



Report of the Chief Planning Officer

SOUTH AND WEST PANEL

Date: 19th March 2015

Subject: Application number 14/07276/FU – Full application for erection of student accommodation (up to 7 storeys) comprising 29 clusters flats providing 228 rooms with associated communal space, landscaping and parking at Leeds Trinity University College, Brownberrie Lane, Horsforth LS18 5HD

APPLICANT	DATE VALID	TARGET DATE
Leeds Trinity University	15 December 2014	16 March 2015

Electoral Wards Affected:

Horsforth

Yes Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION: DEFER AND DELEGATE approval subject the signing of a Section 106 agreement to include contributions of £10,000 for off site highway works, £47,388 for public transport improvements and £10,000 for real time for one bus stop and real time information to be provided in reception

In circumstances where the legal agreement has not been completed before April the 2nd 2015, the final determination of the application shall be delegated to the Chief Planning Officer. The following pooled contributions will be Cill liable (for contributions for greenspace, and public transport improvements) and the following non pooled contributions will remain subject to a Section 106 agreement (off site highway improvements) and the following conditions

1. Time limit on full permission
2. Approval in line with approved plans
3. Samples of walling and roofing materials
4. Samples of surfacing materials
5. Area to be used by vehicles laid out
6. Changing rooms to be implemented before development commences
7. Details of fencing and walls to be provided

- 8. Details of surface water drainage to be submitted and implemented**
- 9. Any unexpected contamination to be reported in writing**
- 10. Details to be submitted in relation to any imported soil**
- 11. Landscaping scheme to be submitted**
- 12. Protection of existing trees**
- 13. Preservation of existing trees**
- 14. Details of bin storage to be submitted**
- 15. Cycle/motorcycle details to be submitted**
- 16. Provision for contractors during construction**
- 17. Car park and service management plan**
- 18. Development shall not be occupied until off site highway works have been implemented**
- 19. Local employment and training**
- 20. Scheme for enhancement of greenspace on site to be submitted and implemented**
- 21. Construction hours to be submitted and approved**
- 22. Lighting scheme**
- 23. Existing and proposed levels**

1.0 INTRODUCTION

- 1.1 A full planning application for a part 6 and part 7 storey building to provide 228 rooms in cluster flats with associated parking, landscaping and community space was submitted to the Council on 15th December 2014. The 13 week expiry date was 16 March 2015.
- 1.2 Members are asked to note the content of this report and accept the officer's recommendation of approval with the conditions listed above.
- 1.3 The application relates to an area of the Trinity University site located off Brownberrie Lane, Horsforth comprising previously developed land which is unallocated within the Saved Policies of the Unitary Development Plan and the Core Strategy.
- 1.4 Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out the need to determine applications in accordance with the development plan unless material considerations indicate otherwise.
- 1.5 The proposal is considered to accord with the current development plan and to be acceptable in regard to design, scale, highways, residential amenity and other material considerations.
- 1.6 The National Planning Policy Framework is a material consideration and Annex 1 sets out that whilst relevant policies adopted since 2004 may be given full weight depending on their degree of consistency with the NPPF, decision takers may also give weight to relevant policies in emerging plans according to the stage of preparation, the extent to which there are unresolved objections and the degree of consistency with the NPPF.
- 1.7 There has been consultation with Ward Members and surrounding residents regarding the University expansion plans and required accommodation. The University holds regular meetings with Ward Members and the local community to communicate ongoing activity to the local community so they are aware of upcoming events and development proposal. The scheme that forms part of this application

was discussed at the Community Forum in July 2014 and a public event was held on the 15th October 2014.

- 1.8 Currently there are approximately 3,100 students who attend the University and there are 621 bed spaces on site available. Planning permission already exists for a further 68 bed spaces. The University wants to expand over the next 5 years to 4,000 students and the reasons for this increase is a combination of an increase in the student number cap, an expansion of the range of programme offered and a successful recruitment campaign. Due to the increase in students numbers further residential accommodation is needed on site and this is the justification for these additional 228 bed spaces that form part of this application. This would mean that overall there would be 907 bed spaces available.

