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Our Ref: DA/CM/91534/0030

Date: 12 March 2014

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For the Attention of Henry Jones

Dear Henry

**91534: Sheraton Park Planning Application Submission
CE/13/01776/FPA**

Fairhurst write on behalf Alumno Developments (Durham) Ltd and Lend Lease Residential (Yorkshire) Ltd (the Applicants) in relation to the above planning application.

As you are aware, Fairhurst are concerned that we are unable to confirm that we have been able to review all letters of representation submitted and this is something that stakeholders in the application process are also concerned about. Alumno propose to write directly to all objectors and provide them with an update in terms of the application. We will also make the content of this letter and attachments (unless confidential) available on Alumno's website. Fairhurst would be grateful if the Local Planning Authority could confirm the list of representations received, with the date and contact details of each individual, so we can be confident the information we have received to date is comprehensive and most importantly correct.

In terms of the objections raised and indeed letters of support, Fairhurst will provide the Local Planning Authority with a comprehensive response for your consideration and this is expected to be with you before the close of business Monday 17 March 2014. There are however a number of issues the Local Planning Authority have asked the applicant and design team to consider as follows:

- Increased car parking;
- Management and enforcement of car parking; and
- Update in terms of the needs assessment.

In terms of increased car parking, this has been requested by the County Highways Engineer and has been raised as an issue by a high number of objectors. As a result, Fairhurst submit with this letter a revised Landscape Proposals Plan ref 91534/8002 Rev J. It must be stated that Alumno still propose a zero student car development and propose to actively enforce this strategy, as they have done so on their other developments elsewhere. However, the revised proposals increase the proposed car parking to 36 spaces (including 8 disabled spaces). This has been discussed at a meeting and in correspondence with the County Highways Engineer and it has been confirmed that the increase will gain a positive response from them on re-consultation. Obviously these additional spaces will result in a need to relocate other facilities but if, as Local Planning Authority, you consider this submission acceptable the design layout will be amended to reflect this by return.

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Moving this one step further, the increase in parking spaces raises an issue in terms of management and enforcement of car parking. Alumno and the Management Company still propose to enforce the zero parking standard for students, further arrangements for this enforcement are set out in the attached revised Student Accommodation Management Plan.

This plan is a live document and what is submitted is a framework that is actively working elsewhere but can be amended to incorporate more pro-active monitoring and enforcement of car parking. Also, as requested, Fairhurst have provided copies of legal agreements developed with other Local Planning Authorities to manage and enforce a zero car parking policy. Unfortunately as you will expect some of the content of the legal agreement is confidential so they have been submitted on this basis. Fairhurst are aware that objectors may be concerned that they are not able to review this level of detail and I can only apologise for this but expect as Local Planning Authority you can confirm that the details provided demonstrate how a legal process can be put in place and Alumno have provided evidence of this and how it works elsewhere. Moving back to the content of the Student Accommodation Management Plan, the document and its content is not finalised and as previously stated is a live document. What is expected is that the Section 106 Agreement will place controls over occupation of development until such a document is agreed and signed off possibly in conjunction with consultation with a constituted residents group. Looking at the content of the document, most specifically in relation to car parking, you will see that reference is still made to a lower parking number but this would be simply amended if the Council agree to the revised parking proposed.

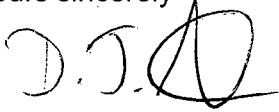
This brings me onto how the additional parking can operate and help the parking situation on site. Alumno are prepared to offer all residents (excluding student residents) of adjoining properties, within an agreed distance, one or more permits to park in these spaces. Firstly this should allow adjoining residents a clear benefit even if only a limited number of spaces but at the same time if residents display the permits in their vehicles, as Alumno would request, it makes identification of vehicles that are not parked by residents on the public highway a simpler process. It does not alleviate the need for the site management to pro-actively monitor parking on the identified streets but the permits will help and then the cars without permits can then be investigated further to identify if they are linked to student residents of the proposed development and action can be taken via the tenancy agreement.

The bottom line is that there is a legal process that can and does work elsewhere, Alumno propose to offer additional spaces for existing residential neighbours but also want to actively work with neighbours to ensure proactive investigation and enforcement takes place. All this can be set out in a Management Plan to be agreed prior to occupation and controlled via a Section 106 Agreement. The Section 106 Agreement can also control proactive reviews of the Management Document and adoption to ensure it delivers what is needed in terms of site operation and control to satisfy neighbours and other stakeholders.

In terms of the needs assessment please see an updated document for your consideration.

Obviously Fairhurst and Alumno will be addressing other matters raised and would welcome the opportunity to meet with you over the next seven days but should you have any queries, please do not hesitate to contact me or my colleague Victoria Snaith.

Yours sincerely



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Encl: Student Accommodation Management Plan, Landscape Proposals Plan ref 91534/8002 Rev J and updated needs assessment.