



Notice of meeting of

Planning Committee

- To:** Councillors R Watson (Chair), Crisp, D'Agorne, Firth, Funnell, Galvin, Horton, Hudson, Jamieson-Ball, Moore, Pierce, Potter (Vice-Chair), Reid, Simpson-Laing, Vassie and Wiseman
- Date:** Tuesday, 23 December 2008
- Time:** 4.30 pm
- Venue:** The Guildhall, York

AGENDA

There will be no site visits for this meeting.

1. Declarations of Interest

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

2. Minutes (Pages 3 - 24)

To approve and sign the minutes of the meeting of the Planning Committee held on 20 November 2008.

3. Public Participation

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

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

4. Plans List

This item invites Members to determine the following planning applications:

a) Proposed University Campus Lying Between Field Lane, Common Lane, A64 Trunk Road and Hull Road, York (08/02446/REMM) (Pages 25 - 42)

Reserved matters application for the erection of an academic building (Computer Science Building) with access, cycle parking, disabled parking and landscaping, following previous approval of outline application 04/01700/OUT. [*Heslington Ward*]

5. Heslington Conservation Area Appraisal: Consultation Draft (Pages 43 - 98)

This report requests that a draft appraisal of the Heslington Conservation Area is approved for public consultation.

6. Revisions to the 2006 Development Brief for the Terry's Factory Site (Pages 99 - 118)

This report proposes a number of revisions to the original brief and recommends that these be deposited for public consultation early in 2009.

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

Democracy Officer:

Name: Jill Pickering

Contact Details:

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

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

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

Contact details are set out above.

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- ensure that what you want to say speak relates to an item of business on the agenda or an issue which the committee has power to consider (speak to the Democracy Officer for advice on this);
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- Monitor the performance and effectiveness of services;
- Review existing policies and assist in the development of new ones, as necessary; and
- Monitor best value continuous service improvement plans

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City of York Council

Committee Minutes

MEETING	PLANNING COMMITTEE
DATE	20 NOVEMBER 2008
PRESENT	COUNCILLORS POTTER (VICE CHAIR IN THE CHAIR FOR AGENDA ITEMS 1,2, 3 AND 4D AND E), CRISP, D'AGORNE, FIRTH, FUNNELL, GALVIN, HORTON, HUDSON, JAMIESON-BALL, MOORE, PIERCE, POTTER, REID (IN THE CHAIR FOR AGENDA ITEMS 4A, B AND C), SIMPSON-LAING, HYMAN (SUB FOR CLLR VASSIE), MORLEY (SUB FOR CLLR R WATSON) AND TAYLOR (SUB FOR CLLR D'AGORNE)
APOLOGIES	COUNCILLORS R WATSON AND VASSIE
IN ATTENDANCE	COUNCILLOR D'AGORNE

34. INSPECTION OF SITES

The following sites were inspected before the meeting:

Site	Reason for Visit	Members Attended
St Ann's Court, York (08/01911/FULM)	In view of objections received and to familiarise Members with the site.	Councillors Crisp, Firth, Galvin, Horton, Hudson, Moore, Reid, Taylor and Wiseman
Regent Street, York (08/01909/FULM)	In view of objections received and to familiarise Members with the site.	Councillors Crisp, Firth, Galvin, Horton, Hudson, Moore, Reid, Taylor and Wiseman
Richmond Street, York (08/01910/FULM)	In view of objections received and to familiarise Members with the site.	Councillors Crisp, Firth, Galvin, Horton, Hudson, Moore, Reid, Taylor and Wiseman

35. DECLARATIONS OF INTEREST

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

Councillor Potter declared a personal and prejudicial interest and stood down for Plans items 4 a, b and c (Regent Street, Richmond Street and St Ann's Court, York) under the provisions of the Planning Code of Good Practice and spoke from the floor as a member of the Discus Bungalow Steering Group and Local Member.

Councillor Pierce declared a personal non-prejudicial interest in Plans items 4a, b and c (Regent Street, Richmond Street and St Ann's Court, York) as a Board member of the St Nicholas Fields Management Committee and in Plans items 4d and e (Proposed University Campus lying between Field Lane, Common Lane, A64 Trunk Road and Hull Road, York) as a member of the Heslington East Community Forum.

Councillor Morley declared a personal non-prejudicial interest in Plans items 4d and e (Proposed University Campus lying between Field Lane, Common Lane, A64 Trunk Road and Hull Road, York) as a member of the Heslington East Community Forum.

Councillor Taylor declared a personal non-prejudicial interest in Plans items 4d and e (Proposed University Campus lying between Field Lane, Common Lane, A64 Trunk Road and Hull Road, York) as a member of the Heslington East Community Forum.

Councillor Jamieson-Ball declared a personal and prejudicial interest in Plans items 4d and e (Proposed University Campus lying between Field Lane, Common Lane, A64 Trunk Road and Hull Road, York) as he had spoken at the Planning Inquiry regarding the outline permission and he left the room and took no part in the discussion or voting thereon.

36. MINUTES

Consideration was given to a letter, circulated at the meeting, from GVA Grimley, agents in connection with a planning application submitted by Dobbies Garden Centres Plc for the erection of a garden centre on land lying to the south of York Designer Outlet. This application had been considered at the Committees last meeting and the agents felt that there were a number of omissions and inaccuracies in Minute 32b and they requested Members to agree to the inclusion of a number of additional points.

Members pointed out that minutes were not a verbatim record and that a recording of votes was not undertaken unless requested. Officers also confirmed that the reference to job creation not being classed as a very special circumstance for developments in the Green Belt had been referred to both in the Officers report at paragraph 4.25 and in the minutes in the penultimate paragraph of minute 32b.

Following further discussion it was

RESOLVED: That the minutes of the last meeting of the Committee held on 23 October 2008 be approved and signed by the Chair as a correct record.

37. PUBLIC PARTICIPATION

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

38. PLANS LIST

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

38a Regent Street, York (08/01909/FULM)

Members considered a major full application, submitted by Ms Marie Lodge, for the erection of 45 dwellings and 13 no. apartments with associated landscaping after the demolition of existing dwellings.

