

Planning Committee

Date: **20 May 2020**

Time: **2.00pm**

Venue **Skype Meeting**

Members: **Councillors:** Hill (Chair), Littman (Opposition Spokesperson), C Theobald (Group Spokesperson), Childs, Fishleigh, Janio, Mac Cafferty, Miller, Shanks and Yates

Conservation Advisory Group Representative

Contact: **Penny Jennings**
Democratic Services Officer
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AGENDA

PART ONE

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139 TO CONSIDER AND DETERMINE PLANNING APPLICATIONS

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Please note that the published order of the agenda may be changed; major applications will always be heard first; however, the order of the minor applications may be amended to allow those applications with registered speakers to be heard first.

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FURTHER INFORMATION

For further details and general enquiries about this meeting contact Penny Jennings, (01273 291065, email penny.jennings@brighton-hove.gov.uk) or email democratic.services@brighton-hove.gov.uk

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Subject:	Anston House, 137 - 147 Preston Road, Brighton Request to vary the Heads of Terms of Section 106 Agreement in connection with planning permission BH2016/02499.		
Date of Meeting:	20 May 2020		
Report of:	Liz Hobden, Head of Planning		
Contact Officer:	Name:	Luke Austin	Tel: 01273 294495
	Email:	luke.austin@brighton-hove.gov.uk	
Ward(s) affected:	Preston Park		

1. PURPOSE OF THE REPORT

- 1.1 To consider a request to vary the Heads of Terms of the Section 106 Agreement dated 30th October 2017 in connection with planning permission BH2016/02499 to allow conversion of the approved development to a Build to Rent development.

2. RECCOMENDATION

- 2.1 That the S106 Head of Terms with regard to Affordable Housing be varied in order to allow for a Build to Rent development, as set out below:

Build to Rent Housing:

- A restriction that all homes are held as 'Build to Rent' under a covenant for at least 15 years
- Inclusion of a 'clawback' arrangement to fund the consequent affordable housing requirement in the event of any private rented housing being sold or taken out of the Build to Rent sector based on values of units at that particular time (as assessed for viability) within the 15 year covenant period.
- All units to be self-contained and let separately under unified ownership and management
- Submission of a Tenancy Agreement, for example of at least 3 years available to all tenants (unless tenants agree a lesser period) with a break clause of 1 month after initial 6m months. No upfront fees of any kind except deposits and rent in advance
- A minimum of 5% of all residential units to be built to wheelchair accessible standard and evidenced before first occupation. Marketing Agreement to include provision that all reasonable endeavours will be used to ensure wheelchair units are matched with disabled tenants.

Affordable Housing:

- Provision of 13 affordable housing units on site based on rent levels 80% of market level (including service charge) [discount market rent]
- Provision of 17 affordable housing units on site based on rent levels capped at Local Housing Allowance rates (including service charge) [discount market rent]

- Provision of 15 x 1-bed and 15 x 2-bed affordable housing mix. The location of these affordable units may vary over time within the scheme however the reduced rent levels and overall mix of sizes shall remain the same.
- At least 10% of the affordable units will be to wheelchair accessible standard (initially - as location may change over time).
- Review mechanism to reassess the viability of the scheme

The remainder of the Heads of Terms will remain unchanged.

3. BACKGROUND INFORMATION

- 3.1 Members were minded to grant full planning permission at Planning Committee on 14th December 2016 for the following application:

BH2016/02499 (Anston House, 137 - 147 Preston Road, Brighton) - Demolition of existing building and erection of a new building of varying heights up to 13 and 15 storeys to provide 229 residential units (C3), flexible commercial/café space (B1/A3) use at ground level, car parking at ground and basement level, cycle parking, storage lockers, two new vehicular accesses, landscaping and amenity areas, refuse stores and associated plant.

- 3.2 The granting of permission was subject to the completion of a S106 agreement containing the following Heads of Term (amongst others) as set out in the original committee report:

- Affordable Housing: On site provision of 17no. affordable rent units and 13no. shared ownership units. Of these, 50% will be 1 bed units and 50% will be 2 bed units.
- Review Mechanism to reassess the viability of the scheme close to completion in order to, where possible, secure up to policy compliant level of affordable housing via an off-site financial contribution.

- 3.3 Planning Permission was granted on 2nd November 2017 following completion of the S106 agreement.

- 3.4 The developer wrote to the Council on 17th October 2019 seeking to bring forward the approved market sales residential units as a Build to Rent (BTR) tenure. The developer has indicated that following the granting of planning permission the proposal was reviewed in terms of current and future market conditions which revealed that the construction cost estimate had risen significantly, thereby reducing the profit to a level which is not considered commercially realistic for a development of this type and risk profile.

- 3.5 The developer has advised that the reduced profitability is unlikely to be fundable and therefore undeliverable in the current economic climate which is compounded by continued uncertainties within the housing market. On this basis, the developer proposes that the scheme be brought forward as a BTR development.

- 3.6 The proposed changes would result in amendments to the affordable housing provision by way of amending the 17 Affordable Rent units to Discount Market Rent with rents capped at Local Housing Allowance rates (including service charges) and the 13 Intermediate Units (shared ownership under the current consent) to Discount Market Rent (DMR) at no more than 80% market rental value (including service charges). The number of affordable units (30) would therefore remain unchanged and all units would be retained at rent levels in perpetuity.
- 3.7 The developer also requested that trigger point for the for the S278 Highways works to be altered from pre-commencement to pre-floor slab level.

4. PROPOSAL

- 4.1 The developer has written to the Council to request that the proposed development be delivered as Build to Rent and therefore the affordable housing element (30 Units) would therefore be delivered by an alternative means,

5. COMMENT

- 5.1 Following initial discussions with the developer and the Housing Strategy Team, the Local Planning Authority (LPA) advised conversion to BTR would be acceptable under the current permission on the basis that the number of affordable housing units were to be retained and the 17 Affordable Rent units would become DMR and capped at Local Housing Allowance rates. The remaining 13 units would be converted from Shared Ownership to DMR; no more than 80% of market value (including service charges). The Housing Strategy Team have confirmed that this approach is acceptable and would comply with the Affordable Housing Brief.
- 5.3 The LPA had initial concerns that the proposed scheme had the potential to be more profitable and therefore had the potential to provide more affordable housing which would not be included within the proposal. Furthermore, it is acknowledged that the economics of BTR schemes differ from a market development and therefore the viability assessment requires a different approach. On this basis a Financial Viability Appraisal was submitted by the developer which indicated that the BTR proposal could not viably provide any more affordable housing than proposed.
- 5.4 The LPA commissioned the District Valuer Service (DVS) to review the information provided. The DVS concluded that the scheme cannot viably provide more affordable housing than is being provided by the applicant, however there were several discrepancies within the methodology used including the rental values.
- 5.5 Given the DVS conclusions it is therefore considered that a robust viability case has been made that the scheme cannot provide any additional affordable housing units.

