

COMMITTEE REPORT

Date: 19 December 2018 **Ward:** Hull Road
Team: Major and **Parish:** Heslington Parish Council
Commercial Team

Reference: 18/01416/REMM
Application at: Land To The South Of Field Lane Heslington York
For: Reserved matters application for approval of siting, design, external appearance and landscaping to provide student accommodation (providing 1,480 bed spaces) including the provision of two colleges and residential blocks within a central green space, the realignment of Lakeside Way following outline permissions 15/02923/OUT.
By: University Of York and Graham Construction Limited
Application Type: Major Reserved Matters Application (13w)
Target Date: 22 November 2018
Recommendation: Approve

1.0 PROPOSAL

1.1 This application relates to development of student accommodation at the University of York East Campus located to the east of Heslington Village. The development is the 'Cluster 4' phase which is positioned to the western end of the campus in order to take advantage of the proximity to the facilities that are provided at the West Campus.

1.2 The East Campus has started to evolve with clusters 1 and 2 partly built out. Cluster 1 is currently the most westerly development on the site, providing academic departments and teaching buildings along with Goodricke College. Cluster 2, to the east provides other colleges, Langwith and Constantine. Cluster 3 at the eastern edge of the campus provides sports village and pitches.

1.3 East Campus was formerly agricultural fields with no special landscape quality. The future development of the site was to be provided within a parkland setting. Kimberlow Hill to the north was the subject of earth modelling works following construction of the Detention Basin. To the south, there is a man-made Lake. The Lake has altered in shape since the outline consent was granted and alongside its aesthetic purpose, it is a balancing regulator for drainage.

1.4 Outline consent for the development of the site as a campus for the University was allowed following a public inquiry (Ref: 04/01700/OUT and subsequently amended). Conditions on this consent notably condition 11 requires a Design Brief with Masterplan to allow the development of the site to evolve over time. Other

conditions include a restriction on the maximum building height depending on the zoning and a restriction of the developed footprint (including all buildings, car parks and access roads) of the allocated area to 23% total area.

1.5 In line with the outline consent and the approved design brief with masterplan, this is an application for reserved matters (siting, design, external appearance and landscaping) to provide student accommodation. Cluster four will be made up of two colleges; North and South colleges either side of a central amenity space. Following negotiations two student blocks have been removed from South College and positioned at the eastern end of the central amenity space area between the two colleges. All the buildings combined will provide 1,480 student bed spaces. This is an increase of 60 from the original proposal.

1.6 Officers are satisfied that the environmental information already submitted in respect of the development of the Heslington East Campus is sufficient to assess the environmental effects of this development. As such no addendum to the Environmental Statement has been sought. Nor does the submission include further information or any other substantive information that would require further publicity under the Environmental Impact Regulations 2011.

1.7 The University guarantees accommodation to all first year and foundation year students, including overseas students. Any vacancies are offered to returning students and the proposals will provide additional capacity for students to live on campus, rather than in private rented sector elsewhere in the City.

1.8 There are some changes to the previous Design Brief with Masterplan (2010) arising from the development of Cluster 4. This includes the realignment of a section of 'Lakeside Way' to a more northerly position. The road is suffering from defects with an engineering solution to realign this further away from the Lake. A section of Goodricke Way, where it follows the detention basin to the north and joining with Lakeside Way to the western end of Cluster 4 will be removed.

1.9 In addition, the previous Design Brief with Masterplan (2010) sought vistas either side of Cluster 1. The vistas were not an original feature in the outline consent. The western vista, between Cluster 4 and Cluster 1 will be removed and replaced by a central green space with an intention of creating a 'gateway' to the East campus.

1.10 Arrival from West Campus and Heslington village will be from Field Lane as existing. Lakeside Way is to be retained in its current form up to the point where Lakeside Way and Goodricke Lane (and the pedestrian links on the Pathway) meet. At this junction, a 'gateway' comprising of a circle of trees with landscape feature to be developed further is proposed.

1.11 The University has expressed a requirement for a single point of entry to each college to ensure safety and security for the proposed students and assist with their responsibility for student welfare. Both colleges will be accessed via a central hub.

1.12 Access to the detention basin and the Lake for both students and members of the public will be restricted. However, student occupiers shall have access to the water's edge via a boardwalk and deck.

1.13 Access from the central hub to the buildings within each college will be via canopy walkways, which is taken from the success of the canopy walkways provided in Campus West.

1.14 Cycle parking is proposed adjacent to the college hubs. The existing bus stop at along Lakeside Way will be retained as well as one near to the 'gateway entrance' to east campus.

North College

1.15 North College will provide 10 blocks of accommodation including a central hub (block 6) providing 870 beds in total and will be situated south of the detention basin.

1.16 The plans relating to North College have been developed further, in respect to ecology and include increased areas of bio-diverse planting along the edge of the detention basin and additional areas of marginal, marsh and meadow planting to encourage bio-diversity and discourage student access to the water; however a boardwalk leading to the water's edge is be provided.

South College

1.17 South College has been the subject to most of the revisions. It will now provide 8 blocks of accommodation including a central hub (block 15) providing 490 beds in total and will be situated north of the upper lake. Blocks 13 and 17 have been removed and the bed spaces incorporated into other blocks. Following the removal of these blocks, there is now a greater distance between the College and lake's edge, which is now circa 18m (Blocks 13 and 17 were originally on the Lake edge) and the massing of some of the residential blocks has reduced (No's 11 and 19 have been reduced to 3 storeys).

'Gateway Green'

1.18 Separating North and South colleges and between The Pathway and realigned Lakeside Way is an area referred to as 'Gateway Green'. This was originally intended as a future development site for academic buildings, however as the proposals have evolved to take into account the restrictions in building to the south of the realigned Lakeside Way, this area is now presented with two student residential buildings (blocks 21 and 22) to the eastern edge.

1.19 An existing service road will be extended and positioned along the eastern edge to the rear of these residential blocks, beyond which is the Robotic Lab building, which

has an inactive frontage. The area in front of the two additional residential blocks, 'Gateway Green' will become an informal landscaped area providing space for events and gatherings surrounded by perimeter gardens. Additionally, to the rear of block 22 will be a disabled access car park (providing 4 spaces to serve South College) and cycle store as well as a place at the end of the service road for deliveries/drop off for South College. Four disabled spaces to serve North College will be positioned to the west of Block 21.

Planning History

1.20 Substantial history relating to the development of the campus and other clusters, however the outline consents and other applications relevant to this application for reserved matters includes:

04/01700/OUT Outline application for development of a university campus; permitted 24 May 2007

08/00005/OUT increase building slab levels (building heights to remain unchanged); permitted 18 July 2008

15/02923/OUT increase the number of car parking spaces that can be accessed off Field Lane to a maximum of 450; permitted 23 March 2016

AOD/18/00196 Approval of condition 11-Variation of Design Brief and Masterplan

2.0 POLICY CONTEXT

2.1 Draft 2005 Development Control Local Plan

ED6	University of York Heslington Campus
ED9	University of York New Campus
GP1	Design
GP4A	Sustainability
GP9	Landscaping
NE2	River, Stream Corridors, Ponds and Wetland Habitats
HE11	Trees and Landscape

2.2 Publication Draft Local Plan 2018

DP1	York Sub Area
DP2	Sustainable Development
DP3	Sustainable Communities
SS1	Delivering Sustainable Growth for York
SS22	University of York Expansion (ST27)
ED1	University of York
ED3	Campus East

H7	Student Housing
D1	Placemaking
D2	Landscape and Setting
GI1	Green Infrastructure
GI2	Biodiversity and Access to Nature
GI4	Trees and Hedgerows
CC2	Sustainable Design and Construction of New Development

3.0 CONSULTATIONS

Design and Sustainability Manager

3.1 Substantial comments were made in respect to the approval of the Design Brief with Masterplan. In respect to this reserved matters and the detail design, there remain some issues that have not been adequately addressed.