2.0 PROPOSAL:

- 2.1 The application is for a new building to house student residential accommodation. The building will be 'U' shaped and the majority of the building will be 6 stories with part of the development having a 7th floor. The main part of the building on the front elevation will be 17 metres for the sections of 6 floors rising to 19.8 metres for the section that is 7 stories. The two wings which are 6 storey will be 17 metres in height.
- 2.2 On the ground floor will be the main entrance a coffee lounge and games room with administration and meeting rooms. On each wing on the ground floor will be standard rooms in clusters of 6, 7 and 9 amounting to 22 rooms in total. There will be two lifts and two staircases to the upper floors.
- 2.3 On the first floor will be 34 standard rooms in 7 and 9 bedroom clusters. On the second, third, fourth and fifth floor will be 40 standard rooms in 6, 7 and 9 clusters. The top floor will cover part of the building and it will have 13 standard rooms in a 6 and 7 cluster. This top floor covers part of the main building. In total there are 228 bedspaces in 29 cluster flats.
- 2.4 The building will have a landscaped terraced courtyard in the middle. The proposal will involve the loss of 64 car parking spaces which will be replaced throughout the campus along with 41 additional spaces.
- 2.5 The building will be mainly constructed from light red/orange brickwork which will match the existing student accommodation which is already on site. There will be a dark grey brick plinth for the ground floor which again matches the existing building next door. The section of the building which has an additional floor will be constructed from a silicone glazing system and this will be from the ground floor to the 7th floor for this part of the building. There will be a flat roof to the development and the upper section of the building will be mid grey composite cladding.

3.0 SITE AND SURROUNDINGS:

- 3.1 The site is comprises part of an existing car park and also has a single storey building which was used for a student union and changing rooms on the university campus. The application site is located in a central position on the campus and to the immediate north of the site is an existing 7 storey building which is student accommodation.

- 3.2 To the south of the site is parking then some single storey buildings and beyond this Lee Lane West. There is a farm house and associated agricultural buildings on the section of Lee Lane West which forms the boundary to the university. The farm house is over 100 metres from the proposed development. To the east of the site are the playing fields for the University and to the west are a range of university accommodation.
- 3.3 The university campus itself is surrounded by residential properties with the closest properties being on South Way. There is a distance of 170 metres from the application site to the nearest residential property.
- 3.4 There is an access road around the site which contains the built form of for the University with playing fields beyond. This access road also forms the boundary for the green belt.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 08/06094/FU – replacement student accommodation for 34 cluster flats with 198 bed spaces approved 27/1/09

5.0 HISTORY OF NEGOTIATIONS

- 5.1 The University holds regular meetings with Ward Members and the local community to communicate ongoing activity to the local community so they are aware of upcoming events and development proposal. This application was originally discussed at their regular meeting in July 2014.
- 5.2 A community event specifically for this development was held on 15th October 2015. This event was advertised by a flyer posted to 250 local residents and an advert was placed in 'Covered' magazine.
- 5.3 The issues raised at the event and sent in response to the event where:
- parking
 - height and massing
 - Impact on views
 - Impact of noise
 - Impact on residential amenity
- 5.4 There have also been two pre applications meetings held with officers where Ward Members where present, the following matters where discussed:
- Masterplan
 - Scale, design and massing
 - Parking both on site and off site
 - Impact on residential amenity
 - Impacts of noise

6.0 PUBLIC/LOCAL RESPONSE:

- 6.1 Stewart Andrew MP states that whilst he wants to see Trinity succeed he has a number of concerns regarding this significant development which are:
- o The height and scale of the building is very large for the site

- The proposed number of students will create an additional volume of traffic on residential roads such as Lee Lane West, Westbrook Lane, Layton Road and West End Lane.
- The proposed permanent car park on the tennis courts would cause extra traffic on Lee Lane West which young children walk along to and from Westbrook Lane Primary School
- The visual impact of such a large building in the landscape and the impact this will have on neighbouring properties

Councillor Cleasby has asked that the following matters are considered.

- The perceived problem of speeding in the area particularly West End Lane and Lee Lane West are looked at.
- The continuing problem that off site parking is causing particularly Lee Lane West is looked at and the consequences of any action taken as a result of displacement.
- Consideration of the University funding extra litter bins on the Lee Lane/West End Lane site.
- Consideration that windows on the west side of the building are non opening to reduce noise into the Southway estate.