- 5.7 As set out in the revised Heads of Terms wording in section 2, the LPA's standard clauses will be added to the S106 which relate to BTR developments in order to secure that all units are held as BTR under a covenant for 15 years. A 'clawback' arrangement shall also be included to fund the consequent affordable housing requirement should any of the BTR units being sold or privately rented within the 15 year period. The review mechanism shall also be updated in order to reflect the BTR development.
- 5.8 The affordable housing units and their respective rent levels shall be retained in perpetuity.
- 5.9 It is therefore considered that the proposed changes accord with the priorities of policy CP20 of the City Plan Part One and the Affordable Housing Brief.
- 5.10 Background Documents
Planning Application **BH2016/02499**.

20th May 2020 Planning Committee – Additional Representations

Item	Site Address	Application No.	Comment
A	The University of Sussex, West Slope	BH2020/00011	<p>To be added:</p> <p>Added detail in Section 1, proposed Section 106 Heads of Terms</p> <p><u>Travel Plan</u></p> <p>To include the following:</p> <ul style="list-style-type: none"> - A Parking Management Plan (PMP) to include details how access to the accessible car parking and cycle parking will be managed by the University alongside a monitoring regime of the accessible car parking and cycle parking usage, at times to be agreed, to ensure demand does not exceeding supply; the cost of implementing additional accessible car and/or cycle parking facilities within the West Slope Masterplan shall be fully funded by the University of Sussex. - A travel pack - Provision and maintenance of cycle tools and maintenance stands - Establishment of a Bicycle User Group - Providing and maintaining notice boards in all PBSA containing information on road safety, local sustainable travel options <p><u>Habitat Creation and Landscape Management Plan</u></p> <p>To include the following:</p> <ul style="list-style-type: none"> - To be approved in collaboration with County Landscape Architect, County Ecologist and South Downs National Park Authority - A 25-year maintenance plan - Long term retention of tree groups

			<ul style="list-style-type: none"> - Landscaping on and around the western boundary - Woodland management <p>Section 4 Planning History should include the following:</p> <p>A planning application has been recently validated to replace the existing playground during the construction of the West Slope, and the provision of a half-sized basketball court adjacent to Northfield Lane. A playground and half-sized basketball court is proposed as part of the current planning application.</p> <p><u>BH2020/00997</u> Provision of a new playground area and half sized basketball court, with associated works at land adjacent to Northfield Lane – received 3th April 2020- decision pending.</p> <p>Clarification on report</p> <p>Paragraph 8.2 of the report should make reference to the Development Plan including East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (adopted February 2013); and East Sussex, South Downs and Brighton & Hove Waste and Minerals Sites Plan (adopted February 2017) NOT February 2006.</p> <p>Paragraph 10.108 should read ‘18 accessible spaces (12 PSBA; 2 family units; 2 health centre; 2 supermarket)’ are proposed NOT 10.</p> <p>Additional Information</p> <p>The University’s design and landscaping teams have undertaken a cycle parking capacity study which demonstrates that there is scope to provide covered, secure and external cycle parking in line with spacing requirements (without affecting the built form), should the need arise. In summary:</p> <ul style="list-style-type: none"> - Cycle parking in planning application: <u>681</u> (481 internal + 200 external) – this
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			<p>continues to be the University’s position for the planning application submission.</p> <ul style="list-style-type: none">- Increasing capacity of internal parking by 203 brings this total to: <u>884</u> (481+203 internal + 200 external) – if required in the future.- Increasing capacity of external parking by 112 spaces with minimal impact on landscape brings this total to: <u>996</u> (481+203 internal + 200+112 external) – if required in the future. <p>A transport note has also been submitted by the University to seek to address comments raised by Sustainable Transport in relation to cycle and disabled parking provision and to reiterate its stance. In summary:</p> <p><u>Cycle Parking</u></p> <p>25% of cycle parking is proposed from the outset. The East Slope development provides 50% cycle parking provision, however in reality fewer than 10% of spaces house a cycle. This demonstrates that less than 5% of students within East Slope have a cycle. If this is applied to the West Slope development a 25% cycle parking provision as proposed is in excess of what would be required.</p> <p><u>Accessible/Disabled Parking</u></p> <p>The existing ratio of permit holders is considered by the University to be the most appropriate and robust way for accurately forecasting demand. As such a survey was undertaken by the University to ascertain the number of Blue Badge holders on campus, including students within the East Slope development. The results, as previously submitted are as follows:</p> <table><tr><th>Existing on Campus Blue Badges</th><th>Existing on Campus Population</th><th>Ratio of Blue Badge/Students</th><th>Ratio Applied to West Slope</th></tr><tr><td>16</td><td>5,000</td><td>0.0032</td><td>7 spaces</td></tr></table> <p>The above demonstrates that the proposed development would require 7 spaces,</p>	Existing on Campus Blue Badges	Existing on Campus Population	Ratio of Blue Badge/Students	Ratio Applied to West Slope	16	5,000	0.0032	7 spaces
Existing on Campus Blue Badges	Existing on Campus Population	Ratio of Blue Badge/Students	Ratio Applied to West Slope								
16	5,000	0.0032	7 spaces								

			<p>however more spaces are provided.</p> <p>The University is proposing to monitor usage and will respond immediately to ensure demand does not exceed supply.</p> <p><u>Officers response</u> The issues of accessible parking and cycle parking have been assessed in the Officers report.</p> <p>Additional Condition</p> <p>Other than a single point for access/ventilation on each, the roofs on the Western Slope facing the South Downs National Park known as buildings 01, 06, 07, 09 & 13 shall be kept clear of clutter.</p> <p>Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan and SA5, CP12 and CP15 of the Brighton & Hove City Plan Part One.</p> <p>To be added – approved drawings list for Condition 1:</p> <table> <tr> <th>Plan Type</th><th>Reference</th><th>Version</th><th>Date Received</th></tr> <tr> <td>Cycle Parking Capacity</td><td>WSR-FCBS-XX-ZZ-SHD-ARC-0022-P1-</td><td></td><td>14 May 2020</td></tr> <tr> <td>Internal parking: - Bicycle Parking Capacity</td><td>WSR-FCBS-ZZ-XX-SK-ARC-1021</td><td></td><td>14 May 2020</td></tr> <tr> <td>External parking: Cycle Parking Spaces</td><td>SUS562-SK-131</td><td></td><td>14 May 2020</td></tr> </table>	Plan Type	Reference	Version	Date Received	Cycle Parking Capacity	WSR-FCBS-XX-ZZ-SHD-ARC-0022-P1-		14 May 2020	Internal parking: - Bicycle Parking Capacity	WSR-FCBS-ZZ-XX-SK-ARC-1021		14 May 2020	External parking: Cycle Parking Spaces	SUS562-SK-131		14 May 2020
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External parking: Cycle Parking Spaces	SUS562-SK-131		14 May 2020																

