

<u>No:</u>	BH2016/03040	<u>Ward:</u>	Hollingdean And Stanmer Ward
<u>App Type:</u>	Full Planning		
<u>Address:</u>	Jubilee Car Park Arts Road University Of Sussex Brighton		
<u>Proposal:</u>	Erection of a 4no storey carpark with associated landscaping and improved pedestrian and vehicle access.		
<u>Officer:</u>	Kate Brocklebank, tel: 292454	<u>Valid Date:</u>	18.08.2016
<u>Con Area:</u>	Adjacent to Stanmer Conservation Area	<u>Expiry Date:</u>	17.11.2016
		<u>EoT/PPA Date</u>	
<u>Listed Building Grade:</u>	Within the setting of Grade II* and Grade I Listed Buildings		
<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 Falmer Brighton 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
Other	01	2	15 August 2016
Other	02	2	15 August 2016
Other	03	1	15 August 2016
Other	04	2	15 August 2016
Other	100	3	15 August 2016
Other	101	1	15 August 2016
Other	102	1	15 August 2016
Other	200	A	15 August 2016
Other	2000	P1	15 August 2016
Other	2001	P1	15 August 2016
Other	2002	P1	15 August 2016
Other	2003	P1	15 August 2016
Block Plan Existing	A-0961		15 August 2016
Sections Proposed	A-0962		15 August 2016

Sections Proposed	A-0963		15 August 2016
Sections Proposed	A-0964		15 August 2016
Existing Elevations	A-0966		15 August 2016
Existing Elevations	A-0967		15 August 2016
Site Layout Plan	A-0970		15 August 2016
Floor Plans Proposed	A-1000		15 August 2016
Floor Plans Proposed	A-1001		15 August 2016
Floor Plans Proposed	A-1002		15 August 2016
Floor Plans Proposed	A-1003		15 August 2016
Floor Plans Proposed	A-1004		15 August 2016
Floor Plans Proposed	A-1005		15 August 2016
Floor Plans Proposed	A-1006		15 August 2016
Floor Plans Proposed	A-1007		15 August 2016
Elevations Proposed	A-1200		15 August 2016
Elevations Proposed	A-1201		15 August 2016
Elevations Proposed	A-1202		15 August 2016
Sections Proposed	A-1300		15 August 2016
Sections Proposed	A-1301		15 August 2016
Sections Proposed	A-1302		15 August 2016
Other	150-4		19 August 2016
Other	151-3		19 August 2016
Other	152-2		19 August 2016
Other			13 September 2016
Site Layout Plan	201	B	13 September 2016
Landscaping Proposed	202	B	13 September 2016
Landscaping Proposed	203	B	13 September 2016
Landscaping Proposed	204	B	13 September 2016
Block Plan Existing			15 August 2016
Location Plan			15 August 2016

- 2 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a method statement to identify, risk assess and address the unidentified contaminants.

Reason: To safeguard the health of future residents or occupiers of the site and to comply with policy SU11 of the Brighton & Hove Local Plan.

- 3 No development above ground floor slab level of any part of the development hereby permitted shall take place until samples of the proposed cladding material have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD14 and HE3 of the Brighton & Hove Local Plan and CP12 and CP15 of the Brighton & Hove City Plan Part One.

- 4 No development above ground floor slab level shall take place until larger scale details of the entrance stair, balustrade and the concrete feature wall to the north-east elevation of the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: To ensure a satisfactory appearance to the development and to comply with policies QD14 and HE3 of the Brighton & Hove Local Plan and CP12 and CP15 of the Brighton & Hove City Plan Part One.
- 5 No development above ground floor slab level shall take place until a detailed design and associated management and maintenance plan of surface water drainage for the site using sustainable drainage methods as per the site drainage layout (Drg 100 Rev 3) has been submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved detailed design prior to the use of the building commencing.
Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal in accordance with policy QD16 of the Brighton & Hove Local Plan and policy CP12 of the Brighton & Hove City Plan Part One.
- 6 The development shall be carried out in accordance with best construction practice as detailed in the Landscape Report - LUC August 2016 p.16. received 13/9/16.
Reason: To safeguard protected species from the impact of the development in accordance with policies QD18 of the Brighton & Hove Local Plan and CP10 of the Brighton & Hove City Plan Part One.
- 7 Prior to the development hereby approved being brought into use, details of all internal and external lighting taking account of the Landscape Report - LUC August 2016 p.16 received 13/9/2016, shall have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.
Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies, QD18 and QD25 of the Brighton & Hove Local Plan.
- 8 The landscaping scheme detailed on drawing nos 202 revision B, 203 revision B and 204 revision B received on 13/09/2016 shall be carried out in the first planting and seeding season following the first occupation of the building or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 10 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.

