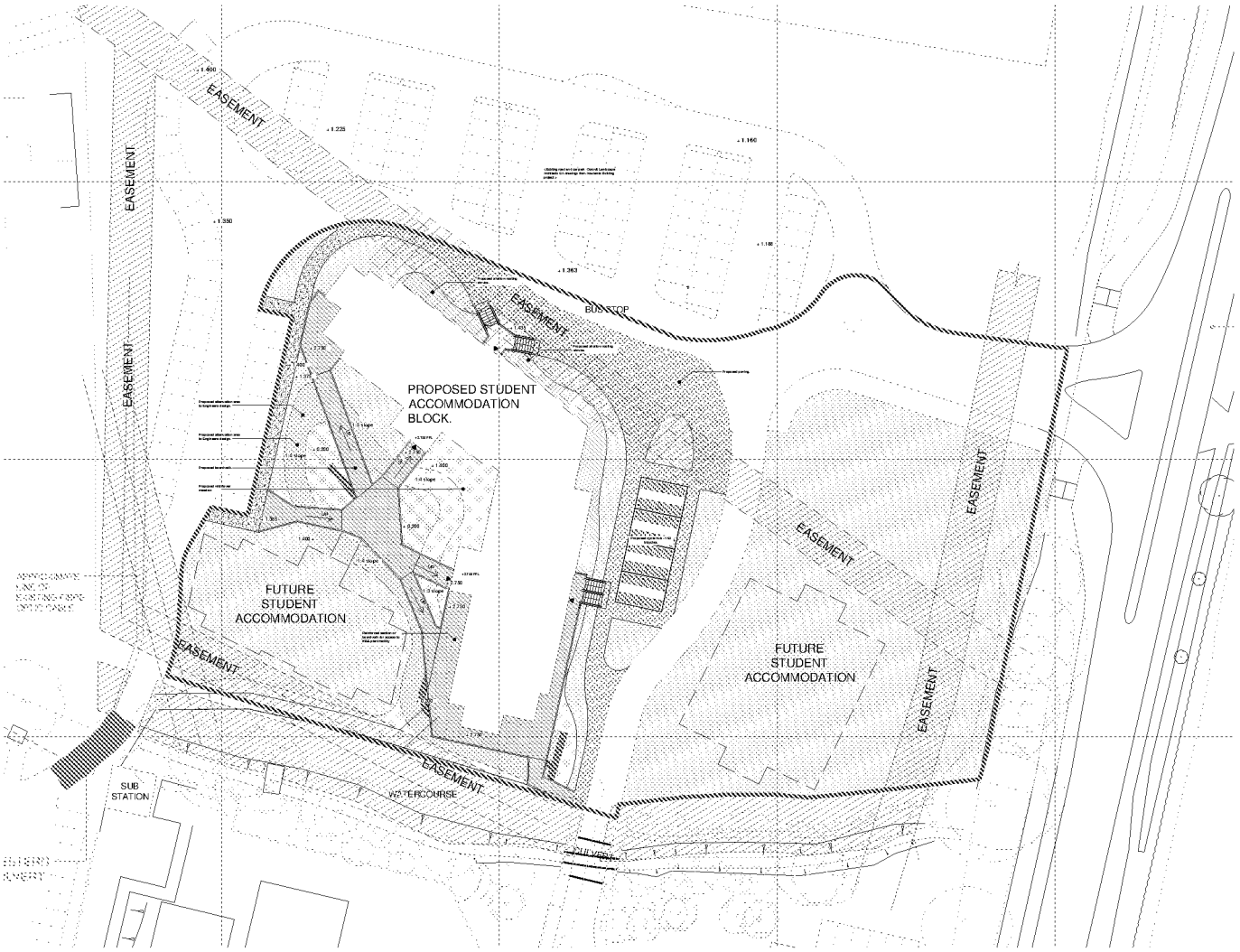


Fig 46: Proposed Site Plan

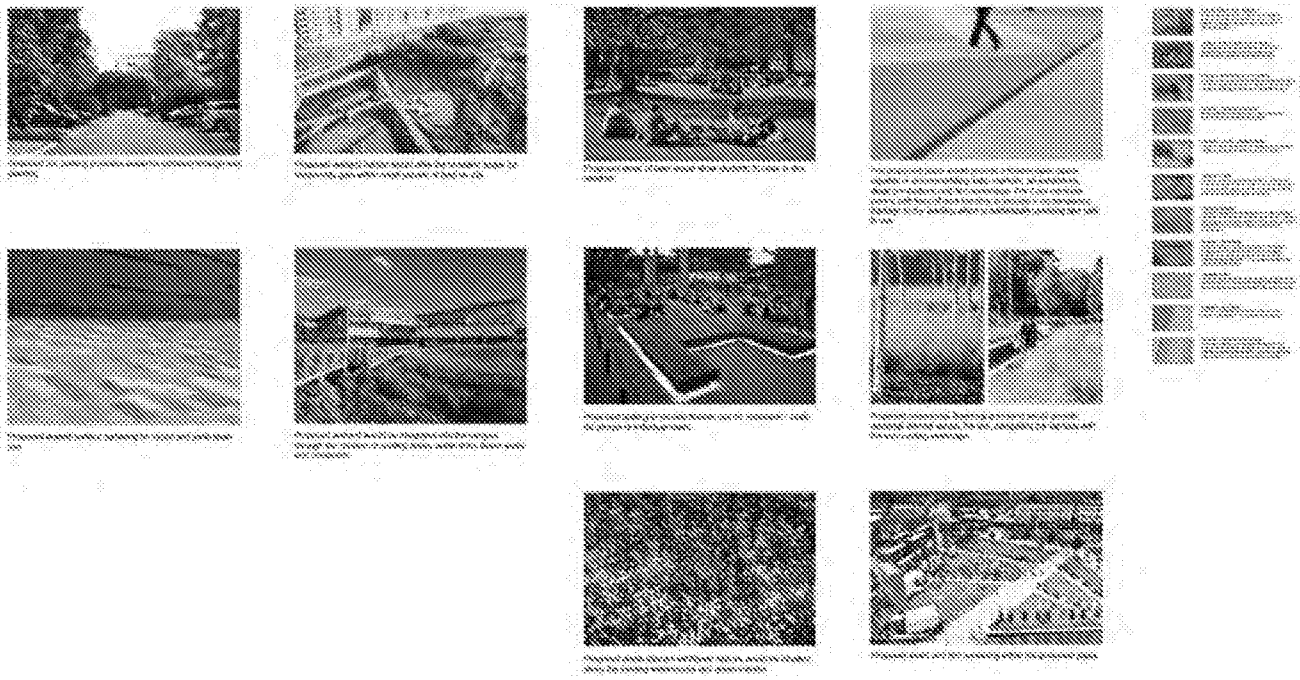


Fig 47: Indicative landscape images as submitted in the original planning application in February 2016

9.0 ACCESS STATEMENT

GENERAL BUILDING ACCESS

The proposed site layout provides the building with good vehicular and pedestrian connections to the University campus as well as public and private transport links.

Due to the location of the site within Flood Zone 3, the ground floor of the building is raised over 1m from the surrounding external level. In order to achieve safe access to and escape from the building it is necessary to propose a ramped access route.

SITE ACCESS & CIRCULATION

A new vehicle access has been created to the east of the site, onto the B2259 Felpham Way. This entrance to the site is now operational and gives vehicular and pedestrian access to the Tech Park area of the site.

A car park has recently been laid out north of the student accommodation site. Additional car parking is also located to the west of the site. This car park, not for regular use of the student accommodation, will serve the building in the event of 'drop-off' / 'pick-up' at the start / end of terms.

The provision of on-campus student accommodation reduces the pressure on the number of students commuting to site. As part of the Tech Park scheme two access points have been provided to link the student accommodation and car park/bus stop area of the site with the rest of the campus south of the stream. The access routes pass to the east and west of the proposed student accommodation building.

A raised and ramped timber boardwalk crosses the student accommodation site, linking the pavements of the access roads. The boardwalk forms the main, level, entrances to the building, whilst stepped alternative entrances are found on the road side of the building. The boardwalk approach has been established as part of the flood mitigation measures. Level access is therefore possible from both courtyard entrances to the bridge over the stream and higher ground to the south east of the building.

In the event of an emergency occuring inside the building the semi-enclosed stairs at the ends of the building would also provide access onto the boardwalk and away from the site to the south-west or south-east.

DELIVERIES, SERVICING & WASTE

The site for the proposed student accommodation is well served by roads and pavements. The proposals in this application form Phase 1. When complete the site is likely to include dedicated delivery and servicing bays.

Access will be available for the Phase 1 ground floor plant room, located on the courtyard side of Block A.

It is intended that students will initially use existing facilities at Barbara Smith Halls until the later phase(s) of student accommodation are built.

