

50136

**Engineering and Digital Technology Park and Student Accommodation
University of Chichester**

**Application for Approval of Details Reserved by a Condition
Application Reference BR/54/16/PL**

DESCRIPTION

Development of land to east of The University of Chichester, Bognor Regis Campus to construct an Engineering and Digital Technology Park, new access from Felpham Way, erection of first phase of student accommodation (171 spaces), car parking and associated landscaping. This application affects the setting of listed buildings and affects the character and appearance of the Upper Bognor Road and Mead Lane Conservation Area. This is a departure from the Development Plan.

INTRODUCTION

This application relates to the conditions of planning permission BR/54/16/PL as listed below. Conditions 3, 6, 9, 11, 12, 27, 28, 29 and 30 will be subject to a separate application for approval of details reserved by a condition.

Conditions 1 and 2

No action required.

Condition 4

It is assumed that this condition relates to vehicular access during construction and is therefore addressed by Condition 7 (Construction Management Plan).

Condition 5

No action required.

Condition 7

The attached Construction Management Plan provides details of the contractor's proposed methods of managing the construction works and addresses the matters listed in the planning condition.

In addition to the main vehicular entrance onto Felpham Way the contractor is proposing a secondary temporary vehicular entrance south of the existing watercourse. This will provide temporary access to the southern part of the site until such time as the permanent structures over the watercourse are constructed and available for use by construction traffic.

Condition 8

No action required. The attached extract from the Construction Management Plan confirms the working hours.

Condition 10

The attached drainage drawings 0938/D/101 Rev D, D/102 Rev C, D/104 Rev B, D/105 Rev A, D/106 Rev A and D/107 Rev A illustrate the proposed surface water drainage scheme. The design has followed the hierarchy of preference for different types of surface water drainage disposal systems. A percolation test to BRE 365 has been carried out and has been taken into account as a part of the drainage design.

Condition 13

No action required. It is assumed that this condition relates to vehicular access post construction.

Condition 14

The attached drawing B38-HOA-XX-00-DR-E-7000-10011 Rev T2 illustrates the proposed external lighting scheme and includes specifications for the luminaire types.

Condition 15

The attached Management of Noise Pollution drawing describes the noise attenuation measures which will be implemented during construction and include an acoustic fence on the site boundary to protect the adjacent dwellings.

Conditions 16 and 17

The attached drainage drawings 0938/D/101 Rev D, D/102 Rev C, D/104 Rev B, D/105 Rev A, D/106 Rev A and D/107 Rev A illustrate the proposed foul and surface water drainage scheme, including the proposed drainage diversions.

Condition 18

The university have confirmed that the residents of the student accommodation will be bound by a “no car” tenancy agreement. A copy of the draft tenancy agreement will be forwarded shortly.

Condition 19

Roof plant is proposed on the academic building and indicative information, including plant screening, was included on the approved planning drawings. The attached drawings B38-HOA-XX-05-DR-M-6000-10072 Rev T02, 10073 Rev T02 and 10080 Rev T02 illustrate more detailed proposals for approval by the local planning authority.

Condition 20

No action required.

Condition 21

The attached Reptile Mitigation Strategy includes method statements to protect nesting birds. Where further tree or vegetation clearance is required within the breeding season the contractor will appoint a CIEEM ecologist to check the site before works take place.

Condition 22

The attached elevations drawings UoC-BRC-B38-STL-00-ZZ-DR-A-ZZZZ-21002 Rev P20, 21004 Rev P20 and 21005 Rev P4 illustrate the proposed locations and specifications for 4 bat roosting structures and 4 bird boxes.

Condition 23

The attached landscaping drawings LLD913/101(01) Rev 02, 101(02) Rev 02, 103(01) Rev 01 and 103(02) Rev 01 illustrate the proposed hard and soft landscaping scheme.

Condition 24

The attached tree retention and protection plan LLD913/03 Rev 04 illustrates the proposed type and locations of tree protection measures.

Condition 25

The contractor has appointed an archaeologist to provide a watching brief during construction operations.

Condition 26

The attached Schedule of External Materials illustrates the proposed materials and finishes for the external walls of the proposed buildings. Samples of materials have previously been submitted to the local planning authority however further samples can be submitted on request.

The contractor will construct a sample panel of the flint wall construction for approval by the local planning authority. No flint wall construction will proceed until details and construction methods have been approved. Due to the timing of the appointment of the flintwork contractor, it is unlikely that the sample panel will be available for approval prior to the project commencing on site.

Condition 31

The student accommodation engineering specification includes a performance requirement to achieve the specified internal noise environment. The attached extract from the specification includes clauses to ensure compliance with this requirement.

Condition 32

The engineering specification includes a performance requirement to achieve the specified attenuation measures with reference to the Environmental Noise Survey submitted as a part of

the planning application. The attached extract from the specification includes clauses to ensure compliance with this condition.

Condition 33

No action required.

Condition 34

The attached Reptile Mitigation Strategy produced in Autumn 2015 expanded upon the recommendations included in the previous reptile survey report referred to in the condition wording. The approach described in the report has been adopted by the university and mitigation was implemented in early Autumn 2015.

Following implementation of the reptile mitigation, which also included measures to avoid impacts upon nesting birds, the construction zone was left bare overlaid with a layer of compressed mulch to delay or prevent re-vegetation.

Site works have not yet commenced and a repeat walkover of this area is planned to confirm whether habitat remains unsuitable for reptiles and nesting birds or whether conditions have altered and further action is required.