			Study			
			Tree Loss Study	WSR-GRAN-ZZ-REP-LAN-9070		14 May 2020
			Rendered North Court Building 20 contextual elevation	1973_Elevation_Rendered_NorthCourt_Building 20 context		24 April 2020
			Proposed Aerial View	1973_FC1905_view_07_04 Site Aerial View-200331		24 April 2020
			Planning Material Collage- North Court	1973_Planning Material Collage- North Court		24 April 2020
			Planning Material Collage- Town house	1973_Planning Material Collage- Town house		24 April 2020
			Planning Material Collage- Villas	1973_Planning Material Collage- Villas		24 April 2020
			Site Elevation KK	1973_Site Elevation KK - Update 200330		24 April 2020
			Villa Building 01 context	1973_Villa Building 01 context		24 April 2020
			Bay Study Townhouse	1973-Bay Study Townhouse stack bond in context		24 April 2020
			View	FC1905_view_01_03 AVR edits 3.8mb		24 April 2020
			View	FC1905_view_02_03a AVR		24 April 2020

				Edits		
			View	FC1905_view_03_04 edit		24 April 2020
			View	FC1905_view_05_05 (2) edit		24 April 2020
			View	FC1905_view_06_04 FCBS edit3		24 April 2020
			View	FC2003_PP_Sussex Uni_View03_02.1 FCBS		24 April 2020
			View	FC2003_PP_Sussex Uni_View03_02.2FCBS additional trees		24 April 2020
			Building Heights	Schedule - Building Heights		24 April 2020
			Iso of Social Hub	SUS562_ISO_Social Hub		24 April 2020
			Material Sample Palette	SUS562-PP-014 Material Sample Palette (Low-res)		24 April 2020
			Hub Trees-Tree Heights	SUS562-SK-115 Hub Trees-Tree Heights		24 April 2020
			B08 Social Hub Existing Trees	SUS562-SK-118 B08 Social Hub Existing Trees		24 April 2020
			West Slope-Building 04 (Town House Terrace) - Elevations	WSR-FCBS-04-XX-DRG-ARC-0525 - West Slope-Building 04 (Town House Terrace) - Elevations		24 April 2020

			North Court-Building 12- Elevations	WSR-FCBS-12-XX-DRG- ARC-0550 - North Court- Building 12- Elevations		24 April 2020
			North Court-Building 12- Plans - Level 00 & 01	WSR-FCBS-12-ZZ-DRG- ARC-0350 - North Court- Building 12- Plans - Level 00 & 01		24 April 2020
			West Slope-Building 16 (Town House Terrace) - Elevations	WSR-FCBS-16-XX-DRG- ARC-0530 - West Slope- Building 16 (Town House Terrace)- Elevations		24 April 2020
			West Slope-Building 16 (Town House Terrace) -Bay Studies	WSR-FCBS-16-XX-DRG- ARC-0630 - West Slope- Building 16 (Town House Terrace) - Bay Studies		24 April 2020
			North Court-Building 18- Plans - Level 00	WSR-FCBS-18-00-DRG- ARC-0355 - North Court- Building 18- Plans - Level 00		24 April 2020
			North Court-Building 18- Sections	WSR-FCBS-18-XX-DRG- ARC-0455 - North Court- Building 18- Sections		24 April 2020
			Social Hub Cluster) - Elevations	WSR-FCBS-08-XX-DRG- ARC-0515-West Slope- Building 08 (Social Hub Cluster) - Elevations		19 th March 2020

			Building 08 (Social Hub Cluster) - Sections	WSR-FCBS-08-ZZ-DRG-ARC-0415-West Slope-Building 08 (Social Hub Cluster) - Sections		19th March 2020
			North Court-Building 19 (Library Pavilion)-Sections	WSR-FCBS-19-XX-DRG-ARC-0460-North Court-Building 19 (Library Pavilion)- Sections		19th March 2020
			North Court-Building 19 (Library Pavilion)-Elevations	WSR-FCBS-19-XX-DRG-ARC-0560-North Court-Building 19 (Library Pavilion)- Elevations		19th March 2020
			North Court-Building 19 (Library Pavilion)- Bay Studies	WSR-FCBS-19-XX-DRG-ARC-0660-North Court-Building 19 (Library Pavilion)- Bay Studies		19th March 2020
			North Court-Building 19 (Library Pavilion)-Plans	WSR-FCBS-19-ZZ-DRG-ARC-0360-North Court-Building 19 (LibraryPavilion)-Plans		19th March 2020
			North Court-Building 22- Elevations	WSR-FCBS-22-XX-DRG-ARC-0567-North Court-Building 22- Elevations		19th March 2020
			North Court-Building 23- Sections	WSR-FCBS-23-XX-DRG-ARC-0470-North Court-Building 23- Sections		19th March 2020

			North Court-Building 23- Elevations	WSR-FCBS-23-XX-DRG- ARC-0570-North Court- Building 23- Elevations		19th March 2020
			North Court-Building 23- Plans- Level 00 & 01	WSR-FCBS-23-ZZ-DRG- ARC-0370-North Court- Building 23- Plans- Level 00 & 01		19th March 2020
			North Court-Building 23- Plans- Upper Floors & Roof	WSR-FCBS-23-ZZ-DRG- ARC-0371-North Court- Building 23- Plans- Upper Floors & Roof		19th March 2020
			North Court-Building 24- Plans- Level 00	WSR-FCBS-24-00-DRG- ARC-0375-North Court- Building 24- Plans- Level 00		19th March 2020
			North Court-Building 24- Long Section	WSR-FCBS-24-XX-DRG- ARC-0475-North Court- Building 24- Long Section		19th March 2020
			North Court-Building 24- Cross Sections	WSR-FCBS-24-XX-DRG- ARC-0476-North Court- Building 24- Cross Sections		19th March 2020
			North Court-Building 24- Elevations- East & West	WSR-FCBS-24-XX-DRG- ARC-0575-North Court- Building 24- Elevations- East & West		19th March 2020
			North Court-Building 24- Elevations- North	WSR-FCBS-24-XX-DRG- ARC-0576-North Court-		19th March 2020

