

STRIDE TREGLOWN

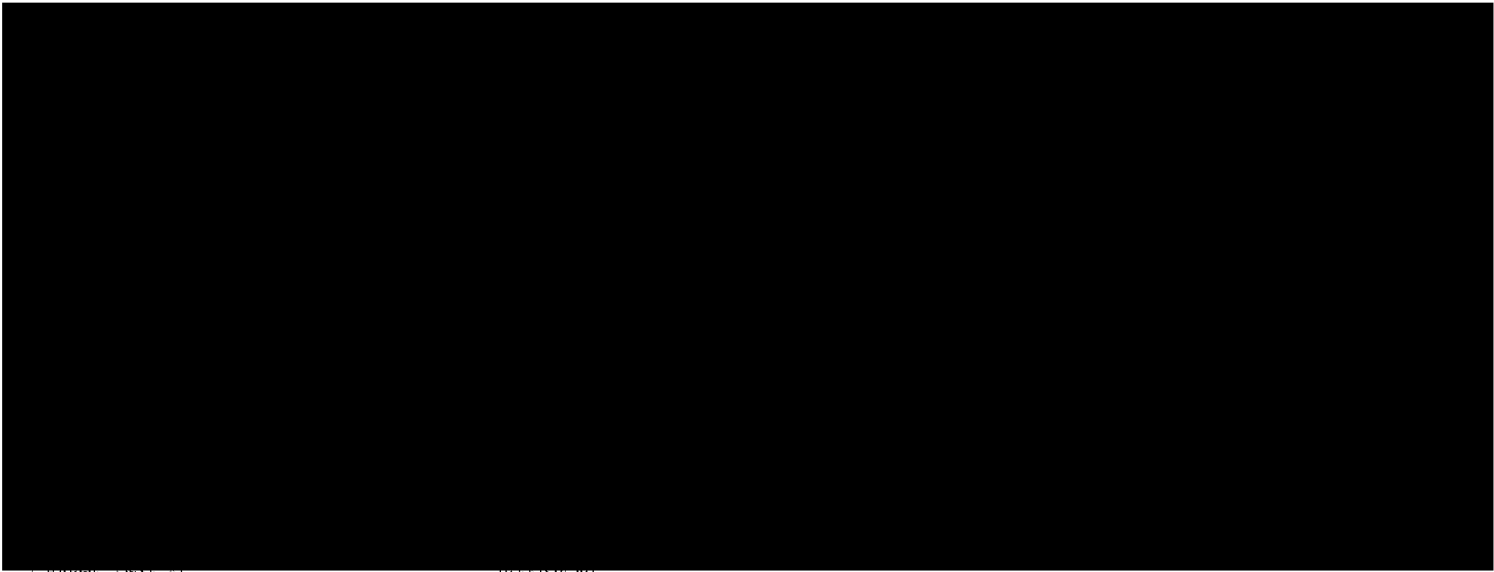
**PLANNING DESIGN
AND ACCESS
STATEMENT**

151933
STUDENT
ACCOMMODATION,
BOGNOR REGIS

NOVEMBER 2018



FILE	REVISION
151933-STL-XX-ZZ-RP-A-2003-7003-PDAS	P1 Issued to client for Planning
PROJECT	
Student Accommodation	2 Issued to LPA
Sognor Regis Campus	
CLIENT	3
University of Chichester	
STRIDE TROSCOVILLE JOB No.	4
151933	
PREPARED BY	CHECKED BY
JPR MA	CD
DATE	REVISION No.
27.11.2018	P2
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GRAPHIC DESIGN

TRANSPORT

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1.0 EXECUTIVE SUMMARY



Fig 01: Aerial photograph showing the site (red outline) in context with the recently completed Tech Park project (site denoted with white dashed lines) at the UoC Bognor Regis Campus



Fig 02: Proposed student accommodation building from the Tech Park access road and car park to the north-east

This Planning Design and Access Statement has been prepared by Stride Treglown on behalf of the University of Chichester to support an application for Full Planning Permission for the construction of a new 6 and 5 storey student accommodation block on a site of 8894m² at the Tech Park, University of Chichester, Bognor Regis Campus, Bognor Regis, West Sussex, PO21 1HR.

Having received consent for a 136-bedroom scheme to a similar footprint in 2016 (reference: BR/54/16/PL), initial feasibility work was undertaken early in 2018 for an increased number of bedrooms. Updated plans were discussed with Michael Eastham at Arun District Council on 15th February 2018.

The 2016 scheme, submitted as part of the Tech Park project, showed the intention to construct approximately 300 bedrooms on the site in three phases, with permission sought initially for Phase 1 only. During the design process for this consented scheme studies were undertaken including a topographic survey, flood risk and numerous other surveys. Investigation into underground utilities led to the developable area being restricted by existing easements.

In light of the Grenfell Tower fire in 2017 the University revised its student accommodation fire strategy policies and design guide. This forced some minor changes to the consented layout. Initially, an additional staircase was included in each core and an MMA was submitted to revise the 136-bedroom scheme (submitted May 2018, reference: BR/137/18/PL - as yet undetermined).

Following the submission of the MMA it was intended that a full planning application be submitted for an enlarged 6 and 5 storey scheme of 156 bedrooms.

Further development of the fire strategy led to the requirement for two-way escape. This resulted in additional emergency escape stairs being added to both ends of the building. Additional bedrooms were then able to be accommodated in place of the relocated escape stairs.

The resulting design seeks permission for 176 bedrooms to approximately the same footprint as previously proposed, with building heights of 6 and 5 storeys.

The changes to the layout has primarily occurred in the cores and communal spaces. The additional escape stairs have added some length to either end of the building.

The impact of these changes upon amenity is minimal. Shadow studies have been used and compared to assess the changes between the schemes. The advantageous orientation of Block B mitigates against overshadowing at the relevant times of day. Any overshadowing of the neighbouring residential area is, at the worst case time of day and season, over before midday and is comparable with the previously approved scheme.

In conclusion, this compliant application represents a small change from the previously approved application and will allow the University to meet demand to provide on-campus accommodation for 176 students.

2.0 INTRODUCTION

This Planning Design and Access Statement supports an application for full planning permission to construct a new 5 and 6 storey student accommodation halls of residence with associated external works, at the University of Chichester's Bognor Regis Campus.

The site forms part of the recently completed Tech Park. It is intended that this new scheme will form Phase 1 of 3 student accommodation developments on this site, helping to provide on-campus accommodation in-line with the expansion in academic facilities.

The new building is to provide 176 bedrooms split into town joined blocks (A & B). The layout of the building has been updated to reflect an updated fire strategy with the result being the addition of semi-enclosed staircases at either end of the building - allowing for two-way travel as a means of escape.

This application follows the granting of planning permission in July 2016 for the Engineering and Digital Technology Park and a 171 bed student accommodation development, further details of which are included in Section 3.

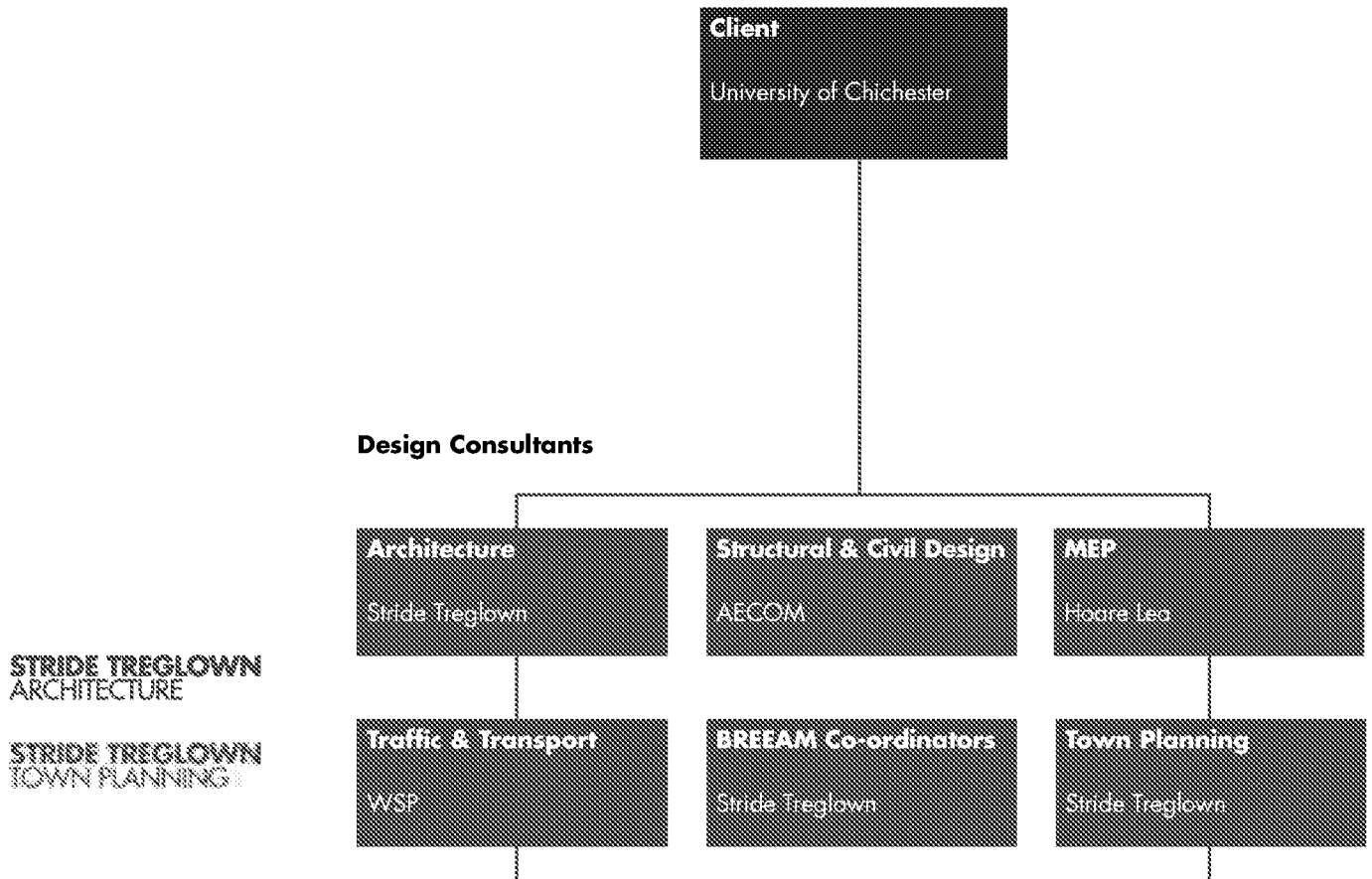


Fig 03: Design Team structure

Drawings and Documents

Drawings

151933_AP_001_Site Location Plan	Stride Treglown
151933_STL_XX_00_DR_A_ZZZZ_17003_Site Plan - Existing	Stride Treglown
151933_STL_00_00_DR_A_ZZZZ_17001_Site Plan	Stride Treglown
151933_STL_00_00_DR_A_ZZZZ_17002_Proposed Landscape Plan	Stride Treglown
151933_STL_00_ZZ_DR_A_ZZZZ_V0003_CGI Views	Stride Treglown
151933_STL_00_ZZ_DR_A_ZZZZ_17002 - Proposed Landscape Plan	Stride Treglown
151933_STL_00_ZZ_DR_A_ZZZZ_V0002 - Shadow Study	Stride Treglown
151933_STL_00_ZZ_DR_A_ZZZZ_V0003_Shadow Study based on previous scheme	Stride Treglown
151933_STL_XX_00_DR_A_ZZZZ_01001 - Proposed Ground Floor Plan	Stride Treglown
151933_STL_XX_01_DR_A_ZZZZ_01002 - Proposed First Floor Plan	Stride Treglown
151933_STL_XX_02_DR_A_ZZZZ_01003 - Proposed Second Floor Plan	Stride Treglown
151933_STL_XX_03_DR_A_ZZZZ_01004 - Proposed Third Floor Plan	Stride Treglown
151933_STL_XX_04_DR_A_ZZZZ_01005 - Proposed Fourth Floor Plan	Stride Treglown
151933_STL_XX_05_DR_A_ZZZZ_01006 - Proposed Fifth Floor Plan	Stride Treglown
151933_STL_XX_XX_DR_A_ZZZZ_02001 - Proposed East & South Elevations	Stride Treglown
151933_STL_XX_XX_DR_A_ZZZZ_02002 - Proposed North-west & North-East Elevations	Stride Treglown
151933_STL_XX_XX_DR_A_ZZZZ_02003 - Proposed West & South-West Elevations	Stride Treglown
151933_STL_XX_ZZ_DR_A_ZZZZ_03001 - Proposed Sections - Sheet 1	Stride Treglown
151933_STL_XX_ZZ_DR_A_ZZZZ_03002 - Proposed Sections - Sheet 2	Stride Treglown
151933_STL_XX_ZZ_DR_A_ZZZZ_03003 - Proposed Sections - Sheet 3	Stride Treglown

Documents

Planning, Design & Access Statement	Stride Treglown
Ground Investigation Report	WSP / PB
Transport Assessment	WSP / PB
Travel Plan	University of Chichester
Heritage Statement	Forum Heritage Services
Flood Risk Assessment	AECOM
Energy Statement	Hoare Lea
Lighting Assessment	Hoare Lea
Drainage Strategy	AECOM
Validation Checklist	
Biodiversity Checklist	

3.0 TOWN PLANNING CONTEXT

Town Planning History

The site of the proposed development was granted planning permission (ref: BR/54/16/PL) for the erection of 171 student accommodation bedrooms as part of an application that also included the construction of an Engineering & Digital Technology Park and a new access from Felpham Way.

