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TurnberryPlanning

Stephen Harrison
Southampton City Council
Civic Centre
Southampton
SO14 7LY

10th February 2016

Our ref L Harrison 10.02.2016 US-GS
Your ref 15/02460/FUL
15/02461/FUL

Dear Stephen

University of Southampton: Application for a new teaching and learning centre (15/02460/FUL) and application for landscaping and traffic calming measures to Salisbury Road (15/02461/FUL)

We have reviewed the consultation feedback, which has been received on the above application to date, and have the following comments, which I trust assist with the preparation of your Committee Report.

1. In response to the matter of student numbers and accommodation that has been raised, the attached statement responds to the requirements of Policy L7 of the Core Strategy. Policy H13 in the Local Plan Review has been referenced by objectors, but relates to new proposals for student accommodation and is therefore not relevant to this application.

It is relevant to note that our Student Residences Strategy approved by University Council in 2014 had the stated aim of: *To be able to offer 12,000 bed-spaces by 2019/20 using a mixed economy of University owned and third party provided student accommodation including at least one major growth site to develop a further large scale student residential community.*

The attached evidence confirms that the University owns or has nomination rights in respect of 6,838 bedspaces with a further 6,218 completed, under construction or going through the planning process. The University is aware of other schemes in the pre-planning pipeline and is continuing to stimulate the market for purpose-built student accommodation to ensure supply increase even further by the end of the decade.

2. As further evidence in support of our position we would add that our primary concern in this matter is not growing student numbers (our very recently refreshed strategy which has just been approved by University Council confirms this) but addressing quality issues which are causing, potentially, a competitive disadvantage for Southampton. The Boldrewood redevelopment has not added new space to the University but has simply replicated, though not fully, the space that had been previously lost in the demolition of Building 62 which was formerly on that site. In that demolition, the University lost just under a thousand lecture spaces in six different theatres and these have not, to date, been replaced. Indeed our library provision has 10.3 students per seat as opposed to a Russell Group average of 6.9 per seat, a clear indication that we need to improve our provision of independent study spaces.
3. In response to comments from BAA, you will be aware we have confirmed building heights on campus relative to the proposed new building. It is clear that this was a misunderstanding on BAA's part and trust that this issue can be covered off.
4. There has been a suggestion that this building will have influence or change existing travel patterns, particularly for cyclists and that those changes need to be understood. There is no evidence to support that assumption - the project does not expect to see greatly differing travel trends to those already established for campus users. It is unlikely that students from distant other locations, such as Winchester, will start using this building for small timetable slots. It is more anticipated that there will be changes locally of the current buildings being used. Changes to travel patterns will arise in response to broader, long term strategic reasons. That is why the University has a campus-wide Travel Plan, so these matters can be looked at holistically and reviewed on an on-going basis. Appropriate measures are of course identified and implemented as a consequence of that exercise. It is superfluous to add that this approach is superior to only examining the impacts of one building as and when they come forward. The University undertake regular staff and student surveys to inform and update the travel plan. A student survey will be undertaken in Spring 2019, which coincides with the new building being occupied. This in turn will update the Travel Plan and be presented to the city council.
5. The above point addresses many of the concerns raised by Highfield Residents Association, but we would like to clarify the University's approach to sustainable transport which has three levels: strategic, campus and tactical or site-based. At a strategic level the University's Travel Plan sets out the continuing investment that the University is making in public transport, cycle infrastructure and route improvements and this often supports Southampton

City Council to deliver schemes beyond University boundaries such as the proposed "Lovers Lane" improvements. At a campus level, the University makes regular interventions to support sustainable travel. This includes a new cycle connection between Broadlands and University Road to allow cyclists to by-pass the busy Burgess Road junction. At a site-specific level, the proposals include the upgrading of Salisbury Road to an important piece of public realm that links the campus to the Common. It also provides covered and secure cycle parking.

6. In all other aspects, you have indicated that the application has all the information you require at this stage to determine the application and that the proposals will have no impact on the integrity or environment of the Common or incur contributions or conditions for the same.