Councillor Collins has objected to the application for the following reasons:

- The university is situated in an area of Horsforth which is semi rural and the planned building is huge and completely out of keeping with the surrounding area
- The size and massing of the building on its own is excessive but combined with the existing building there is far too much
- The location of the building is too close to Southway and Lee Lane West bringing more noise pollution, light pollution and antisocial behavior closer to them.
- Parking problems could be mitigated if the University were to remove its charge for on site car parking. Due to its remoteness of the site charging does not promote users of the campus to walk or catch the bus. Many will still rely on their cars.
- Traffic movements could be mitigated if the southern gate had restricted access and a physical barrier that could allow it to be used by emergency vehicles.

Councillor Townsley has objected to the scheme regarding the massing and over intensive use of the site, insufficient car parking especially if they still build the consent for other students flats on the Westbrook Lane part of the site. Would still request why does the university require 4000 students, what is significant about this number.

Horsforth Parish Council object to the application as the proposed building is over dominant for the site and the area.

There have been 52 letters received with 47 objections and 5 supports.

The objections are concerned with the following:

- Parking and congestion issues
- Since the introduction of yellow lines on the streets closest to the university parking problems have moved further away

- Increase in noise
- Devaluing of properties
- Amount of litter is already deposited on Brownberrie Lane is unacceptable and this will increase
- Increase in students will impact on the environment such as noise and litter
- A 7 storey building is completely out of keeping with the locality
- Increase in traffic will impact on Brownberrie Lane
- Construction traffic will have detrimental impact
- Strain on local services with extra students
- Horsforth is overdeveloped with a detriment to local residents
- Additional parking on tennis courts will not help as this area is used for parking already
- It will blight the skyline beyond Trinity
- Erode remaining open space of the college
- Proposed multi storey accommodation block is overbearing
- Transport statement should include an assessment of the increase of non-resident students as well resident students and associated increase in staff number
- Lower level construction would be more in keeping with the local environment
- Bus and train services are not sufficient or reliable enough to support increase in travel by public transport
- Advice given at pre application stage has been ignored
- First high rise building was not supported by residents and this 2nd one is totally inappropriate.
- Extremely poor quality of community engagement that has been carried out
- Further urbanization of a rural area
- Negative impact on cherished local areas such as nearby woodland and increased stresses on woodland species and livestock

The support letters state

- Size and scale of development looks about right for the location and setting, repeating the details of the adjacent block works well
- More students will bring in revenue for the local shops and bars and will help Horsforth as a whole
- Makes sense for students to live on site where it is patrolled and monitored instead of living in run down rented houses
- Will create jobs, economic activity and social development
- Ease strain on local housing market
- Will free up local homes which are better suited for young families.
- Reduce the need for students to commute from other areas of the city every day

7.0 CONSULTATION RESPONSES

Sports England – no objection subject to conditions in respect to the loss and proposed replacement of sports changing rooms.

Objection to the loss of tennis courts as the loss has not been justified against the criteria of para 74 of NPPF. Further information has been submitted regarding the use and number of tennis courts and sports England have remove their objection subject to a condition requiring the new sports facilities to be occupied before work commences on the student accommodation.

Highways – no objections to the principle of the development and a financial payment of £10,000 to fund Traffic regulation order within the vicinity and a number of green travel plan measures

West Yorkshire Combined Authority – residents would benefit from two new ‘live’ bus information at a cost of approximately £10,000.

Yorkshire Water – no comments

Environment agency – no comments

Main drainage – needs condition for surface water disposal

Leeds Bradford Airport – no objection

PROW – no comments

Contaminated land – conditional approval

HSE – no concerns

8.0 PLANNING POLICIES:

The Development Plan

- 8.1 As required by Section 38(6) of the Planning and Compulsory Purchase Act 2004 this application has to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The development plan currently comprises the adopted Local Development Framework Core Strategy (2014), those policies saved from the Leeds Unitary Development Plan (Review 2006) (UDP) and the Natural Resources and Waste Local Plan. Relevant supplementary planning guidance and documents and any guidance contained in the emerging Local Development Framework (LDF) represent material considerations.
- 8.2 The Local Development Framework **Core Strategy** was adopted by the Council on 12th November 2014. The following policies contained within the Core Strategy are considered to be of relevance to this development proposal:

H6 – Gives advice regarding development proposals for purpose built student accommodation.