The application was submitted in February 2016 and granted on 14th July 2016. The description of the development was as follows:

Development of land to east of The University of Chichester, Bognor Regis Campus to construct an Engineering & Digital Technology Park, new access from Felpham Way, erection of first phase of student accommodation (171 spaces), car parking & associated landscaping.

The application was supported by a series of technical reports including ecological reports (extended phase 1, reptiles, bats) Heritage Statement, Flood Risk Assessment, Transport Assessment, Arboricultural Impact Assessment, Environmental Noise Survey and Land Contamination Assessment.

The application was subject to an objection from Bognor Town Council on design/heritage grounds ("the impact the unsympathetic and austere design will have on its setting, adjacent to both listed buildings and a Conservation Area..... development proposals that fail to make the opportunities available for enhancing the local character and quality of the area and the way it functions will not be supported"), while 3 other letters of objection were received citing issues including lack of car parking and detrimental impact on residential amenity. 17 letters of support were received including from local businesses and education organisations.



Fig 04: Visual of the proposed building as originally submitted in the 2016 application (view from south-west showing Phases 1-3)

Principle

The officer's report refers to Policy EMP DM4 of the Emerging Local Plan which states "The Council shall particularly encourage the expansion and improvement of the academic and recreational facilities for the University of Chichester in an eastwards direction, as shown on the policy maps". The report goes on to conclude after a section on economic development that "the economic, education and links to local businesses are significant, add these to the availability of new degree courses which will provide around 300 additional university spaces within the district per annum and it is clear that there is a public benefit to the proposal that on balance satisfies the limited harm for the conservation area. On this basis the principle of developing the site in line with the emerging local plan designation can be accepted".

Heritage

The officer's report notes that the proposed buildings are significant in their scale, massing and appearance which is in stark contrast to other buildings on the campus and garden/parkland area. The heritage officer concludes that the harm is likely to be "less than substantial" and refers to "some harm to the eastern part of the Upper Bognor Conservation Area, however, the direct harm to the principle Listed Buildings is considered to be quite low and the photomontage from the Dome supports this". The design section of the report notes that the student accommodation development has no material impact on the Conservation Area.

Design

In response to the objection from the Town Council, the officer's report notes that the comments are not supported by either Historic England, the Council's Heritage Advisor or the Council's Conservation and Policy Officer and the "conclusions of their combined assessment is 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 proposals. Therefore the design is not contrary to policy GEN7 of the Arun District Local Plan or Policy 8A of the Bognor Neighbourhood Development Plan".

Referring specifically to the student accommodation block, the report refers to the planning officer's concerns that the building would be 6 storeys and within 40m of residential properties on Hook Lane. The scheme was therefore revised to move further east and include a stepped block of 3 and 4 storeys (block A) with Block B remaining at 6 storeys.

Amenity

The officer's report refers to the student accommodation block raising a number of planning issues and refers to an overbearing and overshadowing impact caused by the initial proposals. The revised scheme is referred to as being significantly better and the amenity impact now at an acceptable level.

Transport

The report states that there are no car parking standards for student accommodation and acknowledges that the site is in a sustainable location. As such no student parking has been provided for the proposed development in line with the University's permit parking policy. 20 visitor spaces and 10 special permit places are provided.

Summary

The summary to the officer's report notes that the development would meet 9 of the visions and objectives set out in the Bognor Regis Neighbourhood Development Plan with the student accommodation element contributing to strategic housing targets. The design of the student accommodation building is referred to as being modern with a complimentary design and materials palette.

Minor Material Amendment

In May 2018 an application (ref: BR/137/18/PL) to amend the approved plans was submitted. The amendments included the addition of a secondary stair case as part of an emerging new fire strategy.

4.0 TOWN PLANNING POLICY FRAMEWORK

National Planning Policy Framework (July 2018)

The National Planning Policy Framework [NPPF] was originally adopted in March 2012. However, this was revised, and subsequently adopted, in July 2018.

The 2012 NPPF was in place at the time of the 2016 permission and the planning officer's report refers to paragraphs 17 (core planning principles), 65 (sustainability v townscape), 128, 132 and 134 (heritage significance) and 215/216 (weight to emerging local plans).

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and is a material consideration in planning decisions. A presumption in favour of sustainable development is at the heart of the NPPF, which means:

"approving development proposals that accord with an up to date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The NPPF identifies that the purpose of the planning system is to contribute to the achievement of sustainable development, which includes three dimensions – economic, social and environmental. It notes that planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so

should take local circumstances into account, to reflect the character, needs and opportunities of each area.

One of the main objectives of the NPPF is to significantly boosting the supply of homes and Paragraph 59 states that it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. As identified in the Planning Practice Guidance (PPG) student accommodation is identified as a type of housing that is required to be provided.

Paragraph 61 notes that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including students).

The NPPF (Para 118) affords "substantial weight" within settlements within settlements for homes and other identified needs. Additionally, a requirement to seek (Para 121) alternative uses of land which is currently developed but not allocated for a specific purpose in plans.

Paragraph 189 requires applicants to describe the significance of any heritage assets affected including any contribution made by their setting.

Paragraph 190 requires local planning authorities to identify and assess the impact of a proposal on a heritage asset, taking account the available evidence and any necessary expertise and try to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Section 12 of the NPPF refers to achieving well designed places and identifies the creation of high quality buildings and places as being 'fundamental to what the planning and

development process should achieve' and notes that 'Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities' (para 124).

Paragraph 131 states "in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they are sensitive to the overall form and layout of their surroundings". In addition, paragraph 127 refers to ensuring that developments:

- *Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)".*

Proposals should seek (Para 118) to take an opportunity to achieve net environmental gains (e.g. creating new habitats/access to countryside). Decisions should seek to contribute or enhance the natural and local environment (Para 170). Development should protect and enhance the natural and local environment, whilst recognising the character and beauty of the countryside and the benefits it can bring. Impacts should be minimised, but also provide net gains for biodiversity. Development should not contribute to polluting of the local environment and should seek to improve air and water quality

Arun Local Plan 2011 to 2031 (Adopted July 2018)

Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The Local Plan map identifies the student accommodation site within a strategic gap outside the built up area boundary and adjacent to the Economic Growth Area which includes the Technology Park site (here identified as existing open space).



Fig 05: Arun Local Plan (2018)

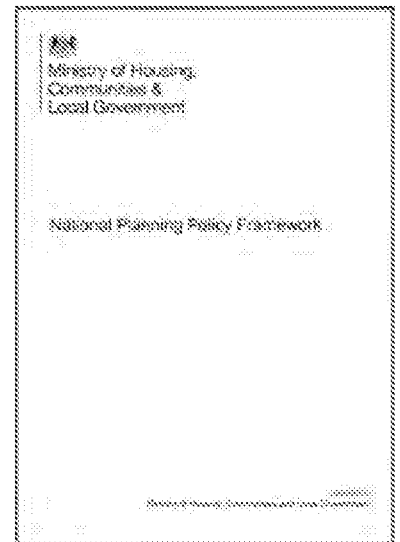


Fig 06: National Planning Policy Framework (2018)



-  OSR DM1: Existing Open Space
-  Conservation Area (For up-to-date info & scale mapping of Conservation Areas, please visit the Conservation section of: www.arun.gov.uk)
-  Economic Growth Area
-  Built-up Area Boundary
-  Gaps Between Settlements

Fig 07: Arun District Council Policy Map extract

Policy SD SP1a (Strategic

Approach) refers to the spatial strategy for the area to "promote and enable development which supports the main coastal towns of Bognor Regis and Littlehampton role as the main service, employment, retail and social centres including; i. enabling development that supports Bognor Regis as a holiday centre and University Campus location....".

Paragraph 3.3.8 states that Arun Council works in partnership with West Sussex County Council and the University of Chichester in Bognor Regis to identify opportunities to use education as a catalyst for regeneration and economic growth, particularly in the coastal towns

Paragraph 4.12 refers to the vision for Bognor Regis and notes that this will include an "Expanded role as a major education centre, including expanded University facilities".

Policy EMP SP2 Economic Growth

Areas – includes reference to Economic Growth Areas and notes that Knowledge and cultural based employment as well as retail, leisure and office developments will be directed to these areas to promote their vitality, viability and regeneration.

Within the Bognor Regis Economic Growth Area the policy notes that the Council shall particularly encourage the expansion and improvement of the academic and recreational facilities for the University of Chichester.

Paragraph 8.5.20 states that the University is committed to expanding/developing and improving the facilities on the campus, along with improving the teaching provision. Planning permission has been granted for an expansion to the existing campus for the provision of a technology building and student accommodation. Development of education activities at the campus is considered an essential element of the regeneration of the town and wider district and will be supported as long as it is consistent with other policies in the Plan.

Policy SD SP2 Built Up Area Boundary notes that development should be focused within the Built Up Area Boundaries and will be permitted, subject to consideration against other policies of this Local Plan.

Policy C SP1 Countryside identifies that outside the built up area boundary as being within the countryside where it is recognised for its intrinsic character and beauty. Development is restricted to specific areas including agriculture, informal recreation and the rural economy.

Policy SD SP3 Gaps Between Settlements states that development will only be permitted within the gaps if:

- It would not undermine the physical and/or visual separation of settlements;
- It would not compromise the integrity of the gap, either individually or cumulatively with other existing or proposed development;
- It cannot be located elsewhere; and
- It maintains the character of the undeveloped coast;
- or, if a subsequent DPD or Neighbourhood Plan deems it appropriate through an allocation.

Policy H DM1 Housing Mix- this policy refers to the council seeking a mix of dwelling types and size.

Policy HWB SP1 Health & Wellbeing – refers to promoting healthy communities and in particular, creating mixed use development that reduce the need to travel by providing housing, services and employment in close proximity to each other.

DESIGN

Policy D SP1 Design – requires all development proposals must make efficient use of land and reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. The policy also notes that for major developments a context appraisal, context plan and analysis of the site will also be required.

Policy D DM1 Aspects of form and design quality - refers to a series of design aspects including character, appearance and crime prevention. The policy also refers to compliance with the Arun District Council Design Guide. In terms of scale, the policy states that the scale of development should keep within the general confines of the overall character of a locality unless it can be demonstrated that the contrary would bring a substantial visual improvement. The policy also notes that the design should have minimal impact to users and occupiers of nearby property and land. For example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance.

SUSTAINABILITY

Policy SD SP1 Sustainable Development - refers to taking a positive approach that reflects the presumption in favour of sustainable development and working pro-actively with applicants to jointly find solutions which mean that proposals can be approved wherever possible.

Policy ECC SP1 Adapting to climate change - refers to taking account of issues such as water efficiency, solar gain, material choices and sustainable urban drainage systems.

Policy ECC SP2 Energy and climate change mitigation - refers to achieving energy efficiency measures and requires all major developments to produce 10% of the total predicted energy requirements from renewable or low carbon energy generation on site, unless it can be demonstrated that this is unviable.

Policy W SP1 Water - encourages water efficiency measures including making active use of surface water as a design feature.

Policy ECC SP1 Adapting to Climate Change -- refers to supporting development which is located and appropriately designed to adapt to impacts arising from climate change such as the increased probability of tidal and fluvial flooding; water stress; health impacts as a result of extreme temperatures and a decline in the quality of habitats and richness of biodiversity.

TRANSPORT & MOVEMENT

Policy T SP1 Transport and Development -- refers to, amongst other things, ensuring that development: provides safe access on to the highway network; contributes to highway improvements and promotes sustainable transport, including the use of low emission fuels, public transport improvements and the cycle, pedestrian and bridleway network.

Policy T DM1 Sustainable Travel and Public Rights of Way - refers to ensuring ease of movement, prioritising safe pedestrian and cycle access to the green infrastructure network and access to public transport and community transport service.

