
Phase 2 – Land Raising Reserved Matters Application Planning Statement

Swansea Bay Campus



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1. Introduction

The Background

- 1.1 This Planning Statement supports the Reserved Matters application for the raising of the land within Phase 2 of the Swansea University Bay Campus.
- 1.2 The Swansea University Bay Campus continues to be 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. While works to complete the Campus have slowed, owing, in part, to the impact of Covid-19, the applicant intends to raise the levels of the land, safeguarding it from flooding; thus, the proposals will future proof the remaining part of Phase 2 of Swansea Bay Campus for development. Completing land raising works is essential for the future redevelopment of the Swansea Bay Campus and the University's vision for the site. The opportunity to do so exists now, with the soil being ready for importation to Swansea Bay Campus from the former Hendrefoilan Student Village site in Swansea; the latter has planning permission for the redevelopment to residential development and is also under the applicant's control.
- 1.6 The approved site levels plan (ref: PL-13) that pertain to the extant outline planning permission permits the levels of the land to be raised to 8 metres (m) above ordinance datum (AOD). However, rather than raise the levels of the land to the maximum parameter, the proposals intended to reprofile the site to a level necessary to protect the site from flood risk: this is 7.83m AOD.
- 1.7 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.

Purpose of this Statement

- 1.10 This Statement is provided in support of the Reserved Matters Application the raising of the land for the remaining unbuilt areas of 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.

2. Background and Planning History

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 The timeline to implement the outline planning permission was subsequently extended via a Section 73 application, enabling the remaining parts of Phase 2 to come forward for development by a further 4 years (the outline planning permission now stands to expire on 18th October 2024).

Planning History

- 2.4 The detailed proposals contained in this Reserved Matters submission is 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;
 - viii. Section 73 application to extend the Outline Planning Permission – 18 October 2019

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).

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 raising of the levels of the remaining unbuilt land within Phase 2 of the Bay Campus such that the ground levels are above the flood level, futureproofing the land for redevelopment. The proposed work is essential for the Swansea University and its future growth.
- 3.2 The proposals fall within the maximum parameters established through the Outline Planning Permission (OPP), with the levels of the land being raised to ensure that the land is safeguarded. This will enable remaining academic floorspace and student accommodation permitted by the OPP to come forward knowing that the site levels adequately address the flood risk implications of the site, including taking in to account the effect of climate change.
- 3.3 The applicant has the existing soil for upfilling available at Hendrefoilan now. Prior to its transfer, the soil will be certified, as required by condition 23 of the OPP. The remaining land within Phase 2 of Swansea Bay Campus has the capacity for the net fill of 23,000m³ across a site area of 3.17 hectares, if filled to a maximum height of 7.83m above ordinance datum (AOD).
- 3.4 The outline planning permission permit a maximum site level of 8.0m AOD. However, this proposal does not seek to reach the maximum permitted site level rather the land is to be raised to the minimum height required to protect the site from flood risk (7.83m AOD); thus, futureproofing the land for development. The minimum height that the land must be raised to in order to safeguard it from flooding is informed by a Flood Consequences Assessment (FCA) prepared by PJA. The FCA which takes into accounts the requirements of TAN15, including allowances for anticipated sea level rises caused by climate change.
- 3.5 The intension is to transfer soil to Bay Campus in a phased manner, with the areas of the site which are least ecologically sensitive being prioritised for the receipt of soil first. The phases (detailed on plan reference: 05746-SK-9004-P3) comprise:
- Phase 1 – Land to the south of the car park and north of the existing sand dune habitat
 - Phase 2 – The remnant triangle of land to the north of the existing temporary car park
 - Phase 3 – The temporary car park
- 3.6 Phase 1 and 2 have combined area of 17,900m² and a net fill capacity of 12,700m². The temporary carpark, which will be the last phase to receive fill, extends to 13,800m² in area and has the capacity of 10,300 m² net fill.
- 3.7 For full details of the proposals, please refer to the plans enclosed with the planning application submission.

Compliance with Reserved Matters

- 3.8 The outline planning permission, as extended by a subsequent s73 permission (LPA ref: P2018/0491), includes a series of conditions that require applications for the first reserved matters of specific sites to provide further technical information in support of such applications. Given the limited nature of the proposed development (i.e. it does not include the erection of buildings or structures *per se*), a short summary of the compliance of the proposed works sought in this reserved matters approval is provided in this planning statement in the following paragraphs.

Condition 6 - Strategic Environmental Management Plan

- 3.9 The proposals will comply with the requirements of the Strategic Environmental Management Plan (SEMP). The overarching SEM was discharged in March 2020. It includes, among other measures to be implemented on site, a scheme of works showing ecological timing constraints. The works are located outside of areas comprising dune habitat; thus, it is not anticipated that the proposals would impact on these areas. Nonetheless, the approved measures contained within the SEM will be observed in the event that the works are approved and the development is implemented.