ARUN DISTRICT COUNCIL BR/311/18/PL

INCLUSIVE ACCESS

All residents and visitors will access the building via one of the two cores (one serving Block A, one for Block B). The cores have entrance doors on either side of the building. A level approach is achieved on the courtyard side of the building, via the raised ramped boardwalk. All entrances will have a level door threshold with a minimum clear opening of 850m.

Access from the road-side of the building is possible, via steps. This approach will be suitable for ambulent disabled. These secondary entrances will provide good access for the cycle hut, and in times of delivery or moving in/out - access to the car park. These alternative routes offer a shorter distance than the boardwalk, but are not intended to be the primary entrances to the building.

External lighting will ensure that all access routes and entrances are adequately lit outside of daylight hours.

Access into the building will be available to residents via controlled access. Both the primary and secondary access doors in both cores will be controlled by this method. The same mechanism will apply to each cluster.

The core lobby, 1.8m wide will provide access per floor to the lift and two clusters of accommodation. Controlled access to the risers and cupboards will be available for maintenance operatives.

Internal corridors within the clusters have been designed with a width of 1.5m, thus allowing sufficient space for wheelchair users to turn at any point of the corridor. Internal doors will provide a clear opening of at least 850mm.

A total of 11 'Accessible' Bedrooms are provided, all in Block A. These larger rooms are designed to cater for wheelchair and other specialist users. The purpose built adapted and adaptable bedrooms are distributed across 11 clusters and located on each floor of Block A, rather than grouped in specially adapted accommodation at ground floor.

Within both cores of the building will be a single passenger lift. The lift will be sized to accommodate a minimum of 8 persons, or a wheelchair user with attendant, or furniture and belongings. The minimum internal car size will be 1400mm d x 1100mm w to ensure inclusive access for all users.

Both cores will have a staircase located at the primary entrance. The stairs are protected and provide access for students up to the top habitable floor. Access to the top of the stair tower and roof will be for maintenance staff but not to residents. In the event of an emergency the stairs benefit from direct escape to the courtyard.

Fire refuge spaces are provided within each stair lobby at upper floor levels. These will be installed with an emergency voice communication system (EVCS) so that users can communicate that they are in need of assistance and receive reassurance that assistance is on the way.

All stairs have been designed to be suitable for ambulant disable people. Handrails are to be provided on both sides of the stair and extend at least 300mm beyond the top and bottom nosings. Stair treads will be finished with colour contrasting nosings.

An enlarged toilet facility is provided at ground floor of the building - one in each core. Accessible en-suite bathrooms are provided to each of the 11 accessible bedrooms.

The University's Design Guide states that "all rooms within a residential development shall be accessible by a wheelchair user i.e. not just the flat containing an adapted room". The proposals in this application have factored-in this requirement. Access to- and turning in- is possible in every standard bedroom and communal area as well as the accessible bedrooms.

There will be no access into the building via the semi-enclosed end staircases. These will be for emergency escape use only. A pass door is to be installed at each floor at the junction of Blocks A and B. At ground - fourth floor this will allow residents the option to escape through the adjoining cluster if so required. In order to achieve two-way escape from the fifth floor an enclosed walkway has been proposed linking Block A with the stair tower for Block B. No regular access to the roof will be provided for residents.

Signage, colours and visual contrast will all meet the guidelines for visual impairments.

Ironmongery (including hinges and closers) will be specified to ensure that maximum force required to open doors is not exceeded. Ironmongery will be selected with a visual contrast when compared to the door finish, and will meet the necessary requirements.

Access to the ground floor plant room will be external, from the boardwalk, and reserved for maintenance/staff only.

ARUN DISTRICT COUNCIL BR/311/18/PL

10.0 HERITAGE STATEMENT

Introduction

A series of predominantly Grade II listed buildings are located to the south and west of the site. Amongst them is the Grade I listed 'The Dome' which is approximately 250metres from the site.

The Upper Bognor Regis Conservation Area extends to the south west of the site and includes the listed buildings noted above.

Historic Environment Record

An Historic Environment Record search within 250m of the site identifies the following:

Grade II Listed Buildings:

- No 67 Upper Bognor road, Bognor Regis - One of a pair of attached cottages built in the early 19th century.
- No 69 Upper Bognor road, Bognor Regis - One of a pair of attached cottages built in the early 19th century.
- No 71, Upper Bognor Road, Bognor Regis - House built circa 1830.
- No. 65 Upper Bognor Road, Bognor Regis - An estate cottage built in the later part of the 19th century.

