



Notice of meeting of

Planning Committee

- To:** Councillors R Watson (Chair), Crisp, D'Agorne, Firth, Funnell, Galvin, Horton, Hudson, Jamieson-Ball, Moore, Pierce, Potter, Reid, Simpson-Laing, Vassie and Wiseman
- Date:** Thursday, 20 November 2008
- Time:** 4.30 pm
- Venue:** The Guildhall, York

AGENDA

The Site Visits will commence at 12.30pm on Wednesday 19 November 2008 at Memorial Gardens.

1. **Declarations of Interest**

At this point, members are asked to declare any personal or prejudicial interests they may have in the business on this agenda.

2. **Minutes** (Pages 5 - 12)

To approve and sign the minutes of the last meeting of the Planning Committee held on 23 October 2008.

3. **Public Participation**

It is at this point in the meeting that members of the public who have registered their wish to speak can do so. The deadline for registering is by 5pm the day before the meeting. Members of the public can speak on specific planning applications or on other agenda items or matters within the remit of the committee.

To register please contact the Democracy Officer for the meeting, on the details at the foot of this agenda.

4. Plans List

This item invites Members to determine the following planning applications:

a) Regent Street, York (08/01909/FULM) (Pages 13 - 40)

45 dwellings and 13 no. apartments with associated landscaping after demolition of existing dwellings. [Fishergate Ward] **[Site Visit]**

b) Richmond Street, York (08/01910/FULM) (Pages 41 - 66)

59 dwellings and 26 apartments with associated landscaped amenity space after demolition of 41 existing dwellings. [Heworth Ward] **[Site Visit]**

c) St Ann's Court, York (08/01911/FULM) (Pages 67 - 92)

12 dwellings and an Extra Care facility comprising 41 residential units, with associated bistro restaurant, shop, hairdressers and landscaped amenity space including additional associated communal areas after demolition of existing dwellings. [Fishergate Ward] **[Site Visit]**

d) Proposed University Campus Lying Between Field Lane, Common Lane, A64 Trunk Road and Hull Road, York (08/01751/REMM) (Pages 93 - 160)

Reserved matters application for the erection of Theatre, Film and Television building following previous approval of outline application 04/01700/OUT [Heslington Ward].

e) Proposed University Campus Lying between Field Lane, Common Lane, A64 Trunk Road and Hull Road, York (08/02167/FULM) (Pages 161 - 172)

Realignment of arms of roundabout with associated pedestrian and cycle access and landscaping, following previous approval of outline application 04/01700/OUT [Heslington Ward].

5. Any other business, which the Chair considers urgent under the Local Government Act 1972.

Democracy Officer:

Name: Jill Pickering

Contact Details:

- Telephone – (01904) 552061
- E-mail – jill.pickering@york.gov.uk

For more information about any of the following please contact the Democracy Officer responsible for servicing this meeting:

- Registering to speak
- Business of the meeting
- Any special arrangements
- Copies of reports

Contact details are set out above.

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PLANNING COMMITTEE**SITE VISITS****WEDNESDAY 19 OCTOBER 2008****The bus will depart from Memorial Gardens at 12:30pm**

TIME (Approx)	SITE	ITEM
12.45pm	St Ann's Court, York (Meeting on Cemetery Road) (08/01911/FULM)	4 c
1.10pm	Regent Street, York (08/01909/FULM)	4 a
1.45pm	Richmond Street, York (08/01910/FULM)	4 b

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City of York Council

Committee Minutes

MEETING	PLANNING COMMITTEE
DATE	23 OCTOBER 2008
PRESENT	COUNCILLORS R WATSON (CHAIR), CRISP, D'AGORNE, FIRTH, GALVIN, HORTON, HUDSON, JAMIESON-BALL, LOOKER (SUB FOR CLLR POTTER), MOORE, ORRELL (SUB FOR CLLR REID), PIERCE, SIMPSON-LAING, VASSIE AND WISEMAN
APOLOGIES	COUNCILLORS FUNNELL, POTTER AND REID

28. INSPECTION OF SITES

The following sites were inspected before the meeting:

Site	Reason for Visit	Members Attended
Land Lying to the South of York Designer Outlet, St Nicholas Avenue, York (07/01786/FULM)	To view the site in relation to the Green Belt and its surroundings.	Councillors R Watson, Crisp, Firth, Horton, Hudson, Moore, Orrell, Pierce and Wiseman.
Works, Carmelite Street, York (08/01906/FULM)	In view of objections received and to familiarise Members with the site.	Councillors R Watson, Crisp, Firth, Horton, Hudson, Moore, Orrell, Pierce and Wiseman.

29. DECLARATIONS OF INTEREST

Members were invited to declare at this point in the meeting any personal or prejudicial interests they might have in the business on the agenda.

Councillor Pierce declared a personal non-prejudicial interest in Plans Item 4a (Works, Carmelite Street, York) as he had suggested the Architects who were involved in this scheme for the second phase of the Hungate development.

Councillor R Watson declared a personal non-prejudicial interest in Plans Item 4b (Land Lying to the South of York Designer Outlet, St Nicholas Avenue, York) as Charles Forbes Adam of Escrick Park Estate, who had submitted a letter of objection to this application, was known to him.

Councillor Moore declared as personal and prejudicial interest and stood down for Agenda Item 5 (Skelton Village Design Statement for Approval as an Interim Planning Statement) under the provisions of the Planning Code

of Good Practice and spoke from the floor as he had chaired the Skelton Village Design Statement Steering Group.

30. MINUTES

RESOLVED: That the minutes of the last meeting of the Committee held on 2 October 2008 be approved and signed by the Chair as a correct record.

31. PUBLIC PARTICIPATION

It was reported that there had been no registrations to speak at the meeting under the Council's Public Participation Scheme on general issues within the remit of the Committee.

32. PLANS LIST

Members considered a schedule of reports of the Assistant Director (Planning and Sustainable Development), relating to the following planning applications, outlining the proposals and relevant policy considerations and setting out the views and advice of consultees and officers.

32a Works (Vacant) Carmelite Street, York (08/01906/FULM)

Members considered a major full application, submitted by Queens House Joint Venture, for a six storey office building with plant room above, basement car parking and landscaping.

Officers displayed drawings of the Hungate masterplan in relation to the heights of the surrounding buildings and updated the Committee with the following information:

- The outstanding objection from the Environment Agency regarding the basement flooding protection had now been withdrawn;
- Following consultation no response had been received from the Planning Panel.

Representations in support of the application were received from the applicant's Architect who stated that their client had been interested in providing a low energy building on this site. He confirmed that they were hoping to provide a high quality work environment, which would reach a BREEAM rating of excellent. He went on to detail how the building would provide an energy efficient working environment and include a green roof covering the footprint of the building.

Members confirmed their support for this imaginative scheme and the materials to be used and questioned the following aspects:

- Proposed piling works and ground source heat pumps and their affect on archaeological remains;
- Proposed method of piling to cause least vibration and disturbance for neighbours;
- Affect on surrounding streets of the low level of car parking proposed;

- The self cleaning attributes of the materials to be used on the outside of the building;
- Cycle parking security.

RESOLVED: That the application be approved, subject to the conditions listed in the report and the following additional conditions and informatives;

36 All piling operations shall be carried out using the method likely to produce the least vibration and disturbance. Full details of the dates, times and duration of operations shall be submitted to, and agreed in writing by, the local planning authority before any piling operations are begun. When considering piling operations regard should be given to BS 5228:1997.

37 No development shall commence unless and until details of highway improvements within the Foss Basin area have been submitted to and approved in writing by the Local Planning Authority, or alternative arrangements to secure highway improvements have been entered into with the Local Planning Authority. The highway improvements shall thereafter be carried out in accordance with the approved scheme or with the alternative arrangements, as agreed in writing by the Local Planning Authority, prior to first occupation of the development.

INFORMATIVE:

The alternative arrangements of the above condition could be satisfied by the completion of a Planning Obligation made under Section 106 of the Town and Country Planning Act 1990 by those having a legal interest in the application site. The obligation would require a financial contribution towards the off-site highway improvements within the Foss Basin Area. The Obligation should provide for a financial contribution calculated at £25,600, using the approved methodology within the Master Plan Study.

No occupation can take place on this site until the highway works have been completed to the satisfaction of the Local Planning Authority, or the financial contribution arrangements complied with. You are reminded of the Local Planning Authority's enforcement powers in this regard.

REASON: In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to the comprehensive development of the Hungate site, appearance (including impact on the nearby conservation area and listed buildings), residential amenity, sustainability, highway safety, flood risk and the preservation of archaeological deposits.

As such the proposal complies with Policies SP9, GP1, GP4, GP15, HE2, HE10, T4, T13 and T20 of the City of York Local Plan Deposit Draft.

Action Required

1. Issue the decision notice and include on the weekly planning decision list within the agreed timescales.

SL

32b Land Lying to the South of York Designer Outlet, St Nicholas Avenue, York (07/01786/FULM)

Consideration was given to a major full application, submitted by Dobbies Garden Centres Plc, for the erection of a Class A1 Garden Centre and ancillary food hall and restaurant, including outdoor display areas, car parking and landscaping (resubmission).

Officers referred to the following updates, which had been circulated at the meeting:

- Officer update which confirmed that the Environment Agency had withdrawn their objections to the scheme subject to the imposition of a condition, that the Highway Agency also had no objections, a précis of the letters received from Visit York, a nearby landowner and from an interested party objecting to the application. The update also referred to additional correspondence received from the applicant, earlier in the year, which had explained their desire to create an 'environmental exemplar' development with the erection of the first timber framed garden centre in the UK;
- Email from the Local Member, objecting to the application on behalf of local residents and supporting the Officers recommendation for refusal;
- Email from John Grogan, MP for the Selby Constituency, expressing support for the garden centre, as it would be situated adjacent to an existing shopping centre, was unlikely to add to peak time traffic and for the employment it offered.
- Letter from Charles Forbes Adam an adjacent landowner of the Escrick Park Estate expressing support for the Officers recommendation for refusal.
- Letter from the Chairman of Visit York who whilst recognising that the site was currently designated as Green Belt believed that the key design and sustainable features offered by the applicant should allow the Committee to give special consideration to the proposal.
- Officer's response to a letter, dated 21 October 2008, sent to all Committee members by GVA Grimley, which referred to a number of omissions, and inaccuracies, which they felt, had been contained in the Officers report.
- Plan showing the sites of the original Fulford and Naburn Hospitals and that now covered by the Designer Outlet.

Officers stated that the applicant had now confirmed that the development would generate 60 full time and 60 part time jobs. Officers went on to give an appraisal of the job situation in the city at the present time. They also reminded Members that the development was classed as inappropriate in the green belt as it did not fit with any of the categories which were acceptable in Policy GB1 so very special circumstances were required to justify the development. The key issue was therefore were there any very

special circumstances in relation to this application and if so did they outweigh the harm associated with the development.

Representations were then received from a representative of the York Natural Environment Trust (YNET) who stated that the garden centre proposal would be felt to be an inappropriate visual element in the Green Belt which would destroy farmland and an important old orchard. He felt that if permission were granted that it would set a precedent and he strongly requested the Committee to reject the application.

Representations in support were received from the Chief Executive of Dobbies Garden Centres Plc the applicants, who explained why this unique site adjacent to the Designer Outlet had been chosen for a garden centre. He stated that the road system and public transport links already existed and that landscaping would exceed that which already existed. He also confirmed that he was aware that this was a sensitive site but that the available city centre sites were either too small or far too constrained for their development. He ended by referring to the positive feedback received to the Dobbies proposals during public consultation undertaken at the Designer Outlet in 2007, to the proposed renewable energy systems used in the building, to the eco friendly products to be sold together with the educational benefits for visitors and school parties.

The Chair of Fulford Parish Council made representations in objection to the scheme. She stated that their principal objection was that this was valuable green belt land on the southern approach to the city on which retail development and a car park would be inappropriate. She confirmed that there might be economic benefits but that the Parish Council did not consider that this constituted special circumstances or outweighed the harm that would be caused.

Members commented on and questioned the following points:

- The basis on which sales of core horticultural products were expressed if this should be financial or by the % of goods sold;
- Requested details of the Council and Inspectorate decisions listed in paragraph 4.19 of the report and to how relevant they were in relation to this application;
- The mitigation measures proposed for the 400 space car park;
- Requested details of other sites examined by the applicants;
- Concern that the goods to be sold were largely not directly related or ancillary to horticultural;
- Questioned the value and life expectancy of trees in the existing orchard on site.

Members confirmed that they welcomed the application from Dobbies for a quality retail development, which would create jobs in the city but stated that employment generation could not be classed as a very special circumstance, which would override its inappropriateness in the green belt.

Certain Members pointed out that garden centres were often sited on the periphery of cities and that access to this site was already in place, which included public transport. They stated that it had been reported that the

orchard had not been well managed and that no mature trees would be lost to this development. It was then moved by Cllr Horton and seconded by Cllr Galvin that the application be approved subject to the imposition of conditions. On being put to the vote the amendment was lost.

Following further discussion it was

RESOLVED: That the application be refused.

- REASON: 1. The development represents inappropriate development within an area of Green Belt. The Council considers that there are no very special circumstances that would outweigh the presumption against such development. As such the proposal is contrary to guidance with Planning Policy Guidance Note 2 (Green Belts), and the Council's Development Control Local Plan Policy GB1 which states that development will only be granted for development where the scale, location and design would not detract from the open character of the Green Belt, it would not conflict with the purposes of including land within the Green Belt, and it would not prejudice the setting and special character of York, and is for one of a defined list of purposes (none of which include garden centres).
2. The proposal would result in the loss of a significant number of trees from within and along the southern boundary of the site, which would reveal views of the existing York Designer Outlet development and of the new development proposed as part of this application. The replacement planting would not adequately compensate for this loss, and as such the development is considered to be contrary to policy NE1 of the Council's Development Control Local Plan which states that trees or woodland that are of amenity value will be protected by, inter alia, refusing development proposals which will result in their loss or damage. The development is also contrary to PPG2 and Local plan policy GB1, in that the loss of the screen planting will adversely affect the openness and character of this part of the York Green Belt.

Action Required

1. Issue the decision notice and include on the weekly planning decision list within the agreed timescales.

SL

33. SKELTON VILLAGE DESIGN STATEMENT FOR APPROVAL AS A INTERIM PLANNING STATEMENT

Members received a report, which presented a summary of the responses received following consultation on the Skelton Village Design Statement. As a result of consultation a number of amendments were proposed and

the Committee were requested to approve the document as an Interim Planning Statement to the draft Local Plan (as amended).

The Village Design Statement was attached to report with the consultation changes (Annex 1) together with a schedule of responses received to consultation (Annex 2). Officers confirmed that the document would become a material planning consideration when considering planning applications for development in Skelton.

Officers confirmed that the Statement had been amended in light of comments received but that additional comments had now been received from the Internal Drainage Board but that, at this stage, it was not proposed to make any additional amendments other than minor changes to the maps and plans at the print stage.

Councillor Moore, spoke as Chair of the Skelton Village Design Statement Steering Group and requested that his thanks be conveyed to the Community Planning Team for their support in the preparation of the Village Design Statement.

The Chair also thanked all those involved in the production of this useful and comprehensive well illustrated document.

Members then considered the following:

- Option 1 to approve the VDS as an Interim Planning Statement.
- Option 2 to request the Skelton VDS group to amend the document.
- Option 3 to not approve the VDS as an Interim Planning Statement.

RESOLVED: That the Skelton Village Design Statement be approved as an Interim Planning Statement with the document being used as a material planning consideration when considering development in Skelton.

REASON: The document follows other Village Design Statement's that have been agreed; observing the general guidance and principles required in their production, whilst successfully defining the individual qualities of Skelton as a village and bringing forward appropriate Design Guidelines.

Action Required

1. To start using the Design Statement as a material planning consideration when considering development in Skelton.

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R WATSON, Chair

[The meeting started at 4.30 pm and finished at 6.50 pm].

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COMMITTEE REPORT

Committee: Planning Committee **Ward:** Fishergate
Date: 20 November 2008 **Parish:** Fishergate Planning Panel

Reference: 08/01909/FULM
Application at: Regent Street York
For: 45 dwellings and 13 no apartments with associated landscaping after demolition of existing dwellings
By: Ms Marie Lodge
Application Type: Major Full Application (13 weeks)
Target Date: 26 November 2008

1.0 PROPOSAL

1.1 This is a full application for the demolition of existing pre-fabricated bungalows and the construction of new residential development on 1.109 Ha of land at Regent Street, York

1.2 City of York Council, Housing Services own and manage 100 discus bungalows across three centrally located sites:

- St Ann's Court/Horseman Avenue, 25 bungalows, 0.75Ha (1.844 acres)
- Regent Street, 32 Bungalows, 1.109 Ha (2.739acres)
- Faber Street/Richmond Street, 43 bungalows, 1.364Ha (3.37 acres)

1.3 The bungalows were constructed during 1975/1976 using non-traditional building methods and most of the fabric of the properties, except the concrete base and the steel frame, are made from products containing asbestos. The homes were only expected to last approximately 30 years. However despite the nature of their construction and the restriction that this imposes on residents, the bungalows remain popular and are generally tenanted by older or disabled people.

1.4 In 2002 and 2004, a sample of the bungalows were surveyed. These surveys formed the basis for the establishment of investment required in the housing stock over the next 30 years.

1.5 The last 30 years since the bungalows were built have seen changes in building standards, health and safety and statutory standards on homes introduced by successive governments. The main reasons requiring the council to make decisions on the future of these homes are:-

- Decent Home standards - A duty to ensure that all council properties meet a minimum Government standard called 'decent homes' by 2010
- Asbestos - Because of Decent Homes and health and safety legislation the asbestos has to be managed. Due to the extent of the material the only certain method of management is complete removal.

- Pre-fabrication - much of the steel frame of the bungalows is corroding, the work to replace this would be costly and would still not give the properties the life span of a traditionally built property.

1.6 In March 2006 as a result of the above issues and following lengthy consultation with existing bungalow residents, the Council decided that their best option was to demolish the existing discus bungalows and sell all three sites, in a competition bid, to include the requirement for the successful bidder to re-provide 100 units of accommodation for the existing bungalow residents.

1.7 The bid process has culminated in the submission of three planning applications, one for each of the discus sites, relating to the redevelopment of the sites. Including the re-provision of the bungalows across the three sites. The re-provision across the three sites is to be provided in the form of 60 bungalows and 40 extra care apartments.

1.8 The Regent Street site is located on the south-east side of the city centre within easy reach of the city's amenities. The site is 1.109 Ha of land containing 32 pre-fabricated bungalows. The land is set against the tight urban streets off Heslington Road with an open aspect to the west where St Lawrence's Church (a Grade II listed building) and the former medieval church of St. Lawrence (a scheduled ancient monument) stand. The site is separated from the church by a well used public footpath know as Lawrence Lane. To the east of the site is Farrar Street, a street of Victorian terrace properties; a substantial brick wall forms the boundary between the site and Farrar Street. To the north and south of the site there is a mix of modern and traditional properties which is relatively high density and has a distinctly urban quality. The site is accessed from the south from Heslington Road.

1.9 The proposal is to demolish all of the existing bungalows and comprehensively redevelop the site. It is proposed to build a total of 58 new dwelling units. This will consist of :-

- The reprovision of 24 bungalows
- The erection of 19 3-bedroomed houses
- The erection of 2 2-bedroomed houses
- The erection of 13 2- bedroomed apartments

1.10 The proposal includes the provision of a small amenity area and the laying out of the road as a 'Homezone' (That is with priority given to amenity space for the residents with vehicles less dominant)..

1.11 The application has been amended since first submission so that bungalows on the Lawrence Lane side of the site have been moved slightly further away from the boundary. The apartment block on the south side of the site has been pulled 1.4 metres further away from a tree canopy and windows have been reordered on this apartment block. A further amended plan is still awaited which deals with concerns of Highway Network Management with regard to allocated parking bays being within the proposed adopted highway. Any amendment received will be reported to Committee

1.12 The existing density of the site is approximately 28 dwellings per hectare, the proposed density is approximately 52 dwellings per hectare.

1.13 The application is supported by various statements. These are:-

- A design and access statement
- Arboricultural survey
- Ecological assessment
- Archaeological evaluation and report
- Sustainability assessment
- Transport Assessment
- Interim travel plan
- Flood risk assessment
- Waste management plan
- Contaminated land report
- Noise report

1.14 An Environmental Impact Assessment screening opinion was sought for the proposal in July 2008. The decision on that submission was that an Environmental Impact Statement was not required for the development because;

1. The site is not within a "sensitive area" as defined by Regulation 2(1) of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) 1999;
2. Although a major development, the development would not result in unusually complex or potentially hazardous environmental effects.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

2.2 Policies:

CYH4A
Housing Windfalls

CYH5A
Residential Density

CYH3C
Mix of Dwellings on Housing Site

CYSP3
Safeguarding the Historic Character and Setting of York

CYGP1
Design

CYGP3
Planning against crime

CYGP9
Landscaping

CYGP4A
Sustainability

CYNE1

Trees, woodlands ,hedgerows

CYED4

Developer contributions towards Educational facilities

CYL1C

Provision of New Open Space in Development

3.0 CONSULTATIONS

INTERNAL

3.1 HIGHWAY NETWORK MANAGEMENT - raises no objections to the principle of this development. The scheme is acceptable in traffic generation terms even when considering traffic associated with this scheme and the St. Ann's site. The access which will continue to be taken from Heslington Road/Wellington Street is considered to be suitable to take the level of development proposed. The internal layout as been designed to 'homezone' principles. The development will require the removal of the existing residents parking scheme in the area. The properties at the Lawrence Lane end of the development will maintain their residents parking scheme, although the parking spaces will need to be relocated.

3.2 Highways Network Management suggest the imposition of conditions to ensure that the development is implemented satisfactorily. Developer contributions are also being sought to ensure adequate mitigation works and measures to promote sustainable travel and further reduce dependence on the private car. The schemes will require some extinguishment of the public highway using the appropriate legislation which includes public consultation. Should the extinguishment of public highway or traffic order variations be unsuccessful the applicants would be unable to implement the consent granted on the layouts being considered and the applicant would have to submit a revised planning application.

3.3 HOUSING AND ADULT SOCIAL SERVICES - This is a high quality scheme which will replace the existing low density housing with larger, energy efficient homes while maximising the land to provide additional affordable family houses.

3.4 ENVIRONMENT, CONSERVATION AND SUSTAINABLE DEVELOPMENT (ARCHAEOLOGIST) - An archaeological evaluation of the site has been carried out and a report submitted. The report demonstrates that there are few archaeological features preserved on the site and that in places there is a substantial depth of medieval and post-medieval plough-soils. The archaeologist is satisfied that the application can be approved subject to a watching brief condition.

3.5 CONSERVATION OFFICER - In terms of the character of the area and the setting of the Church, the scheme will occupy more space than the Discus houses, but be visually a great improvement - not only because the buildings are better designed, but because their landscape setting has been considered as an integral part of the scheme. The "wave" plan form of the single storey units along Regent Street will generate interesting and varied spaces and the landscaped courtyards are sufficiently overlooked hopefully to deter unwanted visitors. It is important that the

details proposed, roofing material indicated, joinery details and extraction systems are all as proposed for the scheme to maintain the proposed quality.

3.6 COUNTRYSIDE OFFICER - The site has little potential for roosting bats at the moment. However a condition is suggested to allow measures to be incorporated in the design to provide to enhance the bat roosting potential of the site.

3.7 LANDSCAPE ARCHITECT - The overall layout allows retention of the largest mature trees on site, with the highest public amenity value, but the proximity of buildings gives potential rise to conflict. There is reasonable scope for replacement trees; nonetheless it should be possible to retain more of the existing trees in the interest of public amenity and setting of the development. If an amended scheme is submitted that deals with the Landscape Architects concerns conditions are proposed to ensure a landscaping scheme for the development and the protection of existing trees during development.

3.8 CITY DEVELOPMENT - The proposal satisfies the objectives of the planning statement produced in November 2002 there are therefore no policy objections to the development.

3.9 LIFE LONG LEARNING AND LEISURE - The area adjacent to Lawrence Lane can be counted as amenity space if the area is 400sq.m. or more. There will need to be an offsite contribution for play space and sports facilities. The contributions should be based on the net gain in bedrooms.

3.10 ENVIRONMENTAL HEALTH - From a noise point of view there are two issues which need to be considered as part of the application. The first is the effect that the development could have on existing dwellings, during both the construction phase and upon completion, and the second is the effect the existing surroundings could have upon the proposed development.

3.11 With regard to the effect the development could have upon existing dwellings during demolition and construction phases It is recommended that conditions be applied to protect the amenity of residences in the locality. With regard to the effect the development could have upon existing dwellings upon completion there is not anticipated to be any problems.

3.12 With regard to the effect of the existing surroundings on the proposed dwellings a noise report was submitted as part of the application. From an assessment of this report all properties will meet World Health Organisation standards subject to a condition to require additional noise measures to the first block of bungalows nearest to Lawrence Street.

3.13 Because of the predicted increase in traffic flows (less than 5%) no air quality management plan is require.

3.14 A contaminated land condition is also required on this site.

3.15 EDUCATION - A contribution towards education facilities is required in respect of 9 pupils at Archbishop Holgate's Secondary school. The sum required is £81 350

EXTERNAL

3.16 ENVIRONEMENT AGENCY- (original comments) The Environment Agency objects to the application because there is insufficient information to demonstrate that the risk of pollution to controlled waters is acceptable.

3.17 YORKSHIRE WATER AUTHORITY - (original comments) Yorkshire Water Authority do not object to the principle of the development subject to conditions which control the way the site is drained.

3.18 POLICE ARCHITECTURAL LIAISON OFFICER - Concerned that the alleyways which provide access to rear gardens and scooter stores will provide access and escape routes that will facilitate crime. Consideration should be given to gating these alleyway entrances. Also concerned that the access to parking areas through 'ginnels' (areas below mews houses). The areas provide ideal shelter in inclement weather and therefore can be used as congregation points. It is suggested that some sort of buffer zone should be provided between the public and private areas. These issues are not considered to be insurmountable rather something that the architect can design out.

3.19 NEIGHBOURS - 5 letters of objection have been received covering the following points:-

- The alleyways that will be situated to the rear of bungalows immediately adjacent to Farrar Street will create secluded areas where youths may gather and create anti-social behaviour
- Eliminating the openness to the rear of Farrar Street together with the sheltered alleyways will increase likelihood of theft to Farrar Street properties
- The extremely congested residential area that will be created will have a negative impact on the quality of life for residents of Farrar Street
- The construction of any residences of two or more storeys will reduce the sunlight reaching the back of houses on Farrar Street
- Concerned that the new road/parking layout will not allow flats and houses at the end of the street to park. Have asked to change to Lawrence Street parking scheme but have been unable to do so.
- Concerned that access to Barbican Mews will be affected during construction of the properties
- concerned about the noise and inconvenience for surrounding properties during the construction period
- Concerned that the development will result in the peace and quiet of the area being compromised
- Concerned that the development will result in a parking scheme having to be implemented along Barbican Mews
- The development is too large for the site and will overwhelm the neighbourhood
- Concerned about loss of mature native trees and resulting loss of wildlife
- Concerned that the area is already too densely populated with many recent developments and houses in multiple occupation adding to the congestion.
- The sewers and drains are inadequate to take any further development
- increased traffic will cause more danger to existing users
- loss of open ground essential for surface water drainage
- The area as it is a much-valued green oasis for the established community

- The height of the two and a half storey properties will rob the back of properties on Wellington Street of natural light
- Consider it is a financial mistake to seek to develop this site at this time and it is hoped that the number of affordable houses is not increased
- Concerned that there has not been sufficient time to comment given that many of the student houses are not occupied until well into September

3.20 PUBLICITY - The application has been advertised by means of a site notice (3 copies) placed on the site 8th September 2008. The notices expired on the 29th September 2008. Neighbour notification letters were sent out dated the 29th August 2008. The application was advertised in the Press on the 3rd September 2008. The press notice expired on the 24th September 2008. Neighbours were reconsulted on the amended plans on the 21st October 2008

4.0 APPRAISAL

4.1 Key Issues

- Policy Background
- Design and Landscaping
- Highways, access and parking
- Drainage
- Sustainability
- Impact on surrounding properties
- Affordable housing, housing mix
- Open space
- Education
- Crime Prevention
- Public Arts Strategy

Policy Background

4.2 This planning application is for the demolition of existing prefabricated single storey residential dwellings and the erection of a new mixed residential scheme.

4.3 Planning Policy Statement 1 ("Delivering Sustainable Development") (PPS1) states that a number of key principles should be applied to ensure that decisions taken on planning applications contribute to the delivery of sustainable development. In particular, PPS1 promotes high quality inclusive design in the layout of new developments and individual buildings in terms of function and impact, not just for the short term but over the lifetime of the development. Design which fails to take the opportunities available for improving the character and quality of an area should not be accepted. High quality and inclusive design should create well-mixed and integrated developments which avoid segregation and have well planned public spaces that bring people together and provide opportunities for physical activity and recreation. PPS1 also states that planning authorities should ensure the provision of sufficient, good quality new homes (including an appropriate mix of housing and adequate levels of affordable housing) in suitable locations, whether through new development or the conversion of existing buildings.

4.4 Planning Policy Statement 3 - 'Housing' (PPS3) sets out Government policy on housing development and encourages more sustainable patterns of development

through the reuse of previously developed land, more efficient use of land, reducing dependency on the private car and provision of affordable housing. PPS3 also advises that car parking standards that require more than 1.5 spaces per dwelling are unlikely to secure sustainable development

4.5 SP6 'locational strategy' requires development to be concentrated on brownfield land within the built up urban area of the city and urban extensions

4.6 Policy H4a of the Draft Local Plan states that proposals for residential development on land not already allocated on the Proposal Map will be granted planning permission where the site is within the urban area and is vacant, derelict or underused or it involves infilling, redevelopment or conversion of existing buildings, and the site has good accessibility to jobs, shops and services by non-car modes. The policy requires new developments to be of an appropriate scale and density to surrounding development, and not to have a detrimental impact on existing landscape features. Policy H3c seeks to achieve a mix of house types, sizes and tenures on all residential development sites where appropriate to the location and nature of the development. Policy H5a requires the scale and design of proposed residential developments to be compatible with the surrounding area and not to harm local amenity. Within the city centre, new residential developments should seek to achieve a net residential density of greater than 60 dwellings per hectare.

4.7 Within the context of the above policies the principle of re-developing this site with a higher density, mixed residential scheme is considered to be acceptable.

4.8 Other draft Local Plan policies relevant to the consideration of the detail of this application are: -

- Policy GP1 'Design' includes the expectation that development proposals will, inter alia; respect or enhance the local environment; be of a density, layout, scale, mass and design that is compatible with neighbouring buildings and spaces, ensure residents living nearby are not unduly affected by noise, disturbance, overlooking, overshadowing or dominated by overbearing structures, use materials appropriate to the area; avoid the loss of open spaces or other features that contribute to the landscape; incorporate appropriate landscaping and retain, enhance or create urban spaces, public views, skyline, landmarks and other features that make a significant contribution to the character of the area.

- Policy GP3 'Planning Against Crime' requires new development where deemed appropriate to incorporate crime prevention measures

- Policy GP4a 'Sustainability' states that proposals for all development should have regard to the principles of sustainable development. Development should: provide details setting out the accessibility of the site by means other than the car and, where the type and size of development requires, be within 400 metres walk of a frequent public transport route and easily accessible for pedestrians and cyclists; contribute towards meeting the social needs of communities within the City of York and to safe and socially inclusive environments; maintain and increase the economic prosperity and diversity of the City of York and maximize employment opportunities; be of a high quality design, with the aim of conserving and enhancing the local character and distinctiveness of the City; minimize the use of non-renewable

resources, re-use materials already on the development site, and seek to make use of grey water systems both during construction and throughout the use of development. Any waste generated through the development should be managed safely, recycled and/or reused. The 'whole life' costs of the materials should be considered; minimize pollution, including that relating to air, water, land, light and noise; conserve and enhance natural areas and landscape features, provide both formal and informal open space, wildlife area and room for trees to reach full growth; maximize the use of renewable resources on development sites and seek to make use of renewable energy sources; and make adequate provision for the storage and collection of refuse and recycling.

- Policy GP9 requires where appropriate developments to incorporate a suitable landscaping scheme

- Policy SP3 'safeguarding the historic character and setting of York' gives a high priority to the protection of the historic character and setting of York. The policy requires the protection of the environmental assets and landscape features which enhance the historic character and setting of the City as well as the protection of the main gateway transport corridors into York from development which, cumulatively, could have an adverse impact on the character and setting of the corridor and the surrounding environment.

- Policy L1c requires that all housing sites make provision for the open space needs of future occupiers. For sites of less than 10 dwellings a commuted payment will be required towards off site provision.

- Policy NE1 seeks to protect trees and woodland of landscape value

- Policy ED4 requires contributions towards education facilities where as a consequence of the development further education facilities are needed

4.9 A planning statement was produced for all three discuss bungalow sites in November 2006. Development proposals are expected to comply with the statement. This non-statutory document is not supplementary planning guidance and has not been developed with members backing or formal consultation. The objectives of the planning statement were:

- Provide housing that is accessible to all that maximises diversity and choice across all sectors
- 100 homes for elderly people ensuring support that promotes independence, well being and quality of life
- Create a sustainable and balanced community
- Create a scheme, which meets the city's housing need, and which includes affordable homes in line with the council's affordable housing policy
- Design which is underpinned by sustainable principles and a minimum 'very good' eco home standard; equivalent to code for sustainable homes level 3.

Design and Landscape

4.10 There are 32 single storey pre-fabricated bungalows on the site. They are arranged in an approximate grid layout, forming square shaped spaces between them. All are detached properties with open space amenity grassland and public

paths surrounding them. In the main there are no plot boundaries around the bungalows, all open space is public open space, there are no private gardens. There is no vehicular access up to the bungalows.

4.11 The scheme proposes the removal of the bungalows and the replacement of them with 58 new dwellings on a site of approximately 1.1 ha giving a density of 52 dwellings per hectare. The development provides a good mix of house types ranging from two bedroomed apartments on the south of the site, two and three bedroomed terraced houses and bungalows on the west of the site adjacent to the church and terraced bungalows on the east side.

4.12 Policy GP1 of the draft Local plan states that development proposals will be expected to respect or enhance the local environment and be of a density, layout, scale, mass and design that is compatible with neighbouring buildings, spaces and the character of the area. The environment surrounding the site is essentially urban. The site is accessed from the south off Heslington Road through terraces of Edwardian/Victorian houses. It is on this south side that it is proposed to erect the apartment buildings. The southern element of the site can be seen as visually quite separate from the remainder of the site. It is an area that has some distinctive mature trees, which it is proposed to retain as part of the scheme. The apartment blocks stand approximately 6.5 metres to a banded brickwork detail, 7.6 metres to eaves and approximately 11 metres to ridge. They have a distinctly modern design with asymmetric roofs and use of wood cladding to the second floor, however the design also incorporates traditional brick detailing to reflect that of some of the surrounding buildings. The position of the first block in the site has been sited to reflect the end terrace on the end of Wellington Street and the height of the brick detail on the flats has been designed to reflect the height of the eaves of that property.

4.13 The design for the western part of the site is a mix of bungalows and two-storey housing, the bungalows, which stand 2.2 metres to eaves, and 5.3 metres to apex have been placed to allow views through the site to St Lawrence's Church. The houses, front onto Regent Street and onto parking courts perpendicular to the street. These house types stand 5.3 metres to eaves and 9 metres to apex. Access to the parking courts provide further glimpses of the church. To the east of the site are terraced bungalows designed in blocks of 4 and 5 allowing access to the rear to provide scooter stores (or cycle stores) for each property. A substantial brick wall delineates the rear boundary of the site on this eastern side. In some cases the bungalows are very close to this wall (closest 4.5 metres) bringing them close to properties on Farrar Street. Whilst this is not ideal the bungalows have a more open aspect to the front of the site, which balances the lack of openness to the rear and the height of the buildings in relation to the height of the wall means that it is the sloping roof structures that will be most visible from adjacent properties. The design of the houses and bungalows are simply styled buildings with head and sill details reflecting details on nearby terraced properties. All the properties have solar panels to the roof slopes, and in officers' view these will be seen as part of the contemporary nature of the scheme and will not detract from the character of the area.

4.14 In summary, the development will introduce a well-mixed residential scheme into a highly sustainable location. The design of the scheme more properly reflects

the general scale, massing and densities of the development surrounding the site and will form a good basis for a socially inclusive area. However the constraints of the site and the required re-provision of bungalows means that some of the relationships to boundaries are tight particularly on the eastern side. It is Officers view that given the position of existing bungalows at the site, the height of the existing wall and the design of the new bungalow types this relationship can be supported.