NATURAL ENVIRONMENT

Policy ENV SP1 Natural Environment - refers to encouraging and promoting the preservation, restoration and enhancement of biodiversity and the natural environment through the development process.

ENV DM2 Pagham Harbour - seeks developer contributions towards the agreed strategic approach to access management at Pagham Harbour for all new residential development and development within 5km which is likely to have an impact on the Special Protection Area (SPA). Major developments outside this zone are assessed on a case by case basis to determine any potential effects on Pagham Harbour, and the need for any avoidance or mitigation measures.

Policy ENV DM4 Protection of trees - this policy refers to protecting trees that contribute to local amenity subject to a series of criteria including the benefits of the proposed development outweighing the loss of trees.

Policy ENV DM5 Development and biodiversity - this policy requires development schemes to seek to achieve a net gain in biodiversity and protect existing habitats on site.

Policy QE SP1 Quality of the Environment – refers to requiring development to contribute positively to the quality of the environment and will ensure that development does not have a significantly negative impact upon residential amenity, the natural environment or upon leisure and recreational activities enjoyed by residents and visitors to the District.

HERITAGE

A series of predominantly Grade II listed buildings are located to the south and west of the site. Amongst them is the Grade II listed 'The Dome' 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.

Policy HER SP1 The Historic Environment – states that the setting or designation listed buildings will be given the highest level of protection and should be conserved and enhanced in a manner appropriate to their significance.

Policy HER DM1 Listed Buildings - refers to protecting and where possible enhancing the setting of listed buildings.

Policy HER DM3 Conservation Areas - refers to approving development that preserve or enhance the character or appearance of conservation areas and do not harm important views into and out of such areas.

GREEN INFRASTRUCTURE

Policy GI SP1 Green Infrastructure and development - states that developments must be designed to protect and enhance existing Green Infrastructure assets, and the connections between them, in order to ensure a joined up Green Infrastructure Network.

Policy OSR DM1 Open Space - refers to the protection of existing open space and the provision of new open space to meet the needs of new developments.

DRAINAGE

Policy W DM2 Flood Risk - outlines the issues that need to be addressed for developments in areas at risk from flooding. These matters include passing the sequential test, an FRA demonstrating that the development is safe and without increasing flood risk elsewhere and site drainage systems are designed to take account of events which exceed the normal design standard.

Policy W DM3 Sustainable Urban Drainage Systems - requires major developments to incorporate Sustainable Urban Drainage Systems (SUDS) and refers to a series of specific drainage requirements.

LIGHTING

Policy QE DM2 Light Pollution - refers to lighting scheme being prepared according to the latest national design guidance and relevant British Standards publications and refers to issues such as avoiding any adverse impact on neighbouring uses and minimising the potential glare and spillage.

Policy GI SP1 also notes that the Green Infrastructure Network must be protected from light pollution to ensure that areas defined by their tranquillity are protected from the negative effects of light in development.

BOGNOR REGIS 2015-2030 NEIGHBOURHOOD DEVELOPMENT PLAN (AUGUST 2015 NEIGHBOURHOOD PLAN)

Policy 1 Delivery of the Vision

– requires major developments to demonstrate how proposed changes will support the delivery of relevant Neighbourhood Development Plan Objectives and our Vision for Bognor Regis. These should be included within the design and access statement if one is required.

Policy 8 Pre-application

Consultation – seeks major development to undertake proactive, early and meaningful engagement with residents and other stakeholders prior to submitting a planning application. Applications would then include details of this work and indicate how the proposal has responded to comments from the community.

Policy 8a Design Excellence -

Development Proposals for site marked as Key Priority Sites (8a to 8j) and other forthcoming Major Developments shall demonstrate 'excellence in design, especially design that will help establish a strong sense of place and create attractive and comfortable places to live, work and visit.' (NPPF, S58) as guided by the Characterisation Study 2014.

Policy 8J Chichester University

Bognor Regis Campus – refers to the promotion of a high quality and low carbon education, research and employment-led development at this campus location including co-working spaces and an appropriate amount of additional student housing. The provision of sustainable modes of transport and pleasant pedestrian and cycle links to the town centre and seafront together with safe and suitable access arrangements is supported. Any development should provide future access to the existing sewerage infrastructure as required by the relevant authorities.



Fig 08: Bognor Regis 2015-2030 Neighbourhood Development Plan

5.0 SITE CONTEXT AND ANALYSIS

The proposed site extends to 0.8ha and is located to the east of Bognor Regis, near to Felpham. The site is part of the recently completed Technology Park at the University of Chichester's Bognor Regis Campus.

Since completion of the 'Tech Park' in autumn 2018 the site has been left undeveloped in anticipation of the construction of a student accommodation scheme.

Whilst approval was granted as part of the Tech Park submission, an MMA was submitted in May 2018 for an updated layout. Since then, the design has been developed further as part of an emerging change to the fire strategy and an increase in the scale of the proposals, it is now proposed to develop the site for 176 bedroom student accommodation with associated landscaping.

The site topography is relatively flat, with levels rising to the south in order to cross a stream and access the Tech Park.

Prior to the Tech Park development, the site levels ranged from approximately 1.40m AOD in the west of the site to 1.05m AOD to the east. The 'Flood Map for Planning' service identifies the site as being wholly in Flood Zone 3.

As part of the consented scheme a junction was installed to connect the site with the B2259 Felpham Way to the east of the site. The site for the proposed Phase 1 building is bounded on the west, north and east by access roads linking the Tech Park with the rest of the University campus. Beyond the southern boundary of the site is a stream.

Beyond the site to the north are further playing fields. East of Felpham Way are allotments, a watercourse and a residential area part of Felpham. The nearest house to the east is over 150m from the proposed Phase 1 building. South of the site is a stream, Barbara Smith Halls and the new Tech Park academic building. Beyond Upper Bognor Road is the Butlins site.

South-west of the site, beyond the tree-lined stream lies the main area of the University of Chichester's Bognor Regis Campus. The University's listed buildings and the conservation area beyond are screened by existing trees adjacent to the stream.

To the west of the site is a residential area. The nearest bungalow on Hook Lane is over 40m from the north-west end of the proposed new student accommodation building.

Easements for existing underground services restrict the developable area of the site. The easements are generally located close towards the edges of the Tech Park site, however, an easement dissects the site north-west to south east, running from the end of Hook Lane. The northern edge of the proposed building is aligned to this easement.



Fig 09: Context Plan (Google Maps) showing site location in the University campus and - Fig 10: (Inset) within Bognor Regis

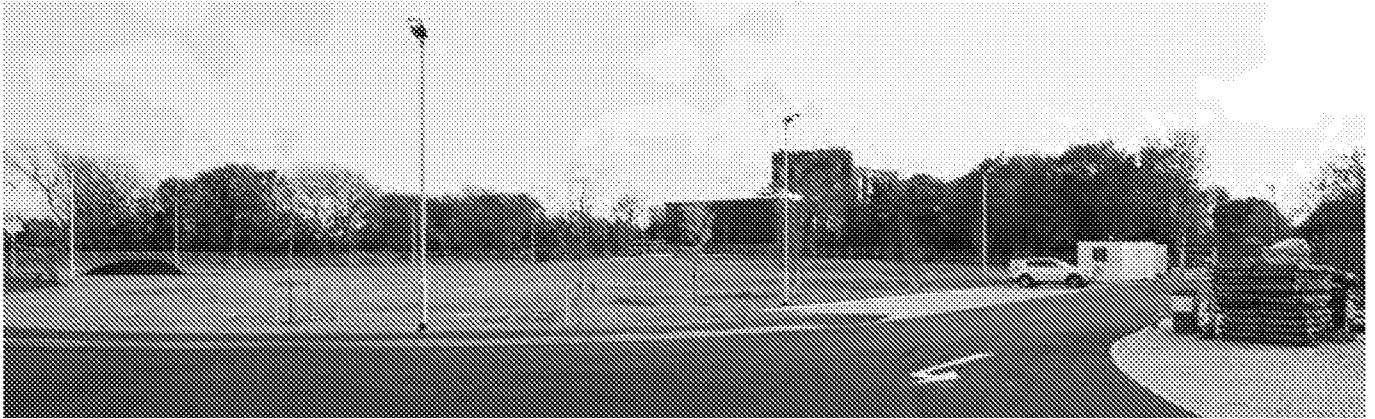


Fig 11: Existing site from the north-west (recently-completed academic building in centre, and Barbara Smith Halls obscured by trees)

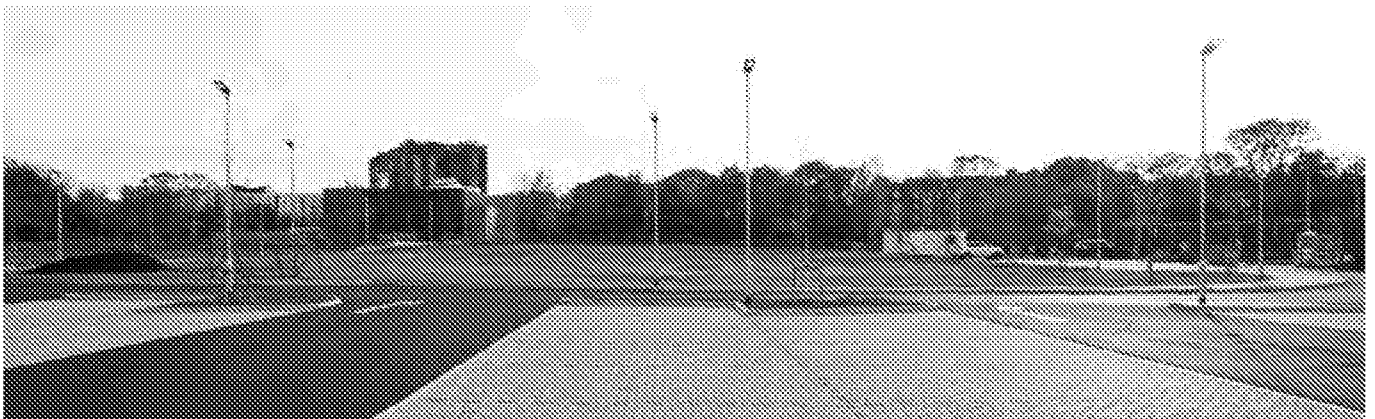


Fig 12: Existing site from the north (left-right beyond the site: Bullins Ocean Hotel; Tech Park academic building; Barbara Smith Halls)



Fig 13: Existing site from the north-east (left-right: Tech Park academic building; Barbara Smith Halls, campus screened by trees)

