

Southampton City Planning & Sustainability
 Planning and Rights of Way Panel meeting 15th February 2011
 Planning Application Report of the Planning and Development Manager

Application address: Boldrewood (Building 62), University Of Southampton			
Proposed development: Application for approval of details reserved by conditions 21 (Demolition and Construction method statement) and 22 (Bassett Crescent East) of planning permission reference 07/00985/OUT relating to the redevelopment of Boldrewood			
Application number	11/00101/DIS	Application type	Discharge of Condition
Case officer	Stephen Harrison	Public speaking time	5 minutes
Last date for determination:	21.03.2011	Ward	Bassett
Reason for Panel Referral	Councillor Referral	Ward Councillors	Cllr Samuels Cllr Harris Cllr Hannides

Applicant: University Of Southampton	Agent: Luken Beck Ltd (Robin Reay)
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Recommendation Summary	No Objection
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Reason For Raising No Objection

The proposed method for demolishing the existing building is acceptable taking into account the policies and proposals of the Development Plan as set out below. Following the receipt of a revised Demolition and Construction Method Statement (DCMS) the submission is considered to address all the relevant points to ensure that the demolition phase proceeds with as little nuisance and disturbance to surrounding neighbours and the highway network as is possible. Reasonable checks and balances are included to enable the Local Planning Authority and Environmental Health to monitor the demolition phase and take action should it be necessary. Other material considerations, such as those listed in the report to, and discussed at, the Council's Planning and Rights of Way Panel on 15th February 2011, do not have sufficient weight to justify an objection to the application. In accordance with Section 38 (6) of the Planning & Compulsory Purchase Act 2004 no objection is, therefore, raised and this notice is issued in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2010.

Policies – SDP1, SDP7, SDP9, SDP12, TI2, NE6 and L7 of the City of Southampton Local Plan Review - Adopted March 2006 and Policies – CS6, CS11 and CS13 of the Southampton City Council Local Development Framework Core Strategy – Adopted January 2010 as supported by the Council's current adopted Supplementary Planning Guidance.

Appendices attached			
1	Relevant Planning History	2-9	The submitted DCMS – track changed
10	Development Plan Policies		

Recommendation in Full

Conditions 21 and 22 of Planning Permission 07/00985/OUT will be discharged following the completion of the demolition phase of the Boldrewood project in accordance with the details agreed in writing with the Local Planning Authority.

1.0 Background

1.1 Outline planning permission was granted for the redevelopment of the University's Boldrewood Campus in 2008 (LPA: 07/00985/OUT refers). The permission included the requirement for the University to submit further details in respect of the demolition phase. These planning conditions are set out at **Appendix 1** of this report.

1.2 Condition 21 was partially discharged to enable the first phase of the demolition works to take place last year. The second (and more substantial) phase of these works has yet to be signed off by the Council and is the subject of this application.

1.3 Following extensive negotiations between the City Council, the University (and their preferred contractor 'Hughes & Salvidge') and local residents, the University have finalised their DCMS and seek the Panel's approval to commence the next phase of demolition works. The submitted DCMS is attached to this report at **Appendices 2-9** and summarised below.

2.0 The Site and its Context

2.1 The approval of the City Council is needed before any further demolition works can take place to facilitate the redevelopment proposals for the University's Boldrewood site. The site is characterised by a 12 metre change in level (from the north-west corner) and its landscape setting, which is defined, in part, by the Southampton (Bolderwood, Burgess Road/Bassett Avenue) Tree Preservation Order 2007. Boldrewood is located some 50 metres from the Southampton Common Site of Special Scientific Interest (SSSI) and Site of Importance for Nature Conservation (SINC).

3.0 Relevant Planning Policy

3.1 The Development Plan for Southampton currently comprises the "saved" policies of the City of Southampton Local Plan Review (March 2006) and the City of Southampton Core Strategy (January 2010). The most relevant policies to these proposals are set out at **Appendix 10**.

4.0 Relevant Planning History

4.1 The relevant planning history for the site is set out at **Appendix 1**.

5.0 Consultation Responses and Notification Representations

5.1 Prior to the submission of the DCMS the University undertook their own neighbour notification and have modified their plans in response to the comments received. The submitted DCMS summarises this dialogue.

Notification

5.2 There is no statutory obligation on the Council to notify on this type of application. However, it is recognised that these demolition works will cause disturbance to

nearby neighbours and it is deemed appropriate and necessary to accommodate the concerns of those affected (where possible). Therefore, following the receipt of the application, a publicity exercise was undertaken that involved writing to some 195 separate neighbours (including the East Bassett Residents' Association) with comments invited until midday on Monday 14th February.

5.3 At the time of writing the report **0** representations have been received. A verbal update of any comments received will be given at the Panel meeting

Consultation Responses

5.4 Following the submission of the revised DCMS (as attached to this report at **Appendices 2-9** SCC Highways and Environmental Health officers have raised no objection to these demolition works and will monitor the development. It is intended that both officers will be available at the meeting to answer any specific points raised.

6.0 Planning Consideration Key Issues

6.1 The key issues for consideration in the determination of this application are the impact of the demolition phase on neighbour amenity, the local highway network and the important landscape setting.

