

Southampton City Planning & Sustainability
Planning and Rights of Way Panel meeting 16th August 2011
Planning Application Report of the Planning and Development Manager

Application address: Boldrewood Campus, University Of Southampton, Bassett Crescent East			
Proposed development: Extension of time to implement previous planning permission (ref 07/00985/OUT) to redevelop the site with new buildings of up to 32,000 square metres floor space for University purposes, 468 car parking spaces, landscaping, temporary and permanent access arrangements, including a new vehicular access from Burgess Road and ancillary works. (outline application seeking approval for access arrangements).			
Application number	11/00963/TIME	Application type	TIME
Case officer	Stephen Harrison	Public speaking time	15 minutes
Last date for determination:	6 th September 2011	Ward	Bassett
Reason for Panel Referral:	Major Application	Ward Councillors	Cllr Hannides Cllr B Harris Cllr L Harris
Applicant: University Of Southampton		Agent: Luken Beck Ltd	
Recommendation Summary	Delegate to Planning and Development Manager to grant planning permission subject to criteria listed in report		

Reason for granting Permission

The development relates to the extension in time of the planning permission 07/00985/OUT that was approved by the City Council in June 2008 following the completion of a S.106 Legal Agreement. It is again acceptable taking into account the policies and proposals of the current Development Plan as set out below. Other material considerations that have arisen since June 2008, including the change in national guidance, the adoption of the Council's LDF Core Strategy (2010), recent appeal decisions along the Avenue, and those other considerations put forward by third parties, and considered as part of the report to the Council's Planning & Rights of Way Panel in August 2011, do not have sufficient weight to justify a refusal of the application. Instead, significant weight has been afforded to the outline permission 07/00985/OUT as updated by the recent detailed approvals for Phase 1, its electricity substation and the associated multi-decked car park. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended), Planning Permission should therefore be granted. Policies – SDP1, SDP4, SDP5, SDP7, SDP9, SDP10, SDP11, SDP12, SDP13, SDP14, SDP15, SDP16, SDP17, SDP22, NE6, L7 of the City of Southampton Local Plan Review - Adopted March 2006 as supported by policies CS6, CS11, CS13, CS18, CS19, CS20, CS22, CS24 and CS25 of the adopted Local Development Framework Core Strategy (2010) and the Council's current adopted Supplementary Planning Guidance.

Appendices attached			
1	07/00985/OUT Panel Report	2	07/00985/OUT Panel Minutes
3	Relevant Development Plan Policies	4	Relevant Planning History

Recommendation in Full

Delegate to the Planning and Development Manager amend the suggested planning conditions (if required) and grant planning permission subject to the completion of a S.106 Legal Agreement to secure the same package of measures secured in 2008, namely:

- a) a financial contribution towards measures to encourage the use of alternative modes of transport to the private car in line with 'saved' Policy SDP4 of the City of Southampton Local Plan Review (March 2006), the Local Transport Plan, and the adopted SPG relating to Planning Obligations (August 2005 as amended) as supported by the adopted LDF Core Strategy (2010) highway policies;
- b) a financial contribution towards off-site highway works related to the scale of development proposed in line with 'saved' Policy SDP4 of the City of Southampton Local Plan Review (March 2006) and the adopted SPG relating to Planning Obligations (August 2005 as amended) as supported by the adopted LDF Core Strategy (2010) highway policies;
- c) a Highway Condition Survey & Means of Reinstatement Report;
- d) provision for works under S.278 of the Highways Act to create the new access and signalised junction – if required;
- e) the submission, approval and implementation of public art that is consistent with the Council's Public Art 'Art People Places' Strategy and;
- f) the submission, approval and implementation of a Green Travel Plan (GTP) to address the impact of the parking provision so that it can be assessed along with the transport needs of the development; and
- g) A Waste Management Strategy;

In addition to that previously agreed the S.106 should also include:

- h) A local training and employment plan to ensure access to jobs for local people is secured (both during and after construction) in accordance with LDF Core Strategy Policy CS24.*

In the event that the legal agreement is not completed **by 6th September 2011** the Planning and Development Manager be authorised, if required, to refuse permission on the ground of failure to secure the provisions of the Section 106 Legal Agreement.

Background

Outline planning permission was granted for the redevelopment of the University of Southampton's Boldrewood Campus in 2008 (LPA 07/00985/OUT refers). A copy of the report to the Planning and Rights of Way Panel and the relevant Minutes is attached to this report at **Appendix 1 and 2** respectively. This permission lapsed on 18th June 2011.

In order to extend the life of the outline permission before it lapsed the University submitted this application seeking the Council's approval for a further 3 year outline planning permission for the same development. The current application was validated on 7th June 2011.

The Government's guidance on these types of applications is contained in the Department for Communities and Local Government (DCLG) document entitled 'Greater flexibility for planning permissions' (Nov 2009). It explains that the procedure for extending planning permissions that are in danger of lapsing was introduced in order to make it easier for

developers and Local Planning Authorities (LPAs) to keep planning permissions alive for longer during the economic downturn, so that they can more quickly be implemented when economic conditions improve. In determining such applications the guidance explains that LPAs should focus their attention on development plan policies and other material considerations (including national guidance), which may have changed significantly since the original grant of permission.

As required, the following report sets out and considers the relevant changes in policy, guidance and other material considerations that have arisen since June 2008.

1. The site and its context

- 1.1 As set out in the attached report (**Appendix 1**). Since the report was written the Boldrewood Campus has been closed and demolition works commenced.

