

COMMITTEE REPORT

Committee: Planning Committee **Ward:** Heslington
Date: 14 May 2008 **Parish:** Heslington Parish Council

Reference: 08/00032/REMM
Application at: Proposed University Campus Lying Between Field Lane
Common Lane A64 Trunk Road And Hull Road York
For: Reserved matters application for development of 622-bed
college including access, disabled parking, cycle parking and
landscaping, following outline application 04/01700/OUT for
development of a university campus
By: University Of York
Application Type: Major Reserved Matters Application (13w)
Target Date: 10 April 2008

1.0 PROPOSAL

1.1 This is a reserved matters application for the erection of living accommodation for 617 students and five staff. The accommodation will form new premises for Goodricke College, which will be relocated from the existing campus at Heslington West. The proposal comprises the first part of the first phase (known as Cluster 1) of a new campus for the University of York. The campus was granted outline planning permission by the Secretary of State in June 2007 subject to 35 conditions (04/01700/OUT). Condition 2 requires the reserved matters - including the siting, design and external appearance of the buildings - to be submitted for approval.

1.2 Condition 11 of the outline consent requires a detailed design brief and masterplan (together known as the masterplan) to be approved prior to start of development and for reserved matters applications to conform with it. Whilst formal approval of the masterplan is delegated to officers it was presented to members on 24 April for information and discussion. Planning permission was recently granted to vary one of the approved plans specified in Condition 1 to increase the maximum slab heights of 10 of the 15 zones by between 0.3m and 2.1m (08/0005/FUL).

1.3 The application covers approximately 13,200sqm of floorspace on a site of 2.6ha. The works mainly comprise six separate accommodation buildings of between three and five storeys. The buildings would be arranged around three courtyard gardens. In the centre of the complex would be a single-storey nucleus building, which would be the focus of the college and would provide administrative and student facilities. The application also includes disabled parking, cycle storage, landscaping and service access. The application includes no academic buildings or facilities. Reserved matters applications for other elements of the campus are expected shortly.

1.4 The college would abut landscaping to the north (part of the perimeter buffer zone) and east (the central 'green wedge'). To the south and west would be future built phases of the campus. The college would be bisected by an east-west

pedestrian/cycle ribbon which would run the length of the campus from Heslington Village to Grimston Bar.

1.5 The proposals would provide housing for university students thereby easing pressure on existing housing in the area and in other parts of York. The provision of a 600-bed college prior to occupation of academic buildings on the campus is a planning obligation of the development. Subsequent phases of the campus are expected to include further student housing, as required under the terms of the s.106 agreement for the campus.

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

Listed Buildings Multiple (Spatial)

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

CYED10
Student Housing

3.0 CONSULTATIONS

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3.1 Internal

Highway Network Management - No highway objections to the application subject to conditions requiring submission of details and provision of (1) bus stop facilities, (2) pedestrian/cycle links to Heslington West and (3) cycle parking.

Environment, Conservation, Sustainable Development (Landscape) - The site is an isolated part of the campus. The only landscape concerns are in the details, which could be dealt with by condition. The use of colour on the building elevations is welcome but should be more subtle given the sensitivity of the site on the rural fringe. The changes in colour from one facade to the next should be more gradual to harmonise with the natural environment and landscape treatment. The addition of climbing plants to the facades is welcome. Fixing details should be submitted for approval.

The curvaceous approach, mounding, and cross-sections allow fluidity of movement whilst providing comfortable external environments for outdoor seating/general activity. Discrepancies between the cross sections and typical swale details will need to be addressed. The architecture is quite massive so the landscape should be strong. A more unified treatment would be beneficial, especially as (colours aside) the architectural style is continuous. For example timber benches to all be of the same construction and plant species to have a degree of continuity. The current application is only one part of the campus development so the landscape treatment should be consistent with the architecture to which it relates. All landscape details - both hard and soft - should be approved by condition.

The swales would not support marginal aquatics because the drains take the water away immediately. Also, the swales would serve a greater function if they took water run off from the mounds. Plant selection should include some evergreen content, e.g. Pine and Yew, to provide winter structure.

