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# Building 20 & Townhouses Reserved Matters Application Planning Statement

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Swansea Bay Campus



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## 1. Introduction

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### The Background

- 1.1 This Planning Statement supports the Reserved Matters application for Buildings 20 & Townhouses A and B within Swansea University Bay Campus.
- 1.2 The Swansea University Bay Campus is an extremely significant project not only for Swansea University, but for the whole of the South Wales economy. The development is unique in Wales and the first of its kind to bring together academic excellence and commercial research and development in a single purpose built environment.
- 1.3 At a time of significant economic challenges in the region, the Campus demonstrates the key role that the University can have in supporting knowledge-based economic growth. The new purpose-built environment will further enhance the University's status as a centre of excellence and build upon the strong reputation in commercial research and development.
- 1.4 The development will also play a major role in achieving the economic objectives of the Welsh Government within the Wales Spatial Plan.

### The Project

- 1.5 A key part of the new Campus is the integration of Academic and Research facilities with modern, high quality, purpose built student accommodation. The co-location of students with their place of learning will maximise opportunities for sustainable travel and will create a thriving and vibrant campus environment.
- 1.6 Buildings 20 will provide 172 standard rooms with en-suite bathrooms and supporting kitchens. This building also provides ancillary and supplemental student facilities at ground floor including a laundry room, student common room, student facilities management offices and communal facilities with access to the surrounding public realm.
- 1.7 The townhouse buildings, set over four storeys, provide an alternative style of accommodation which is primarily aimed at second and third year students once they have made friendship groups during first year studies. The Townhouses are arranged in two 'finger blocks' which will provide 178 student rooms. Each town house will be supported kitchen and common rooms at ground floor.
- 1.8 An application to discharge condition 13 (scheme of parking) of the permission for the International College is submitted in tandem with this planning application. A copy of the proposed Masterplan for including Building 20 & Townhouse A & B (drawing Reference PL-MP/2BR/04) is submitted with this reserved matters application and details the extent of the temporary parking to the west of the Campus.

- 1.9 The proposed Reserved Matters application is consistent with the parameters granted as part of the 2012 outline planning permission which are unaffected by the Section 73 Application and will enable the delivery of accommodation for students studying at the University Campus. Cumulatively, the proposals will support the wider campus and University's desire to create a vibrant place for students to live and work.

### **Purpose of this Statement**

- 1.10 This Statement is provided in support of the Reserved Matters Application for Phase 2. It explains the proposed development and the relationship with the Outline Planning Permission in 2012 and the subsequent Reserved Matters Permission in 2013. It also details the information submitted in support of the Application and address the key planning issues.

### **Structure of this Statement**

- 1.11 Following this introduction the Statement is divided into four sections covering the following:

#### ***Section Two: Background and Planning History***

- 1.12 This section of the Statement explains the background to the submission, including the planning context and relationships with the overarching outline planning permission for the Bay Campus.

#### ***Section Three: The Development Proposals***

- 1.13 This section of the Statement summarises the proposals and their relationship with the Reserved Matters approval and other component parts of the Phase 2 of the Bay Campus.

#### ***Section Four: Conclusion***

- 1.15 The final section of this Statement draws together the conclusions from the preceding sections of the Statement and outlines why it is considered that the reserved matters proposals should be supported.

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## 2. Background and Planning History

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### Background

- 2.1 The Outline Planning Application (OPA) and supporting Environmental Impact Assessment was submitted to Neath Port Talbot County Borough Council in March 2010.
- 2.2 Following the resolution to grant outline planning permission in February 2011 the University has now completed the first stage of the procurement process and, working alongside St. Modwen Developments Ltd, it has developed the detailed proposals for the first phase of the Bay Campus.
- 2.3 The detailed proposals have been through an extensive iterative design development process. Internal liaison within the University led to the development of detailed proposals which make efficient use of space and achieve the objectives of the University and their 'cultural' ambitions for the Bay Campus. These proposals were submitted as part of a Reserved Matters application which was granted permission in December 2013.
- 2.4 In parallel with this, a number of pre-submission meetings have taken place with the Local Planning Authority (LPA). The minor amendments sought by this Reserved Matters application are small in scale and do not alter the agreed parameters of the building permitted in both the Outline and Reserved Matters consents.

