

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

Page

139 TO CONSIDER AND DETERMINE PLANNING APPLICATIONS

1 - 22

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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1

West Slope, University Of Sussex

BH2020/00011



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Accessibility through site



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Landscape Framework



Social Hub Breakout Area



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North Court landscape area



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7

West Slope, University Of Sussex

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Axonometric view of terrace gardens



8

Wellbeing Approach

Wellbeing Approach

The approach to wellbeing is that:

- Wellbeing is considered at all scales

The Wellbeing Design Factors address student residential living at all scales, from the small scale (bedroom) to the large scale (University of Sussex Campus)

- Wellbeing is considered across students' daily campus activities

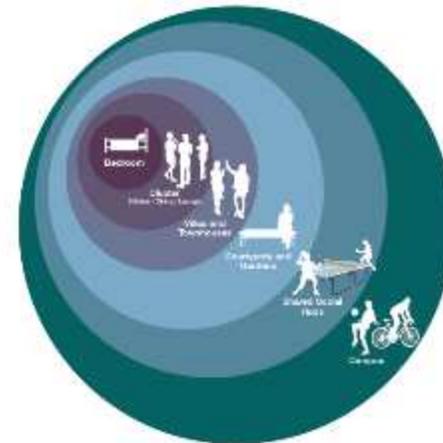
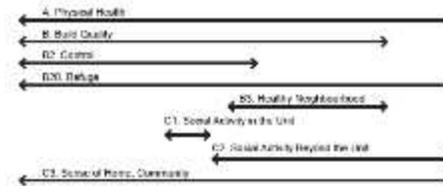
The Wellbeing Design Factors address all types of student activities, from morning to evening

- One Planet Living

The wellbeing design factors for student residential accommodation are deeply embedded in the One Planet Living framework



Benefits of addressing wellbeing



Accessibility through the site



- KEY
- Gateways
 - Primary routes
 - Secondary routes
 - Tertiary routes
 - Internal lifts
 - External lifts
 - Designated accessible parking spaces
 - Public transport connections

ID



Construction Phasing

Phasing

Demolition

The existing York, Lancaster, Keril and Kulukundis accommodation blocks along with the partial demolition of Park Village accommodation will take place prior to the commencement of Phase 1. The existing health centre will be demolished once Phase 2 is completed and the remaining Park Village accommodation will be demolished prior to the commencement of Phase 3.

Construction

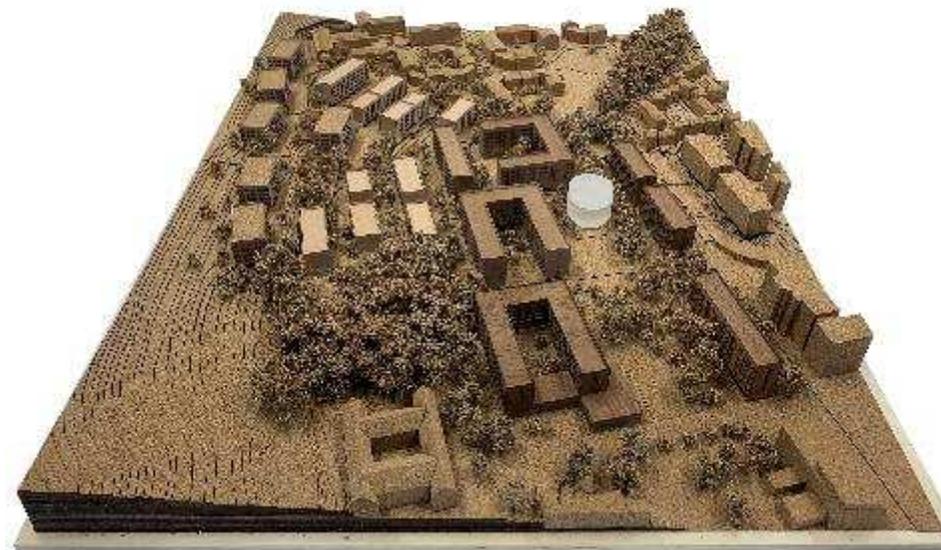
Assuming an Autumn 2020 commencement and occupation in the academic year following construction completion the Project will be delivered in phases over a 4 year construction period. Priority will be given to completing amenities such as the reception, social hub and proposed supermarket and retail space to complement the occupation of the new residential accommodation over 4 phases as illustrated. The new North Court will be handed over in parallel with the completion of the surrounding buildings.