2. Proposal

- 2.1 As set out in the attached report (**Appendix 1**). For the purposes of this type of application the proposed development needs to be the same as previously approved for the LPA to be able to validate it.

3. 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 report explains how the adoption of the Core Strategy does not affect the acceptability of the proposals.
- 3.2 The Core Strategy is in general conformity with the South East Plan, and it is not considered that the policies in the South East Plan either conflict with or add particular weight to the policies in the Core Strategy for this application. Consequently only the local statutory development plan policies (Core Strategy and Local Plan Review) have been cited in this report.
- 3.3 ‘Saved’ Policy L7 covers development within the University Development Area. This criterion based policy seeks to support academic, teaching and research facilities for the University. In addition, Local Plan ‘Saved’ Policy NE6 seeks to protect the landscaped character of Bassett Avenue. The Council’s normal considerations in respect of the quality of development, protection of the character of the area and the amenities of neighbouring occupiers also apply as required by those policies listed at proposals are set out at **Appendix 3**.
- 3.4 Major developments are expected to meet high sustainable construction standards in accordance with adopted Core Strategy Policy CS20 and Local Plan “saved” Policy SDP13.

4. Relevant Planning History

- 4.1 The relevant planning history for Boldrewood is set out at **Appendix 4** to this report.

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, placing a press advertisement (23.06.11) and erecting a site notice (23.06.11).

5.2 Third Party Comment

At the time of writing the report **5** representations have been received from surrounding residents, including an objection from the East Bassett Residents Association (EBRA), 2 representations from the acting Chair of EBRA and 1 letter sent on behalf of 6 families living opposite the site along Bassett Avenue. The City of Southampton Society have submitted “no comment”.

5.3 Planning related issues include:

5.4 **The documents from 2007 are no longer relevant and have been superseded by events including the permission for the Lloyds Register and the removal of the electricity supply from the basement of Block A to a purpose built compound.**

Response

The resubmitted documents continue to provide a useful basis for the planning application and whilst a number of statements made therein are no longer relevant (and have been superseded by the approval of the Lloyds Register office building) they provide sufficient details to enable the Council to validate and determine this application for redevelopment.

5.5 **The amenity of nearby residents needs to be properly considered and the current proposals will harm existing neighbours amenity.**

Response

Refer to Planning Considerations below.

5.6 **The 2007 proposals failed to accord with the Local Transport Plan (2) and the current proposals do not meet LTP3. The scheme fails to meet air quality aspirations for residents and the City.**

Response

The level of car parking and its impact on air quality was assessed at the outline application stage, and the submitted ‘Air Quality Statement’ was considered and accepted by the Council’s Environmental Health Officer as acceptable. Since 2008 the Avenue has not been identified as an Air Quality Management Area and this issue does not, therefore, warrant a planning refusal.

5.7 **The City Council has been inconsistent in its approach to planning applications along the Avenue and the weight attached to Policy NE6 and the Bassett Avenue Development Control Brief (1982). In particular two recent refusals have been successfully defended at an appeal (134 Bassett Avenue flats and Ridgemount Avenue care home) where the character of the area would have been harmed by the developments. The redevelopment proposals will, again, harm the green corridor of the Avenue.**

Response

All applications cited are different and require their own distinct merits to be considered separately. It is the opinion of officers that due weight has been afforded to Policy NE6 and the Bassett Avenue Development Control Brief (1982)

- albeit the latter simply provides a description of key features or characteristics of the area - with regard to the Boldrewood Campus proposals and the conclusions previously reached with regard to the acceptability of development along this important corridor (as set out in the attached Panel report) remain valid. Notwithstanding this it should not be forgotten that the proposals will replace an existing building which did not fit the prevailing pattern of development along the Avenue and is in need of replacement.

- 5.8 **Issues such as the impact of the character of the area and the wellbeing of local residents, along with the recent appeal decisions (cited above), should be a material consideration that outweighs the previous decision and results in a refusal.**

Response

It is agreed that there are a host of material considerations that need to be taken into consideration at the planning stage. In this case the Local Plan supports the principle of redevelopment and the previous permission (as updated by the recent detailed approvals for Boldrewood) forms a material consideration to which significant weight should be afforded. The recent appeal decisions cited by objectors for neighbouring sites do not warrant a planning refusal for the redevelopment proposals for the Boldrewood campus, which were previously considered to be acceptable.

- 5.9 **The original framework masterplan is ill-conceived and should have been rejected in 2007. The application to extend it should be rejected to allow each application for subsequent buildings to be assessed on their own merits on a case-by-case basis.**

Response

The Framework provides a masterplan against which subsequent applications can be assessed. As such, it provides certainty to the University, the Council and third parties and is a valid planning approach to large scale redevelopment proposals.

- 5.10 **The consultation with residents since the 2007 application has been poor, and there has been no contact from Lloyds Register.**

Response

This criticism has been forwarded to the University, but does not warrant a planning refusal of the current application.

- 5.11 **Residents are unsure as to whether the scheme can be progressed in the current economic circumstances and this uncertainty and viability issue could result in the site being left in a poor state for a significant length of time.**

Response

Whether or not the University intend to complete the entire redevelopment is not a sustainable planning objection. By keeping the permission alive the applicants are continuing the momentum that the proposals have already built up and there is more certainty in the scheme's delivery.

- 5.12 **If approved, residents will be expected to live with the noise, dust, and nuisance of a building site for even longer than was first envisaged.**

Response

Noted. Planning conditions can be used to mitigate the impact of the development as best as possible, and the Council's Environmental Health Officer is working

closely with the contractors to ensure as smooth a demolition/construction phase as possible.

