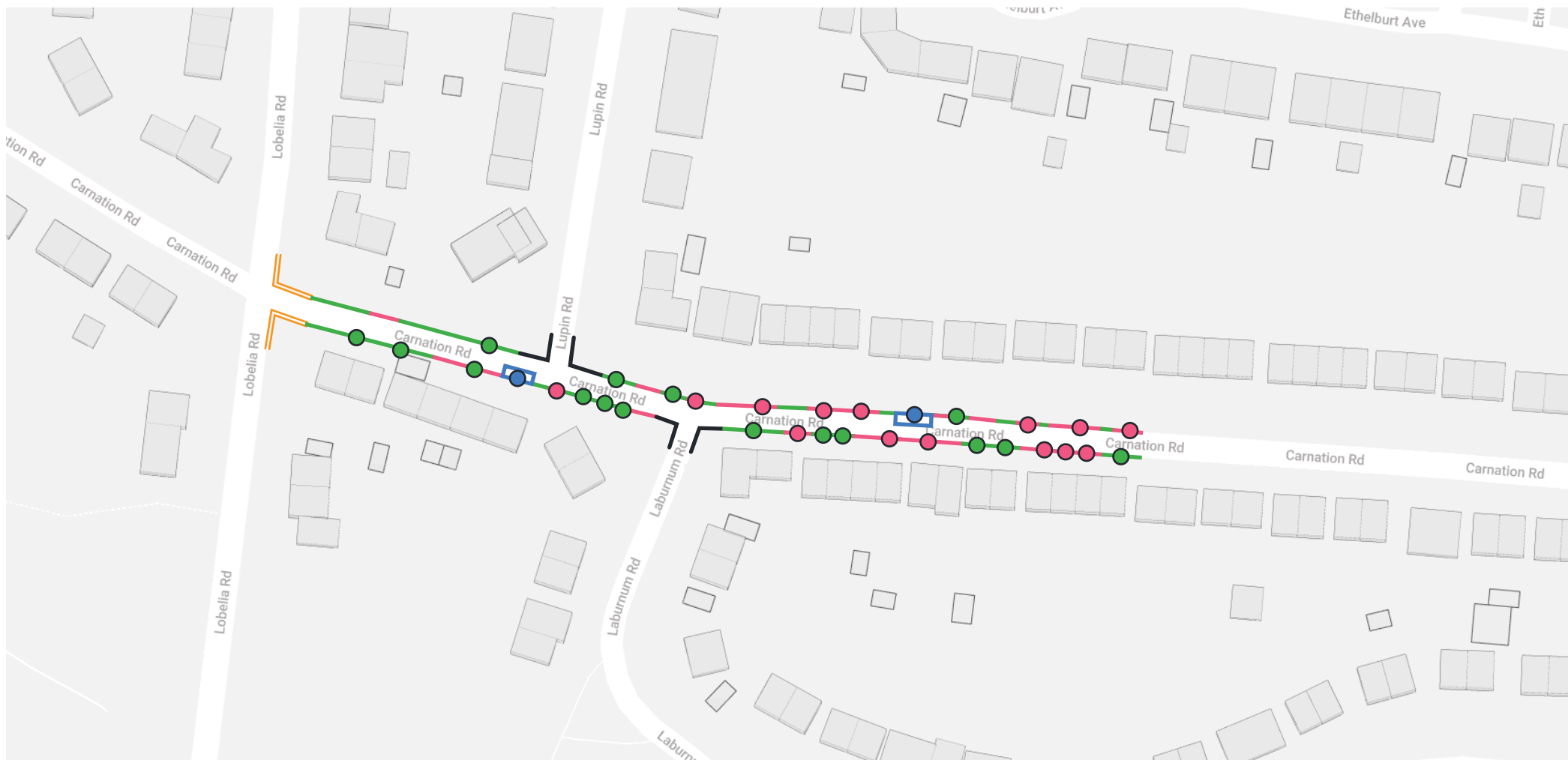
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|  | Unrestricted parking |  | | Unsuitable |
|  | Disabled |  | | Single Yellow |
|  | Dropped Kerb |  | | Double Yellow |











