

<b><u>No:</u></b>	<b>BH2016/01004</b>	<b><u>Ward:</u></b>	<b>HOLLINGDEAN &amp; STANMER</b>
<b><u>App Type:</u></b>	<b>Reserved Matters</b>		
<b><u>Address:</u></b>	<b>East Slope Refectory Road University of Sussex Brighton</b>		
<b><u>Proposal:</u></b>	<b>Reserved matters application for approval of appearance, landscaping and layout in relation to 'Phase 1 - East Slope' development which includes 1,868 student bedrooms and ancillary accommodation, pursuant to outline approval BH2013/04337 (Demolition of existing buildings and construction of new buildings providing new academic facilities (D1) circa 59,571sqm, 4,022no new student accommodation bedrooms (C1) and new mixed use building circa 2,000 sqm, providing (A1, A3, A4, C1 and D1) uses, incorporating new pedestrian, cycle, vehicular and service routes, landscaping, new parking, upgrading of related infrastructure and associated works).</b>		
<b><u>Officer:</u></b>	<b>Kate Brocklebank Tel 292454</b>	<b><u>Valid Date:</u></b>	<b>08/04/2016</b>
<b><u>Con Area:</u></b>	<b>Adj Stanmer Park</b>	<b><u>PPA:</u></b>	<b>9 September 2016</b>
<b><u>Listed Building Grade:</u></b>	<b>Within the Setting of Grade II* and Grade I listed buildings</b>		
<b><u>Agent:</u></b>	<b>TP Bennett, 1 America Street London SE1 0NE</b>		
<b><u>Applicant:</u></b>	<b>University of Sussex &amp; Balfour Beatty Student Accommodation, Mr Jerome Kearns c/o Balfour Beatty Investments 6th Floor 350 Euston Road Regent's Place London NW1 3AX</b>		

**1 RECOMMENDATION**

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 11 and the policies and guidance in section 7 and resolves to **GRANT** planning permission subject to the Conditions and Informatives set out in section 11.

**2 SITE LOCATION & DESCRIPTION**

- 2.1 The application relates to the University of Sussex campus which occupies around 100 hectares of parkland at Falmer, at the foot of the South Downs National Park. The campus sits within a valley with the A27 to its south. The South Downs National Park climbs to the north and east of the campus. To the west lies Stanmer Park, which is a Grade II registered historic park and garden.

- 2.2 The University was designed by Sir Basil Spence in the 1960s and was the first of seven new post war universities in the country. Sir Basil Spence prepared the masterplan in 1959 and the first buildings were ready for occupation in 1962. Ten of the University's original buildings have been listed, all of which are based around Fulton Court (nine at grade II\* and Falmer House at grade I). These determine the general character, architectural tone and presence of the campus. Similarly, the landscape, designed by Spence in consultation with Dame Sylvia Crowe, plays an equally important role to the buildings in setting the tone and character of the campus. The listed buildings, essentially the core of the campus, have a very high degree of architectural significance in their careful contextual design and materials and historic significance in relation to the campus as a model of educational organisation.
- 2.3 The application relates to the first of three phases of development on the campus approved under the outline masterplan and is known as East Slope. East Slope/Phase 1 is located centrally within the campus on the eastern side of the valley. The site is currently occupied by low level student accommodation and the East Slope Bar.
- 2.4 The University's boundary lies predominantly within the local planning area of Brighton & Hove City Council although a small area in the south eastern corner of the site (part of Phase 2/Academic Area) falls within Lewes District Council.

### 3 RELEVANT HISTORY

**BH2013/04337** Outline application with some matters reserved for demolition of existing buildings and construction of new buildings providing new academic facilities (D1) circa 59,571sqm, 4,022no new student accommodation bedrooms (C1) and new mixed use building circa 2,000 sqm, providing (A1, A3, A4, C1 and D1) uses, incorporating new pedestrian, cycle, vehicular and service routes, landscaping, new parking, upgrading of related infrastructure and associated works. Matters for approval include layout, access and scale. Matters reserved are appearance and landscaping. (*Layout subsequently reserved at appeal*) Appeal allowed 30 July 2015.

**BH2012/00485** Construction of one 4 storey and one 3 storey halls of residence blocks to provide additional 148 bedrooms of accommodation. Approved 15/08/2012

**BH2011/00358:** Development of three halls of residence blocks to provide an additional 180 bedrooms of accommodation. Approved 14 June 2011.

**BH2009/02210:** Reserved Matters application pursuant to outline approval BH2008/01992 for construction of halls of residence comprising 798 student bedrooms arranged in 14 blocks, reception building, bicycle storage, visitor and disabled car parking. Reserved Matters to be determined include appearance and landscaping. Approved 15 December 2009.

