



CYNE1 - Trees, woodlands, hedgerows

2.3 Emerging York Local Plan (Draft Publication 2014):

ED2 supports new development within the Heslington West Campus providing no more than 20% of the footprint of the campus is taken up with building, height and design of new building is sympathetic to the surroundings and the landscape setting of the University is preserved and enhanced.

### **3.0 CONSULTATIONS**

INTERNAL:-

3.1 Environmental Protection Unit was consulted with regard to the proposal on 19th February 2015. No response has been received at the time of writing.

3.2 Strategic Flood Risk Management was consulted with regard to the proposal on 19th February 2015. No response has been received at the time of writing.

3.3 Highway Network Management was consulted with regard to the proposal on 19th February 2015. No response has been received at the time of writing.

3.4 Environmental Management raises no objection in principle to the proposal but expresses some concern with regard to the impact of the proposal upon the setting of Springs Wood to the north west and to the landscape context of the campus more generally.

EXTERNAL-

3.5 Heslington Parish Council was consulted with regard to the proposal on 19th February 2015. No response has been received at the time of writing.

3.6 Yorkshire Water Services Limited raise no objection to the proposal.

### **4.0 APPRAISAL**

KEY CONSIDERATIONS:-

4.1 KEY CONSIDERATIONS INCLUDE:-

- \* Impact upon the visual amenity of the wider street scene;
- \* Impact upon landscaping of townscape importance;
- \* Sustainability of the proposal;
- \* Impact upon the local pattern of surface water drainage.

## STATUS OF THE YORK DEVELOPMENT CONTROL LOCAL PLAN:-

4.2 The York Development Control Local Plan(4th Set Changes) was approved for Development Control purposes in April 2005; its policies remain material considerations in respect of Development Management decisions although it is considered that their weight is limited except where in accordance with the National Planning Policy Framework.

## PLANNING POLICY CONTEXT:-

### IMPACT UPON THE VISUAL AMENITY OF THE STREET SCENE:-

4.3 Central Government Planning Policy as outlined in paragraph 61 of the National Planning Policy Framework urges Local Planning Authorities to give specific weight to the need to address the connections between people and places and integration of new development into the natural, historic and built environment.

## SUSTAINABILITY OF THE PROPOSAL:-

4.4 Central Government Planning Policy as outlined in paragraph 17 of the National Planning Policy Framework "Core Planning Principles" urges Local Planning Authorities to support positively the transition to a low carbon future, encouraging the reuse of existing resources and the further use of renewable resources including renewable energy.

### IMPACT UPON THE LOCAL PATTERN OF SURFACE WATER DRAINAGE:-

4.5 Central Government Planning Policy as outlined in paragraph 103 of the National Planning Policy Framework urges Local Planning Authorities to ensure that in determining planning applications flood risk is not increased elsewhere.

## THE EMERGING CITY OF YORK LOCAL PLAN:-

4.6 Paragraph 216 of the National Planning Policy Framework urges Local Planning Authorities to give appropriate weight to emerging Local Plan Policies. Policy ED2 of the (emerging) Draft City of York Local Plan carries forward the requirements of the earlier Draft Policy ED6 and is compliant with the National Planning Policy Framework. As such the policy should be afforded some weight in the consideration of the current proposal.

## IMPACT UPON THE VISUAL AMENITY OF THE WIDER STREET SCENE:-

4.7 Policy ED6 of the York Development Control Local Plan (April 2005 incorporating 4th Set of Changes) sets out criteria for acceptable new development within the Heslington West Campus of York University. These criteria are also found within the emerging policy at ED2 of the Draft Publication Local Plan (2014), indicating the direction of travel in policy terms. The proposal involves small scale extension to the existing building, and as such, the development would not adversely affect the campus' landscape framework. The height of new buildings would be appropriate to the location in terms of distance to the height of surrounding buildings and a high standard of design appropriate to the setting of the University is proposed. Central Government planning policy as outlined in paragraph 17 of the National Planning Policy Framework "Core Planning Principles" urges Local Planning Authorities to proactively drive and support sustainable economic development to deliver infrastructure to provide for the needs of the community. The proposal envisages the erection of a three storey building for general teaching purposes incorporating an integral lecture theatre to replace a number of prefabricated structures presently located on Car Park South and the surrounding area. The building would be clad in a mix of curtain wall cladding, structural glazing and art-stone and would match the palette of materials used in the re-development of the Chemistry Department to the east of University Road. The proposed pattern of scale and massing would match that of the existing residential block to the south west. The approved University Heslington West Development Brief, which has been the subject of public consultation and can therefore be afforded some material weight, establishes a maximum built foot print of 20% of the Campus area for new development. This is reflected in both existing and emerging Draft Local Plan Policy and the proposal sits within the indicated figure.