			& South	Building 24- Elevations- North & South		
			Site Sections, Proposed East-West	WSR-FCBS-XX-XX-DRG- ARC-0150- Site_Sections_Proposed_E ast-West		19th March 2020
			Site Elevations, Proposed North- South	WSR-FCBS-XX-XX-DRG- ARC-0250- Site_Elevations_Proposed_ North-South		19th March 2020
			Proposed Site Plan (Level 00)	WSR-FCBS-ZZ-00-DRG- ARC-0010-Proposed Site Plan (Level 00)		19th March 2020
			Proposed Site Plan (Level 01)	WSR-FCBS-ZZ-01-DRG- ARC-0011-Proposed Site Plan (Level 01)		19th March 2020
			Proposed Campus Site Location Plan	WSR-FCBS-ZZ-XX-DRG- ARC-0002-Proposed Campus Site Location Plan		19th March 2020
			Proposed Site Plan (Upper floors)	WSR-FCBS-ZZ-XX-DRG- ARC-0012-Proposed Site Plan (Upper floors)		19th March 2020
			Proposed Site Plan (Roof)	WSR-FCBS-ZZ-XX-DRG- ARC-0013-Proposed Site Plan (Roof)		19th March 2020

			Building Use	WSR-FCBS-ZZ-XX-DRG-ARC-0020-Building Use		19th March 2020
			Building Heights	WSR-FCBS-ZZ-XX-DRG-ARC-0022-Building Heights		19th March 2020
			Site Access	WSR-FCBS-ZZ-XX-DRG-ARC-0023-Site Access		19th March 2020
			Landscape Drawings	WSR-GRAN-XX-XX-DRG-LAN-1001	P06	19th March 2020
			Landscape Drawings	WSR-GRAN-XX-XX-DRG-LAN-1010	P06	19th March 2020
			Landscape Drawings	WSR-GRAN-XX-XX-DRG-LAN-1021	P06	19th March 2020
			Landscape Drawings	WSR-GRAN-XX-XX-DRG-LAN-1022	P06	19th March 2020
			Landscape Drawings	WSR-GRAN-XX-XX-DRG-LAN-1050	P02	19th March 2020
			Landscape Drawings	WSR-GRAN-XX-XX-DRG-LAN-1301	P05	19th March 2020
			Landscape Drawings	WSR-GRAN-XX-XX-DRG-LAN-1302	P05	19th March 2020
			Landscape Drawings	WSR-GRAN-XX-XX-DRG-LAN-1303	P05	19th March 2020
			Landscape Drawings	WSR-GRAN-XX-XX-DRG-LAN-1304	P05	19th March 2020

			Landscape Drawings	WSR-GRAN-XX-XX-DRG-LAN-1305	P05	19th March 2020
			Landscape Drawings	WSR-GRAN-XX-XX-DRG-LAN-1306	P05	19th March 2020
			Landscape Drawings	WSR-GRAN-XX-XX-DRG-LAN-1351	P05	19th March 2020
			Landscape Drawings	WSR-GRAN-XX-XX-DRG-LAN-1352	P05	19th March 2020
			Landscape Drawings	WSR-GRAN-XX-XX-DRG-LAN-1353	P05	19th March 2020
			Landscape Drawings	WSR-GRAN-XX-XX-DRG-LAN-1355	P05	19th March 2020
			Landscape Drawings	WSR-GRAN-XX-XX-DRG-LAN-2100	P06	19th March 2020
			Landscape Drawings	WSR-GRAN-XX-XX-DRG-LAN-3100	P09	19th March 2020
			Landscape Drawings	WSR-GRAN-XX-XX-DRG-LAN-5100	P07	19th March 2020
			Building 1 Elevations	WSR-FCBS-ZZ-XX-DRG-ARC-.0510	P04	31 December 2019
			Building 1 Bay studies	WSR-FCBS-01-XX-DRG-ARC-0610	P03	31 December 2019
			Building 1 Plans	WSR-FCBS-01-ZZ-DRG-ARC-0310	P04	31 December 2019

			Building 1 Sections	WSR-FCBS-01-XX-DRG-ARC-0410	P04	31 December 2019
			Building 2 Elevations	WSR-FCBS-01-XX-DRG-ARC-0520	P04	31 December 2019
			Building 2 Plans 00 & 01	WSR-FCBS-01-XX-DRG-ARC-0320	P04	31 December 2019
			Building 2 Upper Floors roof (1)	WSR-FCBS-01-XX-DRG-ARC-0321	P04	31 December 2019
			Family flats bay study	WSR-FCBS-01-XX-DRG-ARC-0620	P03	31 December 2019
			Building 2 Sections	WSR-FCBS-01-XX-DRG-ARC-0420	P04	31 December 2019
			Building 4 Elevations	WSR-FCBS-04-XX-DRG-ARC-0525	P04	31 December 2019
			Building 4 Plans	WSR-FCBS-04-XX-DRG-ARC-0325	P04	31 December 2019
			Building 12 Section	WSR-FCBS-04-XX-DRG-ARC-0450	P04	31 December 2019
			Building 12 Elevations	WSR-FCBS-12-XX-DRG-ARC-0550	P04	31 December 2019
			Building 12 Plans	WSR-FCBS-12-XX-DRG-ARC-0350	P04	31 December 2019
			Building 12 roof	WSR-FCBS-12-XX-DRG-ARC-0351	P04	31 December 2019

			Building 16 Sections	WSR-FCBS-12-XX-DRG-ARC-0430	P04	31 December 2019
			Building 16 Elevations	WSR-FCBS-12-XX-DRG-ARC-0530	P04	31 December 2019
			Building 16 Bay studies	WSR-FCBS-12-XX-DRG-ARC-0630	P03	31 December 2019
			Building 16 Plans	WSR-FCBS-12-XX-DRG-ARC-0330	P04	31 December 2019
			Building 18 Plan 01	WSR-FCBS-12-XX-DRG-ARC-0356	P04	31 December 2019
			Building 18 plans roof	WSR-FCBS-22-ZZ-DRG-ARC-0358	P014	31 December 2019
			Building 18 Sections	WSR-FCBS-12-XX-DRG-ARC-0455	P04	31 December 2019
			Building 18 elevations	WSR-FCBS-12-XX-DRG-ARC-0555	P04	31 December 2019
			Building 18 elevations	WSR-FCBS-12-XX-DRG-ARC-0556	P04	31 December 2019
			Building 18 Plans upper floors	WSR-FCBS-12-XX-DRG-ARC-0357	P04	31 December 2019
			Building 20 Sections	WSR-FCBS-01-XX-DRG-ARC-0480	P04	31 December 2019
			Building 20 Elevations East-West	WSR-FCBS-01-XX-DRG-ARC-0580	P04	31 December 2019