**BH2009/02205:** Construction of single storey water tank and storage building and single storey reception/facilities building to serve the halls of residences approved under application BH2008/01992. Approved 19 November 2009.

**BH2008/01992:** Construction of halls of residence comprising 798 student bedrooms arranged in 14 blocks, reception building, bicycle storage, visitor and disabled car parking. Approved 7 September 2009.

Concurrent application:

**BH2016/01001** Demolition of existing buildings and redevelopment to 'East Slope' to create a mixed use six storey building comprising entertainment and assembly venue, bar, meeting space, ancillary office space, flexible retail floorspace (A1, A3, A4) and 249 student bedrooms with associated landscaping and bicycle storage. *Under consideration.*

Pre-Application Consultation:

The applicant has been actively engaged in pre-application consultation with the Local Planning Authority prior to submitting the application.

#### **4 THE APPLICATION**

4.1 Planning permission is sought for reserved matters relating to Phase 1 of 3 phases (known as East Slope) of the approved outline scheme BH2013/04337.

Matters seeking approval are:

- Landscaping
- Layout
- Appearance

#### 4.2 Background

The current application follows approval of outline planning permission (BH2013/04337) at appeal for:

- new academic facilities (D1) circa 59,571sqm,
- 4,022no new student accommodation bedrooms (C1), and;
- new mixed use building circa 2,000 sqm, providing (A1, A3, A4, C1 and D1) uses,
- Matters approved were access, scale and use whilst matters reserved were appearance and landscaping with layout being added at appeal.

4.3 The principle of development, and the associated access, use and scale, has already been established through approval of this application (BH2013/04337) and these matters do not therefore form part of the considerations of the current application.

#### 4.4 Concurrent application:

A concurrent application (BH2016/01001) within the site area of the East Slope/Phase 1 for a multi- use six storey building comprising the student union/entertainment and assembly venue, bar, meeting space, ancillary office space along with flexible retail floorspace (A1, A3, A4) and 249 student bedrooms.

- 4.5 Although the developments would be inextricably linked once complete, the application (BH2016/01001) is a stand along full planning application because it falls outside the approved parameters of the outline permission in relation to use, for the student union element and in relation to the height, which exceeds the scale approved for the masterplan area.

## 5 PUBLICITY & CONSULTATIONS

### 5.1 External

#### **Neighbours:**

**One (1)** letter of representation has been received from **26 Beatty Avenue (Chair of Coldean Residents Association)** supporting the application for the following reasons:

- The University provide wonderful support for the Coldean Community.
- This area has and is suffering from the increased number of HMO's and student lets, and is increasingly changing the dynamic and fabric of our community, with anti-social behaviour and untidy properties.
- Providing accommodation on campus rather than within the community is fully supported.
- The scheme will benefit our community and potentially the heavily used Lewes Road Corridor.

- 5.2 **Simon Kirby MP** (2 x letters) wrote in support of the application for the following reasons:

- The University plays a very important role in the local economy and its expansion should be supported to ensure it remains competitive with other leading universities.
- The design complements the original Sir Basil Spence vision.
- Student accommodation being built on campus will reduce pressure on family housing in the City.

- 5.3 **Lewes District Council:** No response received.

- 5.4 **East Sussex Highway Authority:** No comment.

- 5.5 **South Downs Society:** No comment:

- 5.6 **Highways England:** No objection.

- 5.7 **UK Power Networks:** No objection.

- 5.8 **County Ecologist:** Comment.

The Planning Compliance and Design Statement, March 2016 (p. 39) implies that the lowest three storey buildings at the foot of the slope offer some potential for biodiverse roofs but have been rejected because they are the most suitable location for photo voltaic arrays. Solar/photo voltaic A-Frame panels at roof level are known to work more efficiently when installed on a green roof rather than on a conventional surface. There is therefore no reason why both cannot be provided.

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The objectives of the Landscape Maintenance and Management Plan D2190-SP001-REV 01, March 2016, are supported.