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











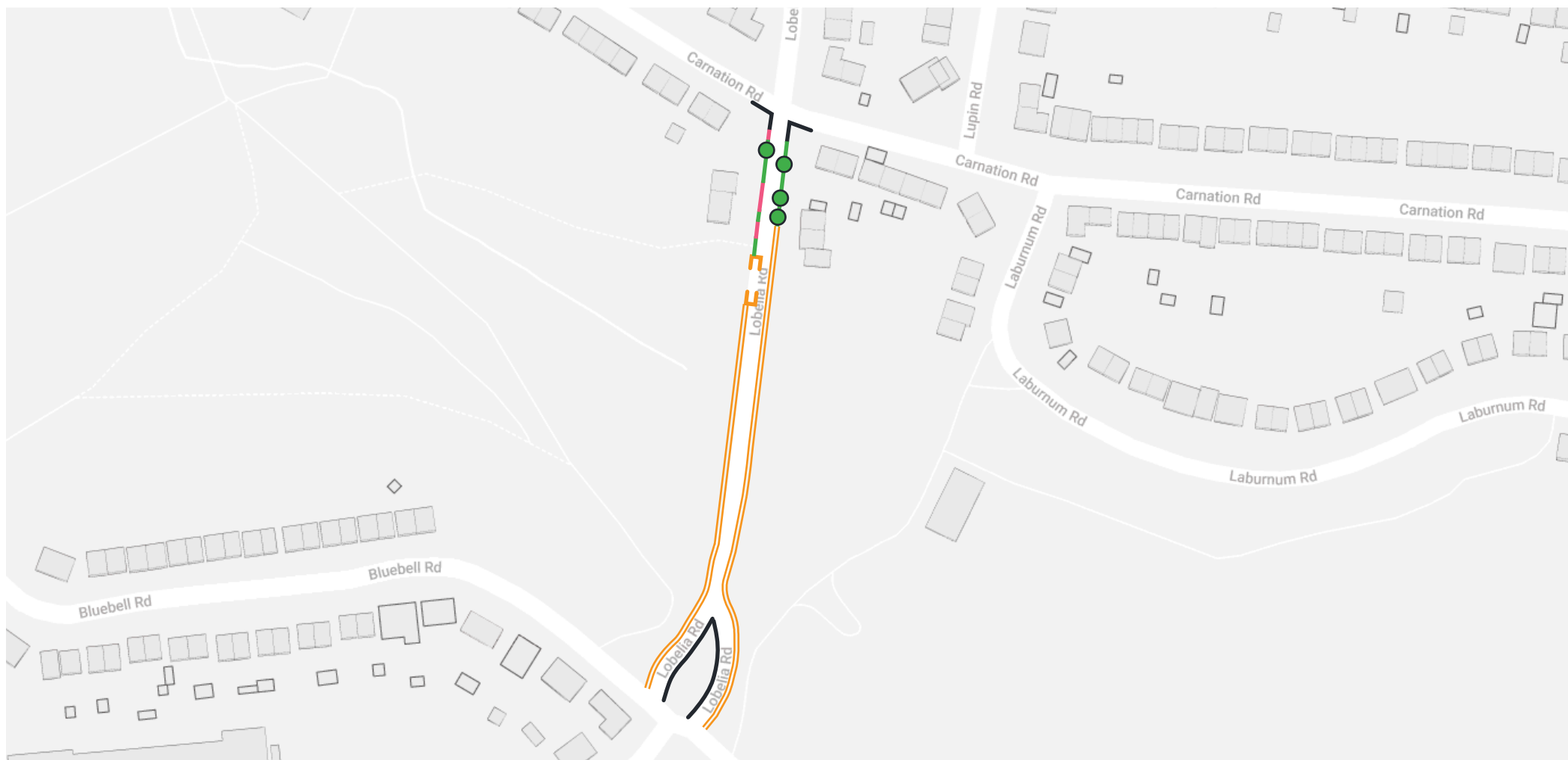
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|  | Disabled |  |  | Single Yellow |
|  | Dropped Kerb |  |  | Double Yellow |



