

COMMITTEE:	PLANNING & LICENSING
DATE:	15 JULY 2003
SUBJECT:	UNIVERSITY OF BRIGHTON, WELKIN CAMPUS, 32 CARLISLE ROAD. REDEVELOPMENT OF REAR OF WELKIN CAMPUS TO PROVIDE EN-SUITE RESIDENTIAL ACCOMMODATION FOR 354 STUDENTS IN FIVE BLOCKS OF THREE AND FOUR STOREYS. EB/2001/0093
REPORT OF:	HEAD OF PLANNING
Ward(s):	Meads
Purpose:	<ol style="list-style-type: none"> 1. To obtain Committee approval for the proposed composition of the Group that will monitor the Travel Plan on an annual basis. 2. To update Members on the content of the S.106 agreement.
Contact:	Lisa Rawlinson, Senior Planning Officer. Telephone 01323 415250 or internally on extension 5250.
Recommendation:	<ol style="list-style-type: none"> 1. That Members approve the composition of the Monitoring Group, to deal with all aspects covered in the Section 106 Agreement. 2. That Members note the content of the S.106 agreement.

1.0	<u>Background</u>	
1.1	At a meeting of the Planning and Licensing Committee in May 2002, Members resolved to grant planning permission for the development described above subject to conditions and to the prior conclusion of a legal agreement to secure a number of transport proposals.	
1.2	In consideration of the application, it was recommended that a Monitoring Group should be established to monitor the contents of the Travel Plan (which forms part of the S.106 agreement) on an annual basis.	
1.3	The travel plan is the toolkit to be employed by the University to help manage their travel demands. The targets established in the travel plan were determined by the County Council as Highway Authority to ensure that the travel demands associated with the University could be accommodated on the local transport network. It is incumbent on the County Council to ensure that targets prescribed in travel plans are met and they have developed a monitoring regime to assess the effect of such travel plans across the county. This assists in defining the nature and extent of remedies to be required if targets are not successfully met. A continuing failure to meet the targets would breach the terms of the Section 106 Agreement and require enforcement action to be taken by the County Council. Whilst recognising this remit, there is a role for the proposed monitoring group as an advisory body to help develop the travel plan with the University to better reflect local community needs.	
2.0	<u>The Monitoring Group</u>	
2.1	It is recommended that the Monitoring Group should comprise representatives from the University of Brighton, Meads Community Association, the Chairman of the Planning and Licensing Committee, a Meads Councillor, a County Council Highways Officer and Borough Council Highways and Planning Officers.	
2.2	The proposed Monitoring Group will essentially be a consultation group set up to assist the University in the monitoring of their Travel Plan. As mentioned above, it will ultimately be the County Council as Highway Authority who will be responsible for deciding whether the commitments in the Travel Plan have been satisfactorily met.	
3.0	<u>Content of the S.106 Agreement</u>	

3.1	As the planning application was determined over a year ago, this report was considered to provide an opportunity to update Members on the content of the legal agreement and to confirm that the final document is in line with original objectives.	
3.2	<p>The Section 106 Agreement between the University of Brighton and East Sussex County Council as Highway Authority contains details of various off-site highway works and financial contributions that the developer is required to provide prior to the occupation of the development and these can be summarised as follows:</p> <ul style="list-style-type: none"> · Provision of two new pedestrian refuges in Carlisle Road · Provision of one new pedestrian refuge in Meads Road · Improvements to the Carlisle Road/Gaudick Road/Denton Road junction · Provision of two new bus stops with shelters in Carlisle Road and two new request stops in Gaudick Road · Relocation of two existing bus stops from Meads Road to Carlisle Road · Implementation of “no car policy” for occupants of the development · Implementation of waiting restrictions by means of a Traffic Regulation Order · Provision of a financial contribution of £10,000 towards implementation and enforcement of a Decriminalised Parking Enforcement scheme · Diversion of No.8 bus service to run outside the University via Carlisle Road. Should the revised No.8 service be withdrawn, the University must provide an alternative public service immediately · Implementation of the agreed Travel Plan which includes the provision of 112 covered cycle parking spaces, 6 “pool bikes”, establishment of a car share scheme for staff and issuing of promotional travel information for occupants of the development. 	

4.0	<u>Consultations</u>	
4.1	The planning application for the proposed student accommodation was the subject of extensive consultation. This report seeks approval for the proposed members of the Monitoring Group. All those mentioned in paragraph 2.1 above have been consulted and are happy to be members of the Group.	
5.0	<u>Environmental Implications</u>	
5.1	The environmental implications associated with the development were assessed at great length in the determination of the original planning application. Furthermore the meeting of the Monitoring Group on an annual basis will ensure the effects of the development on the immediate locality are monitored and reviewed.	
6.0	<u>Other Implications</u>	
6.1	There are no human resource, financial, youth, human rights or anti-poverty implications associated with this report.	
7.0	<u>Conclusion</u>	
7.1	It is recommended that Members approve the proposed composition of the Monitoring Group to enable the contents of the Travel Plan to be monitored on an annual basis. Furthermore, the updated summary of the contents of the S.106 illustrates that the final document successfully addresses the highway concerns associated with the development as detailed in the original Planning Committee report.	
Lisa Rawlinson Senior Planning Officer		
Background Papers: The Background Papers used in compiling this report were as follows: Planning Application ref: EB/2001/0093. To inspect or obtain copies of background papers please refer to the contact officer listed above.		

