



**Edgbaston Central Campus Development
Hybrid Planning Application**

March 2012

Planning Statement



**UNIVERSITY OF
BIRMINGHAM**

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1. Introduction

- 1.1 This planning statement has been prepared by Turley Associates on behalf of the University of Birmingham in support of a hybrid planning application for development at the University's Edgbaston Campus.
- 1.2 This statement describes the nature of the proposals and the site's planning history and provides a full justification for the proposed development having regard to the planning policy framework and other material planning considerations.

Form and Content of the application

- 1.3 This hybrid application is for redevelopment of elements of the University Campus buildings and infrastructure.

- 1.4 It seeks outline planning permission for:

- 1) a) New multi-storey car park adjacent to Gisbert Kapp building; creation of permanent car park at Grange Road (all matters reserved except access)
- b) Erection of student residences and sports pavilion (landscaping, appearance and layout reserved),
- c) Creation of new green open space, erection of new library, library enabling works (comprising, removal of running track, new library store and ground works), creation of new running track, erection of sports pavilion, Pritchatts Road traffic management/public realm improvements; new bridge crossing (all matters reserved) and new vehicular route (all matters reserved except access),
- d) New access road (all matters reserved except access),

and seeks full planning permission for

- 2) e) The erection of a new sports centre,
- f) Improvements to pedestrian route from the sports centre to Aston Webb C block,
- g) External alterations to Aston Webb C block,

- h) Extension to Pritchatts Road surface car park,
- i) Construction of new pedestrian/cycle route to the Vale;

and seeks approval for

- 3) Demolition of the Gun Barrels public house and bungalow adjacent to the South Car Park, terrace huts, chemistry west building and research unit, the Old Gym, main campus library, substation, Munrow sports centre, and ex sports pavilion;

and

- 4) associated landscaping temporary and permanent car parking”

1.5 The hybrid application comprises the following:

- Completed application forms and certificates
- A set of plans and drawings prepared by MJP Architects, Lifschutz Davidson Sandilands, Associated Architects and Stubbs Rich Architects. A full list of plan reference numbers is attached to the application drawings pack.
- Hybrid Design and Access Statement prepared by MJP Architects, including:
 - Design and Access Statement for the proposed Sports Centre prepared by Lifschutz Davidson Sandilands (Appendix A)
 - Design and Access Statement for external alterations to Aston Webb C Block prepared by Associated Architects (Appendix B)
 - Design and Access Statement for Grange Road Bridge Crossing (Appendix C)
 - Design and Access Statement for the Outline proposal for student residences at Grange Road prepared by MJP Architects (Appendix D)
 - Design and Access Statement for the Outline proposal for a new library prepared by Associated Architects (Appendix E)

- Design and Access Statement for the Outline proposal for a new multi storey car park adjacent to the Gisbert Kapp building prepared by Associated Architects (Appendix F)
- Design and Access Statement for the extended surface car park at Pritchatts Road by Stubbs Rich Architects (Appendix G)
- Planning Statement prepared by Turley Associates
- Statement of Community Engagement prepared by Clarke Associates
- Transport Assessment prepared by Arup
- Strategic Heritage Assessment prepared by Alan Baxter Associates
- Flood Risk Assessment prepared by Royal Haskoning
- Flood Risk Assessment specific to the Grange Road site prepared by Royal Haskoning
- Tree Survey prepared by Midland Forestry
- Ecological Assessment prepared by RPS
- Ground Conditions Desk Study and Risk Assessment prepared by Arup
- Archaeological Technical Appraisal prepared by Arup
- Air Quality Assessment prepared by Arup

1.6 A Central Campus Masterplan is also submitted as a background document to the application. The application does not seek planning approval for this document.

Environmental Impact Assessment

1.7 A screening request was submitted to Birmingham City Council in accordance with the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011.

1.8 The City Council issued its Screening Opinion on 23 January 2012, confirming that EIA was not required.

Report Structure

1.9 Following this introduction, the rest of this report is structured as follows:

- Section 2 sets out the University's rationale for the proposed development
- Section 3 provides a detailed description of the site and surroundings and the site's recent planning history
- Section 4 sets out the development proposals
- Section 5 summarises relevant planning policy
- Section 6 summarises the consultation and community engagement that has been undertaken
- Section 7 provides an analysis of planning considerations
- Section 8 sets out an overall summary and conclusions of the development.

2. University's Rationale for Development

Vision – Shaping our Future 2015 –Statement by the University of Birmingham

- 2.1 The University of Birmingham grew out of the radical vision of our first Chancellor, Joseph Chamberlain, to create a new model of higher education. Founded in 1900, Birmingham was England's first civic university where students from all religions and backgrounds were accepted on an equal basis. It was a University built for the city, by the city. This vision is still true today.
- 2.2 Birmingham is a University of national eminence and global reach, and we cherish our civic roots. From its origins in 1900, the University has grown to be a major provider of higher education in the UK and one of region's largest employers.
- 2.3 The University has a campus population of 28,000 students and 6,000 staff from over 150 countries. The most recent Research Assessment Exercise confirmed Birmingham's position as the West Midlands' top university: 90% of the University's research has global reach, meaning it is recognised internationally in terms of its originality, significance and rigour. Birmingham was ranked in the top five for its research in Primary Care, Cancer Studies, Psychology, Sport and Exercise Sciences, Music, European Studies and Physics; and is ranked 12th in the UK overall (out of 159 institutions) in the Research Fortnight University Power Ranking, based on the quality and quantity of UK universities' research output.
- 2.4 The University's principal campus is at Edgbaston, with its clock tower a landmark in south-west Birmingham. It also has a major campus located in Selly Oak. These campuses enjoy strong connections with the city centre and surrounding local areas. In addition to research, teaching and residential accommodation, the Edgbaston Campus is home to the world-renowned Barber Institute of Fine Art and the Winterbourne Botanic Garden which attract significant visitor numbers each year.
- 2.5 Our commitment to rigorous academic curiosity, forming ideas through the crucible of debate, and opening them to challenge ensures that we produce exceptional graduates. Combined with highly impactful research the University makes a significant contribution to society and the global economy.
- 2.6 The University of Birmingham plays an important role in the success of Birmingham and the West Midlands region and is a key attractor of talent and skills. The University's Strategic Framework, '*Shaping our Future 2015*', sets the context for purposeful investment that will help transform the University's

performance. It outlines the Vice-Chancellor's vision for the University to become a leading global University by 2015, recognised by its peers as being both a dominant intellectual force, and the destination of choice nationally and internationally. To deliver this vision, and to attract the very best staff and students, The University must invest in an inspirational, high quality, and sustainable environment in which they can flourish and excel. Birmingham's student experience must be distinctive and of an ever higher quality.

- 2.7 The University estate is one of our greatest assets and is an important physical expression of academic standing. Through the Strategic Framework, the University has committed to using its financial strength to invest in its estate and infrastructure, enriching the quality of its buildings, and providing a world-class environment to attract and retain the very best students and staff. As part of this investment we are also committed to achieving a 20% reduction in carbon emissions by 2020, while at the same time preserving the iconic cultural heritage embodied by its historical estate.
- 2.8 The University acknowledges that the quality of our offer must continually improve, and that academic quality and student experience must be maintained and enhanced, in order for Birmingham to compete at the very top end of the global Higher Education market in the long-term. The projects in this planning application are intended to directly support that central aim and are critical to the continued success of the University.
- 2.9 It is against this backdrop that the University is commencing a new phase of investment in the Edgbaston campus, with the proposals set out in this application.

The Central Campus Proposals

- 2.10 In June 2011, the University announced a five year £175m investment in facilities that will transform the Edgbaston campus and extend services available to staff, students and the local community. This will represent the largest phase of investment in over half a century and continues the tradition set out in the original masterplan by architects Aston Webb and Ingress Bell in the early 1900s, reinforcing the ambition of Joseph Chamberlain to provide '*a great school of university instruction*', so that '*the most important work of original research should be continuously carried on under most favourable circumstances*'.
- 2.11 The planned developments will reinforce the University's position in the top 100 of world universities and one of the leading institutions in the UK, providing excellent facilities for students, academic staff, world-leading researchers and those who can

take advantage locally. This local dimension includes the University's responsibilities to the city and the wider region in providing a skilled, professional workforce and groundbreaking research that benefits all, as well as providing an asset for the community at large.

2.12 The key developments comprising the five-year capital programme include:

- A new sports centre including a 50m swimming pool (the only one in Birmingham) as well as facilities which will benefit the many regional amateur sports clubs that currently use University facilities
- A new library which will provide outstanding facilities for a new generation of students and researchers, as well as an open access cultural hub for the University and city, with services available to the public.
- A new student services hub within the Aston Webb building, creating greater focus around the historic heart of the University
- New student residences at the Grange Road entrance close to Selly Oak, which will help relieve some of the pressure off the existing housing stock
- The creation of a new 'green heart' in the centre of campus (re-interpreting the original vision of a tree-lined avenue) by demolishing the existing library and extending a major new open space across Pritchatts Road, which will be subject to traffic management/public realm improvements
- Demolishing a number of under-used and inefficient buildings (pending longer term redevelopment) to create a 'smaller, better estate' which will assist in achieving low carbon targets
- Improving connections through campus by creating new pedestrian links between key focal points, building on the works already carried out to Westgate and currently Eastgate
- Managing car parking and traffic through rationalisation and re-provision of spaces and vehicle routes around campus

2.13 These developments will be delivered over a five year period and it is vital that the University has certainty that its proposals and programme for delivery have support and are achievable.

- 2.14 The central aspiration of the Masterplan which underpins the planning application is to create an environment that supports University activities and promotes a sense of the University community to everyone who uses the campus.
- 2.15 University activities benefit from interaction between students, staff and other site users allowing an exchange of knowledge and culture. In physical terms, the Masterplan proposals achieve this by connecting key buildings and facilities with a clear network of routes and squares, forming places to meet and socialise. The hierarchy of the public domain should be apparent - the key routes and main squares, and where entrances to buildings can be found. Development can be arranged to concentrate activity in these key areas, promoting a safe environment as well as a lively one.