- 9 No development about ground floor slab level shall take place until full details of the section of relocated footpath adjacent to the ancient woodland has been submitted to and approved in writing by the Local Planning Authority; the footpath shall avoid excavation, any excavation necessary shall be carried out by hand. The development shall then be carried out in accordance with the approved scheme.
Reason: In order to protect the adjacent ancient woodland and to comply with policies QD16 and QD17 of the Brighton & Hove Local Plan and CP12 of the Brighton & Hove City Plan Part One.
- 10 No equipment, materials or machinery shall be brought onto the site for the purposes of development, unless or until an arboricultural supervision statement has been submitted to and agreed in writing by the Local Planning Authority. The supervision statement shall be informed by a pre-commencement site meeting between the Tree Officer, Arboricultural Consultant and Site Manager to confirm the protection of trees on and adjacent to the site in accordance with the Arboricultural Impact Appraisal and Method Statement prepared by S J Stephens Associates Project ref 6707 - 100 revision B dated September 2016. The tree protection shall be positioned as shown on the Tree Protection Plan job no. 6707 Drawing no.200 Issue A before any equipment, materials or machinery are brought onto the site for the purposes of the development. The tree protection shall be retained until the development is completed and nothing shall be placed within the fencing, nor shall any ground levels be altered or excavations made without the written consent of the Local Planning Authority.
Reason: As this matter is fundamental 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.
- 11 No development shall take place until a scheme of supervision for the arboricultural protection measures required by condition 9 has been approved in writing by the Local Planning Authority. This scheme will be appropriate to the scale and duration of the works and will include details of:
- a) Induction and personnel awareness of arboricultural matters.
 - b) Identification of individual responsibilities and key personnel.
 - c) Timing and methods of site visiting and record keeping, including updates.
 - d) Procedures for dealing with variations and incidents.
 - e) The scheme of supervision shall be carried out as agreed.
 - f) The scheme of supervision will be administered by a qualified arboriculturist instructed by the applicant and approved by the local planning authority.
- Reason:** As this matter is fundamental 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.
- 12 Prior to the development hereby permitted first being brought into use, details of disabled car parking provision for the occupants of, and visitors to, the development shall have been submitted to and approved in writing by the Local

Planning Authority. The approved scheme shall be fully implemented and made available for use prior to the first occupation of the development and shall thereafter be retained for use at all times.

Reason: To ensure the development provides for the needs of disabled staff and visitors to the site and to comply with policy TR18 of the Brighton & Hove Local Plan and SPD14 guidance.

- 13 Prior to the development hereby permitted first being brought into use, a revised car parking layout should be provided which provides full details of appropriate car park signage and lining to include details of centre line white line markings, give way lining and all signing shall have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented and made available for use prior to the first occupation of the development and shall thereafter be retained for use at all times.

Reason: To ensure safe and efficient access for all road users and to comply with policy TR7 of the Brighton & Hove Local Plan and CP9 of the Brighton & Hove City Plan Part One.

- 14 The development hereby permitted shall not be commenced until details of electric vehicle charging points within the proposed car park hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

Reason: To encourage travel by more sustainable means and seek measures which reduce fuel use and greenhouse gas emissions and to comply with policies SU2 of the Brighton & Hove Local Plan and CP9 of the Brighton & Hove City Plan Part One.

- 15 Prior to the development hereby approved being brought into use, an Energy performance Certificate (EPC) demonstrating the development has achieved an 'A' rating shall be submitted to and approved in writing by the Local Planning Authority.

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

16. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

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 The applicant is advised regarding condition 4 that the Lead Local Flood Authority notes the site drainage layout (Drg 100 Rev 3) submitted in support of

the application and in order to discharge the condition the LLFA would expect to see:

- Details of the final (not indicative) peak rate of the surface water runoff - post development
- Appropriate calculations to demonstrate that the proposed sustainable drainage will be able to cope with both winter and summer storms for a full range of events and storm durations.