Officers circulated an update at the meeting, which detailed the following points:

- The applicants for the scheme were Tees Valley Housing, York Housing Association and Southdale Homes.
- An amended plan had been received which showed all the allocated parking bays had been removed from the area to be adopted as a public highway. The plan also confirmed that the turning head would accommodate an 11m dustbin lorry.
- Revised comments from the Landscape Architect stating that the development was still too close to existing trees.
- The Environment Agency was now satisfied that the application could be approved subject to the addition of a number of conditions, which were detailed.
- Confirmation from the Sustainability Officer that from a sustainability point of view the scheme was welcomed.
- Additional conditions were proposed to ensure the satisfactory detailing of the scheme. These conditions were listed and covered heights of building and ground levels, details of hard surfacing and storage sheds proposed in the rear gardens and a condition related to designing out crime.
- An additional letter of objection had been received as a result of the amended plan. Points raised related to disruption and impact of the development on residents, insufficient parking for existing residents and their guests and changes to Barbican Mews it was felt would detract from the objector's property.
- Clarification in relation to paragraph 4.34 of the report, pointing out that the 5 discount for sale (DFS) properties which would be provided as either affordable rented properties, affordable rented properties staircasing into DFS or as DFS. The conclusion to the report would require amending to reflect these possibilities for the provision of these properties.
- Minor alterations to the wording of Condition 13.
- Highways Informative No. 9 amend figure of '£1920' to '£9280' toward creation/promotion of car club facilities.
- Drawing numbers were required in Condition 2 following the Committee meeting.

Representations in objection to the scheme were received from a local resident. She felt that the development would have no positive affects on

the area. The development would be dominant and too large for the site as it doubled the density, it did not reflect its surroundings and that the apartments would attract young people, families and students. She also felt that there was inadequate parking provision which would have a knock on affect on surrounding streets. She felt that the discus bungalows should have been replaced with new bungalows at a higher density.

Representations in support of the scheme were received from the applicant. He referred to the lengthy negotiations and consultations that had been undertaken with Officers and residents, which had led to the design and mix of properties now proposed to replace the existing bungalows on all three sites. He confirmed that the new properties would achieve Level 3 of the Code for Sustainable homes and would meet Secure by Design standards. He pointed out that the bungalows proposed at Richmond Street would be sited so as to provide a community feel whereas St Ann's Court would be dedicated to the elderly community with a high level of support for residents available. He confirmed that a new bungalow was to be provided for every discus bungalow tenant that had requested one.

Representations were also received from a member of the Discus Bungalow Residents Association. He stated that he had been a member of the Association for three years and that during the lengthy consultations and discussions on these schemes a number of the residents had moved, gone into care or died. He expressed his appreciation to Members and Officers for their involvement of the residents in all the major decisions relating to these schemes. He confirmed that the residents supported the schemes for all three sites, which would provide affordable housing and a care facility for York residents.

The Local Member spoke as a member of the Discus Housing Development Board. He confirmed that the proposals would maintain the community feel of the existing development and would provide a model for future developments and community involvement. He felt that the residents would continue to take pride in the area and he made reference to the environmental and sustainable benefits of the proposals.

Members questioned the following aspects of the schemes

- Could the sale of these affordable homes to private landlords or selling them on at inflated prices be prevented?
- Concern that no dedicated play area was proposed on this site.
- As no on site play space the distance for children to travel to the nearest play area.
- Need for the construction management plan to ensure that development traffic was contained in the site to avoid problems for neighbouring residents.
- Secure by Design condition to cover access and the gating of alleyways if required.
- Requested details of the educational contribution required.
- Confirmed that there would be no restrictions on access to Barbican Mews or to the adjacent cycle path following development.

- Amendment required to Condition 42 relating to the amenity area to remove the words 'before any dwelling is occupied or within such longer period' and its replacement with 'in accordance with a timescale to be agreed' to prevent any future problems.

Officers confirmed that there would be a discount on sale covenant to ensure that the dwellings would be sold in perpetuity. They also reported that Life Long Learning and Leisure had confirmed that they were satisfied that play space on Cemetery Road and at St Nicholas Field were sufficiently close off site amenity provision and that the developer contribution for play space would be spent at these two sites.

Members expressed their support for the scheme, which would provide affordable, sustainable homes and high quality accommodation for the residents who had been involved at all stages of the scheme to ensure that it met their needs.

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

Amended Condition 2

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

2769.00.01	Regent St site location plan
2769.20.01 rev A	Stepped Terrace 5 no properties
2769.20.02 rev B	4 no property terrace
2769.20.02A rev A	5 and 3 no. terrace straight
2769.20.03 rev A	House Type 3R
2769.20.04 rev A	House Type 3W
2769.20.06 rev A	Mews House
2769.A20.01 rev A	Regent St Apartments
2769.RE10.01 rev B	Regent St Site Plan
Key 01	Regent St Key Plan
001/B	Ground level plans
RE10.03	Regent Street Tenure

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

Replacement for Condition 10

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1) A preliminary risk assessment which has identified:

- All previous uses
- Potential contaminants associated with those uses
- A conceptual model of the site indicating sources, pathways and receptors
- Potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site

3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Amended Condition 13

No development shall commence unless and until details of a full renewable energy strategy shall be submitted to and approved in writing by the local planning authority. The strategy shall include details of the site's proposed renewable energy generation, which shall be at least 10% of total energy generation for each residential unit. The Development shall be carried out in accordance with the submitted details unless otherwise agreed in writing by the Local Planning Authority.

Amended Condition 24

Prior to the commencement of any works on the site, a detailed method of works statement identifying the programming and management of construction works including parking of vehicles within the site shall be submitted to and approved in writing by the LPA. The method of works shall thereafter be carried out in accordance with the agreed scheme unless otherwise agreed in writing by the Local Planning Authority.

Amended Condition 31

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

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

Replacement for Condition 32

Development shall not begin until a surface water drainage scheme, for surface water into any outfall, for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall include:

- Details of how the scheme shall be maintained and managed after completion
- Confirmation that proposed surface water run off will be reduced by a further 30% on existing rates.
- The design should ensure that storm water resulting from a 1 in 100 year event and surcharging the drainage system can be stored on the site without risk to people or property and without overflowing.