P10 – Design

T2 – Accessibility Requirements and New Development

G4 – New green space provision

The most relevant saved policies from the **Leeds Unitary Development Plan** are outlined below.

GP5 - Development control considerations including impact on amenity

T2 – impact of development on the highway network

T24 - Parking provision in development proposals

N4 – provision of greenspace for new residential developments

Supplementary Planning Guidance / Documents:

- 8.3 Supplementary Planning Document: “Street Design Guide”.
Supplementary Planning Document: Public Transport Improvements and Developer Contributions.
Supplementary Planning Document: Travel Plans.
Supplementary Planning Document – Sustainable Design and Construction
“Building for Tomorrow, Today”

National Guidance - National Planning Policy Framework

- 8.4 The National Planning Policy Framework (NPPF) came into force on 27th March 2012. The introduction of the NPPF has not changed the legal requirement that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

9.0 MAIN ISSUES

- Compliance with the Development Plan
- Scale and design
- Highway safety
- Residential amenity
- Loss of sports facilities
- Greenspace
- Need for the development
- Representations

10.0 APPRAISAL

- 10.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 state that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Paragraph 12 of the National Planning Policy framework indicates that development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise. The starting point for any consideration of the development must therefore be the provisions of the core strategy, the saved policies within the LUDPR (2006), in order to assess whether the development is in accordance with the development plan. Other material considerations include the NPPF, highways, amenity, and other matters. The core strategy also emphasises the importance of providing education facilities and the fact that the education sector is a driving force for the economy of the City.

Compliance with the Development Plan

- 10.2 The site is not allocated for any use within the Core Strategy or UDP.
- 10.3 Policy H6 of the Core Strategy gives advice regarding development proposals for purpose built student accommodation which should meet a number of criteria
- i) To help extend the supply of student accommodation taking pressure off the need for private housing to be used. *This scheme does provide additional accommodation taking pressure off private housing within the Horsforth area*
 - ii) To avoid the loss of existing housing suitable for family occupation. *By providing additional accommodation the scheme will help to avoid the loss of housing for family occupation*

- iii) To avoid locations which are not easily accessible to the universities by foot or public transports or which would generate excessive footfall through residential areas which may lead to detrimental impacts on residential amenity. *As the proposed accommodation is on the campus this should reduce the need for transport to and from the campus and footfall through residential areas will not exist. Having said that the scheme will fund a number of green travel measures detailed below.*
- iv) The proposed accommodation provides satisfactory internal living accommodation in terms of daylight, outlook and juxtaposition of living rooms and bedrooms. *The accommodation provide does provide good quality development in terms of living conditions.*

In conclusion it is considered that the development is in line with policy H6 and in principal terms is acceptable.

Design and scale

- 10.4 The proposed building is large being 6 stories in height rising to 7 stories for an element of the building (although the 7th floor is recessed from the elevation in order to back up the massing and height). The proposal in terms of its scale and massing is also large so the impact on the visual amenities of the area needs to be assessed. The building is situated in the centre of the site and well away from the boundaries of the University campus reducing its potential impact on the street scene. It is also located next to an existing 7 storey building and there are some other 3 and 4 storey buildings on the campus. For these reasons it will not appear out of character with its immediate surroundings. Whilst the building will be visible from public vantage points such as Brownberrie Lane and Lee West Lane due to the distances involved and its setting next to a similar size building it will not be out of character on the campus itself and the wider surroundings.
- 10.5 There have been objections that the site is within a semi-rural area and so the building is not in keeping setting. The site is located in a semi-rural area but is within the existing built curtilage of the university campus. The building is on land which is brownfield and does not extend the built footprint of the University campus.
- 10.6 The proposed design and materials are the same as the materials used on the existing building next door and also incorporate the general palette of materials for buildings within this university complex.
- 10.7 For all these reasons it is considered that the scheme is acceptable in terms of scale and design.