4.15 Policy GP9 requires development proposals, where appropriate, to incorporate a suitable landscaping scheme, which must be planned as an integral part of the proposals, include an appropriate range of indigenous species and reflect the character of the locality and the surrounding development. Policy NE1 states that trees, woodlands and hedgerows which are of landscape, amenity, nature conservation or historical value will be protected by refusing proposals which would result in their loss or damage, and by requiring any retained trees or hedgerows to be adequately protected during site work. In addition, tree preservation orders will be made for individual trees and groups of trees, which contribute, to the landscape or local amenity. The policy also states that appropriate replacement planting with locally indigenous species will be required to mitigate against the loss of any existing trees or hedgerows. The Planning Statement written as a basis for the bid process for the development of the site accepted that category C trees could be removed.

4.16 There are 20 individual trees on this site, 1 is a category A tree which means a tree of high quality and value with a good life expectancy, 5 are category B trees which means that their retention is desirable and the remaining trees are category C trees which means that the trees are generally not considered to be as structurally important having poorer form, whilst their retention is acceptable and preferable individually these trees may be seen as removable. Eight of the category C trees are small, young trees, or have a poor form or reduced condition, and therefore are not worth considering within development proposals; these could be replaced. Since formulation of the scheme and submission of the application, the site has been resurveyed and 4 of the category C trees have been reassessed as category B trees.

4.17 The Landscape Architect has several concerns both with the loss of trees and the position of building in relation to trees proposed to be retained. Firstly the Maple on the entrance to the site from Heslington Road although retained is still not mature. The proposed apartment block is shown tight up against the tree giving little room for growth and meaning all windows on the end elevation of the building face the canopy. Since the submission of the Landscape Officers' comments an amended plan has been received which moves the flat block a further 1.4 metres away from the tree. The Landscape Architect's revised comments will be reported to Committee. With regard to the removal of the windows within this elevation so that rooms are not facing the tree, this is harder to resolve given the need to keep a well-articulated elevation to reflect the end of the terrace on Wellington Street. There is also a need to restrict the elevation of the block facing west to protect adjacent residential properties. Officers' therefore consider that the window positions should be retained as shown.

4.18 The Landscape Architect was further concerned that the apartment block in which plots 46 to 48 are located has secondary lights facing into the tree canopy and

that the block is too close to category B trees shown as retained. The agent has submitted an amended plan showing the block being pulled away as far as possible. Officers' are happy that as secondary lights the retention of windows on this elevation would be preferable to a blank elevation facing Lawrence Lane.

4.19 With regard to the recent 'upgrading' of 4 trees to category 'B' since the application was received there is no scope at this stage of the application process to retain the trees, which have been re-categorised. Their retention would so reduce the density of the development that the viability of this scheme and the other two discuss house schemes would be put in jeopardy. In officers' view it is possible within the design of the site to find locations for trees along this boundary that will replace the lost tree cover. The new structural/secondary planting would, over a period of time, provide a planting framework based around the new layout of buildings and spaces within the site, thus providing an attractive residential environment.

Highways Transport, Access and Parking

4.20 Regent Street is proposed to become a 'Homezone', that is with priority given to amenity space for the residents with vehicles less dominant. The close relationship between dwelling and streetscape gives an increased sense of privacy and therefore security, and designing for pedestrian priority should create a safe, attractive environment.

4.21 Parking has been provided in accordance with CYC Annex E maximum standards and it is the officers' view that the design of the layouts and package of waiting restrictions will ensure that on-street parking is managed and that there will be no detrimental impact on future occupiers of the development nor any displacement of parking from the development site into adjacent residential streets or surrounding highway.

4.22 The site is considered to be in sustainable location and is well located in relation to local facilities and within walking distance of public transport as recommended in national guidance. High quality covered and secure cycle parking facilities are proposed within the schemes design. Contributions are sought towards the creation of a car club in the vicinity of the site and towards the improvement of bus stops in the locality. A Travel Plan has been submitted and will be secured to promote sustainable travel and reduce the need to travel by private car. The following developer contributions are being sought:

- a) Funding of £160 per residential unit towards the implementation of a car club in the vicinity of the sites
- b) Funding of £10k towards the improvement of bus stop facilities in the vicinity of each site
- c) Funding of £5k towards the implementation/changes to Traffic Orders

Drainage

4.23 Members will note that the Structures and Drainage section and the Environment Agency initially objected to this application due to lack of sufficient information to show how surface water would be dealt with Yorkshire Water Authority raised similar concerns. Since the submission of the application additional information in the form of a drainage impact assessment has been provided. Our

structures and drainage section consider that the assessment provides sufficient information to prove that the peak run-off from the site will be attenuated to 70% of the existing rate and that storage volume calculations will accommodate a 1:30 year storm with no surface water flooding. Structures and Drainage now confirm that they have no objections to the proposals subject to the agreement Yorkshire Water. The further comments of Yorkshire Water and the Environment Agency are awaited and will be reported direct to Committee. Structures and Drainage require two conditions, which seek to restrict surface water run-off and to ensure the future maintenance of on site storage tanks and flow controls.

Sustainability

4.24 The application is supported by a sustainability statement, which indicates that the development will achieve Code for Sustainable Homes level 3. Furthermore the application has been amended since first submission to show solar panels on all house types. Additionally a document has been submitted which indicates that with the use of solar panels and improvements to the building envelope 10% renewables will be comfortably achieved for the development. However the comments of the Sustainability Officer are awaited on the details submitted. Any comments received will be reported direct to Committee. It is proposed to attach a condition to the application to ensure Code for Sustainable Homes level 3 is achieved and to attach a condition, which ensures that the applicant achieves the 10% renewable target. On the basis of the information submitted and with the conditions proposed it is considered that the development complies with the requirements of GP4a and the interim planning statement on sustainable development.

4.25 The introduction of solar panels to the roof slopes of the buildings will, in officers view be appropriate to the contemporary nature of the development and visually acceptable in the context of the site.

Impact on Surrounding Properties

4.26 There have been a number of concerns raised about the proposed development. These are essentially about the dense nature of the development adding to a congested area, the impact of dwellings on the light into properties on Farrar Street and concern that the alleyways to the rear of bungalows will encourage theft to Farrar Street properties. The difficult parking in the area being made more difficult as a result of further development and the problems associated with disturbance to the area during the construction period of the development.

4.27 Whilst being a dense development the new scheme is appropriate to the character and form of surrounding development and is considered to comply with policies, which seek to achieve higher densities of development in sites well related to amenities. The properties on Farrar Street are located in close relationship to the new bungalows but officers consider that because the development maintains bungalows closest to Farrar Street the amenity of the Farrar Street properties will not be unduly affected by the development. The alleyways to the rear of the bungalows have been raised as a concern by the Architectural Liaison Officer a condition is proposed requiring approval of all boundary treatment and it is considered that by introducing landscaping and gated entrances, where appropriate, theft will not become a problem here.

4.28 Highway Network Management is satisfied that the development can be accommodated within the site without detriment to parking arrangements for existing properties. In terms of construction of the development it is inevitable that there will be some impact on surrounding properties during this period. To try and mitigate this as much as possible conditions are proposed that require a construction environmental management plan to be submitted and the hours of work during construction are also restricted.

Affordable Housing, Housing Mix

4.29 Policy H2a states that the Council will seek to ensure, through negotiation and agreement, that proposals for all new housing development of 15 dwellings/0.3ha or more in the urban area will include a proportion of affordable housing. The policy states that the affordable housing should be distributed throughout the housing development rather than concentrated in one area, and should be considered as part of the development rather than a separate entity.

4.30 As all three sites are separate planning applications and the relative planning merits of each site in relation to policy needs to be considered. The proposal on this site (Regent Street) for 24 bungalows, 19 3-bedroomed houses, 2 2-bedroomed houses and 13 2-bedroomed apartments provides a good mix of properties in accordance with the Strategic housing market assessment (SHMA) which identifies a 64/36 need for houses/flats and breaks down demand for 1,2,3 and 4+ bedroom properties. Thus the proposal is considered to meet the requirements for mixed schemes set out in Policy H3c. Furthermore, taking into account the proposals for the three sites the affordable housing requirement accords with the requirement of policy H2a. The affordable housing will be provided through the provisions of a section 106 agreement that will be sought by condition (condition no.12 applies).

4.31 For Members information the three schemes provide the following:-

- 100 affordable rent properties in the form of 60 two-bedroomed bungalows and 40 two-bedroomed apartments. These units are the replacement units for the existing 100 pre-fabricated bungalows.
- 47 market houses
- 18 discount for sale properties
- 31 affordable rented properties

4.32 The schemes that have been submitted for each site has resulted in the re-provision and new development being split across the sites in the following way:-

- Regent Street - 24 re-provided bungalows (all will be affordable rented), 12 affordable rent houses/ apartments, 5 discount for sale houses apartments and 17 private sale properties
- Richmond Street - 24 re-provided bungalows (all will be affordable rented), 18 affordable rent houses/apartments, 13 discount for sale houses/apartments and 30 private sale properties
- St. Ann's Court - 12 re-provided bungalows (all will be affordable rent) and 40 re-provided 2 bed extra care apartments (All will be affordable rent) plus 1 affordable rent extra care apartment.

4.33 Across the three sites the development provides 51% affordable housing over and above the 100 affordable properties that are to be reprovided in a mix of two three and four-bed accommodation.

4.34 Members are asked to note that due to the current market conditions there is a possibility that those properties identified as discount for sale may need to be changed to affordable rented properties. This will not change the balance of affordable housing provision and will, in officers' opinion, still accord with the council's policies on affordable housing. An update will be provided to committee on this issue.

Open Space

4.35 City Development points out that the site appears to be deficient in public open space. The proposals for this site include an area of amenity space adjacent to Lawrence Lane of approximately 400 square metres. Early discussion with Lifelong Learning and Leisure established that they were satisfied with a developer contribution for play space to be spent at Cemetery Road and / or St. Nicholas Field and that no contribution would be required for any of the re-provided properties. Policy L1c says for sites of more than 10 dwellings an assessment of existing open space provision accessible to the proposed development site including capacity to absorb additional usage will be undertaken. This is to ascertain the type of open space required and whether on-site or a commuted sum payment for off-site provision is more appropriate. Given the acceptance of Lifelong Learning and Leisure that provision can be off-site this application is considered to be acceptable, subject to commuted sum payments towards play space and sports provision. The sum calculated is £46023. This sum would be secured by condition, which will allow the applicant to enter into a Section 106 Agreement to provide the payment. A maintenance-commuted sum will also be required for the on-site amenity space this can be sought by condition.

Education provision

4.36 Policy ED4 states that where additional education provision is necessary as a direct result of new residential development, developers will be required to enter into a Section 106 Agreement to make a financial contribution towards the provision of these facilities. There is a requirement to pay a commuted sum of £81 350 towards 9 places at Archbishop Holgate's School. The education contribution will be provided through the provisions of a Section 106 Agreement that will be sought by condition.

Crime Prevention

4.37 The Police Architectural Liaison Officer raises concerns about the use of alleyways to provide access to the rear of the bungalows and suggests these are gated. It is considered that conditions covering the submission of means of enclosure and landscaping will provide opportunities to ensure that the area to the rear of properties is less permeable. In terms of the built over accesses or 'ginnels' to rear parking courts causing a potential gathering point the suggestion here from the Architectural Liaison officer suggests that boundary treatment and landscaping will

be able to alleviate this problem. Such treatment can be achieved through the landscaping conditions.

Public Arts Strategy

4.38 The Council's Public Arts Strategy indicates that developments including the Council's own schemes should make provision for public art within them. The documentation that supported the tender to purchase the land required that across the three discus sites £20000 should be provided for public arts. The requirement, which will be sought through condition, is for the provision of £6666 for public art provision on this site.

5.0 CONCLUSION

5.1 The principle of re-developing this site with a higher density, mixed residential scheme is considered to be acceptable.

5.2 The development will introduce a well mixed residential scheme into a highly sustainable location. The design of the scheme more properly reflects the general scale, massing and densities of the development surrounding the site and will form a good basis for a socially inclusive area.

5.3 The following commuted sum payments or alternative arrangements are sought through conditions. These conditions require the provision of the following:-

- Affordable rent: 12

3 x 3 bed houses

4 x 3 bed houses

1 x 2 bed mews

4 x 2 bed apartments

- Discount for Sale (DFS): 5

1 x 3 bed house DFS

1 x 2 bed mews DFS

3 x 2 bed apartments DFS

- Revocation of existing Traffic Regulation Orders - £5000

- Creation/promotion of car club facilities - £160 per unit multiplied by 58 units (care facilities have been excluded from the calculation) - £9280

- Improvement of bus stop facilities - £10 000

- Travel plan requirement

- Education contribution of £81 350

- Open space contribution of £46023

- Amenity open space contribution

-£6666 towards the Local Cultural Strategy (public arts work)

5.4 With appropriate conditions to ensure the quality of the details of the development this application is considered to be acceptable

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

1 TIME2 Development start within three years

2 The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details:-

or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans.

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

3 VISQ7 Sample panel ext materials to be approved

4 No development shall take place until details have been submitted to and approved in writing by the Council of what measures are to be provided to within the design of the new buildings/conversion to accommodate bats. The works shall be completed in accordance with the approved details. Features suitable for incorporation for this group include the use of special tiles, bricks, soffit boards, bat boxes. etc.

REASON - This is proposed to take account of and enhance the habitat for bats.

5 No development shall take place until there has been submitted and approved in writing by the Local Planning Authority a detailed landscaping scheme which shall illustrate the number, species, height and position of trees and shrubs ;. This scheme shall be implemented within a period of six months of the completion of the development. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless alternatives are agreed in writing by the Local Planning Authority.

Reason: So that the Local Planning Authority may be satisfied with the variety, suitability and disposition of species within the site.

6 Before the commencement of development, including demolition, building operations, or the importing of materials and any excavations, a method statement regarding protection measures for the existing trees shown to be retained on the approved drawings shall be submitted to and approved in writing by the Local

Planning Authority. This statement shall include details and locations shown on a plan of protective fencing, phasing of works, site access during demolition/construction, type of construction machinery/vehicles to be used, (including delivery and collection lorries and arrangements for loading/off-loading), parking arrangements for site vehicles and storage of materials, location of marketing cabin.

Reason: To protect existing trees which are covered by a Tree Preservation Order and/or are considered to make a significant contribution to the amenity of this area and/or development.

7 The windows to the west elevation facade of the single storey block nearest to Lawrence Street shall provide a sound reduction against external noise of not less than the following levels at the following frequencies with acoustic trickle vents fitted.

Frequency (Hz)	63	125	250	500	1k	2k	4k
8k							
Sound Reduction (dB)	19	23	22	27	38	40	41
45							

Reason: in order to ensure that residents are not adversely affected by noise

8 Prior to any works commencing on site, a construction environmental management plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall identify the steps and procedures that will be implemented to minimise the creation and impact of noise, vibration and dust resulting from the demolition, site preparation, groundwork and construction phases of the development. Once approved, the CEMP shall be adhered to at all times, unless otherwise first agreed in writing with the Local Planning Authority.

Reason: To protect the amenity of occupants of adjacent and adjoining properties during the development of the premises.

9 During the development of the site, all demolition and construction works and ancillary operations, including deliveries to and dispatch from the site, shall be confined to the following hours:

Monday to Friday	08.00 to 18.00
Saturday	09.00 to 13.00
Not at all on Sundays and Bank Holidays	

Reason: To protect the amenity of the locality

10 Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts a and b of this condition have been complied with:

a. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other

property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

b. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

11 ARCH2 Watching brief required

12 The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme. The scheme shall include:-

i) The numbers, type and location on the site of the affordable housing provision to be made

ii) The timing of the construction of the affordable housing

iii) The arrangements to ensure that such provision is affordable for both initial and subsequent occupiers of the affordable housing

iv) The occupancy criteria to be used for determining the identity of initial and subsequent occupiers of the affordable housing, and means by which such occupancy shall be enforced.

Reason: To provide for the development of balanced and sustainable housing development in compliance with Policy H2 a of the Council's Draft Local Plan (4th Set of Changes April 2005) and the City of York Council Affordable Housing Advice Note July 2005.

13 No development shall commence unless and until details of a full renewable

energy strategy shall be submitted to and approved in writing by the local planning authority. The strategy shall include details of the site's proposed renewable energy generation, which shall be at least 10% of total energy generation for each dwelling type. The Development shall be carried out in accordance with the submitted details.

Reason: To ensure that the proposal conforms to Policy GP4a of the City of York Draft Local Plan April 2005.

14 No development shall commence unless and until a scheme to ensure the provision of adequate additional secondary school places within the local catchment area has been submitted to and approved by the Local Planning Authority.

Reason: The education provision within the catchment area of the development has insufficient capacity to take more pupils, such that additional places are required in the interests of the sustainable development of the city in accordance with policy C6 of the City of York Draft local plan and the councils supplementary planning guidance 'Developer Contributions to Education facilities' dated January 2005

15 HWAY1 Details roads, footpaths, open spaces req.

16 HWAY7 Const of Roads & Footways prior to occup

17 HWAY14 Access to be approved, details reqd

18 HWAY18 Cycle parking details to be agreed

19 HWAY19 Car and cycle parking laid out

20 HWAY22 Internal turning areas, details reqd

21 HWAY31 No mud on highway during construction

22 HWAY40 Dilapidation survey

23 HWAY41 Safety Audit

24 Prior to the commencement of any works on the site, a detailed method of works statement identifying the programming and management of construction works shall be submitted to and approved in writing by the LPA.

Reason: In the interests of highway safety.

25 No development shall commence unless and until details of provision for public open space facilities or alternative arrangements have been submitted to and approved in writing by the Local Planning Authority. The Open space shall thereafter be provided in accordance with the approved scheme or the alternatives arrangements agreed in writing by the Local Planning Authority and thereafter implemented, prior to first occupation of the development.

Reason: In order to comply with the provisions of Policy L1c of the City of York Draft Local Plan.

26 No development shall commence unless and until details of provision for the future maintenance of the public open space within the site, or alternative arrangements, have been submitted to and approved in writing by the Local Planning Authority. The public open space shall then be maintained in complete accordance with the approved scheme, or the alternative arrangements agreed in writing with the Local Planning Authority.

Reason: In order to ensure that adequate arrangements are in place for the future maintenance of the public open space, in the interests of amenity of future occupiers of the proposed development.

27 Details of all means of enclosure within the site and to the site boundaries shall be submitted to and approved in writing by the Local Planning Authority before the development commences and shall be provided before the development is occupied.

Reason: In the interests of the visual amenities of the area.

28 No development shall commence unless and until a scheme to ensure adequate improvements to the highways and transportation system or alternative arrangements have been submitted to and approved in writing by the Local Planning Authority. The improvements to the highways and transportation system shall thereafter be provided in accordance with the approved scheme or the alternative arrangements, as agreed in writing by the Local Planning Authority, prior to the first occupation of the development.

Reason: In order to comply with the provisions of policies T7b and T13a and T17 of the City of York Local Plan.

29 No development shall commence unless and until a strategy for the provision and maintenance of public art or alternative arrangements within the development have been submitted to and approved in writing by the local planning authority. The strategy shall thereafter be provided in accordance with the approved scheme or the alternative arrangements, as agreed in writing by the Local Planning Authority, prior to the first occupation of the development.

Reason: To enhance the image of this area of the City and to comply with the requirement of the approved planning brief for this site

30 Large scale details of the items listed below shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development and the works shall be carried out in accordance with the approved details.

- Eaves
- heads, sill and reveals to all window types as appropriate

Reason: So that the Local Planning Authority may be satisfied with these details.

31 No development shall take place until details of the proposed means of disposal of foul and surface water drainage, including details of any balancing works

and off-site works, have been submitted to and approved by the Local Planning Authority.

Reason: To ensure that the development can be properly drained

32 Unless otherwise approved in writing by the local planning authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works and no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.

Reason: To ensure that no foul or surface water discharge take place until proper provision has been made for their disposal

33 Prior to the commencement of development the developer shall submit a "Sustainable Design and Construction" statement for the development. This statement shall include the measures to be incorporated at the design and construction stage in order for the dwelling to achieve Code for Sustainable Homes level 3. Prior to first occupation of the dwelling, a further statement shall be submitted which confirms that the dwelling has achieved this standard. If the dwelling has not achieved the required sustainability standard, details of the changes to be made to the development to bring the dwelling up to the standard required and a timetable for their implementation shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of sustainable development.

34 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order), development of the type described in Classes A and E of Schedule 2 Part 1 of that Order shall not be carried out without the prior written consent of the Local Planning Authority.

Reason: In the interests of the amenities of the adjoining residents the Local Planning Authority considers that it should exercise control over any future extensions or alterations which, without this condition, may have been carried out as "permitted development" under the above classes of the Town and Country Planning (General Permitted Development) Order 1995.

7.0 INFORMATIVES:

Notes to Applicant

1. REASON FOR APPROVAL

In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to the following:-

- Policy Background
- Design and Landscaping
- Highways, transport, access and parking
- drainage
- Sustainability

- Impact on surrounding properties
- Affordable housing, housing mix
- Open space
- Education

As such the proposal complies with Policies H4a, H2a, H5a, SP3,GP1,GP3,GP4a,GP9,NE1, ED4, L1c of the City of York Local Plan Deposit Draft and government advice within Planning Policy Statement 1 and Planning Policy Statement 3

2. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of the condition attached to this planning permission, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the condition attached to this planning permission.

3. Affordable Housing

The arrangements required by the above condition could be satisfied by the completion of a Planning Obligation under Section 106 of the Town and Country Planning Act 1990 by those having a legal interest in the site requiring the provision of affordable housing in accordance with the requirements of the City of York Affordable Housing Advice Note July 2005.

4. Education

the provisions of the above condition could be satisfied by the completion of a planning obligation made under section 106 of the Town and Country Planning Act 1990 by those having a legal interest in the application site. The obligation should provide for a financial contribution calculated at £81 350. The basis for this calculation is contained within the Council's Supplementary Planning Guidance 'Developer Contributions to Education Facilities' dated January 2005.

No development can take place on this site until the condition has been discharged and you are reminded of the Local Planning Authority's enforcement powers in this regard

5. INFORMATIVE:

You are advised that prior to starting on site consent will be required from the Highway Authority for the works being proposed, under the Highways Act 1980 (unless alternatively specified under the legislation or Regulations listed below). For further information please contact the officer named:

Works in the highway - Section 171/Vehicle Crossing - Section 184 - Stuart

Partington (01904) 551361

Cafe Licence - Section 115 - Heather Hunter or Anne-Marie Howarth (01904) 551418

6. INFORMATIVE:

You are advised that this proposal may have an affect on Statutory Undertakers equipment. You must contact all the utilities to ascertain the location of the equipment and any requirements they might have prior to works commencing.

7. Open Space

The alternative arrangements of the above condition could be satisfied by the completion of a planning obligation made under Section 106 of the Town and Country Planning Act 1990 by those having a legal interest in the application site, requiring a financial contribution towards off site provision of open space. The obligation should provide for a financial contribution calculated at £46023.

No development can take place on this site until the public open space has been provided or the Planning Obligation has been completed and you are reminded of the local planning authority's enforcement powers in this regard.

8. Open Space Maintenance

The alternative arrangements referred to in the above condition could be satisfied by the completion of a planning obligation made under Section 106 of the Town and Country Planning act 1990 by those having a legal interest in the application site, requiring a financial contribution to be paid to the Council towards the future maintenance of the open space. The obligation should provide for a financial contribution to be agreed with the Head of Parks and Open Spaces, based on the future maintenance liability of the on-site amenity space.

9. Highways

The alternative arrangements of the above condition could be satisfied by the completion of a planning obligation made under Section 106 of the Town and Country Planning Act 1990 by those having a legal interest in the application site. The obligation would require a financial contribution £5000 towards revocation of existing Traffic Regulation Orders, £1920 towards creation/promotion of car club facilities, £10,000 towards improvement of bus stop facilities and submission of a travel plan.

No development can take place on this site until the improvements to the highways and transportation system have been provided or the Planning Obligation has been completed and you are reminded of the local planning Authority's enforcement powers in this regard.

10. Public Art

The alternative arrangements of the above condition could be satisfied by the completion of a planning obligation made under Section 106 of the Town and Country Planning Act 1990 by those having a legal interest in the application site. The obligation would require a financial contribution if £6666 towards public art

No development can take place on this site until the improvements to the highways

and transportation system have been provided or the Planning Obligation has been completed and you are reminded of the local planning Authority's enforcement powers in this regard.

Contact details:

Author: Diane Cragg Development Control Officer (Mon/Tues)

Tel No: 01904 551657

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Regent Street, York

08/01909/FULM



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Organisation	City of York Council
Department	Planning and Sustainable Development
Comments	Application Site
Date	10 November 2008
SLA Number	Not Set

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COMMITTEE REPORT

Committee: Planning Committee **Ward:** Heworth
Date: 20 November 2008 **Parish:** Heworth Planning Panel

Reference: 08/01910/FULM
Application at: Richmond Street York
For: 59 dwellings and 26 apartments with associated landscaped amenity space after demolition of 41 existing dwellings
By: Ms Marie Lodge
Application Type: Major Full Application (13 weeks)
Target Date: 26 November 2008

1.0 PROPOSAL

1.1 This is a full application for the demolition of existing pre-fabricated bungalows and the construction of new residential development on 1.36 Ha of land at Richmond Street, York

1.2 City of York Council, Housing Services own and manage 100 discus bungalows across three centrally located sites:

- St Ann's Court/Horseman Avenue, 25 bungalows, 0.75Ha (1.844 acres)
- Regent Street, 32 Bungalows, 1.109 Ha (2.739 acres)
- Faber Street/Richmond Street, 43 bungalows, 1.364Ha (3.37 acres)

1.3 The bungalows were constructed during 1975/1976 using non traditional building methods and most of the fabric of the properties, except the concrete base and the steel frame, are made from products containing asbestos. The homes were only expected to last approximately 30 years. However despite the nature of their construction and the restriction that this imposes on residents, the bungalows remain popular and are generally tenanted by older or disabled people.

1.4 In 2002 and 2004, a sample of the bungalows were surveyed. These surveys formed the basis for the establishment of investment required in the housing stock over the next 30 years.

1.5 The last 30 years since the bungalows were built have seen changes in building standards, health and safety and statutory standards on homes introduced by successive governments. The main reasons requiring the council to make decisions on the future of these homes are:-

- Decent home standards - A duty to ensure that all council properties meet a minimum Government standard called 'decent homes' by 2010
- Asbestos - Because of decent homes and health and safety legislation the asbestos has to be managed. Due to the extent of the material the only certain method of management is complete removal.

- Pre-fabrication - much of the steel frame of the bungalows is corroding, the work to replace this would be costly and would still not give the properties the life span of a traditionally built property.

1.6 In March 2006 as a result of the above issues and following lengthy consultation with existing bungalow residents, City of York Council decided that their best option was to demolish the existing discus bungalows and sell all three sites, in a competition bid, to include the requirement for the successful bidder to re-provide 100 units of accommodation for the existing bungalow residents.

1.7 The bid process has culminated in the submission of three planning applications, one for each of the discus sites, relating to the redevelopment of the sites. Including the re-provision of the bungalows across the three sites. The re-provision across the three sites is to be provided in the form of 60 bungalows and 40 extra care apartments.

1.8 The Richmond Street Site is located on the east side of the city centre within easy reach of the cities amenities. The site is 1.36 ha of land containing 43 pre-fabricated bungalows. To the immediate west of the site is a row of late Victorian/early Edwardian terraced properties separated from the application curtilage by Faber Street. To the north and east of the site is mainly semi detached suburban development, To the south and west is more recent, fairly dense development, consisting of a mix of terrace properties and apartments.

1.9 The proposal is to demolish all of the existing bungalows and comprehensively redevelop the site. It is proposed to build a total of 85 dwelling units. This will consist of:-

- The re-provision of 24 bungalows
- erection of 29, 3 bedroomed houses
- erection of 3, 2 bedroomed houses
- erection of 26, 2 bedroomed apartments
- erection of 3, 4 bedroomed houses

1.10 The layout of the development is set around the existing street pattern of Faber Street and Richmond Street with the creation of cul de sacs set out as 'home zones'.

1.11 The application details have been amended since the application was submitted. The amendments are:-

- The additional of solar panels to the roof slope of all house types
- The repositioning of the flat block closest to Fifth Avenue so that the block is now a minimum of 2.5 metres from the joint boundary (maximum 5 metres). The flat elevation has also been amended so that there are no windows on the elevation of the block which faces the gardens of Fifth Avenue.
- alterations to the eaves detail on the design of the flat block.
- change of house type on plots 53- 55, to allow details of the houses to relate to the existing Faber Street terrace properties. The change also allows slight improvements to rear garden depths.
- Repositioning of plots 1 and 2 to allow greater distance between the proposed properties and properties on Little Hallfield Road.
- plots 32 to 35 and 15 to 21 have been slightly repositioned to allow more distance between properties to be achieved

1.12 A further amendment is expected which deals with highway concerns about achieving adequate turning circles within the site and the extent of adoption within the proposed 'homezone' areas. The details of any amendments will be reported direct to committee.

1.13 The existing density of the site is approximately 32 dwellings per hectare, the proposed density is approximately 61 dwelling per hectare.

1.14 The application is supported by various statements. These are:-

- A design and access statement
- Arboricultural survey
- Ecological assessment
- Sustainability assessment
- Transport Assessment
- Interim travel plan
- Flood risk assessment
- Waste management plan
- Contaminated land report
- Noise report

1.15 An Environmental Impact Assessment screening opinion was sought for the proposal in July 2008. The decision on that submission was that an Environmental Impact Statement was not required for the development because;

1. The site is not within a "sensitive area" as defined by Regulation 2(1) of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) 1999;
2. Although a major development, the development would not result in unusually complex or potentially hazardous environmental effects.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

2.2 Policies:

CYSP6

Location strategy

CYH4A

Housing Windfalls

CYH5A

Residential Density

CYH3C

Mix of Dwellings on Housing Site

CYGP1

Design

CYGP3
Planning against crime

CYGP4A
Sustainability

CYGP9
Landscaping

CYSP3
Safeguarding the Historic Character and Setting of York

CYL1C
Provision of New Open Space in Development

CYNE1
Trees, woodlands, hedgerows

CYED4
Developer contributions towards Educational facilities

3.0 CONSULTATIONS

INTERNAL

3.1 HIGHWAYS NETWORK MANAGEMENT - In traffic generation terms it has been demonstrated that the proposed redevelopment will lead to a net increase of 26/32 vehicle movements during the AM/PM peak hours on the network which represents in the region of one additional vehicle every 2 minutes. Based upon experience of other sites around the city officers consider that this level of traffic generation will not have a material impact on the surrounding highway network and will barely be noticeable in fluctuations in daily traffic.

3.2 Access to the development will continue to be taken from the existing junctions of Faber Street and Wellington Street with Hallfield Road which are considered suitable to serve the level of development proposed.

3.3 The internal layouts have been designed taking into account Home Zone principles with extensive use of shared surfaces and measures to reduce vehicle speeds through design.

3.4 Highways Network Management suggest the imposition of conditions to ensure that the development is implemented satisfactorily. Developer contributions are also being sought to ensure adequate mitigation works and measures to promote sustainable travel and further reduce dependence on the private car. The schemes will require some extinguishment of the public highway. The procedures relating to the extinguishment of public highway and revocation/creation of traffic orders are not material planning considerations. These issues will be dealt with using the appropriate legislation which includes public consultation. The processes are not guaranteed to be successful and are open to third party objection. Should the extinguishment of public highway or traffic order variations be unsuccessful the

applicants will be unable to implement the consent granted on the layouts being considered and the applicant would have to submit a revised planning application.

3.5 HOUSING AND ADULT SOCIAL SERVICES- This is a high quality scheme which will replace the existing low density housing with larger, energy efficient homes while maximising the land to provide additional affordable family houses.

3.6 STRUCTURES AND DRAINAGE- Structures and Drainage object to the application because insufficient information has been provided to determine the potential impact the proposals may have on the existing drainage systems

3.7 LIFELONG LEARNING AND LEISURE- There will need to be an offsite contribution for play space, sports facilities and amenity space. The contributions should be based on the net gain in bedrooms.

3.8 ENVIRONMENTAL HEALTH- From a noise point of view there are two issues which need to be considered as part of the application. The first is the effect that the development could have on existing dwellings, during both the construction phase and upon completion, and the second is the effect the existing surroundings could have upon the proposed development.

With regard to the effect the development could have upon existing dwellings during demolition and construction phases It is recommended that conditions be applied to protect the amenity of residences in the locality. With regard to the effect the development could have upon existing dwellings upon completion there is not anticipated to be any problems.

3.9 With regard to the effect of the existing surroundings on the proposed dwellings a noise report was submitted as part of the application. From an assessment of this report no conditions are proposed as the impact of the surroundings on the development accord with World Health Organisation standards.

3.10 Because of the predicted increase in traffic flows (less than 5%) no air quality management plan is require

3.11 A contaminated land condition is also proposed.

3.12 ENVIRONMENT, CONSERVATION AND SUSTAINABLE DEVELOPMENT (LANDSCAPE ARCHITECT)- None of the trees on this site are covered by a tree preservation order (TPO) because the land is within the ownership of the Local Authority nonetheless several of the trees are worthy of a TPO and it is good practice to recognise the value of these trees by serving a TPO should the land be sold.

3.13 There are 22 trees on the site of these six are category B trees and 16 are category C trees. All category B trees should be retained, it is also preferable to retain category C trees where they do not pose a significant restraint on development. In this case many of the category C trees are not of substantial public amenity value.

3.14 The proposed development is disappointing, at least six trees are worthy of a TPO due to their public visibility and good form/condition and long term value tree more trees are worthy of retention due to their amenity value, others could be retained but should not hinder development proposals. Thus in light of the trees only the development is contrary to local plan policy NE1.

3.15 In terms of the layout the Landscape Architect has an overall concern about the lack of open space, both private and communal. The homezone square is welcomed but this does not compensate for the lack of useable car-free outdoor space. There are particular concerns about the size of gardens to some plots and the lack of a functional public open space.

3.16 The Landscape Architect considers that there is a balance of housing need and benefit to the residential community, at the same time it is considered that the Council should be setting an exemplary standard in design. The density of the housing has resulted in poor spatial quality; the external areas are very standard. In landscape terms there is little sense of place.

3.17 ARCHAEOLOGIST- An archaeological watching brief is required.

3.18 COUNTRYSIDE OFFICER- Although no evidence of bats occupying the buildings was found there were some potential access points and the surrounding area is also suitable for supporting bats. Some mitigation is therefore requested within the design and a condition is suggested to secure the mitigation measures.

3.19 CITY DEVELOPMENT - The proposal satisfies the objectives of the planning statement produced in November 2002 there are therefore no policy objections to the development.

EXTERNAL

3.20 Heworth Planning Panel - No objections in principle but plots 1 and 2 will overlook adjacent properties in Little Hallfield Road.

3.21 Heworth Planning Panel have been consulted on the amended scheme and now raise no objections to the application.

3.22 Environment Agency - In the absence of an acceptable flood risk assessment the agency objects to the application. Further details are required about how the site will be drained. It should be confirmed whether in principle sustainable drainage systems to restrict surface water runoff can be used. The applicant should aim to reduce existing surface water run off rates by a further 30%

3.23 Yorkshire Water Authority - Yorkshire Water currently object to the application as the development is shown as being developed over the public sewer and over an existing water main. The drawing supporting the flood risk assessment is not acceptable. Amended plans are required to deal with the issues raised prior to any permission being granted.

3.24 Architectural Liaison Officer - Concerned that the alleyways which provide access to rear gardens and scooter stores will provide access and escape routes

that will facilitate crime. Consideration should be given to gating these alleyway entrances. Also concerned that the access to parking areas through 'ginnels' (areas below mews houses). The areas provide ideal shelter in inclement weather and therefore can be used as congregation points. It is suggested that some sort of buffer zone should be provided between the public and private areas. These issues are not considered to be insurmountable rather something that the architect can design out.