Environment, Conservation, Sustainable Development (Countryside) - Condition 15 of the outline consent requires the university to submit an environmental site management plan (ESMP) which includes, inter alia, implementation and management of measures to enhance species and habitats. A draft ESMP has been submitted for approval and is being considered by the council. The plan is acceptable subject to a clause requiring all the new habitats to be monitored and reviewed after five years and a new year five plan then being agreed by the council.

Structures and Drainage - The Surface Water Management Plan (SUDS Strategy) dated February 2008 provides sufficient information to discharge Condition 19. It is essentially a high level document establishing principles. More detailed information is expected to follow regarding local flow control measures as the design progresses. It is unlikely that further water conservation and reuse measures would have a major impact in reducing flows from the development, and hence flood risk. The dry swale system is acceptable in terms of surface water attenuation and conveyance.

Environmental Protection Unit - Details of the types of plant and equipment to be used in the construction of the college have been submitted. However, no details have been provided regarding maximum sound levels, average sound levels etc. Condition 22 of the outline consent requires these details to be submitted before the plant/equipment is used. Insufficient details of the proposed piling operations have been provided so far. EPU would expect further details to be submitted and approved in writing before piling operations begin, as required by condition 30.

3.2 External

Heslington Parish Council - The parish council has not been given suitable time to consider this application and is therefore unable to make a judgement on the application. Several copies of applications should be sent to members to enable them to have time to assess proposals in detail. [Note: Whilst many of the application documents are large and complex, it is the size (and therefore cost) of the documents that prevents copies being distributed as widely as some consultees would like. Nevertheless, the parish council has been able to view the plans in a variety of ways: A full set of application documents was sent to the parish council by post; A set has been available for public inspection at the council offices at St Leonard's Place; A set has been available for public inspection at the university; And all the application documents have been able to be viewed on the council website. In addition, the agents for the university have said that, if the parish council requested it, the university would send them a CD of all the application documents].

York Natural Environment Panel - Approval should not be given until details are provided for the landscape mitigation between Field Lane and the proposal site, including detailed information on the green wedges. There is a serious lack of detail on the landscape infrastructure. There are no indications that sustainability ideas have been incorporated. All the buildings should be constructed to high levels of sustainability, incorporating ideas such as green roofs, grey-water systems, and solar panels. As much as possible of the agricultural infrastructure, particularly of hedgerows, ditches and land drainage patterns should be retained. Where disruption is caused, linkages should be re-established by mitigating landscape construction and planting measures.

Ouse and Derwent IDB - At no time should works start on site without appropriate measures being put in place to protect the watercourses downstream of the site. The attenuation of the surface water run-off should be proportional to the developed area in order that there is no net increase in discharge to the watercourses. It must be stressed that ANY net increase WOULD increase the flood risk downstream from the site. Any approval granted to the proposed development should include a condition requiring drainage details to be agreed. The Surface Water Management Plan (SUDS Strategy) dated February 2008 provides sufficient information to discharge

Condition 19. It is essentially a high level document establishing principles. More detailed information is expected to follow regarding local flow control measures as the design progresses.

Police Liaison - No objections. Discussions are being held between Police liaison officers and the university to ensure that the new campus is secure by design. These issues are matters of detail.

Yorkshire Water - Water supply: No information has been submitted of the protection measures for the 700mm and 300mm live water mains across the site. Waste Water: The developer should submit detailed drainage proposals for approval by Yorkshire Water.

Environment Agency - No objections. The Surface Water Management Plan (SUDS Strategy) dated February 2008 provides sufficient information to discharge condition 19. It is essentially a high level document establishing principles. More detailed information is expected to follow regarding local flow control measures as the design progresses. Further information should be submitted by the applicant to support the size of the lake and the drainage network. Also the drainage layout, including outfalls to existing ditches. The maintenance of the lake and drainage network should be explained in further detail. Species of principal importance for biodiversity are known to occur on the site. The requirements of these species do not appear to be addressed in the landscaping scheme for the college. No effort has been made to build in biodiversity, e.g. by provision of nesting spaces for wildlife or green roofs, as advocated in the PPS9 Good Practice Guidance. This should be addressed.