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



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















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

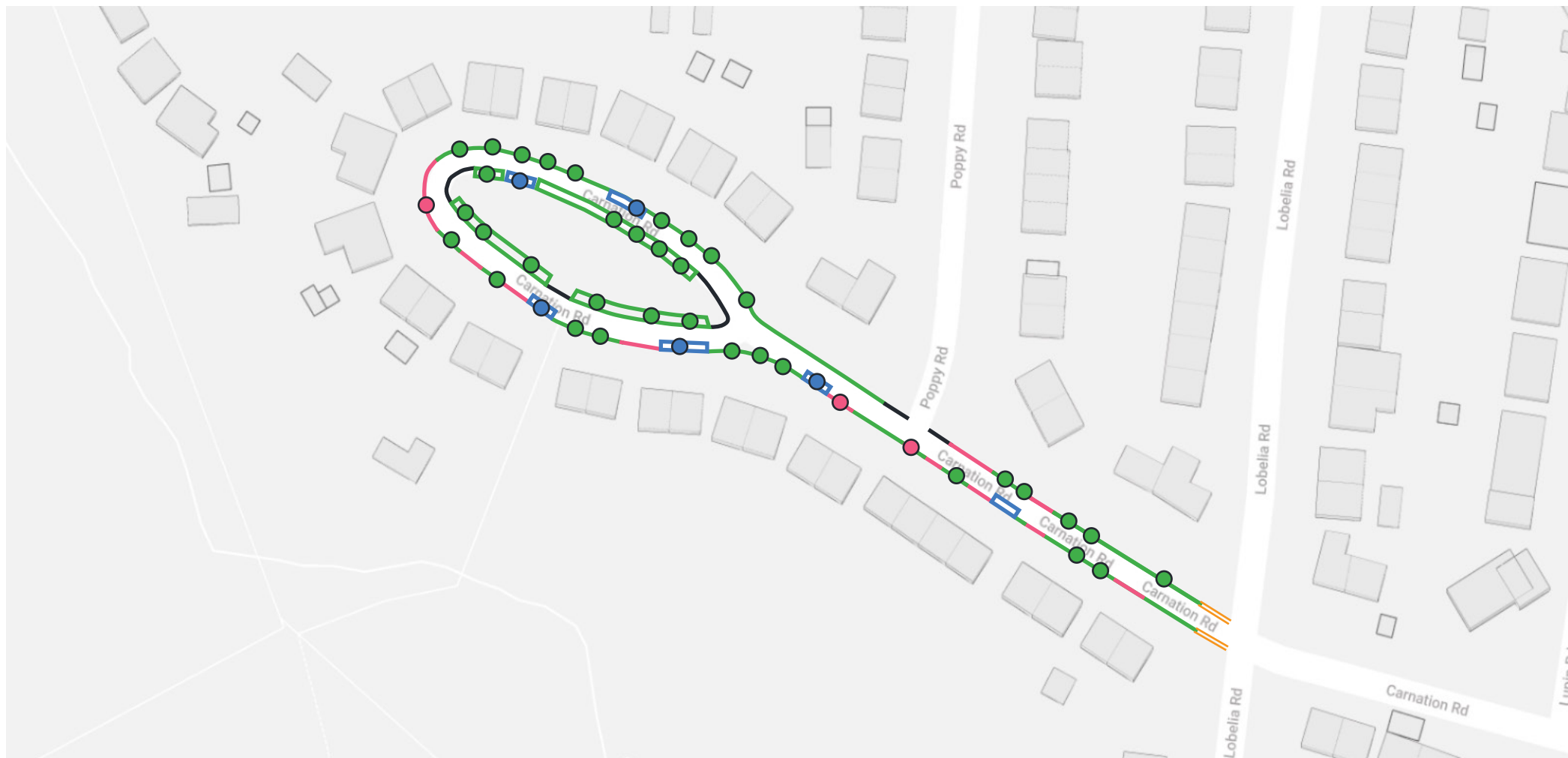
Location	Available Parking									Parking Restriction												Total Legal Parking			Restriction					Other		Total Parking Stress								
	Unrestricted			Unrestricted Bays			Disabled			Other			Other			Other			Other			Total Legal Parking	Total Legal Parking	Total Legal Parking	Restriction					Double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