3.25 NEIGHBOURS - 4 Letters of objection have been received covering the following points:-

- The back of the house and garden of 28 Fifth Avenue will be overlooked by the development causing loss of privacy and value to the house
- The objectors are advised that extensive pile driving could cause damage or destabilise existing properties. The objectors ask if the council would be inspecting properties beforehand so that if damage is sustained during construction the responsibility for the damage will be clear
- Given the large scale of the development what will the council do to minimise the impact of the construction work and what will be the hours of work
- Site traffic should be required to only enter the site from Hallfield Road during the construction period.
- Concerned about the positioning of a three storey block to the rear of 32 and 34 Fifth Avenue when it would be possible to site these higher blocks in a different location on the site. This shows the uncaring attitude of the planning authority
- Concerned about windows facing into properties on Fifth Avenue
- Relating to the height of the three storey blocks concerned that the height will cause loss of light to properties on Fifth Avenue
- Two storey properties to the rear of Fifth Avenue would be more acceptable.
- The erection of three storey properties on this site is not in keeping with the area
- Properties will have a direct view over gardens on Glen Avenue and will also block light to gardens
- Property at 58 Fifth Avenue has already lost light to the garden as a result of development concerned that the development will result in further loss of sunlight and overlooking

3.26 Following re-consultation on the amended scheme a further letter of objection has been received covering the following points:-

- Concerned that the bins behind 30 Fifth Avenue will cause vermin.
- Total loss of privacy and sunlight
- Decrease in value of objectors property
- Possible structural damage to existing houses because of pile driving
- Explored the possibility of developing their own site and were told the development would be imposing now development is taking place no more than a couple of metres away

3.27 PUBLICITY - The application has been advertised by means of a site notice (3 copies) placed on the site 8th September 2008. The notices expired on the 29th September 2008. Neighbour notification letters were sent out dated the 29th August 2008. The application was advertised in the Press on the 10th September 2008. The press notice expired on the 1st October 2008. Neighbours were re-notified on the amended plans on the 21st October 2008.

4.0 APPRAISAL

4.1 Key Issues

- Policy Background
- Design and Landscaping
- Highways, access and parking
- Drainage
- Sustainability
- Impact on surrounding properties
- Affordable housing, housing mix
- Open space
- Education
- Crime Prevention
- Public Arts

Policy Background

4.2 This planning application is for the demolition of existing prefabricated single storey residential dwellings and the erection of a new mixed residential scheme.

4.3 Planning Policy Statement 1 ("Delivering Sustainable Development") (PPS1) states that a number of key principles should be applied to ensure that decisions taken on planning applications contribute to the delivery of sustainable development. In particular, PPS1 promotes high quality inclusive design in the layout of new developments and individual buildings in terms of function and impact, not just for the short term but over the lifetime of the development. Design which fails to take the opportunities available for improving the character and quality of an area should not be accepted. High quality and inclusive design should create well-mixed and integrated developments which avoid segregation and have well planned public spaces that bring people together and provide opportunities for physical activity and recreation. PPS1 also states that planning authorities should ensure the provision of sufficient, good quality new homes (including an appropriate mix of housing and adequate levels of affordable housing) in suitable locations, whether through new development or the conversion of existing buildings.

4.4 Planning Policy Statement 3 - 'Housing' (PPS3) sets out Government policy on housing development and encourages more sustainable patterns of development through the reuse of previously developed land, more efficient use of land, reducing dependency on the private car and provision of affordable housing. PPS3 also advises that car parking standards that require more than 1.5 spaces per dwelling are unlikely to secure sustainable development

4.5 SP6 'locational strategy' requires development to be concentrated on brownfield land within the built up urban area of the city and urban extensions

4.6 Policy H4a of the Draft Local Plan states that proposals for residential development on land not already allocated on the Proposal Map will be granted planning permission where the site is within the urban area and is vacant, derelict or underused or it involves infilling, redevelopment or conversion of existing buildings, and the site has good accessibility to jobs, shops and services by non-car modes. The policy requires new developments to be of an appropriate scale and density to

surrounding development, and not to have a detrimental impact on existing landscape features. Policy H3c seeks to achieve a mix of house types, sizes and tenures on all residential development sites where appropriate to the location and nature of the development. Policy H5a requires the scale and design of proposed residential developments to be compatible with the surrounding area and not to harm local amenity. Within the city centre, new residential developments should seek to achieve a net residential density of greater than 40 dwellings per hectare.

4.7 Within the context of the above policies the principle of re-developing this site with a higher density, mixed residential scheme is considered to be acceptable.

4.8 Other Local Plan policies relevant to the consideration of the detail of this application are:-

- Policy GP1 'Design' includes the expectation that development proposals will, inter alia; respect or enhance the local environment; be of a density, layout, scale, mass and design that is compatible with neighbouring buildings and spaces, ensure residents living nearby are not unduly affected by noise, disturbance, overlooking, overshadowing or dominated by overbearing structures, use materials appropriate to the area; avoid the loss of open spaces or other features that contribute to the landscape; incorporate appropriate landscaping and retain, enhance or create urban spaces, public views, skyline, landmarks and other features that make a significant contribution to the character of the area.

- Policy GP3 'Planning Against Crime' requires new development where deemed appropriate to incorporate crime prevention measures

- Policy GP4a 'Sustainability' of the City of York Council Development Control Local Plan (2005) states that proposals for all development should have regard to the principles of sustainable development. Development should: provide details setting out the accessibility of the site by means other than the car and, where the type and size of development requires, be within 400 metres walk of a frequent public transport route and easily accessible for pedestrians and cyclists; contribute towards meeting the social needs of communities within the City of York and to be safe and socially inclusive environments; maintain and increase the economic prosperity and diversity of the City of York and maximize employment opportunities; be of a high quality design, with the aim of conserving and enhancing the local character and distinctiveness of the City; minimize the use of non-renewable resources, re-use materials already on the development site, and seek to make use of grey water systems both during construction and throughout the use of development. Any waste generated through the development should be managed safely, recycled and/or reused. The 'whole life' costs of the materials should be considered; minimize pollution, including that relating to air, water, land, light and noise; conserve and enhance natural areas and landscape features, provide both formal and informal open space, wildlife area and room for trees to reach full growth; maximize the use of renewable resources on development sites and seek to make use of renewable energy sources; and make adequate provision for the storage and collection of refuse and recycling.

- Policy GP9 requires where appropriate developments to incorporate a suitable landscaping scheme

- Policy SP3 'safeguarding the historic character and setting of York' of the City of York Council Development Control Local Plan (CYCDCLP) gives a high priority to the protection of the historic character and setting of York. The policy requires the protection of the environmental assets and landscape features which enhance the historic character and setting of the City as well as the protection of the main gateway transport corridors into York from development which, cumulatively, could have an adverse impact on the character and setting of the corridor and the surrounding environment.

- Policy L1c requires that all housing sites make provision for the open space needs of future occupiers. For sites of less than 10 dwellings a commuted payment will be required towards off site provision.

- Policy NE1 seeks to protect trees and woodland of landscape value

- Policy ED4 requires contributions towards education facilities where as a consequence of the development further education facilities are needed

4.9 A planning statement has been produced for all three discuss bungalow sites in November 2006. Development proposals are expected to comply with the statement. This non-statutory document is not supplementary planning guidance and has not been developed with members backing or formal consultation. The objectives of the planning statement were:

- provide housing that is accessible to all, that maximises diversity and choice across all sectors
- 100 homes for elderly people ensuring support that promotes independence, well-being and quality of life
- create a sustainable and balanced community
- create a scheme which meets the City's housing need, and which includes affordable homes in line with the Council's affordable housing policy
- design which is underpinned by sustainable principles and a minimum 'very good' eco home standard; equivalent to code for sustainable homes level 3.

Design and Landscape

4.10 The site is surrounded by a mix of housing types. Generally development to the west and south consists of more dense urban development and to the north and east development is less dense consisting of mainly semi-detached properties in relatively spacious plots. The proposals provide a good range of dwelling types. The bungalows (24 in total) are located on the north and north-eastern part of the site. Each has a private garden with rear access to a scooter store. The bungalows stand 2.2 metres to eaves and 5.3 metres to apex. The house types are two, three and four bedroomed houses provided in two and two and a half storey buildings. The buildings stand between 5.0 and 5.5 metre to eaves and 9 and 9.5 metres to apex. The houses are concentrated in the central part of the site with a further four of the houses being provided on the end of the Faber Street terrace. All the properties have rear private areas although a number of these are relatively shallow (for example the area to the rear of plots 53 to 55 is approximately 4 metres deep). The apartment blocks are located on the east of the site and at the entrance to Faber Street. They are three storey high with a height to eaves of 7.6 metre and to ridge of 11 metres.

The apartments are a modern design with asymmetric roof detail and wood cladding to the second floor. All house types incorporate solar panels to the roof slopes.

4.11 The site is densely developed, garden areas to some properties are limited and distances between plots in the centre of the site are also tight in places. The relationship of the scheme to adjacent development has been improved through the submission of amended plans. In particular the apartment block nearest to the rear boundaries of properties on Fifth Avenue has been pulled away from the joint boundary and the windows removed from the elevation facing the gardens. In officers view these amendments have created an acceptable relationship between the site and Fifth Avenue properties. Also plots 1 and 2 have been pulled away from the boundary of the site so that they have a distance from the boundary of 8 metres. The housing outside the site has a very awkward relationship to the application site boundary and so it is not possible to achieve a 'traditional' relationship distances. However officers are satisfied that the repositioning of plots 1 and 2 will mean that adjacent residents will not be unduly affected and that the design is compatible with its surroundings.

4.12 In general terms the mix of house types, location and design of buildings and tenure mix is considered to be appropriate to the site and will create a welcome quality scheme into an area that it highly accessible.

4.13 Within the Arboricultural report 22 trees are identified on this site of these 6 are category B trees which means that their retention is desirable and the remaining trees are category C trees which means that the trees are generally not considered to be as structurally important having poorer form, whilst their retention is acceptable and preferable individually these trees may be seen as removable. In the case of this development following the amendment to the scheme to pull the flat block away from the boundary so that it does not impede on properties on Fifth Avenue there are only two category B trees remaining on the site all the rest of the trees are to be removed.

4.14 The site is currently occupied by a range of individual units which have been placed for convenience rather than to relate to the pattern/form of adjacent development. Inevitably in the period of time the dwelling units have been on the site trees and other landscaping have become established based on the existing form of development. The problem this creates with any new development is that to maintain a good proportion of the trees would require the densities and form of development to be similar to existing. This then runs into conflict with other policy issues such as achieving high density development in sustainable locations, mixed developments and affordable housing and also impacts on the wider requirement of the council to provide replacement housing in the most economic way. The proposed scheme necessitates a compromise between the competing demands for the site.

4.15 In support of the landscape argument the streets immediately adjacent to the development approaching from Hallfield Road have little significant landscaping and the retention of mature tree cover on the site would be beneficial to the short term visual quality of the development and would normally form a crucial element of assimilating a new development into the area. However the new scheme has allowed for new tree planting opportunities that complement the form of the new development and provide key visual features based on the new layout. A significant amount of new secondary planting will also be provided within the site to provide a

landscape setting for individual properties and to assist in defining boundaries and providing privacy. Therefore, it is considered that the tree retention and landscaping proposals represent a reasonable compromise bearing in mind the change in the nature of the built environment and occupation which would take place. The new structural/secondary planting would, over a period of time, provide a planting framework based around the new layout of buildings and spaces within the site, thus providing an attractive residential environment.

Highways, Access and Parking

4.16 The Richmond Street site seeks to promote the 'Homezone' principles in its design although Faber Street will remain as it is. A 'Homezone', is where priority is given to amenity space for the residents with vehicles less dominant. The close relationship between dwelling and streetscape gives an increased sense of privacy and therefore security, and designing for pedestrian priority should create a safe, attractive environment.

4.17 Parking has been provided in accordance with CYC Annex E maximum standards and it is officers' view that the design of the layouts and package of waiting restrictions will ensure that on-street parking is managed and that there will be no detrimental impact on future occupiers of the development nor any displacement of parking from the development site into adjacent residential streets or surrounding highway.

4.18 The site is considered to be in a sustainable location and is well located in relation to local facilities and within walking distance of public transport as recommended in national guidance. High quality covered and secure cycle parking facilities are proposed within the schemes design. Contributions have been sought to be secured through a S106 Agreement towards the creation of a car club in the vicinity of the site and towards the improvement of bus stops in the locality. A Travel Plan has been submitted and will be secured to promote sustainable travel and reduce the need to travel by private car. The following developer contributions are being sought;

- a) Funding of £160 per residential unit towards the implementation of a car club in the vicinity of the sites
- b) Funding of £10k towards the improvement of bus stop facilities in the vicinity of each site
- c) Funding of £5k towards the implementation/changes to Traffic Orders

Drainage

4.19 Members will note that CYC Structures and Drainage and the Environment Agency objected to this application due to lack of sufficient information to show how surface water would be dealt with Yorkshire Water Authority raised similar concerns. Since the submission of the application additional information in the form of a drainage impact assessment has been provided. Structures and Drainage consider that the assessment provides sufficient information to prove that the peak run-off from the site will be attenuated to 70% of the existing rate and that storage volume calculations will accommodate a 1:30 year storm with no surface water flooding. Structures and Drainage now confirm that they have no objections to the proposals subject to the agreement of Yorkshire Water. The further comments of Yorkshire Water and the Environment Agency are awaited and will be reported direct to

Planning Committee. Structures and Drainage require two conditions which seek to restrict surface water run-off and to ensure the future maintenance of on site storage tanks and flow controls.

Sustainability

4.20 The application is supported by a sustainability statement which indicates that the development will achieve code for sustainable homes level 3. Furthermore the application has been amended since first submission to show solar panels on all house types. Additionally a document has been submitted which indicates that with the use of solar panels and improvements to the building envelope 10% renewables will be comfortably achieved for the development. However the comments of the Sustainability Officer are awaited on the details submitted. Any comments received will be reported direct to committee. It is proposed to attach a condition to the application to ensure Code for Sustainable Homes level 3 is achieved and to attach a condition which ensures that the applicant achieves the 10% renewable target. On the basis of the information submitted and with the conditions proposed it is considered that the development complies with the requirements of GP4a and the interim planning statement on sustainable development.

4.21 The introduction of solar panels to the roof slopes of the buildings will, in officers view be appropriate to the contemporary nature of the development and visually acceptable in the context of the site.

Impact on Surrounding Properties

4.22 The main concerns raised by the proposals are the impact of the development, including loss of privacy and sunlight, on neighbours, in particular the flat block to the rear of Fifth Avenue and plots 1 and 2 to existing development, the impact on neighbouring properties during the construction of the development, possible structural damage caused by pile foundations, siting of bin stores causing vermin and loss of value to existing properties.

4.23 The impact on properties on Fifth Avenue has been considered at paragraph 4.11 above as has the impact of the siting of plots 1 and 2. In terms of construction of the development it is inevitable that there will be some impact on surrounding properties during this period. To try and mitigate this as much as possible conditions are proposed that require a construction environmental management plan to be submitted and the hours of work during construction are also restricted. It is not clear from the submitted drawing what kind of foundations are to be used at the site however any damage caused during the construction is a matter for the land owner/contractor rather than the Planning Authority. The location of the bin store is considered to be acceptable and the devaluation of properties is not a planning matter

Affordable Housing, Housing Mix

4.24 As all three sites are separate planning applications the relative planning merits of each site in relation to policy needs to be considered. The proposal on this site (Richmond Street) for 24 bungalows, 29 3-bedroomed houses, 3 2-bedroomed houses, 3 4-bedroomed houses and 26 2-bedroomed apartments provides a good mix of properties in accordance with the Strategic Housing Market Assessment

(SHMA) which identifies a 64/36 need for houses/flats and breaks down demand for 1, 2, 3 and 4+ bedroom properties. Thus the proposal is considered to meet the requirements for mixed schemes set out in Policy H3c. Furthermore, the affordable housing provision on this site accords with the requirement of policy H2a. The affordable housing will be provided through the provisions of a Section 106 agreement which will be sought by condition (condition no.12 applies).

4.25 For Members information the three schemes provide the following:-

- 100 affordable rent properties in the form of 60 two-bedroomed bungalows and 40 two- bedroomed apartments. These units are the replacement units for the existing 100 pre-fabricated bungalows.
- 47 market houses
- 18 discount for sale properties
- 31 affordable rented properties

4.26 The schemes that have been submitted for each site has resulted in the re-provision and new development being split across the sites in the following way:-

- Regent Street - 24 re-provided bungalows (all will be affordable rented), 12 affordable rent houses/apartments, 5 discount for sale houses apartments and 17 private sale properties
- Richmond Street - 24 re-provided bungalows (all will be affordable rented),18 affordable rent houses/apartments, 13 discount for sale houses/apartments and 30 private sale properties
- St. Ann's Court - 12 re-provided bungalows (all will be affordable rent) and 40 re-provided 2 bed extra care apartments (all will be affordable rent) plus 1 affordable rent extra care apartment.

4.27 Across the three sites the development provides 51% affordable housing over and above the 100 affordable properties that are to be re-provided in a mix of two three and four bed accommodation.

4.28 Members are asked to note that due to the current market conditions there is a possibility that those properties identified as discount for sale may need to be changed to affordable rented properties. This will not change the balance of affordable housing provision and will, in officers opinion, still accord with the councils policies on affordable housing. An update will be provided to committee on this issue.

Open Space

4.29 City Development points out that the site appears to be deficient in public open space. The proposals for this site include an area of amenity space adjacent to Lawrence Lane of approximately 400 square metres. Early discussion with Lifelong Learning and Leisure established that they were satisfied with a developer contribution for play space to be spent at Glen Gardens and / or St. Nicholas Field and that no contribution would be required for any of the re-provided properties. Policy L1c says for sites of more than 10 dwellings an assessment of existing open space provision accessible to the proposed development site including capacity to absorb additional usage will be undertaken. This is to ascertain the type of open

space required and whether on-site or a commuted sum payment for off-site provision is more appropriate. Given the acceptance of Lifelong Learning and Leisure that provision can be off-site this application is considered to be acceptable, subject to commuted sum payments towards amenity open space, play space and sports provision.

4.30 The sum calculated is £106,632. This sum will be required by condition which will allow the applicant to enter into a Section 106 Agreement to provide the payment. A maintenance commuted sum will also be required for the on-site amenity space this can be sought by condition.

Education Provision

4.31 Policy ED4 states that where additional education provision is necessary as a direct result of new residential development, developers will be required to enter into a Section 106 Agreement to make a financial contribution towards the provision of these facilities. No contribution towards education facilities is required for this site.

Crime Prevention

4.32 The Police Architectural Liaison Officer raises concerns about the use of alley ways to provide access to the rear of the bungalows and suggests these are gated. It is considered that conditions covering the submission of means of enclosure and landscaping will provide opportunities to ensure that the area to the rear of properties is less permeable. In terms of the built over accesses or 'ginnels' to rear parking courts causing a potential gathering point the suggestion here from the Architectural Liaison Officer suggests that boundary treatment and landscaping will be able to alleviate this problem. Such treatment can be achieved through the landscaping conditions.

Public Arts Strategy

4.33 The Council's Public Arts Strategy indicates that developments including the Council's own schemes should make provision for public art within them. The documentation that supported the tender to purchase the land required that across the three discus sites £20000 should be provided for public arts. The requirement which will be incorporated into the Section 106 Agreement is for the provision of £6666 for public art provision.

5.0 CONCLUSION

5.1 The principle of re-developing this site with a higher density, mixed residential scheme is considered to be acceptable.

5.2 The development will introduce a well mixed residential scheme into a highly sustainable location. The design of the scheme more properly reflects the general scale, massing and densities of the development surrounding the site and will form a good basis for a socially inclusive area.

5.3 The following commuted sum payments or alternative arrangements are sought through conditions. These conditions require the provision of the following:-

- Affordable rent: 18
1 x 3 bed houses
11 x 3 bed houses
1 x 2 bed mew
5 x 2 bed apartments

- Discount for Sale (DFS): 13
2 x 3bed house
2 x 3 bed house
9 x apartments

- Revocation of existing Traffic Regulation Orders - £5000

- Creation/promotion of car club facilities - £160 per unit multiplied by 85 units (care facilities have been excluded from the calculation) - £13600

- Improvement of bus stop facilities - £10 000

- Travel plan requirement

- Open space contribution of £106,632

-£6666 towards the Local Cultural Strategy (public arts work)

5.4 With appropriate conditions to ensure the quality of the details of the development this application is considered to be acceptable

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

1 TIME2 Development start within three years

2 The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details:-

or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans.

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

3 VISQ8 Samples of exterior materials to be approved

4 VISQ7 Sample panel ext materials to be approved

5 No development shall take place until there has been submitted and approved in writing by the Local Planning Authority a detailed landscaping scheme which shall

illustrate the number, species, height and position of trees and shrubs . This scheme shall be implemented within a period of six months of the completion of the development. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless alternatives are agreed in writing by the Local Planning Authority.

Reason: So that the Local Planning Authority may be satisfied with the variety, suitability and disposition of species within the site.

5 No development shall take place until details have been submitted to and approved in writing by the Council of what measures are to be provided to within the design of the new buildings/conversion to accommodate bats. The works shall be completed in accordance with the approved details. Features suitable for incorporation for this group include the use of special tiles, bricks, soffit boards, bat boxes. etc.

REASON - This is proposed to take account of and enhance the habitat for bats.

6 Before the commencement of development, including demolition, building operations, or the importing of materials and any excavations, a method statement regarding protection measures for the existing trees shown to be retained on the approved drawings shall be submitted to and approved in writing by the Local Planning Authority. This statement shall include details and locations shown on a plan of protective fencing, phasing of works, site access during demolition/construction, type of construction machinery/vehicles to be used, (including delivery and collection lorries and arrangements for loading/off-loading), parking arrangements for site vehicles and storage of materials, location of marketing cabin.

Reason: To protect existing trees which are covered by a Tree Preservation Order and/or are considered to make a significant contribution to the amenity of this area and/or development.

8 During the development of the site, all demolition and construction works and ancillary operations, including deliveries to and dispatch from the site, shall be confined to the following hours:

Monday to Friday	08.00 to 18.00
Saturday	09.00 to 13.00
Not at all on Sundays and Bank Holidays	

Reason: To protect the amenity of the locality

9 Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts a to c of this condition have been complied with:

a. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with

the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination (including ground gases, where appropriate);
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

b. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

c. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

10 Prior to any works commencing on site, a construction environmental management plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall identify the steps and procedures that will be implemented to minimise the creation and impact of noise, vibration and dust resulting from the demolition, site preparation, groundwork and construction phases of the development. Once approved, the CEMP shall be adhered to at all times, unless otherwise first agreed in writing with the Local Planning Authority.

Reason: To protect the amenity of occupants of adjacent and adjoining properties during the development of the premises.

11 ARCH2 Watching brief required

12 The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme. The scheme shall include:-

i) The numbers, type and location on the site of the affordable housing provision to be made

ii) The timing of the construction of the affordable housing

iii) The arrangements to ensure that such provision is affordable for both initial and subsequent occupiers of the affordable housing

iv) The occupancy criteria to be used for determining the identity of initial and subsequent occupiers of the affordable housing, and means by which such occupancy shall be enforced.

Reason: To provide for the development of balanced and sustainable housing development in compliance with Policy H2 a of the Council's Draft Local Plan (4th Set of Changes April 2005) and the City of York Council Affordable Housing Advice Note July 2005.

13 No development shall commence unless and until details of a full renewable energy strategy shall be submitted to and approved in writing by the local planning authority. The strategy shall include details of the site's proposed renewable energy generation, which shall be at least 10% of total energy generation for each dwelling type.

Reason: To ensure that the proposal conforms to Policy GP4a of the City of York Draft Local Plan April 2005.

14 HWAY1 Details roads, footpaths, open spaces req.

15 HWAY7 Const of Roads & Footways prior to occupation

16 HWAY14 Access to be approved, details reqd

- 17 HWAY18 Cycle parking details to be agreed
- 18 HWAY19 Car and cycle parking laid out
- 19 HWAY22 Internal turning areas, details reqd
- 20 HWAY31 No mud on highway during construction
- 21 HWAY40 Dilapidation survey
- 22 HWAY41 Safety Audit

23 Prior to the commencement of any works on the site, a detailed method of works statement identifying the programming and management of construction works shall be submitted to and approved in writing by Local Planning Authority.

Reason: In the interests of highway safety

24 No development shall commence unless and until a scheme to ensure adequate improvements to the highways and transportation system or alternative arrangements have been submitted to and approved in writing by the Local Planning Authority. The improvements to the highways and transportation system shall thereafter be provided in accordance with the approved scheme or the alternative arrangements, as agreed in writing by the Local Planning Authority, prior to the first occupation of the development.

Reason: In order to comply with the provisions of policies T7b and T13a and T17 of the City of York Local Plan.

25 No development shall commence unless and until details of provision for public open space facilities or alternative arrangements have been submitted to and approved in writing by the Local Planning Authority. The Open space shall thereafter be provided in accordance with the approved scheme or the alternatives arrangements agreed in writing by the Local Planning Authority and thereafter implemented, prior to first occupation of the development.

Reason: In order to comply with the provisions of Policy L1c of the City of York Draft Local Plan.

26 No development shall commence unless and until a strategy for the provision and maintenance of public art or alternative arrangements within the development have been submitted to and approved in writing by the local planning authority. The strategy shall thereafter be provided in accordance with the approved scheme or the alternative arrangements, as agreed in writing by the Local Planning Authority, prior to the first occupation of the development.

Reason: To enhance the image of this area of the City and to comply with the requirement of the approved planning brief for this site

27 Prior to the commencement of development the developer shall submit a "Sustainable Design and Construction" statement for the development. This statement shall include the measures to be incorporated at the design and

construction stage in order for the dwellings to achieve Code for Sustainable Homes level 3. Prior to first occupation of the dwellings, a further statement shall be submitted which confirms that the dwellings have achieved this standard. If the dwellings have not achieved the required sustainability standard, details of the changes to be made to the development to bring the dwellings up to the standard required and a timetable for their implementation shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of sustainable development.

28 Details of all means of enclosure within the site and to the site boundaries shall be submitted to and approved in writing by the Local Planning Authority before the development commences and shall be provided before the development is occupied.

Reason: In the interests of the visual amenities of the area.

29 Large scale details of the items listed below shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development and the works shall be carried out in accordance with the approved details.

- Eaves
- heads, sill and reveals to all window types as appropriate

Reason: So that the Local Planning Authority may be satisfied with these details.

30 No development shall take place until details of the proposed means of disposal of foul and surface water drainage, including details of any balancing works and off-site works, have been submitted to and approved by the Local Planning Authority.

Reason: To ensure that the development can be properly drained

31 Unless otherwise approved in writing by the Local Planning Authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works and no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.

Reason: To ensure that no foul or surface water discharge take place until proper provision has been made for their disposal

32 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order), development of the type described in Classes A and E of Schedule 2 Part 1 of that Order shall not be carried out without the prior written consent of the Local Planning Authority.

Reason: In the interests of the amenities of the adjoining residents the Local Planning Authority considers that it should exercise control over any future extensions or alterations which, without this condition, may have been carried out as

"permitted development" under the above classes of the Town and Country Planning (General Permitted Development) Order 1995.

7.0 INFORMATIVES:

Notes to Applicant

1. REASON FOR APPROVAL

In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to the following:-

- Policy Background
- Design and Landscaping
- Highways, transport, access and parking
- drainage
- Sustainability
- Impact on surrounding properties
- Affordable housing, housing mix
- Open space
- Education

As such the proposal complies with Policies H4a, H2a, H5a, SP3, GP1, GP3, GP4a, GP9, NE1, ED4, L1c of the City of York Local Plan Deposit Draft and government advice within Planning Policy Statement 1 and Planning Policy Statement 3.

2. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition , and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition.

3. Affordable Housing

The arrangements required by the above condition could be satisfied by the completion of a Planning Obligation under Section 106 of the Town and Country Planning Act 1990 by those having a legal interest in the site requiring the provision of affordable housing in accordance with the requirements of the City of York Affordable Housing Advice Note July 2005.

4. INFORMATIVE:

You are advised that prior to starting on site consent will be required from the Highway Authority for the works being proposed, under the Highways Act 1980 (unless alternatively specified under the legislation or Regulations listed below). For further information please contact the officer named:

Works in the highway - Section 171/Vehicle Crossing - Section 184 - Stuart Partington (01904) 551361

Cafe Licence - Section 115 - Heather Hunter or Anne-Marie Howarth (01904) 551418

5. INFORMATIVE:

You are advised that this proposal may have an affect on Statutory Undertakers equipment. You must contact all the utilities to ascertain the location of the equipment and any requirements they might have prior to works commencing.

6. Highways

The alternative arrangements of the above condition could be satisfied by the completion of a planning obligation made under Section 106 of the Town and Country Planning Act 1990 by those having a legal interest in the application site. The obligation would require a financial contribution £5000 towards revocation of existing Traffic Regulation Orders, £13,600 towards creation/promotion of car club facilities, £10,000 towards improvement of bus stop facilities and submission of a travel plan.

No development can take place on this site until the improvements to the highways and transportation system have been provided or the Planning Obligation has been completed and you are reminded of the Local Planning Authority's enforcement powers in this regard.

7. Open Space

The alternative arrangements of the above condition could be satisfied by the completion of a planning obligation made under Section 106 of the Town and Country Planning Act 1990 by those having a legal interest in the application site, requiring a financial contribution towards off site provision of open space. The obligation should provide for a financial contribution calculated at £106,632.

No development can take place on this site until the public open space has been provided or the Planning Obligation has been completed and you are reminded of the Local Planning Authority's enforcement powers in this regard.

8. Public Art

The alternative arrangements of the above condition could be satisfied by the completion of a planning obligation made under Section 106 of the Town and Country Planning Act 1990 by those having a legal interest in the application site. The obligation would require a financial contribution if £6666 towards public art

No development can take place on this site until the improvements to the highways and transportation system have been provided or the Planning Obligation has been completed and you are reminded of the Local Planning Authority's enforcement powers in this regard.

Contact details:

Author: Diane Cragg Development Control Officer (Mon/Tues)

Tel No: 01904 551657

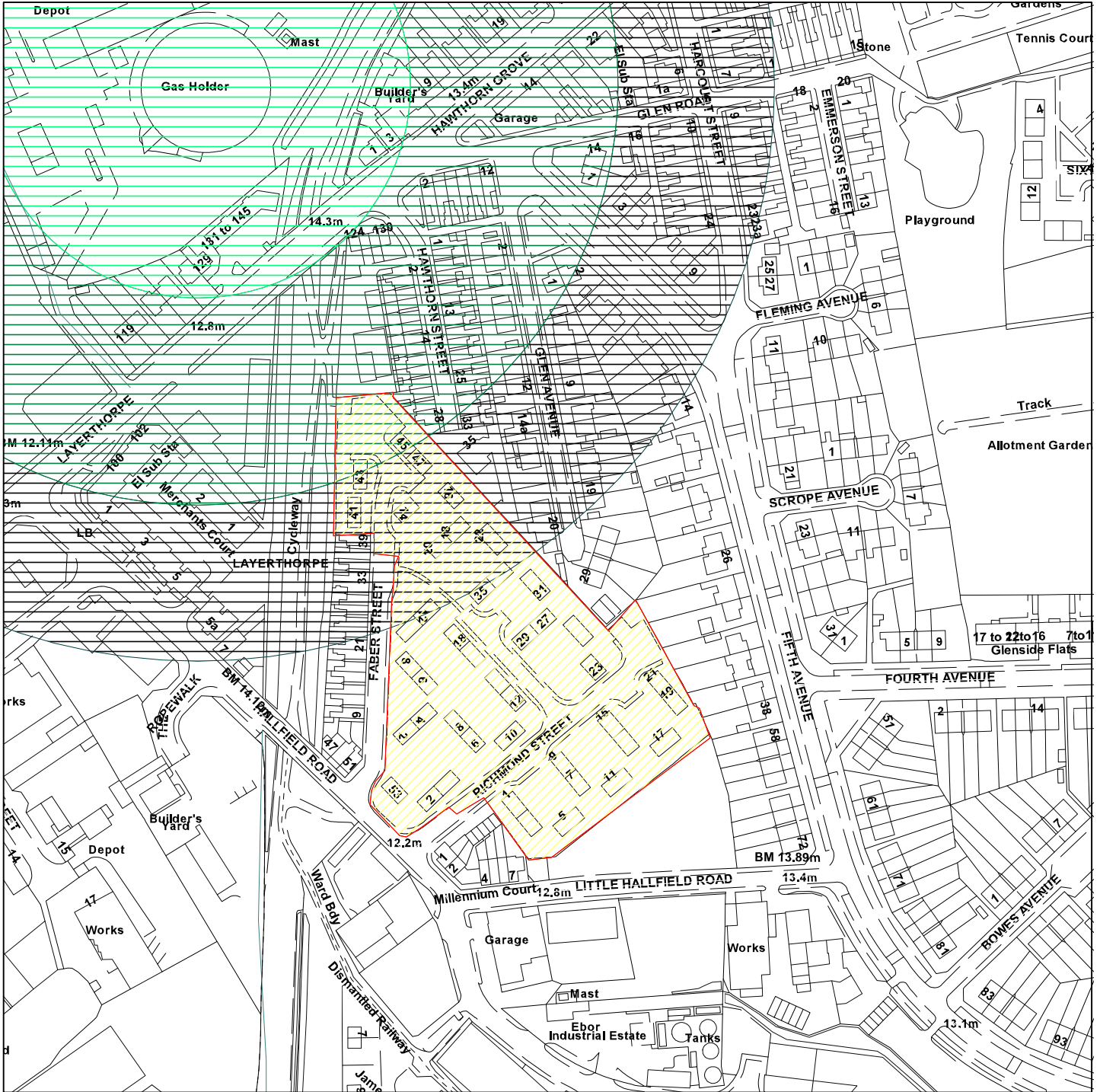
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Richmond Street, York

08/01910/FULM



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Organisation	City of York Council
Department	Planning and Sustainable Development
Comments	Application Site
Date	10 November 2008
SLA Number	Not Set

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COMMITTEE REPORT

Committee: Planning Committee **Ward:** Fishergate
Date: 20 November 2008 **Parish:** Fishergate Planning Panel

Reference: 08/01911/FULM
Application at: St Ann's Court York
For: 12 dwellings and an Extra Care facility comprising 41 residential units, with associated bistro restaurant, shop, hairdressers and landscaped amenity space including associated communal areas after demolition of existing dwellings
By: Ms Marie Lodge
Application Type: Major Full Application (13 weeks)
Target Date: 26 November 2008

1.0 PROPOSAL

1.1 This is a full application for the demolition of existing pre-fabricated bungalows and the construction of new residential development on 0.75 Hectares of land at St. Ann's Court, York

1.2 City of York Council, Housing services own and manage 100 discus bungalows across three centrally located sites:

- St Ann's Court/Horseman Avenue, 25 bungalows, 0.75Ha (1.844 acres)
- Regent Street, 32 Bungalows, 1.109 Ha (2.739 acres)
- Faber Street/Richmond Street, 43 bungalows, 1.364Ha (3.37 acres)

1.3 The bungalows were constructed during 1975/1976 using non traditional building methods and most of the fabric of the properties, except the concrete base and the steel frame, are made from products containing asbestos. The homes were only expected to last approximately 30 years. However despite the nature of their construction and the restriction that this imposes on residents, the bungalows remain popular and are generally tenanted by older or disabled people.

1.4 In 2002 and 2004, a sample of the bungalows were surveyed. These surveys formed the basis for the establishment of investment required in the housing stock over the next 30 years.

1.5 The last 30 years since the bungalows were built have seen changes in building standards, health and safety and statutory standards on homes introduced by successive governments. The main reasons requiring the Council to make decisions on the future of these homes are:-

- Decent Home standards - A duty to ensure that all council properties meet a minimum Government standard called 'Decent Homes' by 2010
- Asbestos - Because of decent homes and health and safety legislation the asbestos has to be managed. Due to the extent of the material the only certain method of management is complete removal.

- Pre-fabrication - much of the steel frame of the bungalows is corroding, the work to replace this would be costly and would still not give the properties the life span of a traditionally built property.

1.6 In March 2006 as a result of the above issues and following lengthy consultation with existing bungalow residents, the Council decided that their best option was to demolish the existing discus bungalows and sell all three sites, in a competition bid, to include the requirement for the successful bidder to re-provide 100 units of accommodation for the existing bungalow residents.

1.7 The bid process has culminated in the submission of three planning applications, one for each of the discus sites, relating to the redevelopment of the sites. Including the re-provision of the bungalows across the three sites. The re-provision across the three sites is to be provided in the form of 60 bungalows and 40 extra care apartments.