Highways

- 10.8 The proposal involves construction on part of an existing car park as well as the generation of traffic for 228 students. The car parking lost amounts to 64 spaces and these are being replaced within the campus in a variety of locations along with an additional 41 spaces which are required as part of this development. The overall number of car parking spaces along with the green travel plan measures (discussed below) are considered acceptable for the level of development proposed.
- 10.9 There have been issues with students parking off site on surrounding roads in the past and the university has funded Traffic Regulation Orders which have prevented students parking on local residential streets. This scheme is for residential development on campus so this should ensure that the proposed residents will park on the campus and will not need to use the parking in the vicinity. However, as they

are parking on site for long periods of time students travelling to the campus may be displaced onto the local highway network. There are a number of nearby residential locations which students currently use for off site parking and further displacement could cause additional parking issues in these areas. For this reason it is considered that funding for a number of new Traffic Regulation Orders is required.

10.10 A sum of £10,000 will be paid through a section 106 agreement which will be used in part for the following measures:

- The existing unrestricted length of Lee Lane West to the rear is to have a 2hr maximum length of stay with exemptions for those with residential permits. This will prevent long term parking by students.
- An extension of the residents only permit zone to include the length of West End Lane from its junction with Lee Lane West northwards to its junction with Brownberrie Lane.
- The existing school keep clear markings on Westbrook Lane are to be made mandatory rather than advisory.

These measures will not cost the full £10,000. Money not used will be held for any further TROs that may be required once the accommodation is in operation.

10.11 As well as the £10,000 the development generates a payment of £47,388 to be used on public transport facilities. It has been agreed that this will be used to upgrade an existing public footpath between Lee Lane West and Lee Lane East to be made more accessible to pedestrians and cyclists.

10.12 The final financial contribution is for £20,000 for two local bus stops to be upgraded to include real time facilities.

Finally negotiations regarding the Green Travel Plan have been ongoing and this will include the following measures.

- The Car Park Management Strategy is to be revised to prevent daytime movement off site of vehicles belonging to students living on site who should have a parking permit instead of the pay and display.
- There also needs to be a review of the pay & display time periods and charges to ensure they meet the needs of users.

10.13 With all these measures in place it is considered that the proposal should not have a detrimental impact on the safe and free of traffic and pedestrians.

Residential amenity

10.14 There are residential properties in the vicinity of the university and there have been a large number of objections concerned about impact on residential amenity. As background the nearest residential property is 100 metres from the proposed building on Lee Lane East and 170 metres from the properties on Southway.

10.15 There are a number of impacts that could have a detrimental impact on residential amenity. These include the comings and goings of students, the noise generated in the building itself and the use of the tennis court for car parking.

10.16 The proposal will generate more students arriving and leaving the site and this could cause issues of noise disturbance with the comings and goings. However, these

residents will live on site and would not need to leave the site to attend lectures or social activities. There will be no need for a daily commute by the residents and journeys made by these students are likely to be ad hoc and not all be at the same time. The addition of this number of students on top of the number of students on the site should increase the number marginally and their comings and goings should not increase noise on the site to a level that would have a detrimental impact on residential amenity. This along with the distances to the nearest houses should not generate a level of noise that will have a detrimental impact on residential amenity.

- 10.17 Objections have also been received regarding potential of noise generating from the building itself from students having parties and playing music as there is already noise disturbance from the existing student accommodation on the site. There have been requests for the windows facing the residential properties to have no opening windows to prevent noise breakout. This is seen to be unreasonable and unenforceable as it does not comply with the circular in relation to use of conditions. The windows will be doubled glazed and this along with the distances to the residential properties should ensure that any level of noise generated should not have a detrimental impact on residential amenity.
- 10.18 Having said that the University does operate a robust noise management programme which includes the following measures:
- Resident mentors are in each hall of residence
 - Regular security patrols with robocams activated as they approach the buildings.
 - Call outs made by other students are responded to
 - All incidents reported are reviewed in the morning by staff and discussed at weekly meetings.
 - All noise incidents reviewed on CCTV
 - If students have three warnings/incidents this leads to Student Disciplinary Panel and probable eviction.
- 10.19 Information has been submitted showing monitoring of noise for the last 6 months. In total there were 5 noise complaints received from neighbours and all related to student accommodation closer to the edge of the campus. There have been no complaints related to noise from All Saints Hall which is the hall of residence next to the proposal.
- 10.20 The accommodation does have social space within the building but this is not licensed and is located on the ground floor and screened by other buildings therefore reducing the noise.
- 10.21 Finally objections have been raised to the use of a tennis court as a car park. Whilst this is closer to residential properties there is still 50 metres to the nearest property which is considered acceptable to not create a noise issue.
- 10.22 For all of these reasons it is considered that the proposal will not have a detrimental impact on residential amenity