4.8 Details of additional landscaping have been submitted in part to compensate for recent losses and to soften the impact of the building within the surrounding townscape. The proposed building would be visible in glimpsed views from University Road to the north east and from the area of the Central Hall to the south west otherwise it would not be readily visible in long or short distance views from outside of the site. Any impact upon the visual amenity of the wider street scene is therefore felt to be acceptable and the proposal demonstrates compliance with the NPPF, the emerging Local Plan Policy ED2, the terms of Policy ED6 of the 2005 Plan and the 2006 Campus Development Brief.

## IMPACT UPON LANDSCAPING OF TOWNSCAPE IMPORTANCE:-

4.9 Concern has been expressed in relation to the loss of existing mature landscaping from the site and the relationship of the proposed building to the wider landscape setting of the Campus. Additional compensatory planting has been proposed to the south west to enhance the visual relationship with the adjacent Spring's Wood, to the north west and in a linear pattern directly to the east of the

building. The proposed planting would largely mitigate against any adverse impact upon the wider landscape setting of the site and subject to any permission including conditions to secure the submission and prior approval of a detailed landscape scheme and tree protection measures the proposal is felt to be acceptable in terms of its effect on the townscape and landscape.

#### **SUSTAINABILITY OF THE PROPOSAL:-**

4.10 The applicant confirms that the building has been designed to achieve a BREEAM standard of "Very Good". At the same time the building has been designed to meet the target of a 43% reduction in carbon emissions from a 2005 base, as set out in the University's Carbon Management Plan. The orientation of the building has been designed to minimise heat loss and maximise solar gain and natural lighting. The building would incorporate natural ventilation and heat recovery systems and would fully utilise the University's District Heating System. No additional car parking spaces would be provided as part of the proposal but an additional 50 secure cycle parking spaces would be made available which is compliant with the adopted cycle parking standard. The proposal is therefore felt to be acceptable on sustainability grounds.

#### **IMPACT UPON THE LOCAL PATTERN OF SURFACE WATER DRAINAGE:-**

4.11 Policy GP15a) of the York Development Control Local Plan (April 2005 4th Set Changes) sets out criteria to satisfy the Local Planning Authority that any flood risk will be successfully managed with the minimum environmental effect whilst ensuring that the site can be developed, serviced and occupied safely. The site lies within Flood Zone 1 and is therefore deemed to be at the lowest risk of flooding. An outline surface water drainage scheme has been submitted with the proposal which indicates the provision of a direct connection to the lake and associated water courses to the west. At the same time planning permission has recently been given for works to the lake system and associated water courses (ref:- 14/02386/FUL) to create a localised system of surface water control for the purposes of flood risk management which would make such a connection viable without increasing flood risk elsewhere in the locality. Providing the details of all surface water drainage works are subject to a condition requiring their submission for further approval, via connection with the approved lake works, then the proposed development is felt to be acceptable.

### **5.0 CONCLUSION**

5.1 Spring Lane Heslington West comprises a lightly landscaped former area of University staff housing lying to the south west of University Road. Planning permission is sought for the erection of a three storey general purpose teaching building with integral lecture theatre on the cleared site. The proposed pattern of scale and massing would match that of the residential block to the south west and

the chosen palette of materials would closely match that of the refurbished Chemistry Department to the east of University Road. Some concern has been expressed in relation to the previous loss of trees at the site and the impact of the proposal upon the landscape setting of the University. The proposal does however include a significant area of compensatory planting notably to the west to soften the boundary with Springs Wood and to the south east to replace the trees previously lost. The proposal as a whole is felt to be acceptable in sustainability and flood risk terms and approval is therefore recommended.

