

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  <a href="https://planningapps.brighton-hove.gov.uk/online-applications/files/6EC29CB710B0314A85E57C6656FADC8D/pdf/BH2020_00011-PROPOSED_SITE_PLAN_LEVEL_00_-15821129.pdf">https://planningapps.brighton-hove.gov.uk/online-applications/files/6EC29CB710B0314A85E57C6656FADC8D/pdf/BH2020_00011-PROPOSED_SITE_PLAN_LEVEL_00_-15821129.pdf</a></p> <p>Proposed site roof plan  <a href="https://planningapps.brighton-hove.gov.uk/online-applications/files/FBB52220578476ECA3EF0672F5C2EC53/pdf/BH2020_00011-PROPOSED_SITE_PLAN-15821123.pdf">https://planningapps.brighton-hove.gov.uk/online-applications/files/FBB52220578476ECA3EF0672F5C2EC53/pdf/BH2020_00011-PROPOSED_SITE_PLAN-15821123.pdf</a></p> <p>Proposed building uses  <a href="https://planningapps.brighton-hove.gov.uk/online-applications/files/77DB53DD3C878D094AD68FBC8EC2B84E/pdf/BH2020_00011-BUILDING_USE-15821122.pdf">https://planningapps.brighton-hove.gov.uk/online-applications/files/77DB53DD3C878D094AD68FBC8EC2B84E/pdf/BH2020_00011-BUILDING_USE-15821122.pdf</a></p> <p>Proposed building heights  <a href="https://planningapps.brighton-hove.gov.uk/online-">https://planningapps.brighton-hove.gov.uk/online-</a></p>

[applications/files/59807B9F042162DBB8ABFA9CA99FABF4/pdf/BH2020\\_00011-BUILDING HEIGHTS-15821121.pdf](https://planningapps.brighton-hove.gov.uk/online-applications/files/59807B9F042162DBB8ABFA9CA99FABF4/pdf/BH2020_00011-BUILDING_HEIGHTS-15821121.pdf)

Villa Typology

[https://planningapps.brighton-hove.gov.uk/online-applications/files/DB1FE63CB5CB5FD7EEA0F9BFD2913DB8/BH2020\\_00011-MATERIAL\\_SAMPLES-15820520.jpg](https://planningapps.brighton-hove.gov.uk/online-applications/files/DB1FE63CB5CB5FD7EEA0F9BFD2913DB8/BH2020_00011-MATERIAL_SAMPLES-15820520.jpg)

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](https://planningapps.brighton-hove.gov.uk/online-applications/files/F41833D1C7FB660AB5F42781FFFE99D5/pdf/BH2020_00011-WEST_SLOPE-BUILDING_01_TYPICAL_CLUSTER_-PLANS-15695754.pdf)

North Court 'clusters' Typology

[https://planningapps.brighton-hove.gov.uk/online-applications/files/BE05A935406CEC8B679B9AFF204DAF50/BH2020\\_00011-MATERIAL\\_SAMPLES-15820518.jpg](https://planningapps.brighton-hove.gov.uk/online-applications/files/BE05A935406CEC8B679B9AFF204DAF50/BH2020_00011-MATERIAL_SAMPLES-15820518.jpg)

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](https://planningapps.brighton-hove.gov.uk/online-applications/files/5A0C78928AE544BD08A7B4F38524BA1E/pdf/BH2020_00011-NORTH_COURT-BUILDING_20-PLANS-LEVEL_01-15695822.pdf)

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](https://planningapps.brighton-hove.gov.uk/online-applications/files/68A3B0F2EBA5F631108FF5F459E894FD/pdf/BH2020_00011-NORTH_COURT-BUILDING_21-PLANS-LEVEL_00_UPPER_FLOORS-15695835.pdf)

Townhouse Typology (Purpose built student accommodation)

[https://planningapps.brighton-hove.gov.uk/online-applications/files/631BA8F8287F62B562F87987E2E3C2BB/BH2020\\_00011-](https://planningapps.brighton-hove.gov.uk/online-applications/files/631BA8F8287F62B562F87987E2E3C2BB/BH2020_00011-)

		<p><a href="#">MATERIAL SAMPLES-15820521.jpg</a></p> <p>Typical Townhouse floor plans  <a href="https://planningapps.brighton-hove.gov.uk/online-applications/files/4D286FA2669070458A0C0C95BCC2DCC8/pdf/BH2020_00011-WEST_SLOPE-BUILDING_16_TOWN_HOUSE_TERRACE_-PLANS-15695789.pdf">https://planningapps.brighton-hove.gov.uk/online-applications/files/4D286FA2669070458A0C0C95BCC2DCC8/pdf/BH2020_00011-WEST_SLOPE-BUILDING_16_TOWN_HOUSE_TERRACE_-PLANS-15695789.pdf</a></p> <p>Family Unit(s) floor plans  <a href="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">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</a></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  <a href="https://planningapps.brighton-hove.gov.uk/online-applications/files/3B6847543A77B7FC53927D925AAE46D8/pdf/BH2020_00011-TREE_LOSS_STUDY-15836874.pdf">https://planningapps.brighton-hove.gov.uk/online-applications/files/3B6847543A77B7FC53927D925AAE46D8/pdf/BH2020_00011-TREE_LOSS_STUDY-15836874.pdf</a></p> <p>Retained and proposed trees  <a href="https://planningapps.brighton-hove.gov.uk/online-applications/files/D9DA4737667F6E90F48A4082F07087D9/pdf/BH2020_00011-PROPOSED_AND_RETAINED_TREES_FROM_DAS-15836964.pdf">https://planningapps.brighton-hove.gov.uk/online-applications/files/D9DA4737667F6E90F48A4082F07087D9/pdf/BH2020_00011-PROPOSED_AND_RETAINED_TREES_FROM_DAS-15836964.pdf</a></p> <p>Landscape Framework  <a href="https://planningapps.brighton-hove.gov.uk/online-applications/files/200DD848E7E8A7EB1ADC2AD6B2AD9A0B/pdf/BH2020_00011-LANDSCAPE_FRAMEWORK-15820870.pdf">https://planningapps.brighton-hove.gov.uk/online-applications/files/200DD848E7E8A7EB1ADC2AD6B2AD9A0B/pdf/BH2020_00011-LANDSCAPE_FRAMEWORK-15820870.pdf</a></p> <p>Relationship between Villa (Building 1) and the western boundary  <a href="https://planningapps.brighton-hove.gov.uk/online-applications/files/BB42646C25FC8EF09790FC295704BC47/pdf/BH2020_00011-RELATIONSHIP_WITH_WESTERN_BOUNDARY_FROM_DAS-15836965.pdf">https://planningapps.brighton-hove.gov.uk/online-applications/files/BB42646C25FC8EF09790FC295704BC47/pdf/BH2020_00011-RELATIONSHIP_WITH_WESTERN_BOUNDARY_FROM_DAS-15836965.pdf</a></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).</p> <p>This is broken down as follows:</p> <ul style="list-style-type: none"> <li>- 12 x PBSA</li> <li>- 2 x Family Units</li> <li>- 2 x Health Centre</li> <li>- 2 x Supermarket</li> </ul> <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?	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.