The applicant should demonstrate the surface water drainage system is designed so that flooding does not occur on any part of the site for a 1 in 30 year rainfall event, and so that flooding does not occur during a 1 in 100 (+30% allowance for climate change) year event in any part of a proposed buildings susceptible to water.

- 3 The applicant is advised that under Part 1 of the Wildlife and Countryside Act 1981 disturbance to nesting birds, their nests and eggs is a criminal offence. The nesting season is normally taken as being from 1st March - 30th September. The developer should take appropriate steps to ensure nesting birds, their nests and eggs are not disturbed and are protected until such time as they have left the nest.

2. SITE LOCATION & APPLICATION DESCRIPTION

2.1 The application relates to the University of Sussex campus which occupies circa 94 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 Background:

The Masterplan proposes no additional parking on site with the exception of 61 car parking spaces for mobility impaired staff, students and visitors. The table below summarises the anticipated changes in car parking numbers, as per the approved Masterplan application.

2.4 Parking levels through the masterplan period:

Car Parking	Base	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Gain	0	+213	+368	+633	0	0	+126
Loss	0	-462	-271	-167	0	-253	-126
Net Change	0	-249	+97	+466	0	-253	0
Total Available	1,899	1,650	1,747	2,213	2,213	1,960	1,960
Change	0	-249	-152	+314	+314	+61	+61

2.5 Application:

The application site is located on the western slope of the campus adjacent to the boundary with the South Downs National Park and Stanmer Park adjacent to the tree belt which includes ancient woodland. The area is currently occupied by surface car parking with 116 spaces, 15 of which are disabled parking spaces.

2.6 The application seeks permission for a four storey split level car park with 8 decks in total taking advantage of the change in site levels to provide a total of 362 spaces (net increase of 247 spaces), 14 of which will be disabled. Compliant level access approach has been provided along with a lift and a second ambulant staircase. The proposed pallet of materials is anodised aluminium panels with a fold on an asymmetrical ridge which will be in dark, light and mid grey whilst some panels are left open to allow for natural ventilation. The main staircase on the eastern side and the retaining walling running round the north east corner of the car park will be board marked concrete, the spiral escape stair and areas across the structure that are not clad will be constructed of pre-cast concrete.

2.7 Pre-application discussion

The application has been the subject of pre-application discussions on scale, design and landscaping.

3. RELEVANT HISTORY

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. Approved 22 September 2016.

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.

4. REPRESENTATIONS

- 4.1 **Neighbours:**
None received.

5. CONSULTATIONS

External:

- 5.1 **Brighton and Hove Archaeology: Comment**
The Brighton and Hove Archaeological Society are unaware of any archaeological deposits that are likely to be affected by this development. It is recommended this is cross checked with the County Archaeologist.
- 5.2 **County Archaeologist: Comment**
The proposals are not within an Archaeological Notification Area; though immediately adjacent to the Stanmer Park registered park and garden and Conservation Area.
- 5.3 Archaeological evaluation in 2010 for the New Academy Site (BH2009/02941) by Archaeology South-East revealed no archaeological features and concluded that particularly up slope the site has been heavily impacted by landscaping in the past. Evidence from aerial photographs showing the development of open air parking at the site indicates that this is likely to be the case at the Jubilee Car Park site.
- 5.4 **Sussex Police Comment**
The University are adopting the 'Park Mark - Safer Parking Scheme' which has been implemented elsewhere on existing car parks on campus as such there are not concerns from a crime prevention perspective.
- 5.5 **The Gardens Trust No comment**
- 5.6 **County Ecologist No comment**
The site lies immediately adjacent to Stanmer Park/Coldean Local Nature Reserve (LNR) and Stanmer Village Local Geological Site (LGS). Given the location, nature and scale of the proposed development, there are unlikely to be any significant effects on any sites designated for their nature conservation value.
- 5.7 The proposed development is also adjacent to an area of ancient woodland. Natural England's Standing Advice is that there should be a minimum of 15 m between ancient woodland and development.