Undesignated Monuments

- Chichester Institute of Higher Education, Bognor Reg - A raised beach was hit during borings, possibly a remnant of the Brighton Norton Raised Beach. Postmedieval activity was also recorded.
- Site of a World War II Infantry Section Post, Felpham

All of the records are located outside the site boundary.



Fig 48: Approved 2016 Site Plan

ARUN DISTRICT COUNCIL BR/311/18/PL

Heritage Statement

A Heritage Statement (February 2016) was prepared by Forum Heritage Services and submitted as part of the 2016 planning application for the site and was based on the original submitted design which included the larger scale of development the subject of this application.

The report concludes that the heritage significance of the University Campus focuses on the complex interaction of listed buildings and their settings and the character and appearance of the conservation area.

The 2016 plans included the removal of a section of the Grade II listed wall to the east side of No 71 to facilitate through access into the newly developed part of the campus. The Heritage Statement concludes that this will result in less than substantial harm and would result in better revealing of significant heritage assets (the serpentine wall) and the public benefit of effectively linking the existing campus with the proposed facilities.

Paragraph 5.22 of the Heritage Statement refers to the Hotham Park Conservation Area (now known as the Upper Bognor Conservation Area) and identifies that the parts of the University campus in the Conservation Area can be divided into the following areas:

1) The crescent made up of the prominent group of Mordington House (Grade II), the Dome (Grade I) and St Michael's House (Grade II) and its setting to the south as well as the surviving gardens to each of the houses

2) The campus buildings of the early/ mid and late 20th century which run the length of the northern boundary of the campus

3) The area to the south-west corner of the campus (which includes the statutory listed nos 67, 69 and 71 Upper Bognor Road plus associated walls) which is at a different scale to the rest of the campus buildings and groups.

The report recognises that the third character area is separated from the first by a *considerable and visually impenetrable group of mature trees* creating the effect that these groups are isolated from one another.

The report notes that the significance of the eastern character area lies in the historic walls which define the building plots and use patterns of this part of the conservation area, the use of local materials, and the sale of historic development. The report recognises that the development of the Barbara Smith Halls (3 and 4 storeys high with pitched roof) has changed the character of this part of the conservation area particularly in terms of the scale and form of development which was prevalent in this part of the conservation area prior to the construction of the halls.

The report makes no reference to the significance of the northern part of the campus. Section 6.14 of the Heritage Statement notes the following:

"The proposed student accommodation to the north of the engineering and digital technology block share the same material palette and sit in two distinct groups to the north and north east of the Barbara Smith Halls. The development will further erode the open landscape setting of the campus and conservation areas in views from the north and from Felpham Way but will have almost no impact on the significance of the Grade I listed building The Dome and its associated crescent group and that part of the Hotham Park Conservation Area (see para 5.22). The degree of change when placing the engineering and digital technology facilities and the proposed student accommodation together will be negligible as the issues relating to the principle of development of this corner in relation to the proposed teaching block and student accommodation in terms of the present open setting of the campus remain constant."

The report therefore concludes that the proposed scheme will have almost no perceptible impact upon the Grade I Listed the Dome with only the roof level and roof lantern of the main technology block being visible.

The conclusions of Historic England, the council's Heritage Advisor and the Council's Conservation and Policy Office were that there is a degree of harm which results from having new development located adjoining the conservation area and near to listed structures and buildings, however this harm is not so significant that it would warrant a redesign of the proposal.

The proposed scheme is in the same location as the approved scheme and while the proposals revert back to the original scale (6 storeys) and include minor elevational changes the visual separation caused by existing buildings and tree cover remains the same. On this basis the impact on the nearby heritage assets will remain unchanged and is considered to be acceptable.

ARUN DISTRICT COUNCIL BR/311/18/PL

11.0 TOWN PLANNING JUSTIFICATION

Principle

The principle of the development of student accommodation on the site was established by the granting of planning permission BR/54/16/PL on 14th July 2016.

While the site is located within a gap between settlements, the approved development was supported on the basis of the strategy outlined in the Local Plan which refers to enabling development that supports Bognor Regis as a University Campus location as set out in Policy SD SP1a, whereby education is used as a catalyst for regeneration and economic growth, in conjunction with the Economic Growth Area identified in Policy EMP SP2. Additional student accommodation on the Campus is also supported by Neighbourhood Development Plan Policy 8J and is in accordance with the Neighbourhood Development Plan Objectives and our Vision for Bognor Regis (Policy 1).