1.8 The St. Ann's Court site is located to the south of the city centre in a predominantly residential area. The site is 0.75 Ha of land containing 25 pre-fabricated bungalows. The site is accessed from Cemetery Road from the west via the cul-de-sac of St. Ann's Court which forms part of the application site. To the north of St Ann's Court is the rear boundary of two storey housing which faces north on to Horseman Avenue. St. Ann's Court is linked to Horseman Avenue via a public footpath located between 20/22 Horseman Avenue and 24/26 Horseman Avenue. The east of the site is accessed via Horseman Avenue which loops round to give access to Alne Terrace at the far east of the site. Alne Terrace contains grouping of three storey flats and semi detached houses. The south of the site is bordered by a tall historic brick wall which forms the edge to the Cemetery to the south. The wall is a Grade II listed structure and the Cemetery is an historic park and garden (Grade II).

1.9 The proposal is to demolish all of the pre-fabricated bungalows on the site and replace them with:-

- 12 terraced bungalows on the east of the site and
- a single building providing extra care accommodation comprising 41 two bedroomed apartments as well as separate bistro restaurant, shop and newsagents that will be open to the general public and staff accommodation for the extra care facility. Support accommodation for the residents is also proposed and will be accessed from within the secure circulation space for the apartments. This includes the communal lounge with access on to the terrace and garden, separate reading and sitting areas, assisted bathroom, staff and guest rooms, storage, refuse rooms and a 13 person lift. There is also a buggy store located within the main lobby.

1.10 The proposal includes the provision of small amenity areas associated with the bungalows and communal garden area for the extra care facility. The proposal also includes car parking provision for the extra care facility and separate parking for the bungalows.

1.11 The existing density of the site is approximately 33 dwellings per hectare, the proposed density is approximately 69 dwellings per hectare.

1.12 The application is supported by various statements. These are:-

- A design and access statement
- Arboricultural survey
- Ecological assessment
- Archaeological evaluation and report
- Sustainability assessment
- Transport Assessment
- Interim travel plan
- Flood risk assessment
- Waste management plan
- Contaminated land report
- Noise report

1.13 An Environmental Impact Assessment screening opinion was sought for the proposal in July 2008. The decision on that submission was that an Environmental Impact Statement was not required for the development because;

1. The site is not within a "sensitive area" as defined by Regulation 2(1) of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) 1999;
2. Although a major development, the development would not result in unusually complex or potentially hazardous environmental effects.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

2.2 Policies:

CYSP6
Location strategy

CYH4A
Housing Windfalls

CYH5A
Residential Density

CYH3C
Mix of Dwellings on Housing Site

CYGP1
Design

CYGP3
Planning against crime

CYGP4A
Sustainability

CYGP9

Landscaping

CYSP3

Safeguarding the Historic Character and Setting of York

CYL1C

Provision of New Open Space in Development

CYNE1

Trees, woodlands, hedgerows

CYED4

Developer contributions towards Educational facilities

3.0 CONSULTATIONS

INTERNAL

3.1 HIGHWAYS NETWORK MANAGEMENT- It has been demonstrated that the level of traffic that is expected to be generated by the redeveloped site is similar to that which could be expected to be generated by the current number of units on site and as such the application is not considered to have a material impact on the surrounding network.

3.2 Given the proximity of the Regent Street site the submitted Transport Assessment has assumed that all traffic generated by the two sites will be distributed onto Heslington Road and Cemetery Road to ensure a robust assessment. The figures have highlighted that the impact on surrounding junctions and the adjacent network will be negligible.

3.3 Access to the care home facility is to be from Cemetery Road via St Ann's Court using the existing junction which is considered suitable to serve the level of development proposed. The 12 replacement bungalows benefit from frontages onto Horseman Avenue, Apollo Street and Alne Terrace with parking being provided in a private parking court served from the end of Alne Terrace. Vehicle swept paths have demonstrated that the redesigned St Ann's Court can accommodate servicing traffic and enable vehicles to leave in a forward gear.

3.4 ENVIRONMENTAL PROTECTION UNIT - From a noise point of view there are two issues which need to be considered as part of the application. The first is the effect that the development could have on existing dwellings, during both the construction phase and upon completion, and the second is the effect the existing surroundings could have upon the proposed development.

3.5 With regard to the effect the development could have upon existing dwellings during demolition and construction phases it is recommended that conditions be applied to protect the amenity of residents in the locality. With regard to the effect the development could have upon existing dwellings upon completion it is possible that any machinery associated with the extra care facility could have an impact upon

existing residential dwellings and the proposed dwelling. It is therefore suggest that condition be applied to ensure the submission and approval of machinery.

3.6 With regard to the effect of the existing surroundings on the proposed dwellings a noise report was submitted as part of the application. Noise levels in the gardens of the properties are predicted to be satisfactory and below the World Health Organisation level of 50dB LAeq across the whole developed site, as a result of attenuation provided by the buildings on site. Internal noise levels in the bedrooms of 30dB LeqA 8 hour (23:00 to 07:00) are predicted to be achieved across the site, when properties are provided with trickle vents, provided conditions are met which require sound reduction methods to employed to those properties facing Cemetery Road.

3.7 Because of the predicted increase in traffic flows (less than 5%) no air quality management plan is required.

3.8 A condition/informative regarding contamination is required.

3.9 LIFELONG LEARNING AND LEISURE- There will need to be an offsite contribution for play space, sports facilities and amenity space. The contributions should be based on the net gain in bedrooms.

3.10 HOUSING AND ADULT SOCIAL SERVICES - This is a high quality scheme which will replace the existing low density housing with larger, energy efficient homes while maximising the land to provide additional affordable family houses and a care facility for older people.

3.11 ENVIRONMENT, CONSERVATION AND SUSTAINABLE DEVELOPMENT (LANDSCAPE ARCHITECT) - There are 22 trees on this site. The tree survey identifies 7 as category B, and the rest as category C. None of the trees need to be removed for arboricultural reasons. The extra care facility aims to retain all of the category B trees and all but two of the category C trees within its sphere of development.

3.12 There is a large Norway maple T19 on the corner of Apollo Street and Alne Terrace. It is a very visible, attractive, and identifiable landscape feature. It can be seen from the latter two streets and also from Horseman Avenue and of course St Ann's Court, and even Heslington Road. This tree should be retained such that all building operations (including erection of scaffolding) are kept outside of the recommended root protection area.

3.13 Another Norway Maple T16 is shown as being removed. In this instance it is considered that the development should not be compromised to allow its retention, due to its close proximity to the end of 2 Alne Terrace, which has lead to an imbalanced crown due to regular pruning on the building side. It also has a lower public amenity value than T19 because it is partly screened by the buildings on Alne Terrace.

3.14 Silver birch T18 is worth retaining and efforts should have been made to achieve this. There are opportunities to replace the removed trees with small-medium sized species within the two 'open green spaces'.

3.15 Fulford Cemetery is a Grade II registered Park and Garden. Due to the proximity of the development to the northern boundary, the impact on the setting of the registered historic garden must be considered. In this respect it is important to safeguard the healthy trees along the boundary with the cemetery, both within the cemetery grounds and within the site boundary. The trees contribute to the attractive character of the cemetery and would serve to soften the visual impact of the long building. The Extra Care facility is located sufficiently away from the trees along the southern boundary to ensure their protection from physical damage during construction. The trees are located on the southern side of the care facility; this may give rise to complaints from the residents about shade cast by trees, but given the constraining width of the site, the distance between trees and building is adequate, though not ideal. The height and massing of the building has been reduced, and it has been pulled away slightly from the cemetery wall and Cemetery Road, such that its visual relationship with the cemetery is now acceptable.

3.16 The development would result in an improvement to the streetscape of St. Ann's Court by way of the landscaped entrance and pedestrian link, which in turn also reduces the length of the street and reduces the dominance of the roadway. It probably also increases security given its semi-private appearance.

3.17 Landscaping and methods to protect trees during construction are requested as conditions

3.18 ARCHAEOLOGIST- The City Archaeologist requires a watching brief condition on this site.

3.19 COUNTRYSIDE OFFICER - Although no evidence of bats occupying the buildings was found there were some potential access points and the surrounding area is also suitable for supporting bats. Some mitigation is therefore requested within the design and a condition is suggested to secure the mitigation measures.

3.20 CONSERVATION OFFICER - states colours/ materials will be very important in the final look of the scheme. The choice of brick and the colour of rendered panels (hopefully not white), should be made on site by a sample panel of brickwork - to be retained throughout the construction stage as a reference - including pointing, of not less than one square metre. Samples of the proposed render should be provided alongside to enable the combination to be clearly seen. A sample window, or part of one, should be provided finished in the proposed treatment for timber in the scheme. A sample roof tile should be submitted for approval. "Grey plain tiles" are stated as the intended roofing material, but it is not clear what these are made of. The thick concrete interlocking tiles are unlikely to be appropriate - synthetic slate or similar offers an acceptable thickness.

3.22 While the overall design is not likely to be controversial, the entrance is weak. The bistro is in a good location to provide some life to the pedestrian approaching the development, but the main entrance is recessed and obscured by the external

bin-store - an unfortunate choice of location both visually and obvious to other senses in warm weather. If it is not possible to relocate this, then at least a brick screen wall could be deployed, possibly curved on plan, to lead visitors into the main entrance. A timber-screened bin store is a very unsatisfactory feature adjacent to the main entrance.

3.23 Detailed design of Oriel windows, or the roof trim to flat-roofed areas and this information (for a typical unit) should be provided before construction commences.

3.24 Details of externally visible mechanical and electrical services, including meter boxes (if any), extracts, flues, antennae/dishes and other plant should be submitted for approval before construction starts.

3.25 CITY DEVELOPMENT- The proposals satisfy the objectives of the planning statement. There are no policy objections to the redevelopment of the site.

3.26 STRUCTURES AND DRAINAGE - Insufficient information has been provided by the Developer to determine the potential impact the proposals may have on the existing drainage systems. Some calculations for the proposed surface water system have been provided, however no drainage plans have been included showing layout, storage or control arrangements.

3.27 The applicant should provide a topographical survey and proposed finished floor and ground levels, to ensure that there will not be any detriment to the drainage of existing properties. The development should not be raised above the level of the adjacent land, to prevent runoff from the site affecting nearby properties.

3.28 Following receipt of a Drainage Impact Assessment Structures and Drainage have confirmed that they have no objections to the application subject to Yorkshire Water Authority being satisfied with the proposals and to conditions which seek to restrict surface water run-off and to ensure the future maintenance of on site storage tanks and flow controls.

EXTERNAL

3.29 ENVIRONMENT AGENCY - (Original commentsThe Environment Agency objects to the application because there is insufficient information to demonstrate that the risk of pollution to controlled waters is acceptable. Amended details - comments awaited

3.30 POLICE ARCHITECTURAL LIAISON OFFICER - The physical security proposals as outlined in the Design and Access statement are excellent. There are a couple of issues with regard to designing out crime. There is an alleyway situated to the side and rear of plot 3 which gives access to rear gardens of plots 1 and 2. The alleyway could provide offenders with an access and escape route. Consideration should be given to gating off this entrance. Similarly the footpath to the side of plot 12 should be gated off at the front building line.

3.31 YORKSHIRE WATER AUTHORITY - (Original commentsObject to the application as there is a water main and sewer main crossing the site. No information

about how these will be diverted or maintained has been submitted. The submitted flood risk assessment and surface water management report are generally acceptable to Yorkshire water however the site plans with the report that shows dwellings constructed over sewers is not acceptable. Amended details - comments awaited

3.32 NEIGHBOURS - 3 letters of objection have been received covering the following points:-

- 15 Cemetery Road and 6 Horseman Avenue object to any proposal that affects the right of access they have into their garages from St. Ann's Court.
- the front of 47 Horseman Avenue is open to the road with the increase in traffic in the area there is concern for children's safety during the construction period and with increased occupancy when the properties are occupied
- concerned about increased parking in the area particularly as the objector cannot afford to take part in the residents parking scheme.

3.33 PUBLICITY - The applications have been advertised by means of a press notice which expired on the 24th September 2008, Site notices which expired on the 29th September 2008 and neighbour notification which expired on the 19th September 2008

4.0 APPRAISAL

4.1 Key Issues

- Policy Background
- Design and Landscaping
- Highways, access and parking
- Drainage
- Sustainability
- Impact on surrounding properties
- Affordable housing, housing mix
- Open space
- Education
- Crime prevention

Policy Background

4.2 This planning application is for the demolition of existing prefabricated single storey residential dwellings and the erection of a new residential scheme. The proposed bungalows will initially be to re-house existing elderly tenants, but are not proposed to be restricted to elderly occupation. The extra care facility is for elderly occupation and would be restricted for elderly occupation.

4.3 Planning Policy Statement 1 ("Delivering Sustainable Development") (PPS1) states that a number of key principles should be applied to ensure that decisions taken on planning applications contribute to the delivery of sustainable development. In particular, PPS1 promotes high quality inclusive design in the layout of new developments and individual buildings in terms of function and impact, not just for the short term but over the lifetime of the development. Design which fails to take the

opportunities available for improving the character and quality of an area should not be accepted. High quality and inclusive design should create well-mixed and integrated developments which avoid segregation and have well planned public spaces that bring people together and provide opportunities for physical activity and recreation. PPS1 also states that planning authorities should ensure the provision of sufficient, good quality new homes (including an appropriate mix of housing and adequate levels of affordable housing) in suitable locations, whether through new development or the conversion of existing buildings.

4.4 Planning Policy Statement 3 - 'Housing' (PPS3) sets out Government policy on housing development and encourages more sustainable patterns of development through the reuse of previously developed land, more efficient use of land, reducing dependency on the private car and provision of affordable housing. PPS3 also advises that car parking standards that require more than 1.5 spaces per dwelling are unlikely to secure sustainable development

4.5 SP6 'locational strategy' says that development will be concentrated on brownfield land within the built up urban area of the city and urban extensions

4.6 Policy H4a of the Draft Local Plan states that proposals for residential development on land not already allocated on the Proposal Map will be granted planning permission where the site is within the urban area and is vacant, derelict or underused or it involves infilling, redevelopment or conversion of existing buildings, and the site has good accessibility to jobs, shops and services by non-car modes. The policy requires new developments to be of an appropriate scale and density to surrounding development, and not to have a detrimental impact on existing landscape features. Policy H3c seeks to achieve a mix of house types, sizes and tenures on all residential development sites where appropriate to the location and nature of the development. Policy H5a requires the scale and design of proposed residential developments to be compatible with the surrounding area and not to harm local amenity. Within the city centre, new residential developments should seek to achieve a net residential density of greater than 40 dwellings per hectare.

4.7 Within the context of the above policies the principle of re-developing this site with a higher density, residential scheme is considered to be acceptable.

4.8 Other Local plan policies relevant to the consideration of the detail of this application are:-

- Policy GP1 'Design' includes the expectation that development proposals will, inter alia; respect or enhance the local environment; be of a density, layout, scale, mass and design that is compatible with neighbouring buildings and spaces, ensure residents living nearby are not unduly affected by noise, disturbance, overlooking, overshadowing or dominated by overbearing structures, use materials appropriate to the area; avoid the loss of open spaces or other features that contribute to the landscape; incorporate appropriate landscaping and retain, enhance or create urban spaces, public views, skyline, landmarks and other features that make a significant contribution to the character of the area.

- Policy GP3 'planning against crime' requires new development where deemed appropriate to incorporate crime prevention measures

- Policy GP4a 'Sustainability' of the City of York Council Development Control Local Plan (2005) states that proposals for all development should have regard to the principles of sustainable development. Development should: provide details setting out the accessibility of the site by means other than the car and, where the type and size of development requires, be within 400 metres walk of a frequent public transport route and easily accessible for pedestrians and cyclists; contribute towards meeting the social needs of communities within the City of York and to safe and socially inclusive environments; maintain and increase the economic prosperity and diversity of the City of York and maximize employment opportunities; be of a high quality design, with the aim of conserving and enhancing the local character and distinctiveness of the City; minimize the use of non-renewable resources, re-use materials already on the development site, and seek to make use of grey water systems both during construction and throughout the use of development. Any waste generated through the development should be managed safely, recycled and/or reused. The 'whole life' costs of the materials should be considered; minimize pollution, including that relating to air, water, land, light and noise; conserve and enhance natural areas and landscape features, provide both formal and informal open space, wildlife area and room for trees to reach full growth; maximize the use of renewable resources on development sites and seek to make use of renewable energy sources; and make adequate provision for the storage and collection of refuse and recycling.

- Policy GP9 requires where appropriate developments to incorporate a suitable landscaping scheme

- Policy SP3 'safeguarding the historic character and setting of York' of the City of York Council Development Control Local Plan (CYCDCLP) gives a high priority to the protection of the historic character and setting of York. The policy requires the protection of the environmental assets and landscape features which enhance the historic character and setting of the City as well as the protection of the main gateway transport corridors into York from development which, cumulatively, could have an adverse impact on the character and setting of the corridor and the surrounding environment.

- Policy L1c requires that all housing sites make provision for the open space needs of future occupiers. For sites of less than 10 dwellings a commuted payment will be required towards off site provision.

- Policy NE1 seeks to protect trees and woodland of landscape value

- Policy ED4 requires contributions towards education facilities where as a consequence of the development further education facilities are needed

4.9 A planning statement has been produced for all three discuss bungalow sites in November 2006. Development proposals are expected to comply with the statement. This non-statutory document is not supplementary planning guidance and has not

been developed with members backing or formal consultation. The objectives of the planning statement were:

- provide housing that is accessible to all, that maximises diversity and choice across all sectors
- 100 homes for elderly people ensuring support that promotes independence, well-being and quality of life
- create a sustainable and balanced community
- create a scheme which meets the city's housing need, and which includes affordable homes in line with the council's affordable housing policy
- design which is underpinned by sustainable principles and a minimum 'very good' eco home standard; equivalent to code for sustainable homes level 3.

Design and Landscape

4.10 The application site has two distinct sides and the form of development proposed for each area is very different. The east side of the site (which is approximately a third of the total site area) is surrounded by Horseman Avenue and Alne Terrace. On this part of the site it is proposed to construct 12 detached bungalows with parking provision in one area at the end of Alne Terrace. Each bungalow has a private garden with scooter/cycle store. The bungalows stand 2.2 metres to eaves and 5.3 metres to ridge. There are two small open spaces areas, one fronting Horseman Lane and the other adjacent to the parking area on Alne Terrace. Surrounding this part of the site there is a mixture of development including semi-detached houses, terraced properties and three storey flats. The proposed bungalows will be of a relatively small scale compared to the development surrounding it, but their form will not dominate or detract from the character of the area. The Landscape Architect raised concerns in her comments about the loss of a tree on the corner of Alne Terrace. The scheme has been amended to accommodate this tree by repositioning the bungalow adjacent to the tree further back from the road frontage. The amendment to the layout does not detract from the proposal in terms of the housing layout and will benefit the overall landscape quality of the area.

4.11 The west side of the site encompasses St. Ann's Road and is bordered to its south by the substantial listed wall which forms the boundary to York Cemetery (designated as an historic park and garden). To the north are traditional semi-detached houses and to the west across Cemetery Road there is a mix of old and new terraced properties mainly of two storey construction but with an element of three storey development facing the Cemetery. On the west part of the site it is proposed to locate the extra care facility. The extra care facility is one single building providing 41 two bedroomed apartments with secure circulation space, communal lounge and seating areas, assisted bathroom, staff and guest rooms, storage, refuse room and a 13 person lift. There is also a public area to the building within which there will be a bistro restaurant, shop and hairdressers as well as a multi-functional healthcare room and toilets. The building has a frontage to Cemetery Road of 33 metres providing three levels of accommodation within a frontage that stands between 7.34 and 7.9 metres to eaves and 10.4 metres to apex. The three storey element of the building extends approximately 18 metres back into the site with a double pitched roof. The building also has an elevation which faces on to Alne Terrace. This part of the building is designed on two levels with an eaves height of between 5.2 and 5.3 metres and a maximum height to apex of 7.6 metres. The two

frontage elements of the building are joined by two storey development running along the site and providing apartments on either side of a corridor so that apartments either have an aspect on to St. Ann's Court or on to the private garden of the facility and the cemetery wall beyond. The building provides a minimum distance to the Cemetery wall of 7 metres. On the north side of the building it is proposed to extinguish part of the St. Ann's Court highway to provide landscaping and a setting for the building as well as private access routes for the proposed bungalows on the east of the site. The existing public footpath which runs from St. Ann's Court on to Horseman Avenue will be accommodated within the landscaped area. It is also proposed to provide car parking, turning and access to the building via the remaining part of St. Ann's Court.

4.12 The proposed extra care facility is a large building occupying about two thirds of the application site. The new building will result in a significant change in scale, massing, form and amount of development on the land. The size of the building will be accentuated because it is located next to the openness of the Cemetery to the south and typical two-storey properties on Horseman Avenue/ Cemetery Road to the north. The structure has been designed to achieve a required amount of accommodation whilst minimising its mass. This has limited the architectural design opportunities and has resulted in some awkward details, particularly on the entrance to the building and in the design of the roof where three levels of accommodation has to be achieved. The agent is aware of these concerns, which are also highlighted by the Conservation Officer, and it is anticipated that amended detail will be forthcoming prior to Planning Committee. Furthermore some visual improvements and clarity to the elevational treatment of the scheme are required through the use of conditions. In this respect conditions are proposed which ensure the submission of large scale details of eaves, windows, heads and sills and the depth of window reveals. With the conditions proposed and subject to the amendments referred to above it is considered that the design of the building will satisfactorily respond to the limited space available and the site surroundings.

4.13 The Landscape Architect is generally happy that the extra care building can be provided without detriment to trees. The trees that border the site on the Cemetery boundary will be far enough away from the building to be able to be maintained, although they will cast shade into the amenity area of the building. The bungalow side of the scheme has been amended to retain a tree on the corner of Alne Terrace and this is an improvement in landscape terms. Conditions to protect trees during the construction phase of the development are proposed. The tree loss within the site is confined to trees that do not warrant retention either because of their position or form. A landscaping scheme condition is attached.

Highways, Access and Parking

4.14 Parking has been provided in accordance with CYC Annex E maximum standards, and it is the officer's view that the design of the layouts and package of waiting restrictions will ensure that on-street parking is managed and that there will be no detrimental impact on future occupiers of the development nor any displacement of parking from the development site into adjacent residential streets or surrounding highway.

4.15 The site is considered to be in a sustainable location and is well located in relation to local facilities and within walking distance of public transport as recommended in national guidance. High quality covered and secure cycle parking facilities are proposed within the schemes design. Contributions are sought towards the creation of a car club in the vicinity of the site and towards the improvement of bus stops in the locality. A Travel Plan has been submitted and would be secured to promote sustainable travel and reduce the need to travel by private car. The following developer contributions are being sought;

- a) Funding of £160 per residential unit towards the implementation of a car club in the vicinity of the sites
- b) Funding of £10k towards the improvement of bus stop facilities in the vicinity of each site
- c) Funding of £5k towards the implementation/changes to Traffic Orders

4.16 The extra care facility proposes 13 car parking spaces for the 41 apartments. This is a level of parking that would be expected within a sheltered accommodation development. For this reason it is proposed to restrict the occupancy of the building to elderly people in need of personal care. The definition for 'elderly' and 'in need of personal care' will be those used by the councils housing department.

Drainage

4.17 Members will note that our Structures and Drainage and the Environment Agency objected to this application due to lack of sufficient information to show how surface water would be dealt with Yorkshire Water Authority raised similar concerns. Since the submission of the application additional information in the form of a drainage impact assessment has been provided. Our structures and drainage section consider that the assessment provides sufficient information to prove that the peak run-off from the site will be attenuated to 70% of the existing rate and that storage volume calculations will accommodate a 1:30 year storm with no surface water flooding. Structures and Drainage now confirm that they have no objections to the proposals subject to the agreement Yorkshire water. The further comments of Yorkshire Water and the Environment Agency are awaited and will be reported direct to planning committee. Structures and Drainage require two conditions which seek to restrict surface water run-off and to ensure the future maintenance of on site storage tanks and flow controls.

Impact on Surrounding Properties

4.18 The main concerns raised through consultation have been about loss of rear access to properties on Horseman Avenue/Cemetery Road from St. Ann's Court and concerns about safety during the construction period. The applicant and CYC Housing Section have confirmed that all rear vehicular accesses will be maintained as part of the scheme. The new scheme for St. Ann's Court would allow for this. Conditions are proposed which would require the submission of a construction environmental management plan (CEMP) prior to the commencement of development. The CEMP together with the hours of work condition proposed should ensure the impact on residents of the construction of the development is kept to a minimum.

4.19 In terms of the development itself. The bungalows can be accommodated without adversely affecting any adjacent properties. In terms of the extra care facility; although the site being to the south of properties on Horseman Avenue will mean that the levels of sunlight into rear garden areas will be reduced the distance between existing dwellings and the proposed extra care facility is sufficient for there to be a minimal loss of residential amenity through the size and bulk of the building.

Sustainability

4.20 The application is supported by a sustainability statement which indicates that the development will achieve Code for Sustainable Homes level 3. Furthermore the application has been amended since first submission to show solar panels on all house types and a further plan is expected showing solar panels to the extra care facility. Additionally a document has been submitted which indicates that with the use of solar panels and improvements to the building envelope 10% renewables will be comfortably achieved for the development. However the comments of the Sustainability Officer are awaited on the details submitted. Any comments received will be reported direct to Committee. It is proposed to attach a condition to the application to ensure Code for Sustainable Homes level 3 is achieved and to attach a condition which ensures that the applicant achieves the 10% renewable target . On the basis of the information submitted and with the conditions proposed subject to the comments of the Sustainability Officer it is considered that the development complies with the requirements of GP4a and the interim planning statement on sustainable development.

4.21 The introduction of solar panels to the roof slopes of the buildings will, in officers' view be appropriate to the contemporary nature of the development and visually acceptable in the context of the site.

Affordable Housing, Housing Mix

4.22 Policy H2a states that the Council will seek to ensure, through negotiation and agreement, that proposals for all new housing development of 15 dwellings/0.3ha or more in the urban area will include a proportion of affordable housing. The policy states that the affordable housing should be distributed throughout the housing development rather than concentrated in one area, and should be considered as part of the development rather than a separate entity.

4.23 As all three sites are separate planning applications the relative planning merits of each site in relation to policy needs to be considered .The proposal on this site (St. Ann's Court) for 12 bungalows and 41 extra care units, all of which are 2 bedroomed affordable units, is considered to comply with the affordable housing policy. However, it is not in accordance with the Strategic housing market assessment (SHMA) which identifies a 64/36 need for houses/flats and breaks down demand for 1,2,3 and 4+ bedroom properties. In officers' view the weighting of this site to mainly 2-bedroomed properties given the general mix of house types in the area is not seen as detrimental to the overall aims of Policy H3c. The one affordable rent extra care apartment will be provided through the provisions of a Section 106 agreement which will be sought by condition.

4.24 For Members information the three schemes provide the following:-

- 100 affordable rent properties in the form of 60 two-bedroomed bungalows and 40 two- bedroomed apartments. These units are the replacement units for the existing 100 pre-fabricated bungalows.
- 47 market houses
- 18 discount for sale properties
- 31 affordable rented properties

4.25 The schemes that have been submitted for each site has resulted in the re-provision and new development being split across the sites in the following way:-

- Regent Street - 24 re-provided bungalows (all will be affordable rented), 12 affordable rent houses/ apartments, 5 discount for sale houses apartments and 17 private sale properties
- Richmond Street - 24 re-provided bungalows (all will be affordable rented),18 affordable rent houses/apartments, 13 discount for sale houses/apartments and 30 private sale properties
- St. Ann's Court - 12 re-provided bungalows (all will be affordable rent) and 40 re-provided 2 bed extra care apartments(All will be affordable rent) plus 1 affordable rent extra care apartment.

4.26 Across the three sites the development provides 51% affordable housing over and above the 100 affordable properties that are to be reprovided in a mix of two three and four bed accommodation.

4.27 Members are asked to note that due to the current market conditions there is a possibility that those properties identified as discount for sale may need to be changed to affordable rented properties. This will not change the balance of affordable housing provision and will, in officers opinion, still accord with the councils policies on affordable housing. An update will be provided to committee on this issue.

Open Space

4.28 The site includes two small areas of amenity space adjacent to the bungalows. These spaces whilst beneficial to the visual quality of the area are not, in the Parks and Amenities officers opinion, large enough to be off-set against amenity provision required under policy L1c. However 52 out of the 53 units at St. Ann's Court are re-provision of the 100 discus bungalows that are to be replaced across the three discus sites. No commuted sum payments are therefore required for this site.

Education provision

4.29 Policy ED4 states that where additional education provision is necessary as a direct result of new residential development, developers will be required to enter into a Section 106 Agreement to make a financial contribution towards the provision of these facilities. There is no requirement for any education payment as a result of this development.

Crime Prevention

4.30 The Police Architectural Liaison Officer raises concerns about the use of alleyways to provide access to the rear of plots 1 to 3 and suggests these are gated. In Officers view in this particular case since there is only one access and egress point there is less likelihood of a problem with crime. It is also considered that conditions covering the submission of means of enclosure and landscaping would provide opportunities to ensure that the area to the rear of properties is less permeable.

Public Arts Strategy

4.31 The Council's Public Arts strategy indicates that developments including the Council's own scheme should make provision for public art within them. The documentation that supported the tender to purchase the land required that across the three discus sites £20000 should be provided for public arts. The requirement which will be incorporated into the Section 106 Agreement is for the provision of £6666 for public art provision.

5.0 CONCLUSION

5.1 Within the context of policies in the draft Local Plan in particular policies H4a and H5a the principle of re-developing this site with a higher density, residential scheme is considered to be acceptable.

5.2 The details of the scheme are considered to be acceptable subject to the receipt of an amended plan dealing with the design concerns raised in paragraph 4.12 and to appropriate planning conditions.

5.3 The following commuted sum payments or alternative arrangements are sought through conditions. These conditions require the provision of the following:-

- 1 x 2 bed extra care affordable apartment
- Revocation of existing Traffic Regulation Orders - £5000
- Creation/promotion of car club facilities - £160 per unit multiplied by 12 units (care facilities have been excluded from the calculation) - £1920
- Improvement of bus stop facilities - £10 000
- Travel plan requirement
- £6667 towards the Local Cultural Strategy (public arts work)

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

1 TIME2 Development start within three years

2 The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details:-

or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans.

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

3 VISQ8 Samples of exterior materials to be app

4 VISQ7 Sample panel ext materials to be approv

5 No development shall take place until there has been submitted and approved in writing by the Local Planning Authority a detailed landscaping scheme which shall illustrate the number, species, height and position of trees and shrubs ****. This scheme shall be implemented within a period of six months of the completion of the development. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless alternatives are agreed in writing by the Local Planning Authority.

Reason: So that the Local Planning Authority may be satisfied with the variety, suitability and disposition of species within the site.

6 Before the commencement of development, including demolition, building operations, or the importing of materials and any excavations, a method statement regarding protection measures for the existing trees shown to be retained on the approved drawings shall be submitted to and approved in writing by the Local Planning Authority. This statement shall include details and locations shown on a plan of protective fencing, phasing of works, site access during demolition/construction, type of construction machinery/vehicles to be used, (including delivery and collection lorries and arrangements for loading/off-loading), parking arrangements for site vehicles and storage of materials, location of marketing cabin.

Reason: To protect existing trees which are covered by a Tree Preservation Order and/or are considered to make a significant contribution to the amenity of this area and/or development.

7 In the event that contamination is found at any time when carrying out the approved development, the findings must be reported in writing immediately to the Local Planning Authority. In such cases, an investigation and risk assessment must be undertaken, and where remediation (clean-up) is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local

Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Should City of York Council become aware at a later date of suspect contaminated materials which have not been reported as described above, the council may consider taking action under Part IIA of the Environmental Protection Act 1990.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

8 All bedroom ceilings on the upper floor of properties facing Cemetery Road should be constructed from two layers of 12.5mm plasterboard.

Reason: in order to ensure that residents are not adversely affected by noise

9 All windows to the elevations of properties facing Cemetery Road shall provide a sound reduction against external noise of not less than the following levels at the following frequencies with acoustic trickle vents fitted.

Frequency (Hz)	63	125	250	500	1k	2k	4k
8k							
Sound Reduction (dB)	24	28	23	32	38	42	44
48							

Reason: in order to ensure that residents are not adversely affected by noise

10 Details of all machinery, plant and equipment to be installed in or located on the use hereby permitted, which is audible outside of the site boundary when in use, shall be submitted to the local planning authority for approval. These details shall include maximum sound levels (L_{Amax}(f)) and average sound levels (L_{Aeq}), octave band noise levels and any proposed noise mitigation measures. All such approved machinery, plant and equipment shall not be used on the site except in accordance with the prior written approval of the local planning authority. The machinery, plant or equipment and any approved noise mitigation measures shall be fully implemented and operational before the proposed use first opens and shall be appropriately maintained thereafter.

Reason: To protect the amenity of local residents

11 During the development of the site, all demolition and construction works and ancillary operations, including deliveries to and dispatch from the site, shall be confined to the following hours:

Monday to Friday 08.00 to 18.00
Saturday 09.00 to 13.00
Not at all on Sundays and Bank Holidays

Reason: To protect the amenity of the locality

12 Prior to any works commencing on site, a construction environmental management plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall identify the steps and procedures that will be implemented to minimise the creation and impact of noise, vibration and dust resulting from the demolition, site preparation, groundwork and construction phases of the development. Once approved, the CEMP shall be adhered to at all times, unless otherwise first agreed in writing with the Local Planning Authority.

Reason: To protect the amenity of occupants of adjacent and adjoining properties during the development of the premises.

13 No development shall take place until details of the proposed means of disposal of foul and surface water drainage, including details of any balancing works and off-site works, have been submitted to and approved by the Local Planning Authority.

Reason: To ensure that the development can be properly drained

14 Unless otherwise approved in writing by the local planning authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works and no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.

Reason: To ensure that no foul or surface water discharge take place until proper provision has been made for their disposal

15 ARCH2 Watching brief required

16 Details of all means of enclosure within the site and to the site boundaries shall be submitted to and approved in writing by the Local Planning Authority before the development commences and shall be provided before the development is occupied.

Reason: In the interests of the visual amenities of the area.

17 Prior to the commencement of development the developer shall submit a "Sustainable Design and Construction" statement for the development. This statement shall include the measures to be incorporated at the design and construction stage in order for the dwelling to achieve Code for Sustainable Homes level 3. Prior to first occupation of the dwelling, a further statement shall be submitted which confirms that the dwelling has achieved this standard. If the dwelling has not achieved the required sustainability standard, details of the changes to be made to the development to bring the dwelling up to the standard required and

a timetable for their implementation shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of sustainable development.

18 No development shall commence unless and until details of a full renewable energy strategy shall be submitted to and approved in writing by the local planning authority. The strategy shall include details of the site's proposed renewable energy generation, which shall be at least 10% of total energy generation for each dwelling type.

Reason: To ensure that the proposal conforms to Policy GP4a of the City of York Draft Local Plan April 2005.

19 No development shall commence unless and until a scheme to ensure adequate improvements to the highways and transportation system or alternative arrangements have been submitted to and approved in writing by the Local Planning Authority. The improvements to the highways and transportation system shall thereafter be provided in accordance with the approved scheme or the alternative arrangements, as agreed in writing by the Local Planning Authority, prior to the first occupation of the development.

Reason: In order to comply with the provisions of policies T7b and T13a and T17 of the City of York Local Plan.

20 The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme. The scheme shall include:-

- i) The numbers, type and location on the site of the affordable housing provision to be made
- ii) The timing of the construction of the affordable housing
- iii) The arrangements to ensure that such provision is affordable for both initial and subsequent occupiers of the affordable housing
- iv) The occupancy criteria to be used for determining the identity of initial and subsequent occupiers of the affordable housing, and means by which such occupancy shall be enforced.

Reason: To provide for the development of balanced and sustainable housing development in compliance with Policy H2 a of the Council's Draft Local Plan (4th Set of Changes April 2005) and the City of York Council Affordable Housing Advice Note July 2005.

21 HWAY1 Details roads, footpaths, open spaces req.

22 HWAY7 Const of Roads & Footways prior to occup

- 22 HWAY14 Access to be approved, details reqd
- 23 HWAY18 Cycle parking details to be agreed
- 24 HWAY19 Car and cycle parking laid out
- 25 HWAY22 Internal turning areas, details reqd
- 26 HWAY31 No mud on highway during construction
- 27 HWAY40 Dilapidation survey
- 28 HWAY41 Safety Audit

29 Prior to the commencement of any works on the site, a detailed method of works statement identifying the programming and management of construction works shall be submitted to and approved in writing by the LPA

Reason: In the interests of highway safety.

30 No development shall commence unless and until a strategy for the provision and maintenance of public art or alternative arrangements within the development have been submitted to and approved in writing by the local planning authority. The strategy shall thereafter be provided in accordance with the approved scheme or the alternative arrangements, as agreed in writing by the Local Planning Authority, prior to the first occupation of the development.

