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To: [Harrison, Liz](#)
Cc: [Matthew Thomas](#); [Martin, Clare](#)
Subject: 31794 - Navigator Quarter, Southampton Airport - Draft Conditions
Attachments: [image001.png](#)
[bdb16196-1ec5-4b6d-90ac-c645c53972b9.png](#)
[31704 - RM Decision Notice. 27.01.23\(1.0\).pdf](#)
[Outline Permission 20.3614.pdf](#)

Dear Liz,

Following our previous discussions, and internal review amongst the project team, we can now set out our position regarding the trip budget/use class caps for any permission that may be approved for the Navigator Quarter development.

The planning application proposes the development of up to 92,000 sq m of employment floorspace across uses classes E(g)(ii, (iii), B2 and B8. The Transport Assessment (TA) that has been prepared to support the planning application modelled a number of potential development scenarios, which were then modelled to determine potential impacts on the surrounding highway network. The Core Scenario that was used (also referred to as Scenario 1) was based on the following potential mix of uses at the site.:

- 15% Class E(g) (ii), (iii)
- 15% Class B2
- 60% Class B8
- 10% Class B8 (parcel distribution)

It was initially proposed that a trip budget approach was used as a method to ensure that the total number of trips generated by the finished development did not exceed that assessed in the TA. This approach was proposed to secure greater flexibility for the development to allow it to respond more effectively to market demands, however concerns were raised by the Highway and Planning Authorities.

Amended Approach

It is now proposed to set floorspace caps for different uses, largely based on the Core Scenario used in the TA. To allow for some flexibility to cater for a range of needs, it is proposed that the following percentages are used. Whilst this adds up to more than 100%, the total floorspace is limited by that set out on the Parameters Plan, which will be an approved document, and supplemented by a separate planning condition.

The planning conditions now proposed to cover this issue are as follows:

Condition 1

The total amount of employment floorspace provided at the site shall not exceed 92,000 sq m (GIA).

Condition 2

The employment uses hereby permitted shall not exceed the following floorspaces, unless with the prior written consent of the Local Planning Authority:

- 27,600 of Class E(g)(ii), (iii) and/or B2 Use (of which no more than 13,800 sq m is for

Class E(g)(ii), (iii))

- 64,400 sq m of Class B8 Use (of which no more than 9,200 sq m is for parcel distribution)

Condition 3

Prior to the first occupation of any employment unit hereby permitted, details of the occupier and intended Use Class for that Unit shall be submitted to the Local Planning Authority. The relevant unit shall not be first occupied until such time as written approval of the intended Use Class has been provided by the Local Planning Authority, having regard to the range of Use Classes (E (g) (ii)&(iii), B2 and B8) permitted and the floorspace cap set on the approved Parameters Plan (ref xx). The units once occupied shall only be used in association with that confirmed uses, as permitted by this planning permission, and for no other use falling within the Town and Country Use Classes Order 1987 (as amended), without the formal written consent (planning permission) of the Local Planning Authority.

We adopted a similar approach for a development in Mid Sussex that had a B8 floorspace cap, please see the relevant permissions attached (Outline & Reserved Matters).

We would be happy to discuss further if that may be of helpful.

Regards,

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