5.13 Consultation Responses

5.14 **SCC Planning Policy** – No objection. The application accords again with ‘saved’ Policy L7 of the Local Plan as supported by Policy CS11 from the adopted LDF Core Strategy. These policies support the development of the academic, teaching and research facilities on the University’s existing sites. The applicants should address the need for structured recruitment and training as required by Core Strategy Policy CS24.

5.15 **SCC Highways** – No objection raised.

5.16 **SCC Sustainability** – No objection subject to planning conditions being imposed in relation to BREEAM, sustainable drainage, and a 15% reduction in energy consumption through renewables. *Note: Condition 23 (BREEAM) has been amended accordingly. Condition 24 (SUDS) will be retained and Condition 36 (15% energy) has been added to the recommended planning conditions.*

5.17 **SCC Archaeology** – No objection subject to previous planning conditions being repeated.

5.18 **SCC Ecologist** – No objection subject to the updated Ecology Appraisal (2010) being observed when development takes place. *Note: Condition 19 has been amended accordingly.*

5.19 **SCC Tree Team** – No objection raised.

5.20 **Southern Water** – No objection raised.

5.21 **BAA** – No objection subject to previous planning conditions being repeated.

5.22 **Natural England** – No objection raised.

5.23 **Environment Agency** – No objection subject to a planning condition relating to drainage is included. *Note: Condition 25 has been amended accordingly.*

6. Planning Consideration Key Issues

6.1 In determining this application it is necessary to make an assessment of the changes in planning policy and guidance, and any other relevant material considerations, that may affect the outcome of the application. The 07/00985/OUT permission is a significant material consideration in this process. The key issues for consideration in the determination of this planning application are as identified in the attached report that was considered by the Planning Panel in September 2007 (see **Appendix 1**). An update of these issues is provided below:

6.2 Principle of Development – No change

Prior to its demolition the Boldrewood building provided 31,735sq.m of non-residential institutional (Use Class D1) floorspace. There is no planning policy objection to the redevelopment of this building and its replacement with some

32,000sq.m of floorspace to serve the University's expanding needs as supported by adopted Local Plan 'saved' Policy L7 (University of Southampton). The adoption of the Core Strategy only serves to reinforce this position by encouraging the intensification of existing University sites (Policy CS11 refers). The application does not constitute a departure from these policies as only University uses are proposed. As such, with a Local Plan and previous permission for the same development already issued, the principle of redevelopment is again supported.

6.3 Site access, traffic generation and on-site car parking – No change

Since 2008 the signalised junction and principal access has been constructed. The level of development is, however, to be served by the same level of parking as previously agreed (468 parking spaces) and this figure has set the parking level for the detailed Phase 1 scheme incorporating the Lloyds Register. The adoption of the Core Strategy has not changed the parking standards previously used.

6.4 Reserved Matter Issues – No Significant Change

As with the previous permission the Layout, the Scale, the Appearance and the Landscaping of the proposed buildings are reserved at this stage for a subsequent planning application should the Outline proposals be agreed. In order to assess the potential impact of these detailed elements of the overall proposal, illustrative material has again been provided to indicate a possible massing option to provide the 32,000sq.m of floorspace proposed. These are detailed on the applicant's Development Framework Plan, which the applicants seek approval of at this stage.

6.5 Consideration should again be given to the impact of the proposed buildings on the character of the area and the amenity of nearby residents. In 2008 these impacts were considered to have been acceptable when assessed against the local planning policies in place (including Local Plan policies L7 and NE6, as currently 'saved'). The adoption of the Core Strategy has not changed the approach that the City Council should take in assessing the Development Framework Plan, and the current raft of policies still seek to ensure a high quality built environment that respects the living environment of its neighbours.

6.6 Since 2008 the Council has approved three detailed applications for the site which, whilst relating to the original Development Framework Plan, provide a final design fix for part of the site that supersedes part of the framework itself.

The applications are as follows:

11/00499/FUL	Conditionally Approved 01/07/11 (Car Park 1)
10/01058/FUL	Conditionally Approved 19/01/11 (electricity substation)
08/01097/FUL	Phase 1 (Blocks A, B & C including Lloyds Register)

6.7 These extant permissions are significant material considerations in the determination of this current application. Were the Council to object to this application to extend the original outline permission, it would not prevent the construction of the above buildings from taking place.

6.8 Impact on existing residential amenity – No change

In 2008 the Council accepted that the proposed buildings would not impact

significantly on the existing residential amenity of nearby neighbours. The attached report, minutes and permission 07/00985/OUT condition 33 refer and seek to ensure a 3.2 metre separation distance between any new building and Oaklands Way. The buildings are again to be sited in the same location with the retention of the significant landscape screen between their neighbours. The same conclusion that the scheme's impact is acceptable should, therefore, follow. The Council's Residential Design Guide is still a material consideration when assessing such impact, and the adoption of the Core Strategy has not introduced any additional criterion in respect of neighbouring amenity that have not already been accounted for.

6.9 Loss of trees and impact on landscape setting – No change

The Council's Tree Team have again confirmed that the proposed works to facilitate the development are acceptable. The adoption of the Core Strategy has not changed the approach to landscaping and tree retention as previously agreed for this site.

6.10 S.106 Legal Agreement - Updated

Given the scale of development proposed, and the fact that this application seeks a fresh outline planning permission, it is again considered appropriate that a S.106 Legal Agreement is provided to secure the details listed above. In terms of updating the S.106 it is recommended that an additional clause is added to secure local training and employment initiatives as part of the proposals. This requirement has been included with the detailed phase 1 permission (08/01097/FUL) and is required as a consequence of the adoption of Core Strategy Policy CS24.