### Planning History

- 2.4 The detailed proposals contained in this Reserved Matters submissions are consistent with the Outline Planning Permission granted by Neath Port Talbot County Borough Council in August 2012. Full details of the relevant planning history for the Bay Campus site are summarised below:
- i. Outline Planning Application submitted March 2010;
  - ii. Committee Resolution to Grant Planning Permission subject to signing of a Section 106 agreement – 22 February 2011;
  - iii. Proposed changes to parameters approved at committee – 19 June 2012;
  - iv. Outline Planning Permission Granted August 2012;
  - v. Discharge of the four pre-submission Reserved Matters conditions – August 2012;
  - vi. Submission of Reserved Matters Application and supporting plans and documents – August 2012;
  - vii. First Phase Reserved Matters approved at committee – 4 December 2012.

### Relationship with Outline Planning Permission and Reserved Matters Permission

- 2.5 The Reserved Matter proposals included with this application are entirely consistent with the statutory parameters approved for the Outline Planning Permission (as updated through the Section 73 Application) and the Reserved Matters Permission.

### Environmental Impact Assessment

- 2.6 The OPA was accompanied by an Environment Statement in accordance with the Environmental Impact Assessment Regulations.
- 2.7 The detailed proposals submitted with this Reserved Matters Application are consistent with the parameters of the OPA (as amended) and the environmental effects of the development have therefore been assessed in a manner consistent with the Regulations. As a result, no further environmental assessment is necessary to support the EIA previously submitted in support of the OPA.

### 3. The Development Proposals

- 3.1 The Reserved Matters Application proposals comprise the erection of three purpose built student accommodation buildings. Building 20 will provide standard student en-suite rooms and will predominantly provide accommodation to first year students. The Townhouses provide an alternative form of accommodation in a traditional 'house' style which is likely to be more attractive to second and third year returning students which want to live on campus.
- 3.2 The proposals accord with the design principles established through the Outline Planning Permission, building upon the overarching design philosophy and retaining the integrity of the original concept.
- 3.3 For full details of the proposals, please refer to the plans enclosed with the planning application submission.
- 3.4 Building 20 also provides a Facilities Managers Office, a Common Room and laundry facilities at ground floor. These additional facilities will ensure that students can contact a member of the university should issues arise within the accommodation and provides a bespoke area for students to meet in an informal internal environment. Both of these additions will enhance the on campus student life style offer meeting the university's objective of creating a unique culture.

#### Schedule of Accommodation

- 3.5 The schedule of accommodation on the following page provides a detailed breakdown of the uses proposed within each building.

| Building       | Student bedspaces - Standard Room | Student bedspace - Premium Room | Student bedspace – DDA compliant | Student Facilities | Facilities Management & Common Room etc |
|----------------|-----------------------------------|---------------------------------|----------------------------------|--------------------|-----------------------------------------|
| Residential 20 | 172                               | -                               | -                                | 437m2              | 305m2                                   |
| Town House A/B | 149                               | 10                              | 19                               | -                  | -                                       |
| Total          | 350                               | 10                              | 2                                | 437m2              | 305m2                                   |

- 3.6 Overall the proposals result in the provision of 350 student bedspaces within Buildings 20 and Townhouses A & B.

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## 4. Conclusions

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- 4.1 The proposals for Townhouses A & B will provide a further 350 student bedspaces. A further 172 standard en-suite bedspaces will be delivered in Building 20 and reflect much of the accommodation that has already been delivered at the Bay Campus to-date. This application also introduces a new form of accommodation to the Campus as detailed in the Townhouses layout.
- 4.2 The Townhouse accommodation is targeted at second and third year returning students that want the opportunity to live on Campus with associates and friends that they have made during their first year studies. The Townhouses are located on the seaward side of the Campus, separate to the existing student accommodation buildings, which provides the occupants of these buildings with a slightly different environment to the taller collegiate blocks that have been predominantly delivered throughout the Campus to date. The development proposals will assist with the University's desire to make the campus an attractive and vibrant place for all students to live and study.
- 4.3 For the reasons set out in this Statement, we strongly endorse the application proposals and would welcome an early determination of the application in order to commence construction works as soon as possible.