Heslington East Community Forum - A presentation on Cluster 1 (including the college) was made to the forum by the architects on 10 December 2007, prior to submission. Comments were made on the scheme by forum members and were considered by the university. The only formal representation on this application from forum members has been from Heslington Parish Council (see above).

Public Consultation - Consultation measures included letters to all occupiers fronting onto the site, advertisements in the local press and site notices around the perimeter. Copies of the application were available for inspection at St Leonard's Place and the university. The consultation period expired on 20 February 2008. Eight objections have been received raising the following planning issues:

DESIGN

- The design, colour and materials of the elevations facing Field Lane are unimaginative and out of keeping with the character of Field Lane.
- The accommodation blocks will appear overwhelming due to their scale and length.
- The blocks should be redesigned/repositioned to reduce their visual impact on occupiers of Field Lane.
- The buildings should be reduced in height and be sensitively coloured and/or be cut into the hillside to minimise their visual impact.
- The accommodation blocks will destroy the view of the horizon from Field Lane.
- The 5-storey accommodation blocks do not accord with the outline approval, which states that the accommodation blocks would have four storeys.

LANDSCAPE

- Insufficient screening from Field Lane is to be provided prior to construction of the works.
- Existing landscape features should be retained for bio-diversity and visual amenity.

PARKING AND ACCESS

- Not enough parking is to be provided, including for Summer conferences. It will cause parking problems in Badger Hill estate.
- The use of Badger Hill as a car park should be avoided. So the 50-space car park accessed from Field Lane should be provided prior to occupation.
- Parking restrictions should be placed on the Field Lane service road to prevent it being used by students.
- Parking should be provided for drop-off and collection of students each term.
- As traffic increases access restrictions should be placed on the Field Lane service road to prevent it being used as a short cut; residents should be consulted on the proposals.
- The Field Lane/Badger Walk junction should be revised to avoid the service road becoming a short cut and to improve visibility.
- The new Windmill Lane/Field Lane junction will cause traffic problems and accidents.
- The whole of the transport system for the western part of the campus should be provided before occupation of the college, including the cycle route parallel to Field Lane.
- The transport assessment relies upon old data submitted with the outline application in 2004.

ENVIRONMENT

- Sustainability measures associated with the proposal are inadequate, eg they do not include solar heating, photo-electric generation or green roofs. The green roofs would benefit wildlife.
- The current application should be supported by an environmental statement in accordance with ECJ rulings and emerging government guidance.
- The application does not consider construction impacts of the development.

OTHER ISSUES

- Excavations and highway works have already been carried out prior to approval.
- The surface water drain across the site from Badger Hill [the Badger Hill Outfall] is important and should be retained/protected.
- The campus should provide more student accommodation than is currently proposed.

4.0 APPRAISAL

4.1 Key Issues

Principle of the Use

Scale and Appearance

Landscape

Bio-diversity
Transport Issues
Sustainability
Drainage
Construction Impact

4.2 The Application Site

The site of the outline consent comprises 116ha of farmland between Field Lane/Hull Road and Low Lane. The site is being prepared for development as a university campus. 65ha of the site is allocated for development, divided into 15 zones. Most of the remainder of the site would be landscaped. The site slopes down gradually from north to south. Major earthworks would be carried out to re-profile the topography of the site and create a large linear lake. The site of the college occupies 2.6ha and is located towards the western end of the campus, close to the approved central access from Field Lane.

4.3 Principle of the Use

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 college 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.

4.4 Scale and Appearance

The accommodation buildings would be arranged in three groups, each enclosing a landscaped courtyard. The college would have a variety of storey heights, materials, textures and colours to enliven the elevations and break down the scale of the buildings. All of the building heights would be lower than the maximum heights specified in the outline consent. The buildings would step down from north to south to maximise views over the lake and open countryside.

The buildings would be over 135m from the nearest public highway (at Field Lane) and 170m from the nearest residential dwellings (also at Field Lane). Bearing in mind these distances the college buildings 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. The applicant has submitted computer images of the views from Field Lane and School Lane, with and without indicative landscaping.