- 5.9 The proposed species list and seed mixes are predominantly native and of known wildlife value and are therefore acceptable. It is recommended that the UK Native Seed Hub is contacted for advice about sourcing seeds of local provenance.
- 5.10 The use of herbicides within areas of chalk grassland should be avoided if possible.
- 5.11 In summary, the proposed soft landscaping plans are in line with the agreed ecological mitigation for the development and are therefore acceptable. It is recommended that consideration is given to combining green roofs with the provision of photo voltaic panels on the lowest buildings.
- 5.12 **Southern Water:** Comment: There is insufficient capacity within the existing foul sewerage system to accommodate the proposed development foul flows.
- 5.13 Hard landscaping which may be subject to oil/petrol spillages should be drained via oil trap gullies or petrol/oil interceptors.
- 5.14 The use of green roofs, tree pits and proprietary treatment systems are supported.
- 5.15 Details of the construction works will need to be agreed by Southern Water to ensure protection of water supply and sources.
- 5.16 **Natural England:** Comment: The application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment.
- 5.17 **Sussex Police:** Comment: Sussex Police are pleased to see crime provision measures to be incorporated in the development. A Secured by Design (SBD) application has been accepted by this office and advice issued. The SBD application covers security measures such as access control, physical security of the blocks, lighting and secure cycle stores. No concern is raised regarding the proposal.
- 5.18 **Environment Agency:** Comment:  
The detail submitted sufficiently addresses the requirements of conditions 12 and 22 placed on the outline approval.
- 5.19 The report has carefully considered the potential pollution arising from the proposed surface water drainage for the development. A qualitative assessment has been produced using Ciria's C753 SUDs Manual to address the potential pollution risks on the receiving groundwater environment. As the site lies in a Source Protection Zone 1, appropriate pollution prevention measures are required.

- 5.20 The report has provided a thorough analysis of each phase and surface water system required and recommended propriety pollution prevention devices in the form of treatments trains. The proposed treatment trains are acceptable as they provide sufficient pollution risk control for this very sensitive site setting.
- 5.21 The report has stated that redundant soakaways will be decommissioned. An appropriate decommissioning method is required so that no unauthorised drainage or spills can drain through them.
- 5.22 We have reviewed the drainage maintenance Plan and whilst we support the details, the inspection timeframes of every 4 months for the linear drainage and gully system is deemed to be quite long. There is the potential for build-up of sediment, debris and oil over a 4 month period that could allow flushing of these contaminants in to soakaways. We would expect a shorter timescale and shorter seasonal inspections when sediment and debris is prevalent.
- 5.23 **Southern Gas Networks: Comment:**  
On the mains record you can see our low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. The applicant should, where required confirm the position using hand dug trial holes.
- 5.24 Safe digging practices, in accordance with HSE publication HSG47 “Avoiding Danger from Underground Services” must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used.
- 5.7 **South Downs National Park Authority (SDNP): Comment:**  
There is not an objection in principle to either of the proposed developments however concern is raised regarding the details, particularly concerning landscape design not going far enough to ensure that the natural beauty and cultural heritage of the National Park is conserved and enhanced. As the campus is bisected by the Park boundary, we consider this is an important consideration, despite the development being outside of the Park itself. This is further heightened by the western slope of the campus being part of Stanmer Registered Historic Parkland (Grade II).
- 5.8 In order to overcome this concern, the SDNPA strongly advise that the landscape design should demonstrably create a tree'd/parkland structure of forest sized trees (not street tree lollipops) which is consistent with that of the original layout of the University campus. Whilst there are trees shown in the proposals these do not appear to have the equivalent canopy space and size as the original campus layout. It is considered that forest sized tree planting is an important aspect of any new development on the campus and should be secured as part of the schemes to ensure that the new development appears seamless with the existing campus when viewed from the SDNP at close and distant views. Further supporting information is sought to demonstrate how the development will seamlessly blend with the original campus and the principles of Dame Sylvia Crowe’s landscape design.

**Internal:**

5.9 **Heritage:** Comment:

*Layout:*

The proposed layout has been subject to constructive discussion at pre-application stage and is considered to be a notable improvement over the indicative layout shown in the outline application. This application proposes fewer residential blocks which, with a reduction in the size of the study bedrooms, has allowed for greater spacing between blocks and therefore a more spacious feel to the layout and a better relationship with the downland setting. The creation of a broad landscaped area either side of the new access road where it runs west to east, with a substantial belt of trees at the top of it, is particularly welcome in replicating the original landscape character of the site, which Sir Basil Spence worked around when designing the original campus. This tree belt would echo the existing tree east-west belts that exist to the north and south of it, so respecting the historic landscape. This broad gap would also enable a focused view from the valley floor up to the ancient woodland on the east ridge and so maintain the visual connection between campus and countryside.

5.10 The decrease in the number of blocks is partly offset by the increase in the footprint of some of the blocks, resulting in blocks 3A to 3E having notably lengthy footprints. Blocks 3C and 3D would be 6 storeys high and combined with the long footprints this would mean that they are more characteristic of the academic buildings on the original campus than the later development on the valley sides to the north. They have, however, been offset in plan to minimise the terracing effect. In general the varying height of the buildings and the inter-relationship of the blocks respects the valley slope, as shown in the site sections and as can be seen in View 1 of the Landscape and Visual Impact Assessment, taken from close to the publicly accessible ridge on the west slope. This viewpoint also shows how the primacy of the tree line of the ancient woodland is not breached. View 2 shows how the tree canopy would over-top the buildings to a sufficient degree.