7. Summary

The development relates to the extension in time of the planning permission 07/00985/OUT that was approved by the City Council in June 2008 following the completion of a S.106 Legal Agreement. It is again acceptable taking into account the policies and proposals of the current Development Plan as set out above. Other material considerations that have arisen since June 2008, including the change in national guidance, the adoption of the Council's LDF Core Strategy (2010), recent appeal decisions along the Avenue, and those other considerations put forward by third parties, and considered as part of the report to the Council's Planning & Rights of Way Panel in August 2011, do not have sufficient weight to justify a refusal of the application. Instead, significant weight has been afforded to the outline permission 07/00985/OUT as updated by the recent detailed approvals for Phase 1, its electricity substation and the associated multi-decked car park. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended), Planning Permission should therefore be granted.

8. Conclusion

By securing the matters set out in the recommendations section of this report by the completion of a Section 106 Legal Agreement the proposal would, in the opinion of officers, be acceptable. The application is therefore recommended for delegated approval to the Planning and Development Manager.

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

1a, b, c, d, 2b, c, d, 4b, f, 6a, c, d, h, 7a, b, f, g, i, n, p, t, u, v, w, 9a, 10a & b

SH2 for 16.08.11 PROW Panel

PLANNING CONDITIONS to include:

01. APPROVAL CONDITION - Outline Permission Timing Condition

Outline Planning Permission for the principle of the development proposed and the following matters sought for consideration, namely ACCESS (vehicular and pedestrian) as shown on plan ref: 13008-S278-SK-158, the Framework Development Plan as shown on plan ref:06059 PCL 10005 as supported by plan ref: 06059 PCL 101; the Internal Road Layout as shown on plan ref:13008-GE-1-02 Rev A, the proposed Temporary Construction Access as shown on plan ref:13008-GE-I-03 Rev A and an element of Strategic Landscaping as shown on Plan Ref:PLL_S20.05-01.03 as amended by Landuse Consultants Plan 101 Rev E is approved subject to the following:

Notwithstanding the approved demolition works and the approved access and landscaping details referenced above written approval of the details of the following awaited reserved matters for each phase identified as part of the submission under condition 2(v) below shall be obtained from the Local Planning Authority prior to any works relating to the relevant phase taking place on the site;

- (i) The LAYOUT of the buildings on site and detailed siting of associated areas;
- (ii) The APPEARANCE and architectural design specifying the external materials to be used;
- (iii) The SCALE of the buildings indicating massing and building bulk;
- (iv) Both hard and soft LANDSCAPING treatments of the site including all means of enclosures and boundary treatments.

An application for the approval of the outstanding reserved matters for all phases identified as part of the submission under condition 2(v) below shall be made in writing to the Local Planning Authority before the expiration of three years from the date of this Outline Permission.

The development hereby permitted shall be begun either before the expiration of five years from the date of this Outline permission, or before the expiration of two years from the date of approval of the last application of the reserved matters to be approved (whichever is the latter)

Reason:

To enable the Local Planning Authority to control the development in detail and to comply with Section 91 and Section 92 of the Town and Country Planning Act 1990 (as amended).

02. APPROVAL CONDITION - Additional Details Required Condition

As part of the submission of each of the matters reserved details of the following particulars, where relevant to the specific phase or reserved matter, of the proposed development in addition to the submission of Matters Reserved from the Outline Planning Permission hereby approved shall be submitted to and approved in writing by the Local Planning Authority:

- i. In addition to Reserved Matters for the layout of the building(s) and for the means of access thereto, a plan showing the detailed siting of structures on the site showing the position of trees to buildings, and the vehicular parking areas to access points;
- ii. In addition to Reserved Matters for the appearance and design of the building(s) a detailed plan showing the size of the building(s) and specifying the external materials to be used;
- iii. In addition to Reserved Matters for the size of the building(s) details of the height, width, length of the structures and the massing and bulk of the buildings to the open areas shall be provided;
- iv. In addition to Reserved Matters for the landscaping to the site and the landscaping conditions below, a detailed plan indicating a programme of implementation, a landscape management plan together with details specifying the numbers, types, size, and species of trees, hedgerows, and shrubs to be planted, and the method of ground preparation and mulching treatment proposed. Any trees earmarked for removal shall be replaced with 2 additional trees to be agreed in writing with the Local Planning Authority prior to their planting;
- v. A detailed phasing plan to include maximum parking provision for each phase or on a site wide basis as appropriate;
- vi. Details of the treatment to the boundaries of the site, and all screen walls or fences within the proposed development;
- vii. A detailed external lighting plan;
- viii. An on-site security management plan following the relevant principles of 'By Design'.
- ix. Detailed cross-sections of the site showing existing levels and proposed finished levels, position of access roads, car parking areas and buildings and position of trees on the site;
- x. Details of the layout of on-site car parking to meet the Local Planning Authority's car parking standards;
- xi. Details of the construction of all highways and vehicular access ways, including a specification of the type of construction proposed for the roads and footpaths, together with all relevant horizontal cross-sections and longitudinal sections showing the existing and proposed levels and details of street lighting;
- xii. Details of the proposed drainage of the site, including details of the provision for the protection of existing sewers which cross the site during the period of all works of excavation and construction;
- xiii. A plan showing the location and depth of trenches in connection with the laying of services;
- xiv. Full details of the proposed external lift and a management strategy for its use to provide full 24 hour access across the site;
- xv. Full details of the proposed balancing pond and ornamental pond;

The phased development shall be carried out in accordance with the agreed details.