3.2 This includes no change to the hierarchy of building gaps on the southern cluster to separate the hub element more and with this being public landscape except during the night. No accompanying change in the landscape design to facilitate/promote this access (paths etc) leading to a space at the rear of the hub. Such an approach would have enabled the public to have some remnant of the lakeside experience they currently enjoy.

3.3 The simplification of the canopy walkways as previously suggested does not appear to have been adopted.

3.4 Retain objection to the approach of creating large private student estates within a low risk university landscape. There has been an attempt to compromise on genuine public access around parts of Cluster 4.

Landscape Architect

3.5 In respect to the original scheme, the north and south colleges create substantial mass as a group of buildings in the landscape. Because of the quantity and regularity of their position and their proximity to both the Lake and Detention Basin, the development is somewhat imposing on the landscape and less of the landscape.

3.6 In respect to South College, the building line is particularly close to the lakeside edge and the central buildings are especially tight. The relationship between the buildings and the lake should be more obviously staggered in order to reflect the organic mature of the lake and allow the landscape to be the dominating force, rather than the buildings. A reduction in the density of south college would allow greater flexibility in the arrangement of buildings and their compositional relationship with the lakeside landscape.

3.7 The green space/future development site presents an opportunity to relocate some of the residential accommodation away from the lake edge.

3.8 The proposed straight realignment and grid-like development along Lakeside Way is at odds with the more naturalistic approach to the rest of this campus, and does not respond to the lakeside setting or topography of the transition landscape or the more organic flowing forms of the landscape elements and wider setting of the adjacent clusters.

3.9 Whilst the walkways make good links between buildings and carry the buildings through the landscape they need to be used sparingly. There are still too many walkways and as a result detract from and confuse the spatial quality and planting layouts and even the use of the courtyards.

3.10 There is a balance to be met between protecting the biodiversity value of the lakeside from footfall, and allowing people - residents, staff and visitors, to enjoy the natural environment of the lakeside setting and the attractive views afforded by it. The proposed development appears to present a limitation to both.

3.11 In respect to the revised proposals, in summary:

- the distance from the lake has improved although the rearrangement of buildings still presents quite a considerable solid mass to the lake.
- concerns remain in respect to the amenity of Lakeside Way due to the tightness and length of uniform building facades which will appear somewhat monolithic along the street.
- there are still too many walkways within the courtyards.
- within the given arrangement of buildings, the landscape design approach is good.

Ecologist

3.12 Completed in 2010, the lake at Heslington East is now a significant landscape feature. Its management has been very successful with the lake and surrounding areas providing habitats for biodiversity. Species-rich grassland and marginal vegetation has developed and notable species, particularly birds have colonised the site.

3.13 The density and proximity of the building to the lake edge in the original proposal would have resulted in the loss of species - rich grassland, disturbance to and potential loss of marginal aquatic vegetation, and birds during construction and throughout its operation. It is noted that the detention basin provides breeding and foraging habitat for Skylark, a bird classified as Red under the Birds of Conservation Concern 4: the Red List for Birds (2015).

3.15 Following receipt of revised plans, whilst there are still some buildings located to the south of the existing position of Lakeside Way, which acted as a buffer zone, they

have been arranged so that they are an increased distance from the lake edge, creating an increased area for lakeside planting and would allow a wider range of habitats than the previous design layout would tolerate. These revisions will also enable the existing marginal vegetation to be retained.

3.16 The proposals include limiting or discouraging access through good landscape design to much of the lake edge, although it will still be part of the amenity space for the students living there.

3.17 The University has provided an approach and commitment through various management plans to manage other areas of grassland on Campus East for Skylark habitat (within the blue line boundary), which will be lost by the construction of the North College and central green space.

3.18 The revised plans do not accommodate the two Oak trees retained from the agricultural fields and these will be lost, as will the species-rich grassland south of Lakeside Way.

3.19 The revised landscape plan shows an increase of trees along the main lake edge; this is likely to be inappropriate as increased leaf litter in the lake could cause issues in the future from nutrient build up, however this can be addressed through planning condition. Planning conditions are recommended to be imposed to secure the specific ecological mitigation and to protect the lake edge during construction.

Highway Network Management

3.20 Comments have been provided in response to parking displacement. There is an ongoing undertaking, with the University of York commissioning surveys in multiple areas on an annual basis. Dependant upon the initial surveys (which they usually submit to us in December) this can then trigger a second survey in the early part of the next calendar year if the increase in parking from the base year is more than 20% and to evaluate the linkage (or not) with the UoY, through a series of direct questionnaire surveys with people parking in the surveyed streets. This then determines whether the parking is UoY related and if so, it will then trigger the need for UoY to discuss with CYC what options may be considered appropriate. To date these annual surveys have demonstrated UoY related parking in the residential area of Badger Hill off Field Lane, with the subsequent introduction of a Residents Parking Zone; all such works, together with contributions for permits and enforcement have been funded by UoY. Additional traffic orders (double yellow lines) have also been installed on Heslington Lane near Fulford Golf Club, as a result of parking associated with UoY activities.

Public Protection (PP)

3.21 Noise- Conditions 21 and 22 attached to the outline consent (15/02923/OUT) covers requirements in respect to noise levels for construction at specific locations as

well as noise from plant/machinery. The methodology for these surveys outlined in the accompanying Cundall memorandum is accepted.

3.22 One area that has not been covered within previous reports is noise from student activity. Whilst the distance to neighbouring residential properties is 150m away and distance attenuation will reduce noise levels, it may also be appropriate that noise and anti-social behaviour from the site is controlled.

3.23 Air Quality- Initially recommended a number of parking spaces to be provided with Electric Vehicle Recharging Points. It has been established that other than the 8 disabled parking spaces provided, the outline consent secured a wider parking strategy for the campus.

3.24 Conditions are requested to deal with land contamination, piling and construction impacts via a Construction Environmental Management Plan (CEMP). However it is noted that these are covered under conditions in the outline consent.

Flood Risk Management Team (FRMT)

3.25 No objections in principle but conditions are recommended.

EXTERNAL

Heslington Parish Council

3.26 Objection citing the following reasons;

- siting of accommodation at nearest point to existing residents of Heslington Village
- no attempt to create a sound barrier and the open water will amplify noise nuisance
- Heslington residents will suffer loss to amenity and general enjoyment of their property due to noise (both day and night), litter and minor vandalism
- mitigation of traffic congestion and parking nuisance has not been addressed-existing breaches of on-street parking consent limits are already problematic- annual traffic and parking surveys should be continued for the duration of the outline consent (until 2027).

Yorkshire Water

3.27 No objections, conditions are recommended.

Foss Internal Drainage Board

3.28 The Board has assets adjacent to the site in the form of various watercourses, which are known to be subject to high flows during storm events. If the Local Authority are satisfied with the on-site and technical aspects of drainage arrangements and the

proposal will not increase the overall rate of discharge from the University, then we raise no objections to the drainage strategy.

Designing Out Crime Officer

3.29 A clearly defined single point of entry to each college and access control strategy is highly commended. The public open space is provided with good levels of natural surveillance from the accommodation blocks. This gives a sense of guardianship and can deter criminal and anti-social behaviour. Restricting access into the college courtyards create defensible private spaces and is commended. An access control strategy is recommended to be extended to the bike stores so that only students that have a cycle can gain access to a particular bike store. The stands within the stores should enable the cycle to be stored at two separate parts of the cycle.

York Ornithological Group

3.30 The plans relating to the construction of the North College is unlikely to have an adverse impact on the site's wildlife.