5.11 The layout includes for clearly legible and pedestrian-priority north-south routes that again reflect the original pattern of development and movement, whilst deferring to the original north south route on Refectory Road.

5.12 *Appearance:*

The proposals have retained and further developed the outline application approach of reflecting the original Spence design approach in terms of flat roofs, elevation proportions and materials, but in a contemporary and stripped down form, and the extensive use of red Sussex brick and characteristic concrete-effect banding are very welcome. There would though be a subtle degree of variation across the site, in order to avoid monotony and assist with legibility, but also to reflect the gradual change in character of the site as development moves both northwards and eastwards away from the original Spence campus. So building 4A in the south-west corner of the site, which acts as the 'gateway' building to the development, is the most Spence-like building, including shallow segmental arches in the 'concrete' band at ground floor level. The townhouse blocks, 5A-5J,

on the eastern edge are by contrast the most contemporary in design, with large areas of render and green roofs. In addition the outward facing elevations are generally more Spence-like than the 'inward-facing' and courtyard elevations, so that public views respect the wider setting whilst contrasting render on 'inward-facing' elevations helps with legibility.

5.13 Overall it is considered that the appearance of the blocks would help to reinforce the local distinctiveness of the original campus and to create a much more coherent and legible built environment to the enlarged campus.

5.14 Samples of materials will need to be approved by condition, unless submitted as part of the application, and will need to include the proposed colours for the areas of render. The colours will need to be significantly distinctive to aid legibility without being intrusive in longer views.

5.15 *Landscaping:*

The proposed landscaping strategy is welcomed and would help to reinforce the link between the campus development and downland setting that was such a key element of the original campus development. The creation of new calcareous grassland habitat across the site, particularly in the 'chalk lowland' character area, and the planting of the woodland character area are especially important in maintaining the informal landscape character of the site, whilst the more ornamental approach to the courtyards is acceptable in these inward-facing and heavily peopled areas. The application proposes substantial new tree planting overall, with a range of species, and this would overcome concerns over loss of existing trees (which post-date the campus development). As they mature over time they will play a crucial role in screening the buildings in longer views and helping to maintain the downland setting.

5.16 The proposed hard landscaping uses a suitably restrained palette of materials, including large element concrete paving slabs as were used by Spence in the more formal pedestrian routes of the original campus. Details of elements such as handrails to steps, bollards, fixed setting and litter bins will need to be agreed by condition.

5.17 *Impact on the setting of the listed buildings:*

The positive relationship of the new development to the original campus has been generally covered above and the submitted views in the Landscape and Visual Impact Assessment raise no concerns. In the potentially sensitive viewpoint from the top of the Library steps (View 4) the impact would be minor and would not harm the setting of the grade II\* listed Arts A building. There would be some harm to the setting of the Boiler House in View 5, the brick chimney of which is currently a campus landmark. The Boiler House is an original Spence building and has some significance as a heritage asset in the way in which it forms part of the historic and architectural setting of the listed buildings. It is currently viewed from the west against a backdrop of the tree belt. However, it is not a listed building in itself and therefore only limited weight can be given to this harm – para 135 NPPF.

5.18 **Sustainable Transport:** Comment:

The Highway Authority has no objections in principle to the approval of the reserved matters application but requires clarification on the following matter prior to determination: As a result of the down grading of Refectory Road and the replacement with the new spine road the applicant appears to be replacing the existing bus stop on Refectory Road with a north and south bound bus stop on the new spine road between building zones 11 and 04 on the submitted plans. There is an additional existing bus stop to the north of Refectory Road by the Cluster Flats building zone 02 on the Landscape Colour Masterplan, this bus stop does not appear to be retained.

5.19 Details have been submitted regarding conditions 23 (disabled parking) and 24 (improvements to pedestrian and cycle routes and bus stops) of planning permission BH2013/04337 however, the Highway Authority cannot currently recommend approval of these conditions based on the information provided.

**5.20 Sustainability: Comment:**

Proposals for the integration throughout the site of landscaping, green corridors, greenways and green and brown roofs are welcomed. This contributes to addressing policy CP8 2 (h) on heat island mitigation, and CP8 2 (j) biodiversity enhancement.

5.21 All townhouses in short terraces at the top of the East slope will have green roofs installed, the choice of Downland species mix is welcomed. In Section 7: Landscaping (Planning Compliance and Design Statement), the tree planting is proposed to be 'primarily native species'. It is not specified if this will include native fruiting varieties. Policy CP8 2 (p) encourages applicants to consider inclusion of food growing, so incorporation of local fruit tree varieties would address this aspect of policy. It is recommended that this be considered in further detailed design and incorporated into any conditions referring to landscaping proposals.

