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Our Ref: VS/91534/035
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Henry Jones
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Durham County Council
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Dear Henry,

Planning Application Reference: CE/13/001667/FPA – Proposed Student Accommodation, Sheraton Park, Durham

Please find enclosed the following updated documents and drawings to accompany the above planning application for Student Accommodation at Sheraton Park.

The updated documents include:

- Design and Access Statement;
- Landscape Proposals Plan (Ref: 91534/8002);
- Parking Strategy Plan (Ref: 91534/8007);
- Management Plan;
- Noise Management Plan;
- Proposed Floor Plans Neville House (Ref: 2009-P10); and
- Proposed Elevations Neville House (Ref: 2013-P7).

The updated documents and drawings are submitted to reflect the following amendments to the proposed development.

Student Numbers

In order to allow for a community room to be provided (details provided below) there has been a reduction in the number of student rooms from 424 to 418.

Lettings Strategy/Cascade Agreement

The Cascade Agreement is a form of Lettings Strategy which will be included in the Section 106 Agreement between the Developer and Durham County Council. It is proposed that the Cascade Agreement will ensure a mix of students living in the proposed development. The wording of the agreement is proposed to be as follows:

“11.1 Starting no later than [six (6) months] before the first intended date of occupation of any Unit, the Site Owners shall use reasonable endeavours to market the Development in accordance with the following order of priority:

- 11.1.1 50% of Units to undergraduate Students;
- 11.1.2 30% of Units to post-graduate Students;
- 11.1.3 20% of Units to Fellows and Research Students and staff.

11.2 If Units are not let in consequence of marketing which accords with clause 11.1 then 10% of

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the bed spaces within the Units not so let shall be offered in the following order of priority:

11.2.1 Fellows and Research Students and Staff; and thereafter

11.2.2 Post Graduates; and thereafter

11.2.3 Returning Students; and thereafter

11.2.4 Undergraduate Students.

11.3 The Site Owners shall market the Development in accordance with clauses 11.1 and 11.2 for no less than [six (6)] months unless otherwise agreed in writing with the Council.

11.4 The Site Owners shall provide to the Council but no more frequently than [three (3) months] from the commencement of their marketing a report on actions taken and commitments to occupation of Units by prospective tenants.

11.5 [Any Units not let within the above arrangements may thereafter be offered to any of the categories referred to in clauses 11.1 and 11.2]."

The Draft Section 106 Agreement has been progressed to accommodate the letting strategy and will be forwarded under a separate cover. However, based on the Draft Heads of Terms submitted with the planning application, Consultation Responses received and communication with Durham County Council, the Draft Section 106 Agreement will include details on the contributions to be made to: Footpaths, Open Space and Related Works, the Sheraton Park Community Benefit Fund, Training and Skills, Public Art, Environmental Improvements to Right of Way and the Cascade Agreement.

Community Room

Following extensive discussions with the Sheraton Park Residents Association, a dedicated community room is now provided on the ground floor of Neville House which is for use by the local community. This room is accessed externally and does not have a direct access into the main area of student accommodation. Precise detail of how the room will be managed and booked will need to be agreed.

Parking Provisions

Fairhurst note that in line with responses received from the Highways Authority, 50 car parking spaces are now provided. This is an increase of 34 car parking spaces from the previously submitted plans. The details of the parking provision can be seen on the Parking Strategy Plan (Ref: 91534/8007). The Landscape Proposals Plan (Ref: 91534/8002) has also been amended to reflect the additional Car Parking Spaces to be provided. The Car Parking spaces will include 8 Car Club Spaces and 1 Electric Vehicle charging point.

Management Plan

An updated Management Plan has also been submitted which reflects the various changes to the proposed development as detailed above with regards to Student Numbers and Car Parking Spaces provided.

Design and Access Statement

The Design and Access Statement has been amended to reflect the changes in student bed numbers, the addition of a Community Room and the revised number of car parking spaces.

Noise Management Plan

An Addendum to the previously submitted 'Environmental Noise Assessment' has been enclosed with this letter. Following conversations between the Applicant's appointed noise consultant

(Cundalls), Durham County Council and their advisors it has been agreed that a robust noise management plan was to be submitted. This document has been written with a view to reinforcing Alumno's commitment to controlling and minimising noise due to the use of the proposed development which could affect surrounding residential properties. The Measurements proposed within the Plan include:

Physical Control Measures

- Good quality glazing;
- Trickle ventilators;
- Restricted window openings;
- Limits on services plant;
- Vegetation;
- Site Plan Design;
- Gates; and
- Internal layout.

Management Policies

- Briefing packs;
- Designated point of contact;
- Complaints log;
- Student Wardens;
- Complaints procedure;
- Support teams;
- Community engagement through: Community notice board, Dedicated website, Resident's Association liaison, Dedicated liaison group, Onsite management staff present in office hours and Security guards;
- Accommodation contract;
- Population mix;
- Signage;
- Restrictions of student vehicles;
- CCTV;
- No alcohol available on site;
- No external events;
- Agreements with local taxi providers;
- Agreements with takeaway delivery drivers; and
- Ongoing review of management policies.

The contents of the Noise Management Plan have been agreed in principle with Durham County Council's Noise Advisor prior to submission.

I trust that the above and enclosed are self explanatory and acceptable but should you have any further queries please do not hesitate to contact me.

Yours sincerely



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