- 5.8 The Environmental Statement submitted with the original outline application recognises the risk of damage to tree roots and proposed the implementation of tree protection measures, including root protection areas, as mitigation. The site plan demonstrates that the closest point (the north western corner of the car park), the proposed embankments will be circa 6.2 m from the edge of the ancient woodland, i.e. well within the 15 m buffer zone. Potential impacts of the cuttings/embankments include ground damage, loss of understorey and/or soil and/or root disturbance, and changes to hydrology from drainage within ancient woodland.
- 5.9 The scale and extent of the cuttings should where possible be reduced, particularly in vicinity of the root protection areas and/or alternatives should be explored e.g. retaining walls, and whether they would have lesser ecological impacts on the ancient woodland. In terms of compensation for any residual impacts on the ancient woodland following the above discussions, the possibilities are basically new native woodland planting and/or beneficial management of alternative sites.
- 5.10 With respect to the footpath, there should be no further excavation (or at least no significant excavation and any that is required should be done by hand), and the path should be unlit.
- 5.11 The proposed development will require the removal of 31 trees or groups of trees. None of the trees to be removed have bat roost potential. Given that there is a proposal to replace the trees lost with 65 new trees plus new scrub and woodland edge planting and strengthening planting, this loss is acceptable. Wherever possible, native trees of local provenance should be used.
- 5.12 To avoid disturbance to nesting birds, any demolition of buildings or removal of scrub/trees that could provide nesting habitat should be carried out outside the breeding season (generally March to August) unless a nesting bird check is carried out prior to any demolition/clearance works by an appropriately trained, qualified and experienced ecologist, and if any nesting birds are found, advice should be sought on appropriate mitigation.
- 5.13 The adjacent woodland is used for commuting and foraging by bats and for foraging and sett building by badgers. To avoid disturbance it is therefore recommended that external lighting design should take account of national guidance. The proposed measures to avoid light spill and to maintain a dark corridor along the woodland edge described in the Ecology section of the Landscape Report (LUC, August 2016, p. 16) are appropriate and should be supported.
- 5.14 The recommendations in the Ecology section in the Landscape Report regarding reducing the construction impacts on ecology should also be employed.
- 5.15 **Twentieth Century Society Object**

Given the centrality of the landscape, of open views through the campus, and how fundamental this is to the significance of the buildings as a group, the Society considers that building a four storey car park in this location would constitute significant harm to the surrounding Grade I and II* listed buildings and the interest of the group as a whole.

- 5.16 The proposed site is a highly visible location at the apex of a grand staircase and at the end of a key axis across the site. The current low-lying open air car park plot does not obstruct views through to the National Park beyond, which was intended to be the focal point of the axis - reinforcing the University's place within the landscape. Placing a four-storey car park here will harmfully impact the setting of the listed buildings and will also terminate the space prematurely, making the central plaza enclosed and inward looking. Its location at the top of an inclined axis would further give the proposed building undue prominence. This is therefore a wholly inappropriate place to construct any new building, but the cladding materials and design - square anodised aluminium panels with asymmetrical, multi-coloured folds - will only increase the visibility and the dominance of a service building here.
- 5.17 This application constitutes substantial harm to a group of internationally significant buildings. This cannot be justified, given the University of Sussex is a large site with a number of current car parking facilities which have potential for redevelopment. The Twentieth Century Society urges that the applicants relocate the proposed car park elsewhere on the University site, and strongly urge that the application is refused.
- 5.18 **County Archaeology Comment:**
Archaeological evaluation in 2010 for the New Academic Site (BH2009/02941 Arts D & E buildings) by Archaeology South-East revealed no archaeological features and concluded that particularly up slope the site has been heavily impacted by landscaping in the past. Evidence from aerial photographs showing the development of open air parking; as such this is likely to be case at the Jubilee Car Park site
- 5.19 **South Downs National Park Authority (SDNP) Comment:**
It is appreciated that the proposed car park will reduce the impact of ranks of cars, including glare from windscreens when viewed from the surrounding area. The SDNPA is however concerned regarding the bulk of the scheme, particularly as it is in such close proximity to the SDNP boundary, adjacent to the public right of way to the west of the proposed building.
- 5.20 The SDNPA would have preferred a softer approach to the proposal, in both design and material, given the close relationship with the SDNP. The SDNPA is similarly unsure whether the landscaping would screen the development from the west as convincingly as the visual impact report proposes, considered to be most significant view in terms of impact on the SDNP.
- 5.21 Further detail is recommended to be sought regarding the proposed material, landscaping and details of the proposed lighting scheme to avoid further detriment to the Park which is an International Dark Skies Reserve.