Reason:

To ensure the proposed development is satisfactory as regards layout, access, appearance, landscape provision and in all other detailed respects.

03. APPROVAL CONDITION - Personal Permission

This grant of planning permission shall enure only for the benefit of the University of Southampton.

REASON

In order to comply with the requirement of Regulation 9 of the Town and Country Planning General Regulations 1992.

04. APPROVAL CONDITION - Details of External Materials - Samples

Notwithstanding the information provided with the application the development of each building hereby approved shall not take place until details (and samples where required) of the materials to be used in each phase of the construction of the external surfaces of the development including all external fixtures, fittings, facing brickwork, render, window frames and mortar and details of window and doorway reveals have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

REASON:

In the interests of ensuring that the new development is constructed in accordance with the submitted details and to secure a harmonious form of development.

05. APPROVAL CONDITION - Access Provision

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) no access other than that shown on the approved plan shall be formed to the site.

REASON

In the interests of highway safety.

06. APPROVAL CONDITION - Cycle Space Provision

The development of each phase of the scheme to which this consent relates shall not be brought into use in full or in part until secure, covered and enclosed storage space has been laid out within the site for bicycle spaces to be provided for the benefit of the staff, visitors and students in accordance with the plans to be submitted to and approved in writing by the Local Planning Authority. The cycle storage hereby approved shall thereafter be retained on site for that purpose.

REASON

To encourage cycling as a sustainable form of transport.

07. APPROVAL CONDITION - Access - Stopped Up

Notwithstanding the commencement of the approved demolition works any existing access to the site shall be stopped up and abandoned and footway and verge crossings shall be reinstated in accordance with a scheme (that shall include details of timing) to be submitted for approval in writing by the Local Planning Authority prior to the commencement of development.

REASON

In the interests of highway safety and to ensure that the development is served by a single vehicular access point.

08. APPROVAL CONDITION - Motor Cycle Spaces

Adequate parking facilities for motorcycles to conform to the Local Planning Authority's standards shall be shown on plans and approved in writing before the development of each phase (identified by Condition 02(v) above) hereby permitted commences and such parking shall be permanently retained for that purpose

REASON

To prevent obstruction to traffic in neighbouring roads

09. APPROVAL CONDITION - Parking provision

Any parking spaces shown on the approved plans shall be used only in connection with the development hereby approved and for no other purpose unless otherwise agreed in writing with the Local Planning Authority.

REASON:

To ensure adequate on-site parking provision for the approved development remains available for that purpose and to prevent parking on the adjoining highway'

10. APPROVAL CONDITION - Refuse & Recycling Bin Storage

Notwithstanding the information already submitted details of satisfactory facilities to be provided for the storage and removal of refuse and recycling from the premises shall be submitted to and approved in writing by the Local Planning Authority before each building is first occupied. The facilities shall include accommodation for the separation of waste to enable recycling. The approved refuse and recycling storage shall be retained whilst the building is used for university purposes.

REASON:

In the interests of the visual appearance of the building and the area in general.

11. APPROVAL CONDITION - Landscaping Details

The development of each phase (identified as part of the submission under condition 2(v) above) shall not take place until full details of both hard and soft landscaping have been submitted to and approved in writing by the local planning authority. The submitted details shall include:

- i. proposed finished ground levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas, hard surfacing materials, structures and ancillary objects (refuse bins, lighting columns etc);
- ii. planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate;
- iii. details of any proposed boundary treatment; and
- iv. a landscape management scheme.

REASON:

To improve the appearance of the site and enhance the character of the development in the interests of visual amenity, to ensure that the development makes a positive contribution to the local environment and, in accordance with the duty required of the Local Planning Authority by Section 197 of the Town and Country Planning Act 1990.

12. APPROVAL CONDITION - Landscaping Implementation

The hard and soft landscaping works shall be carried out in accordance with the details approved in the above planning condition. The works shall be carried out before any of the development is occupied or in accordance with a timescale which has been agreed in writing with the local planning authority prior to the commencement of development.

REASON:

To ensure that the works are carried out as approved in the interests of the visual amenities of the area.

13. APPROVAL CONDITION - Landscaping Replacement

If within a period of five years from the date of the planting of any tree or shrub, or any tree or shrub planted in replacement of it, it is removed, uprooted, destroyed, dies or becomes

in any other way defective in the opinion of the local planning authority, another tree or shrub of the same species and size of that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

REASON:

To ensure that any trees or shrubs planted as part of the landscaping scheme are replaced in accordance with that scheme.

14. APPROVAL CONDITION - Arboricultural Method Statement

Notwithstanding the submitted information no operation in connection with both the demolition and construction phases hereby permitted shall commence on site until a site specific Arboricultural Method Statement in respect of the protection of the trees during all aspects of work on site is submitted and agreed in writing by the Local Planning Authority. It will be written with contractors in mind and will be adhered to throughout the duration of the demolition and development works on site. The Method Statement will include the following:

- a. A specification for the location and erection of protective fencing around all vegetation to be retained
- b. Specification for the installation of any additional root protection measures
- c. Specification for the removal of any built structures, including hard surfacing, within protective fencing areas.
- d. Specification for the construction of hard surfaces where they impinge on tree roots
- e. The location of site compounds, storage areas, car parking, site offices, site access, heavy/large vehicles (including cranes and piling rigs)
- f. An arboricultural management strategy, to include details of any necessary tree surgery works, the timing and phasing of all arboricultural works and protection measures;
- g. Specification for soft landscaping practices within tree protection zones or the canopy of the tree, whichever is greatest.
- h. A phasing plan for the tree protection measures to include details of how the site will be left between development phases

REASON

To ensure that provision for trees to be retained and adequately protected throughout the construction period has been made.