Condition 7 – Energy Strategy

- 3.10 The proposals do not comprise energy generating development; thus, the detail of this condition is not relevant to the development proposed.

Condition 8 – Resource Efficiency Management Plan (REMP)

- 3.11 This condition requires a REMP template (which includes details of site waste management) to be included alongside the submission of each reserved matters application. It is not the intention of the development to remove materials from the site rather it proposes the transfer of soil to it. No more soil than is reasonably required to reach the proposed levels will be transferred to site.
- 3.12 The REMP template was approved by NPT in March 2020. The template was prepared by Vinci Construction UK, however the soil translocation will be completed by Gavin Griffiths Recycling; the approved REMP has been updated by the latter and is submitted with this Reserved Matters Approval application.

Condition 9 – Ecological Management and Monitoring Plan (EcMMP)

- 3.13 An Ecological Impact Assessment, which refers to the approved EcMMP, has been prepared in support of this Reserved Matters Approval application. It summarises the baseline ecological conditions of the site and sets out the necessary mitigation measures in respect of potential breeding birds, coastal vegetation and reptiles that may be present on the land, prior to the transfer of soil.

Condition 10 – Landscape and Public Realm Strategy

- 3.15 Following the transfer of soil to the site, the land will remain managed in its, then, current condition. Given that this application does not propose the erection of buildings rather it is limited to land raising, the proposals do not include formal landscape proposals at this stage.

Condition 11 – Land Contamination

- 3.16 The proposals comprise the transfer and placement of soil on the site rather than the construction of new build development. It is not anticipated that further information is required to address this condition. It is, however, recognised that condition 23 of the OPP requires soil transferred to the site to be certified. A separate application for the discharge of condition in respect of these works will be submitted alongside this reserved matters approval application.

Condition 12 – Design & Access Statement Addendum

- 3.17 The condition required an addendum to the Design and Access Statement (DAS) for the first reserved matters for each phase of development to be submitted for the building and public realm within the reserved matters area. Since this submission proposes the land raising only, which is limited in scope, it is our view that the proposals do not need to be supported by a DAS addendum.

Condition 13 – External materials, finishes and permanent and temporary means of enclosure

- 3.18 Save for the temporary car park, the application site is already contained behind temporary herras fencing; such fencing would be maintained in the event that planning permission is granted. The raised site level would be maintained as bare ground until the remaining plots of the outline planning permission come forward, either as a reserved matters approval application(s) or a separate full planning application submission(s).

Condition 14 – Student Facility Provision

- 3.19 The proposed development does not propose built development comprising additional student facility provision. No further information is required with this submission to satisfy the requirements of this condition.

Condition 15 – Energy Generation

- 3.20 The proposals do not include energy generating development. No further information is required with this submission to satisfy the requirements of this condition.

Condition 16 – Artificial Nesting Bird Sites

- 3.21 Since the proposed development does not include the final built development above the proposed ground level, we do not consider that it is a requirement for this proposal to demonstrate where artificial bird boxes

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will be located within this phase of the development yet. The precise location of such features can be agreed when an application for built form above ground is advanced.

Condition 17 – Car Parking Provision

- 3.22 The proposed raising of levels will be phased in a manner that impacts upon the temporary car park at the end of the construction programme (see paragraph 3.5 of the Planning Statement for phasing works). In this regard, there is an urgent need to complete the raising of the land now, with the intention of the works pursuant to this proposal being completed during the summer, prior to the commencement of the next academic year (2022-2023); thus, avoiding impact on the current parking provision at the Campus.

Condition 18 – Construction Method Statement

- 3.23 A Construction Method Statement is submitted with this application. It sets out the timeline and the procedure for the transfer of soil from Hendrefoilan to Bay Campus.

Discharge of Conditions

- 3.24 The outline planning permission contains several action and compliance conditions. With regard to condition 23 (details of any top soil, subsoil (natural or manufactured) to be imported) a Scheme of Investigation for the potential contaminants of the soil to be transferred from Hendrefoilan has been provided with the submission for completeness. A separate application for the approval of these details will be submitted alongside this reserved matters approval application, so that the proposals for this section of Phase 2 can be considered, and determined, concurrently.

4. Conclusions

- 4.1 The proposals seek approval to raise the levels of the remaining, unbuilt land within Phase 2 of the Campus to 7.83m AOD. This is necessary to futureproof the remaining development plots from flood risk (including an appropriate allowance for climate change), with the proposed land raising being compliant with the maximum parameters permitted in the Outline Planning Permission (OPP). The soil for raising the land is available on the applicant's land in Hendrefoilan, Swansea, now. Prior to the soil being transferred to Bay Campus it will be subject to certification, which, again, is a requirement of the OPP. A separate application for the approval of the soil to be transferred to Bay Campus (condition 23 of the OPP) is submitted in tandem with this reserved matters approval application.
- 4.2 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 enable the transfer of soil from the applicant's land at Hendrefoilan to Bay Campus as soon as possible.