6.2 In short, the revised DCMS proposes a 35 week demolition programme with concrete to be crushed on site and used to fill the existing basement void. The potential also exists for concrete to be removed for off-site crushing before being returned. The works will start from the southern part of the site to leave the existing building as a noise buffer (for as long as logistically possible) between the crushing and the residents in Oaklands Way. Both access points (the existing Bassett Crescent East entrance, and the new controlled Burgess Road junction) will be used with the majority of heavy vehicle movements using the latter. A "just in time" approach, with controlled vehicle routing, will be adopted for deliveries and lorry movements to ensure that the impact on the local highway network is reduced (particularly during peak times). Measures will be in place to control associated noise, waste, dust and vibration with monitoring in place. All trees to be retained as part of the wider project will be protected during the demolition and construction phase.

6.3 Whilst local residents will inevitably be affected by living in close proximity to this demolition and construction site, it is the opinion of officers that the submitted revised DCMS (as attached) provides a thorough and robust approach to the demolition phase of the existing building and can be formally agreed.

7.0 Summary

7.1 The proposed DCMS has been amended following concerns raised by officers and residents. Whilst acknowledging that the demolition phase will cause a nuisance and disturbance it is considered that the revised DCMS provides the necessary controls and thought to ensure that it is kept to a minimum. It now strikes a reasonable balance between respecting the amenity of residents and the University's development programme.

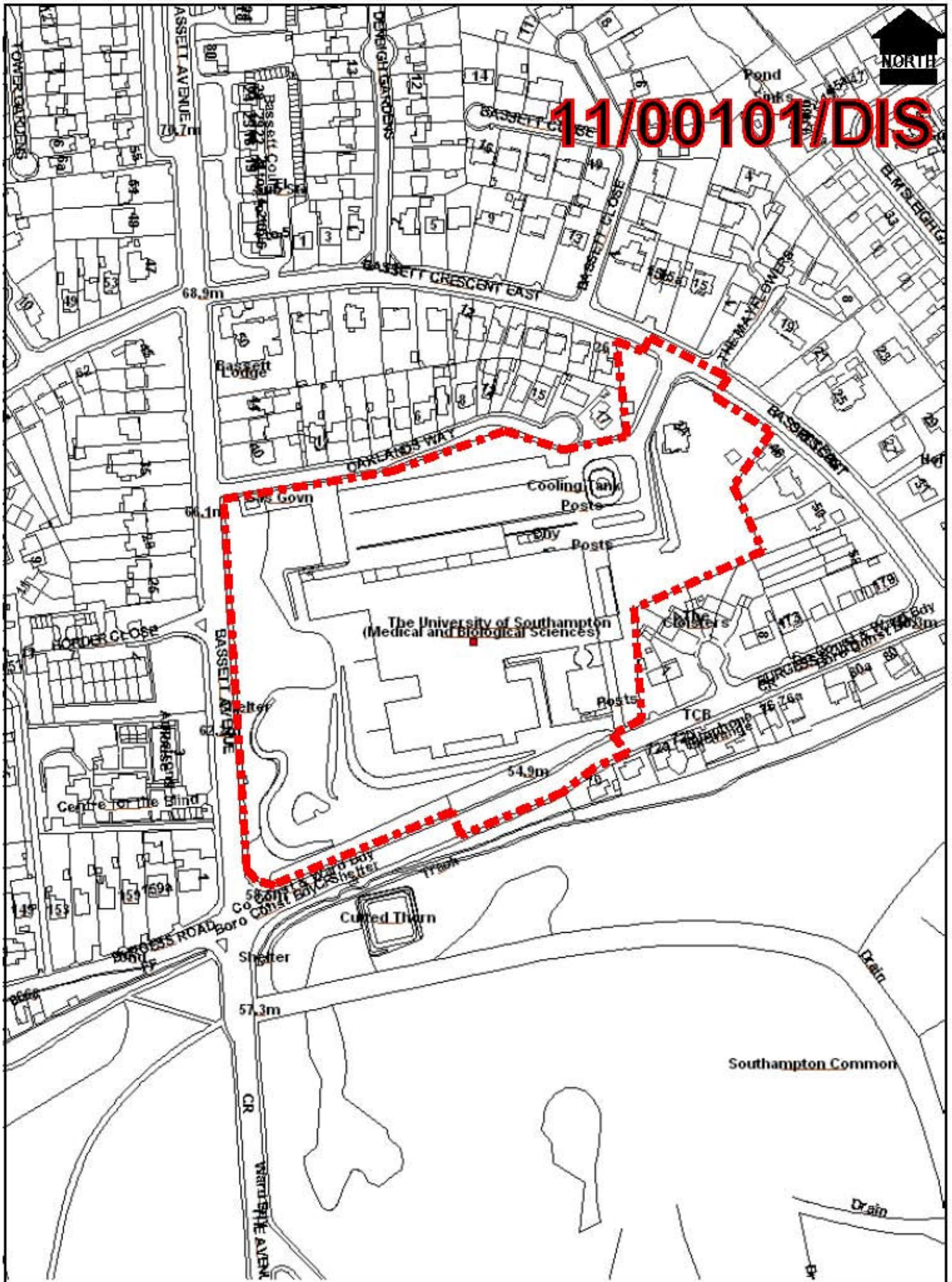
8.0 Conclusion

8.1 This application to discharge planning conditions 21 and 22 of outline planning permission 07/00985/OUT is acceptable. These planning conditions can be discharged following the demolition works being completed in accordance with these agreed details.

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

1a, b, c & d, 2b, d & e, 4dd, 6c, 7a, f, k, o & r & 10b

SH2 for 15/02/11 PROW Panel



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Scale : 1:2500

Date :01 February 2011

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