15. APPROVAL CONDITION - Tree Safeguarding

All trees to be retained pursuant to any other condition of this decision notice (including planning condition 35 below) shall be fully safeguarded during the course of each phase as identified by planning condition 14 (h) above including preparation, demolition, excavation, construction and building operations. Details of the specification and position of all protective fencing shall be indicated on a site plan and agreed with the Local Planning Authority in writing before any construction works pursuant to each phase commence.

REASON

To ensure that provision for trees to be retained and adequately protected throughout the construction period has been made.

16. APPROVAL CONDITION - Tree Protection

No operation in connection with the development hereby permitted shall commence on site until the tree protection as agreed by the Local Planning Authority has been erected. The

fencing shall be maintained in the agreed position until the agreed phase is completed, or until such other time that may be agreed in writing by the Local Planning Authority following which it shall be removed from the site.

REASON

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

17. APPROVAL CONDITION - No under tree canopy storage

No storage of goods including building materials, machinery and soil, shall take place underneath the crown spread of the trees to be retained on the site. There will be no change in soil levels or routing of services through tree protection zones or within canopy spreads, whichever is greater. There will be no fires on site. There will be no discharge of chemical substances including petrol, diesel and cement mixings within the tree protection zones or within canopy spreads, whichever is greater.

REASON

To preserve the said trees in the interests of the visual amenities and character of the locality.

18. APPROVAL CONDITION - No Felling of Trees

No trees on or overhanging the site other than those agreed as part of this outline planning permission shall be pruned/cut, felled or uprooted otherwise than shall be agreed in writing by the Local Planning Authority. Any tree removed or significantly damaged, other than shall be agreed, shall be replaced by the owners of the site with two trees of a size, species, and type, and at a location and before a date to be determined by the Local Planning Authority.

REASON

To secure a satisfactory setting for the proposed development and to ensure the retention, or if necessary replacement, of trees which make an important contribution to the character of the area.

19. APPROVAL CONDITION - Ecology

Notwithstanding the demolition works hereby approved each phase of the development shall proceed strictly in accordance with the Ecological Appraisal (updated from October 2007) Dated 14th October 2010, which shall have been updated and agreed in writing with the Local Planning Authority prior to the commencement of works to each block.

REASON

To ensure that the development is implemented in accordance with the agreed details whilst ensuring the securing the longevity of existing habitat and ecology.

20. APPROVAL CONDITION - Hours of Construction

In connection with the implementation of this permission any demolition and construction works, including the delivery of materials to the site, shall not take place outside the hours of 8am and 6pm Mondays to Fridays and 9am and 1pm on Saturdays. Works shall not take place at all on Sundays or Bank Holidays without the prior written approval of the Local Planning Authority. Any works outside the permitted hours shall be confined to the internal preparation of the buildings without audible noise from outside the building, unless otherwise agreed in writing by the Local Planning Authority.

REASON:

To protect local residents from unreasonable disturbances from works connected with implementing this permission.

21. APPROVAL CONDITION - Demolition and Construction Method Statement

Notwithstanding the applicant's Appendix F and the information contained with the Design & Access Statement before any development or demolition works are commenced details shall be submitted to and approved in writing by the Local Planning Authority making provision for a Demolition and Construction Method Statement (DCMS) for the development. The DCMS shall include details of: (a) parking of vehicles of site personnel, operatives and visitors; (b) loading and unloading of plant and materials; (c) storage of plant and materials, including cement mixing and washings, used in constructing the development; (d) treatment of all relevant pedestrian routes and highways within and around the site throughout the course of construction and their reinstatement where necessary; (e) measures to be used for the suppression of dust and dirt throughout the course of construction; (f) details of construction vehicles wheel cleaning; and, (g) details of how noise emanating from the site during construction will be mitigated in accordance with S.60 of the Control of Pollution Act 1974, and (h) a residents helpline telephone number and email address. The approved DCMS shall be adhered to throughout the development process unless agreed otherwise in writing by the local planning authority.

REASON:

In the interest of health and safety, protecting the amenity of local land uses, neighbouring residents, the character of the area and highway safety.

22. APPROVAL CONDITION - Bassett Crescent East

Prior to the commencement of any demolition and development works an agreed Traffic Management Plan shall be approved which seeks to minimise Construction Impact on the road network & facilitate the closure of the existing vehicular access to Bassett Crescent East to construction traffic in accordance with an agreed timescale. Demolition works will be phased to allow the early establishment of the new internal roadway.

REASON:

To minimise the impact of the proposed development on the residents of Bassett Crescent East in accordance with the applicant's email dated 10th August 2007.

23. APPROVAL CONDITION - BREEAM Standards (commercial development)

Written documentary evidence demonstrating that the development of each phase has achieved at minimum a rating of Very Good against the BREEAM standard shall be submitted to the Local Planning Authority and verified in writing prior to the first occupation of each phase of the development hereby granted, unless an otherwise agreed timeframe is agreed in writing by the LPA. The evidence shall take the form of a post construction certificate as issued by a qualified BREEAM certification body.

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 (January 2010).