Additional Conditions

35 Notwithstanding the information contained on the approved plans, the height of each dwelling type and apartment block shall be agreed in writing, 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.

36 Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

37 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

38 Prior to development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a long-term monitoring and

maintenance plan) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority.

39 Prior to the commencement of the development or within such longer period as may be agreed in writing with the Local Planning Authority (LPA), details of all hard surfacing within the development shall be approved in writing by the LPA and thereafter implemented in accordance with the approved scheme.

40 Prior to the commencement of the development or within such longer period as may be agreed in writing with the Local Planning Authority (LPA), details of the storage sheds shown located in the rear areas of all dwelling types shall be submitted to and approved in writing by the LPA and thereafter implemented in accordance with the approved scheme.

41 Prior to the commencement of the development or within such longer period as may be agreed in writing with the Local Planning Authority (LPA), a statement of crime prevention measures to be incorporated in to the design of the scheme shall be submitted to and agreed in writing by the LPA. Thereafter the scheme shall be implemented to the satisfaction of the LPA before any dwelling is occupied. Crime prevention measures shall accord with the advice set out in Planning Policy Statement 1 (2005) and comply with the aims and objectives of 'secure by design'.

42 Prior to the commencement of the development or within such longer period as may be agreed in writing with the Local Planning Authority (LPA), a scheme for the laying out of the amenity area shall be submitted to and approved by the LPA. Thereafter the scheme shall be implemented to the satisfaction of the LPA before any dwelling is occupied or within such longer period as may be agreed in writing with the Local Planning Authority.

Amended Highways Informative No. 9

The alternative arrangements of the above condition could be satisfied by the completion of a planning obligation made under Section 106 of the Town and Country Planning Act 1990 by those having a legal interest in the application site. The obligation would require a financial contribution £5000 towards revocation of existing Traffic Regulation Orders, £9280 towards creation/promotion of car club facilities, £10,000 towards improvement of bus stop facilities and submission of a travel plan.

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

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

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

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

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

Action Required

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

38b Richmond Street, York (08/01910/FULM)

Consideration was given to a major full application, submitted by Ms Marie Lodge, for the erection of 59 dwellings and 26 apartments with associated landscaped amenity space after the demolition of 41 existing dwellings.

Officers circulated an update at the meeting relating to the following points:

- The applicants for the scheme were Tees Valley Housing, York Housing Association and Southdale Homes.
- An amended plan had been received which showed that the turning head would accommodate an 11m dustbin lorry.
- Following concerns raised by members on the site visit an amended plan had been received which showed the extent of the amenity area on the south of the site and a further area that had been added following the removal of parking spaces and a bin store.
- Additional comments from the Landscape Architect referring to a further loss of trees on the amended plan and a lack of amenity space.
- The Environment Agency was now satisfied that the application could be approved subject to the addition of a number of conditions, which were detailed.
- Confirmation from the Sustainability Officer that from a sustainability point of view the scheme was welcomed.
- Additional conditions were proposed to ensure the satisfactory detailing of the scheme. These conditions were listed and covered heights of building and ground levels, details of hard surfacing and storage sheds proposed in the rear gardens and a condition related to designing out crime.
- Clarification of paragraph 4.28 of the report in relation to the 13 (The figure '5' was stated in the update, amendment required to '13') discount for sale (DFS) properties which would be provided as either affordable rented properties, affordable rented properties staircasing into DFS or as DFS. That the conclusion to the report required amending to reflect these possibilities for the provision of these 13 properties.
- Minor alterations to the wording of Condition 13.

- Drawing numbers were required in Condition 2 following the Committee meeting.

The applicant confirmed that since the site meeting amended plans had been submitted which made provision for a further amenity area on this site.

The Local Member expressed support for the scheme following a number of recent amendments to the proposals. She thanked everyone for their involvement with the scheme and for working with the residents. She confirmed that this site was close to Glen Gardens and St Nicholas Fields which provided open areas and play space for residents.

Members expressed concern that no Officer from Lifelong Learning and Leisure was present at the meeting to answer queries in relation to the provision of play areas and the Council's Open Space Policy. Members also requested the inclusion of a condition requiring a scheme for the layout of the play area to be submitted and amendments to the designing out crime condition to take into account the Architectural Liaison Officers comments in relation to the gating of alleyways. A request was also made for amendment of the construction management plan condition to contain development traffic in the site.

Officers confirmed that the area of amenity space proposed on this site, situated adjacent to the flat block, could be set out as a LAP (local area of play).

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

Amended Condition 2

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

2769.00.02	Richmond St site location plan
2769.20.02A rev A	5no and 3no property terraces
2769.20.03 rev A	House Type 3R
2769.20.04 rev A	House Type 3W
2769.20.05 rev A	Corner House
2769.20.07 rev A	Mews House
2769.A20.02 rev B	Richmond St Apartment Plans
2769.A20.03 rev A and Roof Plans	Richmond St Apartment Elevations
2769.A20.04 rev A	Richmond St Small Apartment Block

2769.RI.10.01 rev D	Richmond St Site Plan
2769.20.08	House type 3F - plots 53- 55
Key 02	Richmond St Key Plan
RE10.03	Richmond Street tenure plan
001/A	Ground levels plan

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

Amended Condition 9

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1) A preliminary risk assessment which has identified:

- All previous uses
- Potential contaminants associated with those uses
- A conceptual model of the site indicating sources, pathways and receptors
- Potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site

3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Amended Condition 13

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

total energy generation for each residential unit. The Development shall be carried out in accordance with the submitted details unless otherwise agreed in writing by the Local Planning Authority.

Amended Condition 23

Prior to the commencement of any works on the site, a detailed method of works statement identifying the programming and management of construction works including parking of vehicles within the site shall be submitted to and approved in writing by the LPA. The method of works shall thereafter be carried out in accordance with the agreed scheme unless otherwise agreed in writing by the Local Planning Authority.

Amended Condition 30

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

Amended Condition 31

Development shall not begin until a surface water drainage scheme, for surface water into any outfall, for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall include:

Details of how the scheme shall be maintained and managed after completion

Confirmation that proposed surface water run off will be reduced by a further 30% on existing rates.