Reason: To enhance the image of this area of the City and to comply with the requirement of the approved planning brief for this site

31 Large scale details of the items listed below shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development and the works shall be carried out in accordance with the approved details.

- Eaves
- heads, sill and reveals to all window types as appropriate
- Roof trim to flat roof
- Oriel windows

Reason: So that the Local Planning Authority may be satisfied with these details.

32 The extra care apartments hereby approved shall only be occupied by elderly people or those in need of personal care assistance.

Reason: In the interests of amenity

- 33 VISQ10 Details of External services to be app

34 Prior to the commencement of the development, or within such longer period

as may be agreed in writing with the Local Planning Authority, details of all external hard surfacing materials shall be submitted to and approved in writing. Thereafter the approved scheme shall be implemented in accordance with the approved details prior to the building being brought into use.

Reason: In the interests of visual amenity

7.0 INFORMATIVES: Notes to Applicant

1. REASON FOR APPROVAL

In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to the following:-

- Policy Background
- Design and Landscaping
- Highways, transport, access and parking
- drainage
- Sustainability
- Impact on surrounding properties
- Affordable housing, housing mix
- Open space
- Education

As such the proposal complies with Policies H4a, H2a, H5a, SP3,GP1,GP3,GP4a,GP9,NE1, ED4, L1c of the City of York Local Plan Deposit Draft and government advice within Planning Policy Statement 1 and Planning Policy Statement 3

2. Contaminated land

In the event that contamination is found at any time when carrying out the approved development, the findings must be reported in writing immediately to the Local Planning Authority. In such cases, an investigation and risk assessment must be undertaken, and where remediation (clean-up) is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Should City of York Council become aware at a later date of suspect contaminated materials which have not been reported as described above, the council may consider taking action under Part IIA of the Environmental Protection Act 1990.

3. Highways improvements

The alternative arrangements of the above condition could be satisfied by the completion of a planning obligation made under Section 106 of the Town and

Country Planning Act 1990 by those having a legal interest in the application site. The obligation would require a financial contribution £5000 towards revocation of existing Traffic Regulation Orders, £1920 towards creation/promotion of car club facilities, £10,000 towards improvement of bus stop facilities and submission of a travel plan.

No development can take place on this site until the improvements to the highways and transportation system have been provided or the Planning Obligation has been completed and you are reminded of the local planning Authority's enforcement powers in this regard.

4. Affordable Housing

The arrangements required by the above condition could be satisfied by the completion of a Planning Obligation under Section 106 of the Town and Country Planning Act 1990 by those having a legal interest in the site requiring the provision of affordable housing in accordance with the requirements of the City of York Affordable Housing Advice Note July 2005.

5. INFORMATIVE:

You are advised that prior to starting on site consent will be required from the Highway Authority for the works being proposed, under the Highways Act 1980 (unless alternatively specified under the legislation or Regulations listed below). For further information please contact the officer named:

Works in the highway - Section 171/Vehicle Crossing - Section 184 - Stuart Partington (01904) 551361

Cafe Licence - Section 115 - Heather Hunter or Anne-Marie Howarth (01904) 551418

6. INFORMATIVE:

You are advised that this proposal may have an affect on Statutory Undertakers equipment. You must contact all the utilities to ascertain the location of the equipment and any requirements they might have prior to works commencing.

7. Public Art

The alternative arrangements of the above condition could be satisfied by the completion of a planning obligation made under Section 106 of the Town and Country Planning Act 1990 by those having a legal interest in the application site. The obligation would require a financial contribution if £6667 towards public art

No development can take place on this site until the improvements to the highways and transportation system have been provided or the Planning Obligation has been completed and you are reminded of the local planning Authority's enforcement powers in this regard.

8. For the avoidance of doubt in relation to condition 32 the following definitions apply:-

Elderly Person: means either: -

(a) a single resident who has attained the age of sixty years (unless the survivor

of those persons mentioned in clause (b)); or

(b) joint residents one of whom has attained the age of sixty years and the other has attained the age of fifty five;

In Need of Personal Care Assistance: means those individuals who have been assessed as requiring care assistance with washing, dressing, toileting, medications, supervision of self-medication, or administration of medication, or meals;

Contact details:

Author: Diane Cragg Development Control Officer (Mon/Tues)

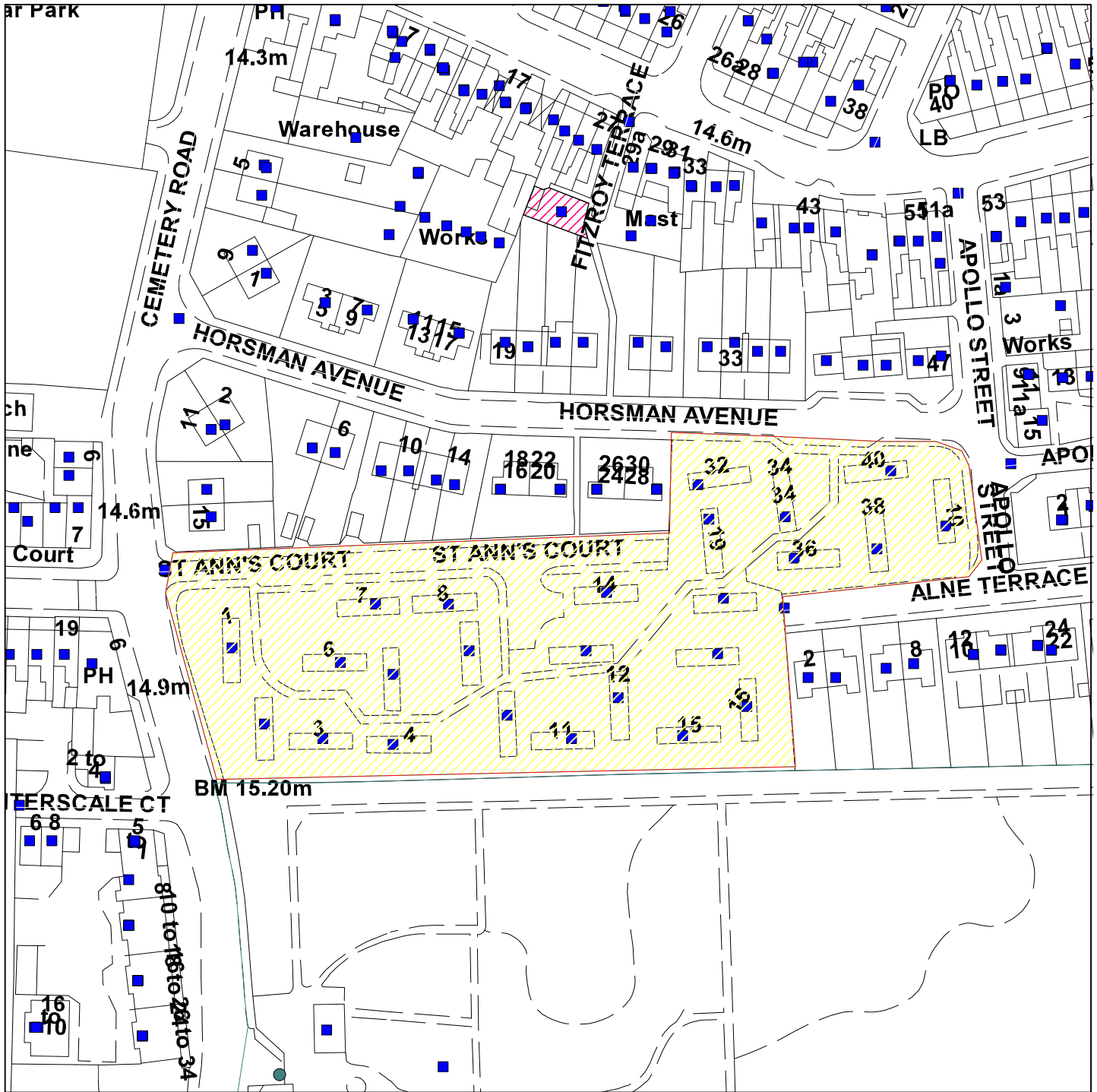
Tel No: 01904 551657

St Ann's Court, York

08/01911/FUL



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Organisation	City of York Council
Department	Planning and Sustainable Development
Comments	Application Site
Date	10 November 2008
SLA Number	Not Set

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COMMITTEE REPORT

Committee: Main Planning **Ward:** Heslington
Date: 20 November 2008 **Parish:** Heslington Parish Council

Reference: 08/01751/REMM
Application at: Proposed University Campus Lying Between Field Lane
Common Lane A64 Trunk Road And Hull Road York
For: Reserved matters application for erection of Theatre, Film and
Television building following previous approval of outline
application 04/01700/OUT
By: University Of York
Application Type: Major Reserved Matters Application (13w)
Target Date: 7 October 2008

Update

At their meeting on 2nd October 2008, consideration was given to the determination of this application. It was resolved that the application be deferred to enable details to be submitted to the Local Planning Authority to demonstrate how the development will provide 10% of its total energy demand from on site renewable sources.

Since that time the applicants Agent has been investigating various options which aim to address the Planning Committee concerns and have submitted an Energy Strategy for Heslington East Cluster 1 and this is appended to this report. The University have developed a site-wide strategy and a Cluster 1 strategy. Both involve the use of biomass as a means of meeting the 10% requirement.

Cluster 1 Requirement and Solution

The existing Central Energy Centre in Heslington West comprises a gas fired Combined Heat and Power (CHP) equipment and supplementary gas/oil dual fuel boilers. It is proposed that in the next 5 to 10 years, this existing facility will be redeveloped to accommodate centralised renewable fuels such as biomass and biogas.

A utilities corridor between Heslington West and East is the subject of a current application (08/02272) and this demonstrates how the district heating pipe work will be concealed below ground and link the two campuses.

In recognising the above solutions are more medium term in their delivery, the University proposes to apply for planning permission to erect a biomass boiler at the Heslington East site. This would be in the order of 250 kW rated thermal capacity and generate at least 950,000 kWh of renewable energy a year i.e. 10% of the anticipated requirement of energy of all of the buildings in Cluster 1. Potential suppliers of fuel are based in Escrick, North Newbald and Market Weighton i.e. all within a 25 mile radius of the site. To deliver the amount of fuel required to service the 10% requirement of buildings on Cluster 1, one or two fuel deliveries a week will be required (typically in a 12-15 tonne truck). Hot water generated by the biomass boiler will be circulated around the proposed buildings in Cluster 1.

Comments from the Sustainability officer are:

Planning and developing local sustainable energy solutions involves exploring a combination of renewable and low/zero carbon technologies whilst considering what are feasible and financially viable. The university have considered various renewable and low/zero carbon technologies and have submitted a viable renewable energy strategy for Cluster 1 which also articulates the university's longer term site-wide renewable energy strategy.

After discounting stand alone, building by building technologies such as photovoltaic panels due to viability and feasibility issues, the proposed biomass boiler for Cluster 1 provides a suitable carbon neutral solution (i.e. the amount of carbon produced is equal to the amount of carbon absorbed whilst growing it) to meeting the required 10% renewable energy target. It also compliments the longer term aspirations of the university's site-wide renewable energy strategy, whilst making effective use of the existing CHP system, which, once upgraded, will ultimately lead to efficient use of fuel (ideally from biomass) for all heating and electricity requirements on campus (West and East).

Whilst such a technology is not as sustainable as electricity or heat generated from sources such as the sun or wind, it is still a sustainable, renewable solution to the generation of energy.

Although biomass produces CO₂, it only releases the same amount that it absorbed whilst growing - therefore it is carbon neutral. There is the issue of emissions from the growing and transport of biomass, but it is still considered a sustainable solution when a local fuel source is used (which the university have indicated is likely). Such support of local producers also indirectly helps support local investment and employment in the area.

As stated by the university, the long term, site-wide strategy, will create a adaptable and flexible central energy source which will assist with cost-effective 'future proofing' for the University.

Therefore, this interim proposal is welcomed, as too is the longer-term upgrade of the existing CHP system to biomass/biogas. However, should this sustainable upgrade to the CHP system not occur, the council will still expect all future clusters to meet the 10% renewable energy target, and the council will continue to work and monitor the university to ensure suitable 'other' forms of renewable energy are incorporated into the strategy to achieve the 10% renewable energy target.

Finally it is welcomed the continued investigation of the university into additional 'centralised' renewable energy technologies as part of their site-wide strategy, and again, the council will work with the university to assist them to incorporate such technologies where viable.

The applicant has also reviewed the layout of Cluster one in an attempt to reinforce some of the key concepts of the master plan which had been diluted through the independent design evolution of the major buildings within this cluster. In essence the amendments are:

1/ Orchard Boulevard

This is the north-south pedestrian link which runs between the University Transit System (UTS) stop on the movement spine south of the TFTV building and the Law and Management Building to the north. Here the width has been reduced to 5m and realigned to create a stronger link between the Law and Management Building and the UTS stop.

2/ Service Area and Access Road

This has been amended to provide an improved turning area. Space is provided for a foul pumping area to the southern end of the site (which will form part of a separate application). The secure cycle provision has been moved to the north of the TFTV Building to better relate to surrounding cycling routes.

3/ Application Site Boundary

Has changed slightly to allow the changes to the service area mentioned above.

In terms of cumulative percentage of footprint, this is set out below:

Application	Application Reference	Developed Footprint (m ²)	Cumulative Percentage	Approved?
Goodricke College	08/00032/REMM	5500	0.85%	Yes
Lake and landscaping (North and West)	08/01136/REMM	0	0.85%	Yes
Interchange car park and access road	08/02043/REMM	7278	1.97%	No
TFTV	08/01751/REMM	3012	2.43%	No
Field Lane roundabout	08/02167/FULM	0	2.43%	No
Computer Science		2856	2.87%	No
TOTAL			2.87%	

1.0. PROPOSAL

1.1 This is a reserved matters application for the erection of a building to house the University's newly formed Theatre, Film and Television Department. The site of this facility amounts to 1.26ha and it is to be located in the south western corner of cluster one.

1.2 The application is to erect a building with a footprint of approximately 42m x 67m to a height of approximately 14m. Being situated in the south western corner of cluster one, the building will share a western boundary with the western vista and to the east with future applications for the computer science and Law and Management Buildings. The building will be faced with many different materials, copper; cedar cladding, coloured cement panels and metal sheeting. Service access is via the northern access road (to Field Lane) and provision for the turning of service vehicles to the western side of the building is shown. Two disabled spaces are included within the application plans, together with cycling parking for up to 98 cycles. These spaces are sheltered to some extent by the over sailing screening room. A further area for cycle parking is shown for staff use to the west of the proposed building.

1.3 Set on 3 levels, the 6114sqm of floor space will allow the building to house three principle areas performance, public and viewing. Stage 1 with 204 seats, Black Box 1 with 120 seats and a screening room with 144 seats. Also within the building are a large and small TV studio, rehearsal room, administrative rooms, knowledge transfer room, technician's workshop, set storage area and workshop.

1.4 Ancillary buildings on the layout plan include a chiller unit, staff cycle storage facility and sub station. No details of the design of these buildings have been submitted, but the applicant has asked that if this application be approved, the details of these building be determined by way of a condition.

1.5 Since originally submitted the extent of the red line defining the application site has now been amended. As originally submitted, the application sought consideration of landscaping details to the west of the proposed building. However, in order to provide one consistent landscape plan, this area of the site has now been withdrawn from consideration at this time.

Planning History

1.6 Planning Permission 04/1700/OUT was granted by the Secretary of State for Communities and Local Government in June 2007 for the development of a University Campus. Condition 1 of that permission was amended by way of an application under Section 73 to allow a variation to approved slab levels. Both of these permissions are subject to a Section 106 agreement.

1.7 Reserved Matters Approval 08/00032/REMM allowed the erection of a 600 bed college including access, disabled parking, cycle parking and landscaping following the application for the development of a university campus and represented the first approval of reserved matters for what is known as Cluster one of the overall development.

1.8 The second reserved matters application 08/01136/REMM related to the landscaping to western part of the site and this has also been approved. In terms of the outline permission, all of the pre development conditions have been discharged where this relates to the development of Cluster one. This includes the Master Plan.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Conservation Area Heslington 0029
Contaminated Land

City Boundary York City Boundary 0001

DC Area Teams East Area (1) 0003

Floodzone 3 Flood Zone 3

Listed Buildings Grade 2; Railings, Gates, And Piers 30m N Heslington Hall

Listed Buildings Grade 2; Heslington Anglican And Methodist Church Field Lane

Listed Buildings Grade 2; 5 Main Street Heslington

Schools Lord Deramore's Primary 0208

2.2 Policies:

CYGP1
Design

CYGP4A
Sustainability

CYGP9
Landscaping

CGP15A
Development and Flood Risk

CYNE7
Habitat protection and creation

CYED9
University of York New Campus

CYT4
Cycle parking standards

CYED9
University of York New Campus

3.0 CONSULTATIONS

3.1. Internal

3.2. Environmental Health A number of planning conditions relating to environmental protection issues were implemented at outline permission and included the following conditions :-

Condition 14 - The CEMP submitted to and agreed as part of planning application 08/00032/REMM shall be adhered to at all times during this development. Noise levels during the development must not exceed the levels specified within condition 21 of the outline planning permission. Condition 22 of the outline permission relates to the use of any machinery plant or equipment to be installed which will be audible outside of the site boundary have been submitted. These details must be provided as soon as they are known so that any mitigation measures, if any, can be agreed. If piling is to be used condition 30 of the outline needs to be satisfied. Conditions 31 & 35 - With regard to land contamination issues, conditions 31 and 35 from the original outline application (04/01700/OUT) remain relevant and will continue to do so throughout the whole university site development, however long this may take. The environmental protection unit would, therefore, expect these conditions to be complied with and information submitted periodically to comply with the requirements imposed.

3.3. Sustainability Officer

This is on the whole is a good Sustainability Statement. In particular I welcome the University commitment to achieving BREEAM very good with a target of achieving excellent for the scheme. I also welcome the proposed reduction of 10% on CO2 emissions for the building below current Building Regulations Part L. However, there is no firm commitment to renewable energy generation for this building, nor how such renewable energy generation may feed into the Universities commitment to achieve 10% on site renewable energy generation for the whole of Heslington East campus.

This statement is very sufficient in ensuring energy demand and CO2 emissions are low for the building, however, I would like to see the Universities commitment to achieve 10% on site renewable energy generation for the whole of the Heslington East campus reiterated here, and with some proposals for this particular building. Ideally by now they should have a firm energy strategy for the campus, incorporating 10% renewable energy generation for the whole campus. They should be telling us exactly how this buildings will embed such a strategy (i.e. detailing small scale renewable technologies into the building or outlining a campus wide approach involving large scale renewable energy technology's- i.e. wind turbine).

In Appendix 10 I would like to see the University's commitment to achieve 10% on site renewable energy generation for the whole of the Heslington East campus reiterated here, and with some specific proposals to generate 10% of the buildings energy demand from renewable energy (or if more appropriate, and depending on the University forthcoming energy strategy, a campus wide, large scale renewable energy source i.e. a wind turbine that will generate 10% or more of the new campus's total energy demand).

It is disappointing to see no grey water systems, mention of sourcing materials locally or specific materials with a high rating in the Green Guide. The use of Sustainable Drainage Schemes is welcomed.

No comments relating to sustainable construction and mitigating the impact such construction can have on the local community and the environment (nor of a Site Waste Management Plan that would summarise most of this information).

3.4. Highways- Raise no objection subject to the following conditions:

- (i) HWAY 10 Vehicular areas surfaced
- (ii) HWAY 18 Cycle parking details to be agreed
- (iii) HWAY 19 Car and Cycle parking laid out
- (iv) HWAY 21 Internal turning areas to be provided (v) HWAY 31 No mud on highway during construction
- (vi) Prior to occupation of the new building the following transport links shall be operational for the benefit of students, staff and visitors seeking to access these premises:
 1. That length of the pedestrian - cycle ribbon which links Cluster One with the western end of the Movement Spine.
 2. Pedestrian cycle links to Field Lane via the new Central Access Roundabout.
 3. The University Transit System shall be operating, to an agreed frequency and specification, and provide a link between the Heslington West Campus (including its peripheral car parks) and Cluster One. The arrival point (Orchard Terminus) shall incorporate a shelter, seating and lighting for the benefit of those individuals using the service.

3.5. Urban Design, Conservation and Sustainable Development Urban design observations.

The height restrictions previously imposed appear to be respected

The architectural forms reflect the many changes in the nature of further education described as well as in architectural fashion. Whereas the original campus was a fine example of its time and has matured well, this new campus has - appropriately - a quite different and more diverse architectural approach. As the Architects state, it has sought to create "clusterscape" by disposing several easily recognisable and in some cases iconic buildings in a way which leads the pedestrian around the spaces.

The materials proposed are interesting and certainly in the case of copper and timber, will mature over the first 5-10 years to give a warmth which will blend well with the maturing landscape. My only thought is that the buildings in Cluster One seem to use a very wide range - almost the whole palette of materials - whereas the Master Plan (H. Building character) refers to different clusters using a 'consistency of materials within building clusters'.

So much of the quality of such a large scheme will be appreciated as users come close to the buildings that the detailing will be of the greatest importance:

The design and access statement mentions a bin store near the service area to the TFTV building and this would need to be large enough to avoid any overflow. Groups of skips of various kinds would not be appropriate in the public areas - which effectively surround the building.

One of the consequences of the previously agreed height limits is that buildings designed within those limits will tend to have roof lines which maximise volume without exceeding the limits, tending to rule out vertical features which may have introduced interest. However, this is a given and as such any further discussion is not fruitful

It seems there is a lack of three dimensional information to help with an assessment of these proposals - that is not to criticise the drawings, but it is difficult to get a feel for the way these architecturally interesting buildings work together to form a cluster which does all the things required of it

External

3.6. Environment Agency - Confirm that Ouse and Internal Drainage Board should be consulted and offer no further comment.

3.7. Yorkshire Water - It is noted that this submitted details relate to part of the overall site and is more an overview. The Arup report appears to be satisfactory from a Yorkshire Water viewpoint and Yorkshire Water have no objection in principle to the separate systems of drainage on and off site.

3.8. Hull Road Planning Committee - Express concern about having to make decisions on such large applications. Feel strongly that due to the size and magnitude of the proposal, an officer of the team dealing with the applications should be available at their meetings.

3.9 Ouse and Derwent Drainage Board - The development forms part of the new University complex and surface water discharges will be directly into Board maintained water courses. The design of the retention lakes are still on going. The Board has concerns about the on going design of the lakes and feel this should have been completed prior to the commencement of work. In view of this recommend condition advising details of surface water drainage be agreed prior to commencement and the details submitted should include transitional arrangements while construction takes place.

3.10 Heslington Village Trust- No response received

3.11 Provost Vanburg College- No response received

3.12 Students Union- Welcome the application for the TFTV building and the expansion to the campus in general. Comment that would prefer to see a guarantee that the new facilities will be available to students outside the TFTV Department. The vibrant and award winning media organisations within the Students Union deserve access to these facilities.

3.13 Badger Hill Residents Association - No response received

3.14 Smith and Nephew - No response received

3.15 Heslington Church - No response received

3.16 NYCC- No response received

3.17 Lord Deramore's Primary - No response received

3.18 York Science Park- No response received

3.19 York and North Yorkshire Chamber of Commerce - No response received

3.20 York Natural Environment Panel

The landscaping brief should have been translated into the application with the inclusion of more detail. The current landscaping details are inadequate with regards, for example, the composition of tree planting, swale areas and orchard.

The tree planting negates the concept of vistas as viewed from the existing houses at the top of the site - as the trees grow a green canopy screen would be formed. Advocate a path through the vista area.

The emerging information would seem to indicate the lake is not feasible in terms of retaining a viable water level - other design features such as grey water harvesting will reduce run-off into the lake.

This is the first of many applications so it would be helpful to have a presentation by the landscape architects, for example at October's meeting when a more solid idea of the western and central vistas is formed.

Representations

1 letter of objection making the following points:

1/ Will the 150 car parking spaces be made available when this building comes into use

2/ Will the University Transit System (UTS) be functional before this building is brought into use? Feel this should be required. Likewise for cycle and pedestrian routes.

3/ Express concern that the large 4ft bus will travel along Field Lane at 10min intervals. No mention of this frequency made at the Inquiry as movement between campuses depicted as being via UTS with entrance to Field Lane being for delivery lorries and a few private cars

4/ As with Goodricke College the opportunity to incorporate solar technology has been passed by and this will be too expensive to install post construction. Hopefully the street lighting will incorporate solar to supplement the use of electricity

4.0 APPRAISAL

4.0 APPRAISAL

4.1 Key Issues

Principle of the Use

Scale and Appearance

Landscape

Transport Issues

Sustainability
Drainage
Construction Impact

4.2. Relevant Local Plan Policies

4.3. The Draft Local Plan including the 4th set of changes was approved in April 2005. Policy GP 1 relates to Design and sets out 12 criteria which should be considered when examining proposals for new build. It expects development policies to, amongst other things, be of a scale and mass appropriate to the surroundings, retain or enhance public views, ensure residents living near by will not be unduly affected and also that proposals accord with Policy GP4a and accord with sustainable design principles.

4.4 Policy GP4a concerns itself with the issue of sustainability and states that all proposals should have regard to 9 criteria summarised in the policy. This has been supplemented by an Interim Planning Statement on Sustainability which was approved for Development Control purposes in November 2007.

4.5. Policy GP9 advises development proposals will be required to incorporate a suitable landscaping scheme and that these should be planned as an integral part of the proposals, include an appropriate range of indigenous species, reflect the character of the locality, form a long term edge to developments which adjoin open countryside.

4.6 Policy GP15A relates to Development and Flood Risk. Criteria are included within this policy which advise that the use of sustainable drainage systems are to be encouraged in order to reduce surface water run off and that discharges should not exceed the capacity of existing and proposed receiving sewers and water courses and long term run off should always be less than the level of pre development rainfall run off.

4.7 Policy NE7 confirms that within new developments, measures to encourage the establishment of new habitats should be encouraged as part of the overall scheme.

4.8 Policy ED9 specifically relates to the University of York New Campus. It confirms the range of uses acceptable on the site and seeks a scale of development which is high quality to provide a mixed education and research environment. Further criteria relate to buildings being an appropriate height and need for a comprehensive landscaping scheme.

4.9 Cycle parking standards are covered in Policy T4. Here the Local Plan policy seeks an appropriate provision of cycle parking in accordance with standards set out in Appendix E.

4.10 Principle of the Use

4.11 The principle of the use of the site as part of a new campus was accepted when the Secretary of State granted outline consent in 2007. Moreover, the proposal accords with the adopted development brief, the land use plan C(i) approved as part of the outline consent and the draft masterplan for the campus.

4.12 Scale and Appearance

4.13 The TFTV building will occupy a large footprint but one which is not going to appear inconsistent or out of character given the theme of development proposed by the Master plan for cluster one, where the height of the buildings is governed by a limit defined by the Inspector in approved plan c(ii). Its position to the south western part of the cluster, means it will effectively have a public face to all elevations. It is also a key building in terms of its relationship with the UTS and the incorporation of copper cladding to part of the building will make this a distinctive building in the context of its surroundings.

4.14 Whilst the building respects the height limitation imposed under the grant of outline permission, its function and use could have resulted in a design which could have attracted an unarticulated and bland elevational treatment. The use of a series of materials will serve to break up the mass and bulk and provide an attractive landmark building.

4.15 The distance from the Northern (nearest) corner of the TFTV building to the main gables of the two houses (nos 39 at 40) which are either side of Badgerwood Walk at the junction with Field Lane is approx 326 metres. Therefore at this distance the TFTV building would not appear unduly large or out of keeping with the scale of existing buildings in the surrounding area. Moreover, the buildings would be partially screened from the north and west by landscaping, which would mature over time to reduce the apparent scale of the buildings

4.16 The applicant has agreed to a condition requiring details of all external materials (which would include colours) being submitted for approval. Officers consider that any approval should also include a condition requiring details of external features such as vents and louvers to be examined in further detail.

4.17 Therefore in the context of the Masterplan, the scale and design would be appropriate to the future buildings to which this proposal will be seen. The design is contemporary and interesting and the use of materials appropriate. In essence, the design element of the proposal accords with the aims of policy GP1.

4.18 Landscape

4.19 Within the context of the outline permission, most of the landscape to the college would be at the perimeter of the campus, i.e. outside the 'allocated area' for the built development.

4.20 As originally submitted the landscaping was proposed along the western part of the TFTV building and this was to include a series of 5m bunds. However, this was withdrawn from consideration of this application at the applicants request. This is not considered to be detrimental to the consideration of this application, as it would allow the landscaping scheme for the western vista to be considered as a single entity in a future reserved matters application.

4.21 Still to be considered is the a small area of land which forms the link from the TFTV building to the UTS stop area. Indicative treatment of this area is shown, but lacks sufficient detail to be considered fully at this stage. Therefore, whilst the

principle treatment of this area is considered acceptable, a more detailed consideration of the area can be given by way of condition. There is no reason to suggest that this mechanism for dealing with landscaping issues on this part of the site would not render this scheme contrary to the aims of policy GP9.

4.22 Transport Issues

4.23 Vehicular access to the site would be restricted to service traffic, emergency vehicles and those students with a disabled parking permit. A permit-operated barrier system would control unauthorised vehicles from gaining access to the internal service roads within the college and the rest of the Cluster one development.

4.24 Cluster one will, ultimately, have an east-west pedestrian/cycle ribbon linking the new campus with the existing campus to the west and Grimston Bar to the east. The link will be built in phases as the development of the campus proceeds. The university has agreed that the first phase, between Heslington Village (Field Lane) and the college, would be in place prior to the TFTV building first being brought into use. This should be made a condition of approval. Condition 25 of the outline consent requires construction details of the pedestrian/cycle ribbon to be submitted for approval prior to construction.

4.25 The outline consent allows the new campus to have up to 1500 car parking spaces, 150 of which could be accessed from the new Field Lane roundabout, close to the new college. This forms part of a reserved matters application 08/02043/REMM which is currently under consideration. 132 of these spaces would be provided in a car park (incorporating bus stands) close to the north-east of Goodricke college. The parking spaces would be set aside, initially, for contractors' vehicles. The remaining 18 parking spaces are primarily for disabled residents of the college they would also be available for visitors to other parts of Cluster one including the TFTV Building. The route of bus service No.4 would be extended to this new interchange prior to occupation of the college and a condition attached to the development of Goodricke College secures this provision.

4.27 As the campus develops, a new university transit system (UTS) will link Heslington West with Grimston Bar, via the new campus. The provision of a UTS has been a key element of the university's transport strategy for some years. The TFTV building is located to the south western corner of cluster one and some distance away from the car park referred to above. The TFTV building has a direct link within the application site to the UTS and a condition requiring the UTS to be operational within 1 month of the TFTV building first being brought into use, is considered appropriate. This is appropriate because of the high capacity of the TFTV building, associated peak flows, distance from the bus interchange and limited on site car parking provision.

4.28 The parking and traffic impacts of the new TFTV building on the local area is of concern to the community forum and local residents. These concerns were addressed at the inquiry and subsequently by conditions of the outline consent. For example, traffic and parking availability is to be monitored annually and mitigation measures agreed where appropriate. Officers consider that the measures outlined above, together with the sustainable transport infrastructure and the parking restrictions imposed by the outline consent, would be sufficient to safeguard the local

community from the traffic and parking implications of the college and the campus as a whole.

4.29 Sustainability

Condition 29 of the outline consent requires each reserved matters application to be accompanied by a statement on sustainability, which should conform to the sustainability principles contained in the masterplan. The Masterplan has now been approved. The masterplan should draw together and build upon the various strands of work on sustainability that were submitted with the outline planning application or as evidence at the public inquiry. The information submitted with each reserved matters application (including the current application for the TFTV building) should therefore provide some further detail.

4.30 To this end the TFTV application includes a general sustainability statement; where the University seek to achieve a BREEAM rating of very good. This achievement can be covered by condition which seeks the submission a formal BREEAM assessment at the design and build stage and then submission of final certification. The condition can state the minimum level to be achieved.

4.31 Over and above the commitments stated in the Masterplan for , Policy GP4a and the IPS seek to secure 10% provision of renewable energy and to exceed Part L of Building Regulations. The agent advises that the carbon emissions from the building will be below the requirement for part L of the Building Regulations and details of this can be secured by condition. The issue outstanding is one relating to timing of the development of the University Energy Strategy and how this relates to this application. The agent has reiterated the University has a commitment to achieving 10%renewable energy generation for the whole Heslington East Campus. This will be achieved via the use of solar or wind power and that it is likely that a shared facility will be provided, rather than one for each building. However no formal application has been submitted for these elements. Neither to they form part of this application. Against that background, a condition can be imposed which requires the submission of details as to how this can be achieved, prior to the commencement of development.

4.32 Drainage

4.33 Surface water from the TFTV building will be drained by gravity to a lake along the southern side of the site. The water will be stored in the lake and released at agricultural rates into local watercourses. These principles were accepted by the inspector at the public inquiry. Condition 19 of the outline consent for the campus requires a sustainable drainage assessment for surface water to be carried out and for surface water drainage details to be submitted for approval. A sustainable drainage strategy (SUDS) has been submitted and approved as required by the outline condition. It is a high-level document, which has been accepted by the Environment Agency, Ouse & Derwent IDB.

4.34 Surface water from the TFTV building would be drained by a combination of proprietary channel products, using grated or slotted covers to collect water, and open channels (swales). They would drain into the lake on the south side of the site. This method of drainage is sustainable and acceptable to officers, subject to the details being submitted for approval.

4.35 Badger Hill Outfall carries surface water from Badger Hill southwards, across the campus site, to receiving watercourses. Construction of the campus will require the sewer to be diverted. It will be intercepted where it crosses Field Lane and diverted around the site to discharge into the new lake. Yorkshire Water has carried out a feasibility study and options are being considered.

4.36 Condition 20 of the outline consent requires details of foul drainage to be submitted for approval. A foul water drainage strategy has been submitted and is the requirements of this condition for Cluster one discharged. Foul water from the TFTV building would be fed by gravity to the south-west corner of Cluster one where it would be pumped by a new pumping station to a new main sewer that would run alongside the northern service road. Yorkshire Water have been commissioned to develop the detail of the scheme. Details of foul drainage for the TFTV building should be submitted to the council for approval and these details can be secured by condition.

4.37 Construction Impact

4.38 Condition 14 of the outline consent requires the university to submit for approval a campus-wide construction environmental management plan (CEMP). It has been submitted and approved by officers. The plan includes measures to minimise and mitigate construction impacts of the development, including the TFTV building. All contractors appointed to undertake construction work on the new campus would be required to work within the constraints imposed by the plan. One of the requirements is that contractors staff are required to park their vehicles within the 132 space car park to be constructed near the college. This should ensure that the residential properties fronting Field Lane would not be affected by such parking, which was a concern expressed by consultees. Other requirements of the CEMP relate to issues such as noise, contamination, air quality, ecology, protection of existing services and site management.

4.39 Representations made by the Hull Road Planning Committee advise they would like officer representation at their meetings. Officers have advised they are happy to have a meeting with the Committee to provide a context for proposals and also have advised the Committee of the existence of the forum, which seeks to keep a wider audience aware of existing and future proposals at the site. Other representations seek to ensure the 150 car parking spaces to the north of Goodricke College are brought into use, the UTS and the pedestrian cycle link are all operational when the TFTV building is brought into use and Officers see no reason why this cannot be achieved by condition. No details of the street lighting have been provided for consideration at this stage and therefore Officers are not able to comment about the introduction of solar power for street lighting.

5.0 CONCLUSION

5.1. The principle of the use of the land for this purpose has been agreed and planning permission granted. This application is one of a number of reserved matters applications expected to be submitted between now and the end of 2008, which seek approval for Cluster one. The design of the TFTV building is acceptable and subject to conditions regarding materials, will form distinctive and attractive building. The

means of access to the site and movement of people to and from it can be proposed via the pedestrian/cycle links and the UTS. This also can be secured by condition.

5.2. The unresolved and outstanding matter before the Committee remains that of how the University intends to communicate its commitment of seeking in excess of 10% renewable energy. Officers are not seeking to doubt the Universities commitment to this aim, as it has been secured via the Masterplan. A condition requiring submission and approval of these details would, however, allow the applicant the opportunity to investigate this matter in more detail.

6.0 RECOMMENDATION: Approve

1 The development hereby permitted shall be carried out only in accordance with the following plans:-TV(PL)A001.E; TV(PL)A002.F, TV(PL)A003.F, TV(PL)A004, TV(PL)A005, TV(PL)A006, TV(PL)A007, TV(PL)A008, TV(PL)A009A, TV(PL)A010.A, TV(PL)11.A, TV(PL)12, TV(PL)13, TV(PL)14, (9-)L101.C or any plans or details subsequently agreed in writing by the Local Planning Authority as amendment to the approved plans.