24. APPROVAL CONDITION - Sustainable Urban Drainage System

Development of each phase identified by Condition 02(v) shall not begin until drainage details have been submitted to and approved in writing by the Local Planning Authority. A feasibility study by independent consultants demonstrating the investigation and

assessment of the potential for creation of a sustainable urban drainage system (SUDS) on site shall be carried out and verified in writing by the Local Planning prior to first occupation of the development hereby granted consent. If the study demonstrates the site has the capacity for the implementation of a sustainable urban drainage system, a specification shall be agreed in writing with the Local Planning Authority and installed and be rendered fully operational prior to the first occupation of the relevant phase. It shall thereafter be retained and maintained for the benefit of the development.

REASON

To conserve valuable water resources and prevent against flood risk and to comply with policy SDP13 (vii) of the City of Southampton Local (2006).

25. APPROVAL CONDITION - Drainage

Development shall not begin until drainage details, incorporating sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, have been submitted to and approved by the local planning authority, and the scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. If SUDS are unsuitable due to land contamination or other issues it is recommended that the developer constructs gully pots or other similar drainage to allow for some containment in the event of a spill.

REASON:

To ensure protection of controlled waters.

26. APPROVAL CONDITION - Piling

Piling or any other foundation designs using penetrative methods will not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no unacceptable risk to groundwater. Development shall proceed in accordance with the agreed details.

REASON:

To ensure protection of controlled waters.

27. APPROVAL CONDITION - Storage of Chemicals

Notwithstanding the demolition works hereby approved the development of each phase of the scheme approved by this planning permission shall not commence until a scheme for the storage of all chemicals and oil stored on site during the construction phase has been submitted and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the agreed details.

REASON:

To ensure protection of controlled waters.

28. APPROVAL CONDITION - Foul Drainage

Notwithstanding the demolition works hereby approved prior to the commencement of each phase of the development identified as part of the submission under condition 2(v) above a scheme for the foul drainage (to include the disposal of chemicals) shall be

submitted to and approved in writing by the Local Planning Authority. This must include all drainage to drain into a sealed tank or into the foul sewer with the permission of the sewerage undertaker. Development shall proceed in accordance with the agreed information.

REASON:

To ensure protection of controlled waters.

29. APPROVAL CONDITION - Bird roosting prevention measures

Before the construction of each building commences a method statement shall be submitted to and approved in writing to the Local Planning Authority detailing how the applicant would prevent the breeding or roosting of hazardous birds, in particular gulls, on the roof. Development shall be implemented in accordance with the agreed details.

REASON

To avoid endangering the safe operation of aircraft through the attraction of birds.

30. APPROVAL CONDITION - Contamination – Desk Top Study

No development shall take place until the developer has carried out adequate assessments to determine the likely presence of contamination on the site (desk study) and assessed the potential risks to human health and the wider environment. If any significant hazards are identified a scheme of further investigation will be required in order to assess the risk(s). If significant risk(s) are identified a detailed remediation scheme must be devised and implemented to ensure the long-term safety of the site.

Documented evidence of the above procedures shall be submitted to the Local Planning Authority for their written approval at each stage. Any remediation scheme required and approved shall be fully implemented and adhered to. Any amendments to the remediation scheme relevant to the risk associated with the contamination shall be submitted to the Local Planning Authority for prior approval in writing. On completion of the remediation works and, prior to occupation of each building, the developer and/or his approved agent shall submit written confirmation that works have been completed in full and in accordance with the approved scheme.

The presence of any significant unsuspected contamination that becomes evident during the development of the site shall be brought to the attention of the Local Planning Authority and an investigation and management scheme implemented prior to occupation in accordance with details to be agreed.

REASON:

To identify unacceptable risks to human health and the environment and ensure investigation, assessment and remediation of the site is to an appropriate standard in accordance with the guidance given in Model Procedures for the Management of Land Contamination - Contaminated Land Report 11 - Environment Agency - 2001.

31. APPROVAL CONDITION - Contamination - Import of Soil

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 shall be submitted to the Local Planning Authority for approval prior to any such materials being imported onto the site.

REASON:

To ensure that no ground contamination risks to human health and the environment are introduced onto the application site.

32. APPROVAL CONDITION - Archaeological Works

Notwithstanding the demolition works hereby approved no development (including works in conjunction with the approved access) 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 archaeology of the site is properly investigated.

33. APPROVAL CONDITION – Block H

Notwithstanding the approved Development Framework Plan Building H shall be located no further east than the indicative building footprint shown. Building H shall be located no less than 3.2 metres from the boundary with Oaklands Way.

REASON:

To ensure that the proposed building is not located on the boundary with Oaklands Way in the interests of residential amenity and the longevity of existing trees.

34. APPROVAL CONDITION – Block A

Notwithstanding the approved Development Framework Plan Building A shall be located no less than 15 metres from the boundary with Bassett Avenue.

REASON:

To ensure that the proposed building is stepped away from Bassett Avenue in the interests of visual amenity.

35. APPROVAL CONDITION - Wellingtonia

In connection with the above planning conditions relating to tree protection, and notwithstanding the demolition works hereby approved prior to the commencement of development (including works in conjunction with the approved access), the applicant shall undertake a full Tree Root Radar Survey to accurately locate the tree roots of Wellingtonia on Burgess Road (identified as TPO Tree 7) to inform the ongoing work to retain the Wellingtonia. Full details of this survey and measures to secure the retention of this tree shall, unless otherwise agreed in writing by the Local Planning Authority, be provided to and approved in writing by the Local Planning Authority prior to the commencement of the approved access. Only the agreed methodology for construction of the approved access shall be implemented.

REASON:

In the interests of securing the longevity of the protected tree.