The design should ensure that storm water resulting from a 1 in 100 year event and surcharging the drainage system can be stored on the site without risk to people or property and without overflowing.

Additional conditions

33 Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

34 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

35 Prior to development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a long-term monitoring and maintenance plan) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority.

36 Notwithstanding the information contained on the approved plans, the height of each dwelling type and apartment block shall be agreed in writing, 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.

37 Prior to the commencement of the development or within such longer period as may be agreed in writing with the Local Planning Authority (LPA), details of all hard surfacing within the development shall be approved in writing by the LPA and thereafter implemented in accordance with the approved scheme.

38 Prior to the commencement of the development or within such longer period as may be agreed in writing with the Local Planning Authority (LPA), details of the storage sheds shown located in the rear areas of all dwelling types shall be submitted to and approved in writing by the LPA and thereafter implemented in accordance with the approved scheme.

39 Prior to the commencement of the development or within such longer period as may be agreed in writing with the Local Planning Authority (LPA), a statement of crime prevention measures to be incorporated in to the design of the scheme shall be submitted to and agreed in writing by the LPA. Thereafter the scheme shall be implemented to the satisfaction of the LPA before any dwelling is occupied. Crime prevention measures shall accord with the advice set out in Planning Policy Statement 1 (2005) and comply with the aims and objectives of 'Secure by Design'.

40 Unless otherwise agreed in writing by the Local Planning Authority, no building or other obstruction shall be located over or within 3.0 metres either side of the centre line of the water mains, which crosses the site.

41 Unless otherwise agreed in writing by the Local Planning Authority, no building or other obstruction shall be located over or within 3.0 metres either side of the centre line of the sewers, which cross the site.

42 The site shall be developed with separate systems of drainage for foul and surface water on and off site.

43. Prior to the commencement of the development or within such longer period as may be agreed in writing with the Local Planning Authority (LPA), a scheme for the laying out of the amenity areas shall be submitted to and approved by the LPA. Thereafter the scheme shall be implemented to the satisfaction of the LPA in accordance with a timescale to be agreed in writing with the Local Planning Authority.

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

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

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

Action Required

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

38c St Ann's Court, York (08/01911/FULM)

Members considered a major full application, submitted by Ms Marie Lodge, for 12 dwellings and an Extra Care facility comprising 41 residential units, with associated bistro restaurant, shop, hairdressers and landscaped amenity space including associated communal areas after the demolition of existing dwellings.

Officers circulated an update at the meeting relating to the following points:

- The applicants for the scheme were Tees Valley Housing, York Housing Association and Southdale Homes.
- An amended plan had been received which showed an improvement to the northern end elevation, moving the bin store away from the boundary of the site with St Ann's Court and detailing the elevational treatment onto Cemetery Road.
- The Environment Agency was now satisfied that the application could be approved subject to the addition of a number of conditions, which were detailed.
- Confirmation from the Sustainability Officer that from a sustainability point of view the scheme was welcomed.

- Additional conditions were proposed to ensure the satisfactory detailing of the scheme. These conditions were listed and covered heights of building and ground levels, details of hard surfacing and storage sheds proposed in the rear gardens, a condition related to designing out crime, a lighting scheme for the extra care facility and protection for the front boundary hedge.
- Minor alterations to the wording of Conditions 18 and 32.
- The extension of Condition 6 to protect the hedge to the front boundary during construction.
- Drawing numbers were required in Condition 2 following the Committee meeting.

The applicant and the representative of the Discus Bungalow Residents Association confirmed that they had nothing further to add to their comments made in relation to the previous applications.

Members questioned the following aspects of the scheme:

- Confirmation that the rights of access for existing residents to their garages from St Ann's Court would be maintained.
- The number of parking spaces provided for the extra care facility.
- Secure by Design condition to take into account the Architectural Liaison Officers comments in relation to the gating of alleyways, if required.
- Amendment of the Construction Management Plan condition to ensure that development traffic was contained in the site to avoid problems for neighbouring residents.

Officers confirmed that Highways were satisfied that the parking proposals were adequate and that the proposed Travel Plan would cover staff travel in a sustainable way.

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

Amended Condition 2

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

2769.00.03	St. Ann's site location plan
2769.20.02A rev A	5no and 3no property terraces
2769.SA10.01 rev C	St Ann's Site Plan
Key 03	St Ann's Key Plan
07105 / PO1 Rev. B	Ground Floor Layout
07105 / PO2 Rev. B	First & Second Floor Layouts
07105 / PO3 Rev. A	Upper Roof Plan

07105 / PO4 Rev. D

Elevations

07105 / D10

Visual Perspectives.

001/C

Existing ground levels

SA10.03

St. Ann's tenure plan
or any plans or details subsequently agreed in writing by the Local
Planning Authority as an amendment to the approved plans.

Extended Condition 6

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

Replacement to Condition 7

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Amended Condition 13

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

Amended Condition 14

Development shall not begin until a surface water drainage scheme, for surface water into any outfall, for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall include:

Details of how the scheme shall be maintained and managed after completion

Confirmation that proposed surface water run off will be reduced by a further 30% on existing rates.

The design should ensure that storm water resulting from a 1 in 100 year event and surcharging the drainage system can be stored on the site without risk to people or property and without overflowing.

Amended Condition 18

No development shall commence unless and until details of a full renewable energy strategy shall be submitted to and approved in writing by the local planning authority. The strategy shall include details of the site's proposed renewable energy generation, which shall be at least 10% of total energy generation for each residential unit. The Development shall be carried out in accordance with the submitted details unless otherwise agreed in writing by the Local Planning Authority.

Amended Condition 29

Prior to the commencement of any works on the site, a detailed method of works statement identifying the programming and management of construction works including parking of vehicles within the site shall be submitted to and approved in writing by the LPA. The method of works shall thereafter be carried out in accordance with the agreed scheme unless otherwise agreed in writing by the Local Planning Authority.

Amended Condition 32

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

Additional Conditions

34 Prior to the commencement of the development, or within such longer period as may be agreed in writing with the Local Planning Authority, details of all external hardsurfacing materials shall be submitted to and approved in writing. Thereafter the approved scheme shall be implemented in accordance with the approved details prior to the building being brought into use.