Internal:

5.22 Heritage Comment:

The principle of a car park on this site was established under the outline masterplan application and has been subject to pre-application discussions on scale, design and landscaping.

5.23 The footprint is as per the masterplan although at the highest point would be 2.25m above the approved height parameter. However, it would still be below the height of the adjacent Jubilee Building and, crucially would still be below the crown of the woodland belt of trees immediately to the west. The design approach to the car park is welcomed, in particular the creation of a green wedge within the centre of the building that would break up its mass and better help to integrate it into the edge-of-countryside setting. Given that a multi-storey car park is a new building typology for the campus, and particularly given the simple functional nature of the use, it is considered appropriate for it to take a different approach to the prevalent Spence aesthetic. The faceted metal panel cladding system would provide visual interest at close view whilst screening the cars behind and the colour palette would make contextual reference to the flint and chalk of the downs. It will, though, be important to see samples of this material prior to approval. The monumental entrance stair structure, in board marked concrete, would provide strong legibility whilst at the same time making clear reference to the Spence buildings, which would help to relate the car park to the original campus. CGI views 2 and 3 in the Design and Access Statement show that the entrance stair would be a positive feature closing the vista at the top of the Jubilee steps.

5.24 The key views included demonstrate that the car park would have limited impact from views across and into the campus and that surrounding trees would remain visually dominant over the building, which would generally be seen in the context of the existing built development and would not be visually intrusive. In this respect the proposed cladding system and colour palette enables it to be visually recessive where it is seen. It would have little impact on the setting of the listed buildings; the main viewpoint is from Fulton Court, as shown in CGI view 1, where it would be a background recessive feature between the listed Library and the Listed Arts A buildings, even in winter. There is little inter-visibility between the historic park and the site and between Stanmer conservation area and the site. The views analysis in the Landscape report confirms that there would be no harmful impact on the settings of these assets. The car park would be visible in Viewpoint 5 from within Stanmer Park, but built development on the campus is already clearly seen from here and the car park would not significantly alter that and, crucially, would not intrude on the skyline. The slight adverse impact can be mitigated by the proposed tree planting.

5.25 The proposed landscaping and tree planting are welcomed and would more than compensate for the loss of existing trees. The hard landscaping is appropriately simple and reflective of the local context, subject to approval of samples by condition.

5.26 Flood Risk Management Officer Comment

The Lead Local Flood Authority (LLFA) has no objections to this application subject to the inclusion of a condition to secure detailed design and management/maintenance plan for surface water drainage using sustainable drainage methods.

5.27 **Planning Policy** No comment

5.28 **Economic Development** No comment

5.29 **Environmental Health** No objection

Environmental Health is satisfied that the reports are robust and that the application is merely to change the site from a surface hard stand car park to a multi storey car park.

5.30 The consultants, Ashdown Site Investigation have done both a desktop walkover and an intrusive investigation to determine any contaminants of concern, including both asbestos and unexploded ordnance, as there has been concern about the Canadian military occupying the site during the Second World War.

5.31 It would be appropriate for a discovery strategy to be applied to ensure that any unidentified or unexpected findings are properly risk assessed.

5.32 **Sustainability** No objection

It would be onerous to require a BREEAM assessment for the building in relation to City Plan Part One policy CP8. In relation to energy performance standards specifically, the design target to achieve an Energy performance Certificate (EPC) 'A' rating is welcomed. The building will have very low energy requirements, mainly resulting from lighting. LED lighting is proposed for at least the flood lighting, and use of LED lighting would be welcomed internally, it was not clear from the Design & Access Statement if this would be installed.

5.33 It is recommended that a condition is applied to ensure an EPC 'A' rating for the scheme is achieved by applying a post construction condition requiring submission of the Energy Performance Certificate demonstrating this.

5.34 **Arboricultural Services:** Comment

The loss of trees is to be regretted but the majority of trees to the East and the woodland area to the North should be unaffected. Overall, the Arboricultural Section has no objection to the proposals, the Arboricultural report is comprehensive and Arboricultural Services would recommend that a condition is imposed to further support the Arboricultural consultant's recommendations and to secure the submitted landscaping scheme.