Section 106 Heads of Terms

I can confirm we have instructed Martin Howe of Keystone to produce a draft Section 106 that will be common to both applications. We currently consider the draft Heads of Terms relevant to both applications to be:

Requirement	Contribution type
Employment and Skills	This appears to be a standard requirement for the main contractor to fulfil.
Salisbury Road pedestrian and cyclist access	Unfettered access from Common along Salisbury Road for pedestrians and cyclists, as existing. NB: The university has no intention to restrict these movements.

Travel Plan, Highway condition and compensatory tree planting measures are addressed below in the conditions. Moreover, the University directly funds its own Carbon Management Plan and thus no financial contribution is to be made in respect to carbon off-setting.

Conditions

In consideration of conditions which should be included on any decision notice, we have reviewed standard general conditions and those recommended by statutory consultees and have compiled the following list. We request that they be phased as indicated to allow a managed and timely production of information:

Suggested Conditions	[X indicates which project the condition relates to]	
	Building	Salisbury Rd
Pre-Commencement (exc. Demolition)		
Implementation time limit - 3 years	X	X
Works to car parks on campus to align with the closure of Upper Nuffield West Car Park	X	
Archaeology - the recommended conditions are being discussed with the Council's Archaeologist (see note below)	X	X
Detailed Construction Method Statement/Construction Traffic routing	X	X
Highways conditions survey and restoration	X	
Prior to commencement of works above Ground Level	Building	Salisbury Rd
Security details - This building is not to be detailed to achieve any secure by design criteria, but will be subject to the University's own standards. The condition should not include any references to secure by design.	X	
Refuse and servicing management plan	X	
BREEAM Excellent compliance	X	
Prior to Installation of those elements	Building	Salisbury Rd
External lighting	X	X
Samples of materials	X	X
Long stay cycle parking facilities (although this is already confirmed)	X	X
Landscape plan	X	X
Canopy design (over main entrance)	X	
Bicycle storage facility design	X	
Prior to Occupation	Building	Salisbury Rd
Off-site Tree Planting – on the basis that the site is within a campus setting, we suggest this matter is addressed as a condition in terms of ensuring 2 for 1 replacement for trees. The total will include those that will be confirmed in the detailed landscaping scheme for the two planning applications.	X	X
Other	Building	Salisbury Rd

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Travel Plan – Implementation and on-going review	X	
If not de-adopted, Salisbury Road works to be implemented within 6 weeks of occupation (via S278)	X	

Vanessa White and Darren Shorter have made the point that a flush kerb would be preferred. However as the road has not yet been de-adopted, there is no guarantee that an application for de-adoption would go through, and a safety audit needs to inform the direction of design. We therefore consider that a standard landscape condition would be most appropriate at this stage to address the surfacing solution.

Kevin White (Council Archaeology) has recommended four standard archaeological conditions on the presumption that archaeological remains may survive in the northern part of the site. However, the submitted archaeological desk based assessment found that no part of the site had a particularly high archaeological potential which was further supported by the site investigation. This confirms that there has been extensive recent made ground deposition across the site and there are signs that the natural ground surface that would have preceded this deposition has been truncated. This latter point appears evidenced by the variance in the depth of the made ground across the site. As such, I think the suggested conditions do not appear justified by either policy (they do not appear proportionate or appropriate to the significance of the archaeological assets which could potentially be present – NPPF 141 and SCC Policy CS 14) or findings on the site to date. We would consider that a condition for an archaeological watching brief would be more appropriate, which would also provide a mechanism for recording and investigating anything that may be present. Should this not be acceptable, we request further evidence to support the claims that remains may survive in the northern part of the site, and where.

I trust this letter is helpful to you and look forward to discussing its contents with you in due course.

Yours sincerely

Chris Pattison

University of Southampton
Gower South Learning and Teaching Building
10th February 2016

Gower South Learning and Teaching Building – Policy L7 Statement

This statement addresses the issue of growth and the supply of student accommodation. The statement provides the planning policy context that has prompted this statement and makes a concluding point about the qualitative (not quantitative) objective associated with the application for the Gower South Learning and Teaching Building in terms of improving the range and quality of learning environments for students.

