

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
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																

			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