The extant planning permission BR/54/16/PL is referenced in the Local Plan which recognises that the development of expanded university facilities at the site is an essential element of the regeneration of the town.

Local Plan policies C SP1 (countryside), SD SP3 (Gaps between settlements) and OSR DM1 (open space) are therefore no longer considered relevant.

The impact of the proposed changes to the extant planning permission is outlined below.

Amenity

The previous planning application for the development was revised to avoid what was described as relating to concerns that the student accommodation would create an overbearing and overshadowing impact on the nearby residential properties.

The results of an overshadowing study are included in section 9 and highlight that for the neighbouring residential area to the west of the proposed student accommodation site overshadowing is limited to early mornings at certain times of the year whereby the extent of overshadowing with the proposed scheme is comparable to the approved.

In terms of assessing any potential overbearing impact and in the absence of any specific standards used by Arun District Council, the following assessment is provided.

The site is approximately 40 metres away from residential properties on Hook Lane and the 6 and 5 storey arrangement would be circa 16m in height at its closest point.

The previously approved development included an arrangement of 6, 4 and 3 storey blocks and would be circa 11m in height at its closest point. The proposed development therefore includes 3 additional storeys of development compared to the previously approved scheme, which are spread over the two end blocks. This is illustrated in figure 24.

The student accommodation building is orientated at an oblique angle to the residential properties on Hook Lane and contrasts with the University buildings that extend along the northern boundary of the Campus directly in front of the residential properties on this road.

Combined with the treatment of the end elevation, the oblique angle avoids privacy concerns and assists in limiting the extent of overshadowing in the morning. Outlook is similarly un-affected as the parts of the building closest to the western boundary extend away to the south east

The proposed building sits within the context of the existing campus and at present University buildings along the northern boundary of the site are located as close as 35metres away from adjacent residential properties on Hook Lane.
The photomontage included in section 9 illustrates how the building would be viewed from Hook Lane and highlights how, when

ARUN DISTRICT COUNCIL BR/311/18/PL

viewed from this angle, the impact from residential properties compared to the approved scheme is not of a degree that would dominate the outlook from adjacent properties.

Overall, while the view of the development would be affected (as illustrated in the photomontage), the change from the approved scheme is not of a scale that will tip the balance of the scheme in terms of its impact on outlook and overshadowing.

The proposals will still include a step down in the height of the building providing added visual interest/variation and character to the 2 blocks.

The change from the approved scheme is therefore not considered to be unduly intrusive or oppressive so as to have an overbearing impact and with no significant loss of outlook. The proposals would avoid significant loss of sunlight, privacy and outlook are in accordance with Policies D SP1 and D DM1.

Design & Sustainability

The overall design of the proposals matches the scheme approved in 2016 with the exception of the larger scale blocks and a slightly enlarged footprint to accommodate fire escape stairs. The design is considered to reflect the characteristics of the site and University context in accordance with Policy D SP1 and supports the development of a strong sense of place.

The development of on campus student accommodation provides a sustainable solution to the provision of such accommodation. The supporting Energy Statement outlines how the proposals will use solar water heating to meet energy requirements on site in accordance with Policy ECC SP2.

It is therefore considered that the proposals are in accordance with Local Plan Policies D SP1, ECC SP2 and Bognor Regis Neighbourhood Development Plan Policy 8a.

Heritage

As set out in Section 10, the proposals would have almost no impact on the significance of the Grade I listed building The Dome and the Hotham Park Conservation Area due to the visual separation caused by existing buildings and tree cover.

The proposals are therefore considered to be in accordance with Local Plan Policies HER SP1, DM1 and DM3.

Transport

The 2016 planning permission refers to up to a total of 171 bedrooms. The revised scheme includes 176 bedrooms.

The Transport Assessment (February 2016 WSP) that accompanied the previous planning application assessed 289 student bedrooms and concluded that:

- There is an excellent range of sustainable travel options for accessing the proposed development;
- A safe and convenient network of foot and cycle paths is available through and beyond the site;
- The site is well served by bus services which also provide links to Bognor Regis town centre and railway station, enabling connection with the wider public transport network;
- The existing Sustainable Travel Plan continues to provide means of encouraging the use of sustainable transport modes; and
- The effect of additional traffic from the development is not significant enough to warrant any changes to the surrounding road network.

The change in student numbers is not considered to be material in this context, the proposals would continue to have an acceptable impact on highway safety and would not have a severe impact on the road network.

ARUN DISTRICT COUNCIL BR/311/18/PL

The proposals are therefore considered to be in accordance with Local Plan Policies T SP1 and T DM1.