Planning Policy Context:

The planning policy framework within Southampton is supportive of the University in this respect and Policy CS11 – An Educated City within the Core Strategy promotes the development of new inspirational and high quality facilities through intensification. This intent is underlined by Policy L7 – The University of Southampton, which will grant planning permission for new academic and teaching facilities on the University's academic campuses.

Policy H13 in the Local Plan Review has been referenced by objectors, but relates to new proposals for student accommodation and has therefore not been considered here. That Policy sits within the Housing section of the Local Plan and clearly relates to proposals for student accommodation. It would duplicate other policies within the planning framework if it were to apply to non-residential University development and the references to private providers confirms its residential focus.

Although not expressed within the wording of policy L7, the supporting text for the Policy seeks an assessment of the estimated number of additional students who are likely to result from any new academic facilities and how this might relate to the requirement of additional residential accommodation within the City.

The following points are made by the University in respect of growth and residential accommodation and address the supporting text for L7, and by default, the request erroneously made under Policy H13.

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Growth

In July 2011 The University communicated a growth plan to Southampton City Council of a total student cohort from 20,000 in 2010 to 23,000 by 2015/16.

This sits within the broader context of the University's Vision 2020, which set out a growth plan for a total Southampton-based student cohort (excluding Winchester), potentially to a maximum of 30,400 by 2020. In reality, a number of factors, including broader changes in the Higher Education Sector and the University of Southampton's response to those changes, will mean that student numbers are unlikely to exceed 24,600 by the end of the decade.

Supply of Student Accommodation

Against this, the University of Southampton has substantially added to its own student hall capacity in the last three years, directly or in partnership with specialist developers, such that in July 2016 it will own or have access to 6,838 bedspaces within Southampton. This is an increase of 36% compared to 2014.

However, to complement this provision, the University has sought to stimulate private provision to the extent indicated in the attached spreadsheet which is current. This identifies an additional 6,218 bedspaces are in the pipeline (excluding Solent University schemes). The University is aware of other schemes at an earlier stage in the planning process.

Thus it can be seen that a) the projected student demand has been substantially varied downward and b) the supply side has been and will be boosted considerably and will continue to rise.

Summary

The intended South Gower scheme is very much about dealing with quality issues relating to pressure on our existing facilities, caused in part by growth but also substantially by a change in the methods of learning (a move towards independent study space) which can no longer be provided on Highfield unless new accommodation is provided. The University will therefore continue to grow in accordance with the revised projections outlined above, but the proposed building is essential as it will have a major impact on quality provision for teaching and learning for students. The University must respond to this need to maintain its competitiveness within the UK and international Higher Education sector, an objective that the City's planning policy framework supports.