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

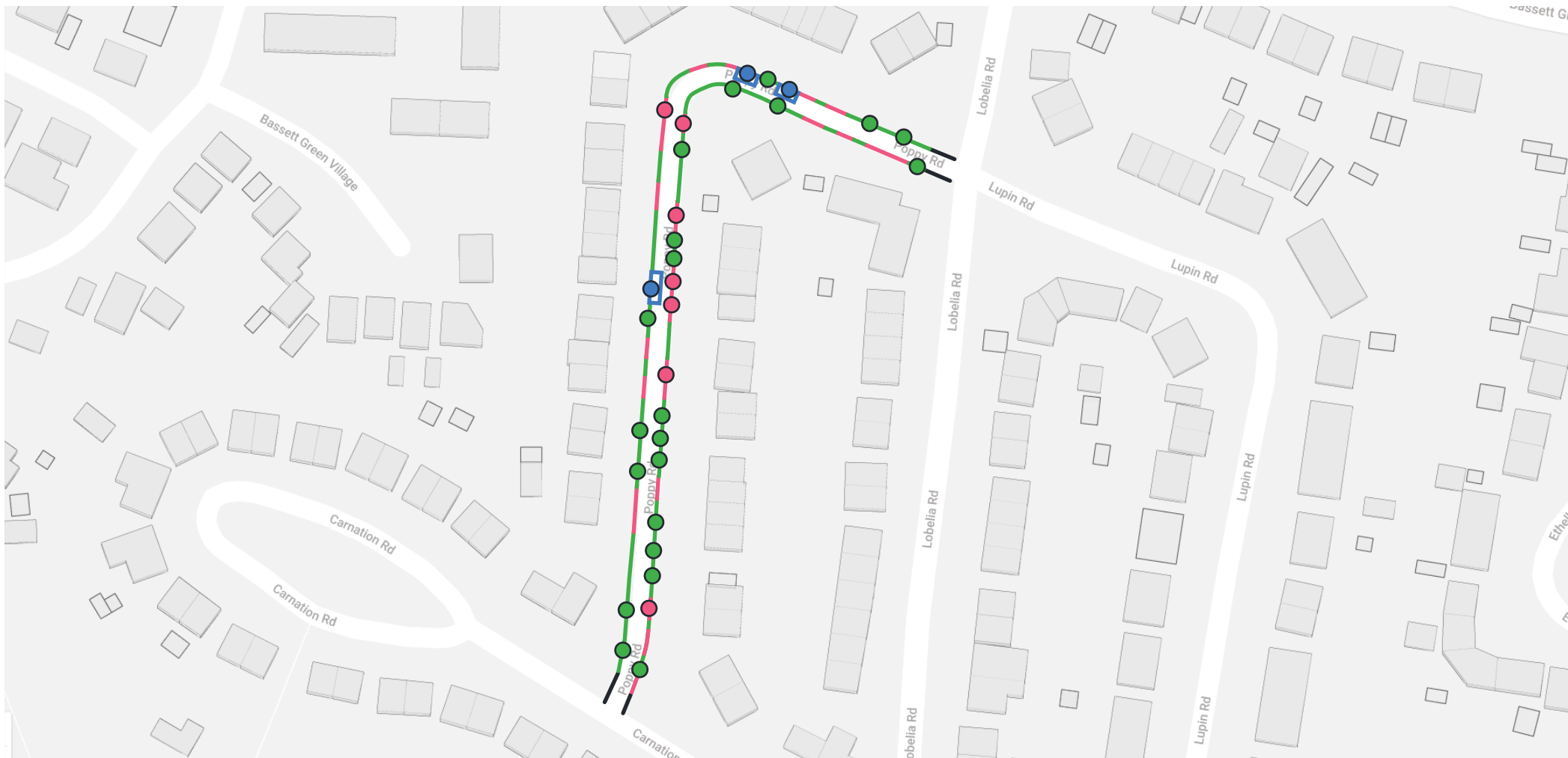
For the purposes of calculating parking stress, it is assumed that each vehicle measures 5m in length.










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.

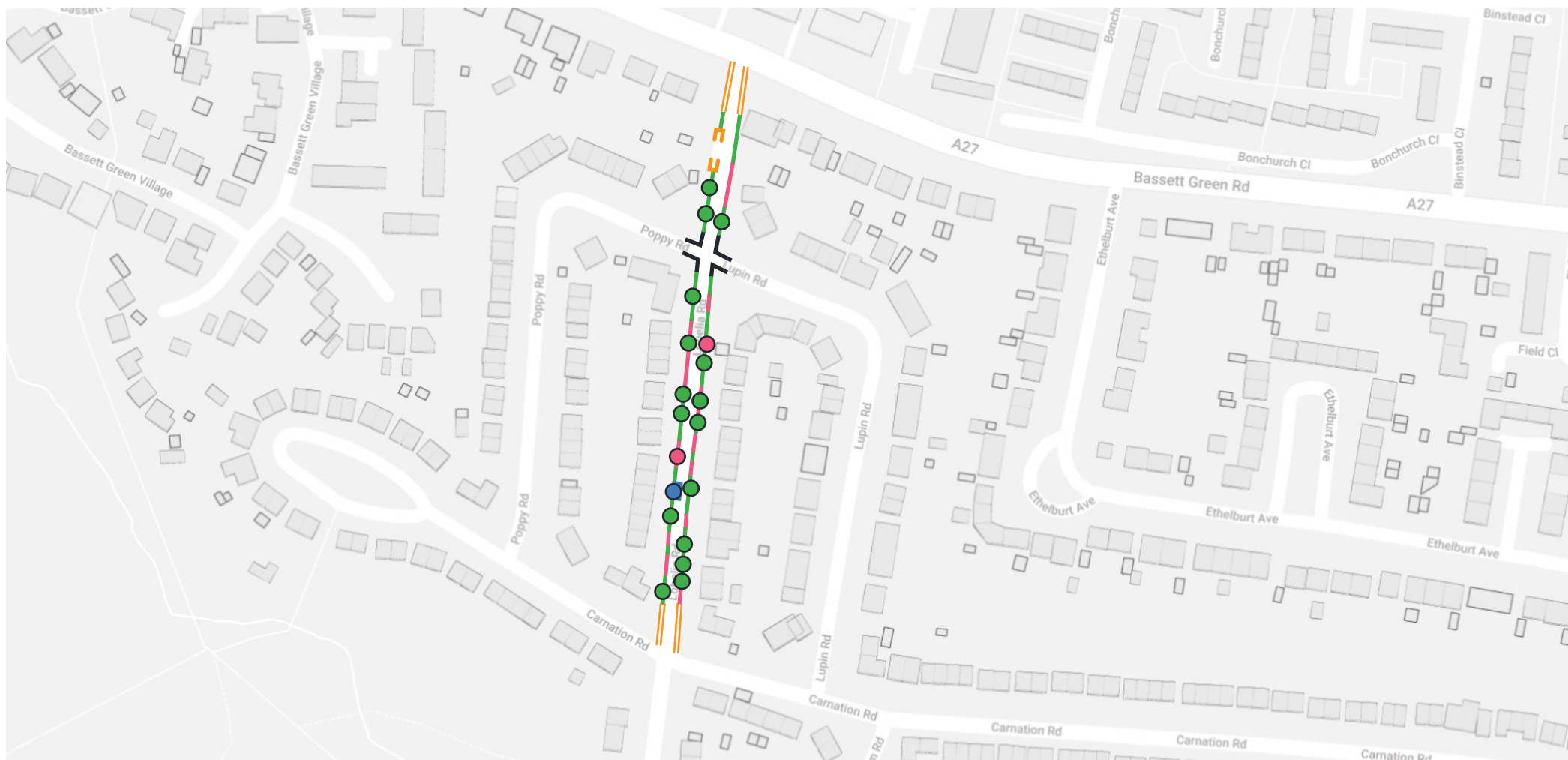
- | | | | | |
|---|---|---|---|---------------|
|  | Parked Vehicle / Parked Other
(colour denotes location) |  |  | Bus |
|  |  |  | | Unsuitable |
|  |  |  | | Single Yellow |
|  |  |  | | Double Yellow |
| | Disabled | | | |
| | Dropped Kerb | | | |