Sports

- 2.16 Investment in sport forms a significant part of the first phase of the University's five year capital investment plan for the Edgbaston Central Campus Development.
- 2.17 The University of Birmingham has a strong sporting heritage built upon the vision of Sir Raymond Priestley, celebrated Antarctic explorer and Vice-Chancellor & Chancellor 1938-52, and A.D. (David) Munrow, the University's first Director of Physical Education 1939-70, both of whom who sought to bring physical education, recreation and health into the life of the student and staff community.
- 2.18 The University has been influential in pioneering and supporting sport and physical education, being the first University to introduce a sport-based academic degree, in physical education in 1946. It is now the UK's second-ranked sporting University (in inter-varsity / performance sport), and joint first ranked research institution (regarded a world-leading) in sport and exercise sciences.
- 2.19 The provision of sport at the University of Birmingham encompasses not just the indoor and outdoor facilities, but a wide range of programmes and services to students, staff and the local community (individuals and clubs). For students this includes support to 50 sports clubs via the Athletic Union, including over 2,000 students engaged in inter-varsity competition; an intra-league programme, managing an active student volunteer programme which places over 300 volunteers annually into schools, community clubs and major events in the City; supporting elite athletes through scholarships and high performance services; and the delivery of one of the largest 'active lifestyle' class programmes in the country. In addition to student engagement, the Munrow Sports Centre has staff and community members. The University is proud of its range of alumni Olympians,

and up to a dozen alumni with serious aspirations for selection for this year's London Games.

- 2.20 With the UK hosting and bidding for a wide range of major global sporting events, including the 2012 Olympics, the profile, popularity and involvement in sport across the UK will grow. It is therefore expected that the next decade for sport will attract new opportunities, inspire increased participation, motivate improved performance and generate new areas of sport related academic study and research. Birmingham City Council is keen that Birmingham enhances its national and international recognition as a City of Sport, and the University acknowledges that the next generation of students will have greater awareness and expectations of the scope and quality of sporting provision in selecting a University.
- 2.21 The University has a strong tradition of community access to sports facilities alongside the use of facilities by students and staff and this participation will be enhanced through the provision of the new facilities being sought through this planning application.

Limitations of Existing Facilities

- 2.22 The University considers that, for indoor facilities, the combination of lack of space and declining quality impacts increasingly on the student experience, not only for activity spaces but also for changing/showers/toilets and general circulation areas. The Munrow Sports Centre, Old Gym and Gillett Centre are now 'tired', and the mechanical, electrical and plumbing infrastructure is nearing the end of its useful life. The Munrow, in particular, was built in the 1960s and the main core of the building has lacked significant refurbishment or upgrading. As a result, most areas are approaching the end of their useful life and require significant investment to improve. The centre costs more to maintain than a new facility would and it does not create a positive impression to potential students.
- 2.23 Furthermore, the sports facilities are currently spread across two campuses in disparate, old buildings. Existing facilities are well used, well managed and programmed with a loyal community membership. However, users are turned away, especially at peak times as facilities are full; the number of student members is proportionately low, particularly for recreational activity as distinct from competitive sport. This is despite converting dead spaces over recent years to bring them into active use, and extending opening hours at weekends and early morning (from 6am).

2.24 The City of Birmingham lags behind national and regional averages for sports participation and has one of the lowest rates of participation of any core city¹. Working together with the City Council and City Sports Partnership, there are opportunities to address some of this underperformance in sports participation; contributing to achieving the key strategic aims of local organisations as well as meeting the University's commitment to positive student experiences through sport and wellbeing.

Strategic Need

- 2.25 The Sport England Regional Facilities Framework (2009) identified the strategic need for a 50 metre pool in the Birmingham/Black Country conurbation. Similarly the West Midlands ASA Regional Plan has the '*development of a new additional 50m pool in the region*' as a specific target. The Birmingham City Council Strategic Planning for Swimming Pools document also fully supports the development of pool space at the University of Birmingham and in particular a 50 metre pool.
- 2.26 A number of Strategies by local agencies support the development of a 50m pool and/or new sports facility. These include the "Be Birmingham" Strategy, Birmingham City Council Business Plan 2011+, Draft Core Strategy, Birmingham Sport and Physical Activity Partnership Strategy, 'Birmingham 2026 – Our Vision for the Future' and the Local Assessment of Pools, Facility Management Report (June 2010).
- 2.27 The new University facility will consolidate indoor sports facilities in one building, on a single prominent site on the south east corner of the Edgbaston campus, increasing accessibility, quality and participation rates across all sectors of the University's community, including the local community. It will also enable operational efficiencies to be gained via the management of a single building with a single access.

Market Demand

- 2.28 Sports halls are estimated to be full when they operate at 80% of their total capacity at peak times. Sports halls within Birmingham currently operate at 91% (93% in the south of the city). In their Sports Hall and Built Facilities Strategy, Birmingham City Council state '*the predominance of under 24s (34%) in the*

¹ University of Birmingham New Sports Facilities Business Plan & Sport England Active People Survey 4

Edgbaston constituency means there is a market for sports halls as usage is predominated by this age group’.

- 2.29 There is also an inadequate supply of water space in south Birmingham with only 87% of demand being satisfied, lower than most of the adjoining Local Authorities in the study area and the regional average of 90%. In addition, only 80% of demand from residents in south Birmingham is satisfied through visits to pools in the area, with the remainder involving travel to adjoining Local Authority areas. However, in order to achieve this level of satisfied demand, the existing pool network is very full, which impacts on the experience of swimmers.
- 2.30 The proposed sports centre and 50m swimming pool will meet the needs of the University and they have the potential to contribute to the overall provision of sports facilities in the south of the city and support existing local authority and other privately run facilities.

Academic and Administrative Buildings

- 2.31 A significant element of this first phase £175m investment in facilities is the improvements to a number of key academic buildings and student facilities within the campus.
- 2.32 A University library is one of the single most important buildings on a University campus. It provides a core facility for students and staff and acts as a focal point, both physically and virtually, within the University.
- 2.33 The University of Birmingham main campus library was built in 1959 and is experiencing problems in terms of its operation and physical condition, which is undermining the experience of its users. It is essential for the University to provide a library which can offer facilities and services required for study and research in the 21st Century, within a building appropriate to the reputation and standing of the University.
- 2.34 The University has considered the possibility of refurbishing the existing library building to bring it up to modern day standards and requirements. After an extensive feasibility study in 2009, the University concluded that refurbishment of the existing building was not feasible. The Library would need to stay in use throughout the refurbishment works which would be likely to take 5-6 years. This significant disruption to students and staff at the University would have the potential to impact drastically on the academic performance of the University, as the Library is the main location for exam preparation. The University consider that

providing inadequate library facilities for such a prolonged period of time would significantly affect the attractiveness of the University to prospective students. This taken together with the considerable cost associated with such a project, has led the University to propose the demolition of the existing library and erection of a brand new facility in a new location elsewhere in the campus.

- 2.35 Aston Webb C Block currently houses a number of 'back room' and administrative functions of the University. It is part of Chancellors Court which is a collection of the oldest buildings within the Edgbaston Campus, and a key location within the University.
- 2.36 Much of a student's current interaction with the Aston Webb buildings is at the beginning and end of their study – to enrol and to collect certificates upon graduation. The University want to bring students back to this historic and prestigious part of the campus and consider that aggregating a number of student focussed activities to Aston Webb C Block will help achieve this aim.

Accommodation

- 2.37 Living away from home is still seen by prospective students as an important factor of university life at Birmingham.
- 2.38 The needs of students are quite varied due to the diverse nature of the student body, which includes a significant number of international and post graduate students.
- 2.39 The University currently guarantees a room to all first year students and all first year post graduate international students. 4,100 bedspaces are provided on campus at present.
- 2.40 However, there are not currently enough bedspaces within University owned and managed stock to provide for all first year student accommodation needs. To meet the guarantee as described above, the University currently utilises nominated third party accommodation in the local area. This shortfall equates to around 1000 bed spaces each year. The University is working to close this shortfall and proposes to increase the number of bed spaces on campus to around 5,200 over the next 5 years.
- 2.41 The proposed development at Grange Road submitted as part of this application will provide up to 179 bed spaces and will go towards meeting this shortfall. Other recent approvals, such as the 120 bed extension to Jarratt Hall (planning permission ref. 2011/06884) and an additional 138 beds at Tennis Courts (planning

permission ref. 2011/05376/PA) will also be used to close the gap in accommodation provision.

- 2.42 The Campus Masterplan submitted as a background document to the hybrid planning application illustrates future development sites within the wider Edgbaston Campus, but which do not form part of this planning application. This includes refurbishment and redevelopment of Chamberlain Hall at The Vale student village, which may come forward in the near term and will help contribute to increasing on-site provision of student accommodation. Additional opportunities for further increasing the amount of on-campus accommodation are being investigated by the University and once identified, would be the subject of separate planning applications.
- 2.43 The University recognises that student accommodation needs go further than provision of a bed space for every first year of an undergraduate degree and acknowledges that there are issues in the local area regarding the use of properties rented to students by private landlords, and the impact that concentrations of large numbers of students living in particular areas can have on the permanent residential population. Draft Policy SP28 in the draft Core Strategy refers to this issue and identifies that the City Council will take appropriate measures in neighbourhoods where high concentrations of student housing is resulting in a detrimental impact on the quality of the residential environment. To this end, the University is keen to work with the City Council and other Higher Education providers in the city on this issue.

Summary

- 2.44 There is a need to provide new and improved facilities within the University's existing Edgbaston campus to address many of the existing deficiencies and problems as highlighted in this section. The University also sees this first phase of investment as a fantastic opportunity to improve the campus environment and consequently the overall student experience. It will help consolidate and enhance the University's reputation as a leading University.