- Phase 1 – Sept 22 (c100 beds)
- Phase 2 – Sept 23 (c800 beds)
- Phase 3 – Sept 24 (c900 beds)
- Phase 4 – Sept 25 (c100 beds)



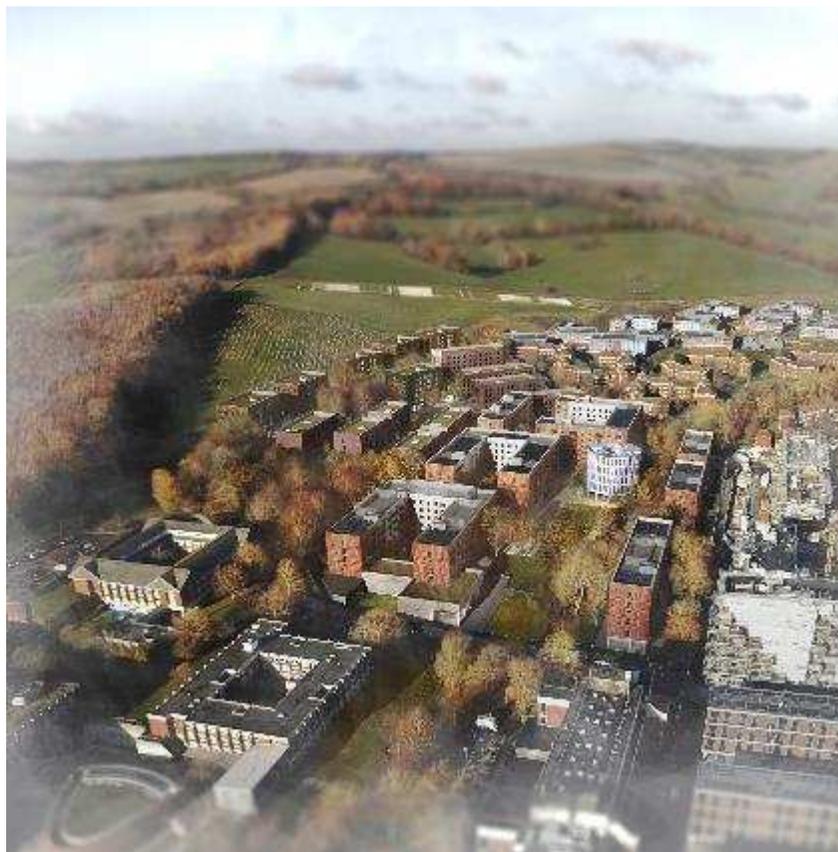
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Proposed Model



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Proposed Aerial View



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Existing Photo from western boundary