Natural Environment

The Extended Phase 1 Ecology Report (February 2015 WSP/PB) that accompanied the 2016 planning application identified that the student accommodation site consisted of amenity grassland.

A Reptile Survey (July 2015 WSP/PB) identified few suitable habitats for reptiles on the student accommodation site with the fringes of the site and the area to the east of the site as the key areas.

The character of the site has been notably altered since the 2016 planning permission as a result of the construction works associated with the Engineering & Digital Technology Park.

The site photographs highlight how a series of development areas have been created made up of bare earth with no ecological value.

The site is located 5.3km away from the Pagham Harbour Special Protection Area (SPA). Policy ENV DM2 states that developments outside this zone are assessed on a case by case basis. The University benefits from the use of existing recreational facilities which would limit the degree to which off-site facilities would be used. The student accommodation development is therefore unlikely to have any effect on Pagham Harbour.

The landscape strategy includes a wildflower meadow and shrub planting which will provide a net gain in biodiversity.
It is therefore considered that the proposals are in accordance with Local Plan Policies ENV SP1, ENV DM2, ENV DM5 and QE SP1.

Flooding & Drainage

The Flood Risk Assessment Addendum expands on the 2016 FRA and concludes that suitable mitigation can compensate for the flood risk on the site. Additional mitigation measures above those included in the 2016 FRA are suggested including a flood warning and evacuation plan.

The layout of the building and landscape mitigates flooding risk by (1) raising the ground floor level of the building to approximately 1.6m above the external ground level, and (2) creating a raised boardwalk linking to higher ground at the bridge to the south-east of the site.

The Drainage Strategy outlines that surface water via infiltration is not proposed on the basis of percolation tests. The proposed strategy therefore involves connecting to the existing surface water network via an attenuation basin. The basin is integrated into the landscape strategy for the project and acts as a design feature in accordance with Policy W SP1.

The networks will be designed to cater for all storms up to and including the 100 year events with an allowance of 40% additional runoff for climate change and it is therefore considered that the proposals are in accordance with Local Plan Policies W DM2 and DM3.

Lighting

The proposed external lighting scheme seeks to provide an effective lighting scheme for the site, while minimising light spill. The lighting details provided highlight how this is achieved by use of hooded luminaires with downward illuminating characteristics only.

The lighting scheme has been prepared according to the latest national design guidance and relevant British Standards publication (BS 5489 Code of practice for the design of road lighting) and it is therefore considered that the proposals are in accordance with Local Plan Policies QE DM2 and GI SP1.

ARUN DISTRICT COUNCIL BR/311/18/PL

12.0 CONCLUSION

This application seeks full planning permission for the construction of a 176-bedroom student accommodation building of 6 and 5 storeys, with associated landscaping.

Proposals for student accommodation for this site have been discussed in public consultations, at pre-application stage, and consent was granted in 2016 for a 136-bedroom scheme. The development of student accommodation on the site supports Bognor Regis as a University Campus location as set out in Local plan Policy SD SP1a.

The layout and design of the development has incorporated guidance received from Arun District Council on planning matters and the University of Chichester for an emerging change to the fire strategy.

The student accommodation building is of a height appropriate to the site and respects the amenity of the adjoining properties.

Overall, the development accords with Local Plan policies D DM1 and D SP1, ECC SP2 and Bognor Regis Neighbourhood Development Plan Policy 8a.

The change in student numbers is not considered to be material, the proposals would continue to have an acceptable impact on highway safety and would not have a severe impact on the road network. The proposed development is acceptable in transport terms.

The development falls within Flood Zone 3. Through flood resilient design, set procedures to be followed in the event of a flood, and several flood mitigation strategies the proposals are safe and appropriate and will not cause increased flood risk. The development accords with Local Plan Policies W DM2 and DM3.

The ecology of the site will be enhanced through appropriate native planting, and will be compliant with Local Plan Policies ENV SP1, ENV DM2, ENV DM5 and QE SP1.

Overall this development will provide on-campus student accommodation that is critical to dealing with existing capacity issues within Bognor.

This Integrated Planning, Design and Access Statement demonstrates that it is a policy compliant proposal and should be welcomed by Arun District Council with a grant of full planning permission to enable the construction of the student accommodation for opening prior to the academic year 2021-22.

ARUN DISTRICT COUNCIL BR/311/18/PL

STRIDE TREGLOWN

Aviation Interiors

Contact

David Steele | +44 (0)2920 674481 | davidsteele@stridetreglown.com