3. Site Description and Planning History

Site Description

- 3.1 The site forms a part of the existing University of Birmingham Campus at Edgbaston, approximately 4.5 kilometres to the south west of Birmingham city centre.
- 3.2 The site comprises buildings in academic use including offices, laboratories, libraries, lecture theatres, sports facilities, staff/student common rooms, as well as University car parks and green spaces.
- 3.3 The site is bounded to the south by the Bristol Road (A38) as re-aligned by the Selly Oak Relief Road, a major vehicular route into the city centre from the south-west. To the west is the Birmingham-Cardiff railway line, which provides access to the site from University station. To the north, the site extends as far as The Vale, an area of student accommodation, crossing Pritchatts Road and Somerset Road. To the east is Edgbaston Park Road.
- 3.4 The application site is split into a number of red line boundaries all of which are located within the existing Edgbaston Campus. The site area within the redline extends to 18.18 hectares.

Planning History

- 3.5 The site is located within the jurisdiction of Birmingham City Council. The City Council's history records for the site have been accessed through a review of their online planning application register.
- 3.6 The University of Birmingham's Edgbaston campus has an extensive planning history, however there are a limited number of recent applications of relevance to the current development proposals. Details of the relevant historic applications are included as an appendix to this report, the most recent of which are outlined in the following paragraphs.
- 3.7 Planning permission was granted on 9 January 2012 for erection of part three and part four storey student accommodation comprising 120 bedrooms in 25 shared apartments at Jarratt Hall, adjacent to Dale Road, Edgbaston.
- 3.8 An application for the erection of 436 student bed spaces within a building of four to nine storeys and associated parking, access and landscaping on land to the north of the Selly Oak New Road was considered at planning committee on 12

January 2012. This site is located immediately to the west of the proposed student residences submitted under this hybrid application.

- 3.9 The planning committee resolved that consideration of the application be deferred pending the completion of a suitable Legal Agreement (under Section 111 of the Local Government Act 1972) which requires the applicants to complete a Section 106 Planning Obligation simultaneously with the completion of the land sale. Planning permission has now been granted.
- 3.10 A number of historic listed building consents have been identified for the University of Birmingham Aston Webb Block C, however these are for minor internal alterations which are not relevant to this planning application.

4. Development Proposals

4.1 A number of proposals make up this hybrid application. The table below sets out the details of each individual proposal and highlights whether it is submitted in full or outline form. The site number in the final column identifies each project site and corresponds with plan ref 0504-SK-MP-105R.

Project	Description	Application type	Site ref.	Proposed floorspace sq m (gross internal)
New Sports Centre and route from Bristol Road to Chancellors Court	Demolition of ex Gun Barrels PH (1b) and bungalow adj South Car Park (1c) and construction of new sports centre (1a) with 50m pool, and 270-290 parking spaces (providing community access). Improvement of existing pedestrian route (1d) between new Sports Centre and Student Services Hub including minor landscaping works	Full	1a, 1b, 1c, 1d	Gain: 21,105 Loss: 987
Demolition of Sports Pavilion	Demolition of an ex sports pavilion on playing fields upon occupation of new Sports Pavilion and landscaping of site.	Full	2	Loss: 452
Grange Road Car Park	New permanent surface car park	Outline with all matters reserved except access	3	-
Student Services Hub	Insertion of rooflights and erection of plant compound ²	Full	4	-
Grange Road bridge crossing	Bridge crossing of Bourn Brook into campus to provide access for service vehicles into campus and new ramp down to the Brook.	Outline with all matters reserved	5	-
Grange Road student residences and sports pavilion	New 6,750 m ² student residences, bar/cafe and sports pavilion	Outline with landscaping appearance and layout reserved	6	Gain: 6,750
Demolition of Terrace Huts	Demolition and replacement with at grade parking (69 spaces)	Full	7	Loss: 1,321
Demolition of Chemistry West and research unit	Demolition of obsolete buildings and interim landscaping, pending longer term redevelopment	Full	8	Loss: 4,008
Demolition of Old Gym	Demolition of obsolete buildings and interim landscaping, pending longer term redevelopment	Full	9	Loss: 1567
'Green Heart' landscaping	Design guidelines for 'green heart' landscaped open space to replace existing car park and former Library site (area approx 5.7ha). Phase one (10a) and phase two (10b) . Temporary car parking to the north of Muirhead Tower (10c) .	Outline with all matters reserved	10	-

² Further works to this building are proposed in a separate application for Listed Building Consent to be submitted by Associated Architects

Project	Description	Application type	Site ref.	Proposed floorspace sq m (gross internal)
Demolition of existing library	Demolition of existing Library building (11b) on occupation of new Library pending new landscaping as part of 'Green Heart'. Demolition of old brick store to south of new library site (11a) . Loss of car parking.	Full	11a and 11b	Loss: 16,333 (library) Loss: 133 (small brick store)
Demolition of sub station 24	Demolition of substation	Full	12	Loss: 125
New main campus library	Construction of the new Main Campus Library on a site created by enabling works	Outline with all matters reserved	13	Gain: 14,448
Demolition of Munrow Sports Centre	Demolition of existing sports centre, loss of surface car park and tennis courts	Full	14	Loss: 9,759
Library enabling works	A new vehicular route linking the university ring road with Pritchatts Road to create the new Library site, requiring removal of the ex running track and groundworks (15a) . New library store (15b) . Surface car park removed. New surface car park provided (15c) .	Outline with all matters reserved except access where the new route joins Pritchatts Road	15a, 15b and 15c	Gain: 1,650
Development of site of Munrow Sports Centre	Creation of new running track (16a) and erection of new sports pavilion (16b) and new surface car parking (16c) .	Outline with all matters reserved	16	Gain: 300
Pritchatts road improvements	Changes to highway to improve pedestrian safety and environment, including traffic management/ public realm improvements	Outline with all matters reserved	17	-
Access road to rear of Gisbert Kapp	Extend the existing access road into the Met & Met building off Pritchatts Road to create a loop road relieving traffic for Project 17	Outline with all matters reserved except access	18	-
Gisbert Kapp Car Park	Erection of new multi-storey car park	Outline with all matters reserved except access	19	Gain: 10,938
Pritchatts Road Car Park	Extension to surface car park	Full	20	-
Pedestrian and cycle route to The Vale	Construction of new pedestrian and cycle route from the rear of Met & Mat avoiding Edgbaston Park Road to the Vale Student Village. New crossings on Edgbaston Park Road and Somerset Roads	Full ³	21	-

³ A separate application for Conservation Area consent will also be submitted

5. Planning Policy

- 5.1 This section draws out the most relevant statutory requirements and planning policy guidance against which the planning application should be considered. It summarises relevant national planning policy statements, development plan policy, supporting supplementary planning guidance/documents and emerging policy in the Local Development Framework.
- 5.2 Section 38 of the Town and Country Planning Act 1990 (as amended) requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. With respect to this application the statutory development plan comprises the West Midlands Regional Spatial Strategy and the Birmingham Unitary Development Plan
- 5.3 National planning policy guidance provides the context within which sub-regional and local policies are set and their key objectives should be considered in the assessment of the application proposals.
- 5.4 The main documents reviewed are:
- National Planning Policy Guidance and Statements – PPS1, PPS4, PPS5, PPS9, PPG13, PPG17 and PPS25
 - Draft National Planning Policy Framework
 - Regional Spatial Strategy for the West Midlands (RSS)
 - Birmingham Unitary Development Plan 2005
 - Birmingham Consultation Draft Core Strategy
 - Adopted and emerging Supplementary Planning Guidance and documents.

National Policy Guidance

PPS1: Delivering Sustainable Development (February 2005)

- 5.5 PPS1 sets out ‘the overarching planning policies on the delivery of sustainable development through the planning system’. Planning for sustainable development should promote social cohesion and inclusion, protect and enhance the environment, encourage prudent use of natural resources and enable sustainable economic development.

Planning and Climate Change – PPS1 Supplement (December 2007)

- 5.6 This supplement to PPS1 sets out how planning should contribute to reducing emissions and stabilising climate change. It states that tackling climate change is a key priority for the planning system and refers to the need for applicants to consider how well their proposals for development contribute to the government's ambition of a low carbon economy and how well adapted they are for the expected effects of climate change.

PPS4 Planning for Sustainable Economic Growth (December 2009)

- 5.7 PPS4 sets out planning policies for economic development; that is, development within the B use classes, public and community uses and main town centre uses. The policies in PPS4 also apply to any other development which achieves at least one of the following objectives – provides employment, generates wealth or produces or generates an economic output or product.
- 5.8 PPS4 states that the government's overarching objective is sustainable economic growth. To help achieve this, the objectives for planning include:
- To build prosperous communities by improving the economic performance of cities, towns, regions, sub-regions, and local areas;
 - To deliver more sustainable patterns of development, reduce the need to travel, especially by car and respond to climate change; and
 - To promote the vitality and viability of towns and other centres as important places for communities.
- 5.9 Local planning authorities are encouraged to adopt a positive and constructive approach towards planning applications for economic development. Planning applications that secure sustainable economic growth should be treated favourably.
- 5.10 Policy EC10 of PPS4 sets out the following list of considerations against which all applications for economic development should be assessed:
- Whether the proposal has been planned over the lifetime of the development to limit carbon dioxide emissions, and minimise vulnerability and provide resilience to, climate change;
 - The accessibility of the proposal by a choice of means of transport including walking, cycling, public transport and the car, the effect on local

traffic levels and congestion (especially on the trunk road network) after public transport and traffic management measures have been secured;

- Whether the proposal secures a high quality and inclusive design which takes the opportunities available for improving the character and quality of the area and the way it functions;
- The impact on economic and physical regeneration in the area including the impact on deprived areas and social inclusion objectives; and
- The impact on local employment.