35 Notwithstanding the information contained on the approved plans, the height of the bungalows and extra care facility shall be agreed in writing, 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.

36 Prior to the commencement of the development or within such longer period as may be agreed in writing with the Local Planning Authority (LPA), details of the storage sheds shown located in the rear areas of the bungalows shall be submitted to and approved in writing by the LPA and thereafter implemented in accordance with the approved scheme.

37 The hedge fronting the Cemetery Road shall not be removed or lowered below 1.5 metres in height without the prior written approval of the Local Planning Authority.

38 Unless otherwise agreed in writing by the Local Planning Authority, no building or other obstruction shall be located over or within 3.0 metres either side of the centre line of the water mains, which crosses the site.

39 Unless otherwise agreed in writing by the Local Planning Authority, no building or other obstruction shall be located over or within 3.0 metres either side of the centre line of the sewers, which cross the site.

40 The site shall be developed with separate systems of drainage for foul and surface water on and off site.

41 Prior to the commencement of the development or within such longer period as may be agreed in writing with the Local Planning Authority (LPA), a statement of crime prevention measures to be incorporated in to the design of the scheme shall be submitted to and agreed in writing by the LPA. Thereafter the scheme shall be implemented to the satisfaction of the LPA before any dwelling is occupied. Crime prevention measures shall accord with the advice set out in Planning Policy Statement 1 (2005) and comply with the aims and objectives of 'secure by design'.

43 Prior to the commencement of the development or within such longer period as may be agreed in writing with the Local Planning Authority (LPA) details of all proposed external lighting for the extra care facility shall be submitted to and approved in writing by the LPA. Thereafter the scheme shall be implemented to the satisfaction of the LPA and no other lighting shall be installed without the written consent of the LPA.

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

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

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

Action Required

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

SS

38d Proposed University Campus Lying Between Field Lane, Common Lane, A64 Trunk Road and Hull Road, York (08/01751/REMM)

Consideration was given to a major reserved matters application, submitted by the University of York, for the erection of a Theatre, Film and Television building following previous approval of outline application 04/01700/OUT.

The following additional information was circulated at the meeting:

- Letter from the Programme Manager of Future Energy Yorkshire in support of the University's proposals to install a biomass heating scheme on the Heslington East site.
- Details of the renewable energy strategy proposed for Heslington East, Cluster 1.

The Director of Estates for the University of York, as the applicant confirmed that since deferral of the application in October investigations had been undertaken on various options, which aimed to address the Committees concerns in relation to the Energy Strategy for Heslington East.

A representative from the University's Energy Consultants ARUP confirmed that work had been undertaken to satisfy the planning condition to provide 10% of the Cluster 1 building energy consumption from on-site renewable energy sources. He stated that the University were now committed to delivering in excess of 950,000kWh/year from an on site centralised biomass boiler. He confirmed that the Renewable Energy Strategy for Cluster 1 would form a broader site-wide renewable energy strategy and that the University would reassess this at each stage.

In answer to Members questions Officers confirmed that container vehicles would deliver fuel approximately twice a week to the site. They also confirmed that an application for permission to erect a biomass boiler had not yet been submitted and that if application 08/01751/REMM were approved, this would not imply any approval by Members of a biomass boiler as a solution for the provision of renewable energy.

RESOLVED: That the application be approved subject to the conditions listed in the report.

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

Action Required

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

38e Proposed University Campus Lying between Field Lane, Common Lane, A64 Trunk Road and Hull Road, York (08/02167/FULM)

Members considered a major full planning application, submitted by the University of York, for the realignment of the arms of the roundabout with associated pedestrian and cycle access and landscaping, following previous approval of outline application 04/01700/OUT.

Officers circulated an A4 map showing the changes in alignment of the Field Lane roundabout and detailing the landscaping proposals for the Field Lane entrance.

Representations were received from a local resident who confirmed that she was not against the scheme in principle but concerned that, following construction of the roundabout, traffic would use the service road along Field Lane as a short cut/rat run. She also felt that the proposed cycleway at the western end of Field Lane was unnecessary and could cause accidents. She requested the Committee to defer consideration of the application pending further investigation of these points.

Representations in support of the application were received from the applicant's agent. He confirmed that the roundabout was generally as agreed by the Secretary of State other than the alignment of the three approach roads. The main difference related to the alignment of the approach road opposite Deramore Drive, which was located nearer to properties on Field Lane. He pointed out that the amendment had been proposed to avoid statutory undertakers equipment and that any alterations to this would cost in the region of £750k. In answer to questions he stated that to realign the road to the east, further away from properties, would involve cutting through the existing hedge, the removal of a mature tree and cutting into Kimberlow Hill.

Officers confirmed that the cycle route had been proposed to avoid cyclists conflicting with vehicles on the highway and that any closure of the service road would require input by Highway Network Management to enable them to consider the wider implications.

RESOLVED: That the application be approved subject to the conditions listed in the report.

REASON: In the opinion of the Local Planning Authority the proposal, subject to the conditions listed in the report, would not cause undue harm to interests of acknowledged importance, with particular reference to provision of a campus at Heslington East, design, sustainability, visual impact, drainage, landscaping, bio-diversity and transport issues. The application therefore complies with policies GP1, GP4a, T4, ED9, GP9, NE1 and GP15a of the City of York Local Plan Deposit Draft.

Action Required

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

SS

CLLR R POTTER, Chair

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

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COMMITTEE REPORT

Committee: Planning Committee **Ward:** Heslington
Date: 23 December 2008 **Parish:** Heslington Parish Council

Reference: 08/02446/REMM
Application at: Proposed University Campus Lying Between Field Lane
Common Lane A64 Trunk Road And Hull Road York
For: Reserved matters application for erection of academic building
with access, cycle parking, disabled parking and landscaping
(Computer Science Building) following previous approval of
outline application 04/01700/OUT
By: University Of York
Application Type: Major Reserved Matters Application (13w)
Target Date: 21 January 2009

1.0 PROPOSAL

1.1 This is a reserved matters application for the erection of a building to house the University's Computer Science Department. The site of this facility amounts to 1.1ha and it is to be located in cluster one between the approved TFTV building and the proposed hub building, which proposal subject of a current submitted reserved matters application. The north elevation will face the proposed Law and Management building, whilst the south elevation will face an open space, known as the John Downie Orchard and the lake.

