

<u>No:</u>	BH2017/02863	<u>Ward:</u>	Hollingdean & Stanmer Ward
<u>App Type:</u>	Reserved Matters		
<u>Address:</u>	University Of Sussex Refectory Road Brighton		
<u>Proposal:</u>	Reserved matters application pursuant to outline permission BH2013/04337 for approval of appearance, landscaping and layout relating to new access road between Boiler House Hill and Science Park Road.		
<u>Officer:</u>	Chris Swain, tel: 292178	<u>Valid Date:</u>	24.08.2017
<u>Con Area:</u>	Adj Stanmer Park	<u>Expiry Date:</u>	23.11.2017
<u>Listed Building Grade:</u>	N/A	<u>EOT:</u>	20.12.2017
<u>Agent:</u>	Parker Dann Ltd S10 The Waterside Centre North Street Lewes BN7 2PE		
<u>Applicant:</u>	University Of Sussex C/O Bramber House Refectory Road University Of Sussex Falmer BN1 9QU		

1. RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out below and resolves to **GRANT** planning permission subject to the following Conditions and Informatives:

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.

Plan Type	Reference	Version	Date Received
Location Plan	LUC-6793-LD-PLN-004	B	24 August 2017
Block Plan	LUC-6793-LD-PLN-006	A	24 August 2017
Sections Proposed	LUC-6793-LD-SEC-001		24 August 2017
Arboricultural Report	LUC-6793-LD-PLN-211	tree removal plan	24 August 2017
Site Layout Plan	LUC-6793-LD-PLN-099	B	24 August 2017
Landscaping Proposed	LUC-6793-LD-PLN-111	C	17 October 2017
Landscaping Proposed	LUC-6793-LD-PLN-112	C	17 October 2017

2. The development shall be carried out in accordance with the ecological mitigation measures set out in the University of Sussex – Phase 2 Infrastructure, Access Road Ecological Appraisal by LUC, October 2017 received on 17 October 2017.

Reason: To safeguard protected species from the impact of the development and ensure appropriate integration of new nature conservation and enhancement features in accordance with policies QD18 of the Brighton & Hove Local Plan and CP10 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. SITE LOCATION & APPLICATION 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 proposal relates specifically to a new access road between Boiler House Hill and Science Park Road. The scale and means of access were approved under outline application BH2013/04337 for the wider university masterplan, which was allowed at appeal in 2015. This application seeks approval of reserved matters in respect to the appearance, layout and landscaping of the access road.
- 2.4 It is noted that the majority of the access road lies outside the local planning area of Brighton & Hove City Council and falls within the jurisdiction of Lewes District Council.

3. RELEVANT HISTORY

BH2016/01004 - 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). Approved 9 August 2016.

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.

Lewes District Council

LW/17/0739 - Approval of reserved matters LW/14/0006 for new access road between Boiler House Hill and Science Park Road. Approved 3 November 2017.

4. REPRESENTATIONS

4.1 No representations have been received.

5. CONSULTATIONS

5.1 Internal

Heritage: No objection

This road will link through to the new road and access ways being developed on East Slope to the north, as part of the new pattern of movement across the campus, and it will be important to ensure a consistency of hard surface materials. The East Slope materials previously approved were intended to be sympathetic to the original paving materials used by Sir Basil Spence (which were primarily tarmac and smooth grey concrete slabs). This application proposes textured concrete slabs and textured concrete blocks in a two-tone grey finish. The pavers and blocks approved for East Slope have a smooth finish – they were Charcon 'British Standard Paving' in grey and Charcon Europa block paving in grey. These materials should therefore also be used for this road. The kerbs should also be smooth concrete. Seek amendments.

5.2 Comments on the revised details

It is confirmed that the revised landscape drawings for the access road satisfactorily address the previous concerns and approval is therefore now recommended.

5.3 **Arboriculture:** No objection

The Landscape report and plan submitted by LUC Drawing number LUC-6793-LD-PLN-111 Issue C and LUC-6793-LD-PLN-112 Issue C are considered acceptable. The 3 tree species selected (Field Maple, Beech and Whitebeam) are all suitable and should thrive in the local conditions.

5.4 The Arboricultural team therefore recommends that the landscaping condition is discharged.

5.5 **Sustainable Transport:** No objection

There are no aspects of the proposed layout of the road that warrant a reason for refusal however the following recommendations are based on guidance and best practice for the applicant to consider (as the road is on private land these are suggestions only):

- Include appropriate tactile paving to assist pedestrians crossing the proposed road at the bell mouth on the existing tarmac footpaths,
- Provide delineation within the shared space road as a tool to assist blind and partially sighted people navigate their way safely,
- Build the road to an adoptable standard.

5.6 **Environmental Health:** No comment

5.7 **Planning Policy:** No Comment

5.8 **External**

Natural England: No Comment

5.9 **South Downs National Park (SDNP):** No Comment

5.10 **Highways England:** No comment

5.11 **Historic England:** No comment

5.12 **Lewes District Council:** No objection

5.13 **Sussex Police:** No comment

5.14 **Southern Water:** No objection

No objection subject to measures to protect the existing infrastructure.