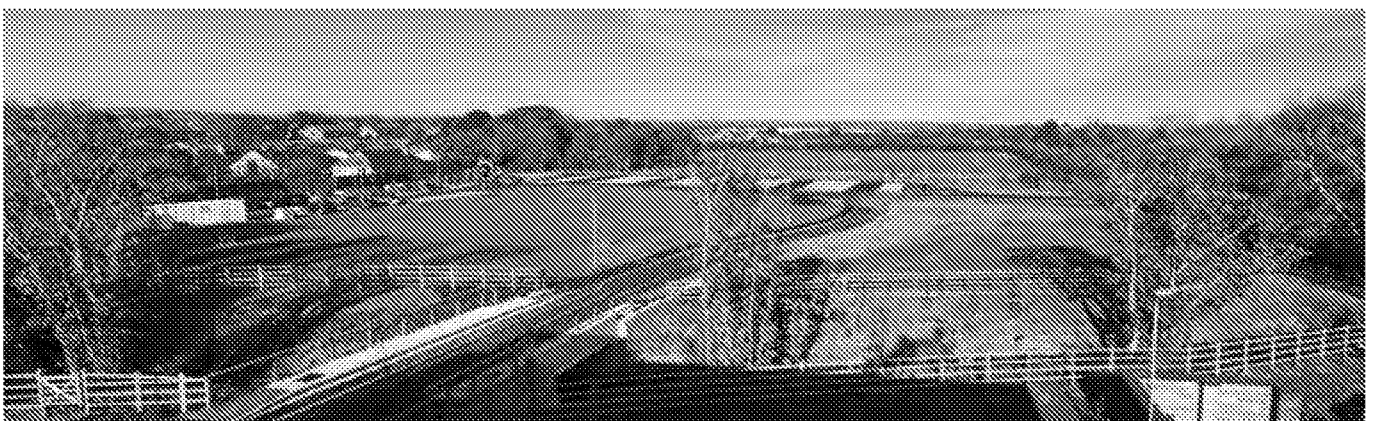
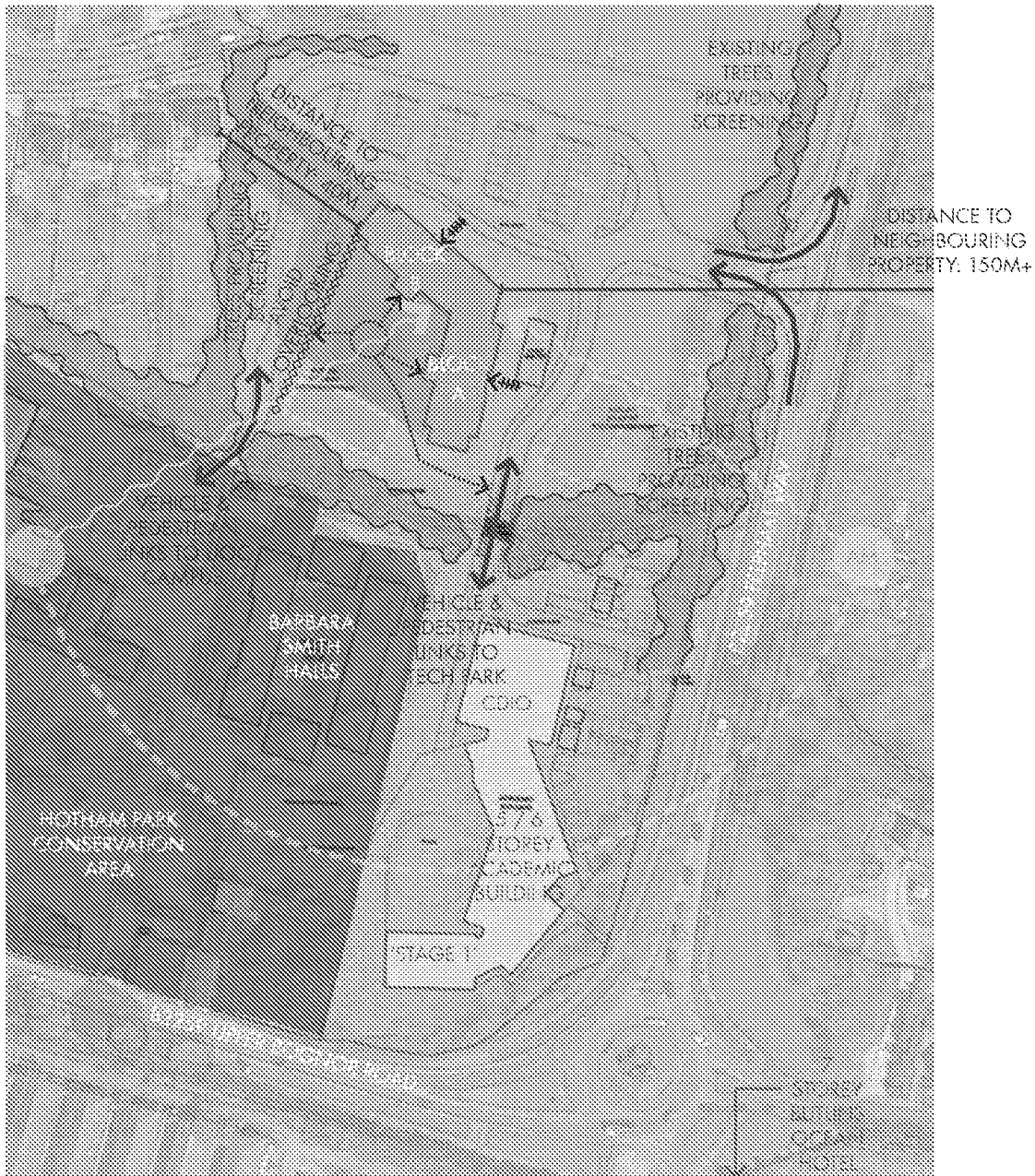
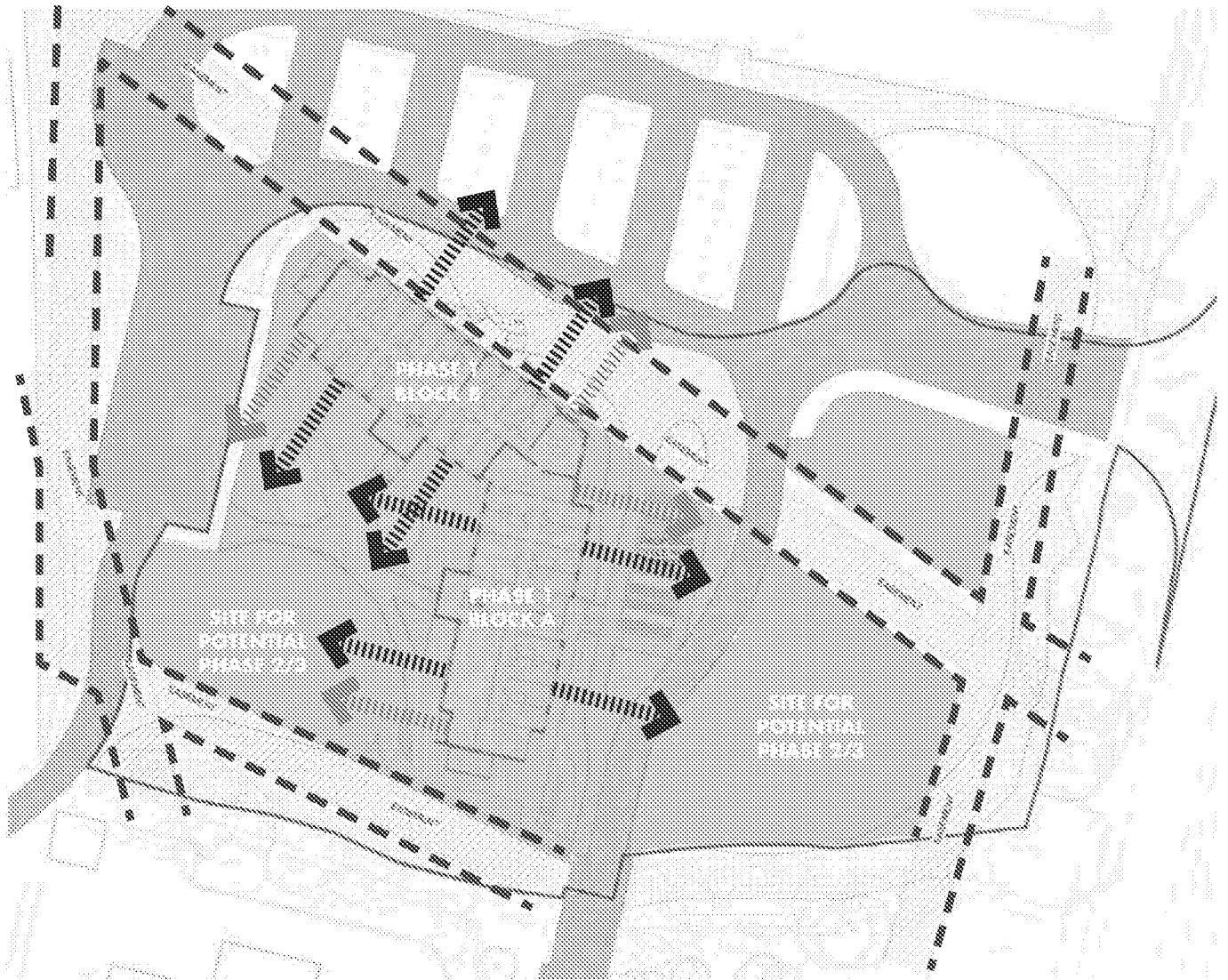


Fig 14: Existing site from the recently-completed new academic building to the south-east



 indicative shadow outline to show advantageous orientation of 5 storey Block B at time of potential overshadowing - i.e. mass turned 'in-line' with direction of the morning sun

Fig 15: Proposed Site Plan and analysis of context



-  Developable area between easements and newly installed roads
-  Existing easements
-  Orientation of bedrooms
-  Orientation of communal lounges

Fig 16: Constraints of easements and avoid overlooking

6.0 CONSULTATION & ENGAGEMENT

The July 2016 planning permission (ref: BR/54/16/PL) was subject to pre-application public consultation which is outlined in the Statement of Community Involvement and Pre-application Advice (Neame Sutton, February 2016). The document refers to the following:

- Pre-application discussions with Arun District Council
- Discussions with Felpham Parish Council, Bognor Regis Town Council, Felpham Allotment Society and Hemmingway Designs
- Public Exhibition 14th January 2016-21st January 2016 at the Bognor Regis campus. The exhibition was then relocated to the Chichester Campus for 1 week.
- Presentations to the public and stakeholders by the Vice Chancellor and architects

The scheme that was consulted on included a 5 and 6 storey student accommodation development arranged in a larger 'M' shaped building on this site. Of 274 comments received at the public consultation, only 4 related to the Student Accommodation element of the proposals. The comments made identified that more student accommodation is required generally.

Pre-application discussions with Arun District Council regarding the current proposals began in February 2018.

A meeting was held which made reference to the University revising its guidelines for onsite student accommodation, requiring all new buildings to incorporate two stairways that are accessible to each flat. As such minor intervention to the footprint of

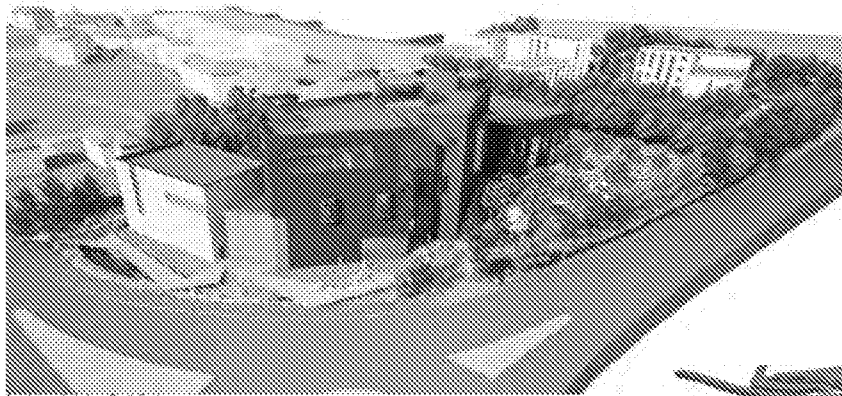
the development and adjustment to the external façade were proposed. The meeting concluded on the understanding that the changes could be treated as a minor material amendment.

The desire from the University to increase the number of student accommodation on site was also discussed. This led to a discussion on building heights and it was noted that heights were reduced previously to avoid any possible reason to delay approval for the whole scheme as timescales at that time were tight. It was noted that the height and shadow studies submitted at the time had been reviewed in more detail whereby it was clear that the 3 and 4 storey elements could be raised to 5 storeys without creating any adverse shadow across the bungalows that are closest to the site. Design studies were presented at the meeting and it was on this basis that a new application for a larger scale of development and 20 additional bedrooms was now being proposed.

In September the approach to supporting information was confirmed whereby we were advised that all documents required by the validation checklist should be submitted. Where the changes that are proposed would have no impact on a particular issue/aspect then the document would not need to be updated. Where there is a potential impact then the document could either be rewritten or more likely – provided with an addendum to explain the nature of the changes and how this has an impact and any parts of the main document that should now be discarded. In terms of additional material it was considered that the main requirements are the plans showing the shadowing of the new addition at various times of the year.

Engineering and Digital Technology Park

Introduction



Aerial view of site from South East

The case for the Engineering and Digital Technology Park

The Engineering and Digital Technology Park is a major intervention in the growth of the coastal economy and a unique opportunity for the University and business to work together to create enterprise and jobs.

Nationally we need the ambition to grow enterprise and the higher level skills to support that growth. Locally, we now have the opportunity to create this synergy through a real partnership between education, the community and business.

Businesses tell us that they need work-ready graduates who can readily adapt to change because their skills have been gained through an applied curriculum that is business centred and has meaningful workplace experience secured through apprenticeships, internships, placements and Knowledge Transfer Partnerships (KTPs), in a research focussed environment.

The Park will see the construction of a new sustainable building, on the eastern side of our Bognor Regis Campus, which will house the Department of Engineering and Applied Design and the Department of Creative and Digital Technologies.

The building, which will be available for use by industry, will include a large multi-purpose engineering laboratory incorporating workshop, cleanroom and wet area, facilities to teach electronics and Computer Aided Design, a fabrication laboratory, prototype manufacturing facilities and collaborative co-working spaces.

We know that business growth makes a positive difference to people's lives and we understand the importance of our business in creating real opportunities for local people, 37% of our students come from low income families and 53% are from the first generation in their families to go to university, 60% come from our immediate region.

We believe that the Engineering and Digital Technology Park represents a unique opportunity for the University, the community and business to work together to create a fresh approach to the regeneration of Bognor Regis.