PPS5 Planning for the Historic Environment (March 2010)

- 5.11 PPS5 sets out planning policies on the conservation of the historic environment. It states that planning has a central role to play in conserving our heritage assets and utilising the historic environment in creating sustainable places.
- 5.12 The government's overarching aim is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life that they bring for this and future generations. The key objective is to conserve heritage assets in a manner appropriate to their significance.
- 5.13 Policy HE6 states that local planning authorities should require an applicant to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance. The level of detail should be proportionate to the importance of the heritage assets and should be sufficient to enable the local planning authority to understand the potential impact of the proposal on the significance of the heritage asset.
- 5.14 Policy HE7 states that in considering the impact of a proposal on any heritage asset, local planning authorities are advised to take into account the particular nature of the significance of the heritage asset and the value it holds for future generations. They are also advised to take into account the desirability of the new development making a positive contribution to the character and local distinctiveness of the historic environment.

PPS9 Biodiversity and Geological Conservation

- 5.15 PPS9 sets out the Government's vision for conserving and enhancing biological diversity, together with a programme of work to achieve it. It includes the broad aim that planning, construction, development and regeneration should have minimal

impacts on biodiversity and enhance it wherever possible. One of the key principles is that the aim of planning decisions should be to prevent harm to biodiversity and geological conservation interests.

PPG13: Transport (March 2001)

- 5.16 The guidance reflects the government's commitment to sustainable development as set out in PPS1 and has at its core the objectives of promoting sustainable transport choice, promoting accessibility by non car modes and reducing the need to travel, particularly by car. In seeking to achieve these objectives, the guidance reiterates the importance of concentrating development in urban areas, close to its users and in proximity to a choice of transport modes.
- 5.17 PPG13 makes specific reference to higher and further education establishments. It makes it clear that proposals to develop, expand or redevelop existing higher and further education sites should improve access by public transport, walking and cycling.

PPG17 Planning for Open space, sport and recreation

- 5.18 PPG17 sets out guidance for planning for open space, sport and recreation. It refers to the Government's objectives for improving such facilities and identifies the need for open space, sports and recreation facilities to be easily accessed by walking, cycling and public transport.
- 5.19 A review of PPG17 was started by the previous Government, and a consultation paper entitled 'Planning for a Natural and Healthy Environment' was published in 2010. The paper does not propose any major policy changes with respect to open space, sport and recreation apart from with reference to floodlighting of sport and recreational facilities.

Draft National Planning Policy Framework (NPPF)

- 5.20 The draft NPPF was released for consultation in July 2011. The Government intends to adopt the NPPF to replace the suite of existing Planning Policy Statements and Guidance notes. This is expected in March/April 2012. Whilst the NPPF is still in draft form, it provides a clear indication of the Government's direction of travel with regards to planning policy.
- 5.21 At the heart of the NPPF is a presumption in favour of sustainable development. Local Planning Authorities are advised to approve all development proposals that

accord with statutory plans unless the adverse impacts of allowing such development would significantly and demonstrably outweigh the benefits. The Draft NPPF states that the Government is committed to securing sustainable economic growth and looks to meet the development needs of business and support an economy fit for the 21st Century.

Regional Planning Policy

- 5.22 The West Midlands Regional Spatial Strategy (WMRSS) was adopted in 2008. The RSS recognises the importance that higher education facilities make to the region through the following policies: Policy PA1 Prosperity for All recognises the importance of improving the skills and abilities of the West Midlands people by improving access to higher education; Policy PA4 relates to higher and further education and research establishments and states that development plans should facilitate the needs of higher and further education institutions to grow and expand.
- 5.23 The RSS reached an advanced stage of review and a Preferred Option was published in December 2007. The importance of higher education institutions in the region continues to be acknowledged in the Phase 2 review and policies PA1 and PA4 remain unchanged with respect to higher education facilities.
- 5.24 The Government announced the revocation of all regional spatial strategies in July 2010. However, the Secretary of State's attempt to revoke RSS was held by the Courts to be unlawful. The RSS therefore, remains part of the Development Plan until such time as it is abolished by the Localism Act 2011.

Local Planning Policy

The Birmingham Plan

- 5.25 The majority of the application site is not afforded any policy designation in the adopted UDP. Chapter 16 makes reference to the University's Edgbaston Campus with paragraph 16.12 stating that:

“The University of Birmingham is a major academic and research institution. Proposals to expand its teaching and research facilities will increase its attractiveness nationally and will be encouraged provided that they are consistent with other policies in the plan”.

- 5.26 The only part of the application which does have a policy allocation is part of the Pritchatts Road car park site. The Plan allocates this site as I38 and states that

'...there are now further opportunities for expansion [of the Birmingham University Research Park] on land adjacent to the Research Park (Vincent Drive/Pritchatts Road), which will be developed for high technology industry'. (paragraph 16.12)

- 5.27 A small part of the application site (a section of the proposed route to The Vale) is located within the Edgbaston Conservation Area. The Conservation Area was designated in 1975 and extended in 1984 and 1992. The Conservation Area Appraisal identifies that the area is characteristically green, exclusive and suburban and is primarily residential. The appraisal notes that the level of tree cover and the variety of walls, railings and fences is one of the Conservation Area's most distinctive characteristics.
- 5.28 The UDP at paragraph 3.27 states that development in Conservation Areas should preserve and enhance the character and appearance of the area. Paragraph 3.28 refers to proposals for development adjacent to conservation areas being required to respect the character and appearance of that conservation area.
- 5.29 The Plan contains a number of general policies which are of relevance to the development proposed in this planning application. These are as follows:
- 5.30 Chapter 3 sets out a number of principles which the Council expects to be followed to ensure that new development is of a high standard of design. These include ensuring that the scale and design of new buildings and spaces generally respect the area surrounding them, and enabling people to move around freely, easily and safely.
- 5.31 Paragraph 3.16A refers to trees and landscaping and requires replacement tree planting in situations where trees are lost as a result of development. Paragraph 3.25 refers to Listed Buildings and states that a development affecting a Listed Building should preserve or enhance its character.
- 5.32 Policies regarding nature conservation are contained within paragraphs 3.37 to 3.40. The UDP states that new developments should respect and where possible enhance the local environment through the retention of existing trees and through planting and landscaping schemes, using native species where appropriate, with the objective of maximising wildlife value.
- 5.33 Paragraph 3.63A highlights the importance of public swimming provision and states that the provision of an international standard 50m pool will be supported.
- 5.34 Chapter 4 includes policies relating to the Economy. Paragraph 4.55 refers specifically to Education and training and states that Birmingham's three Universities provide the broadest spectrum of opportunities for research, education

and training. It is important that these institutions are encouraged to thrive to benefit both the city and the wider regional economy, and subject to the other policies set out in the plan that their improvement and expansion will be encouraged.

Supplementary Planning Documents

Selly Oak Local Action Plan

- 5.35 The Selly Oak Local Action Plan (SOLAP) was adopted in 2001. Although it is now a number of years old, it does provide adopted planning policy guidance for the University's Edgbaston Campus. It recognises the contribution the University makes to the Birmingham economy and the local distinctiveness of Selly Oak. Policy 10.24 supports environmental improvements within the campus and new student accommodation (on identified sites), research and teaching facilities. The SOLAP identifies the site at Grange Road (site 9 in SOLAP) as being suitable for development for student accommodation and uses related to Birmingham University (including teaching and research). This relates to the proposed site for student accommodation in this application (site reference 6). Appropriate heights for new development on this site are stated as being 3-4 storeys, with 5 storeys at prominent corners.

Places for All and Places for Living (2001)

- 5.36 These documents set out design principles for all types of development, with Places for Living relating specifically to residential proposals. They encourage developers to provide the best solution for each particular context and to take a holistic approach to developments, considering design at an early stage. The main principles of the documents are to ensure development creates a diverse range of uses that are easy to move around and linked up to public routes, create safe and attractive spaces, minimise harm to the environment and build on local character.

Draft Places for the Future SPD

- 5.37 On 9 February 2012, Birmingham City Council released its Places for the Future Supplementary Planning Document (SPD) for consultation. This document is intended to provide guidance to developers with regards to implementing sustainable development and the sustainability policies of the emerging Core Strategy. The SPD is focused on a number of key sustainability themes which are: sustainable communities; green infrastructure and climate change adaptation;

sustainable transport; low and zero carbon energy; water efficiency; and sustainable construction and waste.

Car Parking Guidelines – Draft SPD (December 2010)

- 5.38 Birmingham City Council is currently updating their car parking guidelines. The Draft Car Parking SPD was published in December 2010 and is being updated following consultation. This provides guidance on the level of parking appropriate for new development under different land uses based on their location within Birmingham.

Non-statutory documents

- 5.39 A summary of the draft Birmingham City Council Sports Hall Strategy and draft Aquatic Strategy is provided in appendix 2.

Emerging Birmingham Core Strategy

- 5.40 The Core Strategy is at an early stage in preparation, with a publication version expected in October 2012. The City Council produced a Consultation Draft Core Strategy in late 2011. Although only limited weight can be attached to it, the Consultation Draft document does include a number of draft policies which are useful to note in the context of this application.
- 5.41 Draft Policy SP1 supports the growth of Birmingham's Universities to improve the city's knowledge and skills base. Draft Policy SP28 refers to Student Accommodation and sets out the circumstances where the Council will support proposals for purpose built student accommodation.
- 5.42 Draft Policy SP52 supports the development and expansion of the city's Universities. Draft Policy S5 encourages the maintenance and enhancement of the University's facilities. The supporting text at paragraph 9.44 provides support for investment in the University of Birmingham to help maintain its role as one of the premier educational establishments in the country. Further investment in public realm improvements and improvements to traffic management and car parking is also encouraged.

6. Consultation and Community Engagement

- 6.1 A Statement of Community Engagement has been prepared and is submitted with this application. It describes in full the pre-application consultation which has taken place with the local authority and the general public and identifies the key comments made during this process. A summary of the consultation process is also provided below.