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

2 Within 3 months of commencement of development, a detailed landscaping scheme shall be submitted and approved in writing by the local planning authority. The scheme shall include ground levels, planting, swales and shall illustrate the number, species, height and position of trees and shrubs. This scheme shall be implemented within a period of six months of the completion of the development. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless alternatives are agreed in writing by the Local Planning Authority

Reason - In order that the Local Planning Authority may be satisfied as to the variety, suitability and disposition of species within the site and the location of swales and alteration to ground levels.

3 Within 6 months of the commencement of development, details of the design, external appearance and materials to be used in the construction of the chiller unit; sub station, bin store and secure cycle store shall be submitted to the Local Planning Authority for approval. The erection of these building shall be carried out in accordance with these approved details.

Reason - No details have been included within the application.

4 Within 1 month of the commencement of development, details of foul and surface water drainage works (including transitional arrangements) shall be submitted to and approved in writing by the Local Planning Authority, and carried out in accordance with these approved details.

Reason - In the interests of the drainage of the site.

5 Within 6 months of the commencement of development, details of external plant and equipment including soil and vent stacks, heating and air conditioning plant etc, including fume extraction and odour control equipment, with details of any external ducting, shall be submitted to, and approved in writing by, the Local Planning Authority

Reason: In the interests of the design and external appearance of the building.

6 Unless otherwise agreed in writing with the Local Planning Authority , within 3 months of commencement of development, the developer shall submit in writing and be approved by the local planning authority a formal pre design BREEAM assessment for the design and procurement stages of the development. The developer shall submit a further BREEAM assessment after construction, at a time to be agreed in writing by the local planning authority. The developer shall submit a completion assessment when issued by the BRE. All assessments shall confirm the minimum 'Very Good' rating anticipated in the preliminary BREEAM assessment submitted with the application

Reason - To ensure the development complies with the principles of sustainable development.

7 Within 3 months of the commencement of development full details of the following shall be submitted to and approved by the local planning authority i) measures to reduce energy demand for the TFTV buildings, (ii) measures to reduce CO2 emissions to a level lower than required under Building Regulations Part L.

Reason - To ensure the development complies with the principles of sustainable development.

8 Before the development hereby permitted is begun a scheme for generating 10% of the predicted energy requirement of the development from decentralised renewable and/or low carbon sources (as defined in the glossary of Planning Policy Statement: Planning and Climate Change (December 2007) or any subsequent version) shall be submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority, the approved scheme shall be implemented before the development is first occupied and shall remain operational for the lifetime of the development. Within 12 months of the development first being brought into use, the applicant shall submit an Energy Statement to the Local Planning Authority, which details the total percentage of energy which has been derived from renewable sources. The Energy Statement shall thereafter be submitted on an annual basis unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of sustainable development

9 Notwithstanding any proposed materials specified on the approved drawings or in the application form submitted with the application, samples of the external materials to be used shall be submitted to and approved in writing by the Local Planning Authority within 3 months of the commencement of the development. The

development shall be carried out using the approved materials.

Reason: So as to achieve a visually cohesive appearance.

10 Within 12 months of the commencement of development, details of the cycle parking areas, including means of enclosure, shall be submitted to and approved in writing by the Local Planning Authority. The building shall not be occupied until the cycle parking areas and means of enclosure have been provided within the site in accordance with such approved details, and these areas shall not be used for any purpose other than the parking of cycles.

Reason: To promote use of cycles thereby reducing congestion on the adjacent roads and in the interests of the amenity of neighbours.

11 Prior to occupation of the new building the following transport links shall be operational for the benefit of students, staff and visitors seeking to access these premises:

1. That length of the pedestrian - cycle ribbon which links Cluster One with the western end of the Movement Spine.
2. Pedestrian cycle links to Field Lane via the new Central Access Roundabout.
3. The University Transit System shall operate, as agreed in the revised Sustainable Travel Plan to be submitted as part of the discharge of condition 8 of the outline planning consent, so as to provide a link between the Heslington West Campus and Cluster One. The arrival point (Orchard Terminus) shall incorporate a shelter, seating and lighting for the benefit of those individuals using the service.

Reason - In order to provide a range of sustainable movement options for visitors wishing to use the facility.

12 HWAY21 Internal turning areas to be provided

7.0 INFORMATIVES:

Notes to Applicant

1. REASON FOR APPROVAL

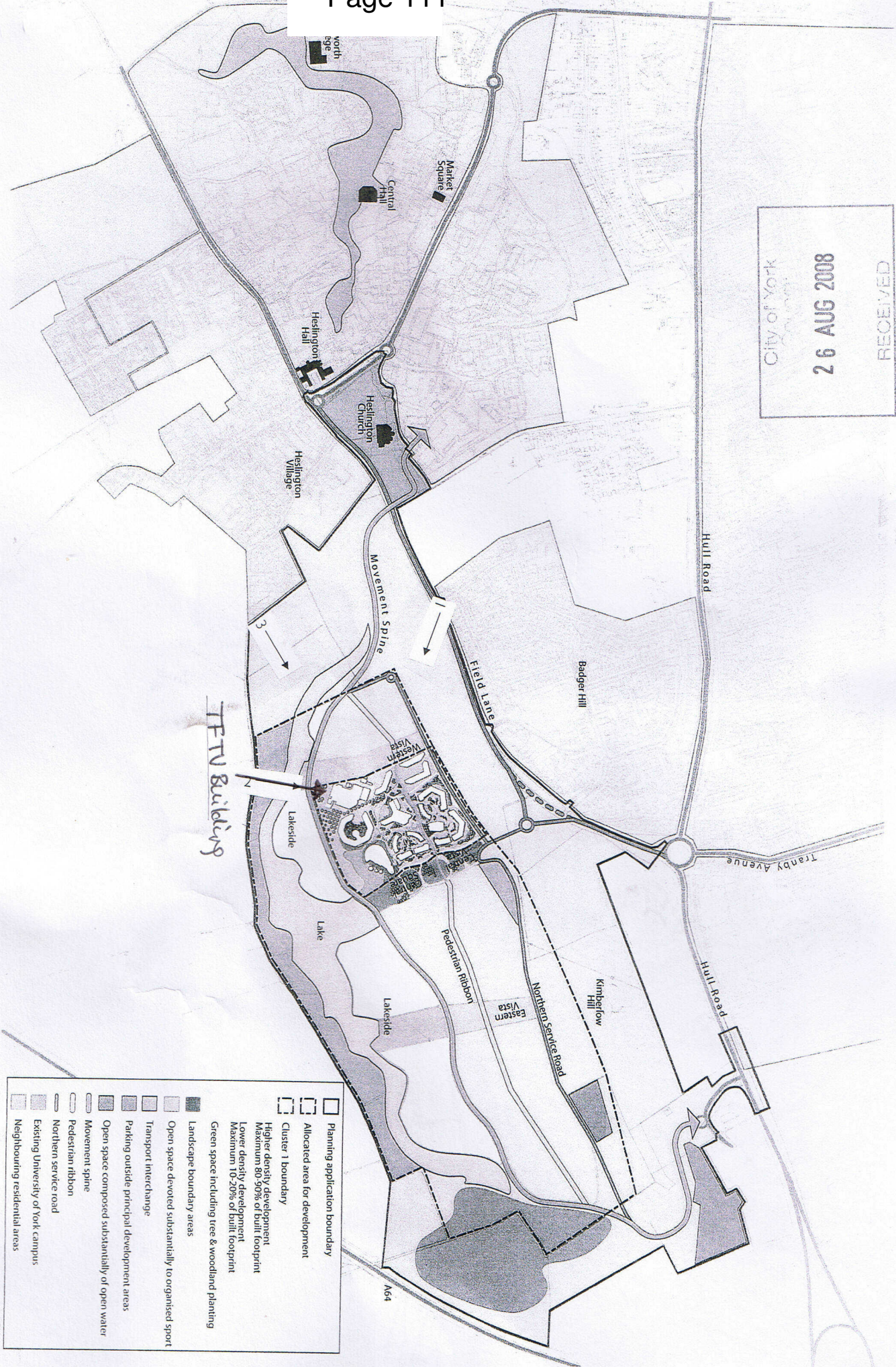
In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to policies CYGP1, CYGP4A, CYGP9, CYGP15A, CYNE7, CTED9, CYT4 and CDED9 of the City of York Local Plan Deposit Draft.

Contact details:

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Tel No: 01904 552830

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- Planning application boundary
- Allocated area for development
- Cluster 1 boundary
- Higher density development
Maximum 80-90% of built footprint
- Lower density development
Maximum 10-20% of built footprint
- Green space including tree & woodland planting
- Landscape boundary areas
- Open space devoted substantially to organised sport
- Transport interchange
- Parking outside principal development areas
- Open space composed substantially of open water
- Movement spine
- Pedestrian ribbon
- Northern service road
- Existing University of York campus
- Neighbouring residential areas

The Master Plan

City of York
26 AUG 2008
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The University of York

Heslington East

Renewable Energy
Strategy for Heslington
East, Cluster 1

The University of York

Heslington East

Renewable Energy
Strategy for Heslington
East, Cluster 1

November 2008

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This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party

Job number 122333-00

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Appendices

Appendix A

Building Energy Assessment

Appendix B

Summary Review of Renewable Technology Options

Appendix C

Indicative Biomass Boiler Design Details

Renewable Energy Strategy Statement

“To satisfy the proposed City of York Council planning condition of providing 10% of the Cluster 1 building energy consumption from on-site renewable energy sources, the University are committed to delivering in excess of 950,000kWh/year from an on-site, centralised biomass boiler.”

1 Introduction

The University of York is in the early stages of a major expansion of its facilities and business onto the new, 65 hectare Heslington East site. When developed this will double the geographical area of the Heslington Campus and increase existing numbers of students by around 50%.

The Heslington East site will be developed in several phases, and the development of the first phase, known as Cluster 1, is underway. Cluster 1 consists of a residential college, four academic buildings, an IT Server building and several Knowledge Transfer buildings.

This report presents the University's renewable energy strategy for Cluster 1 and articulates the University's long term site-wide renewable energy strategy. The report has been compiled with the primary objectives of outlining to the City of York Council, the University's site-wide energy strategy and the approach to addressing Council requirements for on-site generation of energy from renewable sources at Heslington East - as required by the Council's adopted Interim Planning Statement (IPS): "Sustainable Design and Construction" and application specific conditions.

The requirement for further clarification on these details has been raised in the context of the most recent planning application for Cluster 1 to provide an academic building for Theatre, Film and Television (TFTV) department.

The report has been prepared by Arup Utilities & Energy Consulting, on behalf of the University. Arup is a world leading consultancy in the field of strategic energy solutions and renewable energy technology.

2 Planning Context

2.1 City of York Renewable Energy Policy

In November 2007, the City of York Planning Committee approved the Interim Planning Statement (IPS): "Sustainable Design and Construction."

The IPS defines 'renewable energy' as follows:

Renewable energy is the generation of heat, hot water or electricity from renewable resources such as the sun, wind and earth. Government grants are now available for many technologies and for different development types including commercial. More information can be found on the *Low Carbon Buildings Programme* website www.lowcarbonbuildings.org.uk. In order to qualify for a grant the development must first demonstrate energy efficiency and have planning consent for the technologies.

Figure 1 - Excerpt from IPS: Sustainable Design and Construction – Definition of 'Renewable Energy'

The IPS considers new build developments in terms of the following two relevant categories:

1. Large-scale Commercial: >500m²
2. Residential: >1 dwelling

The associated requirements for on-site renewable energy generation to serve each category are presented in the IPS excerpts below:

Residential:

Minimum Standard (Renewable Energy): The applicant must demonstrate that a % of the expected energy demand for the development will be provided for through on site renewable generation for heat and/or electricity. For developments of 5 dwelling units and above, 10% of energy will be expected to be produced on site, for developments of 4 dwellings and under, 5% of energy will be expected to be produced on site. In addition parts of the development should be identified that could accommodate renewable energy installations in the future, for example the number/area of south facing roofs.

Large-scale Commercial:

Minimum Standard (Renewable Energy): The sustainability statement must demonstrate that at least 10% of the expected energy demand for the development will be provided for through on site renewable generation for heat and/or electricity. In addition parts of the development should be identified that could accommodate renewable energy installations in the future, for example the number/area of south facing roofs and potential wind turbine locations.

Figure 2 - Excerpt from IPS: Sustainable Design and Construction – On-site Renewable Energy requirements

2.2 Building Specific Planning Conditions

Each Cluster 1 building is subject to the submission of an individual, detailed reserved matters application to the City of York Council.

In response to the latest major planning submission for the erection of a building for the Theatre Film and Television (TFTV) department, the Council have proposed the following planning condition for the provision of on-site renewable energy generation:

No building work shall take place until details have been submitted to and approved in writing by the local planning authority, to demonstrate how the development will provide from on site renewable sources, 10% of the development's total energy demand. The development shall be carried out in accordance with the submitted details unless otherwise agreed in writing by the local planning authority (as part of an energy strategy for Heslington East campus).

Reason: In the interests of sustainable development

Figure 3 Extract from Planning Committee report

The reserved matters application for the TFTV building is currently pending a decision.

2.3 University Interpretation of Planning Conditions

With respect to Cluster 1, the University interpret the City of York renewable energy planning conditions as follows:

1. **10% of the total annual building energy consumption of each Cluster 1 building shall be provided via on-site generation from renewable energy sources.**
2. **On-site renewable energy generation technology may be located within/upon individual buildings. Installed capacity shall satisfy 10% requirement for associated individual building.**
3. **On-site renewable energy generation technology may be located in a central location and shall utilise appropriate heat and/or electricity distribution networks to supply energy to connected buildings. Installed capacity shall satisfy the 10% requirement for the summation of Cluster 1 buildings.**
4. **'Renewable Energy' is that generated from a naturally available resource that is constantly replenished and can be harnessed for human benefit.**
5. **'Building energy' includes all energy associated with space heating, domestic hot water, space cooling, ventilation, lighting and small power devices. Measured in 'kilowatt hours per year' (kWh/year).**
6. **'On-site' refers to within/upon individual buildings and/or within the development site boundary.**

3 Renewable Energy Strategy Development

In accordance with University corporate sustainability targets and in response to emerging legislation, local planning policy and commercial pressures, the University are developing a holistic '**Sustainable Energy & Utility Strategy**' for the Heslington East and Heslington West sites.

Thus far, this strategy has been progressed in two stages – an initial scoping stage and a secondary development stage. The initial scoping stage defined the following technical priorities for the University, which are required to achieve and sustain targeted CO₂ emissions reductions and maintain security of supply:

Priority 1	In-use Energy Consumption Reduction
Priority 2	Low Carbon Building Design
Priority 3	On-site Infrastructure Scale LZC Technology
Priority 4	Building Integrated LZC Technology
Priority 5	Off-site LZC Technology

Figure 4 - Sustainable Energy & Utility Strategy Priorities

LZC = 'Low & Zero Carbon'

In recognition of these priorities, the University have committed to and invested in operational energy consumption reduction initiatives and the pursuit of low carbon building design for all new buildings.

In addition, the University are currently progressing a *site-wide* approach to the adoption of on-site renewable energy generation. The result shall be a comprehensive *site-wide* '**University of York Renewable Energy Strategy**'.

This strategy will define a deliverable, cost-effective, flexible and robust approach to the on-site generation of energy from renewable sources and the accessibility of that energy for consumption within new and existing University buildings.

The long-term details of the site-wide strategy are subject to continuous feasibility testing over time as the site energy demand profile evolves, technologies mature and energy markets vary. However, the main principles of the site-wide renewable energy strategy have been defined.

The '**Renewable Energy Strategy for Heslington East, Cluster 1**' as presented by this document, adopts these main principles and thus will form an integral, fully compatible part of the site-wide '**University of York Renewable Energy Strategy**'.

3.1 Key Drivers for Renewable Energy

In developing the site-wide renewable energy strategy and defining the Cluster 1 strategy, the University have considered the short and long-term influencing factors or 'key drivers' in order to develop a flexible and robust approach to providing long-term benefit to new and existing buildings. These primary key drivers are:

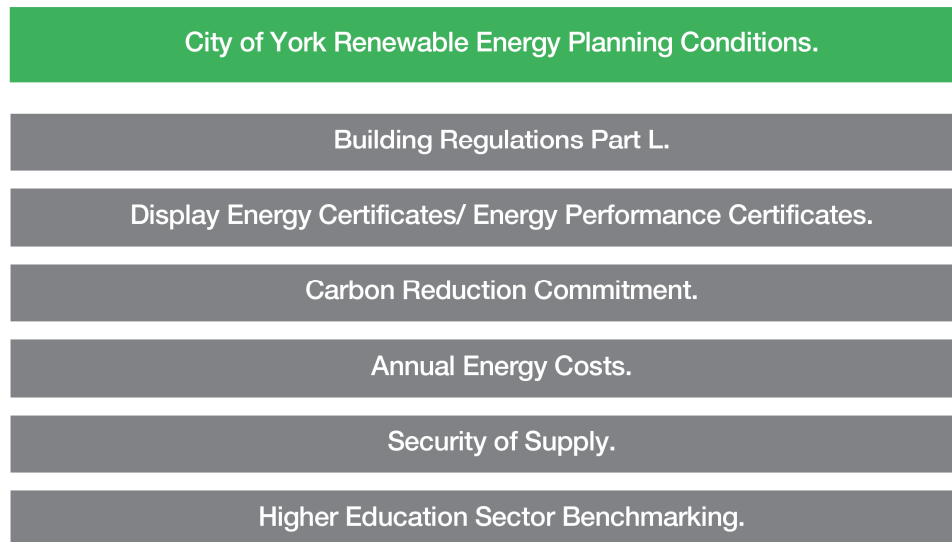


Figure 5 - Key drivers for Renewable Energy Strategy

A summary of each key driver follows.

3.1.1 City of York Renewable Energy Planning Conditions.

The City of York "Sustainable Design and Construction" Interim Planning Statement and building specific planning conditions are clear mandatory drivers for the renewable energy strategy.

The primary objectives of UK policy requiring the adoption of renewable energy technologies are **carbon emissions reduction** and **security of supply**. In response to increasing environmental and energy supply pressures on UK Government, it is anticipated that the current 10% requirement for on-site renewable energy capacity may increase in the future to 20% and beyond.

The Renewable Energy Strategy shall be adaptable to enable the University to satisfy current and future planning conditions for new build and building refurbishments.

3.1.2 Building Regulations Part L

UK Building Regulations Part L is associated with the 'Conservation of Fuel & Power' in buildings. The regulation specifies minimum design requirements, and maximum limits for Carbon Dioxide (CO₂) emissions associated with annual building energy consumption (kgCO₂/year). The regulation applies to new build and building refurbishment.

Adoption of renewable energy technology assists in achieving compliance with the regulation. The current 2006 edition of the regulation is anticipated to be revised on a revolving, three-year basis. Future revisions to the regulation will further constrain the permitted building CO₂ emissions requirements.

The Renewable Energy Strategy shall support long-term compliance with regulatory CO₂ emissions reduction requirements.

3.1.3 Display Energy and Energy Performance Certificates

From 1 October 2008 all UK buildings whenever sold, built or rented will need an Energy Performance Certificate (EPC). The certificate provides energy efficiency A-G ratings and recommendations for improvement. The ratings are standard so the energy efficiency of one building can easily be compared with another building of a similar type.

From 1 October 2008 Display Energy Certificates (DECs) are required for buildings with a total useful floor area over 1,000m² that are occupied by a public authority and institution providing a public service to a large number of persons and therefore visited by those persons. DECs show the actual energy usage of a building, the operational Rating, and help the public see the energy efficiency of a building. The DEC must be clearly displayed at all times and clearly visible to the public.

The Renewable Energy Strategy shall support the improved energy performance certification of University buildings.

3.1.4 Carbon Reduction Commitment

The Carbon Reduction Commitment (CRC) is a mandatory, legally binding CO₂ emissions trading scheme intended to have a significant impact on reducing UK carbon dioxide emissions from large business and public sector organisations.

Imposed by UK Government Department for Environment Food and Rural Affairs (DEFRA) and administered by the Environment Agency, the scheme will require organisations to purchase an annual CO₂ emissions allowance each year associated with building energy consumption.

At the end of each year, company performance, mainly based on absolute carbon reductions since the start of the scheme, will be summarised in public league tables outlining the best and worse performers in terms of carbon emissions and reduction. Revenues generated through the sale of allowances will be recycled back to participants, with companies receiving payments back, plus or minus a bonus or penalty dependent on their position in the league table.

The Renewable Energy Strategy shall reduce the financial burden of the CRC on University operations and support high-ranking in public league tables.

3.1.5 Annual Energy Costs & Security of Supply

The future availability of limited fossil fuel resources is affecting all consumers of energy. As fossil fuel resources continue to be depleted, competition for use increases and the cost of delivered energy increases.

As the University estate grows, secure supply of energy via multiple sources at affordable rates is critical for the University to continue to serve its staff and students in the long-term.

The Renewable Energy Strategy shall support and facilitate cost-effective on-site alternatives to conventional energy supplies utilising a combination of multiple, sustainable fuel sources.

3.1.6 Higher Education Sector Benchmarking

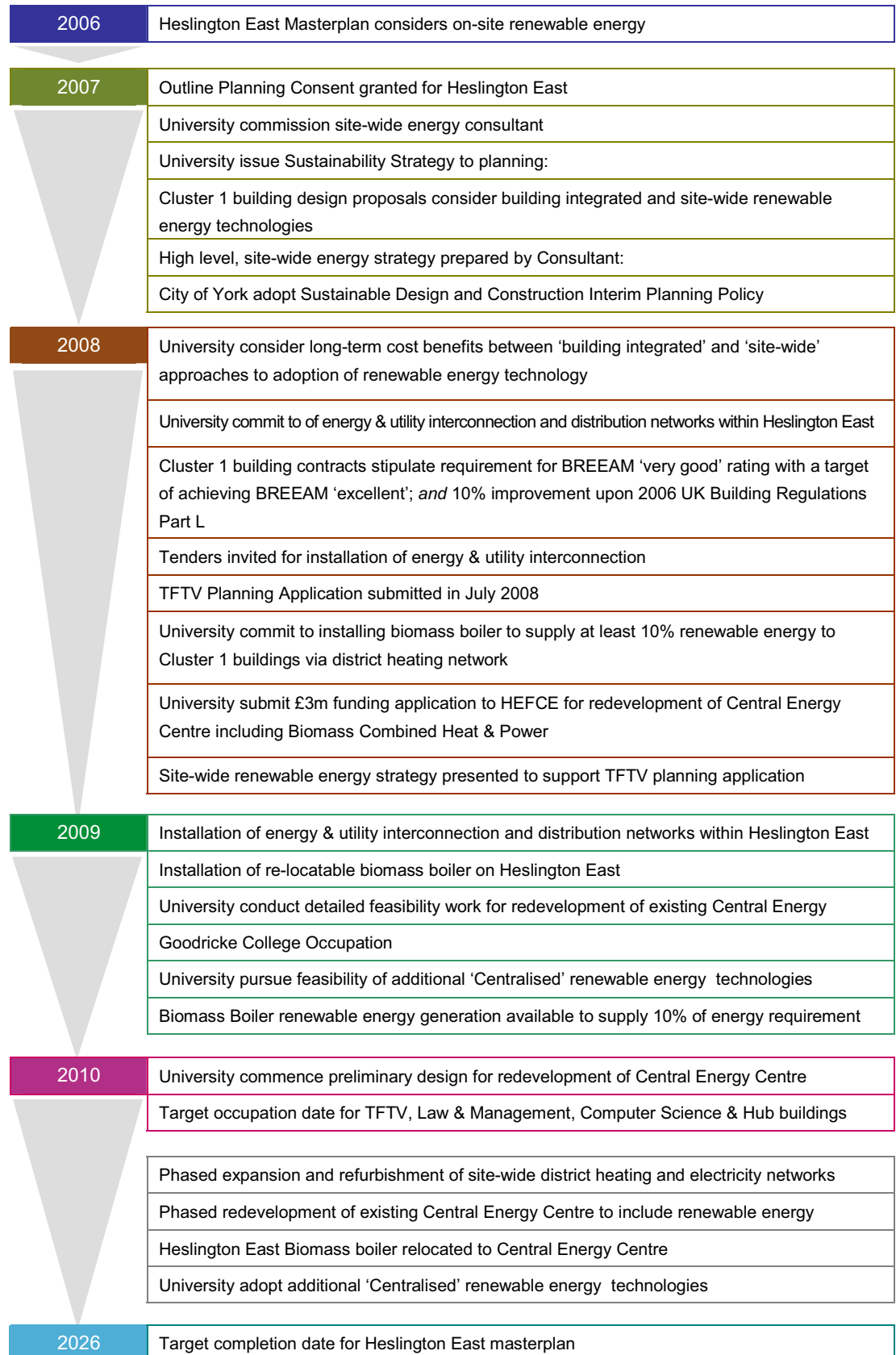
By virtue of the University's position in the UK Higher Education sector, their environmental credentials are subject to ongoing comparison with other institutions via University Associations and funding council initiatives. Of particular relevance to the renewable energy strategy, the Higher Education Environmental Performance Improvement (HEEPI) benchmarking initiative provides a distinct public ranking of a University's energy and environmental performance.

Whilst the University of York perform highly in certain sectors of HE sector benchmarking, emissions reduction and adoption of innovative low and zero carbon technologies are areas of particular focus for the future.

The Renewable Energy Strategy shall support a higher ranking of the University within HE sector benchmarking initiatives.

3.2 University Activities

Throughout the design development process of Heslington East, The University has considered the adoption of renewable energy generation in consideration of the key drivers. The key activities and development milestones are summarised below:



3.3 Technology Considerations

In developing the renewable energy strategy, the University has considered the technical and economic characteristics of a broad range of renewable energy technology options. A summary review of these options is presented in Appendix B of this report, in the context of the evolving Heslington East site and existing Heslington West site.

The University recognise that the strategy must focus on adopting those technologies which are:

1. **Efficient** and **reliable** in the generation of zero carbon energy.
2. **Dependable** with respect to security of supply contribution.
3. **Compatible** with new and existing building design.
4. **Supportive** of and **compatible** with existing, effective energy infrastructure.
5. **Robust** against continuous use.
6. **Flexible** to increasing energy demand and regulatory capacity requirements.
7. **Adaptable** to emerging advances in renewable energy technology.
8. **Cost-effective** on a whole-life basis.

As such, the appropriate technical solution must comprise a combination of proven, viable technologies, utilising multiple fuel sources and capable of modular implementation and expansion.

The University's Renewable Energy Strategy will satisfy the above criteria through the adoption of appropriate, proven, economically viable technology.

3.3.1 Approach to installation of technology

The University recognise the need to adopt the most efficient and cost-effective approach to the installation and operation of any particular technology in terms of location, capacity and connected building energy load. This is critical in order to obtain efficient generation of energy and maximise site-wide utilisation within new and existing buildings.

The two primary options for the installation of renewable energy technologies are:

1. **Building Integrated**
Small scale devices or systems installed within or mounted upon individual building(s). Generated energy supplied to individual building. Most suited to small developments with multiple building ownership and energy distribution networks not available.
2. **Centralised**
Medium-large scale devices installed in a central location in conjunction with site-wide distribution network(s). Generated energy supplied to buildings via site-wide distribution networks. Most suited to large-scale, mixed use developments with single ownership of buildings.

Both approaches have their mutual advantages and disadvantages and the effectiveness of each is dependent on the nature of a development within which a technology is to be utilised. With regard to the compatibility of the two approaches, electricity generating technologies are generally compatible, but hot water generating, building-integrated technologies present a counter-productive effect on the utilisation and operation of Combined Heat and Power (CHP)¹ plant. This is because hot water generated locally will displace part of the thermal 'base-load' which CHP plant require in order to utilise all 'waste heat' from the process of generating electricity. The result is that with broad adoption of hot water generating, building integrated technologies, CHP installations can become un-viable.

¹ 'Combined Heat & Power' (CHP) is the simultaneous generation of useable heat and power in a single process. As recognised by the UK Government, widespread adoption of CHP is essential objective to meeting long-term carbon reduction requirements.

The general advantages and disadvantages of the **building integrated** approach are:

Advantages	Disadvantages
✓ Systems can be installed independently on a building-by-building basis with little dependence on external works.	✗ Large spatial requirements for installation and maintenance access = significant impact on building design
✓ Off-the-shelf technologies can readily provide access to renewable energy generation for any development.	✗ Difficult or impossible to retro-fit within existing buildings – a long-term strategy consideration for developments comprising existing and proposed buildings.
	✗ Potentially low operational efficiencies and low energy generation yield.
✓ 'Bolt-on' short-term approach requires little consideration of long-term strategy and future requirements.	✗ For thermal energy generating devices, potential conflict between installed rated capacity required to meet annual 10% generation requirement and the maximum instantaneous demand of the building. Result: surplus energy generated energy can be wasted.
✓ Energy distribution network not required.	✗ Fixed solution: Limited or no opportunity to adapt technology or expand capacity in the future.
✓ Potentially simple operation and maintenance procedures.	✗ Generally small installed capacity and limited operational effectiveness requires additional supplementary equipment to meet total demand.
✓ Can provide a discrete visible statement clearly associated with a building.	✗ High cost and small generation yields = poor whole-life cost-effectiveness and adverse impact on allocating funds to low carbon building design.

The general advantages and disadvantages of the **Centralised** approach are:

Advantages	Disadvantages
✓ Renewable energy can be distributed to and utilised by existing and new buildings.	✗ Capital cost of distribution network(s).
✓ Large number of connected buildings results in greater utilisation of generated energy.	✗ Requires long-term strategic planning.
✓ 'Future proofing' - single/small no. of central generation source(s) can be practically and economically replaced by emerging viable renewable energy technology → energy distributed utilising existing networks.	✗ Design and installation co-ordination requirements for distribution network(s).
	✗ Requires supply contracts for private tenants
✓ Provide access to those highly effective technologies which are only practical and/or economically viable at larger capacities.	✗ Requires operation and maintenance capability for larger-scale plant
✓ Small spatial requirements relative to installed capacity + no constraint on building design.	✗ Requires specialist operational planning to ensure plant configuration is robust to operational failure
✓ Provides resilient energy supply which can satisfy annual building energy demands.	✗ Potential increased complexity of planning approvals.
✓ Cost-effective benefits associated with single point of operation and maintenance.	✗ Potential public misconception of technology, scale and community impact.

3.3.2 Economics

It is vital that a large, complex organisation such as the University consider long-term legislative, sustainability and security of supply projections in order to define an appropriate and sustainable renewable energy strategy.

In the long-term, the generation of low and zero carbon electricity will become the major challenge for the UK. The adoption of Centralised technology such as renewable energy CHP and Energy Recovery from Waste must play a critical part in meeting this challenge. Large, mixed use privately owned and occupied organisations such as the University are ideal candidates for effective adoption of and to benefit from such technologies on a local scale. The recovery of ‘waste’ heat from these essential electricity generation processes is critical and requires a connected district heating network or heat consuming process. Via a district heating network, ‘waste heat’ can be effectively utilised to satisfy building heat demands and as technology matures, cooling demands – using heat to drive absorption chillers and generate chilled water i.e. ‘tri-generation’.

In responding to the future increases in legislative requirements for carbon emissions reduction and effective contribution to long-term generation of zero carbon electricity, the Building Integrated and Centralised approaches yield converse economic scenarios.



Figure 6 - Long-term economic viability of strategic approach

As demonstrated by the building research sector, current small-scale, Building Integrated or ‘micro-generation’ technologies are technically and economically less effective in delivering significant carbon emissions reductions on a whole-life basis, in comparison to the types, scale and operational efficiency of larger-scale Centralised technologies. This follows the proven technical and financial economies of scale associated with large-scale energy generation at ‘power-station’ and ‘community energy’ scale.

As the legislative requirements reduce the permitted maximum levels for carbon emissions for new and existing buildings, the cost of compliance via building integrated technologies will increase greatly as more complex and costly methods are required to install the required capacity. Due to practical constraints associated with structural and architectural design, secondary system design (e.g. space heating, space cooling systems requiring certain grades of heat) and visual appearance, achieving zero carbon buildings via Building Integrated technologies *alone* is generally assessed to be impractical and cost-prohibitive in comparison to alternative Centralised options. It follows therefore, that whilst it is technically possible to achieve current requirements for 10% on-site renewable energy via the building integrated approach, it will become increasingly difficult, impractical and cost-prohibitive to meet increased percentage requirements for on-site renewables via building integrated technologies alone.

Conversely, capital invested upfront in larger-scale Centralised technology and site-wide distribution networks will ensure that legislative carbon emissions requirements and sustainability of energy supply are achieved in the most cost-effective way. Achieving zero carbon buildings via a Centralised approach is technically and economically feasible. This is demonstrated by growing Government commitments to Centralised Combined Heat & Power plant utilising district heating networks and large-scale wind utilising the electricity networks.

3.3.3 Conclusions

Whilst a combination of solar thermal and photovoltaic Building Integrated technologies can potentially, technically satisfy the planning conditions for renewable energy these are not considered the most appropriate solution for Heslington East, Cluster 1 nor the most appropriate approach to satisfying long-term carbon emissions legislation and sustainability for the overall estate.

In comparison to a Centralised approach, Building Integrated technologies offer less efficient systems; have a high impact on building design; have a counter productive effect on the existing CHP plant effective adoption of renewable fuel CHP plant – necessary in the long-term for production of renewable heat and electricity; have a counter-productive effect on development of existing adaptable distribution networks; and are less cost-effective, thus having an adverse effect on long-term carbon reduction provisions.

Considering the conclusions of the strategy development process and the existing district heating and electricity distribution networks within the Estate, the University recognise the short and long-term benefits associated with a Centralised approach to the installation of renewable energy technologies.

Throughout the life of the Estate, the University therefore intend that the renewable energy strategy shall focus on the principle of a 'Centralised' approach to generation of energy from on-site renewable technologies.

The University shall develop existing district heating and electricity distribution networks within Heslington East and Heslington in order to create an interconnected site.

The technically and economically viable technology considered most appropriate for Heslington East, Cluster 1 is a centralised biomass boiler.

The University shall continue to consider building integrated renewable energy technology options on a building by building basis. Those options which are considered technically suitable for the building energy demands AND complimentary to the effectiveness of established Centralised technologies AND cost-effective will be pursued as appropriate.

4 Cluster 1 Strategy

4.1 Summary

In accordance with the principles of the site-wide strategy, the Cluster 1 planning requirements for on-site renewable energy shall be satisfied via a centralised approach and distribution networks.

A new 'Utilities Corridor' shall distribute within Heslington East, Cluster 1 and inter-connect between Heslington East and Heslington West. The Utilities corridor shall contain district heating pipework which will connect to all Cluster 1 buildings.

A new centralised biomass boiler shall be installed within Heslington East. This shall inject hot water into the district heating network to supplement additional hot water fed from the existing 'Central Energy Centre' located within Heslington West.

The capacity of the biomass boiler shall be sufficient to provide at least 10% of the building energy requirements of all Cluster 1 buildings combined.