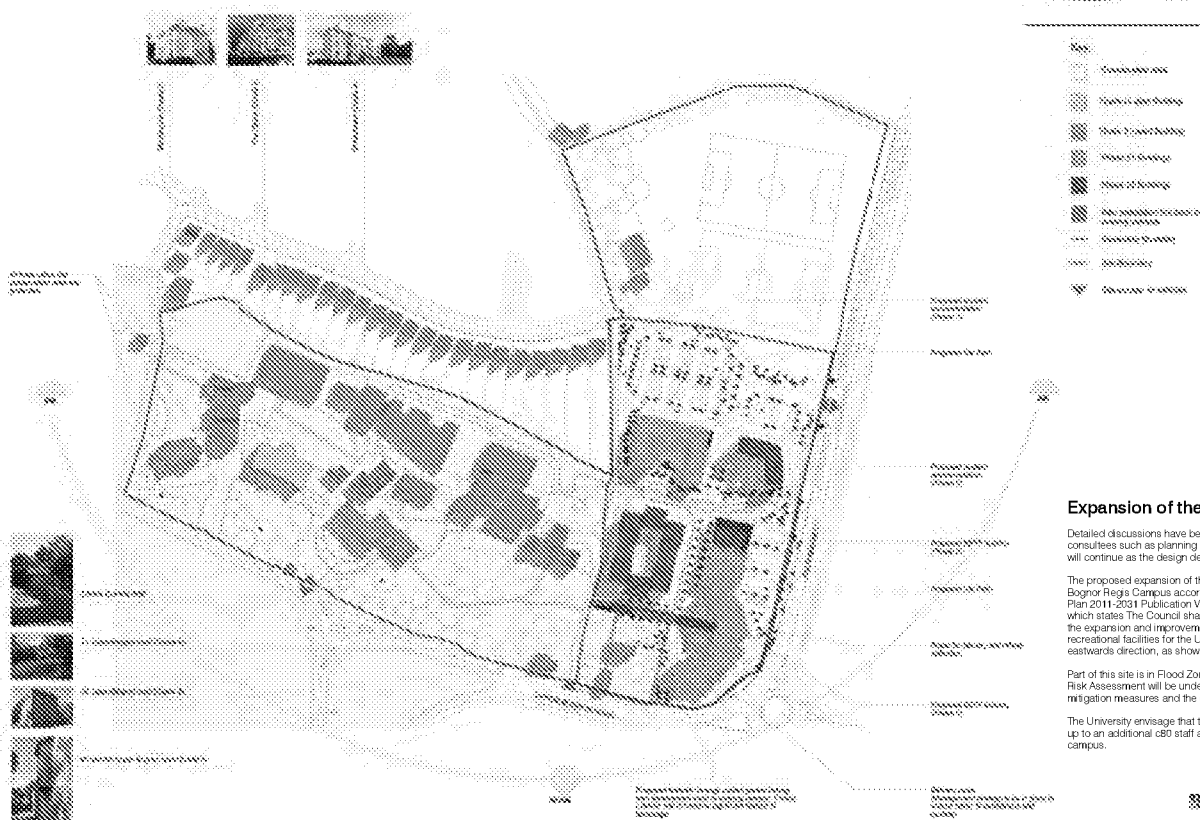


Aerial view of site from North West



 Stride Treglown

Engineering and Digital Technology Park Masterplan



Expansion of the University

Detailed discussions have been held with statutory consultees such as planning and heritage authorities. This will continue as the design develops.

The proposed expansion of the University of Chichester Bognor Regis Campus accords with Arun District Local Plan 2011-2031 Publication Version Policy EMP DM4 which states The Council shall particularly encourage the expansion and improvement of the academic and recreational facilities for the University of Chichester, in an eastwards direction, as shown on the Policies Maps.

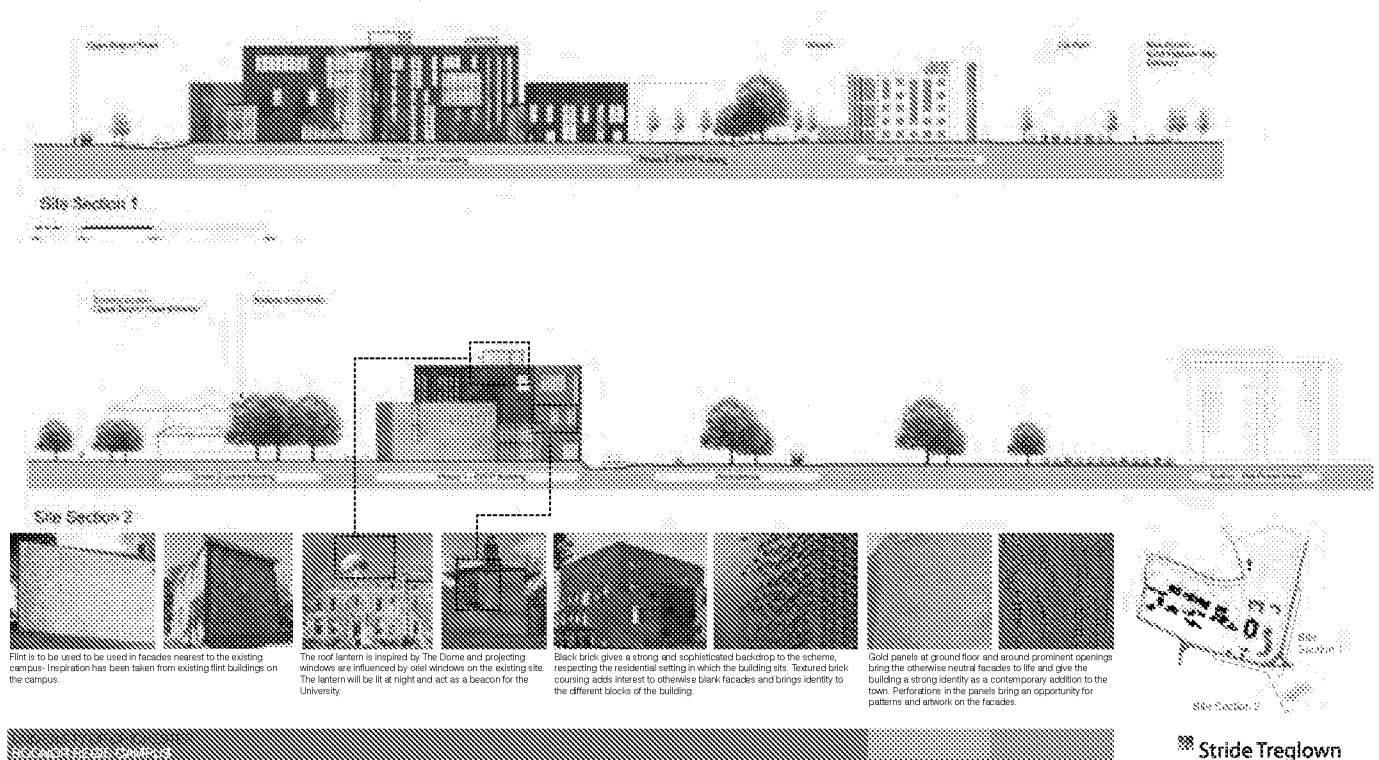
Part of this site is in Flood Zone 3- A full technical Flood Risk Assessment will be undertaken to demonstrate mitigation measures and the design developed accordingly.

The University envisage that this development will bring up to an additional c80 staff and c1300 students to the campus.

 Stride Treglown

Figs 17 and 18: Stride Treglown Public Consultation boards 1 and 2 - Introduction and Masterplan

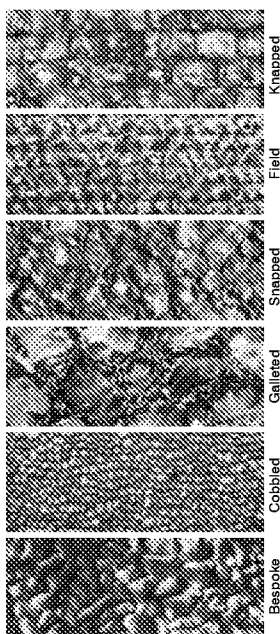
Engineering and Digital Technology Park Street Elevations



Engineering and Digital Technology Park Materials Palette

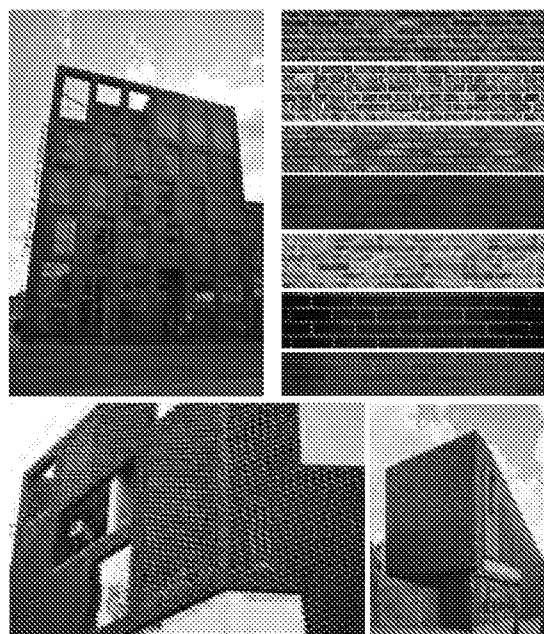


Flint



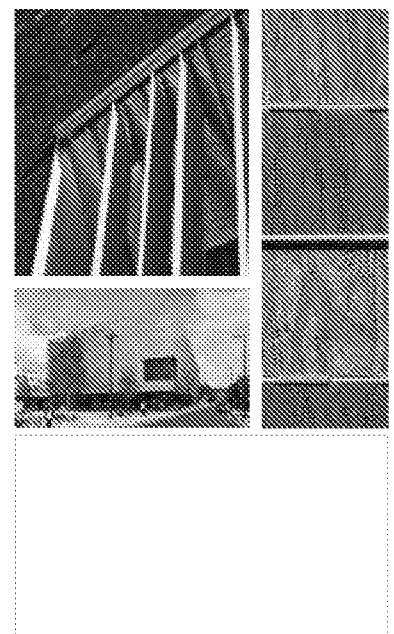
Flint- different ways it can be used

Brick



Black brick- Flat or textured coursing

Metal Panels

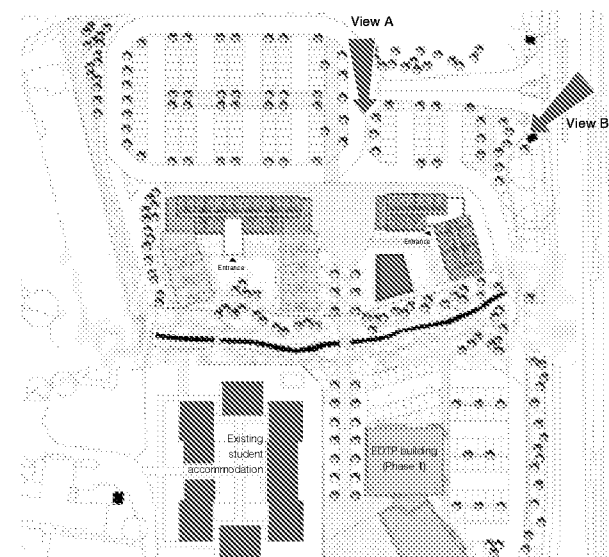


Metal panels- Solid or perforated

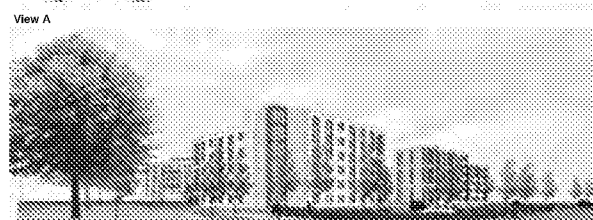
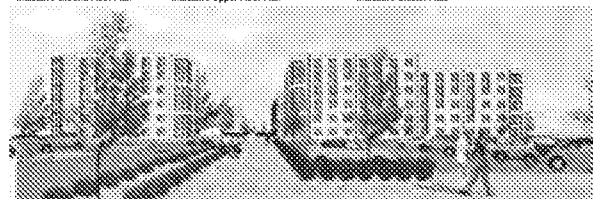
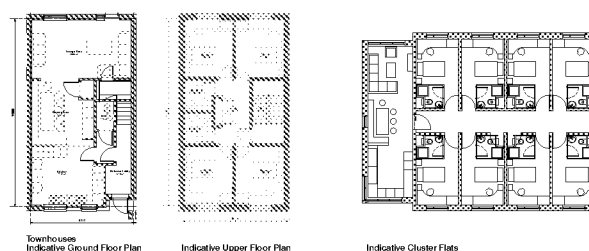


Figs 19 & 20: Stride Treglown Public Consultation boards 9 and 10 - Street Elevations and Materials Palette