Pre application discussions

- 6.2 Pre-application discussions have taken place with Birmingham City Council. These have included strategic discussions with the Director of Planning and Regeneration regarding the Edgbaston Campus Masterplan, and meetings with Officers to discuss the form and content of the hybrid planning application. Meetings to discuss the details of specific key projects such as the proposed Sports Centre have also taken place with planning, design, conservation and highways Officers.
- 6.3 Sport England and English Heritage have been consulted during the pre-application stage. Sport England expressed their support for the overall benefits to Sport that the proposals have the potential to deliver. English Heritage advised that there was little within the scheme proposals in which they would have a statutory role, with the exception of the proposed refurbishment and alterations to Aston Webb C Block due to its status as a Grade II* Listed Building. There have subsequently been a series of meetings with English Heritage to discuss the proposals to this building, most of which are covered and dealt with through a separate application for Listed Building Consent.

Community Engagement

- 6.4 The University has engaged in an extensive programme of consultation with the local community. A general programme of 'relationship building' was started in 2007 and the University used the contacts made through this exercise to inform the further engagement with the local community on the proposals contained in the hybrid application. More focussed consultation on the proposals which make up the hybrid application started in August 2011.
- 6.5 The SCE sets out in detail the consultation events held, the meetings attended and the feedback received. It also highlights how the proposals were amended in response to the comments made. This includes the removal of a proposal to erect a multi-storey car park on the site of the surface car park at Pritchatts Road

- 6.6 Further consultation events are planned following the submission of the hybrid planning application. These will provide an update on how the proposals have developed and highlight where changes have been made to certain projects as a result of comments made.

7. Analysis of Planning Considerations

7.1 Given the nature of the application site and proposals, and in the context of the adopted and emerging development plan,, it is considered that the planning issues relevant to the determination of this application are:

- The need for the development and resultant benefits
- The principle of development on the application site
- Design
- The impact on traffic and parking
- The impact on Listed Buildings and the Edgbaston Conservation Area
- Ecology and trees
- Flood Risk; Archaeology and Air Quality

7.2 This section deals with these points in turn.

The need for the development

7.3 The developments in this hybrid planning application, form the first phase of the University's £175m investment in the Edgbaston Campus over the next 5 years.

7.4 The two main elements of the proposals – the new sports centre and new library - are fundamental to the University's Strategic Vision and key to ensuring the University is able to compete at the top end of the Higher Education market in the long term at a national and international level.

The new Sports Centre

7.5 The existing Munrow Sports Centre was opened in 1964 and has seen significant extensions and layout changes since this time. Due to these changes, the building's layout is inefficient, with excess changing and storage and over generous corridors. Despite various interventions over recent years to attempt to create more useable space, the building remains too small to accommodate the needs of the c34,000 student and staff population (2011-12), and the growth of the wider community membership is constrained by lack of space

7.6 The Munrow Centre is located in the north west corner of the campus, well hidden in a significant dip between the canal and athletics track. It is an insignificant

building relative to the high strategic profile of sport at the University. This, together with its location hinders the visibility of sport to students, staff and community users.

- 7.7 As set out in section 2 of this statement, strategic need for a 50m swimming pool and new sports facilities in Birmingham has been identified. Birmingham City Council have also identified significant demand for such facilities in the city and particularly in the under 24 age group in Edgbaston.
- 7.8 The University has investigated the viability of refurbishment and improvement of the existing Munrow Centre. The interventions required would necessitate significant investment from the University. After careful consideration, the University has concluded that the design and structure of the original core of the building is such that, even if the extensive refurbishment required to meet current sport and building regulations requirements were undertaken, structurally the building would remain an inflexible and unsuitably designed building for modern sporting needs.
- 7.9 In order to protect the profile and sustainable delivery of sport at the University, a single site, single flexible use building for indoor sport is required. Having assessed the existing site of the Munrow Centre, it has become clear that the existing site, including the space around it, is too small to accommodate the two large fixed-dimension buildings for the new sports hall and swimming pool. This, together with the poor location of the existing site in terms of visibility and accessibility, has led the University to conclude that a new site with a new purpose built facility is required.

Benefits

- 7.10 The provision of a brand new state of the art sports centre, together with a new 50m swimming pool will provide considerable benefit to sport at the University, and also the wider city. This statement and the accompanying Design and Access Statement describes the condition of the existing Munrow Sports Centre and illustrates its inefficiencies and the impact this has on the quality of the sport 'offer' currently provided by the University.
- 7.11 The proposals in this application will also result in the provision of a new running track and will accommodate the displaced facilities currently located in the 'old gym' (proposed for demolition) within improved facilities in the new sports centre.
- 7.12 Providing much improved sporting facilities within the Edgbaston Campus will improve the sporting experience for students and staff at the University and for

community members. Investment in and improvements to Sport is a key element of the University's Strategic Framework and the new facilities will assist in enhancing the overall campus environment and student experience.

Addressing the gap in sports provision

Athletics

- 7.13 The phased programme of development for the projects which make up the hybrid application will result in the removal of the athletics track prior to the new running track being available for use. This is due to the need to create the new link road to Pritchatts Road as part of the enabling works for the new library. The existing track cannot remain in use whilst these works are undertaken. Similarly, the new track cannot be created until the Munrow Centre is demolished, and the demolition of the Munrow Centre cannot take place until the new sports centre is constructed and ready for use.
- 7.14 The University acknowledge that there will be a gap in athletics provision at the Edgbaston Campus following the removal of the existing track and prior to the new track being created. This gap will be for a period of 3-4 years.
- 7.15 The University is currently investigating options for how users of the athletics track will be catered for during this gap in provision. They are working with other providers of athletics facilities in the City, with a view to agreeing terms of useage and travelling arrangements for University athletes. The University is looking at ways of catering for athletes during the construction period and until the new track is available for use.
- 7.16 The University appreciate that using off campus facilities for the 'gap' period is not ideal. However, they consider that the overall improvements to sport facilities on the campus, including a state of the art sports centre and a 50m swimming pool, together with a new athletics track will provide significant long term benefits to sport at the University, which outweighs the short-term loss of on-site athletics facilities.

Tennis

- 7.17 The demolition of the Munrow Sports Centre and the subsequent development of the link road and the new athletics track will result in the loss of the tennis courts which are currently situated adjacent to the Munrow Centre.

- 7.18 The University recognises that these tennis courts will be lost and are currently reviewing options for their relocation elsewhere within the campus.

Gymnastics

- 7.19 Space and capital funding constraints have resulted in the gymnastics hall not being included in the new sports centre. Due to its specialist nature (landing pits and other fixed equipment) its occupancy rates across the week and year is significantly less than other more flexible, multi-use spaces in the new building. It was hoped the current gymnastics groups could be accommodated at the City Council's Gymnastics & Martial Arts Centre (GMAC) at Perry Barr, but unfortunately that now operates to capacity during peak times.
- 7.20 The University is currently working with Sport England, British Gymnastics and the clubs currently using the gymnastics hall to consider the possibility of finding an alternative facility (for 3 years time).

Old Gym

- 7.21 The Old Gym is an ancillary building on campus containing an old school type gym, a modest matted area for martial arts (converted from an obsolete squash court) and a performance gym (converted from 2 obsolete squash courts). The building and its facilities fall well below modern day user expectations, and are kept in use only due to the severe space constraints across all sports facilities. Facilities in the Old Gym have been included, in a larger and much higher quality specification within the new centre.

The New Library

- 7.22 The existing University Library was built in 1959 and extended in the late 1960's. It underwent a partial refurbishment in the early 1990's. Despite this refurbishment, the library has significant operational, physical and environmental constraints. These must be addressed in the near future in order to meet current legislative standards. Libraries are the heart of the academic campus, requiring a full range of facilities in a truly mixed use building.
- 7.23 The University has examined the possibility of refurbishment of the existing library building. However, the level of intervention required in order to bring the existing building up to the required standards would be significant. It would have to take

place in a phased manner in order to ensure continuity of library services throughout construction. Such a major disruption over an extended period, estimated to be c5 years, is a major risk to the University. It has the potential to impact on student exam results as the library is the main place for exam preparation, and could deter new students from coming to the University during the works.

- 7.24 The library is also a major user of energy on the campus. Through the development of a new library, there is the potential for energy use to be reduced by around 50%.
- 7.25 The current position of the library, although located at the centre of the campus, turns its back on the historic setting. The opportunity exists for the new library to be developed on an alternative site within the campus which responds to its setting and embraces the remodelled central landscape space. This, together with the opportunity to provide an enhanced learning environment in a more energy efficient building, has led the University to conclude that investment in a new library in a new location is required.

Student Services Hub

- 7.26 Over the years, Aston Webb C Block at Chancellors Court has become a largely administrative space, as the original teaching departments within the building have moved out to other buildings. Whilst some teaching facilities are retained in the building, the majority of students' only interaction with the building has tended to be during enrolment and the formal graduation ceremony. The aim of the refurbishment of C Block is to bring student activity back into the building through the creation of an integrated student services hub.
- 7.27 This will provide a better service to students, making it easier to access all facilities and resources from a single location at the centre of the main University campus. The refurbishment of Aston Webb C Block for this purpose (requiring the addition of a chiller plant compound and roof lights submitted under this application) has the potential to have a positive impact on this part of the campus by increasing student activity in Chancellors Court, an area which currently feels 'removed' from the main student activity on campus. A separate application for listed building consent is being made to cover the refurbishment works.

The Green Heart

- 7.28 One of the University's key aspirations is for a coherent campus with a strong focus and sense of place. The creation of the Green Heart is a key element in achieving this. The Central Campus Design and Access Statement submitted with this application describes the Green Heart project in detail and should be read alongside this statement.
- 7.29 The University is keen to improve legibility and connections within the campus. The removal of the existing library will open up the heart of the campus and enable the large landscaped open space of the 'Green Heart' to be created. This will result in an impressive landscaped space as a focus for the whole campus, improving the sense of connection between the north and south areas of the campus which are currently disconnected. The creation of new and the enhancement of existing pedestrian routes through the campus will be made possible through the creation of the Green Heart, thus achieving the University's aim of a more connected campus which is accessible to all.