Greenspace

- 10.23 There is a green space contribution for off site greenspace enhancement required as part of this development. However, the accommodation is proposed as on-Campus accommodation set within 17.26ha. There is currently 8.59ha of informal open space and 3.33ha is laid out as formal outdoor sports which is available for

both members of the public as well as students/staff at the University. Officers consider that due to this provision on site a contribution to off site provision is not required. However, a condition shall be attached which states that a scheme for the enhancement of greenspace on the site is submitted for approval and any approved scheme is implemented before the development is brought into use.

Loss of sports facilities

- 10.24 The proposal is on land which have an existing sports rooms which will have to be demolished. Planning permission has already been granted for new changing rooms in February of this year. Sport England have no objection to the loss of the changing rooms providing that the new changing rooms are in operation before development commences on site. There is a slight issue with this wording in that due to construction time periods the changing rooms will be available for mid August but work needs to commence on the accommodation in mid July so the developer has asked for revised wording so that the changing rooms need to be implemented before development commences and remove the available for use angle. Sport England have been reconsulted on this matter and have no objections especially as the time of year the changing rooms is not available is during the summer when students are not on site. The site is also being used by the American rugby team in the rugby world cup in the autumn so the changing rooms need to be available for use by then.
- 10.25 The proposal also involves the loss of a tennis court for a car park. Initially sport England raised an objection to this due to the loss of sports facilities without replacement. Further information was submitted by the applicant to show the demand for tennis courts can be satisfied by the other tennis courts and that the one to be used for parking is surplus to requirements. Based on this additional information Sports England have now withdrawn their objection and are happy for the tennis courts to be used for parking.

Need for the development

- 10.26 Since receiving University status in 2012 the University has had clear aspirations to grow to from the current number of 3186 in 21012/2013 to 4,000 students over 5 years. The reasons for this expansion is a combination of an increase in the student number cap, an expansion of the range of programmes offered and a successful recruitment campaign. In line with this strategy the university wants to deliver infrastructure in order to support the overall goal in establishing the university as a provider of outstanding education.
- 10.27 There is a need to provide high quality student accommodation as this is seen as a key factor in making Leeds Trinity a 'University of Choice' for students. Currently there is not sufficient accommodation to house those who wish to live on campus and demand for accommodation is increasing.
- 10.28 For 2013/2014 academic year there was a shortfall of 72 bed spaces and as first year undergraduate numbers are to increase due to the number of overseas students is to rise it has been projected that by 2018/2019 there will be further demand for student accommodation. There are currently 621 bed spaces on site with existing planning permissions for a further 68 bed spaces. This development will allow the University to have a total of just over 900 bed spaces which is almost a quarter of the number of students overall.

Letters of representations

10.29 Most of the matters raised in the letters of representations have been discussed above except for the following matters:

Devaluing of properties – this is not a planning matter

Increase in litter – the proposal involves residential accommodation on site so the comings and goings off site and opportunity for litter should be reduced.

Construction traffic will have detrimental impact – this will occur for a short period of time when the extra accommodation is under construction and conditions can be attached for hours of working to reduce impact on surrounding residents.

Strain on local services with extra students – some of the local services such as doctors are provided for the university students only within their campus so should not have a strain on services used by the surrounding neighbours

Erode remaining open space of the college – the proposal is on land already used so will not erode the open space around the university

Negative impact on cherished local areas such as nearby woodland and increased stresses on woodland species and livestock – as previously stated the proposal is on land which has already been developed and is going no nearer to surrounding woodland so will not have a detrimental impact.