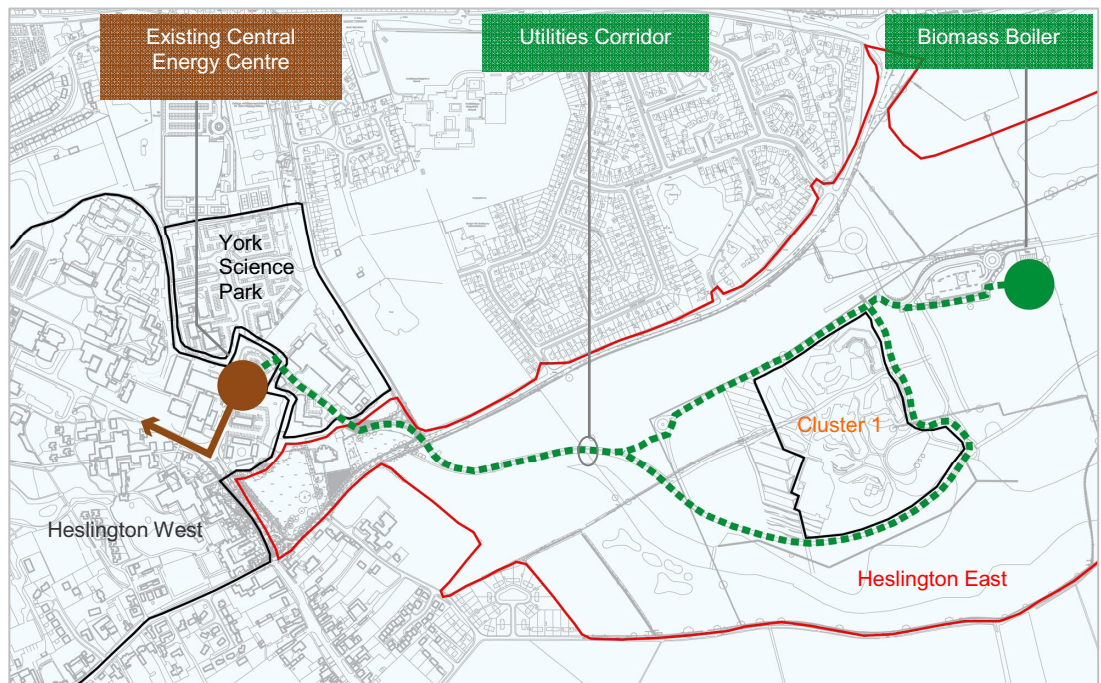
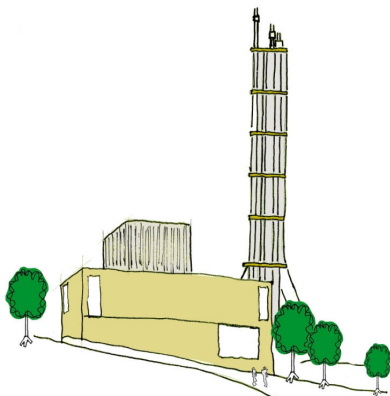


Figure 7 - Cluster 1 Renewable Energy Strategy

4.2 Existing Central Energy Centre

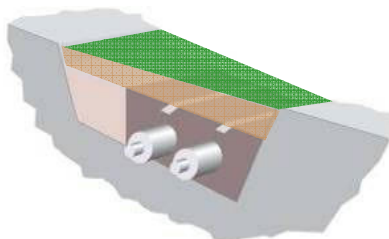


Located within Heslington West, the existing Central Energy Centre (CEC), shall act as the primary supply of heat to Cluster 1 via a district heating connection.

The CEC currently contains the following energy generating plant: gas-fired Combined Heat and Power (CHP) and supplementary gas/oil dual fuel boilers. The CEC currently serves the Heslington West site via district heating and electricity distribution networks. The existing CEC energy generating plant has sufficient spare capacity to meet the maximum instantaneous heat demand and total annual heat consumption associated with Heslington East, Cluster 1 without having an adverse effect on Heslington West supplies.

Over the next 5-10 years, the existing CEC shall be redeveloped to accommodate centralised renewable energy technologies which utilise a mixture of renewable fuels such as biomass and biogas.

4.3 Utilities Corridor



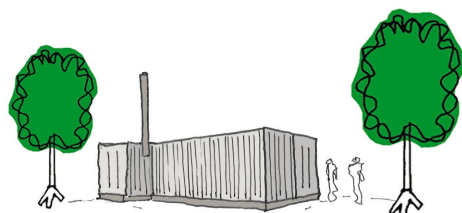
The new Utilities Corridor shall distribute within Heslington East and provide an interconnection between Heslington West and Heslington East buildings and infrastructure.

It shall comprise district heating pipework, electricity cables and communications data networks, concealed below ground.

The utilities corridor shall connect to all Heslington East buildings to provide heating, domestic hot water and electricity.

The Utilities Corridor shall be installed in phases in accordance with the construction of Heslington East. The procurement process for Utilities Corridor is currently underway and the first phase will be installed in 2009 to supply Cluster 1.

4.4 Biomass Boiler



A biomass fuelled boiler will be installed in Heslington East, to the East of the site parking facility.

The boiler will generate hot water using woodchip from local sustainable sources.

Hot water will be injected into the district heating network to support a primary supply from the Heslington West CEC.

4.4.1 Biomass Renewable Energy

Plants and trees or 'biomass' use CO₂ to grow, converting it into carbohydrate via the process of photosynthesis. When they decay or are burned, the CO₂ absorbed during growth is released back into the atmosphere.

For a *mature, unmanaged forest*, the amount of CO₂ absorbed by growing trees is equal to the amount being released into the atmosphere by decaying trees and the animals and microbes that live off the trees as they decay.

For *sustainably managed woodland or energy crops* the process can be similar. Wood is carefully removed at a rate less than or equal to the rate at which it is introduced by new growth. The net result is that the CO₂ released when the wood fuel is burned is no greater than that absorbed during growth.

A biomass boiler utilising sustainably managed woodland or energy crops is therefore recognised as a renewable energy technology - generating energy from a naturally available resource that is constantly replenished.

Unlike most other renewable energy sources biomass can be stored and used on demand to give controllable energy.

4.4.2 Capacity

The capacity of the biomass boiler will be such that the annual generation of thermal energy, shall be at least equal to 10% of the total annual building energy consumption of Cluster 1.

Total annual building energy consumption of Cluster 1 \approx 9,500,000 kWh/year²

10% Renewable Energy Generation Requirement \approx 950,000 kWh/year.

A biomass boiler in the order of 250kW rated thermal capacity operating will generate atleast 950,000kWh of renewable energy per year.

4.4.3 Design

In time, it is fully intended that the biomass boiler will be removed from Heslington East and relocated within a redeveloped Central Energy Centre within Heslington West. The design of the biomass boiler system is fully compliant with this future intention.

All equipment required to generate and inject the hot water into the district heating network shall be housed within portable, weather proof, steel containers. This will include the boiler, seven-day fuel store and the fuel feed mechanism.

The system will be capable of operating using both woodchip and wood pellet fuel types.

The system shall be designed, commissioned and operated in accordance with the British Standard for solid fuel heating boilers, BSI of EN 303-5. This standard includes requirements such as performance, efficiency, emissions, thermal output, pressure testing, safety measures and testing.

The University are in discussions with a number of specialist providers to obtain the most appropriate supply of this system.

The complete biomass boiler system shall be safely enclosed within a secure compound.

² Current energy estimate based on published energy consumption benchmarks and Stage D architectural design details – Refer to Appendix A for details.

4.4.4 Spatial Requirements

The boiler and fuel storage systems require a compound footprint suitable of accommodating three standard storage containers (each 6.5 m x 2.5 m) and additional flexible access space for fuel delivery and maintenance.

At this stage it is anticipated that a footprint of approximately 15 metres x 20 metres will be sufficient, as indicated below.

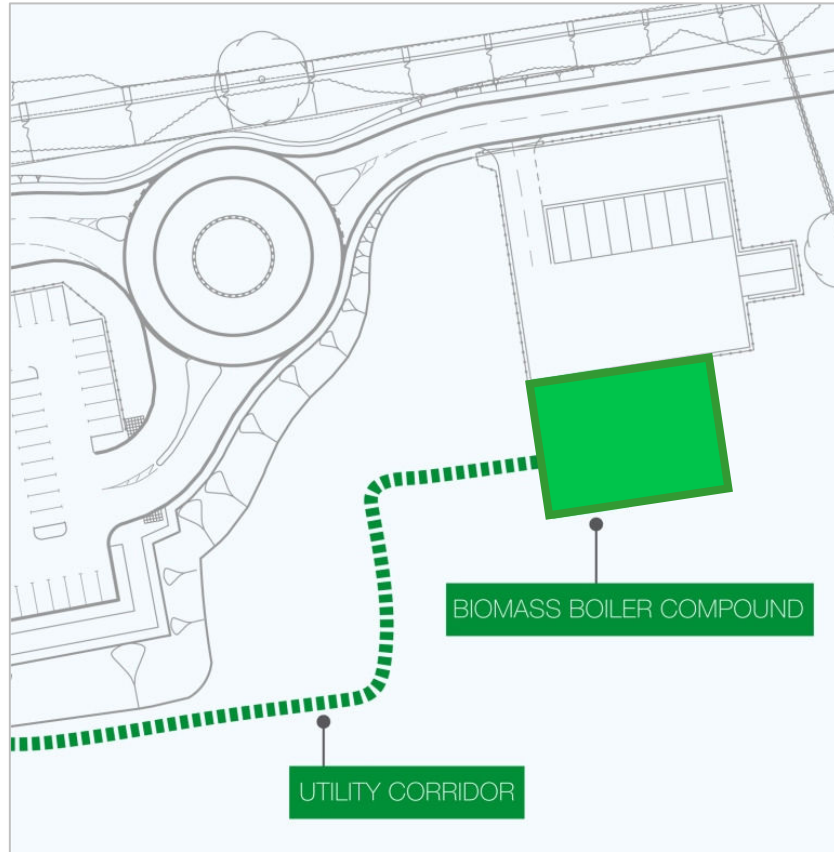


Figure 8 - Indicative spatial requirements for Biomass Boiler Compound

4.4.5 Visual Appearance

The containerised design of the biomass boiler results in a neat, compact installation. An example installation of a boiler in the order of 250kW is shown below.



Figure 9 - Example installation of containerised biomass boiler (C/O Econergy)

The biomass boiler installation will be significantly smaller in scale than the existing Central Energy Centre. The figure below provides a sense of scale.

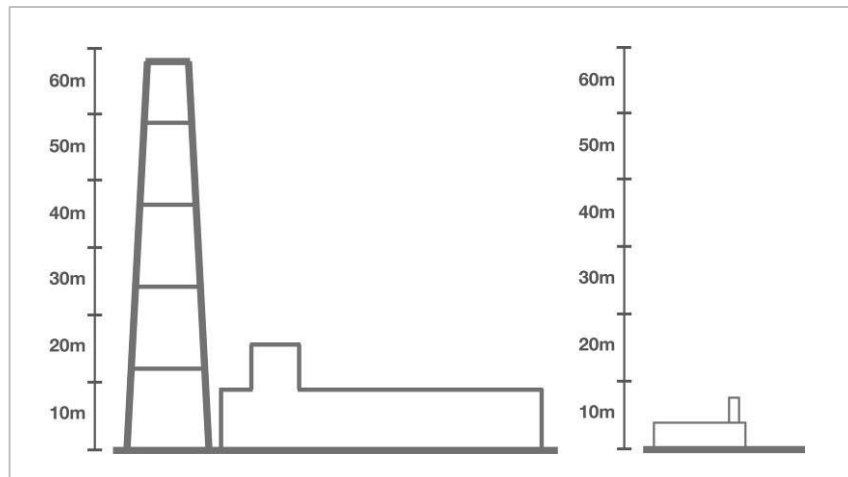


Figure 10 - Indicative scale of biomass boiler

4.4.6 Emissions

The system shall be designed, commissioned and operated in accordance with all relevant UK environmental legislation local planning policy and British Standards for solid fuel heating boilers. This includes the Clean Air act and Pollution Prevention & Control Regulations.

As demonstrated by a large number of successful planning approvals and proven installations within the UK and Europe, a biomass boiler of this scale with appropriate selection and operation will not present a hazard in terms of atmospheric emissions.

The UK Building Regulations and UK Government Department for Environment Food & Rural Affairs (Defra) state that the CO₂ emissions associated with generating energy from biomass is assumed equal to 0.025kgCO₂/kWh.year. The University are fully committed to ensuring the in-use CO₂ emissions of the biomass boiler meet or exceed this approved assumption through the use of sustainable biomass fuel supplies, appropriate selection of boiler system capacity and specification and effective operation and maintenance of the system.

Whilst within the requirements of environmental legislation, it is recognised that the operation of a biomass boiler will generate slightly higher Nitrous Oxide (NO_x) levels than a conventional gas-fired boiler. However this outcome will be limited on Heslington East as far as possible via careful system design of boiler and flue to maximise cleanliness of emissions and minimise 'part-load' operation i.e. operation of the boiler below it's rated capacity.

As a result, for an installation of this capacity in the proposed location with the correct design and operational provisions, this relatively small increase in NO_x levels is widely considered to be a manageable and acceptable characteristic in comparison to the overall broader environmental benefits.

The University shall liaise with the City of York Environmental planning officer to communicate and refine the design of the biomass boiler system to meet and where possible exceed all local emissions requirements.

4.4.7 Fuel Supply

Whilst the system is flexible to use both wood chip and wood pellets, it is intended that in use the biomass boiler will utilise sustainable woodchips sourced from the local area.

In accordance with an installed capacity in the order of 250kW and the required annual generation of energy, the boiler will consume approximately 60 cubic metres of woodchip per week. This volume of fuel consumption will require one to two fuel deliveries per week via a 12 – 15 tonne truck.

The woodchip shall be obtained from the following sources:

- ✓ Forestry management arisings
- ✓ Energy crops e.g. Short rotation coppice and grasses
- ✓ Non-hazardous post consumer waste originally produced from sustainable wood source.

The University will make every effort to ensure the fuel type conforms with the appropriate standards being drafted by the various European Technical Committees and Working Groups (Referred to as CEN/TC 335) and the future adoptions by the UK Government.

Sustainably sourced biomass fuels processed within 25 miles of the point of use are currently regarded as 'carbon neutral'. The University are therefore engaging with local suppliers and forestry partnerships within the Yorkshire and Humber region to establish a robust and sustainable fuel supply within a 25 mile radius.

To assist, the University have engaged with the 'Yorwoods' organisation, based in Ripon. Supported by Yorkshire Forward, Yorwoods is a partnership-based organisation that works with all parts of the forest industry to improve the sectors contribution towards sustainable rural development in the Yorkshire & the Humber Region. Whilst Yorwoods do not supply fuel directly, they do offer a co-ordination role, linking customers to the most appropriate fuel suppliers. Yorwoods believe that sourcing woodchip produced from locally grown sources would be 'reasonably straightforward' for the University.

To date, the University have engaged directly with the following potential suppliers:

1. Renewable Fuels Ltd

Based at Escrick, within a 5 mile radius of the University.

2. Manco Energy Ltd

Based at North Newbald, approximately 20 miles from the University.

3. Renewable Fuel Growers

Based at Market Weighton, approximately 20 miles from the University.

Each of the above suppliers has stated that they alone could readily supply the University's woodchip fuel requirements to satisfy the peak and annual operation of the proposed biomass boiler system for Cluster 1. Indeed, regardless of future development of their supply infrastructure, each of the suppliers has stated that they could readily supply woodchip volumes which are significantly in excess of those required for Cluster 1. Whilst there will be inevitable competition for supply in this market, this provides a degree of confidence for satisfying future increased volumes of woodchip as the University consider increasing biomass plant capacities on site.

The University are continuing to seek additional suppliers to those above and progress discussions with all in order to secure an appropriate, sustainable supply for the needs of the Cluster 1 system. The University will also discuss the options for potentially securing longer-term supply agreements.

In the long-term, the University intend to explore opportunities for utilising existing off-campus land-holdings for the production of sustainable energy crops – most likely in partnership with locally based agricultural expertise. Crops to be considered include willow and poplar 'Short Rotation Coppice' (SRC) and 'Miscanthus' (Elephant Grass). Whilst SRC require between 3-5 years before first productive harvest, Miscanthus crops can be harvested on a two-year cycle from planting.

4.4.8 National Initiatives & Incentives

An extensive range of national UK Government initiatives and incentives exist which support the adoption of biomass as a source of sustainable renewable energy. The key statements from those considered most prominent are:

4. UK Government White Paper on Energy, 2007

The Government Biomass Strategy aims to “expand the supply and use of energy from this renewable fuel source in a sustainable way.”

5. UK Government Biomass Taskforce 2005

“the potential of biomass is significant... Biomass is unique as the only widespread source of high-grade renewable heat ...”

6. UK Government Strategy for non-food crops and uses, Defra 2004/2007.

“We need to continue today to take action to optimise the environmental, economic and social benefits we can obtain from the increased, but sustainable, use of biomass for energy...”

7. A Woodfuel Strategy for England, Forestry Commission 2007

Provides a framework which supports UK Government objective to build a viable and sustainable biomass industry

Environmental Target: “Greatly increased generation of renewable energy with biomass and photovoltaics providing mainstay of this.”

With regard to central funding, UK Government capital grants are already playing a key part in the development of biomass, including wood fuel. Grant support for UK land managers has been available in the form of the Natural England Energy Crop Scheme for specific energy crops and wider woodland creation through the England Woodland Grant Scheme. The Forestry Commission-managed Harvesting, Marketing and Processing Pilot Grant and the Defra Biomass Infrastructure Support Grant both support capital investment in the supply chain.

4.4.9 Regional Initiatives & Incentives

The Yorkshire and Humber region is fortunate in that it has a number of established organisations that have considerable experience of biomass in the UK.

A variety of key initiatives and incentives exist within the region, which provide a solid foundation for the growth of energy generation using biomass and development of sustainable fuel supply infrastructure. These are endorsed, promoted and supported by a combination of UK Government departments, Local Authorities, the Regional Development Agency (Yorkshire Forward) and operational subsidiary organisations. They incentivise and support developments across the region to provide a solid foundation for the sustainable growth in biomass sourced energy generation.

The key points to note are:

1. Yorkshire and Humber Vision for Biomass, 2008

Key Objective: "Enable biomass to make a contribution to the region's target to reduce GHG emissions by 20-25% by 2016"

Key Objective: "Facilitate and support initiatives to encourage the use of biomass-based local heat and power supply"

2. The Regional Economic Strategy & Climate Change Action Plan

Target increased role for biomass as an important resource for reducing emissions and achieving regional energy and climate change targets

3. The Yorkshire and Humber Regional Spatial Strategy to 2026

Environmental Target: "Greatly increased generation of renewable energy with biomass and photovoltaics providing mainstay of this."

Forestry, tree and woodlands policy plans, strategies and investment decisions should "Increase planting for biomass and encourage the management of woodland for wood fuel".

4. Yorkshire and Humber Regional Energy Infrastructure Strategy for 2020

"To meet the region's 2020 Vision for Energy supply an objective is set to establish an extensive regional bioenergy infrastructure that includes the widespread production and use of biomass and biofuels."

5. Regional Forestry Strategy for Yorkshire and The Humber Region, 2005.

"Priority for action: "increase the use of wood in sustainable construction and as a source of renewable energy"

6. Yorwoods

A partnership based organisation supported by Yorkshire Forward that works with all parts of the forest industry to improve the sectors contribution towards sustainable rural development in the Yorkshire & the Humber Region.

7. Future Energy Yorkshire (FEY)

FEY (part of 'SFCo' - 'a wholly owned subsidiary of Yorkshire Forward) has been established to secure the economic opportunities arising from new and renewable energy technologies across the Yorkshire and Humber region.

With funding from Yorkshire Forward, FEY are in the process of developing a wood fuel infrastructure programme for the purpose of developing a robust wood fuel supply chain within the region.

5 Site-wide Strategy

5.1 Summary

The renewable energy strategy for Cluster 1 forms part of a broader site-wide renewable energy strategy. In turn the site-wide strategy contributes to an over-arching 'Sustainable Energy & Utility Strategy' being developed by the University.

As demonstrated in the Cluster 1 strategy, the University have committed to supplying electricity and hot water to Heslington East via extensions to the existing district heating and electricity networks.

It is proposed that the CEC be the central 'heat' source for the complete site and a primary source of electricity generated via Combined Heat & Power (CHP) systems. A phased redevelopment programme for the CEC is proposed to incorporate high efficiency, low and zero carbon centralised technologies for the generation of heat and electricity.

The district heating and electricity distribution networks within Heslington West and East shall be extended to maintain security of supply and facilitate the site-wide distribution of low and zero carbon energy to all buildings.

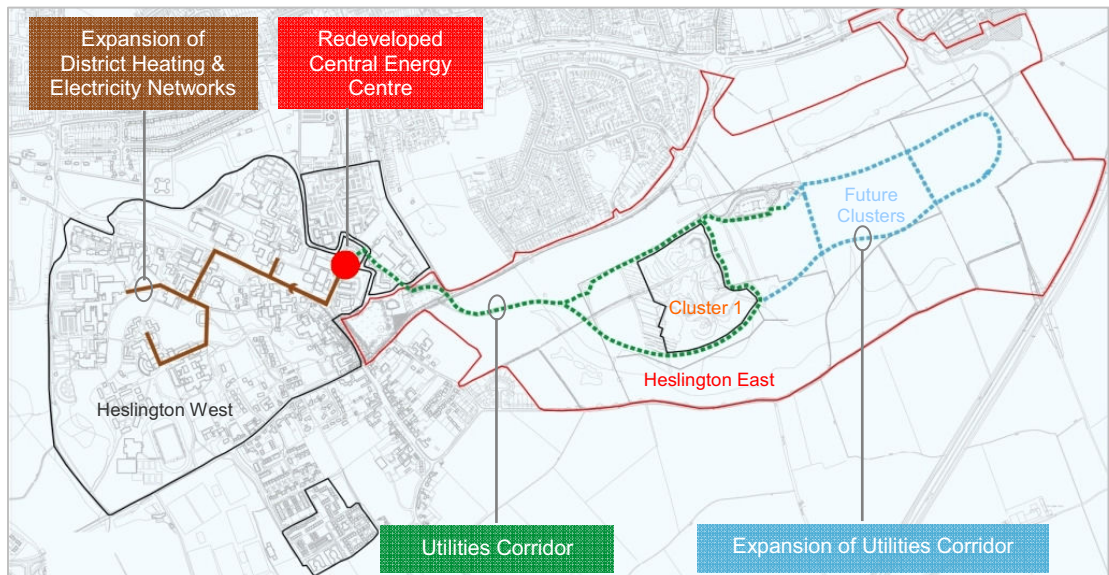
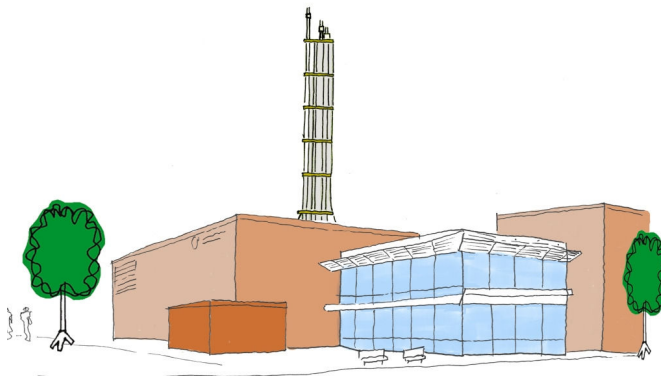


Figure 11 - Site-wide Renewable Energy Strategy

5.2 Redevelopment of the Central Energy Centre

The Central Energy Centre (CEC) provides an efficient, flexible and adaptable central source of energy generation for the University.



Over the next 5-10 years, the type and capacity of new energy generation technology within the CEC shall be determined in consideration of technical, economic and environmental feasibility; business continuity and security of supply; planning, regulation and legislative requirements.

In the long-term the University will commit to the replacement of resilient low carbon technologies, such as condensing gas-fired boilers, gas CHP and thermal storage, and installation of new renewable energy technologies.

In the first instance, the biomass boiler installed on Heslington East shall be re-located to the CEC. Additional technologies under consideration during development of the CEC are biomass CHP and bio-gas CHP via on-site anaerobic digestion of waste. Furthermore, the University intend to investigate the opportunities for configuring the CEC to enable multiple gaseous fuel types to be utilised by common CHP engines.

5.2.1 Higher Education Funding

The University have applied for a transformational fund currently available from a consortium of Salix Finance Ltd and the Higher Education Funding Council for England (hefce). The funding support is requested in order to fast-track the adoption of Biomass CHP within redevelopment of the CEC.

Biomass CHP offers significant carbon reduction savings for the University via the generation of heat and electricity. Under normal circumstances, the University intend to pursue the adoption of Biomass CHP technology in the medium to long-term as opposed to the short-term. This is due to the current relatively high capital cost of Biomass CHP and the risks associated with adopting an emerging, immature technology within the UK.

However, with the support of the hefce transformational fund and the potential for an element of risk sharing, the University are presented with an exciting opportunity to go one-step further in terms of innovative biomass technology and 'fast-track' the adoption of Biomass CHP.

If the funding application is unsuccessful, the University will continue with the Cluster 1 strategy as described in this report. The University shall continue to pursue the Biomass CHP but with a slightly longer timescale.

5.3 Expansion of Utilities Corridor

The distribution networks are key to the short and long-term distribution of low and zero carbon energy across the site.

Over the development life of Heslington East, the utilities corridor shall be developed such that district heating, electricity and communications networks are extended to serve all buildings constructed within the Masterplan.

Existing distribution networks within Heslington West shall be refurbished and extended to serve an increasing number of Heslington West buildings.

The expansion of the new and existing distribution networks shall enable low and zero carbon heat and electricity to be distributed to all buildings via Centralised generation.

6 Summary

- The University are strongly committed to the delivery of on-site renewable energy technology to deliver long-term carbon savings for the campus and satisfy the City of York Council's adopted IPS on sustainable construction and building specific planning conditions.
- During the design development of Heslington East, the University have considered the technical and economic feasibility of a range of renewable energy technologies, both from a building integrated and centralised perspective.
- The University have commissioned Arup Utilities & Energy Consulting to develop a holistic '*Sustainable Energy & Utility Strategy*' for the Heslington East and Heslington West sites to target long-term energy consumption and CO₂ emissions reduction through the appropriate design, technology and operational approaches.
- Within this over-arching energy & utility strategy, the principles of a site-wide '*University of York Renewable Energy Strategy*' have been defined.
- Whilst a small number of 'Building Integrated' technologies can technically satisfy the planning conditions for renewable energy, these are not considered the most appropriate solution for Heslington East, Cluster 1 and indeed the broader site.
- In comparison to a 'Centralised' approach, 'Building Integrated' technologies offer less efficient systems; have a high impact on building design; have a counter productive effect on the effective adoption of renewable fuel Combined Heat & Power plant; have a counter-productive effect on the development of existing adaptable distribution networks; and are less cost-effective, thus having an adverse effect on the long-term provision of site-wide CO₂ emissions reductions.
- To achieve the effective reduction of carbon emissions long term, a Centralised approach is considered the appropriate solution.
- As part of the first phase of this 'Centralised' approach, the University propose to provide 10% of the Cluster 1 building energy consumption via a renewable energy biomass boiler and district heating network located on Heslington East.
- District heating and electricity distribution networks will be installed within the Heslington East Utilities Corridor to distribute low and zero carbon heat to Cluster 1 buildings and to provide an interconnection between Heslington East and Heslington West.
- Over the next 5 – 10 years the University are committed to redeveloping the existing Central Energy Centre on Heslington West and extending the heating and electricity site-wide distribution networks. It is intended that during this phased redevelopment, the Heslington East biomass boiler shall be relocated within the Central Energy Centre. If hence funding is secured, the timescale for development will be accelerated.
- The Central Energy Centre will provide the ability for the University to adapt their approach to renewable energy generation technology at a cost-effective and efficient scale as technology markets develop without the need for building refurbishments.
- The district heating and electricity networks will serves to distribute low and zero carbon to existing and new buildings irrespective of the energy generating technology and fuel source. Therefore all connected buildings are provided with access to multiple renewable fuel options in the short and long-term.

Appendix A

**Building Energy
Assessment**

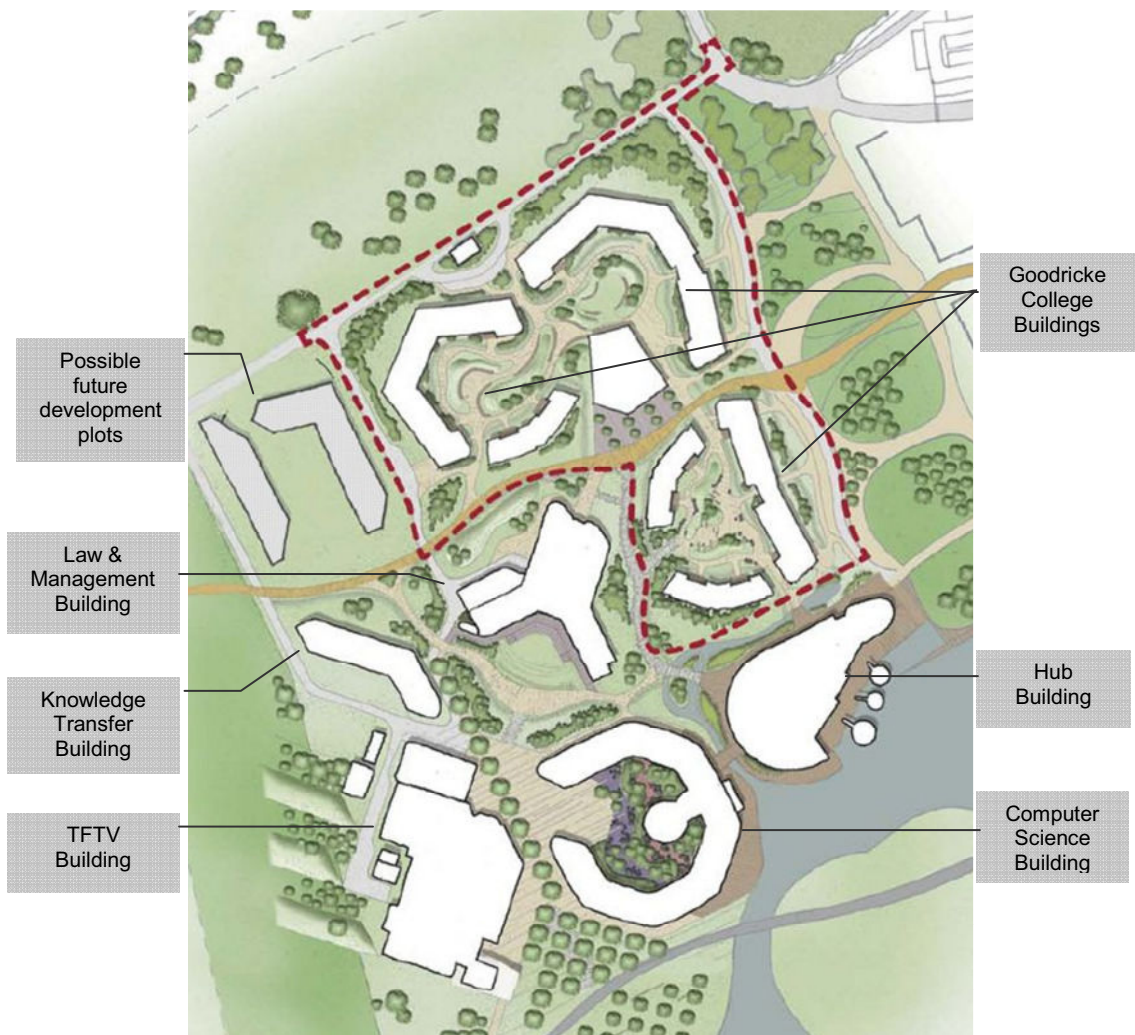
A1 Building Energy Assessment

A building energy assessment is presented for the purpose of supporting the Renewable Energy Strategy for Heslington East Cluster 1.

The assessment provides the current estimate of total annual building energy consumption for Cluster 1. It is based on architectural Stage D building area schedules and published energy consumption benchmarks.

The building energy assessment is subject to refinement at each stage of the design process. For the final design calculations, the annual energy as calculated for Building Regulation Part L compliance will be used to calculate the 10% renewable generation required and an estimate for energy from small power will be required.

A1.1 Cluster 1 Masterplan



A1.2 Building Area Schedule

Building	Gross building floor area m ²	Treatable floor area factor*	Occupied building floor area m ²
Goodricke College Buildings	14,348	0.9	12,913
Hub Building	5,057		4,551
TFTV Building	6,105		5,495
Law & Management Building	6,145		5,531
Computer Science Building	6,622		5,960
Knowledge Transfer Building	3,000		2,700
TOTAL	41,277		37,150

*Note: The treatable floor area factor accounts for untreated circulation space and un-occupied floor area associated with building construction and building services zones.

A1.3 Energy Consumption Assumptions

The following energy consumption benchmark data has been considered to estimate the annual energy requirements of the buildings:

- Econ 54 “Energy efficiency in further and higher education – cost-effective low energy buildings” 1997

The data set which forms the basis of the energy consumption benchmarks are taken from real energy data from universities collected in the 1990’s. The data includes for the following:

- Lighting
- Heating (space heating and domestic hot water)
- Cooling
- Auxiliary Energy (Pumps, fans etc)
- Small Power

At the time of writing, detailed building energy consumption calculations have not been completed for Cluster 1 buildings using the Building Regulation Part L calculation methodology. In the absence of these calculations, Econ 54 benchmark data has been used.

As Econ 54 data significantly dated, it is anticipated that the resulting energy consumption estimate will be larger than that obtained via the current Part L calculation methodology.

However, by using Econ 54 assumption benchmarks the risk of underestimating the required energy generation output of renewable technology is minimised.

Whilst energy usage from small power, is not currently included within Part L calculation methodology, electricity required for small power has been included in this assessment.

A1.4 Building Energy Summary

Building	Annual Electricity Consumption kWh/year	Annual Fossil Fuel Consumption kWh/year	Total Annual Energy Consumption kWh/year	10% Renewable Energy Requirement kWh/year
Goodricke College Buildings	1,097,622	3,099,168	4,196,790	419,679
Hub Building	163,385	879,221	1,042,606	104,261
TFTV Building	221,343	1,126,740	1,348,083	134,808
Law & Management Building	121,671	835,106	956,777	95,678
Computer Science Building	262,231	899,930	1,162,161	116,216
Knowledge Transfer Building	283,500	405,000	688,500	68,850
TOTAL	2,149,752	7,245,165	9,394,917	939,492

Appendix B

**Summary Review of
Renewable Technology
Options**

B1 Summary Review of Renewable Technology Options

The University has considered the adoption of Renewable Energy Technologies (RETs) throughout the design development of Heslington East.

Building integrated and centralised RETs have been reviewed on behalf of the University within the following specific commissions:

1. Arup Building Engineering: Concept and scheme design of Heslington East, Cluster 1 buildings.
2. Arup Utilities & Energy Consulting: Development of 'Sustainable Energy & Utilities Strategy' for the University of York.

Through these commissions the University have defined the principles of the site-wide and Cluster 1 renewable energy strategy; selected the most appropriate and cost-effective RETs for adoption in the short-term to serve Cluster 1; and developed an understanding of those RETs which shall be considered for adoption in the future.

The following summary is drawn on the work contained within publications and development work produced within the above commissions.

The summary demonstrates the University's consideration of 'Building Integrated' and 'Centralised' technology options and presents the high-level technical reasoning for selection and de-selection of each RET in the short term (within 5 years) and long-term (5 + years).

The short-term selections are directly associated with the Heslington East Cluster 1 development.

The long-term selections are associated with future phases of Heslington East and refurbishment, redevelopment within Heslington West.

The review is presented in terms of 'Hot Water', 'Chilled Water' and 'Electricity' generation technologies.

The summary review should be read in conjunction with Section 3.2 "Technology Considerations" within this report.