			Building 20 Elevations North-South	WSR-FCBS-01-XX-DRG-ARC-0581	P04	31 2019	December
			Building 20 Bay Studies	WSR-FCBS-01-XX-DRG-ARC-0680	P03	31 2019	December
			Building 20 Plan 00	WSR-FCBS-01-XX-DRG-ARC-0380	P04	31 2019	December
			Building 20 Plan 01	WSR-FCBS-01-XX-DRG-ARC-0381	P04	31 2019	December
			Building 20 Upper Floors	WSR-FCBS-01-XX-DRG-ARC-0382	P04	31 2019	December
			Building 21 Sections	WSR-FCBS-01-XX-DRG-ARC-0465	P04	31 2019	December
			Building 21 Elevations	WSR-FCBS-01-XX-DRG-ARC-0565	P04	31 2019	December
			Building 21 Plans 00 & Upper floor	WSR-FCBS-01-XX-DRG-ARC-0382	P04	31 2019	December
			Building 21 Plans roof	WSR-FCBS-01-XX-DRG-ARC-0383	P03	31 2019	December
			Building 22 Sections	WSR-FCBS-22-ZZ-DRG-ARC-0467	P04	31 2019	December
			Building 22 Plans 00-upper floors	WSR-FCBS-22-ZZ-DRG-ARC-0367	P04	31 2019	December
			Building 22 Plans roof	WSR-FCBS-22-ZZ-DRG-ARC-0368	P04	31 2019	December

			Building 24 plans level 001	WSR-FCBS-22-ZZ-DRG-ARC-0376	P04	31 2019	December
			Building 24 plans roof	WSR-FCBS-22-ZZ-DRG-ARC-0379	P04	31 2019	December
			Site sections existing east -west	WSR-FCBS-22-ZZ-DRG-ARC-0100	P04	31 2019	December
			Building 24 upper floors	WSR-FCBS-22-ZZ-DRG-ARC-0377	P04	31 2019	December
			Site elevations existing north -south	WSR-FCBS-22-ZZ-DRG-ARC-0200	P04	31 2019	December
			Existing site plan	WSR-FCBS-22-ZZ-DRG-ARC-00005	P04	31 2019	December
			Site demolition scope	WSR-FCBS-22-ZZ-DRG-ARC-0006	P04	31 2019	December
			Proposed Highway Layout, Refectory Road	23723701-STR-HGN-100-DR-D-00201		31 2019	December

Planning Committee 20 May 2020 – Member Questions

<p>Item A: BH2020/00011 West Slope, University of Sussex, Lewes Road, Falmer</p>		
1	Why is there no education contribution included where family units are being delivered?	<p>Existing family accommodation will be demolished and re-provided within the scheme resulting in a net loss of 2 family rooms which would not yield an educational contribution.</p> <p>The site currently provides an educational facility.</p>
2	Is the new development the same footprint as existing?	<p>No. The 2015 Masterplan covered the East Slope (Phase 1), Academic Buildings (Phase 2) and West Slope (Phase 3).</p> <p>However, the footprint of the approved 'West Slope' area (Phase 3) is similar, to the proposed site, although the application site does not include 'Essex House' and 'Norwich House', to the south, which are now to be retained.</p> <p>The Jubilee Car Park area is also excluded this time as that development has been progressed separately and is now complete. A small section of road and parking to the east of Lewes Court is also excluded this time.</p>
3	Is the current application part of the master plan already approved?	<p>No. This is new scheme which seeks to improve the layout and facilities of the 'West Slope' area (Phase 3) from the approved masterplan scheme, however it does deliver a similar amount of development.</p> <p>The current scheme is also a 'full planning' application, whereas the approved masterplan was an indicative 'outline planning application', without precise details as the appearance, landscaping and layout were reserved matters.</p>
4	Paragraph 5.3 – what does the comment mean about the owners of	<p>Certificate C was completed on the application form because the University wanted to be absolutely certain that the newspaper notice picked up all potential</p>

	the site? Do we not know who owns the site?	leaseholders across this large site.
5	Are there any policy requirements in terms of how much of the student housing is accessible?	No. However, in residential developments 5% accessible housing is normally sought (as per emerging Policy DM1 of draft CPP2 'Housing Quality, Choice & Mix'), therefore this has been applied to ensure the PBSA caters for a range needs. The proposed scheme provides 5% accessible housing which is split to 2% wheelchair and 3% ambulant (with flexibility to meet any specific needs of blind, partially sighted, neurodivergent or deaf students).
6	Is there a condition that the roofs are 'kept free of clutter' as suggested by the SDNPA?	This condition has been added on the late list.
7	In the Part 2 presentation – for the proposed building uses and proposed building heights plans, is it possible to provide links to these drawings online so that members can take a closer look? In PowerPoint the text is too small to be readable and it's much clearer on the documents within the planning application.	<p>Please see links below which have also been added to Chapter Two of the presentation as follows:</p> <p>Proposed site ground floor plan https://planningapps.brighton-hove.gov.uk/online-applications/files/6EC29CB710B0314A85E57C6656FADC8D/pdf/BH2020_00011-PROPOSED_SITE_PLAN_LEVEL_00_-15821129.pdf</p> <p>Proposed site roof plan https://planningapps.brighton-hove.gov.uk/online-applications/files/FBB52220578476ECA3EF0672F5C2EC53/pdf/BH2020_00011-PROPOSED_SITE_PLAN-15821123.pdf</p> <p>Proposed building uses https://planningapps.brighton-hove.gov.uk/online-applications/files/77DB53DD3C878D094AD68FBC8EC2B84E/pdf/BH2020_00011-BUILDING_USE-15821122.pdf</p> <p>Proposed building heights https://planningapps.brighton-hove.gov.uk/online-</p>