3.31 There are extensive areas of land on East Campus available for development that are of considerably less importance for wildlife. The area surrounding the Lake has developed into a very significant area for wildlife on the Vale of York and continues to improve as the lake matures.

3.32 The Group accept that the wildlife interest of the immediate footprint of the proposed South College is low. The problems arise from the proximity of the western edge of the footprint to the lake and associated riparian habitats. This will inevitably bring a combination of noise, light pollution and litter blocking a valuable wildlife corridor along the lake shore.

3.33 There are a number of bird species most likely to be adversely affected and the south west corner of the lake is most important on campus east for a wide range of scarce or rare migrants passing through in Spring/Autumn.

Yorkshire Wildlife Trust

3.34 The development will have significant impact upon birds including red list species (pochard and skylark), through the construction and operation, resulting in loss of habitat and potentially impact through noise and lighting. No suitable mitigation has been put forward and the proposal does not show how the development will result in net gain in biodiversity

3.35 Following revisions, the Trust is pleased to see that there is an improved layout which will have less impact on the areas of the site important for wildlife. Conditions are supported and the Trust's objection is now removed.

PUBLICITY AND SITE NOTICE

3.36 The application was publicised by both site and press notice and neighbour notification. Four letters of objection have been received citing the following concerns:

- o standard of life on Badger Hill has degraded as a result of the university/students (houses for student rent and not properly maintained, noise and rubbish, increase in parking)
- o result in increase in traffic and parking-where will off-site parking be? It is already congested
- o the proposed buildings have the charm of lego bricks
- o with a strong interest in bird watching and wildflowers, Campus East has been a success. The submitted reports do no detail the favoured/preferred locations of the habitats using the Lakes. The University now seems intent on destroying the habitats and biodiversity it has spent managing. The mitigation does not suffice for compensation for the destruction of these habitats. There is no need to build a new college abutting the main lake.
- o no notification received that the University were to be built closer to the buffer zone
- o already suffering from noise disturbance to The Crescent and this will get worse; have had to ring the University's security hotline a number of times
- o there is land near Langwith College-why can't this be built on?
- o the site is already landscaped and looks good but it will possibly be overdevelopment

4.0 APPRAISAL

4.1 Key issues:

- o Principle of student accommodation
- o Design and scale
- o Landscape
- o Ecology
- o Accessibility
- o Sustainability
- o Waste and Recycling
- o Drainage
- o Construction Impacts
- o Amenity Impacts

NATIONAL PLANNING POLICY FRAMEWORK (NPPF) (2018)

4.2 The revised National Planning Policy Framework (NPPF) (2018) was published on 24 July 2018 and sets out the government's planning policies for England and how these are expected to be applied. Paragraph 7 states that the planning system should

contribute to the achievement of sustainable development. To achieve sustainable development, the planning system has three overarching objectives; economic, social and environmental.

4.3 In the absence of a formally adopted Local Plan the most up-to date representation of key relevant policy issues is the NPPF and it is against this policy Framework that the proposal should principally be addressed. The NPPF sets out the presumption in favour of sustainable development.

4.4 Section 6 of the Framework supports the Government's objective of significantly boosting the supply of homes. The size, type and tenure for housing need for different groups in the community, including students, should be assessed and reflected in planning policies.

4.5 Paragraph 127 (Section 12 Achieving well-designed places) seeks to ensure that development will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.

4.6 Sections 15 states that planning policies and decisions should contribute to and enhance the natural and local environment. Paragraph 175 (a) states that if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

DRAFT DEVELOPMENT CONTROL LOCAL PLAN (DCLP) 2005

4.7 City of York Council does not have a formally adopted Local Plan. Nevertheless The City of York Draft Local Plan Incorporating the Fourth Set of Changes Development Control Local Plan (Approved April 2005) was approved for Development Management purposes (the DCLP).

4.8 The 2005 Draft Local Plan (DCLP) does not form part of the statutory development plan for the purposes of S38 of the 1990 Act. Its policies are however considered to be capable of being material considerations in the determination of planning applications, where policies relevant to the application (outlined in section 2 of this report above) are consistent with those in the NPPF, although it is considered that their weight is very limited.

4.9 Policy ED10 expects the University to accommodate any extra demand created by an increase in student numbers on their campuses or on land in their ownership, or control.

PUBLICATION DRAFT LOCAL PLAN 2018

4.10 The Publication Draft City of York Local Plan 2018 ('2018 Draft Plan') was submitted for examination on 25th May 2018. In accordance with paragraph 48 of the NPPF as revised in July 2018, the relevant 2018 Draft Plan policies can be afforded weight according to:

- o The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- o The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- o The degree of consistency of the relevant policies in the emerging plan to the policies in the previous NPPF published in March 2012. (NB: Under transitional arrangements plans submitted for examination before 24 January 2019 will be assessed against the 2012 NPPF).

The evidence base underpinning the 2018 Draft Plan is capable of being a material consideration in the determination of planning applications.

4.11 Students form an important element of the community and the presence of a large student population contributes greatly to the social vibrancy of the city and to the local economy. Both policies H7 and ED1 state that the University of York must address the need for any additional student housing which arises because of its future expansion of student numbers with policy ED1 specific to the University of York stating that provision is expected to be made on campuses in the first instance.

4.12 The development of Campus East is supported in Policy ED3 in accordance with the following parameters:

- o the developed footprint (buildings, car parking and access roads) shall not exceed
- o 23% of the 65ha area allocated for development;
- o total car parking shall not exceed 1,500 spaces subject to reserved matters approval by the Council;
- o the maintenance of a parkland setting;
- o additional student housing shall be provided to cater for expansion of student numbers which is clearly evidenced in terms of demand. Any additional student housing provision on Campus West (over and above the existing 3,586 bed spaces) shall be taken into account when assessing need; and
- o an annual student accommodation survey shall be submitted to the Council.

Principle

4.13 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 (and subsequently amended). The development would be wholly situated with the allocated area in accordance

within Plan C (i). The outline consent identified an allocated area of 65ha, with a condition (no.4) restricting the developed footprint (to include buildings, car parks and access roads) with this allocated area to 23% of the total area, which is approximately 14.94ha. The University/applicants have confirmed that the consented development within the allocated area to date totals 72.39sqm or 7.2ha.

4.14 Condition 4 of the outline consent restricts the developed footprint (including buildings car parks and access roads) to 23% of the allocated area. The development proposed will provide a net increase of developed footprint of 18,83sqm. The total development on East Campus, as a result of the development will total 91,228sqm or 9.12ha conforming to the requirements of condition 4 of the outline consent.

4.15 In addition, an updated version of the Design Brief including Masterplan has been approved by the Council (AOD/18/00196), which allows some changes to evolve over time.

Siting, Design and Scale

4.16 The siting and scale of the proposed development is guided by the conditions imposed on the outline consent. This includes zoning to distinguish areas of higher density with areas of lower density; the area of higher density is positioned to the north of the existing position of Lakeside Way and the lower density to the south. This is to achieve stepped development, from undeveloped land to the south increasing the height and density of the development as it moves northwards. Building heights are limited to 3 or 4 storeys, depending on the zone, which is set out in plan C(iii) of the outline consent so that they are contained within the mature tree canopy. The applicant has provided a building heights plan that identifies that the height of the proposed student residential blocks generally conform to the height parameters set out in the outline consent. It is noted that whilst there are limitations/controls set out in the outline consent to control density and height of development, both the north and south colleges seek up to nine buildings in total in addition to the two additional buildings at 'Gateway Green' and it is considered that the massing of development would be at a higher level than existing clusters already developed within the East campus. However, as the proposals conform to the conditions of the outline consent, they are considered to be acceptable in this regards.