The route to The Vale

- 7.30 Improving connections to The Vale student village is also a fundamental part of creating a coherent campus. The proposals for a new pedestrian and cycle route to The Vale are set out in detail in the accompanying Central Campus Design and Access Statement which should be read alongside this planning statement. The Design and Access Statement explains that the key driver in the creation of the proposed route to The Vale is the desire to improve safety for the large numbers of students who travel between their accommodation at The Vale and the Edgbaston Central Campus at peak times each day. The existing pavement on Edgbaston Park Road is narrow and the visibility at various points along the road is limited. The University feels that the creation of an appropriately designed route for cyclists and pedestrians which is separate from the road would provide a safe and more pleasant route.

Parking

- 7.31 Improvements to car parking across the campus are an important element of the Campus Masterplan. The current parking arrangements have a detrimental impact on the central area of the campus in terms of its attractiveness to and use by pedestrians. This hybrid planning application includes a number of proposals which will enable the University to consolidate and rationalise parking provision within the campus.

- 7.32 A key aim of the parking strategy is to limit access for vehicles to the central area of the campus as far as possible. This will result in a more pedestrian friendly environment and an enhanced setting for the new and existing buildings within the campus. The Transport Statement which is submitted as part of the hybrid application and the Campus Masterplan provided as a background document, set out the parking strategy in detail. Design and Access Statements have been produced for the proposed new and extended car parks in the hybrid application. These should be read alongside this planning statement.
- 7.33 A key proposal is project 19 which is an outline proposal for the erection of a c400 space multi storey car park on the site of former tennis courts adjacent to the Gisbert Kapp building. This site is considered to be appropriate for development as a car park and will assist in removing areas of parking from elsewhere in the campus. Similarly, the proposed surface extension and reorganisation of the existing Pritchatts Road surface car park (project 20) will enable other areas of the campus currently used for parking, to be used more efficiently and effectively by the University, for example, the removal of car parking from the part of the campus, which will become the Green Heart open space.
- 7.34 The Transport Statement sets out the indicative phasing of car parking in detail.

Student Accommodation

- 7.35 The Accommodation Strategy as set out in section 2 of this statement, identifies that the University is looking to increase on campus student bedspaces over the next 5 years. This hybrid application proposes the creation of a maximum of 180 student bedspaces on land at Grange Road. This proposal will go some way to addressing existing deficiencies and maintaining the University's pledge to provide all first year undergraduates with accommodation. The scheme also proposes a new sports pavilion adjacent to the student accommodation which will include changing rooms and ancillary cafe/bar, for use in association with the existing sports pitches.
- 7.36 The Grange Road site was created as a result of the construction of the Selly Oak New Road and is adjacent to the site being developed for student accommodation by Victoria Halls. A Design and Access Statement specific to the Grange Road site has been submitted with this application and should be read alongside this planning statement.

Demolitions

- 7.37 A key element of the University's strategic vision is the creation of a smaller, better estate. This forms one of the underpinning principles of the hybrid application proposals. In addition to the demolition of buildings and structures which are required to facilitate the key elements of the hybrid proposals, the demolition of a number of other buildings is also proposed. These are buildings which are surplus or in some cases require significant investment to bring them into effective and efficient use. Demolition of these buildings will result in the creation of sites for future development, which will make a more positive contribution to the campus environment and will remove obsolete buildings leading to energy and maintenance savings. Any future proposals for development of these sites will be the subject of separate planning applications.
- 7.38 The central campus Design and Access Statement submitted with this hybrid application sets out the proposals for the demolition of these buildings and the proposed interim treatment of the resultant sites in more detail.

Summary

- 7.39 Taken as a whole, the proposals which make up the hybrid planning application will deliver a step change towards achieving the Edgbaston Campus Masterplan and delivering the University's Strategic Framework. They will help achieve the aim of delivering a 'smaller, better estate' and will meet the University's strategic need to deliver high quality, efficient and cost effective facilities within the Edgbaston Campus.

The principle of development on the site

The wider application site

- 7.40 The application site forms a significant part of the University's established Edgbaston Campus. The presence of the University in Edgbaston is acknowledged in the adopted Birmingham UDP with paragraph 16.12 encouraging the expansion of the University's teaching and research facilities. Support for environmental improvements within the campus is also taken forward into the Selly Oak Local Action Plan SPG. The draft Birmingham Core Strategy also recognises the importance of further development at the University by providing support for the maintenance and enhancement of the University's facilities and for investment in the public realm, traffic management and parking within the campus.

- 7.41 This application proposes university related uses within the established University campus, the expansion of which is supported by the UDP policy. The principle of the proposed development within the application site located within the established University campus is therefore supported by local planning policy.
- 7.42 National Planning Policy also supports the development proposed in this application. Adopted national planning policy promotes the reuse of brownfield land. The built development as proposed in this application meets this objective as it reuses brownfield land within the existing University campus to provide new and replacement University facilities. This majority of the sites which make up this application are previously developed sites and have been selected for development to make more efficient use of the University's campus. Small parts of the application site, such as part of the route to The Vale will take up land which has not been previously developed. This has however, been carefully selected so as to avoid trees and other environmental features where possible.
- 7.43 PPS4 and the draft NPPF encourages Local Planning Authorities to look favourably on applications which secure sustainable economic growth. Providing a high quality setting for higher education at the University's Edgbaston Campus through the developments proposed in this application will help improve the attractiveness and performance of the University. This has the potential to help attract the best students and staff to Birmingham and enhance further the University's role as a significant contributor to the Birmingham economy.
- 7.44 The improvement of sport and recreation facilities is supported by PPG17. The proposed development of a new state of the art sports centre, swimming pool and replacement running track is in accordance with the principles of PPG17. The proposed location of these facilities, within the established University campus which is well connected and easily accessible by all forms of transport, is in accordance with the requirement as set out in PPG17, for such facilities to be easily accessed by walking, cycling and public transport.

Site specific

- 7.45 The application site is made up of a number of different projects. Each site has its own characteristics and context. There are only two parts of the site which are afforded designation in the adopted Development Plan. Pritchatts Road car park (site 20) and Grange Road student residences (site 6). The compliance with policy of each of these sites is addressed below.
- 7.46 The Pritchatts Road car park site is (in part) designated as site I38 in the adopted UDP. The policy states that the site is suitable for the expansion of the Birmingham

University Research Park for high technology industry. Promotion of this land for high technology uses has also been carried forward into the Draft Core Strategy.

- 7.47 It is acknowledged that the proposal to retain this site as a car park does not deliver the high technology use on the site as envisaged in the UDP. The continued use of the site as a surface car park does not however, prejudice this site coming forward for a high technology use in the longer term. The parking spaces which will be provided as a result of the enhancements to this car park are required in order to rationalise parking across the campus, making more efficient use of land whilst not increasing overall levels of car parking within the campus. It is submitted therefore, that the continued use of this site for car parking does not prevent this site coming forward for development for high technology industry uses in the future.
- 7.48 The Grange Road residences site is designated in the Selly Oak Local Action Plan as being suitable for development for student accommodation. This hybrid application includes Outline proposals for student residences on this site. This element of the proposals is therefore in accordance with the specific policy designation for this site.
- 7.49 The remaining projects which make up this hybrid application are proposed for sites which are not afforded any specific policy designation in the adopted development plan. However, the schemes for these sites have been designed in accordance with the general policies as set out in the relevant national and local policy guidance.
- 7.50 It is submitted therefore, that the proposals which make up the hybrid application are generally consistent with national, regional and local planning policy.

Design

- 7.51 Good design, appropriate to its local context has been at the heart of the proposals in this hybrid application
- 7.52 The Design and Access Statements submitted as part of this application provide detailed justification for the proposed design of each element of the hybrid proposals.
- 7.53 Projects for which full details are proposed have been designed to respect the context of the surrounding area in terms of scale and appearance. These projects have been designed in accordance with the principles set out national adopted Design policies and in Birmingham City Council's Places For All design guidance and the general urban design policies contained within the UDP. Similarly, the

parameters proposed for the Outline schemes proposed have been set to respond to the context of the site and the relationship the new development will have with the surrounding area and existing development.

- 7.54 The high quality of design of all the projects proposed in this application will help improve the setting of the existing buildings and spaces within the campus and will help enhance the overall character and appearance of this location.

The Impact on Traffic and Parking

- 7.55 A Transport Assessment has been prepared by Arup and submitted with this planning application. It should be read alongside this Planning Statement. In summary, it concludes that the assessment of the possible traffic impacts which may occur as a result of the hybrid application proposals will not have any significant impact in terms of the capacity of the local road network. The Transport Assessment also sets out the indicative car parking phasing proposals and identifies that the total number of parking spaces within the campus will not change as a result of the proposals in the hybrid application.

- 7.56 The proposals accord with the policy guidance set out in PPG13 in that they are accessible by public transport, walking and cycling. The Campus is well served by public transport and the facilities proposed will all be easily accessible by these modes. The proposed route to The Vale will improve access to and from the campus for pedestrians and cyclists.

- 7.57 The Transport Assessment also shows that the proposals will enhance the situation in terms of traffic and parking in the following areas:

- Pedestrian and cycle movements in and around the University will be improved.
- The pedestrian environment and safety aspects of Pritchatts Road and to a lesser extent, Edgbaston Park Road will be improved by reducing traffic speeds and improving pedestrian facilities at points where significant pedestrian flows are found.
- Accessibility for cars and service vehicles to the campus will be improved.
- Accessibility of car parking spaces and the ability for users to locate spaces will be improved.