5.15 **The Gardens Trust:** No comment

5.16 **County Ecologist:** No objection

Surveys were carried out in accordance with best practice and are sufficient to inform appropriate mitigation, compensation and enhancement. Habitats have remained unchanged since the ecological assessment undertaken in 2013 for the outline application. As such, no additional impacts are foreseen.

- 5.17 Two trees in the south of the site have been identified as having high bat roost potential. As these will be unaffected by the works, no specific mitigation is required.
- 5.18 The measures proposed in sections 4.13 to 4.14 of the updated Ecological Appraisal to protect badgers are appropriate and should be implemented.
- 5.19 The proposed development is considered unlikely to have any impacts on any other protected species and therefore no specific mitigation is required. If protected species are encountered during works, works should stop and advice should be sought from an ecologist on how to proceed.
- 5.20 The site offers opportunities for enhancement that will help the Council address its duties and responsibilities under the NERC Act and NPPF. The landscape plan submitted with the application is in line with the wider site masterplan and is considered appropriate.
- 5.21 In summary, provided the recommended mitigation measures are implemented, the proposed development is unlikely to have a significant impact on biodiversity and can be supported from an ecological perspective. The site offers opportunities for enhancement that will help the Council meet its duties and responsibilities under the NERC Act and NPPF.
- 5.22 **UK Power Networks:** No objection

6. MATERIAL CONSIDERATIONS

- 6.1 In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the "Considerations and Assessment" section of the report
- 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, South Downs and Brighton & Hove Waste and Minerals Sites Plan (adopted February 2017);
- 6.3 Due weight has been given to the relevant retained policies in the Brighton & Hove Local Plan 2005 according to their degree of consistency with the NPPF.

7. POLICIES

The National Planning Policy Framework (NPPF)

Brighton & Hove City Plan Part One

SS1 Presumption in Favour of Sustainable Development
DA3 Lewes Road Area
CP7 Infrastructure and developer contributions
CP9 Sustainable transport
CP10 Biodiversity
CP11 Flood risk
CP12 Urban design

Brighton & Hove Local Plan (retained policies March 2016):

TR4 Travel plans
TR7 Safe Development
TR14 Cycle access and parking
TR15 Cycle network

SU3 Water resources and their quality
SU5 Surface water and foul sewage disposal infrastructure
SU9 Pollution and nuisance control
SU11 Polluted land and buildings
QD15 Landscape design
QD27 Protection of amenity

Supplementary Planning Documents:

SPD03 Construction & Demolition Waste
SPD11 Nature Conservation & Development
SPD14 Parking Standards

8. CONSIDERATIONS & ASSESSMENT

8.1 The main considerations in the determination of this application relate to design and appearance, ecology, landscaping and sustainable transport.

8.2 Background

Outline planning permission under reference BH2013/04337 was granted on appeal in July 2015 for demolition of existing buildings and the construction of new buildings to provide new academic facilities (Use Class D1) of circa 59,571m², 4,022 new student accommodation bedrooms (C1), and a new mixed use building of circa 2,000m² providing A1, A3, A4, C1, and D1 uses, incorporating new pedestrian, vehicular and service routes, landscaping, new parking, upgrading of related infrastructure, and associated works, with appearance, landscaping, and layout matters reserved for later consideration. Matters concerning access and scale of development were approved within that decision.

8.3 This planning application concerns the remaining reserved matters of appearance, landscaping and layout as they relate to one element of the development proposed in the outline planning permission, namely a shared access road linking Boiler House Hill with Science Park Road within the campus.

8.4 Design and Appearance:

The siting and scale of the proposed shared space access road is unchanged from the road layout that was approved under the earlier outline application. Details have been provided which show the layout / construction materials of the road and the associated landscaping. Revisions to the materials have been secured during the life of the application to ensure the overall appearance and landscaping matches that of the east slope development and the earlier road layouts on the campus to ensure that a consistent approach is retained throughout the site. The proposed access road and associated landscaping would not harm the visual amenity of the site of the wider area.

8.5 Overall, the proposal is considered acceptable in regards to design and appearance in accordance with policy CP12.

8.6 **Arboriculture**

The siting of the road and associated landscaping will necessitate the removal of a number of trees. The principle of the loss of the trees was approved under the original outline application subject to appropriate mitigation. The current application provides details of the species and siting of the replacement trees. The Arboriculture Team are satisfied with the details and the proposal is considered to be acceptable in this regard.

8.7 **Sustainable Transport**

The layout of the road and associated landscaping follows a consistent approach that has been used throughout the campus. The Highways Officer is satisfied with the submitted details and the proposal is acceptable in regards to highway safety and the aims of sustainable transport.

8.8 **Ecology**

The ecology impacts and required mitigation has not changed significantly since the original masterplan application was approved in 2015. The County Ecologist is satisfied with the submitted details and the proposal is acceptable in regards to ecology.

8.9 **Conclusion**

The application details relating to appearance, layout and landscaping are considered acceptable and approval is recommended.

9. **EQUALITIES**

9.1 The proposed road includes features to aid less mobile pedestrians and road users including ramped access points and disabled parking areas.