4.17 In design terms, the two colleges are designed with residential buildings set around single storey central hubs, with the layout based around courtyards and external spaces. Significant negotiations have been undertaken in respect to the position and proximity of the buildings within South College to the Lake. Amendments have been forthcoming with the density to the south of Lakeside Way substantially reduced. This has included two additional buildings positioned on 'Gateway Green' to ensure the level of accommodation to be provided by the two colleges is maintained. This has enabled the buildings to be set a greater distance away from the Lakeside edge, increasing the landscape area to and setting of the Lake. Overall there is a

better transition from the open countryside at the south to the campus buildings to the north.

4.18 Access to the residential buildings from the central hub will be via canopy walkways, which is a successful design feature of Campus West. The canopy walkways however, in the context of the site are considered to clutter the courtyards and spaces between the residential buildings. Due to the arrangements of different accommodation type with each block, there could be up to three separate entrances to each building, each one being served by the canopy walkways. There has been some simplification of the walkways within the South College, most notably due to the rearrangement/reduction of the buildings that are positioned nearest to the Lakeside edge to address the ecology impacts. However, there has been little attempt to simplify the canopy walkways to North College. Whilst Officer's have attempted to resolve through discussions, the canopy walkways would be seen within the wider courtyard landscaping and would have limited impact from wider views. Further details are required of this feature and other hard landscaping features by condition.

4.19 Additional concerns in respect to the design of the South College include the position of buildings to Lakeside Way and the spacing between them. The provision of a hierarchy of building gaps is to separate and reinforce the central hub element more, with this being the main focus of the College. The gaps between buildings would have enabled the public to have some remnant of the lakeside experience they currently enjoy. One significant change from the existing residential colleges that have been developed to the eastern end of the campus is the restriction of public access around the individual buildings. It is intended that both North and South College will be enclosed via a number of measures including perimeter gates between buildings, and other well placed planting and hard landscaping measures. The University advise that there is growing concern for student welfare to adopt this approach. This approach is supported by the Designing out Crime Officer creating defensible spaces. Whilst the public can currently access the Lake and surrounding areas, retaining this accessibility is at odds with enhancing the natural biodiversity and habitats that have been created and established. It is acknowledged that there has been an attempt to compromise on genuine public access around parts of Cluster 4. Public access will be retained across Campus East, outside of building curtilages.

4.20 The buildings will be constructed using pre-fabricated panels that would enable high quality brick patterns and ventilation grilles to be incorporated into the building's facades. The buildings will have similar design features incorporated into them including horizontal stone banding running along the faces at each floor level, floor to floor windows, recessed from the façade to provide depth. Projecting brick courses as well as patterned grilles and brise soleil (as part of the environmental control strategy) will be incorporated into the buildings facades to add variety and interest. The two colleges will have differing themes; with the north college taking inspiration from the surrounding woodland and the south college to represent a lakeside theme. These inspirations will be reflected in the material palette, which shall be developed further through the condition. The design of the two buildings within the 'Gateway Green' are

less advanced than the two colleges and are likely to continue the elevation treatment, however the detailed design can be developed through condition. The two colleges and two additional blocks on 'Gateway Green' will result in a high quality design in accordance with the principles established in the masterplan as part of the design brief and in line with the outline consent. Conditions shall ensure that sample panel, for each type of brickwork, including mortar, pointing and concrete relief in the proposed colour and finish, of a suitably large size so all elements can be judged together is submitted and agreed.

4.21 The North College predominately contain four storey buildings; the central hub is single storey. The buildings in this part of the campus will be no higher than 24m which accords with Plan C (ii) submitted as part of the outline, which required buildings in this locality to be no higher than 25m. South College contains buildings of four storey (23m) (the central hub being single storey) along the realigned Lakeside Way, with the buildings set behind reducing down to three storeys and being 20m or 19m high). Plan C (ii) detailed that building heights in this locality restricted to 21m. The buildings heights therefore conform to the outline consent .

Landscape

4.22 The revised Design Brief with Masterplan has removed the western vista, between the area allocated as Cluster 4 and Cluster 1. The vistas were developed through the master-planning process rather than being established through the outline consent. Thus, its loss is not considered to be so detrimental to the wider landscape of the Campus and other planting and detailed design will be incorporated into the development to address this loss.

4.23 Within the colleges and between the residential buildings, the landscape design approach with courtyards and soft landscaping, the design approach is acceptable and would complement the parkland setting of the campus and settings of the Lake and Detention Basin.

4.24 The proposals would result in the loss of 2no. Oak trees. There has been little attempt to incorporate these into the landscape proposals; however it is likely that nearby development would have a detrimental impact upon the continued growth. It is unfortunate that the trees could not be retained and incorporated within the development, however they are not protected and the proposals demonstrates opportunities for additional planting to outweigh the loss of these trees. The applicant has also indicated that the felled trunks will be placed in the woodland that backs onto the northern edge of Campus East, or placed to the south of the Lake to retain invertebrate habitats.

Ecology

4.25 The Lake, whilst being man-made, has been established for 10 years and the management practises employed by the University have resulted in a successful

habitat for biodiversity. There are species-rich grassland and marginal vegetation to the Lakeside edge in addition to breeding and foraging habitat to the Detention Basin that supports birds classified on the 'red list' meaning that they are of the highest conservation priority. The importance of this habitat and the ecology of this part of Campus East is reinforced by the objections from wildlife bodies and interested individuals.

4.26 The amendments to the scheme have sought to increase the areas of enhanced bio-diverse landscapes, particularly to the Detention Basin (with marginal, marsh and meadow planting) to contribute to more specific ecological mitigation. In respect to the South College, residential blocks have been removed from the Lake edge; the distance between the Lake edge and the nearest residential block is now circa 18m. The area between the Lake and the buildings will be enhanced by introducing native species. The potential direct impacts arising from construction following the position of the buildings now they are positioned further from the Lake would be reduced.

4.27 The applicant has provided a number of mitigation measures and the University is committed to managing this area currently, and in the future. Limiting or discouraging access through good landscape design to much of the lake edge is welcomed to continue to enhance the biodiversity of the Lake and Detention Basin. A construction environmental management plan (CEMP) was secured at outline stage (condition No. 14) and will have to be complied with. However the site specific impacts warrant conditions to minimise construction impacts upon ecology and biodiversity at the development site and to ensure that there is effective future management of these areas.

Accessibility and Parking

4.28 Access to East Campus is as existing; bus service, pedestrian and cycle routes via Lakeside Way, accessed from Field Lane to the west as well as vehicular access and bus service, pedestrian and cycle routes from Kimberlow Lane to the east of the campus.

4.29 The proposals involve the re-alignment of Lakeside Way, to a more northerly position; however there is to be no change to access along Lakeside Way and no objections are raised to this. Additionally, a section of Goodricke Lane, which currently follows the southern outline of the Detention Basin will be removed after the Baird Lane junction. Baird Lane will be utilised for servicing vehicles.

4.30 The Pathway, which provides pedestrian and cycle route through the campus from West to East will be retained. However it is noted that given the position of the accessible car parking spaces to serve North College within the 'Gateway Green' part of the development, vehicles will have to use part of The Pathway to access them. Whilst their re-location has been considered, in order to avoid vehicular and pedestrian conflict, any new position is limited due to the requirement for the accessible parking spaces to be positioned 50m from the central hub. Whilst this is not

ideal, consideration has been given to the low number (4) of vehicles that could potentially require access along The Pathway in this manner.

4.31 The development itself, and agreed at outline stage is a car free development. This reserved matters application reinforces this. The University encourages students not to access the campus in private vehicles, inline with their travel plan. There are existing pay-and-display car parks available on the periphery of the campus and surrounding residential areas are part of the Council's residential permit scheme.