5.35 **Sustainable Transport:** Comment

As part of the approved masterplan for the site the majority of car parking spaces are to be relocated to the perimeter of the site to create a more pedestrian friendly heart to the campus. The masterplan proposes no additional parking on-site apart from 61 disabled car parking spaces for staff, students and visitors. The existing total number of car parking spaces on-site is 1899 and this

is set to increase to 1960 spaces (a 61 space increase). Therefore the Highway Authority has no objections to the proposed car parking provision as it is generally a re-provision of existing supply across the campus.

- 5.36 It is also noted that the applicant is also proposing new parking permit proposals where staff and students will only be issued a permit if they meet a set of clearly defined criteria. The policy is still being developed but will be based on need, distance of travel and a charging regime. The enforcement of this parking permit policy can be managed through the University Travel Plan secured as part of the masterplan application.
- 5.37 Car parking layout and design:
The aisle width is 6m and the applicant is providing a running lane with a hatched footpath either side, which will assist with pedestrian movements within the car park and is welcomed by the Highway Authority; the full details of the layout should be secured by condition. Access has been tracked for differing size vehicles around the car park to demonstrate safe movement.
- 5.38 Electric Vehicle Parking:
The applicant is proposing 9 electric vehicle charging points which is welcomed by the Highway Authority.
- 5.39 Disabled User Vehicle Parking:
The applicant is proposing 14 disabled user car parking spaces. All disabled spaces are located at ground floor level close to the main pedestrian entrance which is welcomed. The majority of these are designed in accordance with Traffic Advisory Leaflet 5/95 which requires a 1.2m clear zone to both sides of a bay, 3 do not and as such final details of the layout are recommended to be secured by condition.

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 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 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
CP2 Sustainable economic development
CP7 Infrastructure and developer contributions
CP8 Sustainable buildings
CP9 Sustainable transport
CP10 Biodiversity
CP11 Flood risk
CP12 Urban design
CP15 Heritage

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

TR4 Travel plans
TR7 Safe Development
TR14 Cycle access and parking
SU9 Pollution and nuisance control
SU11 Polluted land and buildings
QD15 Landscape design
QD16 Trees and hedgerows
QD17 Protection and integration of nature conservation features
QD18 Species protection
QD25 External lighting
QD27 Protection of amenity
HE3 Development affecting the setting of a listed building
HE6 Development within or affecting the setting of conservation areas

Supplementary Planning Documents:

SPD03 Construction & Demolition Waste
SPD06 Trees & Development Sites
SPD11 Nature Conservation & Development
SPD14 Parking Standards

8. **CONSIDERATIONS & ASSESSMENT**

8.1 The main considerations in the determination of this application relate to the design and impact on heritage assets, amenity, ecology, sustainable transport and sustainability.

8.2 **Principle:**

The principle of a car park in this location was established as part of the masterplan approved under outline permission BH2013/04337. The outline permission will introduce a net increase of 2,530 bedspaces within the campus and net increase of 43,034sqm of academic floorspace; it is not proposed to

increase the level of parking except to include 61 additional disabled parking bays.

- 8.3 The footprint of the proposed car park is equal to that approved under the masterplan however at its highest the structure will be approximately 2.25m above the parameter height approved under the outline for the site. The outline identified redevelopment of the existing surface parking at this site (Jubilee car park) to accommodate a total of 271 parking spaces.
- 8.4 The current application seeks permission for a total of 348 spaces which equates to a net increase of 247 spaces, 14 of which will be disabled spaces set out over four storeys arranged in two wings on split levels (totalling 8 decks of parking - 4 within each wing).
- 8.5 In order to accommodate the structure and avoid using significant lengths of retaining walls, the footings of the car park extend beyond the red edge of the outline application (BH2013/04337) and the bank is proposed to be cut away to provide a landscaped area. This, coupled with the slight increase in height, has necessitated the submission of a full planning application rather than a reserved matters scheme under the outline approval.
- 8.6 On the basis that the principle for a multi-storey car park has already been established, and for the reasons explained in detail below, the proposed car park is considered acceptable.
- 8.7 **Design and impact on heritage assets:**
The proposed multi-storey car park occupies the same footprint as that established under the outline and is only 2.25m higher than the approved parameter at its highest point. Crucially, as noted by the Heritage Team, it would still be below the height of the adjacent Jubilee Building and well below the crown of the woodland belt of trees immediately to the west.
- 8.8 The views of the Heritage Team in relation to the design are supported and the approach taken for the car park is welcomed, in particular the creation of a green wedge within the centre of the building that would break up its mass and better help to integrate it into the edge-of-countryside setting. The building represents a new typology for the campus and is a functional use, as such it is considered appropriate for it to take a different approach to the prevalent Spence aesthetic. The metal cladding system with faceted panels provides visual interest whilst screening the cars whilst the colour palette makes contextual reference to the flint and chalk of the downs.
- 8.9 The main staircase on the eastern side would be visible at the top of the Jubilee steps and would provide strong legibility, whilst the proposed board marked concrete of its construction has clear reference to the Spence buildings helping to integrate it into the campus. The key views submitted demonstrate that the development would have a limited impact from views across and into the campus and that surrounding trees would remain visually dominant over the building. The building would generally be seen in context with the existing development and would not be intrusive; the colour palette also enables it to be

