

2 August 2010

Claire Rodway

Arun District Council
Bognor Regis Town Hall
Clarence Road
Bognor Regis
PO21 1LD

Dear Claire

**APPLICATION FOR FULL PLANNING PERMISSION FOR WIDENING OF ACCESS ROAD
INCLUDING TREE WORKS IN A CONSERVATION AREA CONSENT**

As part of the phase 1 Masterplan works at the University of Chichester, Bognor Regis Campus; The University are submitting two applications for landscape works further to those approved for The Dome and Learning Resource Centre – planning references BR/140/10/BR & BR/67/10 respectively.

This letter and the supporting documents listed below refer to the Southern access road into the site from Upper Bognor Road.

Works to be Carried out.

The entrance road is to be widened in two locations; at the south –eastern entry to the site from Upper Bognor Road, and to the south of the eastern car park. A number of trees along the access route will require trimming or removing.

Reason for works.

Road Widening - The road will be widened to facilitate access and egress to the site; ensuring safe passing points for both cars and service vehicles. This will also facilitate the access of emergency vehicles to the site.

Tree Works – Trees will require trimming or removal to prevent obstructions to larger service and emergency vehicles utilising the access road. The removal of trees to the eastern side of the entrance will improve sight lines for access and egress to the site. The attached drawings indicate trees to be removed and those to be trimmed

Design and Access

The widening of the entrance road requires the removal of a portion of non listed boundary wall; planning permission has already been approved for this under the application BR/67/10.

In addition a new concrete retaining wall is to be constructed and landscaping works to reshape the entrance bank at this point.

The widening of the road will not impact on the pedestrian access to the site which is located further west along Upper Bognor Road.

Pruning of trees along the boundary will allow unobstructed access for larger service and emergency vehicles and again improve sight lines from the entrance from Upper Bognor Road.

The widening of the road at the southern point of the Eastern Car Park ensures a safe passing point between vehicles.

The most relevant planning policy in relation to this application is considered to be saved policy GEN7 (form of new development) which states that permission will be permitted for development that allows for safe movement of pedestrians and vehicles, giving priority to pedestrians. The widening of the road will facilitate the safe movement of pedestrians and vehicles. The development is therefore considered to comply with policy GEN7.

Flood Risk

The access road lies within the flood risk Zone 3a. As however the works covered under this application are landscape elements (unoccupied) a Flood Risk assessment has not been provided. A wider Flood Risk Assessment for the LRC has however been submitted under planning reference BR/67/10

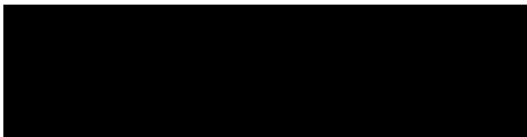
Documents to Support the Application

The following documents are submitted in support of the application:

- (90)A001_Z5– Location Plan
- (90)A002_Z5 – Site Context Plan –Southern Access Road
- (90)A004_Z5 – Existing Road – Plan
- (90)A005_Z5 – Existing Road – Southern Entrance – Elevation &Section
- (90)A006_Z5 – Proposed Road – Plan
- (90)A007_Z5- Proposed Road – Southern Entrance – Elevation & Section
- (90)A008_Z5 – Tree Survey/Constraints Plan – Southern Access Road
- (90)A009_Z1 – Tree Removal/Tree Works Plan.
- Ecology Scoping/Phase1 Habitat Report

I trust the information included is sufficient, however please do not hesitate to contact me should you require anything further.

Yours Sincerely



Kathryn Tombling
Architect Associate