36. APPROVAL CONDITION - Energy (Pre-Commencement Condition)

Written documentary evidence demonstrating that each phase of the development will at minimum achieve a reduction in CO2 emissions [15% as required in core strategy policy CS20] over part L of the Building Regulations shall be submitted to the Local Planning Authority and verified in writing prior to the first occupation of each phase of the development hereby granted. Technologies that meet the agreed specifications must be

installed and rendered fully operational prior to the first occupation of each phase of the development hereby granted consent and retained thereafter.

REASON:

To reduce the impact of the development on climate change and finite energy resources and to comply with adopted policy CS20 of the Local Development Framework Core Strategy Development Plan Document Adopted Version (January 2010).

Note to Applicant

S.106 Legal Agreement Informative

A Section 106 agreement relates to this site which includes a requirement for financial contributions towards: transport improvements, Green Travel, Highway condition, Public Art and a Waste Management Plan. A full copy of the S106 legal agreement is available on the Public Register held at Southampton City Council.

Contaminated Land Informative

The applicant is advised to refer to the comments and informatives made by the Council's Environmental Health (Pollution & Safety) Officer dated 13th August 2007.

Contaminated Land & Water Environment Informatives

The applicant is advised to refer to the comments and informatives made by the Environment Agency dated 2nd August 2007.

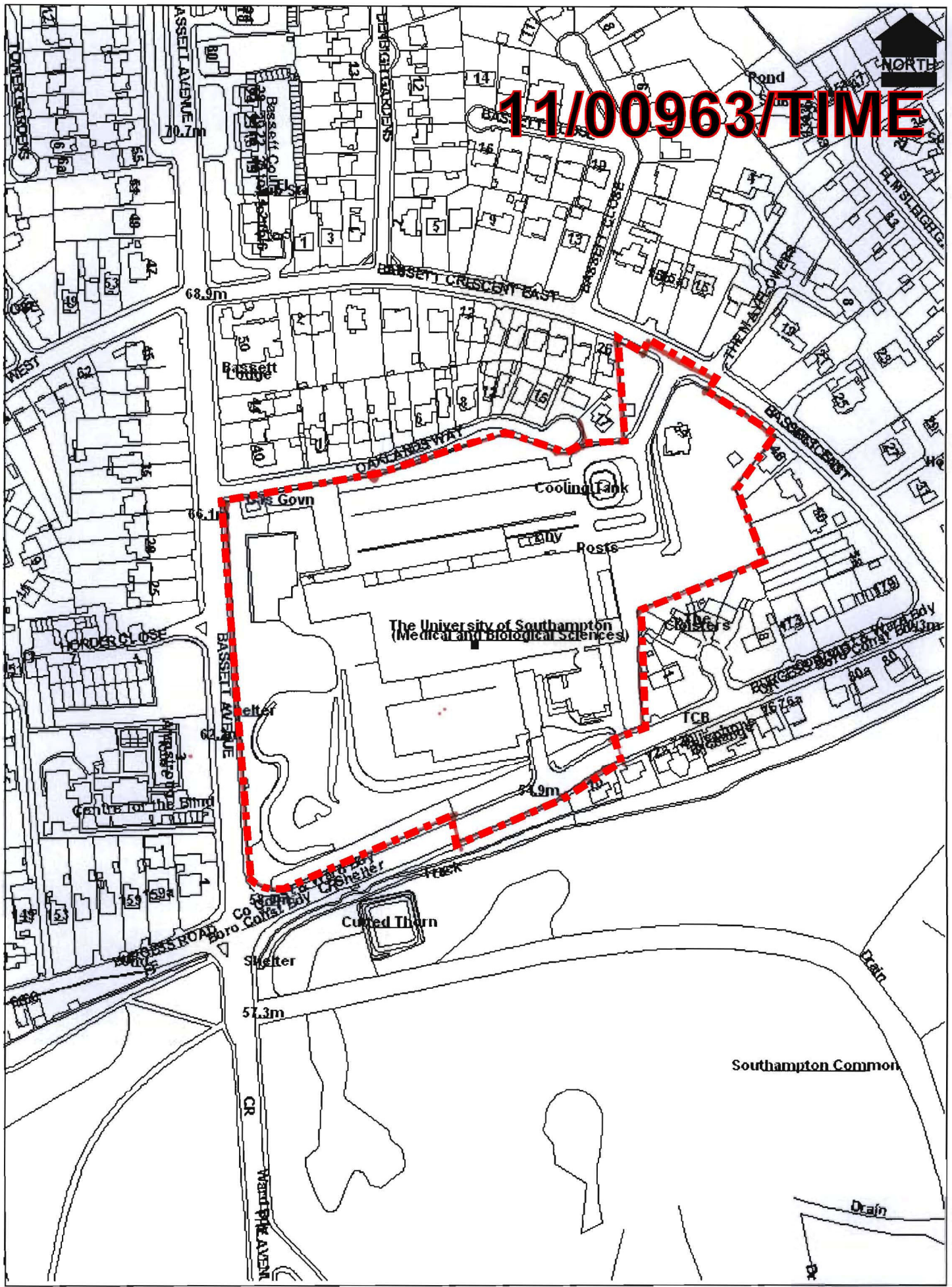
Southern Water – Water Supply - Informative

A formal application for connection to the water supply is required in order to service this development. Please contact Southern Water's Network Development Team (Water) based in Chatham, Kent or www.southernwater.co.uk.

Southern Water – Public Sewerage - Informative

A formal application for connection to the public sewerage is required in order to service this development. Please contact Southern Water's Network Development Team (Wastewater) based in Otterbourne or www.southernwater.co.uk.

11/00963/TIME



Scale : 1:2500

Date : 04 August 2011

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