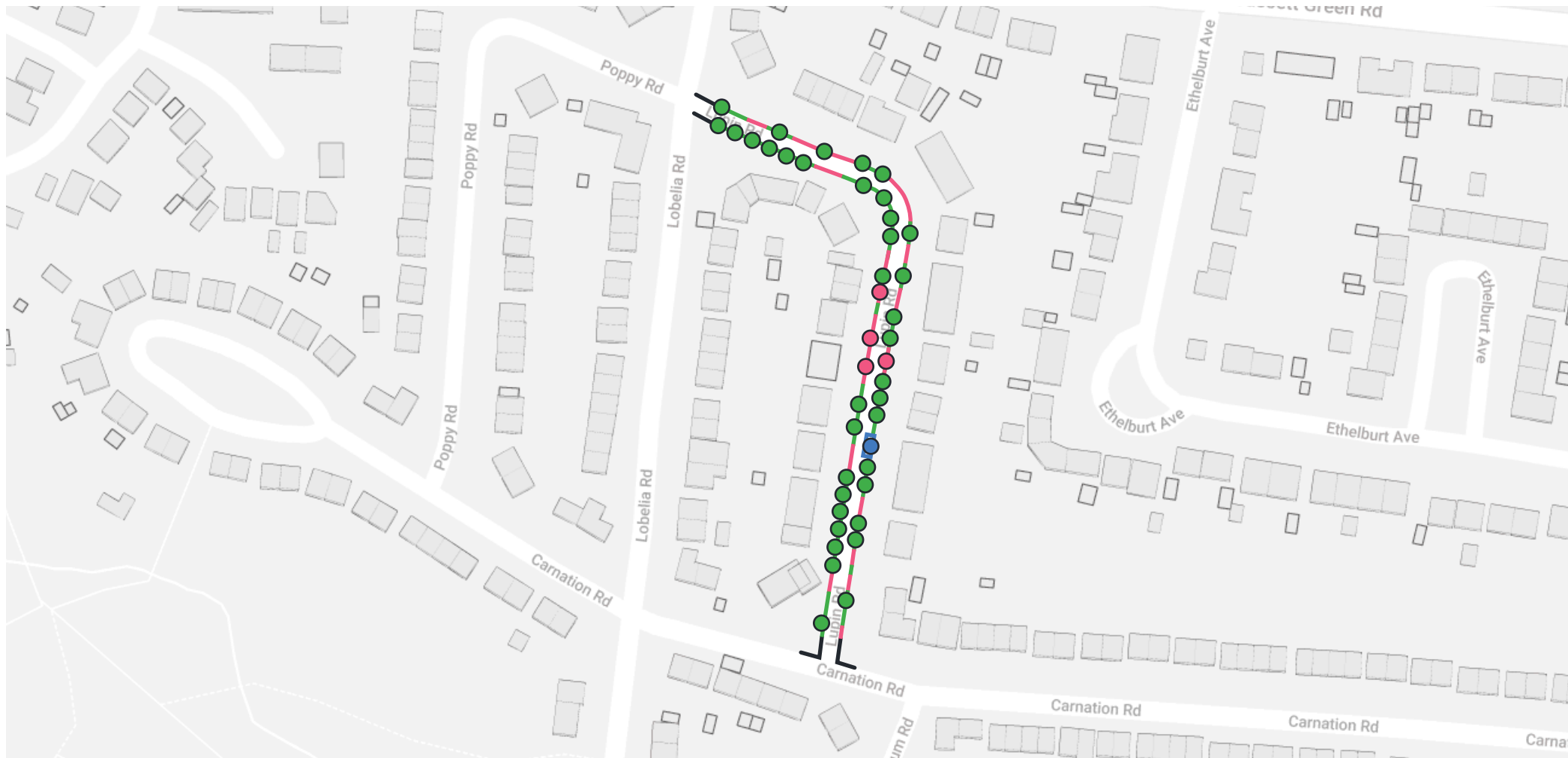
- | | | | |
|---|--|---|---------------|
|  | Parked Vehicle / Parked Other
(colour denotes location) |  | Bus |
|  | Unrestricted parking |  | Unsuitable |
|  | Disabled |  | Single Yellow |
|  | Dropped Kerb |  | Double Yellow |