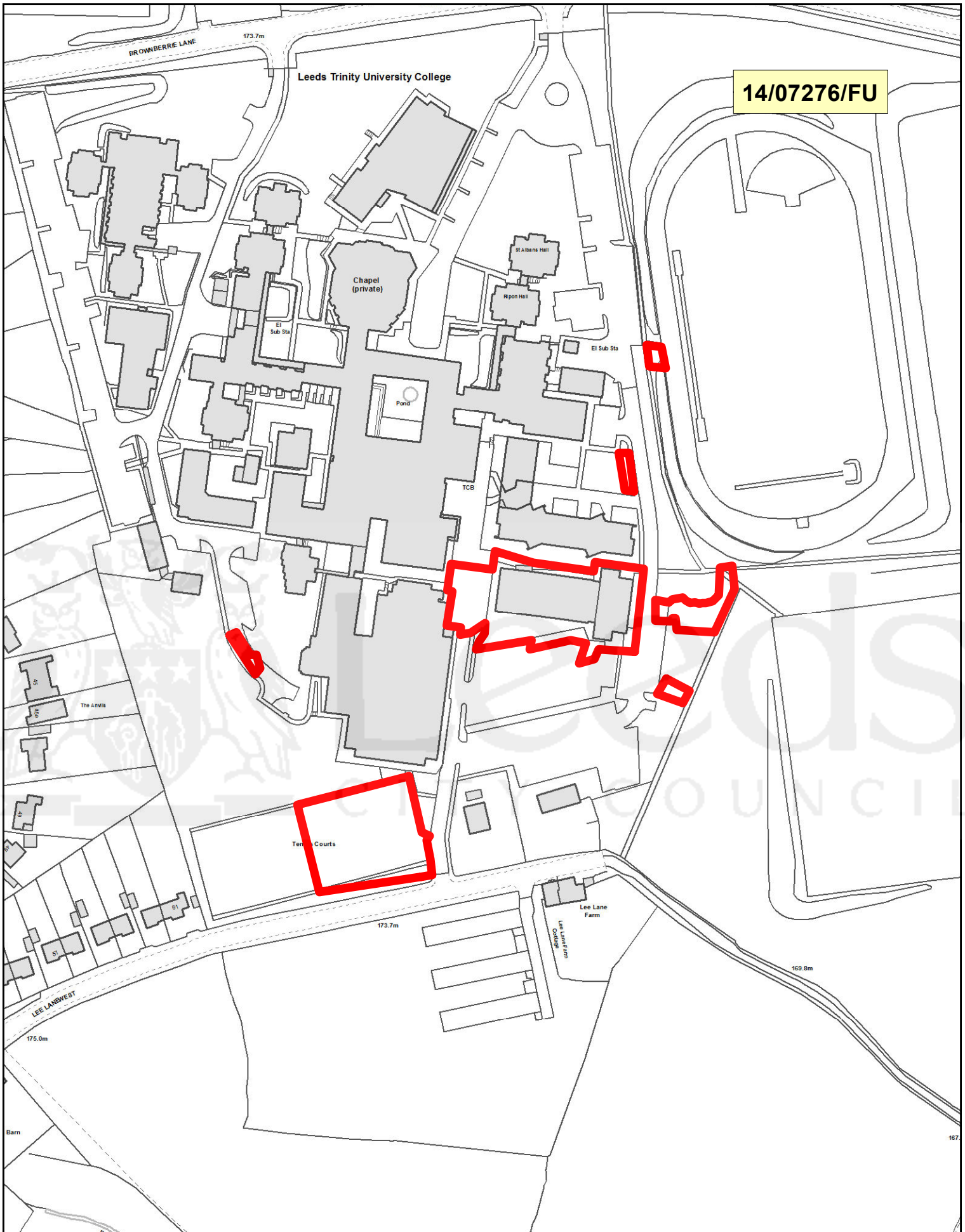
11.0 CONCLUSION

11.1 The scheme is for new residential accommodation at the existing university campus. The scheme complies with policy H6 of the core strategy relating to development of new residential accommodation on universities. Whilst the proposal is high it is located next to an existing similar building of similar scale. It is also located within the centre of the site and away from boundaries. The building is also located a significant distance from residential properties so will not have a detrimental impact on residential amenity. Finally the level of car parking proposed and the transport measures proposed will ensure that the proposal will not have a detrimental impact on the safe and free flow of traffic.

Background Papers:

Certificate of ownership: signed by applicant.

Planning application file



14/07276/FU

SOUTH AND WEST PLANS PANEL

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SCALE : 1/1500