The Impact on Listed Buildings and the Edgbaston Conservation Area

- 7.58 A Strategic Heritage Assessment has been prepared by Alan Baxter and Associates and is submitted with this planning application. It should be read alongside this Planning Statement.
- 7.59 The Heritage Assessment identifies the heritage assets which may be affected by the application proposals and provides an assessment of the impact of the proposals on the significance of the heritage assets in light of the legislative and planning context.
- 7.60 The Assessment finds that the impact of the proposals are mainly identified as being on the setting of a number of Listed buildings and on the character and appearance of the Edgbaston Conservation Area.
- 7.61 The Assessment concludes that whilst in some cases, the proposals will have a have a minor adverse impact on heritage assets, in others, they will deliver substantial heritage benefits, better revealing the asset's significance. Any identified impacts do not, individually or collectively, amount to substantial harm (in the terms of PPS5) and are justified by the overall benefits that the proposals will bring.
- 7.62 There will be a direct impact on the Grade II* Listed Aston Webb C Block as external alterations are proposed to this building. Only two elements of the alterations require planning permission; the addition of an external chiller compound and the addition of rooflights. The limited impact of these alterations is assessed in the accompanying Design and Access Statement prepared by Associated Architects. The statement concludes that the proposed works have been designed to ensure that any impact on the Listed Building is minimised.
- 7.63 Further works to Aston Webb C Block are the subject of a separate application for Listed Building Consent submitted by Associated Architects.

Archaeology

- 7.64 An Archaeological Technical Appraisal has been carried out by Arup and is submitted with the planning application. It should be read alongside this planning statement
- 7.65 The Appraisal finds that the only potential impact on archaeological remains as a result of the development proposals is associated with the demolition of Chemistry

West which may affect potential archaeological remains of the Metchley Roman Fort. The Appraisal recommends that further archaeological investigations should be undertaken with respect to the Chemistry West site, including a demolition method statement and an archaeological watching brief.

Ecology and Landscaping

- 7.66 An Ecological Assessment has been prepared by RPS and is submitted with this application. It should be read alongside this planning statement.
- 7.67 The Assessment identifies that there is only one statutorily designated site within 2km of the application site. This is the Edgbaston Pool Site of Special Scientific Interest (SSSI) which is located 0.7km from the site. Twenty seven non-statutory designated sites are present within 2km of the site. The two nearest are ponds within the Edgbaston Park Road Site of Local Importance for Nature Conservation (SLINC) which is within the application site, and the Worcester and Birmingham Canal SLINC which is adjacent to the site.
- 7.68 The report concludes that the application proposals will not have any significant effects on the condition of the SSSI but will have a direct impact on the pond off Edgbaston Park Road (the SLINC) and the Bourn Brook Green Corridor.
- 7.69 The proposed route to The Vale is identified as having a significant impact on a SLINC pond without mitigation. The existing pond is considered to have low ecological value due to its current dry state. The Assessment proposes that the SLINC status of the pond is removed and the pond infilled. A new compensation pond will be created on land adjacent to the new route to The Vale. This new pond will have the potential to become a much more ecologically valuable pond, providing an improved habitat and enhanced amphibian foraging opportunities.
- 7.70 With regards to the Bourn Brook Green Corridor, the assessment recommends that at detailed design stage for the Grange Road student residences, measures to prevent pollution into the brook are included.
- 7.71 The Assessment identifies that there are a number of opportunities for enhancement of ecology within the application site, and recommends appropriate mitigation measures where required, such as the installation of bird and bat boxes and measures to protect wildlife during construction works. It also identifies the potential need for further bat and Great Crested Newt surveys as the detailed design of the projects develop.

Trees

- 7.72 The application site has significant tree cover. A tree survey has been carried out and is submitted with the planning application. Additionally, the Design and Access Statements submitted with the application identify the trees on each specific site, including those covered by Tree Preservation Orders, and show where the proposed developments impact on these trees.
- 7.73 The application proposals result in some tree loss across the application site. The University is committed to replacing those trees lost in appropriate locations within the campus.
- 7.74 The Design and Access Statements identify replacement tree planting proposals where required.

Flood Risk

- 7.75 A Flood Risk Assessment (FRA) has been carried out by Royal Haskoning and is submitted with this planning application. It should be read alongside this planning statement.
- 7.76 The FRA identifies that the proposed development is outside the fluvial flood zones. This means that a classification of vulnerability of the proposed projects under table D.2 of PPS25 is not required. It recommends that the development proposed in the hybrid application should be permitted, with the inclusion of the recommended measures, such as a detailed drainage strategy, as set out in the report.

Ground Conditions

- 7.77 A Ground Condition Desk study and preliminary risk assessment has been carried out by Arup and is submitted with the planning application. It should be read alongside this planning statement.
- 7.78 The report identifies that there have been potential sources of contamination on the site over the years of the development of the campus. The land immediately adjacent to the southern boundary of the campus is identified as presenting the greatest historical potential source of contamination. Contamination has been identified in the ground on the site for the proposed Grange Road residences.
- 7.79 The report recommends that a comprehensive ground investigation including further detailed desk studies are carried out to determine the level of contamination

at individual locations. This will inform foundation design and the design of mitigation measures should they be required. A review of any remediation and verification reports available for the Grange Road residences site is recommended. The report also recommends that an asbestos survey is carried out on all properties proposed for demolition.

Air Quality

- 7.80 An Air Quality Assessment has been undertaken by Arup and is submitted with the planning application. It should be read alongside this planning statement.
- 7.81 The assessment has demonstrated that the environmental risk in terms of air quality associated with the construction of the proposed development would be high but could be reduced to low or medium with the application of appropriate mitigation measures. Suggested mitigation measures are set out in the report.
- 7.82 An air quality screening assessment has been used to predict changes in air quality as a result of traffic generated by the operation of the development. The forecast concentrations indicate that the effect of the development on local air quality is negligible. In accordance with air quality guidance, air quality is identified as a low priority consideration in the planning process in relation to the proposed development.

Sustainability

- 7.83 The University recognise that in pursuing its strategic objectives it has a responsibility towards and should aim to protect and nurture the environment. The University aims to ensure sustainable use of resources and prevent wasteful or damaging practices. The University is committed to achieving a 20% reduction in carbon emissions by 2020.
- 7.84 Sustainability considerations have influenced the design of the developments proposed in this hybrid application. The Design and Access Statement and appendices submitted explain this in further detail. For example, the Design and Access Statement for the proposed new library sets out the key sustainable design principles for the new building and identifies that the University is aiming for a BREEAM target of excellence and Energy Performance Certificate target rating of A for the new library building.

8. Conclusions

- 8.1 This planning statement has outlined a compelling needs case and demonstrated that the proposals which make up the hybrid planning application are appropriate for development on the application site. The projects proposed, including a new sports centre and 50m swimming pool, a new campus library, replacement car parking, environmental enhancements, new student residences and a new pedestrian and cycle route to The Vale will help deliver the University's Strategic Framework and maintain and enhance the academic quality and student experience of the University of Birmingham.
- 8.2 The proposed development meets the requirements of adopted and emerging national and local planning policy. The investment in the Edgbaston Campus accords with the adopted UDP paragraph 16.12 which encourages the expansion of the University's teaching and research facilities and with the adopted Selly Oak Local Action Plan which provides support for environmental enhancements on the campus. The emerging Birmingham Core Strategy also provides support for the maintenance and enhancement of the University's facilities and encourages investment in the public realm and traffic management and parking across the campus.
- 8.3 The development will result in an enhanced campus environment and will deliver a number of prestigious developments, including a state of the art sports centre and 50m swimming pool. This will bring significant benefits to the University and consequently the wider City as the University's reputation is grown and maintained.
- 8.4 There will be no significant impact on the local road network as a result of this application, and within the campus, pedestrian and cycle movements will be improved. The car parking proposals set out in this application will result in a improved environment at the heart of the campus.
- 8.5 It is submitted therefore, that the proposals are consistent with the policies of the development plan and acceptable in all other respects. We respectfully request therefore, that planning permission be granted.

Appendix 1 – Table of Planning History

Application Number	Site Address	Development Description	Decision and Date
2011/06884/PA	Jarratt Hall Adjacent to Dale Road Edgbaston Birmingham	Erection of part three and part four storey student accommodation comprising 120 bedrooms in 25 shared apartments	Approved subject to conditions 9/01/2012
2011/06459/PA	Land to the north of the new Selly Oak New Road (formerly north of Dale Road)	Erection of No.436 student bedspaces within a building between 4 and 9 storeys with associated parking, access and landscaping	Approved subject to conditions 6/3/2012
2009/01615/PA	University of Birmingham Aston Webb/Chancellor's Court Block C Edgbaston Birmingham B15 2TT	Alterations to Block C in association with the erection of a new concert hall: lowering of two window sills and installation of doors, flashing details, and alteration of rainwater goods	Approved subject to conditions 7/08/2009
2006/05462/PA	Pritchatts Road Edgbaston - Pay & Display Car Park, University of Birmingham	Temporary extension to existing car park	Approved temporary 3/11/2006
2000/03664/PA	Pritchatts Road/Vincent Drive, Edgbaston - University of Birmingham	Reserved matters application seeking approval for lighting, design and layout of car parking involving drainage, landscaping and surfacing in connection with outline planning application number S/01090/99/OUT	Approved subject to conditions 27/11/2001
1999/01090/PA	University Road West/Ring Road South/ Elms Road/Vincent Drive, University of Birmingham Edgbaston B15 2TT	Outline planning proposals for new departmental buildings, including siting, car parking and associated works	Approved subject to condition 24/06/199

1997/02431/PA	Bristol Road, The Gun Barrels P.H., Edgbaston B5 7SW	Erection of 50-bed hotel and creation of parking area on land adjacent to existing public house	Refused 18/09/1997
1997/02430/PA	Bristol Road The Gun Barrels P.H. Edgbaston B5 7SW	Erection of 50-bed hotel and creation of parking area on land adjacent to existing public house	Refused 18/09/1997
1997/00468/PA	University of Birmingham, Munrow Sports Centre, Edgbaston Ring Road North B15 2TT	Extension of existing sports centre to form sporting complex to include 50m swimming pool, indoor tennis, fencing, badminton halls and office	Approved subject to conditions 4/09/1997
1996/01428/PA	Bristol Road, Gun Barrels Public House, Edgbaston	Erection of 53 bedroom hotel block and creation of parking area on land adjacent to existing public house	Refused 20/06/1996
1996/01429/PA	Bristol Road, Gun Barrels Public House, Edgbaston	Erection of 53 bedroom hotel block and creation of parking area on land adjacent to existing public house	Refused 20/06/1996
1995/01055/PA	University of Birmingham, Main Library, Edgbaston	Overcladding and conversion of library bindery to form book store for main library	Approved subject to conditions 7/08/1995
1993/01860/PA	Pritchatts Road, Munrow Sports Centre, University of Birmingham Edgbaston.	2-storey extension to include a gymnastics facility, squash unit, sports medicine unit & ancillary facilities (phase a)	Approved subject to conditions 12/08/1993
1992/01133/PA	The Munrow Sports Centre, the University of Birmingham, Edgbaston	Erect 3 new bitumen macadam tennis courts, 12,8m high floodlight columns/ 2.75m high perimeter fencing & footpaths	Approved subject to conditions 16/07/1992
1991/01848/PA	Munrow Sports Centre, off Ring Road North, University of Birmingham, Edgbaston	Bar and reception area extensions and office and shop conversions - erection of	Approved subject to condition 30/05/1991