B1.1 Hot Water Generating RETs

Hot Water Generating Technology		Appropriate Centralised RET for UoFY?			Appropriate Building Integrated RET for UoFY?		
		Discussion	Short-term - within 5 years	Longer-term 5 years +	Discussion	New Build	Building Refurbishment
1	Biomass Boilers	<p>Reliable, proven technology available in broad capacity range.</p> <p>Sustainable local fuel sources available in region.</p> <p>Supports development of adaptable district heating network and Central Energy Centre.</p> <p>Facilitates a long-term, sustainability of utilising Biomass for onsite production of heat and electricity.</p> <p>Required supplementary heat generation sources can be located alongside in Central Energy Centre.</p> <p>Economically viable technology with short payback.</p>	✓	✓	<p>Heat generation plant at building integrated scale is operationally less efficient and less cost effective than centralised approach.</p> <p>Biomass boilers require generally require supplementary gas-fired boilers in building to provide load following and guarantee supply.</p> <p>Large spatial requirements within and adjacent to each building for fuel delivery & storage – adverse effect on primary building design objectives.</p> <p>Multiple small, fuel deliveries to individual buildings is impractical.</p> <p>Counter-productive effect on development and efficient operation of centralised low and zero carbon Combined Heat & Power plant – a pre-requisite for on-site generation of low and zero electricity and long-term carbon emissions reduction.</p>	✗	✗
2	Bio-fuel Boilers	<p>Limited existing supply of sustainable fuel sources e.g. filtered Waste Vegetable Oil</p> <p>Existing operational problems with boiler burners.</p> <p>Possibility of regulated sustainable fuel sources available in future.</p> <p>Possibly cost-effective in future</p>	✗	?	<p>Building Integrated scale devices not commercially available.</p>	✗	✗
3	Biomass CHP	<p>Emerging technology in UK associated with high operational risk</p> <p>Sustainable local fuel source required.</p> <p>Short-term adoption may be possible with grant funding and sharing of technology risk</p> <p>High capital cost, but economically viable in long-term.</p>	?	✓	<p>Building Integrated scale devices not commercially available.</p>	✗	✗
4	Bio-fuel CHP	<p>Slowly emerging operational warranties on modified conventional CHP engines but requires high quality fuel input.</p> <p>Fuel supply issues as stated for Bio-fuel boilers</p>	✗	?	<p>Building Integrated scale devices not commercially available.</p>	✗	✗

5	Energy Recovery from Waste: Anaerobic Digestion + Bio-gas CHP	<p>Reliable, proven Bio-gas CHP technology available</p> <p>Supply of bio-gas from 3rd party not commercially feasible at present.</p> <p>On-site Anaerobic Digestion requires long-term feasibility assessment and planning approval process.</p> <p>Requires large scale application and possible site partnership to be economically viable.</p>	x	?	Building Integrated scale devices not commercially available.	x	x
6	Energy Recovery from Waste: Incineration + CHP	<p>Requires on-site use for generated pass-out steam – odes not currently exist at University.</p> <p>Requires specialist management of generated steam.</p> <p>Requires large scale application to be technically and economically viable</p> <p>Requires long-term feasibility assessment and planning.</p>	x	?	Building Integrated scale devices not commercially available.	x	x
7	Solar Thermal	<p>Technically feasible concept in theory.</p> <p>Generation efficiency reduced with ground level installation.</p> <p>Possible adverse visual impact</p> <p>Requires distribution network</p> <p>Distribution losses incurred of already low grade heat</p> <p>Injecting low grade generated heat (@≈65°C) into district heating flow water @ ≈90°C will have adverse effect of reducing flow temperature.</p> <p>Injecting into ≈60°C district heating return water will increase temperature thus reducing Centralised CHP heat recovery efficiency.</p> <p>May require dedicated distribution network</p> <p>Inefficient utilisation of developable land.</p> <p>Counter-productive effect on development and efficient operation of centralised low and zero carbon Combined Heat & Power plant – a pre-requisite for on-site generation of low and zero electricity and long-term carbon emissions reduction.</p> <p>Possible future consideration dependent on compatibility with any employed high gain Centralised technologies.</p> <p>Marginal economic viability</p>	x	?	<p>Technically feasible concept in theory.</p> <p>Approximately 7500m² of gross roof area required based on current energy assessment</p> <p>10% annual provision from installed capacity will be greater than anticipated annual DHW consumption = mismatch between available roof area and individual building domestic hot water demand.</p> <p>Significant impact on building design in terms of aesthetics, installation and maintenance access space.</p> <p>Maintenance access complexity</p> <p>Supplementary plant would require premium high cost building space</p> <p>Requires supplementary gas-fired boilers or district heating supply to meet maximum demand, provide load following and guarantee supply.</p> <p>Economically viable, but counter-productive effect on development and efficient operation of centralised low and zero carbon Combined Heat & Power plant – a pre-requisite for on-site generation of low and zero electricity and long-term carbon emissions reduction.</p> <p>Possible future consideration dependent on compatibility with any employed high gain Centralised technologies.</p>	x	?

8	<p>Ground Source Heat Pump: Closed Loop Heating Mode</p>	<p>Requires electrical input therefore not truly renewable.</p> <p>Heat generated @ 50-55°C means that a GSHP cannot be used in conjunction with a conventional wet radiator system and where used with air-heating systems requires increased air flow rates thus increased fan power → system limited to under-floor heating.</p> <p>Heat generated @ 50-55°C means that the heat pump cannot provide domestic hot water to the required temperature of 60°C to minimise the risk of legionella.</p> <p>Requires distribution network</p> <p>Distribution losses incurred of already low grade heat</p> <p>Counter-productive effect on development and efficient operation of centralised low and zero carbon Combined Heat & Power plant.</p> <p>Marginal economic viability</p>	x	x	<p>Requires electrical input therefore not truly renewable.</p> <p>In principle, suitable for consideration with New Build</p> <p>Cluster 1 buildings do not utilise piled foundations, therefore energy piles not possible</p> <p>Cannot satisfy total building demands in heating mode, therefore space and cost associated with necessary supplementary conventional systems remains</p> <p>Supplementary plant would require premium high cost building space</p> <p>Heat generated @ 50-55°C means that a GSHP cannot be used in conjunction with a conventional wet radiator system and where used with air-heating systems requires increased air flow rates thus increased fan power → system limited to under-floor heating.</p> <p>Heat generated @ 50-55°C means that the heat pump cannot provide domestic hot water to the required temperature of 60°C to minimise the risk of legionella.</p> <p>Counter-productive effect on development and efficient operation of centralised low and zero carbon Combined Heat & Power plant.</p> <p>Possible future suitability with maturing technology performance and renewable electricity supply e.g. large scale wind.</p> <p>Marginal economic viability</p>	x	?
9	<p>Fuel Cell Technology + Methane Gas Reformer</p>	<p>Currently unproven, maturing technology</p> <p>Not currently economically viable</p>	x	?	<p>Currently unproven, maturing technology</p> <p>Not currently economically viable</p> <p>Possible future adoption in the form of medium scale micro-fuel cell CHP within remote single building to serve multiple buildings via site-wide distribution networks.</p>	x	?

B1.2 Chilled Water Generating RETs

Chilled Water Generating Technology		Appropriate Centralised RET for UofY?			Appropriate Building Integrated RET for UofY?		
		Discussion	Short-term - Within 5 years	Longer-term 5 years +	Discussion	New Build	Building Refurbishment
1	Ground Source Heat Pump: Open Loop	<p>Requires electrical input therefore not truly renewable.</p> <p>Large-scale, multiple extraction of ground water at central location may have adverse geotechnical effects</p> <p>Technology not suited to large-scale centralised approach</p> <p>Abstraction and rejection boreholes required – suitability subject to intrusive site investigation</p> <p>Abstraction licenses required</p> <p>Potential ground stability and system operation problems associated with silt extraction</p>	x	x	<p>Requires electrical input therefore not truly renewable.</p> <p>Sustainable borehole water supply required</p> <p>Abstraction and rejection boreholes required – suitability subject to intrusive site investigation</p> <p>Potential ground stability and system operation problems associated with silt extraction</p> <p>Cannot satisfy total building demands in cooling mode, therefore space and cost associated with necessary supplementary conventional systems remains</p> <p>Supplementary plant would require premium high cost building space</p> <p>Generated chilled water temperatures limits cooling system choice to most chilled beams and chilled ceilings considered most suitable</p> <p>Counter-productive effect on development and efficient operation of centralised low and zero carbon Combined Heat & Power plant.</p> <p>Heat pump generates heat in operation which adds to building heat gains.</p> <p>Possible future suitability with maturing technology performance and renewable electricity supply e.g. large scale wind.</p> <p>Removes opportunity to adopt High efficiency central chiller plant with 'free cooling' facility</p> <p>Marginal economic viability</p>	x	?

2	Ground Source Heat Pump: Closed Loop	<p>Requires electrical input therefore not truly renewable.</p> <p>Technology not suited to large-scale centralised approach</p> <p>possible problems with silt extraction</p>	x	x	<p>Requires electrical input therefore not truly renewable</p> <p>In principle, suitable for consideration with New Build</p> <p>Cluster 1 buildings do not utilise piled foundations, therefore energy piles not possible</p> <p>Cannot satisfy total building demands in cooling mode, therefore space and cost associated with necessary supplementary conventional systems remains</p> <p>Supplementary plant would require premium high cost building space</p> <p>Generated chilled water temperatures limits cooling system choice to most chilled beams and chilled ceilings considered most suitable</p> <p>Counter-productive effect on development and efficient operation of centralised low and zero carbon Combined Heat & Power plant.</p> <p>Heat pump generates heat in operation which adds to building heat gains.</p> <p>Possible future suitability with maturing technology performance and renewable electricity supply e.g. large scale wind.</p> <p>Removes opportunity to adopt High efficiency central chiller plant with 'free cooling' facility</p> <p>Marginal economic viability</p>	x	?
3	Lake water Source Heat Pump: Cooling Mode	<p>Discussion open and closed loop heat pumps above.</p> <p>Rejected heat increases lake water temperature therefore inducing fungal growth and ecological imbalance</p> <p>Requires additional distribution pipework between buildings and lake.</p>	x	x	<p>Discussion open and closed loop heat pumps above.</p> <p>Rejected heat increases lake water temperature therefore inducing fungal growth and ecological imbalance</p> <p>Requires additional distribution pipework between buildings and lake.</p> <p>Possible future consideration depending on established knowledge of lake operation</p>	x	?

B1.3 Electricity Generating RETs

Electricity Generating Technology		Appropriate Centralised RET for UofY?			Appropriate Building Integrated RET for UofY?		
		Discussion	Short-term - Within 5 years	Longer-term 5 years +	Discussion	New Build	Building Refurbishment
1	Wind Turbine	<p>Large scale wind technically and economically viable for Heslington East.</p> <p>Complex and lengthy planning approval process</p> <p>Intermittent generator – wind dependent</p>	✓	✓	Robust building research operational studies demonstrate that small scale wind is not an efficient, effective or economically viable solution.	✗	✗
2	Biomass CHP	<p>Emerging technology in UK associated with high operational risk</p> <p>Sustainable local fuel source required.</p> <p>Short-term adoption may be possible with grant funding and sharing of technology risk</p> <p>High capital cost, but economically viable in long-term.</p>	?	✓	Building Integrated scale devices not commercially available.	✗	✗
4	Bio-fuel CHP	<p>Slowly emerging operational warranties on modified conventional CHP engines but requires high quality fuel input.</p> <p>Fuel supply issues as stated for Bio-fuel boilers</p>	✗	?	Building Integrated scale devices not commercially available.	✗	✗
5	Energy Recovery from Waste: Anaerobic Digestion + Biogas CHP	<p>Reliable, proven Bio-gas CHP technology available</p> <p>Supply of bio-gas from 3rd party not commercially feasible at present.</p> <p>On-site Anaerobic Digestion requires long-term feasibility assessment and planning approval process.</p> <p>Requires large scale application and possible site partnership to be economically viable.</p>	✗	?	Building Integrated scale devices not commercially available.	✗	✗

6	Energy Recovery from Waste: Incineration + CHP	<p>Requires on-site use for generated pass-out steam – odes not currently exist at University.</p> <p>Requires specialist management of generated steam.</p> <p>Requires large scale application to be technically and economically viable</p> <p>Requires long-term feasibility assessment and planning.</p>	✘	?	Building Integrated scale devices not commercially available.	✘	✘
7	Photovoltaic Panels	<p>Theoretically technically feasible concept.</p> <p>Possible adverse visual impact</p> <p>Generation efficiency reduced with ground level installation.</p> <p>Requires additional distribution network</p> <p>Intermittent generator – solar irradiation dependent</p> <p>Central CHP or large scale wind more technically and economically viable.</p>	✘	✘	<p>Technically feasible concept for new build and building refurbishment</p> <p>Cannot satisfy 10% with assumed roof area for Cluster 1</p> <p>In theory could satisfy 10% if used in conjunction with Solar Thermal, but available roof area prohibits</p> <p>Intermittent generator – solar irradiation dependent</p> <p>Central CHP or large scale wind more technically and economically viable.</p> <p>Possible future consideration as technology matures and costs reduce</p>	?	?
8	Fuel Cell Technology + Wind Turbine	<p>Currently unproven, maturing technology</p> <p>Not currently economically viable</p> <p>Potential future suitability if large scale wind adopted</p>	✘	?	<p>Currently unproven, maturing technology</p> <p>Possible future adoption in the form of micro-fuel cell CHP within remote buildings.</p>	✘	?

Appendix C

**Indicative Biomass
Boiler Design Details**

C1 Indicative Biomass Boiler Design Details



Figure 12 - Example installation - C/O Econergy



Figure 13 - Example installation - C/O Econergy



Figure 14 - Internal view of biomass boiler installation - C/O Econergy



Figure 15 - Internal view of woodchip fuel storage container - C/O Econergy

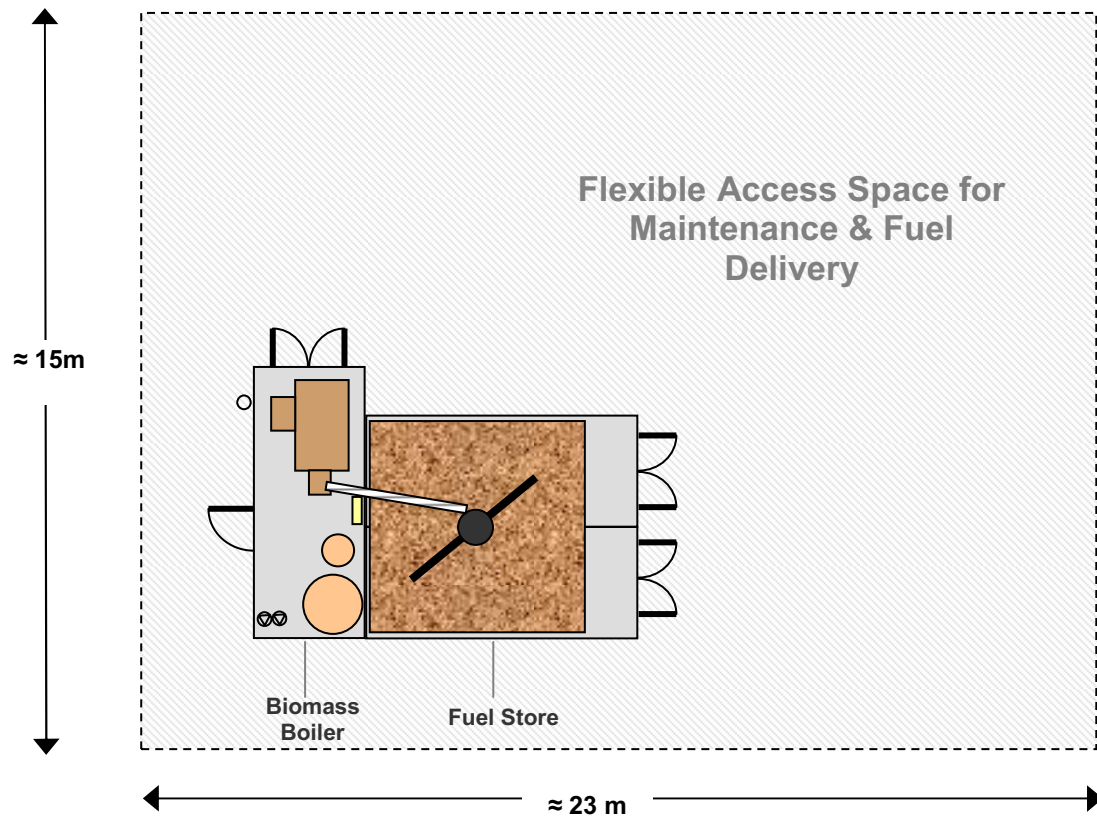


Figure 16 - Indicative biomass boiler compound layout

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COMMITTEE REPORT

Committee: Main Planning **Ward:** Heslington
Date: 20 November 2008 **Parish:** Heslington Parish Council

Reference: 08/02167/FULM
Application at: Proposed University Campus Lying Between Field Lane
Common Lane A64 Trunk Road And Hull Road York
For: Realignment of arms of roundabout with associated pedestrian
and cycle access and landscaping, following previous approval
of outline application 04/01700/OUT
By: University Of York
Application Type: Major Full Application (13 weeks)
Target Date: 9 December 2008

1.0 PROPOSAL

1.1 This is a full application to amend the proposed central access roundabout that was approved by the Secretary of State as part of the outline consent for the new university campus at Heslington East (04/01700/OUT). The amended proposals include details of landscaping and footpaths/cycleways in the vicinity of the roundabout.

1.2 The proposals have been submitted as a full application because the main component of the works relates to access, which is not a reserved matter of the outline consent.

1.3 Approved plan F(i) of the outline consent shows the horizontal alignment of the roundabout, two approach roads from Field Lane to the north and one approach road from the new campus to the south. The plan also shows closure of that part of the existing Field Lane between the two northern approach roads. The plan does not show the vertical alignment of the works, nor landscaping or footpaths/cycleways. In the current application the horizontal alignment of the roundabout remains as approved but the alignment of the three approach roads is changed. The main difference is that the alignment of the approach road opposite Deramore Drive is located up to 14m closer to the nearest houses in Field Lane. Alterations to the horizontal alignment of the other two approach roads are minor. The application also includes the vertical alignment of the roundabout and the approach roads.

1.4 The alterations to the geometry are proposed mainly to avoid underground services to the north of the new roundabout and to improve the direction of approach for vehicles. The other movement proposals mainly comprise pedestrian/cycleways from the north side of the realigned Field Lane into the allocated area of the campus and east-west pedestrian/cycleways to the south of Field Lane.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary York City Boundary 0001

DC Area Teams East Area (1) 0003

2.2 Policies:

CYGP1
Design

CYGP4A
Sustainability

CYGP9
Landscaping

CGP15A
Development and Flood Risk

CYED9
University of York New Campus

CYT4
Cycle parking standards

CYNE1
Trees, woodlands, hedgerows

3.0 CONSULTATIONS

3.1 Internal

Environment, Conservation, Sustainable Development (Landscape) - No objections to the latest proposals subject to: submission of revised landscape proposals; submission of signage and lighting details; protection of existing trees; and compliance with the approved environmental management plan.

Environment Protection Unit - It would appear from the noise assessment submitted with the application that the realignment would have minimal impact on the likely noise levels so the proposals would seem to be acceptable.

Structures and Drainage - No objections. The Internal Drainage Board should be consulted as it may have additional comments and will need to agree discharge consent rates. No site works should start before the completion of the temporary detention lagoon at lake 2A, to the standard recommended by the IDB's consultant.

Highway Network Management - No objections. The proposals are in line with the principles of the outline consent. Nevertheless the applicant has not yet provided evidence to adequately support the stated reasons for moving the approach road closer to the dwellings on Field Lane. The detailed proposals for the works are in the process of being discussed and agreed with Highways officers in accordance with condition 25 of the outline consent.

Transport Planning - No objections subject to minor alterations to the design and location of the cycle/footways and the proximity of any thorn hedges in the vicinity. These issues can be dealt with by planning condition.

3.2 External

Heslington Forum including Heslington Parish Council - The university gave a presentation to the forum on 14 July 2008, prior to submission. Various comments on the proposals were made by forum members and were considered by the university. No formal representation on this application has been made to the council by Heslington Parish Council or by any other member organisation of the forum.

Environment Agency - No objections. Drainage officers of the council and the IDB should confirm that the drainage proposals are satisfactory

York Natural Environment Panel - The grassed areas should comprise native plant mixes to recreate diverse meadow habitats being lost in other parts of York, Low nutrient planting beds should be used as an alternative to high-maintenance planting. The woodland planting should be set back from paths/cycleways, so that it is less intimidating. The proposed hedges should not simply enclose woodland; they should have a purpose. The shrub planting should be more open and diverse including lower level planting to create an interesting mix. Permeable surfacing should be employed where possible.

Public Consultation - Consultation measures included letters to all occupiers fronting onto the site, an advertisement in the local press and site notices along the perimeter. Copies of the application were available for inspection at St Leonard's Place and the university. The consultation period expired on 3 October 2008.

Five objections have been received from local residents. They raise the following planning issues:

- The westernmost cycleway/footpath on the north side of Field Lane is unnecessary as it goes nowhere useful. It will encourage cycling along public footpaths and across the playing field at Badger Wood Walk, putting children at risk.
- The service road along Field lane will become a short cut/rat run for traffic entering badger Hill Estate.
- Traffic noise and pollution.
- The road crossings should not be via an underpass (which would attract noise, graffiti, etc) or bridge(which would cause overlooking). [Officers' response: All of the road crossings would be at grade].
- If the underground services have to be avoided the road should be moved further from the houses in Field Lane, not closer.
- The level of the roundabout will be higher than the existing ground. The roundabout should be lowered to reduce its visual impact on local residents.
- The additional traffic will add to congestion. Drivers from Badger Hill attempting to travel west along Field Lane will be blocked in by traffic on the roundabout and be unable to exit the estate.
- Trees that have to be removed should be replaced.

- The canopy of replacement trees will be too high to provide adequate screening/noise insulation so shrubs should be provided as well, particularly at the western end of the site.
- The proposed trees should be mature specimens to complete the vista as soon as possible.

4.0 APPRAISAL

4.1 Key Issues

Principle of the use

Reasons for altering the alignment

Movement and access

Impact on adjacent residents

Landscaping

Drainage

4.2 The Application Site

The application site lies along the northern edge of the Heslington East campus site, close to the junction of Field Lane and Deramore Drive. The site measures approximately 2.43ha and is currently open countryside bisected by a temporary haul road into the campus development. The site includes part of Field Lane carriageway and verge but not the service road immediately to the north. Whilst the land is undulating it slopes generally down to the south.

4.3 Policy Context

Planning Policy Statement 1 (PPS1) sets out the government's overarching planning policies. It sets out the importance of good design in making places better for people and emphasises that development that is inappropriate in context or fails to take the opportunities available for improving an area should not be accepted.

PPS25 aims to: ensure that flood risk is taken into account in the planning process; avoid inappropriate development in areas at risk of flooding; and direct development away from areas at highest risk.

Local plan policy GP1 - Development proposals will be expected to respect or enhance the local environment and be of a density, layout, scale, mass and design that is compatible with neighbouring buildings, spaces and vegetation.

GP4a - Proposals for all development should have regard to the principles of sustainable development.

NE1 - Trees, woodlands and hedgerows, which are of landscape, amenity, nature conservation, or historic value will be protected by refusing proposals which would result in their loss or damage. When trees are to be removed, appropriate replacement planting should be proposed to mitigate any loss.

GP9 - Where appropriate, development proposals should incorporate a suitable landscaping scheme that is an integral part of the proposals; includes an appropriate range of species, reflects the character of the area; enhances the attractiveness of key transport corridors; and includes a planting specification where appropriate.

GP15a - Developers should ensure that the site can be developed, serviced and occupied safely and that discharges from new development should not exceed the capacity of existing/proposed sewers and watercourses.

ED9 - The scale, layout and design of the new campus at Heslington East should have regard to, inter alia, a comprehensive landscape scheme including publicly accessible public open space and a comprehensive network of pedestrian/cycle routes between campuses.

T4 - Seeks to promote cycling and states that all new development should provide storage for cycles in accordance with the standards in the local plan.

Principle of the Use

4.4 The principle of the use of the site as part of a new campus was accepted when the Secretary of State granted outline consent in 2007. Moreover, the location of the roundabout together with the principle of the access from Field Lane were approved as part of the outline consent and shown on approved plan F(i). The proposal accords with local plan policy ED9 for the development of the campus, the adopted development brief for site, the land use plan C(i) approved as part of the outline consent and the approved masterplan for the campus. The principle of the proposed use is therefore acceptable.

4.5 The works to be considered as part of the current application are, in essence: (a) the vertical alignment of the roundabout (b) the horizontal and vertical alignment of the approach roads (c) landscaping of the whole of the application site (d) cycle ways and footpaths.

Reasons for Altering the Alignment

4.6 The proposed northern approach to the roundabout has been realigned mainly to avoid the 'Kingston Communications Jointing Chamber', which is a telecom access chamber to the north of the roundabout. It is shown on submitted plan no. 30080-P-277. The applicant has stated that relocating the services in this area, to avoid the chamber, would cost in the region of £140,000. The alternatives available to the applicant are to move the roundabout's northern approach either to the north-west of its approved alignment or to the south-east.

4.7 The applicant has stated that relocating the approach road to the south-east of the chamber would create an odd road alignment and could create road safety problems as the approach would have to bend quite sharply in to the roundabout. The applicant's preference is therefore to take the road to the north-western side of the access chamber as proposed. The road does not bend south immediately after the access chamber thus enabling the ducts to be lowered to a suitable depth to enable them to pass under the new carriageway. Officers have asked the applicant to provide further information in support of their reasons for moving the approach road closer to the dwellings on Field Lane. Members will be updated at the meeting

Movement and Access

4.8 In terms of traffic movement and road safety the carriageway works are not materially different to those approved by the secretary of state. The works comply with the council's highway standards. Officers acknowledge residents' concern that, following construction of the new roundabout, drivers may use the service road as a

route to and from Hull Road, or to gain access to Deramore Drive. Nevertheless, officers share the view of the University's transport consultants that the amount of extra traffic delay caused by the diversion of Field Lane would be insignificant. This view is supported by calculations of the roundabout's theoretical capacity which show predicted levels of queuing as minimal. Officers conclude that motorists are likely to remain on the major road rather than divert to minor residential roads. Nevertheless officers will monitor driver behaviour following construction of the roundabout in order to be satisfied that this proves to be the case. Officers do not expect drivers from Badger Hill Estate to have difficulty joining the new roundabout. In terms of the risk of rat-running, the current proposal would be no different from the works approved by the secretary of state.

4.9 The works include pedestrian and cycle routes along the realigned Field lane and from Field Lane into the campus. Safe, at-grade crossings would be provided where the paths and cycleways cross Field Lane and the approaches to the roundabout. Details of the highway works, including the footpaths, cycleways, crossings and lighting are in the process of being discussed and agreed with Highways officers in accordance with condition 25 of the outline consent. Nevertheless, as this is a full application, the relevant parts of condition 25 should be made a condition of approval of the current application.

4.10 Residents are concerned that the westernmost cycleway/footpath on the north side of Field Lane is unnecessary as it would serve no useful purpose. They are concerned that it would encourage cycling along public footpaths and across the playing field at Badger Wood Walk, putting children at risk. This cycleway would link the eastbound carriageway of the realigned Field Lane with the access into the campus. The route would allow cyclists from the direction of Heslington village to approach the new roundabout via the existing service road, which would be lightly trafficked, and onto a new off-road cycleway across the landscaped verge of the realigned Field Lane. The works would provide a safe, convenient and attractive route for cyclists whilst having little impact on adjacent residents. Whilst there is a separate proposal for a new off-road cycle path to be provided on the south side of Field Lane, it would not benefit cyclists travelling on the eastbound carriageway of Field Lane, nor those from the western part of the Badger Hill estate.

Impact on Adjacent Residents

4.11 The only material difference between the currently-proposed highway works and the scheme approved by the Secretary of State is that the west-bound approach road is now up to 14m nearer to some of the houses on Field Lane. The re-routing of Field Lane further from the houses, as part of the outline application, was seen by residents as one of the mitigation measures for having the new campus built nearby. Objections have been received from local residents due to the road now being brought closer to their homes than initially approved. The most affected dwellings are those close to the junction of Field Lane and Deramore Drive. Nevertheless, the distance between the new road and the nearest dwelling (39 Deramore Drive) is still 33m, down from 36m. The dwelling probably most affected by the change (81 Field Lane) is still approximately 44m from the new road, down from 58m for the approved scheme. The reduced distance from the approved scheme to the current proposal is unlikely to have a significant visual impact on the residents, especially as the proposed landscaping would largely screen the works from the adjacent houses. Moreover, the increase in noise experienced by local residents (compared to the

approved scheme) would be less than 1dB(A) whilst some residents would experience a slight decrease. An increase of less than 1dB(A) is generally considered to be imperceptible. In all cases the predicted noise levels would be less than the baseline (2007) noise levels.

Landscaping

4.12 The landscaping proposals reflect the character of the Western Landscaping that was approved by members on 24 July 2008. The proposals are intended to provide an attractive semi-rural approach to the campus entrance and partial screening of the campus buildings. They mainly comprise meadow grassland, woodland, specimen trees and ground cover. Existing trees would be retained where possible. The scheme as currently submitted does not provide enough specimen trees, a sufficiently diverse range of species (including native species) or adequate screening at low level. Whilst revised proposals have not yet been submitted the university has confirmed that they will address the council's concerns. The planting should be protected, established, managed, and monitored in accordance with the Environmental Site Management Plan (ESMP). The comments made by YNEP can be addressed in a revised planting plan and as part of other Heslington East applications. Submission of details of footpaths, cycleways and lighting should be made a condition of approval. Consent for signage is dealt with under advert regulations.

Drainage

4.13 Surface water from the new campus will be drained by gravity to a proposed lake along the southern side of the campus site. The water will be stored in the lake and released at agricultural rates into local watercourses. These principles were accepted by the inspector at the public inquiry. In the interim, surface water will drain into a temporary detention lagoon, which is currently being designed. The drainage proposals for the roundabout and adjacent landscaping are acceptable. Nevertheless, no site works should start before the completion of the lagoon to the standard recommended by the drainage board's independent consultant. This should be made a condition of approval.

4.14 Whilst the internal drainage board has not been formally consulted on the proposals its officers are aware of the application. The board has not objected to the current application, which covers a relatively small area of the new campus. But it is concerned about the continuing uncertainty surrounding the details of the temporary detention lagoon. Officers of the IDB and the council are discussing these temporary proposals with the university with a view to them being settled before construction of the new roundabout begins. Officers will update members at the meeting.

5.0 CONCLUSION

5.1 The proposal conforms with policies of the draft local plan particularly ED9 (New campus at Heslington East). The proposal also conforms with the outline consent for the campus granted by the Secretary of State and with the approved masterplan. The works would provide an attractive setting for the central access into the campus and help to mitigate the visual impact of the campus development. Furthermore, the cycleways and footpaths would encourage sustainable transport. Whilst part of the highway works would be nearer to some of the houses on Field

Lane the impact is unlikely to be materially greater than the arrangement approved by the Secretary of State.

6.0 RECOMMENDATION: Approve

1 TIME2 Development start within three years

2 The development hereby permitted shall be carried out only in accordance with the approved plans numbered Figure 1/A, Figure 2/A, Figure 3/B and 30080-P-246 or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans.

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

3 No development shall take place before the completion of a temporary settlement/detention lagoon to the satisfaction of the local planning authority and to a standard recommended by an independent consultant of the Ouse & Derwent Internal drainage Board.

Reason: So that the local planning authority may be satisfied with the details for the proper drainage of the site.

4 The planting shall be protected, established, managed, and monitored in accordance with the Environmental Site Management Plan (ESMP) approved under condition 15 of outline consent 04/01700/OUT.

Reason: In the interests of ecology, bio-diversity and the landscape character of the area.

5 No development shall take place until there has been submitted and approved in writing by the Local Planning Authority a detailed landscape scheme which shall include the species, density (spacing), and position of trees, shrubs and other plants; seeding mix, sowing rate and mowing regimes where applicable. Where required it will also include details of ground preparation. This scheme shall be implemented within a period of six months of the completion of the development. Any trees or plants which within a period of five years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority agrees alternatives in writing. This also applies to any existing trees that are shown to be retained within the approved landscape scheme. Any works to existing trees that are protected by a tree preservation order (TPO) or are in a conservation area are subject to local authority approval and notification respectively within and beyond this five year period.

Reason: So that the Local Planning Authority may be satisfied with the variety, suitability and disposition of species within the entire site, since the landscape scheme is integral to the amenity of the development.

6 Trees shown to be retained and/or subject to a tree preservation order (TPO) shall be protected during the development of the site by the following measures:

Prior to commencement of development, protective fencing to BS5837:2005 shall be erected around all existing trees shown to be retained. The protective fencing line shall be shown on a plan and agreed with the local authority and subsequently adhered to at all times during development to create exclusion zones. None of the following activities shall take place within the exclusion zone: excavation, raising of levels, storage of any materials or top soil, lighting of fires, parking or manoeuvring of vehicles, mechanical cultivation . Within the exclusion zone there shall be no site huts or other temporary rooms/offices/marketing suites et al, no mixing of cement, no disposing of washings, no stored fuel, no new trenches, pipe runs for services or drains. The fencing shall remain secured in position throughout the development process including the implementation of landscaping works. A notice stating 'tree protection zone - do not remove' shall be attached to each section of fencing.

Reason: To protect trees that are subject to a TPO and/or are considered to make a valuable contribution to the amenity of the area and/or development.

7 Notwithstanding the approved plans, construction details, including materials, of the following matters shall be submitted to and approved in writing by the Local Planning Authority before being implemented on the application site in accordance with the approved details:

- Roads and junctions including signalling
- Footpaths
- Cycleways
- External lighting

Reason: In the interests of visual appearance and highway safety.

7.0 INFORMATIVES:

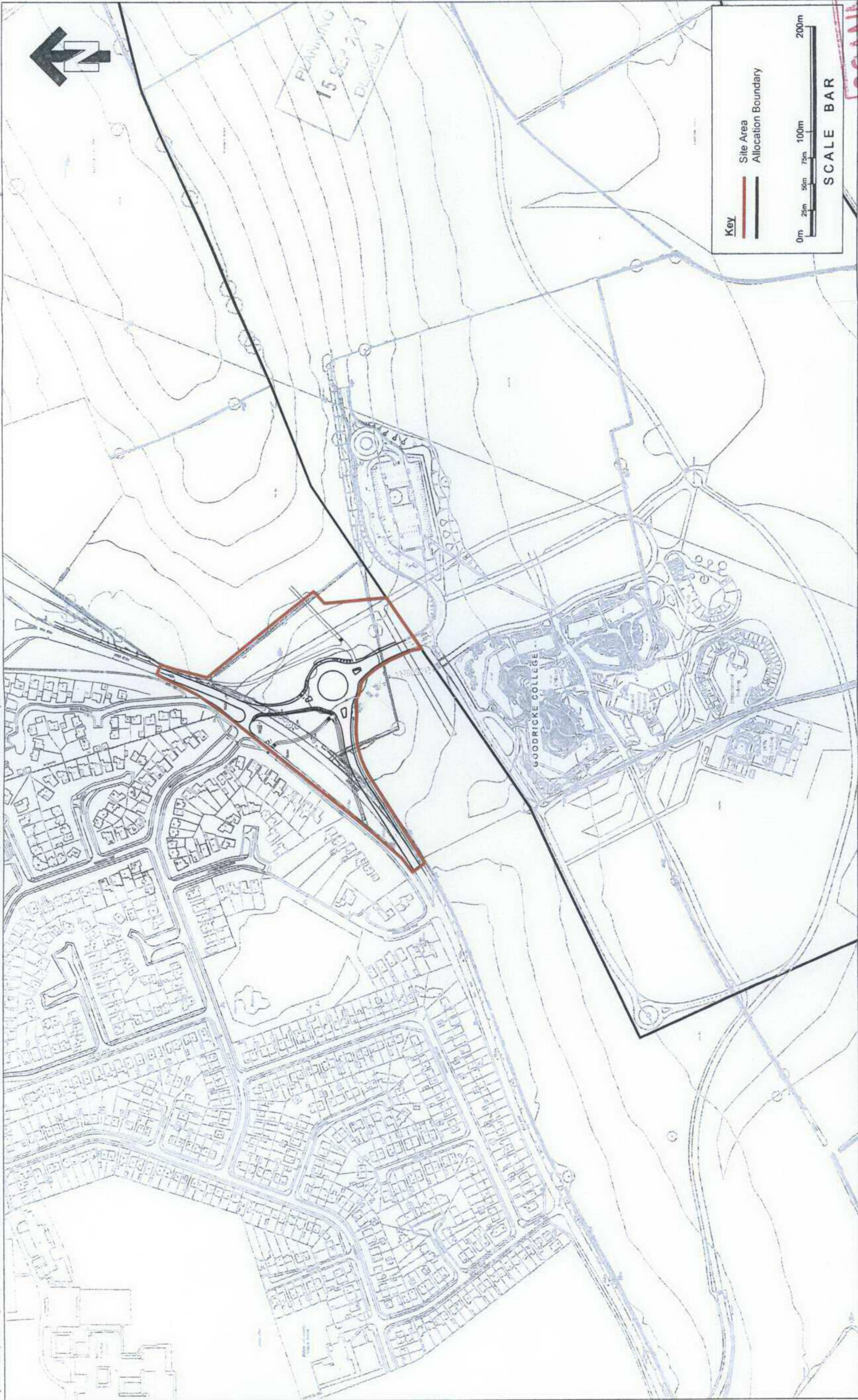
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Client:	THE UNIVERSITY of York		Title:		Field Lane Roundabout Layout		Design:		MC	TU	CAD:		6
Project:	Heslington East Campus Field Lane Roundabout		FABER MAUNSELL AECOM		St. Christopher House, George Cayley Drive, Clifton Moor, YORK, YO30 4XE		Checked:		MC		Date:		31 July 2008
Tel: +44 (0) 1904 694400 Fax: +44 (0) 1904 694499 www.fabermaunsell.com		F&M PROJECTS\30080TYN\Reserved Matters Planning Applications\160 - Field Lane Roundabout\Acad\F\Figure 4 Rev A.dwg [AutoCAD Location]		Approved:		SP	Scale:		As Shown	Drawing No.		Figure 4	
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