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 eaves, windows and exposed staircases to be approved.

4.5 Landscape

Most of the landscape to the college would be at the perimeter of the campus, ie outside the 'allocated area' for the built development. This landscape (which would include creation of the lake and major re-profiling of ground levels) will be carried out in phases. The reserved matters application for the first phase (broadly, those sections of the perimeter to the west of the new access from Field Lane) has recently

been submitted for approval. The application includes the landscape between the college and Field Lane but does not include the green wedge immediately to the east of the college. Officers are considering the proposals.

The landscaping forming part of the college application mainly comprises: the college courtyards; the areas between the college buildings; the pedestrian/cycle ribbon where it passes through the college; pedestrian routes; surface drainage swales and minor re-profiling of ground levels. The proposals are acceptable subject to relatively-minor revisions and details being submitted for approval.

4.6 Bio-Diversity

Existing trees and hedges are to be kept where possible. Officers acknowledge that the campus development, including the new college, is likely to result in some loss of species on the site. The inspector's report identifies this loss but accepts that there will be substantial habitat gains elsewhere, implying that this is satisfactory compensation (which is acceptable in terms of PPS9). Condition 15 of the outline consent requires the university to submit an environmental site management plan (ESMP) which includes, inter alia, implementation and management of measures to enhance species and habitats. A draft ESMP has been submitted for approval and is being considered by the council. Officers consider that the ESMP is acceptable subject to a clause requiring all the habitats created to be monitored and reviewed after five years in conjunction with the council and that a new year five plan then be agreed in writing by the council. This will ensure that the landscape develops as is intended.

4.7 Transport Issues

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 1 development. Cycle parking for students would be within the ground floor of each block, in accordance with the standards previously agreed for the university. An extra 62 cycle spaces for visitors would be provided close to the entrances.

The campus 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 occupation of the college. 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.

The university has aspirations to create a second cycle route heading north from the college to the Field Lane junction and then west along Field Lane towards Heslington. Officers expect this route to be the subject of a further reserved matters application in the near future. Introduction of the new route would depend on the approval of members, following public consultation. To date the design of the route has not been discussed with officers. This second route would be in addition to, not

a replacement for, the pedestrian/cycle ribbon between the college and Heslington West.

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. 132 of these spaces would be provided in a car park (incorporating bus stands) close to the north-east of the college. The parking spaces would be set aside, initially, for contractors' vehicles. The remaining 18 parking spaces would be for disabled use only and would be sited close to the college buildings. The route of bus service No.4 would be extended to this new interchange prior to occupation of the college. The university has agreed to a condition to this effect.

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. However, in the short term, the public transport demands of the new college are likely to be sufficiently small to be adequately served by the extended No.4 bus service.

The parking and traffic impacts of the new campus (including the college) 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. The 2008 parking survey results have recently been submitted to the council and the first annual traffic survey is due to take place in July 2008. Moreover, the university's sustainable travel plan has been updated to take account of the new campus. Further revisions will follow. 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.

Residents consider that parking restrictions should be placed on the Field Lane service road to prevent it being used by students. If such parking by students were to occur the university would be approached to deal with the issue. Only if this action were ineffective would waiting restrictions be considered, following consultation with residents.

Objectors would like access to the Field Lane service road to be restricted to prevent it being used as a short cut. It is unlikely that traffic build-up at the new roundabout on Field Lane would be such that drivers would consider using the service road as a short cut. If such a situation were to arise the highway authority would address it.

Residents also consider that parking should be provided for dropping off and collecting students at the start and finish of each term. Such facilities would be needed only briefly and would be for the university to organize. On these occasions parents may well be allowed by the university to park on the access and service roads that surround the college buildings.

Objectors are concerned that the new Windmill Lane /Field Lane junction would cause traffic problems and accidents. The design of the junction design would be subject to a full three-stage safety audit in order to address such concerns.

4.8 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 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 college) should provide further detail. It should demonstrate how the principles and policies in the masterplan would be achieved 'on the ground', in the buildings and setting of the college and its links with the wider campus.