	<p>applications/files/59807B9F042162DBB8ABFA9CA99FABF4/pdf/BH2020_00011-BUILDING_HEIGHTS-15821121.pdf</p> <p>Villa Typology https://planningapps.brighton-hove.gov.uk/online-applications/files/DB1FE63CB5CB5FD7EEA0F9BFD2913DB8/BH2020_00011-MATERIAL_SAMPLES-15820520.jpg</p> <p>Villa floor plans https://planningapps.brighton-hove.gov.uk/online-applications/files/F41833D1C7FB660AB5F42781FFFE99D5/pdf/BH2020_00011-WEST_SLOPE-BUILDING_01_TYPICAL_CLUSTER_-PLANS-15695754.pdf</p> <p>North Court 'clusters' Typology https://planningapps.brighton-hove.gov.uk/online-applications/files/BE05A935406CEC8B679B9AFF204DAF50/BH2020_00011-MATERIAL_SAMPLES-15820518.jpg</p> <p>North Court 'clusters' floor plan building 20: https://planningapps.brighton-hove.gov.uk/online-applications/files/5A0C78928AE544BD08A7B4F38524BA1E/pdf/BH2020_00011-NORTH_COURT-BUILDING_20-PLANS-LEVEL_01-15695822.pdf</p> <p>North Court 'clusters' on building 21: https://planningapps.brighton-hove.gov.uk/online-applications/files/68A3B0F2EBA5F631108FF5F459E894FD/pdf/BH2020_00011-NORTH_COURT-BUILDING_21-PLANS-LEVEL_00_UPPER_FLOORS-15695835.pdf</p> <p>Townhouse Typology (Purpose built student accommodation) https://planningapps.brighton-hove.gov.uk/online-applications/files/631BA8F8287F62B562F87987E2E3C2BB/BH2020_00011-</p>
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		<p>MATERIAL SAMPLES-15820521.jpg</p> <p>Typical Townhouse floor plans https://planningapps.brighton-hove.gov.uk/online-applications/files/4D286FA2669070458A0C0C95BCC2DCC8/pdf/BH2020_00011-WEST_SLOPE-BUILDING_16_TOWN_HOUSE_TERRACE_-PLANS-15695789.pdf</p> <p>Family Unit(s) floor plans https://planningapps.brighton-hove.gov.uk/online-applications/files/3CFFE56F89749F3222D1B8D473E8F568/pdf/BH2020_00011-WEST_SLOPE-BUILDING_02_FAMILY_FLATS_-PLANS_LEVEL_00_01-15695759.pdf</p>
8	Any idea what the £98,389 Artistic component will be?	<p>The University does not have an agreed position on the public art provision and wishes to work with the Council to deliver this.</p> <p>The University is considering the art being located in the North Court or Pavilion Library, so it is visible for everyone.</p> <p>The University is keen to use a local artist, if possible.</p>
9	Will there be lifts in all the student accommodation?	All student accommodation will be served by lifts except for the Townhouses. Accessible rooms in the Townhouses are at ground floor level. Accessible rooms in the other accommodation are distributed throughout the scheme.
10	Will there be sprinklers and fire alarms in the rooms?	Whilst this will be a matter for Building Regulations. The fire detection and alarm system will cover all rooms. The University are aware of changes to regulations in relation to sprinklers announced since the application was submitted in December 2019 and is currently in the process of incorporating a sprinkler system in the accommodation design which complies with this.
11	Where is the Elm tree and other TPO trees situated?	Please refer to the plans below which show the siting of the existing trees to be removed; retained and proposed trees; the proposed landscape framework throughout the site; and a diagram of the Western Boundary Section.

	<p>Tree Loss Study https://planningapps.brighton-hove.gov.uk/online-applications/files/3B6847543A77B7FC53927D925AAE46D8/pdf/BH2020_00011-TREE_LOSS_STUDY-15836874.pdf</p> <p>Retained and proposed trees https://planningapps.brighton-hove.gov.uk/online-applications/files/D9DA4737667F6E90F48A4082F07087D9/pdf/BH2020_00011-PROPOSED_AND_RETAINED_TREES_FROM_DAS-15836964.pdf</p> <p>Landscape Framework https://planningapps.brighton-hove.gov.uk/online-applications/files/200DD848E7E8A7EB1ADC2AD6B2AD9A0B/pdf/BH2020_00011-LANDSCAPE_FRAMEWORK-15820870.pdf</p> <p>Relationship between Villa (Building 1) and the western boundary https://planningapps.brighton-hove.gov.uk/online-applications/files/BB42646C25FC8EF09790FC295704BC47/pdf/BH2020_00011-RELATIONSHIP_WITH WESTERN BOUNDARY FROM DAS-15836965.pdf</p> <p>There are no Tree Preservation Order's on the site. The University have historically been custodians to the trees. Of note a TPO was sought by BHCC during the 2015 Masterplan appeal period, which was revoked.</p> <p>The Tree Loss Study shows the trees to be removed, compared to the approved Masterplan. In summary, the proposed scheme seeks to remove significantly less high-quality specimens than the approved Masterplan. Notably, 9 more Category A trees will be retained; 9 more Category B trees will be retained; and the woodland group of trees will be retained in their entirety (the approved scheme sought to remove circa 1/3rd of the woodland group).</p> <p>1 Elm Tree is proposed to be removed in this scheme which is shown as a <i>green</i></p>
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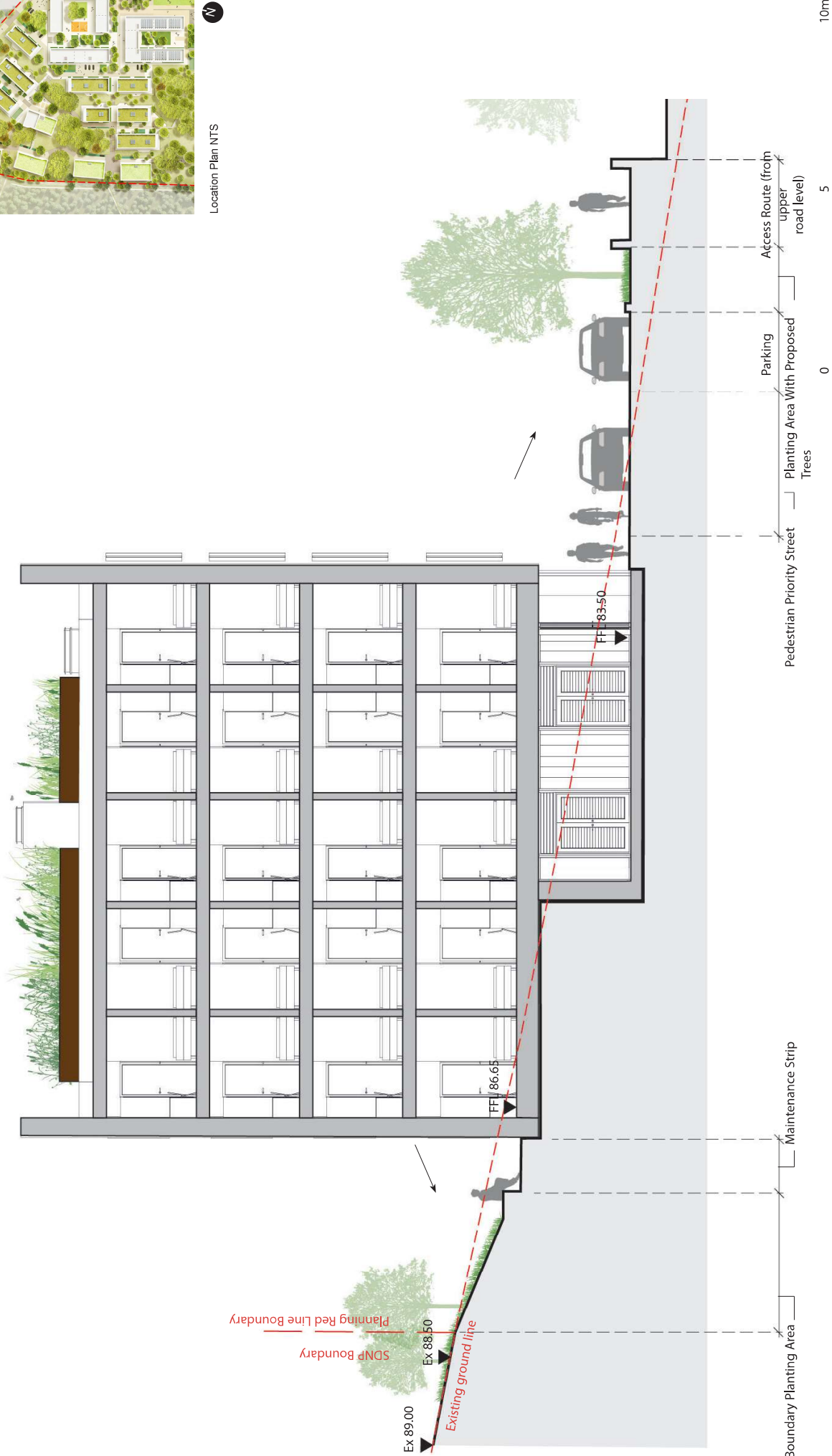
		<p><i>circle outlined in orange</i> adjacent to proposed building 9 near the western boundary (the approved Masterplan sought to remove 3 Elm Trees).</p> <p>223 trees are proposed to be replanted including trees with a minimum girth of 18 cm and disease resistant Elms on the western boundary.</p>
12	How many disabled students would there likely be as 5 parking spaces is extremely low	<p>A total of 18 accessible parking spaces are proposed (a net gain of 5 spaces as the existing 13 accessible parking spaces will be removed). This is broken down as follows:</p> <ul style="list-style-type: none"> - 12 x PBSA - 2 x Family Units - 2 x Health Centre - 2 x Supermarket <p>Based on forecasted numbers, 7 accessible spaces will be required however more are provided.</p> <p>In addition, current disabled parking spaces on site have a 42% occupancy level.</p> <p>The University has committed to provide more spaces if required on site. As recommended, this can be secured by a monitoring and review mechanism secured as part of the Travel Plan. There is space on site to provide extra spaces, if required.</p>
13	Would there be any loading bays for when students arrive and depart with all their belongings?	<p>Parking would be permitted on the access roads serving all accommodation for these times. Students can book a timeslot for arrivals weekend. This system is also used successfully elsewhere on the campus.</p> <p>The September 2019 arrivals were conducted over three days, Friday 20th September – Sunday 22nd September 2019 and the same arrangement will happen each year going forwards, with the option to expand to a further day if required.</p> <p>The timeslots are split over the three days at 1-hour intervals, which allow the</p>