Address	Type	Planning Position	Build position	Owner/Applicant	Total bed spaces	Type	Notes
Former B&Q, 42 Mayfield Road	Purpose Built	Approved	Under construction	Powell Securities & Birel Fund Trustees Limited	528	Cluster flats/studio	On site early 2016, delivery by May/June 2017
Liberty Quays, Duke Street	Purpose Built	NA	Complete & occupied	Liberty Living	562	Cluster/studio	
The Bond, Cumberland Place	Purpose Built	Approved	Not started	Powell Securities/Cumberland Commercial	507	Cluster/studio	inc 166 studio. Hoping to deliver by May/June 2017
60-64 St Mary's Road	Purpose Built	Approved	Under construction	The Student Housing Company	467	Cluster/studio	Originally had planning for 697 but reduced to 467
224 Portwood Road (bus depot)	Purpose Built	Approved	Under construction	Orchard Homes	443	Cluster/Studio/1 bed/2 bed	
Liberty Point, St Mary's Road	Conversion	NA	Complete & occupied	Liberty Living	431	Cluster/studio	
Orions Point, 78 St Mary's Road	Purpose Built & Conversion	Approved	Under construction	Liberty Living	423	Cluster/studio	Targeting Summer 2016
City Gateway/Parkville Road	Purpose Built	NA	Complete & occupied	Liberty Living	364	Cluster/Studio/1 bed/2bed	356 rooms for 1 student, 4 rooms for 2 students
NCP Car Park, Back of the Walls	Purpose Built	Approved	Not started	Cheshire West & Chester Borough Council	358	Cluster/studio	Was originally 403
Voodoo's Lounge, Vincents Walk	Site	Pending decision	Not started	Victoria Hall	283	Cluster/Studio/2 Bed	Includes 97 studios and 16 x 2 bedrooms
Richmond House, Terminus Terrace	Conversion	NA	Completed & occupied	The Student Housing Company	207	Cluster/studio	
536-540 Portwood Road	Purpose Built	Pending decision	Not started	Via Student	199	Studio	
Brunwick House, Brunwick Place	Conversion	Approved	Under construction	Urban Study	156	Studio flats	
68-76 and 80-84 Portwood Road	Purpose Built	Pending decision	Not started	Collegiate UK	133	1/2/3 bed flats	75 flats (21 x 1, 50 x 2 and 4 x 3 bedroom)
Land at corner of Bevois Valley Road and Ears Road	Site	Approved	Under construction	Mr Glen Dale	120	Cluster flats	
Park House, 102-108 Above Bar Street	Conversion	Approved	Complete & occupied	Mrs A Hauser	107	Cluster flats	
Manfield House, Civic Centre	Conversion	Approved	Complete & occupied	Unifile	103	Studio flats	
Wheathead House 24 Berners Street	Conversion plus 2 x new floors	Approved	Not started	Brick Projects (Reading) Ltd	100	Studio flats	
13-14 High Street	Conversion	Approved	Complete & occupied	Eastbury Developments	79	Studio	
Bassett House, Chetwynd Road	Site	Approved	Not started	Unifile	66	Cluster/Studio flats	
Carlton House, Carlton Place	Conversion	NA	Not started	University of Southampton	64	Cluster flats	
Queens Gate, 15-19 Queens Terrace	Conversion	Approved	Completed & occupied	Valflex Ltd	64	Cluster flats	Urban Life (operator)
Portcullis House, Platform Road	Conversion	Approved	Completed & occupied	Ardal Properties Ltd	64	Studio	
468-480 Portwood Road	Conversion	Pending decision	Not started	Cherryman Estates	51	Unknown	
Fairchild House, 21 Southampton Street	Purpose built	Approved	Under Construction	Brick Projects (Chertsey) Ltd	50	Studio	Urban Life (operator)
104-106 Bevois Valley Road	Conversion	Pending decision	Not started	MyUniPad	45	Studio flats	4 additional studios subject to application (included in the 45)
40a-42a London Road	Purpose Built	See notes	Complete (& occupied?)	J Pitt & B Moon (receivers)	43	Studio flats	Retrospective application on behalf of receivers (reserved matters)
Milgration House, 11-13 Southampton Street	Purpose Built	Approved	Not started	Urban Creativity	32	Studio flats	
115-125 Wilton Avenue	Conversion	Pending decision	Not started	MyUniPad	30	Studio flats	
42b London Road	Site	Approved	Not started	Mr K Reeves	30	Unknown	
17-18 St Mary's Place	Purpose Built	Pending decision	Not started	Urban Creation Investment	24	2 bed	
24-28 John Street	Site	Pending decision	Not started	Mr A Bajar	22	Studio flats	
Mayfield House, 51 High Road, Swaythling	Purpose Built	Pending decision	Not started	Mr A Bajar	19	Studio flats	
1-2 Portland Street	New Build	Approved	Under Construction	Lainston Colleys LLP / MyUniPad	17	Studio flats	
100-102 High Road	Conversion	Pending decision	Not started	Provin Group	15	Studio flats	
UPDATED 8th February 2016	Purpose Built	Approved	Not started	Mr S Pisswall	12	Studio flats	
				TOTAL	6218		