1.2 The building is curved in footprint forming a courtyard, which will have a seminar pod as a focal point. The two 'wings' which form the building are separated by a central glazed atrium that defines the main entrance to it. The southern wing is host to research and administration uses, whilst the northern wing provides teaching space. The materials for the elevations are to be clad in eternit panels with a limited palette range, differing in width with 375mm used on the northern (teaching) wing and 400mm used on the southern (research) wing, with both wings being set under a zinc parapet roof. The seminar pod is clad in timber under a grassed roof.

1.3 Set on 3 levels, the 6975m² of floor space will provide accommodation for 7 specialist undergraduate degree courses and 2 new degree programmes comprising Computer Science and Artificial Intelligence and Computer Science and Business Enterprise Systems. This amounts to space for 633 students and 177 staff. The building will also provide space for new research laboratories which are currently lacking on the existing campus.

1.4. Staff cycle storage is to be provided within the building on the western side of the southern wing and this amounts to the provision of 44 spaces. 4 visitor spaces are to be provided at the entrance to the building on the western elevation, although no details of this (outside of the use of Sheffield hoops) have been provided. 2 disabled car parking spaces are also shown to be provided. To the east of the building 2 visitor/cycle areas which cater for a further 96 parking spaces.

1.4 The Agent has also submitted a renewable energy strategy for cluster 1, which they asked be considered in support of this application. This is the same strategy which was presented with the application for the TFTV building.

Planning History

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

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

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

1.9 Reserved Matters Approval for the TFTV Building (reference 08/01751/REMM) was granted at Planning Committee on 20th November 2008.

1.10 Further applications for development on Cluster 1 are under consideration at the moment and these include:

- 08/02543/REMM - Construction of central lake and landscaping
- 08/02752/REMM - Erection of an academic building (The Hub Building)
- 08/02573/REMM - Erection of an academic building (Law and Management)

1.11 At the time of writing this report the Agent has confirmed that pursuant to the grant of permission for the TFTV building, an application for a biomass boiler will be submitted before the end of the year.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary York City Boundary 0001

DC Area Teams East Area (1) 0003

2.2 Policies:

CYGP1
Design

CYGP4A
Sustainability

CYGP9
Landscaping

CYGP15
Protection from flooding

CYNE7
Habitat protection and creation

CYT4
Cycle parking standards

CYED9
University of York New Campus

3.0 CONSULTATIONS

Publicity

3.1 Two site notices were displayed on 12th November 2008 and a press notice was posted 12th November 2008. Consultation letters were issued to internal and external parties on 28th October, with a request for receipt of comments by 18th November 2008.

Internal

3.2. Environmental Health - Confirms the CEMP approved under condition 14 of the outline permission applies and should be adhered to during construction. Condition 21 of outline specified noise limits at the boundary and these must be adhered to. Condition 22 related to plant and machinery, of which no details have been submitted. However, details must be provided as soon as these are known so mitigation measures, if required, can be determined. Condition 30 relates to piling and EPU would expect further details be to be provided, to minimise impact on residents. Conditions 31 and 35 of the outline permission relate to contamination and EPU expect these conditions to be complied with.

3.3. Environment, Conservation and Sustainable Development (Sustainability Officer) - The application is accompanied by a Renewable Energy Strategy for Cluster 1 which is the same that was considered as part of the application for the TFTV building and as such I raise no objection to the proposal, subject to conditions requiring BREAMM assessment of 'very good', ensuring 10% of energy requirements are derived from renewable sources and minimum of building control part L achieved.

3.4 Network Management - Note that with a total floor area of 6875 sq.m., the Computer Science Building is expected to house a maximum of 633 students and 177 members of staff.

Cycle parking facilities for students (96 spaces) are to be located in a covered area to the south -east of the main building. 44 covered, secure cycle spaces for staff are to be provided on the ground floor of the building with a card-operated entry system. The shortfall of 15 spaces can be addressed by condition. I am unable to identify shower/changing/locker facilities for the staff coming to work by cycle from the accompanying plans, and therefore this provision needs conditioning as part of any consent. These facilities are very important in the promotion of sustainable modes of transport and the University state in their Green Travel Plan that they will be incorporated into all new buildings.

In accordance with the outline conditions, no specific car parking spaces are to be provided for users of the building apart from a single disabled persons space at the south-eastern corner, accessed from the movement spine. Visitors will however be able to use the car park adjoining the bus interchange point where a total of 132 spaces are to be created.

Servicing of this building will be carried out from the service yard to be constructed for the adjoining TFTV building. A University Transit System set down and pick-up point is proposed along the movement spine directly to the south of the Computer Science building. This needs to be operational prior to occupation of the building. The application is supported by a Transport Statement prepared by the University's transport consultants and their analysis demonstrates that the proposals will not exceed the traffic thresholds where mitigation measures will be required.

There are no highway objections to the application subject to the following conditions:

1. Prior to the commencement of any works, details shall be agreed in writing with the Local Planning Authority of the following matters:

- (a) cycle storage facilities for students using the building
- (b) showers, changing areas and lockers for staff arriving to work by cycle.

2. Prior to occupation of the Computer Science building, the following measures associated with the building, which have previously been agreed in writing with the Local Planning Authority, shall be put in place:

- (a) pedestrian and cycle linkages to Field Lane and the Heslington West Campus
- (b) a disabled persons parking space for students or staff

© the UTS shall be operational between the Computer Science building and the Heslington West Campus, with an appropriate pick up/ set down point provided for users of this building.

3.5 Environment, Conservation and Sustainable Development (Urban design) - This element of the Campus is in line with the master plan and has a number of architectural devices to link it aesthetically to the other buildings in the cluster (curved corners, sheltered internal courtyard, sections of crystalline glazing,) but the use of varying cladding colours will give it a distinctive character of its own.