Engineering and Digital Technology Park Student Accommodation



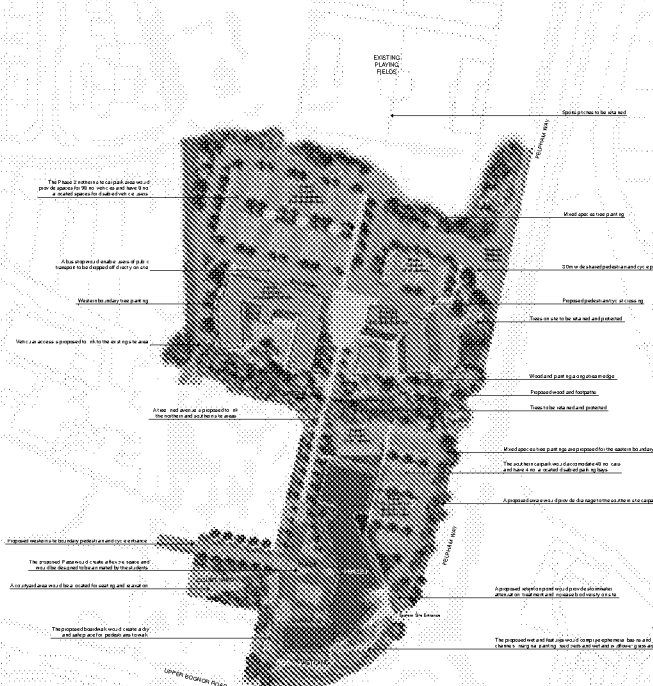
Key:



View B

Stride Treglown

Engineering and Digital Technology Park Landscape Plan



- | Legend | |
|--------|---|
| | Proposed - University Campus Building Footprint |
| | Proposed - Student Residence Building Footprint |
| | Proposed - Parking |
| | Proposed - Car Park Planting |
| | Proposed - Disabled Parking Bays |
| | Proposed - Bus Stop |
| | Proposed - Cycle Storage Facilities |
| | Proposed - Plaza |
| | Proposed - On-street Powering Grassland |
| | Proposed - Raised Seating and Lawn Areas |
| | Proposed - Pedestrian and Cycle Routes |
| | Proposed - Swale |
| | Proposed - Wetland |
| | Proposed - Wetland Board Walk |
| | Proposed - Mixed Species Tree Planting |
| | Proposed - Wildflower Grassland |
| | Existing - Mature Trees - Retain |
| | Existing - Stream |

Stride Treglown

Figs 21 & 22: Stride Treglown Public Consultation boards 13 and 14 - Student Accommodation and Landscape Plan

7.0 DESIGN EVOLUTION

The original planning application included an academic building on the southern part of the site and student accommodation and car parking to the north of the stream. The application was submitted in February 2016 and given the reference BR/54/16/PL.

This original application showed three phases of student accommodation organised into four blocks (A-D). Blocks A and B, both 6 storeys in height, were submitted as part of the application, with Blocks C and D indicated for information only. In total the overall scheme would provide approximately 300 bedrooms, with 171 provided in Blocks A and B (Phase 1).

During the determination process the submitted design for Blocks A and B was amended to be stepped in height - changing from a consistent 6 storeys in height to be 6/6/4/3 storeys, with the lower end to the north-west of the building. This change reduced the total number of bedrooms for Phase 1 to 136 bedrooms. The application was approved in July 2016.

The Tech Park academic building and site works have now been completed, however the student accommodation building was omitted from those works.

An increase in academic space has led to a need to provide more student accommodation, preferably on-campus. With the knowledge that the academic building was due to open in autumn 2018, the University of Chichester approached Stride Treglown early in the year with a view to submitting a revised student accommodation scheme to planning.

Following the Grenfell Tower fire in 2017 the University has updated its Student Accommodation Design Standards document. The new policy seeks to provide a choice of two stairs for each cluster. Initial advice from the emerging University strategy was to provide an additional stair per core. This method provided a back-up escape option in the event of one of the stairs becoming filled with smoke.

A Minor Material Amendment (MMA) application was submitted in May 2018 and was designed to meet the principle of two stairs per core. In order to insert the second stair it was necessary to make some minor adjustments to the floorplan. By standardising the cores and regularising the shape of the north-western end of the building, it was possible to achieve 136 bedrooms without a significant change to the appearance of the building. This therefore met the University policy, enabled the layout of both cores to be standardised, provided the same number of rooms as per the previous consent, and didn't greatly alter the appearance of the building.

Having submitted plans for the MMA at '6643' storeys, the design was developed into '6655' storeys using the same layout. This scheme was to provide 156 bedrooms, and therefore achieve approximately half of the desired number of student bedrooms on the site in the first phase of construction. This scheme was to be submitted for full planning application.

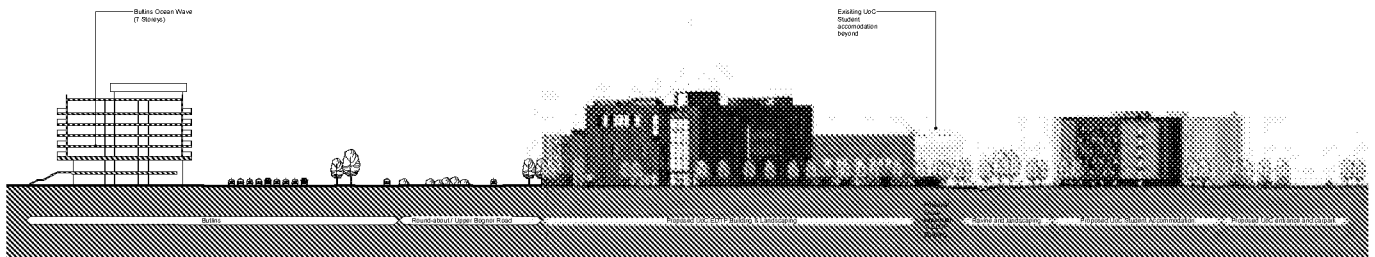


Fig 23: Site section as submitted as part of the 2016 planning application - showing the height of the proposed academic building (centre) and student accommodation (right) in relation to the existing Butlins Ocean Hotel (left)

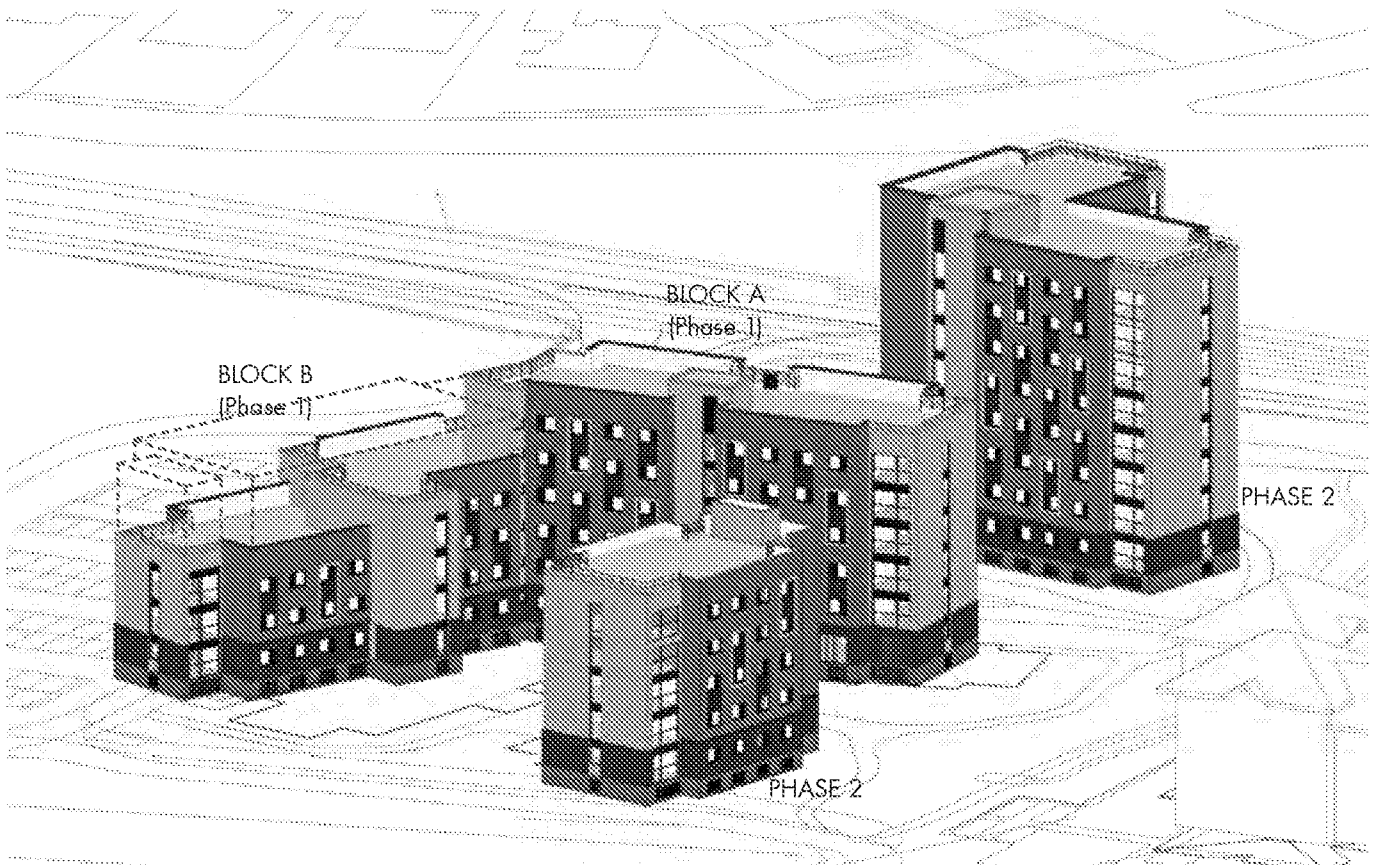


Fig 24: Massing of the consented '6643' Phase 1 student accommodation scheme (Blocks A and B) in context with the 'for information' Phase 2 blocks. Red dashed outline indicates approximate added height required for 2018 application

7.0 DESIGN EVOLUTION

Following the submission of the MMA (to the new adjusted layout), further direction was issued by the University in relation to fire strategy. This clarified that rather than providing two sets of stairs per core, two-way travel should be possible from any cluster (rather than from within the core). In order to achieve this it was necessary to incorporate two semi-enclosed escape stairs at either end of the building. These stairs have increased the length of the building overall, but it should be kept in mind that these semi-enclosed end additions are for emergency escape purposes only.

The proposals are stepped, with Block A at 6 storeys and Block B at 5 storeys. This approach was discussed with Michael Eastham of Arun District Council in February 2018. Using shadow studies it was felt that the 3 and 4 storey elements (Block B) of the consented scheme could be raised to 5 storeys without creating any adverse shadow across the bungalows to the west.

As part of the new strategy it was also necessary to create access between the central clusters (at the cranked join between Blocks A and B). This was achieved simply through the insertion of a pass door at all floors. To address the step in height of the building, a partially enclosed rooftop walkway provides the escape route from Block A to the stairs at Block B.

The relocation of the 'secondary' (escape) stairs subsequently allowed the addition of 20 bedrooms - 11 more to Block A and 9 more in Block B.

An updated shadow study has been produced to demonstrate the changes in potential overshadowing from the new 5 storey Block B, and the addition of the escape stairs on the ends of the building. This is covered in more detail in the 'Design' section of this statement. In summary, due to the orientation of the cranked elements of the building, the additional height to Block B has a negligible impact in terms of overshadowing.