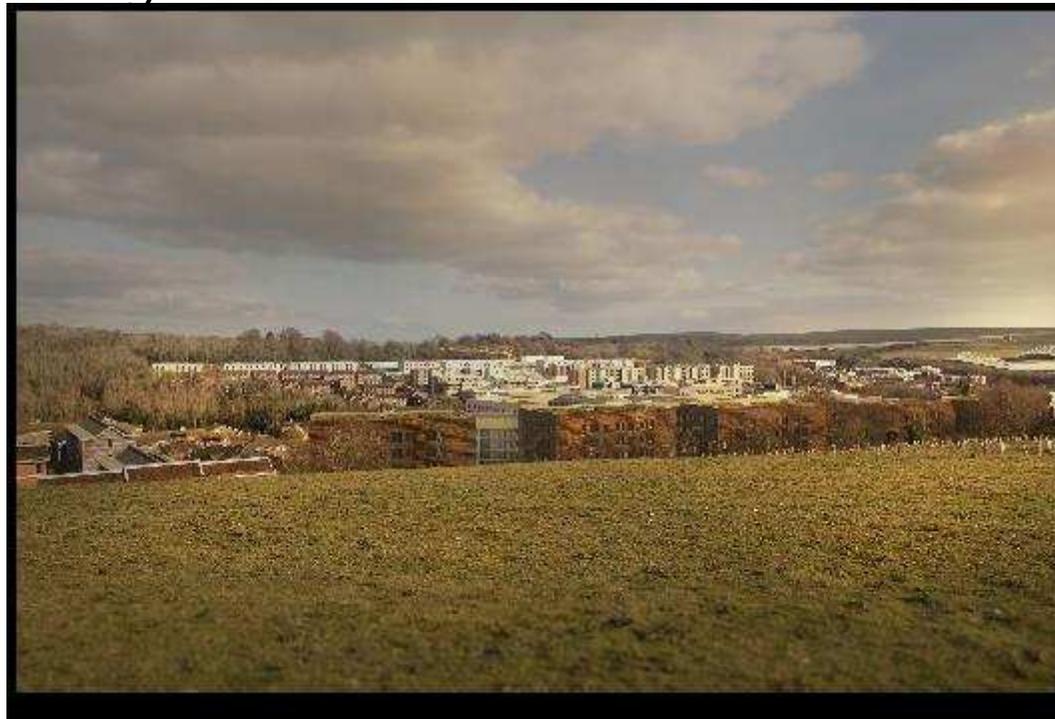
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Proposed visual/verified view



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Proposed Visual on western boundary towards the site



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Visuals



Visual from South to North within North Court towards the library



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Proposed Visuals



View within North Court from Supermarket towards the library



Key Considerations

- Principle of development / compliance with the aims of policy DA3 and CP21
- Standard of Accommodation
- Visual Impact
- Heritage/Design
- Impact on residential amenity
- Trees, landscaping and quality of public realm
- Transport implications
- Sustainability & Ecology



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S106 table

Artistic Component:

An artistic influence within the public realm to a value of £98,389.

Employment:

- Submission of an Employment & Training Strategy
- A financial contribution of £122,940 towards the Local Employment Scheme
- Use of 20% local labour during the construction phase

Habitat Creation and Landscape Management Plan

- To be approved in collaboration with County Landscape Architect, County Ecologist and South Downs National Parking Authority
- A 25 year maintenance plan
- Long term retention of tree groups
- Landscaping on and around the western boundary
- Woodland management

A Travel Plan to promote sustainable transport use by future occupiers/users of the site including:

- A travel pack
- Provision and maintenance of cycle tools and maintenance stands
- Establishing a Bicycle User Group
- Providing and maintaining notice boards in all PBSA containing information on road safety, local sustainable travel options, Travel Plan objectives, targets, measures and progress
- A monitoring and review mechanism to enable more cycle parking and accessible parking on site, should demand exceed supply



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Conclusion and Planning Balance

- The principle of the redevelopment of the site has been established in the approved 2015 Masterplan.
- The principle of the PBSA development is acceptable and is supported by Policies DA3 'Lewes Road Area' and CP21 'PBSA' of the CPP1.
- The proposed PBSA mix (including 75% cluster housing), size & accessibility is considered acceptable and provides a good standard of accommodation.
- The provision of ancillary mixed uses is supported by policy and is considered appropriate to complement the PBSA.
- The demolition of the buildings is established by the 2015 Masterplan and the retention of Essex House is welcomed.
- The Visual Impact on the Western Boundary is on balance considered satisfactory.
- The proposed density, design, mass and height of the scheme has been considered by the Design Review Panel and the Heritage Team who confirm the impact to the heritage assets is acceptable.
- The development incorporates several sustainable measures and complies with policy CP8 and would provide a net gain in biodiversity.
- The loss of trees have been accepted by the 2015 Masterplan and the retention of 5 more trees is welcomed.
- The Landscaping Framework is of a high standard and provides a successful public realm.
- Sustainable transport and parking demand are satisfactorily addressed in the scheme and further appropriate mitigation and promotion of sustainable modes can be secured by condition & S106.
- Other matters such as environmental health matters, biodiversity, drainage/flood risk, site waste management and archaeology can all be adequately addressed by condition.



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