		<p>traffic on campus to continue moving. All cars are allowed to park up for a maximum of 1 hour to unload and are then directed to park in the Jubilee Car Park should they wish to remain on campus for longer than the allotted hour. There are a number of parking marshals employed to assist with the management of the traffic over arrivals day. The same approach can be used for departures although this tends to be spread over a longer period of time.</p> <p>A condition has been recommended for a Move In/Move Out strategy.</p>
14	Can the 106 money be used for improvements to the bus stop and train station, or at least position art work there or in Stanmer Park?	<p>The Artistic Component usually forms part of the buildings/development design, however it can be located elsewhere in the immediate vicinity at the discretion of the Council. It can comprise an uplift in the value of public realm provision, incorporating an artistic element. So yes, the artistic component can be provided in the immediate vicinity.</p>

Western Boundary Relationship with SDNP



Location Plan NTS



Illustrative Section through the Western Boundary and Development

Proposed Tree Numbers

New tree planting will be selected to support local biodiversity and the landscape character and located based on appropriate size, form, diversity and character to ensure a net gain and improved quality of the local campus environment. Locations for new trees off site will require detailed coordination and consultation to identify potential locations within an agreed distance from the site.

The numbers of trees proposed for removal will be replaced on site to ensure no net loss of trees within the site red line area. The diagrams within the 'Tree Loss' section of the Landscape Chapter illustrate the number of trees proposed for removal against the arboreal survey for both the 2013 and the current application. Existing trees to be retained are illustrated on the diagram '2019 Masterplan Proposal Trees to be Retained' within the 'Retaining the Best Trees' section of the Landscape Chapter.

The adjacent diagram illustrates the number of new proposed trees proposed on the illustrative masterplan proposal. The proposals outline a total 250% tree replacement strategy on and off-site to mitigate tree loss.

New tree planting will support the following principles to ensure a robust and positive contribution to the landscape character:

- Contribute to the character areas and spatial qualities of the campus.
- Support climate change mitigation and biodiversity.

- Have good drought and disease tolerance.
- Be of a minimum 18cm girth size and planted with appropriate staking and guying.
- Have the appropriate tree pit size for extended growth and appropriate growing mediums in the soil specification, depths and structural capacity with associated surface loadings.
- Have the appropriate aeration, effective drainage and root protection measures.
- Mix of species (diversity to improve local biodiversity, protect against disease, visual interest, wildlife and productive value and habitat creation).
- With tree pits that have an appropriate finishing surface layer that supports intended surface uses, drainage and loadings.
- Positioned to ensure appropriate growth conditions are maximised and appropriate and safe management and maintenance conditions can be facilitated.