## **COMMITTEE TO VISIT**

### **6.0 RECOMMENDATION:** Approve

1 TIME2 Development start within three years -

2 The development hereby permitted shall be carried out in accordance with the following plans:-

Drawing Refs:- (PL)01, (PL)02, (PL) 03, (PL) 04, (PL) 05, (PL) 06, (PL) 07, (PL) 08, (PL) 09, (PL) 10, (PL) 11, (PL) 12, (PL) 13, (PL)14.

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

3 VISQ8 Samples of exterior materials to be app -

4 Notwithstanding the information contained on the approved plans, the height of the approved development shall not exceed 15 metres, as measured from existing ground level. Before any works commence on the site, a means of identifying the existing ground level on the site shall be agreed in writing, and any works required on site to mark that ground level accurately during the construction works shall be implemented prior to any disturbance of the existing ground level. Any such physical works or marker shall be retained at all times during the construction period.

Reason: to establish existing ground level and therefore to avoid confusion in measuring the height of the approved development, and to ensure that the approved development does not have an adverse impact on the character of the surrounding area.

5 No development shall take place until there has been submitted and approved in writing by the Local Planning Authority a detailed landscaping scheme which shall illustrate the number, species, height and position of trees , shrubs and hard landscaping. This scheme shall be implemented within a period of six months of the completion of the development. Any trees or plants which within a period of five

years from the completion of the development die are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless alternatives are agreed in writing by the Local Planning Authority.

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

6 Trees shown as being retained on the approved plans shall be protected in accordance with BS: 5837 Trees in relation to construction.

Before the commencement of development hereby permitted, including any demolition, building operations or the importing of materials and any excavations, a method statement regarding protection measures for the existing trees shown to be retained on the approved drawings shall be submitted to and approved in writing by the Local Planning Authority. This statement shall include details and locations of protective fencing; phasing of works; site access for demolition/construction and methodology; type of construction machinery/vehicles to be used (including delivery and collection Lorries and arrangements for loading/off-loading); parking arrangements for site vehicles; locations for storage of materials; locations of utilities. Details of existing and proposed levels and surfaces shall also be included.

The protective fencing line shall be adhered to at all times during development to create exclusion zones. None of the following activities shall take place within the exclusion zones: excavation, raising of levels, storage of any materials or top soil, lighting of fires, mechanical cultivation or deep-digging, parking or manoeuvring of vehicles; there shall be no site huts, no mixing of cement, no disposing of washings, no stored fuel, no new trenches, or pipe runs for services or drains. The fencing shall remain secured in position throughout the construction process including the implementation of landscape works. A notice stating 'tree protection zone - do not remove' shall be attached to each section of fencing.

Reason: To ensure protection of existing trees before, during and after development which are covered by a Tree Preservation Order and/or make a significant contribution to the amenity of the area.

7 NOISE7 Restricted hours of construction -

8 HWAY31 No mud on highway during construction -

9 HWAY18 Cycle parking details to be agreed -

10 HWAY19 Car and cycle parking laid out -

11 Prior to the commencement of the development hereby authorised full details

of the proposed means of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include existing and proposed drainage calculations, and location of an outfall and shall be fully implemented before the building is first brought into use.

Reason:- To ensure that the site is effectively drained and to secure compliance with Policy GP15a) of the York Development Control Local Plan and Policy ENV4 of the (Emerging) City of York Local Plan (Publication Draft).

## **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 (paragraphs 186 and 187) and having taken account of all relevant national guidance and local policies and imposing appropriate planning conditions, considers the proposal to be satisfactory. For this reason, no amendments were sought during the processing of the application, and it was not necessary to work with the applicant/agent in order to achieve a positive outcome.

#### **2. CONTROL OF POLLUTION ACT 1974:-**

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 manufacturer's 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

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