

## **University of Birmingham**

### **Edgbaston Central Campus Development – Hybrid Planning Application**

#### **Guide to the Application**

This note has been prepared to explain the format and structure of the application. This is a hybrid planning application for development at the University of Birmingham's Edgbaston Campus. It is submitted by Turley Associates on behalf of the University of Birmingham.

The application contains 21 projects. It is a 'hybrid' as Full planning permission is sought for certain elements of the proposals, with Outline planning permission being sought for the remainder. This is a legitimate approach, on which guidance can be found on the Planning Portal and in the planning application fee regulations. Using the hybrid approach for this application has been discussed and agreed with Birmingham City Council.

A full list of projects and details of whether they are submitted in full or outline form can be found in section 4.2 of the **Planning Statement**. For those submitted in full, detailed plans for all elements of the proposal are submitted. For those submitted in Outline, 'parameters' plans containing the requisite information along with other indicative details are provided. Most matters are reserved for future determination and will be the subject of further planning applications.

The application package is made up of the following:

**Planning Application forms and plans** – a completed set of application forms is submitted. A full list of submitted plans is appended to the covering letter and the application plans pack.

**Edgbaston Central Campus Masterplan** – this is submitted as background information only and approval is not sought for its contents. It provides contextual information on the wider Edgbaston Campus within which the hybrid application boundary sits. It gives detail of the historical development of the campus and sets the context for the proposals contained within the hybrid application. It also provides details of other recently approved and planned developments in the campus which sit outside the boundaries of this hybrid application.

**Planning Statement** – this sets out the content of the hybrid application and explains the University's vision for development at the Edgbaston Campus. It assesses the proposals

against local and national planning policy and other key planning considerations. It also summarises the technical reports submitted with the application.

**Hybrid Design and Access Statement** – this sets out design statements for each specific project which makes up the hybrid application. It includes the Design and Access Statement for the new sports centre (Appendix A Lifschutz Davidson Sandilands); the alterations to Aston Webb C Block, including heritage impact assessment (Appendix B Associated Architects); the Grange Road student residences and bridge (Appendix C and D MJP Architects); the new Library (Appendix E Associated Architects); the multi-storey car park adjacent to the Gisbert Kapp building (Appendix F Associated Architects); the extended Pritchatts Road surface car park (Appendix G Stubbs Rich Architects)

**Hybrid Transport Assessment** – this sets out a detailed Transport Assessment for the hybrid proposals examining the potential cumulative impact of the development on the local highway network. It includes a site specific assessment of the impacts of the proposed sports centre (authored by WSP and contained at Appendix B). It also includes a parking strategy for the central campus and an updated Travel Plan.

**Hybrid Strategic Heritage Assessment** – this gives a historical and contextual analysis of the Edgbaston Campus and assesses the overall impact of the proposed developments on the heritage assets across the campus. Specific detail regarding impact on Aston Webb C Block is contained within the Design and Access Statement for the proposed alterations to this building.

**Ecological Assessment** – this addresses the baseline ecological conditions across the campus (Phase 1 Habitat survey), assesses the effects of the application proposals across the campus and recommends mitigation measures.

**Hybrid Flood Risk Assessment** – this provides an appraisal of flood risk posed to the site and the potential impact of the proposed development on flood risk elsewhere.

**Dale Road Flood Risk Assessment** – This provides a detailed Flood Risk Assessment for the site of the proposed student residences at Grange Road and was carried out in association with Victoria Halls to support a recent application at Dale Road (planning application ref 2011/06459/PA).

**Archaeological Technical Appraisal** – provides a desk based assessment on likely archaeological issues and any potential impacts the proposed development may have on archaeological remains.

**Ground Conditions Desk Study and Risk Assessment** – provides a campus wide report on ground conditions and identifies any potential issues with regards to contamination.

**Air Quality Assessment** – An assessment of local air quality and the potential impacts/effects of the application proposals on air quality.

**Tree Survey** – a comprehensive tree survey of the Edgbaston Campus providing details of the number and condition of trees and woodlands within the campus.

**Statement of Community Engagement** – this report sets out the details of public consultation which has been undertaken prior to the application being submitted.

These documents provide all of the technical details and analysis of the development proposals and should be read together.

**Application Drawings** – A pack of application drawings is submitted. The site location plan (ref 0504-SK-MP-105R) gives the application boundary in red and identifies other land owned by the University in blue. Detailed plans are submitted for those elements of the application for which full planning permission is sought, and parameters plans and indicative drawings are submitted for those elements which are in outline form.

A separate application for **Listed Building Consent** is being made for proposals to make alterations to Aston Webb Block C.

A separate application for **Conservation Area Consent** is being made for works to walls within the Edgbaston Conservation Area which are required as a result of the hybrid application proposals.