5.22 It is recommended that consideration be given to planting species from the National Collection of Sussex apples, which is based at Stanmer Park, the Home Farm Orchard and holds over 25 varieties. This could enable opportunities for engagement between students and with local community organisations leading on orchards and sustainability, and create synergies with Apple Day held annually in Stanmer Park.

5.23 It is notes that in submitted information, Green roofs are not proposed for the lowest three storey at the foot of the slope (p39), where PV panels are proposed. Use of photovoltaics panels are welcomed.

5.24 Planning Compliance and Design Statement, page 19, refers to infrastructure network connection for the cluster blocks which will include heat exchangers. This indicates intention to connect to the district heating scheme. It is recommended that connection of buildings to the district heating system be secured by condition in order to meet the DA3 Lewes Road policy in which local priority 8 states that the developer will be expected to explore a site-wide heat network and or connect new development where a heat network exists. To ensure compliance with this it is recommended that a condition be applied securing connection.

- 5.25 It is noted that as part of facilities management, there are plans for an Energy Fair Usage programme to encourage environmentally conscious behaviours in students. This is welcomed and complies with policy CP8 (n) whereby users are encouraged to reduce their ecological footprint.
- 5.26 **Sustainable Drainage: Comment:**  
The Lead Local Authority requires further information in relation to outline approved condition no. 22:
- 5.27 Section 3 & 4 of the University of the Sussex Falmer Campus, East Slope Residences Reserved Matters Application Site Drainage Strategy (March 2016) – Job No 245844-00 describes the proposed SuDS and Surface Water Drainage for the site.
- 5.28 In order for the LLFA to recommend approval, further information is required.
- 5.29 The applicant needs to demonstrate that the proposed drainage system:
- will be able to cope with both winter and summer storms for a full range of events and storm durations;
  - is designed so that flooding does not occur on any part of the site for a 1 in 30 year rainfall event; and
  - poses no risk to people or property for all events greater than the 1 in 30 year up to the 1 in 100 year plus climate change.
- 5.30 In addition, the applicant will need to confirm which soakaways will remain and which will become redundant.
- 5.31 **Arboricultural Services:**  
The loss of some 340 trees is to be regretted, however, the majority of trees and woodland areas surrounding the site are to be retained and should be unaffected.
- 5.32 Overall, the Arboricultural Section has no objection to the proposals in this application but would recommend that the tree planting element is drastically revised in terms of species selection as the current proposal is very poor and inappropriate.
- 5.33 There are no Tree Preservation Orders on this site as traditionally, the University of Sussex has treated the trees on their site with respect and historically the Arboricultural Section has not felt the need to impose restrictions on tree works to the site. The woodland edges of the University has high public amenity value (ie, highly visible from the public roads, footpaths and pavements) and this would make them worthy of Preservation Order. The trees in the centre of the site have perhaps less public amenity value due to the more limited access from public vantage points, although parts of this area have some highly prized mature Elm trees of stature and prominence in the landscape. Overall the Arboricultural team are still of the opinion that the imposition of a TPO remains inappropriate at this time and is satisfied with the use of planning conditions when redevelopment such as this occurs.

5.34 The Arboricultural report submitted with the application is comprehensive and the Arboricultural Section agrees with its findings and recommendations.

5.35 The loss of approximately 340 trees is regrettable, however, as many trees as is reasonably practical are being retained within the development along with the woodland areas bounding the site. Good provision of open green space between the blocks has been provided to facilitate the planting and development of replacement trees. The Arboricultural Section has no objection to the proposals in this scheme but are disappointed in the species selection for replacement trees. Whilst the landscape brief highlights the value in replanting with native species for sound ecological reasons this is not reflected in plant selection.

5.36 **Children and Young Peoples Trust:** No comment.

5.37 **Economic Development:** No comment.

5.38 **Policy:** No comment.

## **6 MATERIAL CONSIDERATIONS**

6.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that "If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

6.2 The development plan is:

- Brighton & Hove City Plan Part One (adopted March 2016);
- Brighton & Hove Local Plan 2005 (retained policies March 2016);
- East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (Adopted February 2013);
- East Sussex and Brighton & Hove Waste Local Plan (February 2006); Saved Policies WLP 7 and WLP8 only – site allocations at Sackville Coalyard and Hangleton Bottom and Hollingdean Depot.

6.3 The National Planning Policy Framework (NPPF) is a material consideration.

6.4 Due weight should be given to the relevant retained policies in the Brighton & Hove Local Plan 2005 according to their degree of consistency with the NPPF.

6.5 All material considerations and any policy conflicts are identified in the "Considerations and Assessment" section of the report.