4.32 As required by the outline consent, there is an ongoing undertaking by the University of York who commission annual travel surveys in multiple areas. If there is a 20% increase in parking from the base year, this will trigger a second survey and direct questionnaire to evaluate whether there is a link to the University of York. If parking issues are related to the University, then this will require the Council and the University to consider appropriate options. As a result of these parking surveys, a Resident's Parking Zone has been introduced in the Badger Hill area with all contributions and enforcement having been funded by the University of York. Additional traffic orders (double yellow lines) have also been installed on Heslington Lane near Fulford Golf Club, as a result of parking associated with UoY activities.

4.33 Vehicular access to the site would be restricted to service traffic, emergency vehicles and students with a disabled parking permit. A total of 8 accessible parking spaces will be provided in Cluster 4. The East Campus is highly accessible by sustainable transport modes; a bus service from the City as well as a shuttle between the two campuses and a range of pedestrian and cycle routes.

Sustainability

4.34 In line with condition 29 of the outline consent, the application is accompanied by a sustainability statement. This statement demonstrates conformity with the approved sustainability strategy. The strategy set out in the approved Design Brief states that the applicant is committed to achieving BREEAM 'excellent' but will achieve BREEAM 'very good' as a minimum at Heslington East.

4.35 The student residences will be connected to the University of York's site wide district heating. The University's district heating is generated partially by low carbon sources (Combined Heat and Power) and by renewable energy (biomass boiler) and will be used to supply the hot water to the development and the heating to the hub buildings.

Waste and Recycling

4.36 The separation of general waste from recyclable material will be undertaken by students at source. All cluster kitchens will have four separate bin types for food waste, dry mixed recycling, glass recycling and general waste. Larger waste stores providing 1100ltr Eurobins will be provided within two buildings in each of the

College's. A licensed Waste contractor will transfer the waste from the site, as currently happens at the remainder of the campus.

Drainage

4.37 Drainage from Cluster 4 will follow the existing drainage strategy for the remaining campus with surface water discharging to the Lake. The Lake was constructed to provide sufficient capacity for Campus East, as developed, and therefore an increase to the attenuation volume of the Lake is not required.

4.38 Surface water on Campus East is drained via a series of filter drains leading to swales that discharge to the Lake. There is also some piped discharge of surface water to the Lake. Foul water drains to the public sewers at Baird Lane. This drainage strategy shall continue with the development of Cluster 4 and no objections have been raised from the Council's Flood Risk Management Team, nor Yorkshire Water and conditions shall enable a drainage strategy to be developed.

Construction Impacts

4.39 Whilst the development site is located 150m from the nearest neighbouring areas, there are other existing student colleges' located to the east of academic buildings, and the construction of the development if not managed carefully, could impact upon their residential amenity, as well as restrict access to teaching areas. Conditions imposed on the outline consent require monitoring and the control of noise from specific locations as well as noise from plant/machinery. The methodology in respect to the noise assessments to be submitted as part of discharging these conditions is accepted by Public Protection. Further, the control of construction impacts will be controlled by a Construction Environmental Management Plan (CEMP) secured at outline stage.

4.40 The residential buildings will be constructed by pre-fabricated panels, which would be constructed off-site and then brought to the site and fitted together. This method of construction would reduce the number of vehicle movements bringing building materials to the site, as well as reduction to waste generation with minimal excavated material.

Amenity Impacts

4.41 Across Cluster 4 there will be 1,480 bed spaces, split between 870 beds in North College, 490 beds in South College and 120 beds in Blocks 21 and 22. Each college has a number of external courtyard areas and in addition to the 'Gateway Green' which will provide events and informal meeting spaces. The University has a duty and interest to manage the facilities and users of the campus and have management strategies in place to deal with excessive noise, anti-social behaviour emergency and security, maintenance and access control. Therefore, in line with previous residential colleges within Campus East, it is not considered necessary to require a student

management plan. It is reiterated that the development will be wholly situated within the allocated area secured at outline stage and the nearest neighbouring properties at The Crescent to the south west and Eastfield Crescent to the north are in excess of 150m away which is adequate in maintaining residential amenity.

5.0 CONCLUSION

5.1 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 (and subsequently amended). The application will comply with the requirement for the developed footprint not to exceed 23% of the total area. This reserved matters application is also in line with the updated Design Brief including Masterplan and generally the buildings heights will be contained within the mature tree canopy and conform to the height parameters set out in plan C(iii) of the outline consent. The outline consent also imposed a number of conditions, relating to construction noise, plant and machinery, sustainability requirements whilst also establishing highways and drainage strategies, which this application will conform to.

5.2 The provision of student accommodation on campus is supported by emerging policies (Publication Draft Local Plan 2018) H7, ED1 and ED3 whilst also complying with policy ED10 of the DCLP2005.

5.3 Throughout the application, negotiations and discussions have been undertaken in order that the proposed development addresses the concerns in respect to mitigating harm to the biodiversity and ecology at the Lake. This has resulted in revisions to the position and density of development at South College; the residential blocks have been removed from the Lake edge and this will allow increasing areas of specific ecological mitigation. Whilst concerns have been raised through the application in regards to restricting public access to the Lake, which they can currently do at the moment, this has had to be balanced with the ecological enhancements.

5.4 Wider development impacts are controlled via conditions imposed on the outline consent, with specific conditions to the development of student accommodation recommended. These include a construction environmental management plan (CEMP) to minimise construction impacts, hard and soft landscaping scheme including management of the biodiversity of the site.

5.5 In conclusion, it is considered that the proposed scheme would not have adverse impact that would significantly and demonstrably outweigh its benefits when assessed against the policies in the NPPF taken as a whole , taking into account the details of the scheme and any material planning considerations. The proposal is thus sustainable development for which the NPPF carries a presumption in favour. As such, the proposal is considered to accord with national guidance in the NPPF and the Draft Development Control Local Plan Policies subject to other relevant conditions.

6.0 RECOMMENDATION: Approve

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

5922-SRA-01-00-DR-A-20-800	P04	Block 01 - Proposed Ground Floor General Arrangement
5922-SRA-01-01-DR-A-20-801	P04	Block 01 - Proposed First Floor General Arrangement
5922-SRA-01-02-DR-A-20-802	P04	Block 01 - Proposed Second Floor General Arrangement
5922-SRA-01-03-DR-A-20-803	P04	Block 01 - Proposed Third Floor General Arrangement
5922-SRA-01-RF-DR-A-20-804	P03	Block 01 - Roof Plan - Proposed Planning GA
5922-SRA-01-ZZ-DR-A-20-850	P03	Block 01 - Proposed General Arrangement Elevations - Sheet 1
5922-SRA-01-ZZ-DR-A-20-851	P03	Block 01 - Proposed General Arrangement Elevations - Sheet 2
5922-SRA-02-00-DR-A-20-800	P04	Block 02 - Proposed Ground Floor General Arrangement
5922-SRA-02-01-DR-A-20-801	P04	Block 02 - Proposed First Floor General Arrangement
5922-SRA-02-02-DR-A-20-802	P04	Block 02 - Proposed Second Floor General Arrangement
5922-SRA-02-03-DR-A-20-803	P04	Block 02 - Proposed Third Floor General Arrangement
5922-SRA-02-RF-DR-A-20-804	P03	Block 02 - Roof Plan - Proposed Planning GA
5922-SRA-02-ZZ-DR-A-20-850	P03	Block 02 - Proposed General Arrangement