To this end the college application includes a general sustainability statement; a matrix summarising the impact of the proposals; a preliminary BREEAM assessment; and a Stage 1 Study of the 'Sustainable Energy and Utility Strategy.

The BREEAM Assessment submitted with the college application is the multi-residential version applicable to student halls of residence. The result is a total score for the scheme. The assessment is only at the preliminary stage, for guidance purposes only. A revised version will be submitted, based upon more complete evidence, for a formal BREEAM rating at a later stage. The preliminary assessment anticipates a score of 57.5%, which would give an overall rating of 'very good' (for which a minimum 55% is required). Achieving a 'very good' score would meet the requirements of the council's Interim Planning Statement. The assessment identifies the main opportunities for lifting the score to 'excellent' (70% plus) at the final assessment stage.

Officers welcome statements in the draft masterplan for the campus such as '.... achieving BREEAM very good ratings, possibly excellent rating for its buildings'. Moreover, the assessment scores well in areas such as management and transport (lifting the overall score). The assessment acknowledges that further improvements can be made. Some elements of the assessment have yet to be submitted to the council's satisfaction, such as CO2 emissions. The results of this work would further improve the college's overall score for sustainability. Whilst the application, in conjunction with the sustainability principles in the masterplan, addresses the criteria in policy GP4a of the local plan, a condition should be attached requiring a formal BREEAM assessment to be submitted to the council's satisfaction. The outstanding work would be monitored by the council's new sustainability officer when she joins the council in May 2008.

An objector considers that the current application should be supported by an environmental statement in accordance with ECJ rulings and emerging government guidance. Under the British planning system the established position is that environmental impact assessment is carried out at the outline or full planning application stage as the case may be. In other words, it is not a matter for consideration as part of a reserved matters application. However, recent judgments

by the European Court of Justice and subsequently in the House of Lords have changed the established position. The EIA Regulations now need to be amended to bring them into line with the ECJ judgements. This process is underway by the DCLG. The current position is that: (a) EIA work should be done properly and fully at the outline stage (b) conditions on any outline consent should ensure that the scheme that is brought forward does not differ significantly from what was approved (c) EIA will be needed at reserved matters stage IF there was a failure to do it properly or at all when the outline application was being processed, or is necessary because the proposal is likely to have significant effects, or there is a need to revise whatever exercise was concluded originally.

The outline application for the campus was accompanied by a formal and comprehensive EIA. It was accepted by the inquiry inspector and the secretary of state. The current application accords with the outline consent. Moreover, the secretary of state's decision included a number of conditions to protect a range of environmental issues. These include, inter alia: archaeology, landscape, visual amenity, hydrology, transport, noise, bio-diversity, air quality and contamination. Officers consider that none of the emerging criteria for requiring an EIA to be carried out apply to this reserved matters application. Furthermore, there is nothing in the current application, nor in what has arisen during consideration by the council, to require any further or additional environmental assessment.

4.9 Drainage

Surface water from the new campus 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 is being considered by officers. It is a high-level document, which has been accepted by the Environment Agency, Ouse & Derwent IDB. The SUDS strategy does not include proposals for rainwater or grey water harvesting. Officers will be discussing with the university the potential for including these measures in the sustainability strategy for the campus.

Surface water from the college 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.

Badger Hill Outfall carries surface water from Badger Hill southwards, across the campus site, to receiving watercourses. Local residents want to be assured that the outfall would be retained and adequately protected. 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.

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 being

considered by officers. Foul water from the college would be fed by gravity to the south-west corner of Cluster 1 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 college should be submitted to the council for approval.

Conditions 16 and 17 of the outline consent adequately protect the 700mm and 300mm water mains that cross the site.

4.10 Construction Impact

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 is being considered by officers. The plan includes measures to minimise and mitigate construction impacts of the development, including the college. 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.