## **7 RELEVANT POLICIES & GUIDANCE**

The National Planning Policy Framework (NPPF)

Brighton & Hove City Plan Part One

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SS1	Presumption in Favour of Sustainable Development
DA3	Lewes Road Area
CP2	Sustainable economic development
CP4	Retail provision
CP7	Infrastructure and developer contributions
CP8	Sustainable buildings
CP9	Sustainable transport
CP10	Biodiversity
CP11	Flood risk
CP12	Urban design
CP15	Heritage
CP18	Healthy city

### Brighton and Hove Local Plan (retained policies March 2016):

TR4	Travel plans
TR7	Safe Development
TR14	Cycle access and parking
SU3	Water resources and their quality
SU5	Surface water and foul sewerage disposal infrastructure
SU9	Pollution and nuisance control
SU10	Noise Nuisance
QD15	Landscape design
QD16	Trees and hedgerows
QD18	Species protection
QD27	Protection of amenity
HE3	Development affecting the setting of a listed building
HE6	Development within or affecting the setting of conservation areas
HE11	Historic park and gardens
HE12	Scheduled ancient monuments and other important archaeological sites

### Supplementary Planning Guidance:

SPGBH4	Parking Standards
	Guidance on Developer Contributions

### Supplementary Planning Documents:

SPD03	Construction & Demolition Waste
SPD06	Trees & Development Sites
SPD11	Nature Conservation & Development

## **8 CONSIDERATIONS & ASSESSMENT**

- 8.1 The main considerations in the determination of this application relate to layout, landscaping and appearance only; these matters were reserved in relation to the previously approved outline application (BH2013/04337 allowed at appeal). Impacts on the setting of nearby Listed buildings, the Stanmer Park Conservation Area and historic park and garden, the downland setting of the South Downs National Park along with amenity will also be considered in relation to the above matters.

- 8.2 The principle of development, and the associated access, use and scale, was established as part of outline planning permission BH2013/04337 and do not therefore form part of the consideration of this application.
- 8.3 The site is situated within identified development area of City Plan Part 1 policy DA3 - Lewes Road Area; the strategy for this area is to further develop and enhance the role of the Lewes Road as the City's academic corridor by supporting proposals which (among other matters), *'improve further and higher education in the Lewes Road area'*.
- 8.4 **Layout:**  
*Design/Heritage:*  
Outline planning application BH2013/04337 approved (allowed at appeal) details of access, use and scale with appearance, layout and landscaping reserved for further approval. (During the course of the appeal the main parties agreed that layout could also be included at 'unfixed'/reserved to allow more flexibility at this, the reserved matters stage.)
- 8.5 The scheme has been subject to constructive discussion at the pre-application stage and as acknowledged by the Heritage Team is a notable improvement over the indicative layout shown in the outline application. The reduction in the number of residential blocks has allowed for a greater spacing between the blocks and therefore a more spacious feel to the layout, better relationship with the downland setting. It has also facilitated more substantial tree planting between the groups of buildings which is particularly welcome as it replicates the original landscape character which Sir Basil Spence (in conjunction with Dame Sylvia Crowe) worked around when designing the original campus thus respecting the historic landscape.
- 8.6 In general the varying height of the buildings and their interrelationship respects the valley slope and the primacy of the tree line of the ancient woodland which is not breached. As demonstrated by the Landscape Visual Assessment the tree canopy would over-top the buildings to a sufficient degree across the whole of Phase 1 site.
- 8.7 In addition the clearly legible pedestrian priority north-south routes reflect that of the original pattern of development and movement whilst deferring to the original north south route on Refectory Road. It is noted that there will be a negative impact on the boiler house which is an undesignated heritage asset, this is regrettable however the impact is not considered to be so severe as to justify refusal of planning permission on this basis.
- 8.8 Overall and as supported by Heritage, the layout is considered to be a notable improvement when compared with the indicative layout considered at the outline stage and more closely reflects that of the original design and layout including in relation to facilitating the provision of additional tree planting – discussed in more detail below.

*Transport:*

- 8.9 Sustainable transport is content with the proposed layout arrangement however the Bus Company have raised concerns about the impact of the new road layout on the bus services. The new spine road which will run parallel to Refectory Road will accommodate bus services and other vehicle movement whilst Refectory Road will become pedestrianized. This will result in the loss of common bus stops from Park Village (student accommodation in the north end of the campus) within the campus with both 25 (slower service) and 25X (faster service with fewer stops) services and therefore providing less choice/convenience for the passengers. The matter has been given some consideration however no clear solution could be found at the time of writing this report. Although it is considered to be an important issue and it is disappointing a suitable alternative could not be found, the matter is not considered to warrant refusal of planning permission on these grounds. The University and the Bus Company have also stated commitment to continue to liaise on the matter with the aim of addressing the issue which is supported. In addition, condition 24 on the outline permission (BH2013/04337) requires the submission of details to improve sustainable transport measures on campus which includes bus travel which would help to mitigate the impact.