Elevations - Sheet 1

5922-SRA-02-ZZ-DR-A-20-851 Elevations - Sheet 2	P03 Block 02 - Proposed General Arrangement
5922-SRA-03-00-DR-A-20-800 Arrangement	P04 Block 03 - Proposed Ground Floor General Arrangement
5922-SRA-03-01-DR-A-20-801 Arrangement	P04 Block 03 - Proposed First Floor General Arrangement
5922-SRA-03-02-DR-A-20-802 Arrangement	P04 Block 03 - Proposed Second Floor General Arrangement
5922-SRA-03-03-DR-A-20-803 Arrangement	P04 Block 03 - Proposed Third Floor General Arrangement
5922-SRA-03-RF-DR-A-20-804 GA	P03 Block 03 - Roof Plan - Proposed Planning
5922-SRA-03-ZZ-DR-A-20-850 Elevations - Sheet 1	P03 Block 03 - Proposed General Arrangement
5922-SRA-04-00-DR-A-20-800 Arrangement	P04 Block 04 - Proposed Ground Floor General Arrangement
5922-SRA-04-01-DR-A-20-801 Arrangement	P04 Block 04 - Proposed First Floor General Arrangement
5922-SRA-04-02-DR-A-20-802 Arrangement	P04 Block 04 - Proposed Second Floor General Arrangement
5922-SRA-04-03-DR-A-20-803 Arrangement	P04 Block 04 - Proposed Third Floor General Arrangement
5922-SRA-04-RF-DR-A-20-804 GA	P03 Block 04 - Roof Plan - Proposed Planning
5922-SRA-04-ZZ-DR-A-20-850 Elevations - Sheet 1	P03 Block 04 - Proposed General Arrangement
5922-SRA-04-ZZ-DR-A-20-851 Elevations - Sheet 2	P03 Block 04 - Proposed General Arrangement
5922-SRA-05-00-DR-A-20-800 Arrangement	P04 Block 05 - Proposed Ground Floor General Arrangement

5922-SRA-05-01-DR-A-20-801	P04	Block 05 - Proposed First Floor General Arrangement
5922-SRA-05-02-DR-A-20-802	P04	Block 05 - Proposed Second Floor General Arrangement
5922-SRA-05-03-DR-A-20-803	P04	Block 05 - Proposed Third Floor General Arrangement
5922-SRA-05-RF-DR-A-20-804	P03	Block 05 - Roof Plan - Proposed Planning GA
5922-SRA-05-ZZ-DR-A-20-850	P03	Block 05 - Proposed General Arrangement Elevations - Sheet 1
5922-SRA-05-ZZ-DR-A-20-851	P03	Block 05 - Proposed General Arrangement Elevations - Sheet 2
5922-SRA-06-00-DR-A-20-800	P03	Block 06 - Ground Floor General Arrangement (Hub)
5922-SRA-06-RF-DR-A-20-801	P03	Block 06 (Hub) - Roof Plan - Proposed Planning GA
5922-SRA-06-XX-DR-A-20-850	P03	Block 06 (Hub) - Proposed Planning Elevations
5922-SRA-07-00-DR-A-20-800	P04	Block 07 - Proposed Ground Floor General Arrangement
5922-SRA-07-01-DR-A-20-801	P04	Block 07 - Proposed First Floor General Arrangement
5922-SRA-07-02-DR-A-20-802	P04	Block 07 - Proposed Second Floor General Arrangement
5922-SRA-07-03-DR-A-20-803	P04	Block 07 - Proposed Third Floor General Arrangement
5922-SRA-07-RF-DR-A-20-804	P03	Block 07 - Roof Plan - Proposed Planning GA
5922-SRA-07-ZZ-DR-A-20-850	P03	Block 07 - Proposed General Arrangement Elevations - Sheet 1

5922-SRA-07-ZZ-DR-A-20-851 Elevations - Sheet 2	P03	Block 07 - Proposed General Arrangement
5922-SRA-08-00-DR-A-20-800 Arrangement	P04	Block 08 - Proposed Ground Floor General Arrangement
5922-SRA-08-01-DR-A-20-801 Arrangement	P04	Block 08 - Proposed First Floor General Arrangement
5922-SRA-08-02-DR-A-20-802 Arrangement	P04	Block 08 - Proposed Second Floor General Arrangement
5922-SRA-08-03-DR-A-20-803 Arrangement	P04	Block 08 - Proposed Third Floor General Arrangement
5922-SRA-08-RF-DR-A-20-804 GA	P03	Block 08 - Roof Plan - Proposed Planning
5922-SRA-08-ZZ-DR-A-20-850 Elevations - Sheet 1	P03	Block 08 - Proposed General Arrangement
5922-SRA-09-00-DR-A-20-800 Arrangement	P04	Block 09 - Proposed Ground Floor General Arrangement
5922-SRA-09-01-DR-A-20-801 Arrangement	P04	Block 09 - Proposed First Floor General Arrangement
5922-SRA-09-02-DR-A-20-802 Arrangement	P04	Block 09 - Proposed Second Floor General Arrangement
5922-SRA-09-03-DR-A-20-803 Arrangement	P04	Block 09 - Proposed Third Floor General Arrangement
5922-SRA-09-RF-DR-A-20-804 GA	P03	Block 09 - Roof Plan - Proposed Planning
5922-SRA-09-ZZ-DR-A-20-850 Elevations - Sheet 1	P03	Block 09 - Proposed General Arrangement
5922-SRA-09-ZZ-DR-A-20-851 Elevations - Sheet 2	P03	Block 09 - Proposed General Arrangement
5922-SRA-10-00-DR-A-20-800 Arrangement	P04	Block 10 - Proposed Ground Floor General Arrangement
5922-SRA-10-01-DR-A-20-801	P04	Block 10 - Proposed First Floor General Arrangement

Arrangement

5922-SRA-10-02-DR-A-20-802 Arrangement	P04	Block 10 - Proposed Second Floor General Arrangement
5922-SRA-10-03-DR-A-20-803 Arrangement	P04	Block 10 - Proposed Third Floor General Arrangement
5922-SRA-10-RF-DR-A-20-804 GA	P03	Block 10 - Roof Plan - Proposed Planning
5922-SRA-10-ZZ-DR-A-20-850 Elevations - Sheet 1	P03	Block 10 - Proposed General Arrangement
5922-SRA-10-ZZ-DR-A-20-851 Elevations - Sheet 2	P03	Block 10 - Proposed General Arrangement
5922-SRA-11-00-DR-A-20-800 Arrangement	P04	Block 11 - Proposed Ground Floor General Arrangement
5922-SRA-11-01-DR-A-20-801 Arrangement	P04	Block 11 - Proposed First Floor General Arrangement
5922-SRA-11-02-DR-A-20-802 Arrangement	P04	Block 11 - Proposed Second Floor General Arrangement
5922-SRA-11-RF-DR-A-20-803 GA	P04*	Block 11 - Roof Plan - Proposed Planning
5922-SRA-11-ZZ-DR-A-20-850 Elevations - Sheet 1	P03	Block 11 - Proposed General Arrangement
5922-SRA-11-ZZ-DR-A-20-851 Elevations - Sheet 2	P03	Block 11 - Proposed General Arrangement
5922-SRA-12-00-DR-A-20-800 Arrangement	P04	Block 12 - Proposed Ground Floor General Arrangement
5922-SRA-12-01-DR-A-20-801 Arrangement	P04	Block 12 - Proposed First Floor General Arrangement
5922-SRA-12-02-DR-A-20-802 Arrangement	P04	Block 12 - Proposed Second Floor General Arrangement
5922-SRA-12-03-DR-A-20-803 Arrangement	P04	Block 12 - Proposed Third Floor General Arrangement