It is unlikely that the vertical strips of colour will read as such. on this scale, the effect is likely to be of a texture, with a vertical rhythm, softening the bulk of what is, in fact, a very large building. The way in which the building curls round the internal space, with rounded corners, should make it deceptively soft in the way it sits in the

landscaped cluster. The colour variations should tend to act as a sophisticated "camouflage" - not hiding the structure - but, along with its curved form, avoiding long elevations, monotonous fenestration and hard edges. The colours are interesting - and a very subjective area at the best of times. While there is a temptation to resort to "natural" colours and play safe, this building has been designed with care and there would have to be a very powerful case made to justify "tinkering" with finishes. This is an innovative design - but its purpose has much to do with innovation and therefore this seems entirely appropriate. For all the subtlety of the elevational design and curving plan form, there is nevertheless a large expanse of flat roof. While this is not overlooked, it is really important that its crispness is not lost by M&E services being located on top of the roof. The drawings indicate glazed vertical shafts projecting up beyond the roof level as welcome punctuation, but no plant-rooms. The "Seminar Pod" is an interesting structure in its own right and its green roof provides a focal point within the enclosed area.

The whole cluster should provide a very interesting and visually stimulating environment within its landscaped context. It is a large enough cluster to generate its own architectural "context", which it will - there is no reason to resort to more conservative forms to blend with any existing development.

3.6 Environment, Conservation and Sustainable Development (Landscape Officer) - The design philosophy and planting principles are fine and well-explained. A detailed planting plan and references to landscape management would show how this will manifest itself.

Nonetheless I do not support the use of single species variety 'John Downie' in the orchard. The colour of John Downie blossom and crab apples, make this a striking tree for a few weeks in the spring and autumn. This is a relatively fleeting effect and doesn't marry with the native planting, bio-diversity, sustainable landscape ethos. The generic term 'sustainable landscape' can include food production and community involvement, and a healthy plant community. It seems to be a wasted opportunity to grow just this single variety. The landscape feature would be much more valuable, educational, and equally aesthetic (there would still be a show of blossom and fruit) if a range of apple varieties suited to the northern climate were implemented (this would also reduce the risk of loss through disease encouraged by a mono-culture). The fruit could be harvested if desired, or a student community orchard could be encouraged

3.7 York Consultancy (Drainage) – There is a lack of specific information with the application relating to disposal of surface water and the consequential impact this may have on downstream water courses. However, the development forms part of the larger university complex and drainage strategy. Advise condition that no development take place or discharge of any drainage conditions until a temporary drainage solution is approved.

External

3.8 Environment Agency - Are pleased to see that the Contiguous Flight Auger piling technique is the proposed approach for piling work. However if there is any

deviation from this technique we would request to be consulted with a piling risk assessment. Also ask that the IDB are satisfied with the information submitted.

3.9 Yorkshire Water - The Drainage Statement prepared by Arup - Report No 122333/PH although more an overview appears satisfactory from Yorkshire Waters viewpoint. Separate systems of drainage are proposed for foul and surface water, however the submitted drawings show only local proposed for on site foul and surface water drainage. There are still no details of the off site foul water transmission and point of connection to the waste water treatment.

3.10 Hull Road Planning Committee - Has raised no objection to this proposal.

3.11 Ouse and Derwent Drainage Board - No reply received.

3.12 Heslington Village Trust- No response received

3.13 Provost Vanburg College- No response received

3.14 Students Union- Support the application, which will provide much needed space for the University's Computer Science department to grow.

3.15 Badger Hill Residents Association- No response received

3.16 Smith and Nephew- No response received

3.17 Heslington Church- No response received

3.18 NYCC- No response received

3.19 Lord Deramores Primary- No response received

3.20 York Science Park- No response received

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

3.22 York Natural Environment Panel - Welcome the principal of planting an orchard, however the species selection and planting arrangement leaves much to be desired. The use of one species of crab apple in hedge-like planting stands is too ornamental. The orchard trees should be composed of local, traditional, fruit-producing varieties planted in a traditional grid arrangement. Should use a mix of varieties, giving a difference of character in terms of vigour, size and form. A traditional species mix would also benefit the community, providing a food source which could be eaten as picked or processed into e.g. cider, wine, jam, pies, etc. The panel can offer advice on orchard creation if needed. The trees should be planted to be an 'old orchard' for the future.

Welcome the naturalistic perimeter planting, however more detail needs to be supplied for the inner landscaping - should be detailed at this stage and not considered as an afterthought if planning consent is given.

3.23 North Yorkshire Police - Have no comments to make.

3.24 Representations: No letters of support or objection received at the time of compiling this report. Any submitted will be reported at Committee.

4.0 APPRAISAL

- 4.1 Key Issues
 - Principle of the Use
 - Scale and Appearance
 - Landscape
 - Transport Issues
 - Sustainability
 - Drainage
 - Construction Impact

Relevant Local Plan Policies

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

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

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

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

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

4.7 Policy ED9 specifically relates to the University of York New Campus. It confirms the range of uses acceptable on the site and seeks a scale of development

which is high quality to provide a mixed education and research environment. Further criteria relate to buildings being an appropriate height and need for a comprehensive landscaping scheme.

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

Principle of the Use

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

Scale and Appearance

4.10 The Computer Science building will occupy a large footprint but one which is not going to appear inconsistent or out of character given the theme of development proposed by the Master plan for cluster one, where the height of the buildings is governed by a limit defined by the Inspector in approved plan c(ii). Its position to the in cluster 1 between the TFTV building and the hub buildings, means it will not appear out of scale or context when viewed collectively.

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

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

Landscape

4.13 There is an area of land included within this application which will sit between the front of the building and the movement spine. The applicant proposes Orchard planting aligned in a contemporary arrangement which mitigates against the prevailing winds, whilst promoting solar exposure to the southern face of the building. This area would include planting semi mature crab apple trees of the variety called 'John Downie' and it is hoped by the University this will create seasonal interest in the form of banks of blossom in the spring, with green foliage and fruits in the Autumn. In this area, there are no formal pedestrian routes, but informal seating is to be provided.

4.14 The Courtyard Sensory Garden is essentially a soft landscaped area intending to provide a quiet space in contrast to the more formal and public areas outside the two wings.

4.15 The approach to the landscaping strategy has been well received by the Landscape Officer. There are issues relating to the use of apple trees, will create some seasonal interest, although the use of different varieties would reduce the risk

of disease by the use of mono culture and the agent has been asked to consider this issue. No details of the planting have been submitted for the roof garden on the pod, but this, together with the requirement for a mix of apple tree types, can be considered in more detail by way of a condition.