KEY

- Existing trees and woodland copse retained
- Proposed trees



Retained and Proposed Tree Framework

TREE LOSS STUDY

GA Planning Issue

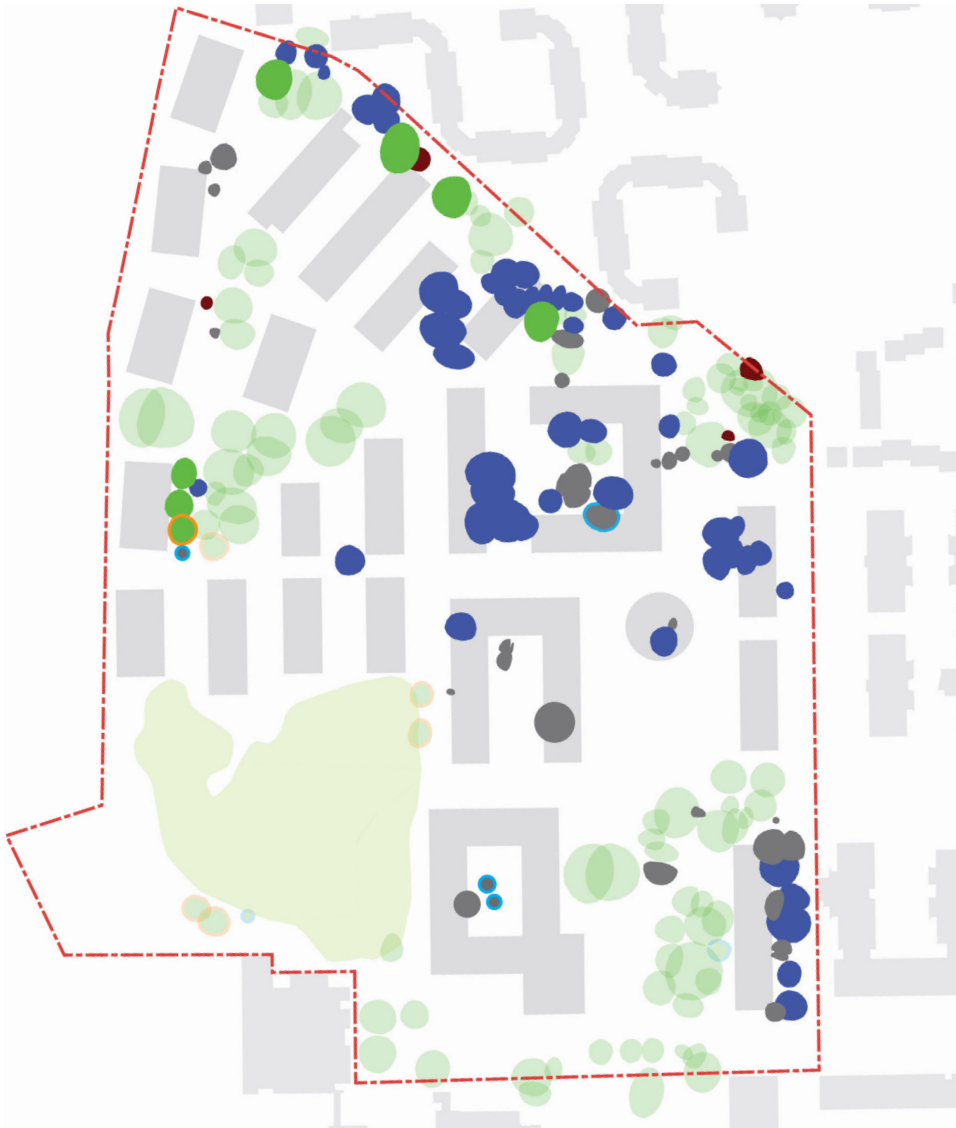
14/05/2020

2013 Planning Application



- 16 Category A Trees Including:
 - 1 Elm Trees
- 58 Category B Trees Including:
 - 2 Elm Trees
- 22 Category C Trees Including:
 - 3 Memorial Trees
- 4 Category U Trees
- Woodland group

2020 Landscape Masterplan

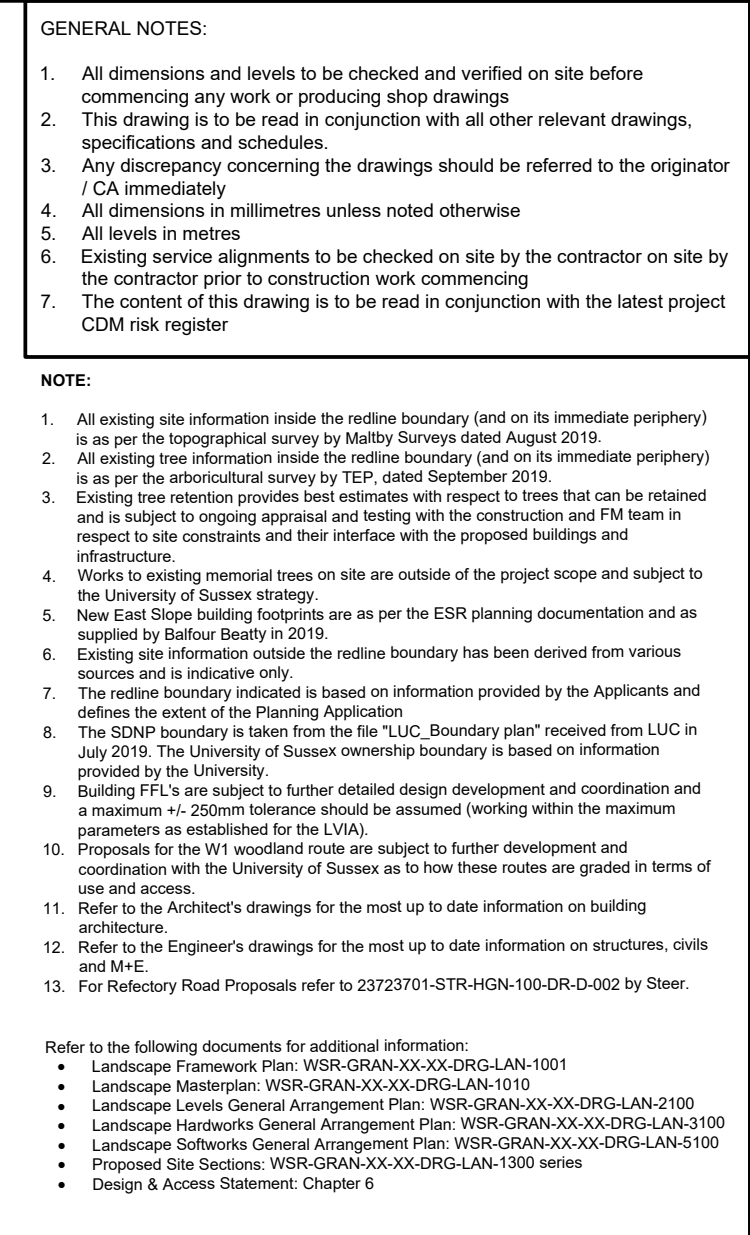


- 7 Category A Trees Including:
 - 1 Elm Trees
- 49 Category B Trees
- 35 Category C Trees Including:
 - 4 Memorial Trees
- 4 Category U Trees

Notes:

- Both tree loss studies are based on the 2019 Arboricultural Survey information, to provide a direct comparison between tree category loss.
- The 2013 Planning Application proposed tree loss is as defined in the 2013 Outline Application drawing: D-400 Illustrative Tree Removal and Retention Plan, Issue 'B', by LUC.





P1

1. Building 01 moved 500mm South to provide greater working space around tree roots
2. Building 07 moved 500mm North to provide greater working space around tree roots
3. Building 08 moved 1000mm East to provide greater working space around tree roots
4. Building 09 moved 1500mm South to provide greater working space around tree roots
5. Building 19 new plan (levels 0-4) with central stair to meet university requirements for more study space
6. Building 24 Ground floor replanned: Laundrette inserted at ground floor level; rearranged recycling and bike storage
7. Building 23 moved 3m Eastwards to Refectory Rd to retain existing trees to West. Change of use of second floor from student accommodation to Health and Well being Centre

CLIENT
Balfour Beatty & University of Sussex



Rev.	Date	Description	Drawn	Ch'd
00	02.12.2019	Draft Issue for Planning	KO	KF
01	10.12.2019	Draft Issue for Planning	KO	KF
02	12.12.2019	Draft Issue for Planning	KO	KF
03	13.12.2019	Issue for Planning	KO	KF
04	06.03.2020	Draft Issue for Planning	RC	KF
05	13.03.2020	Issue for Planning	RC	KF

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