5922-SRA-12-RF-DR-A-20-804 GA	P03	Block 12 - Roof Plan - Proposed Planning General Arrangement
5922-SRA-12-ZZ-DR-A-20-850 Elevations - Sheet 1	P03	Block 12 - Proposed General Arrangement Elevations - Sheet 1
5922-SRA-12-ZZ-DR-A-20-851 Elevations - Sheet 2	P03	Block 12 - Proposed General Arrangement Elevations - Sheet 2
5922-SRA-14-00-DR-A-20-800 Arrangement	P04	Block 14 - Proposed Ground Floor General Arrangement
5922-SRA-14-01-DR-A-20-801 Arrangement	P04	Block 14 - Proposed First Floor General Arrangement
5922-SRA-14-02-DR-A-20-802 Arrangement	P04	Block 14 - Proposed Second Floor General Arrangement
5922-SRA-14-03-DR-A-20-803 Arrangement	P04	Block 14 - Proposed Third Floor General Arrangement
5922-SRA-14-RF-DR-A-20-804 GA	P03	Block 14 - Roof Plan - Proposed Planning General Arrangement
5922-SRA-14-ZZ-DR-A-20-850 Elevations - Sheet 1	P03	Block 14 - Proposed General Arrangement Elevations - Sheet 1
5922-SRA-15-00-DR-A-20-800 Arrangement (Hub)	P03	Block 15 - Ground Floor General Arrangement (Hub)
5922-SRA-15-RF-DR-A-20-801 (Hub)	P03	Block 15 - Roof Plan General Arrangement (Hub)
5922-SRA-15-XX-DR-A-20-850 Elevations	P03	Block 15 (Hub) - Proposed Planning Elevations
5922-SRA-15-XX-DR-A-20-851 Elevations Sheet 2 of 2	P01	Block 15 (Hub) Proposed Planning Elevations Sheet 2 of 2
5922-SRA-16-00-DR-A-20-800 Arrangement	P04	Block 16 - Proposed Ground Floor General Arrangement
5922-SRA-16-01-DR-A-20-801 Arrangement	P04	Block 16 - Proposed First Floor General Arrangement

5922-SRA-16-02-DR-A-20-802	P04	Block 16 - Proposed Second Floor General Arrangement
5922-SRA-16-03-DR-A-20-803	P04	Block 16 - Proposed Third Floor General Arrangement
5922-SRA-16-RF-DR-A-20-804	P03	Block 16 - Roof Plan - Proposed Planning GA
5922-SRA-16-ZZ-DR-A-20-850	P03	Block 16 - Proposed General Arrangement Elevations - Sheet 1
5922-SRA-18-00-DR-A-20-800	P04	Block 18 - Proposed Ground Floor General Arrangement
5922-SRA-18-01-DR-A-20-801	P04	Block 18 - Proposed First Floor General Arrangement
5922-SRA-18-02-DR-A-20-802	P04	Block 18 - Proposed Second Floor General Arrangement
5922-SRA-18-03-DR-A-20-803	P01	Block 18 - Proposed Third Floor General Arrangement
5922-SRA-18-RF-DR-A-20-804	P04*	Block 18 - Roof Plan - Proposed Planning GA
5922-SRA-18-ZZ-DR-A-20-850	P03	Block 18 - Proposed General Arrangement Elevations - Sheet 1
5922-SRA-18-ZZ-DR-A-20-851	P03	Block 18 - Proposed General Arrangement Elevations - Sheet 2
5922-SRA-19-00-DR-A-20-800	P04	Block 19 - Proposed Ground Floor General Arrangement
5922-SRA-19-01-DR-A-20-801	P04	Block 19 - Proposed First Floor General Arrangement
5922-SRA-19-02-DR-A-20-802	P04	Block 19 - Proposed Second Floor General Arrangement
5922-SRA-19-RF-DR-A-20-803	P04	Block 19 - Roof Plan - Proposed Planning GA
5922-SRA-19-ZZ-DR-A-20-850	P03	Block 19 - Proposed General Arrangement

Elevations - Sheet 1

5922-SRA-19-ZZ-DR-A-20-851 Elevations - Sheet 2	P03	Block 19 - Proposed General Arrangement
5922-SRA-20-00-DR-A-20-800 Arrangement	P04	Block 20 - Proposed Ground Floor General Arrangement
5922-SRA-20-01-DR-A-20-801 Arrangement	P04	Block 20 - Proposed First Floor General Arrangement
5922-SRA-20-02-DR-A-20-802 Arrangement	P04	Block 20 - Proposed Second Floor General Arrangement
5922-SRA-20-03-DR-A-20-803 Arrangement	P01	Block 20 - Proposed Third Floor General Arrangement
5922-SRA-20-RF-DR-A-20-804 GA	P01	Block 20 - Roof Plan - Proposed Planning GA
5922-SRA-20-ZZ-DR-A-20-850 Elevations - Sheet 1	P03	Block 20 - Proposed General Arrangement
5922-SRA-21-00-DR-A-20-800 Arrangement	P01	Block 21 - Proposed Ground Floor General Arrangement
5922-SRA-21-01-DR-A-20-801 Arrangement	P01	Block 21 - Proposed First Floor General Arrangement
5922-SRA-21-02-DR-A-20-802 Arrangement	P01	Block 21 - Proposed Second Floor General Arrangement
5922-SRA-21-03-DR-A-20-803 Arrangement	P01	Block 21 - Proposed Third Floor General Arrangement
5922-SRA-21-RF-DR-A-20-804 GA	P01	Block 21 - Roof Plan - Proposed Planning GA
5922-SRA-21-ZZ-DR-A-20-850 Elevations - Sheet 1	P01	Block 21 - Proposed General Arrangement
5922-SRA-22-00-DR-A-20-800 Arrangement	P01	Block 22 - Proposed Ground Floor General Arrangement
5922-SRA-22-01-DR-A-20-801 Arrangement	P01	Block 22 - Proposed First Floor General Arrangement

5922-SRA-22-02-DR-A-20-802	P01	Block 22 - Proposed Second Floor General Arrangement
5922-SRA-22-03-DR-A-20-803	P01	Block 22 - Proposed Third Floor General Arrangement
5922-SRA-22-RF-DR-A-20-804	P01	Block 22 - Roof Plan - Proposed Planning GA
5922-SRA-22-ZZ-DR-A-20-850	P01	Block 22 - Proposed General Arrangement Elevations - Sheet 1
5922-SRA-ZZ-00-DR-A-00-802	P03	Proposed Site Plan
5922-SRA-ZZ-00-DR-A-00-820	P03	Proposed Ground Floor Masterplan
5922-SRA-ZZ-01-DR-A-00-821	P03	Proposed First Floor Masterplan
5922-SRA-ZZ-02-DR-A-00-822	P03	Proposed Second Floor Masterplan
5922-SRA-ZZ-03-DR-A-00-823	P03	Proposed Third Floor Masterplan
5922-SRA-ZZ-RF-DR-A-00-824	P03	Proposed Roof Masterplan
5922-SRA-ZZ-XX-DR-A-00-810	P03	Proposed Key Elevations, Sections and Views
5922-SRA-ZZ-XX-DR-A-00-811	P03	Proposed Levels and Building Heights Plan
5922-SRA-ZZ-XX-DR-A-00-850	P03	North College Site Elevations
5922-SRA-ZZ-XX-DR-A-00-851	P03	South College Site Elevations
5922-SRA-ZZ-ZZ-DR-A-90-205	P01	North and South College(s) Canopy Type and Fall Direction
38824-LPL-00-DR-L-001	P04	Illustrative Masterplan
38824-LPL-00-DR-L-004	P05	Hard and Soft Landscape Plan
38824-LPL-00-DR-L-009	P05	Proposed Landscape Levels Plan
38824-LPL-00-DR-L-023	P06	North College - Hard and Soft Landscape Plan
38824-LPL-00-DR-L-024	P04	South College - Hard and Soft Landscape Plan

38824-LPL-00-DR-L-025	P02	Gateway Green - Hard and Soft Landscape Plan
38824-LPL-00-DR-L-050	P02	Biodiversity measures
38824-LPL-ZZ-DR-L-100	P03	GA Sections
38824-LPL-ZZ-DR-L-101	P02	Long Site Section
38824-LPL-ZZ-DR-L-112	P02	South College Lakeside Sections
38824-LPL-ZZ-DR-L-114	P02	North College Lakeside Sections

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

2 Before commencement of development, a Construction Environmental Management Plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP (biodiversity) shall include:

- a) risk assessment of potentially damaging construction activities
- b) identification of 'biodiversity protection zones'
- c) practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction
- d) the location and timing of sensitive works to avoid harm to biodiversity features
- e) responsible persons and lines of communication
- f) use of protective fences, exclusion barriers and warning signs.