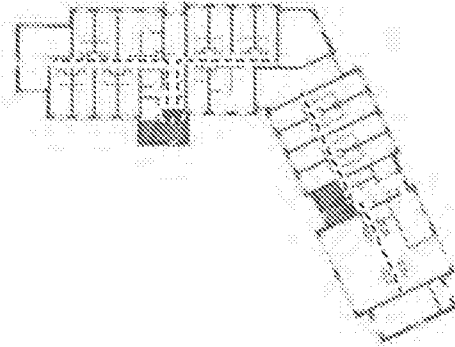
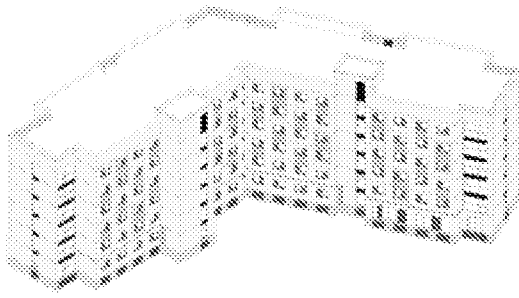


Fig 25: '6666' scheme, originally submitted for planning in February 2016

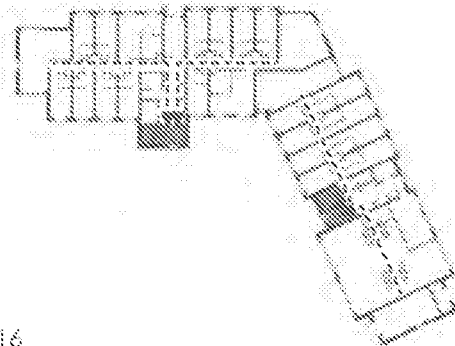
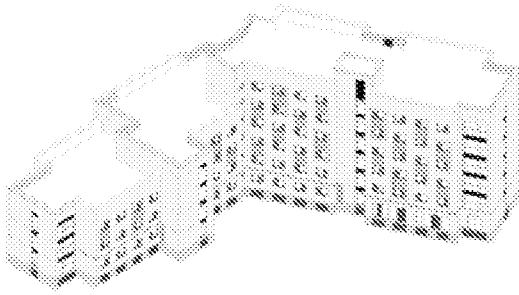


Fig 26: Amended planning scheme reduced to '6643' - consent given July 2016

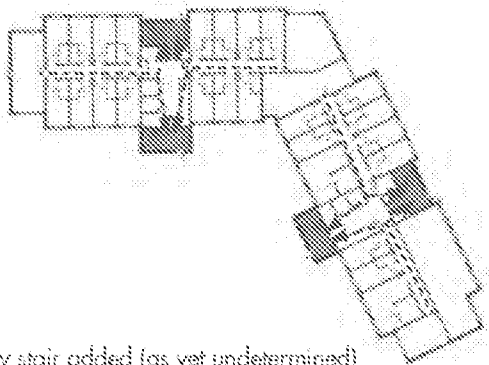
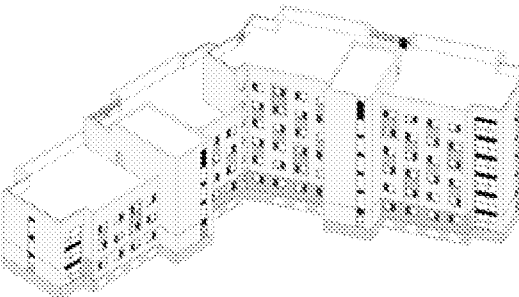


Fig 27: Adjusted '6643' scheme submitted for MMA in May 2018 - Secondary stair added (as yet undetermined)

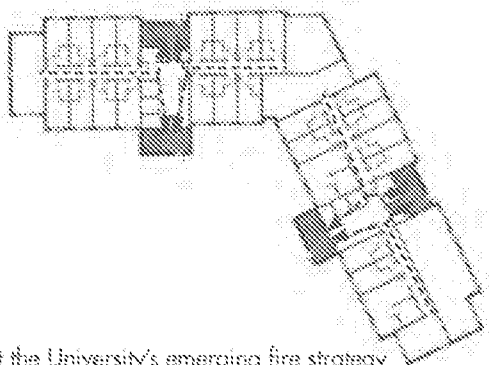
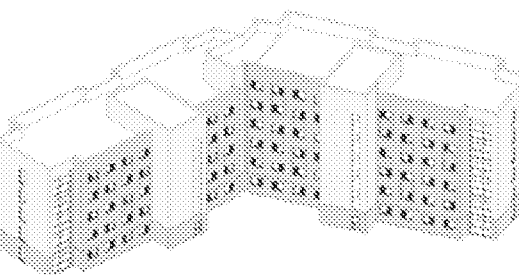


Fig 28: MMA scheme worked up to '6655' with secondary stair. Did not meet the University's emerging fire strategy

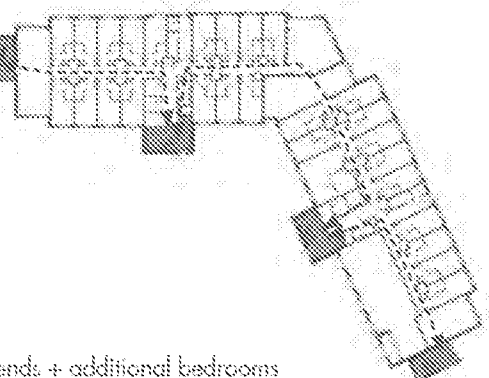
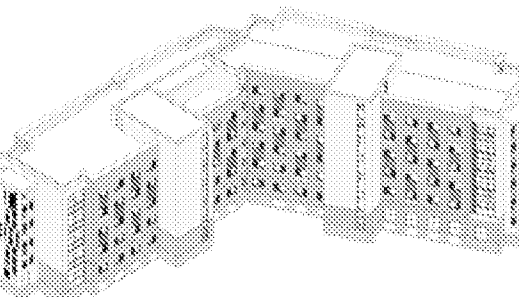


Fig 29: '6655' scheme submitted in this application. Semi-enclosed stairs on ends + additional bedrooms

8.0 DESIGN - OVERVIEW, AMOUNT & SCALE

OVERVIEW

This section describes the design principles relating to this development proposal and addresses the use, amount, layout, scale and appearance of the new student accommodation building, as well as the landscape design of the site.

AMOUNT & SCALE

The proposed building in this planning application will be a student accommodation block for the University of Chichester's Bognor Regis Campus.

The new building will have an overall Gross Internal Floor Area (GIFA) of 5517m² and is comprised of 6 and 5 storeys of accommodation, as well as associated landscaping.

There are 176 proposed bedrooms in this first phase of student accommodation proposals at the site. The long-term vision is to expand the accommodation at the site to 350 bedrooms in order to meet the requirements of the recently expanded University campus.

The proposal to house this number of students on the campus reduces the need for traffic/construction/management disruption to Bognor Regis town, whilst also giving potential for a key demographic group to be retained and housed in the town.

The bedrooms are organised into two blocks - A and B. Block A is 6 storeys and has a total of 92 bedrooms between 12 clusters. Cluster size is a consistent 8 bedrooms per cluster, except for a cluster of 4 bedrooms at ground floor. Block B has 5 storeys, a total of 84 bedrooms arranged in 10 clusters of 8 or 9 bedrooms per cluster.

Every bedroom has been designed for wheelchair access, however, 11 bedrooms have been designed specifically to cater for wheelchair or other specialist use. These larger rooms are located in Block A. They account for 6.25% of the phase 1 bedroom total. Each cluster has a wheelchair accessible communal Kitchen/Living/Dining room.

The standard bedrooms are of approximately 12.15m² (+2.46m² en-suite bathroom). The larger accessible bedrooms are approximately 23m².

Both blocks are served by a central core. These cores have controlled access from both sides of the block. A small M&E plant room serving Blocks A and B is located at the ground floor of Block A.

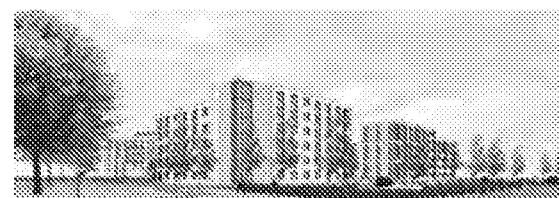
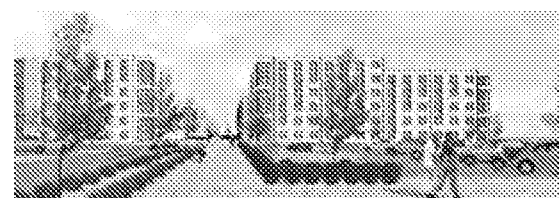
It is envisaged that residents of phase 1 will use existing laundry facilities at Barbara Smith Hall, until a dedicated laundry facility is built as part of phase 2 or 3. Other student services and facilities may be provided as part of these later phases.

The new design has focused on addressing potential issues of overlooking and overshadowing whilst providing accommodation within the constraints of the services easements.

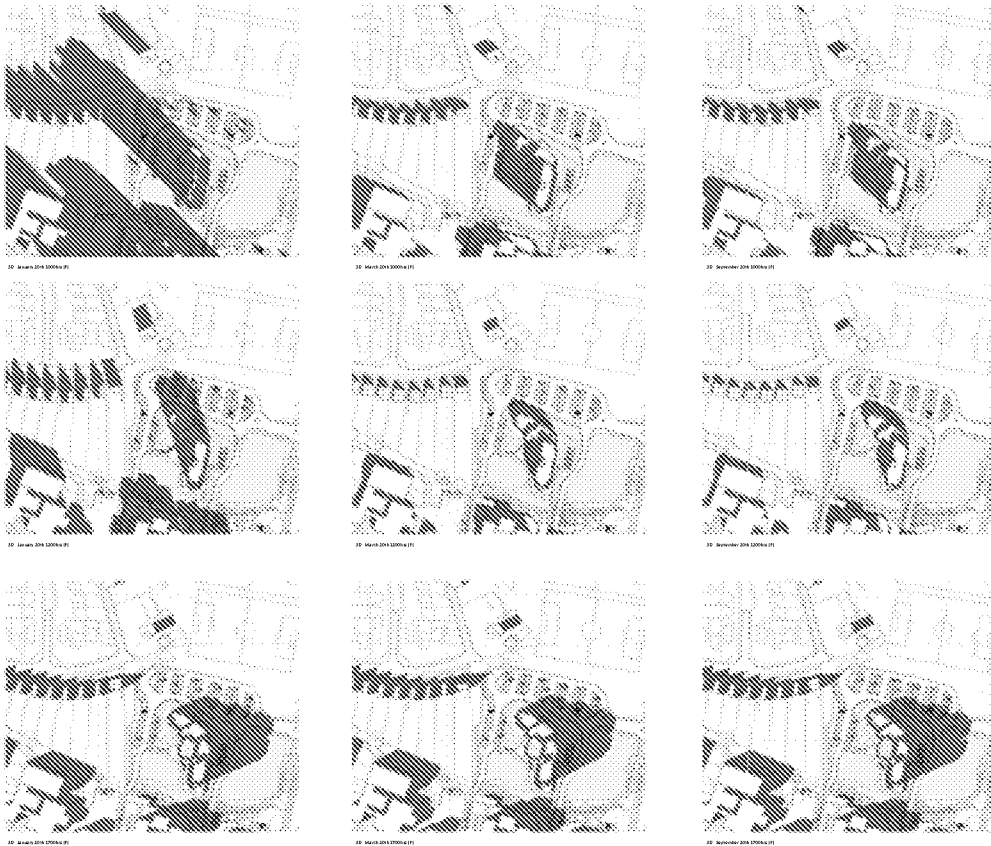
Figs 33 and 34 (right) show the difference in overshadowing impact between these proposals and the consented 2016 scheme.

As the properties of the neighbouring residential area are north-west of the proposed student accommodation site the issue of overshadowing is limited to early mornings at certain times of the year. The orientation of Block B minimises overshadowing in the early morning by turning its mass in-line with the sun (see Fig. 15).

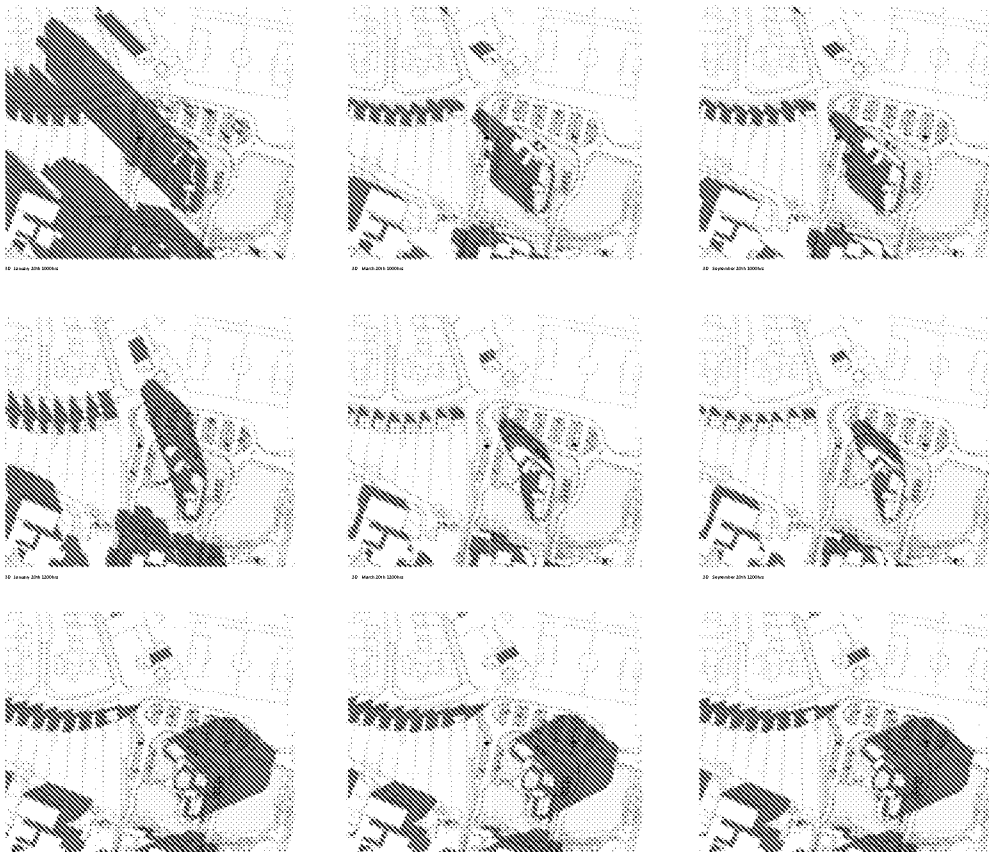
As can be seen in both shadow studies, more early morning shadow is created by the approved 6 storey Block A element than the additional stories of Block B.