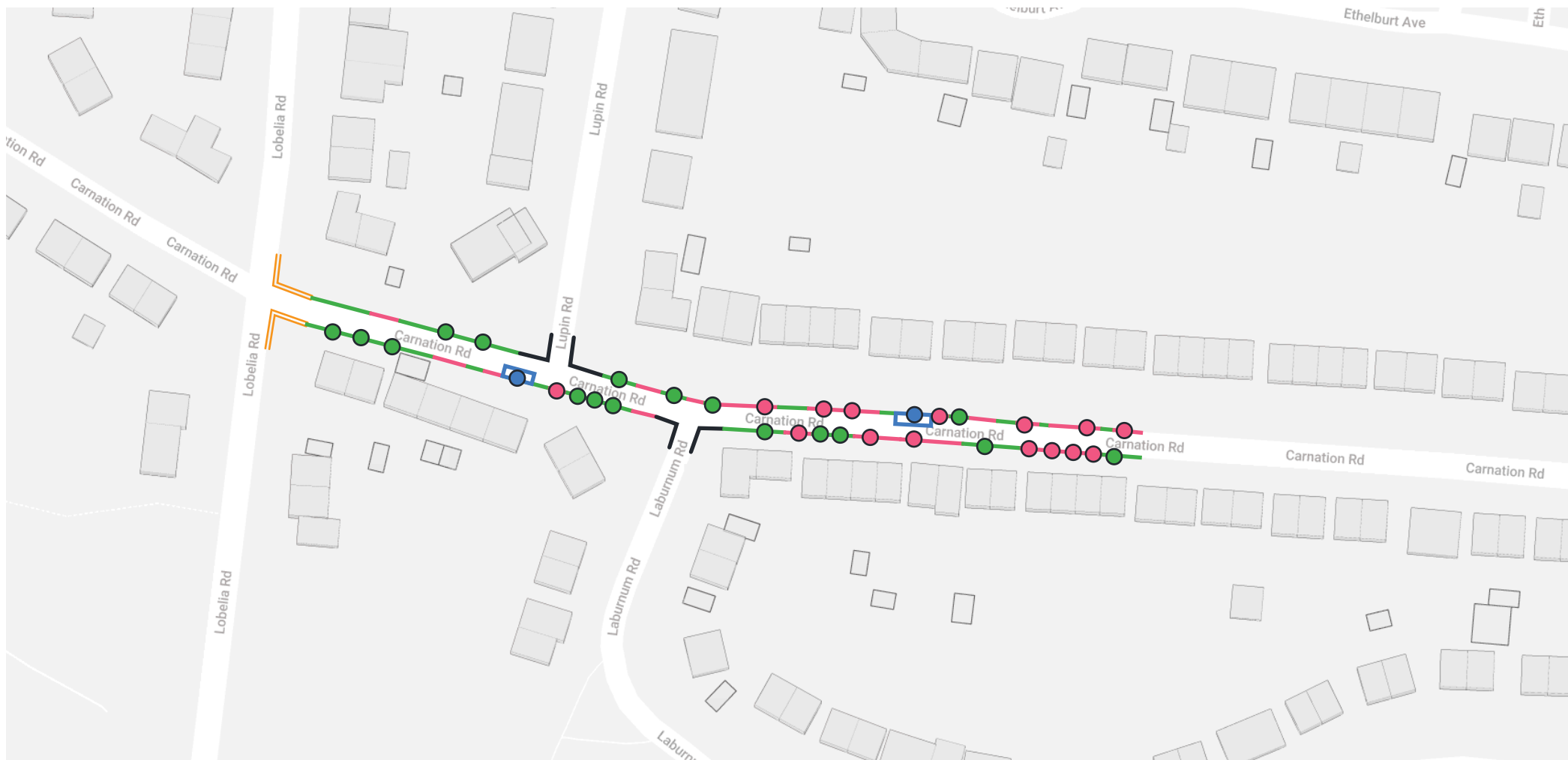
- | | | | | |
|---|--|---|---|---------------|
|  | Parked Vehicle / Parked Other
(colour denotes location) |  |  | Bus |
|  | Unrestricted parking |  | | Unsuitable |
|  | Disabled |  | | Single Yellow |
|  | Dropped Kerb |  | | Double Yellow |