visually recessive. As noted by Heritage, the development would have little impact on the setting of the listed buildings. The Landscape report confirms that there would be no harmful impact on the setting of Stanmer historic park or the Stanmer Conservation Area. In addition the hard landscaping is appropriately simple and reflective of the local context.

8.10 Landscaping and trees:

Beyond those agreed to be lost as part of the outline application, the proposal would result in the loss of 5 additional trees, a sycamore, lime and horse chestnut (T6, T67 and T68 in the submitted tree survey) along with an ash (T54) and a sycamore (T60) are proposed to be removed in order to widen the access road.

8.11 As noted by Heritage, the tree planting is also welcomed and is considered to more than compensate for the loss of existing trees.

8.12 Arboricultural Services have assessed the scheme along with the proposed landscaping scheme and have noted the loss of additional trees to be lost beyond those previously agreed under the outline scheme as being regrettable. However, the majority of trees to the East and the woodland area to the North should be unaffected and the applicant has also submitted information detailing difficulties with providing safer access to serve the development along with the existing adjoining linear car park to the north and the Jubilee Building service yard. The proposed access will separate the service vehicles from the parking areas and has been designed to maintain as many trees as possible.

8.13 Overall, the Arboricultural Section has no objection to the proposals and the Arboricultural report is considered comprehensive. Conditions are recommended in line with the Arboricultural consultant's recommendations in order to protect the retained tree, along with securing the submitted landscaping scheme which contains a mix of trees appropriate for the campus including native species.

8.14 **Ecology:**

The proposed development is also adjacent to an area of ancient woodland. Natural England's Standing Advice is that there should be a minimum of 15 m between ancient woodland and development. The proposal will come within this buffer where the grass cut embankments are proposed and will be circa 6.2m from the edge of the woodland at its closest point. As noted by the Ecologist, this has the potential to cause damage to the ancient woodland. At the time of writing this report the applicant is working on alternatives to address this concern such as reducing the scale and extent of the cuttings should where possible be reduced, particularly in vicinity of the root protection areas and/or the use of retaining walls. If necessary, compensation for any residual impacts on the ancient woodland could be sort for new native woodland planting and/or beneficial management of alternative sites.

8.15 The recommendations in the Ecology section in the Landscape Report regarding reducing the construction impacts on ecology along with seeking a

suitable lighting scheme, avoidance of disturbance to nesting birds and details of the replacement footpath are recommended by condition.

8.16 Impact on Amenity:

The proposal is contained within the campus and is some distance from any residential accommodation and as such no concern is raised regarding potential impacts on neighbouring amenity.

8.17 Sustainable Transport:

The proposed layout of the car park is supported in principle by the Highway Authority and includes a hatched zone for pedestrians using the car park which will aid movement within the car park and sufficient details of the tracking have been submitted to demonstrate safe movement in and around the car park.

8.18 Matters recommended to be secured by condition relate to the detailed design of the layout including disabled parking bays and electric charging points.

8.19 Sustainability:

As noted by the Sustainability Officer, it would be onerous to require a BREEAM assessment for the building in relation to City Plan Part One policy CP8. With regard to energy performance standards specifically, the design target to achieve an Energy performance Certificate (EPC) 'A' rating is welcomed. As the building will have very low energy requirements, it is recommended that a condition is applied to ensure an EPC 'A' rating for the scheme is achieved.

9. EQUALITIES

9.1 The proposed development has been designed to be accessible as well as provide a designated accessible pedestrian route from the car park via the Jubilee Building.