The approved CEMP: Biodiversity shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: The site is a constrained site in terms of its position adjacent to the Lake and Detention Basin edge which has an ecological value. The CEMP (Biodiversity) is required to minimise the impact of demolition, site preparation and construction on habitats and wildlife.

3 Notwithstanding the approved plan, details and sample panels of the external materials to be used for:

- i. Blocks 21 and 22

shall be submitted within three months of the commencement of that part of the development. Development shall be constructed in accordance with the approved materials.

Sample panels shall be built for each type (brickwork and pre-cast concrete) in the proposed mortar and pointing including all bonding patterns and built to measure 1.1m x 0.8m.

The decorative concrete relief work should be provided as a sample panel of sufficient size to judge the overall effect of the repetition of the design.

Samples are to be agreed together so that they can be judged together.

Reason: In the interest of achieving a visually cohesive appearance to accord with policy GP1 of the Draft Development Control Local Plan 2005 (incorporating 4th set of changes), Policy D2 of the Publication draft Local Plan 2018 and the NPPF.

4 Notwithstanding what is shown on the approved plans, prior to the construction above foundation level of:

- i. North college
- ii. South college
- iii. Blocks 21 and 22

a detailed landscaping scheme shall be submitted in writing to the Local Planning Authority. For each point part of the development (i-iii) the landscaping scheme shall include the species, stock size, density (spacing), and position of trees, shrubs and other plants, seeding mix, sowing rate, hard landscaping materials, lighting, means of enclosure and street furniture, including the canopy walkways. The approved scheme shall be implemented within the first planting season prior to occupation of the college and/or blocks to which it relates. Any trees or plants which within a period of five years from the substantial completion of the planting and 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.

For points i (North College) and ii (South College) the detailed landscaping scheme shall include an ecological design strategy (EDS) addressing mitigation for breeding birds using the lakeside habitat (such as Reed Warbler (*Acrocephalus scirpaceus*), Reed Bunting (*Emberiza schoeniclus*) and Pochard (*Aythya ferina*), and ground nesting birds (*Skylark Alauda arvensis*) using the grassland in line with British Standard 42020:2013 Biodiversity - Code of practice for planning and development.

Reason: In the interests of achieving variety, suitability and disposition of species within the entire site along with ensuring that any hard landscaping is visually cohesive and to mitigate impacts on protected and notable species of birds, both being integral to the amenity of the development in accordance with policy GP1 of the Draft Development Control Local Plan 2005 (incorporating 4th set of changes), Policy D2 and GI2 of the Publication draft Local Plan 2018 and the NPPF.

5 Notwithstanding what is shown on the approved plans, prior to the construction above foundation level of:

- i. North college
- ii. South college
- iii. Blocks 21 and 22

details of cycle parking and means of its enclosure, where relevant, shall be submitted in writing to the Local Planning Authority. The approved scheme shall be implemented prior to occupation of the college and/or blocks to which it relates. These facilities 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.

6 No building or other obstruction including landscape features shall be located over or within 3 metres either side of the centre lines of each of the 180mm rising mains i.e. a protected strip widths of 6 metres per sewer, that cross the site. If the required stand-off distance is to be achieved via diversion or closure of the sewer, the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker and that prior to construction in the affected area, the approved works have been undertaken.

Reason: In order to allow sufficient access for maintenance and repair work at all times.

7 Notwithstanding what is shown on the approved plans, detailed scaled drawings to show how the buildings will incorporate for all mechanical and electrical (M&E) plant, flues or permanent access installations for:

- i. North college
- ii. South college
- iii. Blocks 21 and 22

shall be submitted within three months of the commencement of that part of the Application Reference Number: 18/01416/REMM Item No: 4a

development. Development shall be constructed in accordance with the approved plans.

Reason: In the interest of achieving a visually cohesive appearance to accord with policy GP1 of the Draft Development Control Local Plan 2005 (incorporating 4th set of changes), Policy D1 of the Publication draft Local Plan 2018 and the NPPF.

8 Notwithstanding what is shown on the approved plans, detailed scaled drawings of the locations and appearance of all perimeter gates for:

- i. North college
- ii. South college
- iii. Blocks 21 and 22

shall be submitted within three months of the commencement of that part of the development. Development shall be constructed in accordance with the approved drawings and operated in accordance with the agreed timing schedule.

Informative: The plans should specify which gates shall be open during the day. And specify the timing of the open access for the perimeter gates.

Reason: The public currently benefit from the full visual amenity and partial physical access to a unique and important part of the whole lakeside experience. The above limited access partially mitigates for this loss, whilst maintaining security concerns to an acceptable level.

9 The North and South Colleges shall be constructed in accordance with the materials, mortar, pointing and bonding patterns as specified on Drawing 5922 SRA ZZ ZZ DR A 21-654 Typical Sample Panels submitted on 14 November 2018.

Reason: In the interests of achieving a visually cohesive appearance to accord with policy GP1 of the Draft Development Control Local Plan 2005 (incorporating 4th set of changes), Policy D2 of the Publication draft Local Plan 2018 and the NPPF.

7.0 INFORMATIVES: Notes to Applicant

1. STATEMENT OF THE COUNCIL`S POSITIVE AND PROACTIVE APPROACH

In considering the application, the Local Planning Authority has implemented the requirements set out within the National Planning Policy Framework (paragraph 38) in seeking solutions to problems identified during the processing of the application. The Local Planning Authority took the following steps in order to achieve a positive

outcome:

- Negotiation and discussion in respect to minimising the impact upon biodiversity at the edge of the Lake.
- Negotiation and discussion regarding the proximity and density of buildings to south college.
- Negotiation regarding conditions in order that the number of pre-commencement conditions are limited and ensuring their wording so that details can be provided at the implementation of the relevant parts of the development, rather than the out-set.

2. INFORMATIVE:

The developer's attention is drawn to the various requirements for the control of noise on construction sites laid down in the Control of Pollution Act 1974. In order to ensure that residents are not adversely affected by air pollution and noise, the following guidance should be adhered to, failure to do so could result in formal action being taken under the Control of Pollution Act 1974:

- (a) All demolition and construction works and ancillary operations, including deliveries to and despatch 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.
- (b) The work shall be carried out in such a manner so as to comply with the general recommendations of British Standards BS 5228: Part 1: 1997, a code of practice for "Noise and Vibration Control on Construction and Open Sites" and in particular Section 10 of Part 1 of the code entitled "Control of noise and vibration".
- (c) All plant and machinery to be operated, sited and maintained in order to minimise disturbance. All items of machinery powered by internal combustion engines must be properly silenced and/or fitted with effective and well-maintained mufflers in accordance with manufacturers instructions.
- (d) The best practicable means, as defined by Section 72 of the Control of Pollution Act 1974, shall be employed at all times, in order to minimise noise emissions.
- (e) All reasonable measures shall be employed in order to control and minimise dust emissions, including sheeting of vehicles and use of water for dust suppression.
- (f) There shall be no bonfires on the site

3. LEGAL AGREEMENT

Your attention is drawn to the existence of a legal obligation under Section 106 of the Town and Country Planning Act 1990 relating to this development

Contact details:

Author: Lindsay Jenkins Development Management Officer

Tel No: 01904 554575