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



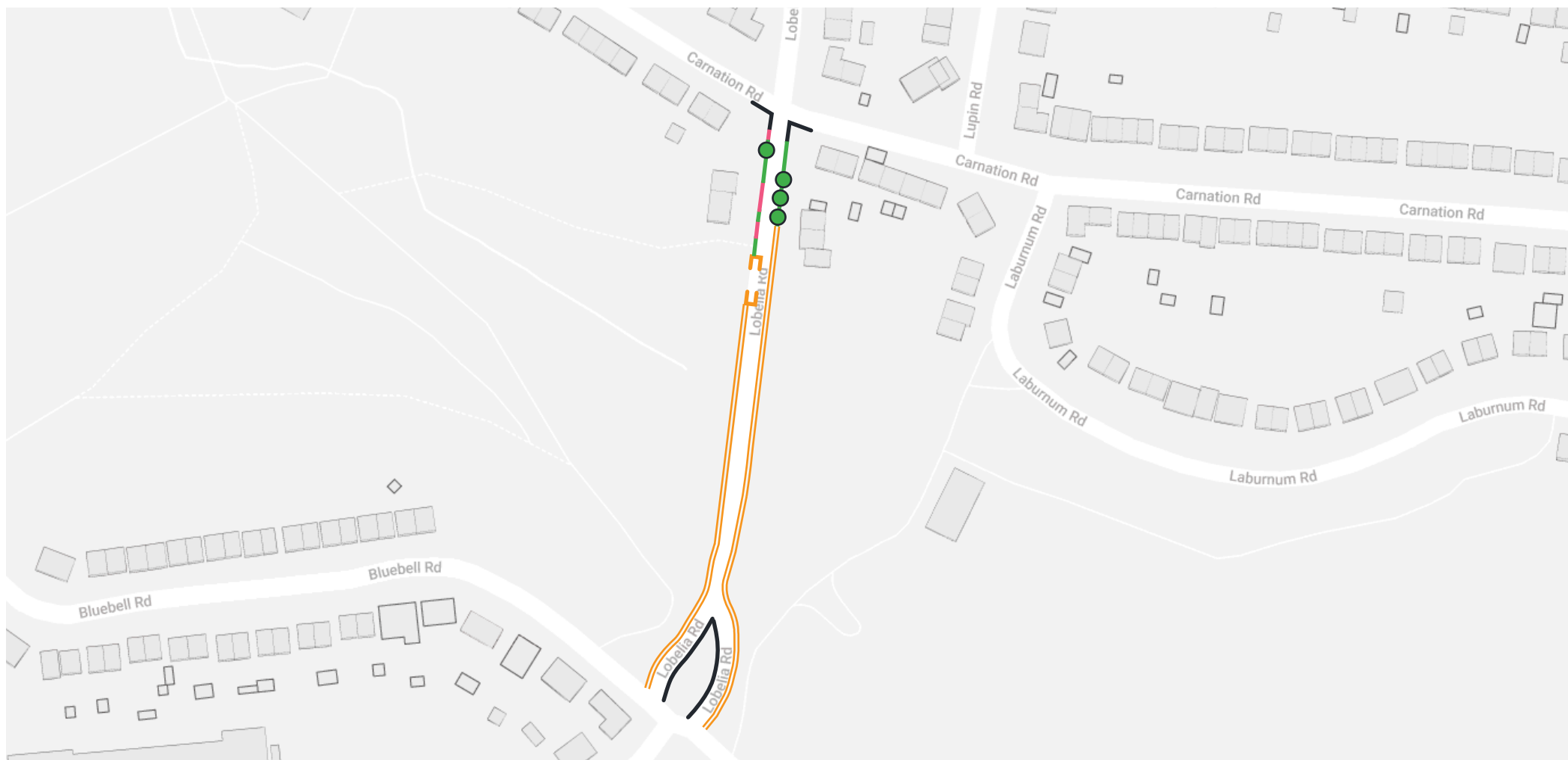
- | | | | | | |
|--|--|--|--|--|---------------|
| | | Parked Vehicle / Parked Other
(colour denotes location) | | | Bus |
| | | Unrestricted parking | | | Unsuitable |
| | | Disabled | | | Single Yellow |
| | | Dropped Kerb | | | Double Yellow |