**Appearance:**

- 8.10 The overall design of the buildings is considered to reflect the original Spence design approach in a stripped down and contemporary way in terms of flat roofs, elevation proportions and materials and as noted by Heritage the extensive use of red Sussex brick and characteristic concrete-effect banding are very welcome.
- 8.12 A subtle degree of variation is proposed across the scheme with the most Spence characteristic building acting as a gateway at the most southerly point. In addition, the external elevations have a more distinctive Spence character whilst the inward facing courtyard elevations are less so, which helps with legibility within the development. Overall it is considered that the appearance of the blocks would help to reinforce the local distinctiveness of the original campus and to create a much more coherent and legible built environment to the enlarged campus.
- 8.13 The applicant has built a mock-up part of the proposed façade on site including a full size window, brick slips, concrete base, render and concrete-effect band with Spence inspired textured detailing. The Heritage officer has considered the detail and is content with the brick slip and mortar detail along with the texture/pattern of the render/concrete-effect render and the window and aluminium colour however the final colour for the render, concrete and concrete-effect render are sought by condition along with the hard landscaping details. To ensure the appropriate finish is achieved.
- 8.14 Through colour render is proposed on each of the buildings and with the aim of reducing the likelihood of streaking discoloration from rain water, the buildings have been design to include aluminium 'U' shaped metal gullies which will throw the water away from the elevation rather than allow it to run directly down the face of the building. The same gullies are proposed within the areas of brickwork on the buildings and this method is fully supported to help ensure the buildings maintain their appearance.

**Landscaping:**

- 8.15 The Arboricultural Section has no objection to the proposals in this scheme but is disappointed with the species selection for replacement trees as originally submitted which would have given a more suburban character to the planting. The landscape brief highlights the value in replanting with native species for sound ecological reasons this was not reflected in the original plant selection. As such an amended planting schedule has been submitted to address these concerns.
- 8.16 The loss of approximately 340 trees established under the outline permission is regrettable, however, as many trees as is reasonably practical are being retained within the development along with the woodland areas bounding the site. Good provision of open green space between the blocks has been provided to facilitate the planting and development of replacement trees.
- 8.17 The Sustainability Officer has suggested inclusion of some edible planting within the scheme. However the applicant has stated that given the original woodland design concept on campus, fruit bearing trees would not meet with the design objective of reinforcing the original landscape character of the campus. This is considered to be a reasonable position in this instance where the landscape design is a fundamental aspect of the overall campus design.
- 8.18 The Heritage Officer welcomes the proposed landscaping strategy which is considered to help reinforce the link between the campus development and downland setting that was such a key element of the original campus development.
- 8.19 In addition, the creation of new calcareous grassland habitat across the site, particularly in the 'chalk lowland' character area, and the planting of the woodland character area are especially important in maintaining the informal landscape character of the site, whilst the more ornamental approach to the courtyards is acceptable in these inward-facing and heavily peopled areas.
- 8.20 The application proposes substantial new tree planting overall, with a range of species, and this would overcome concerns over loss of existing trees (which post-date the campus development). As they mature over time they will play a crucial role in screening the buildings in longer views whilst helping to maintain the downland setting.
- 8.21 The proposed hard landscaping uses a suitably restrained palette of materials, including large element concrete paving slabs as were used by Spence in the more formal pedestrian routes of the original campus. Details of elements such as handrails to steps, bollards, fixed setting and litter bins will need to be agreed by condition.

**Impact on Amenity:**

- 8.22 There are considered to be no additional adverse impacts on amenity either within or surrounding the campus as a result of the details being considered in

relation to appearance, landscaping and layout. The impacts are therefore considered acceptable.

**Other Considerations:**

*Conditions:*

- 8.23 The applicant has submitted some detail required by conditions relating to outline permission BH2013/04337 namely nos. 22 (surface water drainage scheme), 23 (disabled parking), 24 (pedestrian/cycle routes and bus stops) which cannot be formally agreed under the Reserved Matters application. However, consideration of the detail has been given in order to assist a subsequent submission and in this regard the Environment Agency are content that the details submitted meet their requirements for condition 12 and 22.
- 8.24 Details have also been submitted which both relate to conditions 14 (materials), 15 (landscaping) and 16 (arboricultural method statement) however each of these elements relate to the Reserved Matters i.e. appearance and landscaping respectively. As such these details can be taken into consideration and regulatory conditions imposed where the details are acceptable to ensure the development is carried out in accordance with those details.