5.0 CONCLUSION

The application is for the first part of the first phase of the new university campus. It would provide living accommodation for over 600 university students. The proposal conforms with policies of the draft local plan particularly ED9 (New campus at Heslington East) and ED10 (provision of student housing). The proposal also conforms with the outline consent for the campus granted by the Secretary of State and the emerging masterplan.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

1 The development hereby permitted shall be carried out only in accordance with the approved plans numbered (00)AP003/A, (00)AP100/A, (00)AP101/A, (00)AP102/A, (00)AP103/A, (00)AP104/A, (00)AP20R, (00)AS001/D, (00)AS002/D, (00)AS003/D (00)AE003/D, (00)AEN001/A, (00)APN001a/A, (00)APN00R/A and (9-)L002/A 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.

2 Notwithstanding the approved plans details and samples of external materials to be used shall be submitted to and approved in writing by the Local Planning

Authority prior to the commencement of the development. The development shall be carried out using the approved materials.

Reason: So as to achieve a visually cohesive appearance.

3 No development shall take place until there has been submitted and approved in writing by the Local Planning Authority a detailed landscaping scheme including ground levels, boundary treatment, planting, swales, hard landscaping materials, lighting, litter/recycling bins and street furniture and 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 overall appearance of the development and the variety, suitability and disposition of species within the site.

4 Prior to first occupation of the college, details of structural landscape works between the college and Field Lane shall be submitted, approved and implemented to the satisfaction of the local planning authority.

Reason: In the interests of visual appearance and the amenity of nearby residents.

5 Notwithstanding the approved plans no building work shall take place until large-scale plans and details of all eaves, windows, window openings, external doors, external door surrounds, balconies and exposed staircases have been submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the submitted details.

Reason: In the interests of visual amenity.

6 Notwithstanding the approved plans no building work shall take place until details of all plant supports on the external elevations of buildings on the site have been submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the submitted details.

Reason: In the interests of visual amenity.

7 No building shall be occupied for residential purposes unless and until the local planning authority is satisfied that, as part of the Sustainable Travel Plan required by Condition 8 of the outline consent, reasonable and appropriate arrangements have been put in place by the applicant to ensure that means of access to all such buildings have been secured by the provision of the public transport service known as FTR 4, or any other alternative as approved by the local planning authority.

Reason: In the interests of the occupiers of the college and of sustainable transport

8 Notwithstanding the approved plans no building work shall take place until details of facilities for the unloading and turning of service vehicles have been submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the submitted details.

Reason: In the interests of highway safety and amenity.

9 No building work shall take place until details of measures to prevent unauthorised vehicles from entering the development area known as Cluster One from the Field Lane roundabout have been submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the submitted details.

Reason: In the interests of highway safety and amenity.

10 Prior to occupation of the development, the pedestrian and cycle route currently known in part as the Pedestrian Ribbon and linking the college with Heslington Village at Field Lane via the Movement Spine shall be provided and made available for use. Details of the route shall be submitted to the local planning authority and agreed in writing. The works shall be carried out in accordance with the submitted details.

Reason: To promote sustainable transport

11 The development shall not be occupied until the cycle parking facilities shown on the approved plans have been provided in accordance with the approved details. They shall be retained and used for no other purpose except with the written consent of the local planning authority.

Reason: In the interests of sustainability and visual amenity.

12 DRAIN1 Drainage details to be agreed

13 Prior to the start of development, the developer shall submit in writing and be approved by the local planning authority a formal BREEAM assessment for the design and procurement stages of the development. It shall be followed by a further BREEAM assessment to be submitted after construction at a time to be agreed in writing by the local planning authority. Both assessments shall confirm the minimum 'Very Good' rating anticipated in the preliminary BREEAM assessment submitted with the application.

Reason: To ensure that the proposal complies with the principles of sustainable development.

7.0 INFORMATIVES: Notes to Applicant

1. 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 provision of a campus at Heslington East, provision of student housing, sustainability, visual impact, flood risk, landscaping, bio-diversity and transport issues. The application therefore complies with policies GP1, GP4a, T4, ED9, ED10, GP9, GP15a and NE7 of the City of York Local Plan Deposit Draft.

2. This consent in no way relieves the applicants of discharging obligations that remain outstanding under the outline consent. A number of plans and schemes remain to be approved, in many cases before the commencement of development, and these matters must be attended to before work starts on site. The approval of any reserved matters application must not be seen as any waiver of the council's rights in that regard.

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