- | | | | |
|---|--|---|---------------|
|  | Parked Vehicle / Parked Other
(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



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

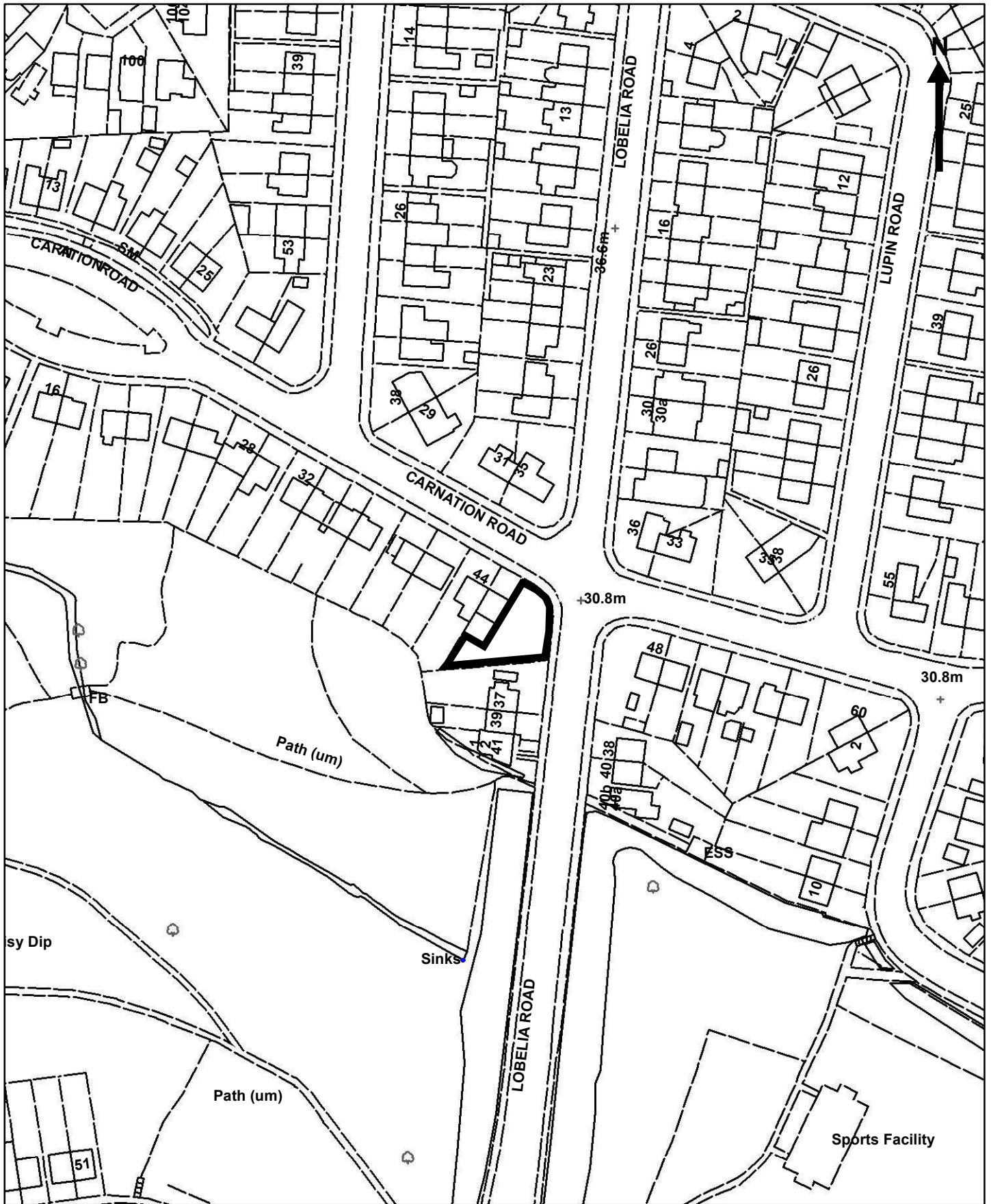
Location	Available Parking									Parking Restriction												Total Legal Parking			Restriction					Other		Total Parking Stress						
	Unrestricted			Unrestricted Bays			Disabled			Other			Other			Other			Other			Total Legal Parking	Total Legal Parking	Total Legal Parking	Restriction					Double Yellow	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			Total Kerb Length (M)	Parked	Spaces	Total Kerb Length (M)	Parked	Spaces	Total Kerb Length (M)
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				
TOTALS	129	217	1338.4	11	16	84.7	12	15	96.1	0	0	0	0	0	0	0	0	0	0	0	0	152	248	61.3%	32	0	0	0	0	0	0	184	248	74.2%				

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.

23/00536/FUL



Scale: 1:1,250

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