Appendix 2 – Birmingham City Council Sports Strategy

Birmingham City Council: Strategy for Indoor Sports Facilities Provision

- 8.6 The Birmingham City Council strategy for indoor sports facilities provision sets out the profile of sports participation across Birmingham and how this relates to the provision of sports halls.
- 8.7 The predominate scale of sports hall provision is the standard size four badminton court size sports halls with 35 individual sports halls of this size. This size of sports hall provides for the full range of indoor hall sports at local community level and this represents over 47% of the total stock. The report finds that there is an aging stock of this size of sports hall which needs to be upgraded and or replaced – depending on continuing need/location.
- 8.8 Birmingham has only 11 sports halls (15% of the stock) which are at the upper end of provision in size terms and cater for the playing of formal sport and hosting of competition at city wide up to national and international level.
- 8.9 The absence of 6 badminton court size sports halls is noted within the report. This size sports hall is considered to allow for flexible programming of sports activity at the same time and could also provide a dedicated performance venue for particular sports.
- 8.10 The report notes that the large scale venues are also aging and whilst most have received extensive refurbishment some 9 of the 11 venues are now over 30 years old and only 2 constructed post 1990.

Birmingham City Council Strategy for Swimming Provision – Draft Report to Birmingham City Council & Sport England (November 2009)

- 8.11 This report sets out the key issues, objectives and drivers for future swimming provision within Birmingham. It sets out a clear desire to improve quality and access to swimming facilities. The report finds that the participation rates for swimming across Birmingham using the same measure is 11.5%, which is significantly below the national average.
- 8.12 Key challenges identified within the report include the following:
- Facilities; not enough of them

- Quality of tuition; teaching and coaching
- Transport and access to pools
- Stock is old and are key issues in terms of building design around; safeguarding children, child protection, single sex sessions etc
- Current stock not flexible enough to meet modern day demands

8.13 The report notes that the swimming development pathway in Birmingham is well established from learn to swim, through clubs, into the advanced coaching scheme and into the City of Birmingham Performance Squad. Clubs do struggle with capacity issues and there is a big drop off at 18 given the lack of a serious performance venue and the links with the University sector not being strong.

Appendix 3 – Glossary of terms

Terms to be Used	Description
Edgbaston Central Campus Development	Generic name for the proposals the subject of the hybrid planning application.
Hybrid planning application	The single planning application containing the Edgbaston Central Campus Development proposals. It is a 'hybrid' in the sense that it contains both detailed proposals submitted in "full" and others submitted in "outline" with some or all matters reserved for later approval (these being layout, scale, appearance, access and landscaping).
University Strategic Vision	The University's overall strategic vision within which the Estates Strategy is set.
Estates Strategy	The overarching strategy for the University estate (University document).
Estate Development Framework	The framework for the development of the University estate and an outworking of the Estates Strategy and which is translated for the purposes of the hybrid application into the Campus Masterplan (authored by MJP).
Campus Masterplan	The document to be submitted with the application and the Design & Access Statement which sets out graphically the Edgbaston Central Campus Development Proposals in the context of wider strategies for the campus (authored by MJP).
Design & Access Statement	The statutory requirement for a D&A Statement to be submitted with the application should be read with the masterplan described above and contains design statements on the specific building projects (authored by MJP with contributions from AA, Stubbs Rich and LDS). This will include landscaping guidelines for the development of the Green Heart through subsequent appointment of a landscape architect.
Planning Statement	The overall planning statement setting out the strategic justification for the development, addressing planning policy and summarising the technical aspects of the application proposals (authored by Turley Associates).
Strategic Heritage Assessment	An overarching document produced by Alan Baxter & Associates considering the significance of heritage assets on campus, including Scheduled Monuments, Listed Buildings, the Conservation Area and Registered Parks & Gardens. This will also contain impact assessments for each of the application proposals with the exception of the Aston Webb C Block works which are also the subject of a separate Listed Building Consent application and a PPS5 Assessment prepared by Associated Architects).
Ecology Assessment	A supporting document prepared by RPS addressing the baseline ecological conditions across campus (Phase 1 Habitat Survey), assessing the effects of the application proposals and recommending mitigation measures including a Campus Wide Ecology Strategy. This will include Protected Species Surveys where necessary.

Transport Assessment	A supporting document prepared by Arup (incorporating contribution from WSP in respect of the New Indoor Sports Facility) addressing the transport effects of the application proposals. This will incorporate a Campus Wide Parking Strategy including proposals for phasing of temporary parking and a Travel Plan (updating the existing University Travel Plan).
Flood Risk Assessment	A supporting document prepared by Royal Haskoning, providing a Level 1 Flood Risk Assessment of the application proposals across campus: a detailed FRA of the Grange Road Student Residences and New Indoor Sports Facility proposals which adjoin the Bournbrook, and a campus-wide drainage strategy.
Archaeological Technical Appraisal	A supporting document prepared by Arup providing a desk-based assessment on likely archaeological issues and recommendations on any intrusive investigations required prior to commencement of development.
Ground Conditions Report	A campus-wide report on ground conditions.
New Indoor Sports Facility	The New Indoor Sports Facility to be developed on the former South Car Park and Gun Barrels PH site.
New Indoor Sports Facility Car Park	The car park to be provided within the New Indoor Sports Facility development.
Former South Car Park	The existing South Car Park off Edgbaston Park Road which will be lost for the development of the New Indoor Sports Facility.
Munrow Sports Centre	The existing sports centre in the NW of campus to be demolished after the opening of the New Indoor Sports Facility.
New Athletics Track and Sports Pavilion	The development of a new athletics track and sports pavilion on the site of the Munrow Sports Centre following its demolition.
Edgbaston Park Road Bungalow	The bungalow accessed from Edgbaston Park Road which is to be demolished as part of the New Indoor Sports Facility development.
Library Enabling Works	The physical groundworks to prepare the site for the new Library, including removal of the existing athletics track, earth-moving and creation of new access road from the University Ring Road to Pritchatts Road. Also a new car park and New Library Store.
New Library	The new library to be developed on the new site to the west of the existing library.
Existing Library	The current Library building on University Square which is to be demolished on completion of the New Library.
The 'Green Heart'	The creation of a new landscape space between the Aston Webb building and Metallurgy & Materials, following demolition of the Existing Library and removal of the North Car Park off Pritchatts Road.
Pritchatts Road Improvements	Traffic calming and reconfiguration of the carriageway on Pritchatts Road to contribute towards the creation of the Green Heart.
New Student Services Hub	The refurbishment of the Aston Webb C Block between the Great Hall and new Bramall Music Building to create a hub for student services.
Route from Chancellors Court to New Indoor Sports Facility	The creation of a new pedestrian route between the Student Services Hub/Bramall Music Building and the New Indoor Sports Facility crossing the University Ring Road.

Route to the Vale	The creation of an improved pedestrian/cycle route from Metallurgy & Materials to the Vale, across the Grounds Maintenance Nursery, the Elms Day Nursery and through the grounds of Park Grange to Mason Hall.
New Gisbert Kapp Car Park	A new multi-storey car park on the former tennis courts to the right of 52 Pritchatts Road/Gisbert Kapp building to be accessed off Pritchatts Road.
Pritchatts Road Car Park	The existing surface car park off Pritchatts Road, accessed from Vincent Drive, which is to be extended (note the previous proposal for a multi-storey car park on this site has been dropped).
Access Road to the rear of Gisbert Kapp	The extension of the existing access road off Pritchatts Road around the rear of Met & Mat to link through to the service access to Gisbert Kapp.
New Library Store	The construction of a new Library Store on a site created by the Library Enabling Works to the south of Pritchatts Road.
New Grange Road Student Residences and Sports Pavilion	The development of new student residences on a site at the Grange Road Entrance, including the creation of a new sports pavilion and bar. This adjoins the site of the new Victoria Halls student residences scheme which has been submitted for planning. The extension of Jarratt Hall opposite is a separate scheme.
Grange Road Car Park	The creation of a permanent car park on the site of an existing temporary car park adjoining the rugby pitches off Grange Road.
Chemistry West	The existing Chemistry West building near Westgate which is to be demolished together with the adjacent Research Unit once Haworth is refurbished, with an interim landscaping scheme pending longer term redevelopment.
The Old Gym	The original gymnasium building between Haworth Building and Aston Webb which is to be demolished, with an interim landscaping scheme pending longer term redevelopment.
The Old Sports Pavilion	The existing sports pavilion on the playing fields in front of Aston Webb which is to be demolished once the new sports pavilion within the Grange Road student residences is completed.
Terrace Huts	The existing Terrace Huts which are to be demolished, making way for a new car parking area as part of the Campus Wide Parking Strategy.
Additional New Car Parking	2 separate areas of new car parking adjoining the new access road off Pritchatts Road created as part of the Library Enabling Works and New Athletics Track development.
Small Brick Store	The small brick store to the south of the proposed library to be demolished.
Elms Day Nursery	Grade II listed Elms Day Nursery at 33 Edgbaston Park Road.
Elms Plant Nurseries	Grade II listed Elms Nurseries Cottage at 37 Edgbaston Park Road.