**9 CONCLUSION**

- 9.1 The principle of development, and the associated access, use and scale, was established as part of outline planning permission BH2013/04337. The appearance, layout and landscaping of the development, submitted as part of this reserved matters application are considered acceptable in relation to the overall development of Phase 1 of the masterplan and the wider campus and would not cause harm to setting of nearby Listed buildings, the Stanmer Park Conservation Area or the downland setting of the South Downs National Park; nor will it cause significant harm to amenity.

**10 EQUALITIES**

The topography of the site is very challenging however step free access has been integrated into the scheme to provide safe access across the site for those with mobility issues.

**11 PLANNING OBLIGATION / CONDITIONS / INFORMATIVES**

Regulatory Conditions:

- 1) The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

**Reason:** For the avoidance of doubt and in the interests of proper planning.

*Approved drawings list appended to report.*

- 2) No development above ground floor slab level of any part of the development hereby permitted shall take place until details of the construction of the green/brown roofs have been submitted to and approved in writing by the Local

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Planning Authority. The details shall include a cross section, construction method statement, the seed mix, and a maintenance and irrigation programme. The roofs shall then be constructed in accordance with the approved details and shall be retained as such thereafter.

**Reason:** To ensure that the development contributes to ecological enhancement on the site and in accordance with policy CP10 of the Brighton & Hove City Plan Part One.

- 3) Prior to first occupation, the development hereby approved shall be connected to the University of Sussex's district heating system.

**Reason:** To ensure that the development is sustainable and makes efficient use of energy and to comply with policy CP8 of the Brighton & Hove City Plan Part One.

- 4) No development above ground floor slab level of any part of the development hereby permitted shall take place until a sample of the green rainscreen cladding material to the stair/lift tower, render and concrete used in the external surfaces of the development, including colour, along with details of the following hard landscaping features; hard surfacing/paved areas, handrails to steps, bollards, fixed seating and litter bins have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

**Reason:** To ensure a satisfactory appearance to the development and to comply with policy CP12 of the Brighton & Hove City Plan Part One.

- 5) Notwithstanding the requirements of condition 4, unless otherwise agreed in writing by the Local Planning Authority the development hereby approved shall be carried out in accordance with the following approved schedule: brickwork – Celina Klinker, Cleaves, German – Sussex Red, mortar – Grout Mortar A – Buff, fenestration including windows and louvres: RAL 7015 (grey).

**Reason:** To ensure a satisfactory appearance to the development and to comply with policy CP12 of the Brighton & Hove City Plan Part One.

- 6) No development above ground floor slab level of any part of the development hereby permitted shall take place until a detailed landscaping phasing plan for the East Slope/Phase 1 development has been submitted to and approved in writing. The landscaping scheme detailed on drawing no. L-P-301 – L-P-309 received on 18 March 2016 shall be carried out in accordance with the updated planting schedule received 14 July 2016 and in accordance with the approved landscape phasing plan. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become, in the opinion of the Local Planning Authority, seriously damaged or diseased, shall be replaced with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

**Reason:** To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD15 of the Brighton & Hove Local Plan and CP12 of the Brighton & Hove City Plan Part One.

- 7) The development shall be carried out in accordance with the Tree Removal and Retention Plan and Tree Protection and Arboricultural Method Statement drawing nos. tf 1023/TPP/300 - 308 received 18 March 2016.

**Reason:** To protecting the trees which are to be retained on the site during construction works in the interest of the visual amenities of the area and to comply with policies QD16 of the Brighton & Hove Local Plan and CP12 of the Brighton & Hove City Plan Part One.

- 8) The hard landscaping scheme hereby approved shall be implemented in accordance with the approved details prior to first occupation of the development.

**Reason:** To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policy CP12 of the Brighton & Hove City Plan Part One.

Informatives:

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.
2. This decision to grant Planning Permission has been taken:
  - (i) having regard to the policies and proposals in the National Planning Policy Framework and the Development Plan, including Supplementary Planning Guidance and Supplementary Planning Documents:  
(Please see section 7 of the report for the full list); and
  - (ii) for the following reasons:-

The principle of development, and the associated access, use and scale, was established as part of outline planning permission BH2013/04337. The appearance, layout and landscaping of the development, submitted as part of this reserved matters application are considered acceptable in relation to the overall development of Phase 1 of the masterplan and the wider campus and would not cause harm to setting of nearby Listed buildings, the Stanmer Park Conservation Area or the downland setting of the South Downs National Park; nor will it cause significant harm to amenity.
3. The applicant is advised to contact the UK Native Seed Hub for advice about sourcing seeds of local provenance.
4. The applicant is advised to avoid the use of herbicides within areas of chalk grassland.