Figs 30, 31 & 32: Initial Student Accommodation concept scheme used for previous Public Consultation



Figs 33: Shadow study comparison - 2016 scheme



Figs 34: Shadow study comparison - 2018 scheme

8.0 DESIGN - LAYOUT

Consent for student accommodation on the site has previously been established - to approximately the same layout as proposed in this new application. As with the original application, the proposals in this new application represent Phase 1 of the student accommodation element of the masterplan for the Tech Park.

Significant consideration has been given to the orientation of the proposed building taking into account the site constraints. Many of the constraints are existing underground services.

Previous iterations of the design have ventured closer to the west boundary, at greater height and creating a sense of overlooking to the west. By using massing and shadow studies it was possible to redesign the layout to reduce overlooking and overshadowing.

The site is entirely within Flood Zone 3. 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 timber boardwalk sits above a landscaped area which includes swales.

The two blocks are arranged around the central landscaped courtyard. The timber boardwalk forms the main pedestrian access route to the cores, but access is also possible from the east side of Block A and north side of Block B. The secondary access points link to the cycle stores and car park(s) via several steps.

The internal layout of the blocks has evolved in light of events since the original application. The fire escape strategy now gives two-way travel from each cluster. At the crank of the building this is achieved using a door between the clusters. At the ends of the building it has been necessary to add on semi-enclosed stairs running to each floor and exiting onto the boardwalk.

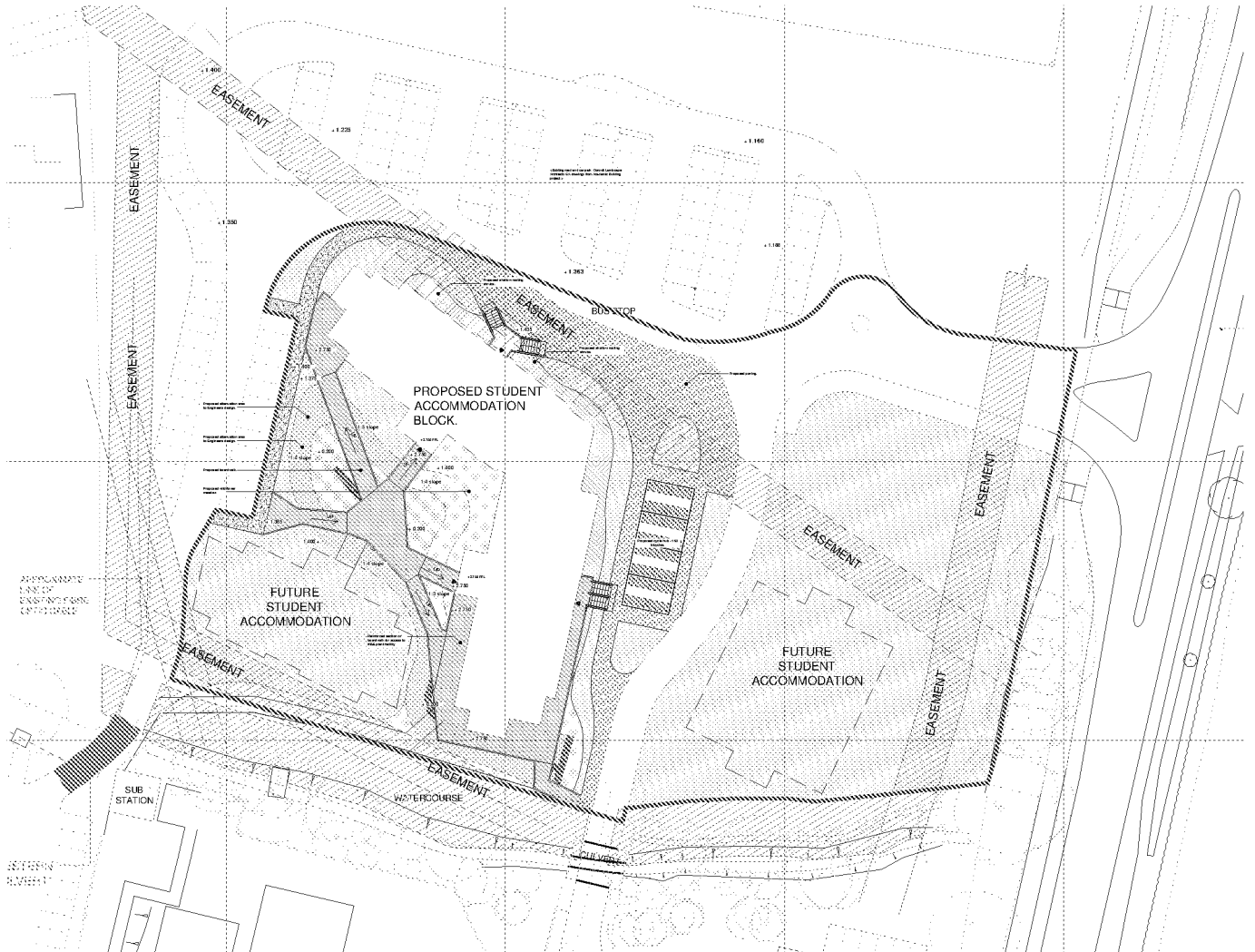


Fig 35: Proposed Site Plan

8.0 DESIGN - APPEARANCE

The external appearance of the building has closely followed the previously consented scheme which in turn was designed to reference the new academic building at the Tech Park.

Dark brick is used at ground floor to provide a visually strong plinth to the building as well as referencing the now completed academic building. Panels of textured dark brick also make reference to the academic building.

At first floor and above the bedrooms are set in a lighter brick, reminiscent of the colouration of the wall to the 'Stage 1' part of the academic building.

Gold cladding used at the academic building is proposed to the communal and core areas. The cladding also forms a protruding frame around groups of windows - similar to the academic building. The frames and vertical linking of windows helps to reduce the perceived height of the building.

The elevations are unlikely to be only seen perpendicular or in isolation - they will instead be seen as part of the Tech Park scheme, with existing trees screening the building from many nearby views.

The overall masterplan for the building(s) is that they will be seen as forming a route to channel people into the Tech Park site from the north of the site. It can be seen that the east elevation will be experienced from an acute angle rather than 'head-on'. The protruding gold-clad frames, textured brickwork, handed windows and set-back cladding will therefore create interest on the angled approach view to the building.

All external window frames, louvres, doors and curtain walling elements will be polyester powder coated (PPC) in dark grey to match the Tech Park academic building.

The louvres associated with the bedroom windows meets the ventilation requirements for the building's users without creating a safety issue for the residents. 'Mirroring' the windows and louvres across the elevation gives a more dynamic appearance.

Phase 1 of the student accommodation will be seen from the B2259 Felpham Way as visitors arrive into Bognor Regis from the north-east. The initial view along Felpham Way shows the new academic building and, at the end of the road, the distinctive fabric structure of the Butlins site. The view to the new student accommodation opens out near the entrance to the Tech Park site. At this point the new building will be seen in context with the Ocean Hotel, Tech Park academic building and other buildings on the Bognor Regis Campus.

The building will be visible from Hook Lane, but, as can be seen in Fig. 38, no windows are visible in this view.



Fig 36: Context view of proposed building - from B2259 Felpham Way Fig 37 (inset): View from north on B2259 Felpham Way



Fig 38: Context view of proposed building - from the corner of Hook Lane and Brooksmead



Fig 39: Context view of proposed building - from the Tech Park access road and car park

8.0 DESIGN - MATERIALS PALETTE



Fig 40: Recently-completed Tech Park academic building - entrance and courtyard - dark brick, gold cladding, flint

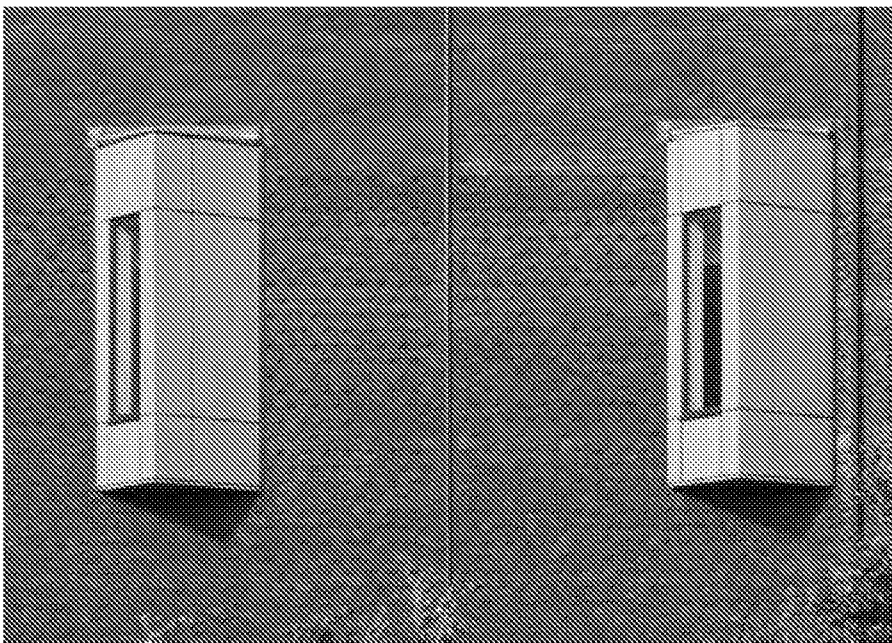


Fig 41: Textured brick and gold cladding at the Tech Park

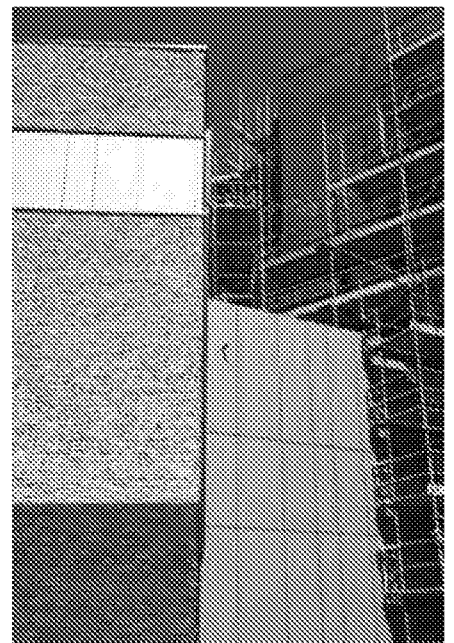


Fig 42: Balance of dark brick, flint and gold cladding



Fig 43: Tech Park as viewed from Upper Bognor Road. Flint, dark brick and gold cladding



Fig 44: Tech Park textured brick and vertical strip curtain walling



Fig 45: Protruding framed windows at Tech Park, in gold cladding

8.0 DESIGN - LANDSCAPE

The site is part of a wider landscape masterplan - much of which has been installed as part of the Tech Park scheme.

The indicative landscape proposals includes the following key features:

- Main access doors on the 'courtyard side' of the building, via a raised ramped timber boardwalk
- As part of the flood mitigation strategy the boardwalk creates a safe escape route in the event of flood - from the new building to higher ground and the bridge over the stream
- The boardwalk links both the courtyard entrances and both of the semi-enclosed escape stairs at either end of the building to the pavements and roads to the west and south-east
- A swale / attenuation area is provided under the boardwalk as part of the flood mitigation / drainage plan
- Stepped entrances to the 'road' side of the building. These are not primary entrances, but can be used by residents and will be useful when accessing the cycle store and car park (during moving in/out)
- A palette of soft planting is proposed to the courtyard and immediately around the building on the 'road' side. Shallow rooting shrubs and wildflower meadows is to be installed outside student bedrooms
- The soft landscaping is to be attractive throughout the seasons and easy to maintain. This is especially important as parts of the 'courtyard' will not be easily accessible
- The remaining parts of the application site will be amenity grass.
- The roads, car parking and hard landscaping has already been provided as part of the Tech Park application (see Figs 11-14)