Transport Issues

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

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

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

4.19 As the campus develops, a new university transit system (UTS) will link Heslington West with Grimston Bar, via the new campus. The provision of a UTS has been a key element of the university's transport strategy for some years. The Computer Science building is located to the of cluster one and some distance away from the car park referred to above. The Computer Science building has no direct link within the application site to the UTS, as these are located the south of the TFTV and hub buildings. However, condition requiring the UTS to be operational within 1 month of the Computer Science building first being brought into use, is considered appropriate. This is appropriate because of the high capacity of the Computer Science building, associated peak flows, distance from the bus interchange and limited on site car parking provision.

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

restrictions imposed by the outline consent, would be sufficient to safeguard the local community from the traffic and parking implications of the college and the campus as a whole.

Sustainability

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

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

4.23 Over and above the commitments stated in the Masterplan for , Policy GP4a and the IPS seek to secure 10% provision of renewable energy and to exceed Part L of Building Regulations. The agent advises that the carbon emissions from the building will be below the requirement for part L of the Building Regulations and details of this can be secured by condition. As part of consideration of the application for the TFTV building, the Planning Committee had sight of a Renewable Energy Strategy for Cluster 1. The conclusion to this document is that a temporary biomass boiler could meet 10% of the energy demands of the buildings in Cluster 1. This application is expected to be submitted shortly. In essence, the same condition used with the TFTV building can be repeated on this proposal.

Drainage

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

4.25 Consistent with the application for the TFTV building and others in Cluster 1, surface water from the building would be drained by a combination of proprietary channel products, using grated or slotted covers to collect water, and open channels (swales). They would drain into the lake on the south side of the site. This method of drainage is sustainable and acceptable to officers, subject to the details being submitted for approval.

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

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

Construction Impact

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

Phasing of Development

4.29 In dealing with the progress of development, Members have asked for totals of built development to be stated. This is against the background of condition 4 attached to the outline permission which advises:

"The development shall be in accordance with submitted plan C(i) and the developed footprint within the allocated areas as shown on plan C(i) shall not exceed 23% of that area. Developed footprint comprises buildings, car parks and access roads. Access roads are to be defined with the approval of the design brief required in Condition 11"

4.30 The approved Masterplan defines at page 21 access roads as "those roads leading into the allocation and including the transport interchange roads". The table below shows the amount of development to date and how this relates to progress made on Cluster 1 and against the 23% allowed overall.

Application	Application Reference	Developed Footprint (m ²)	Cumulative Percentage against 23%	Cumulative Percentage of Cluster 1 (7.4ha)
Goodricke College	08/00032/REMM	5500	0.85%	. 7.4%
Lake and landscaping (North and West)	08/01136/REMM	0	0.85%	0
Interchange car park and access road	08/02043/REMM	7278	1.97%	Outside cluster 1 but in allocated area - contributes to 23%
Reserved matters application for the construction of Northern Service Road and part of pedestrian and cycle ribbon	08/02323/REMM	3015	2.43	Where relates to cluster 1 is 1560sqm therefore 9.5%
TFTV	08/017051/REMM	3012	2.89%	13.6%
Field Lane roundabout	08/02167/FULM	0	0	Outside allocated area.
Computer Science	08/02446/REMM	2856	3.3%	17.5%
TOTAL		21661	3.3%	17.5%

5.0 CONCLUSION

5.1. The principle of the use of the land for this purpose has been agreed and planning permission granted. This application is one of a number of reserved matters applications expected to be submitted between now and the end of 2008, which seek approval for Cluster one. The design of the building is acceptable and subject to conditions regarding materials, will form distinctive and attractive building. The means of access to the site and movement of people to and from it can be proposed via the pedestrian/cycle links and the UTS. This also can be secured by condition.

6.0 RECOMMENDATION: Approve

1 The development hereby permitted shall be carried out only in accordance with the following plans:- 023; (9-)I201, D(PLA)A001, D(PLA)A002, D(PLA)A003, D(PLA)A004, D(PLA)A005, D(PLA)A006, D(PLA)A007, D(PLA)A008, D(PLA)A009, D(PLA)A0010, D(PLA)A0011, D(PLA)A0012, D(PLA)A0013

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

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

2 Within 3 months of the commencement of development, a scheme shall be submitted and approved in writing by the Local Planning Authority a detailed landscape scheme which shall include the species, density (spacing), and position of trees, shrubs and other plants; seeding mix, sowing rate, ground levels and swales and mowing regimes where applicable. Where appropriate reference shall be made to the relevant sections of the Environmental Site Management Plan and/or the Landscape Management Plan. Where required it will also include details of ground preparation. This scheme shall be implemented within a period of six months of the completion of the development. Any trees or plants which within a period of five years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority agrees alternatives in writing.

Reason: So that the Local Planning Authority may be satisfied with the variety, suitability and disposition of species within the entire site, since the landscape scheme is integral to the amenity of the development.

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

Reason - No details have been included within the application.

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

Reason - In the interests of the drainage of the site

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

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

6 Unless otherwise agreed in writing with the Local Planning Authority, within 3 months of commencement of development, the developer shall submit in writing and be approved by the local planning authority a formal pre design BREEAM

assessment for the design and procurement stages of the development. The developer shall submit a further BREEAM assessment after construction, at a time to be agreed in writing by the local planning authority. The developer shall submit a completion assessment when issued by the BRE. All assessments shall confirm the minimum 'Very Good' rating anticipated in the preliminary BREEAM assessment submitted with the application

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

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

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

8 No building work shall take place until details have been submitted to and approved in writing by the local planning authority, to demonstrate how the applicant will provide from renewable sources, 10% of the building's total energy demand on land within the control of the applicant. The development shall not be occupied until these works have been carried out in accordance with the submitted details unless otherwise agreed in writing by the local planning authority (as part of an energy strategy for the Heslington East campus). Not later than 12 months after the building has first been brought into use, the applicant shall submit an Energy Statement to the Local Planning Authority, which details the percentage of the buildings energy consumption that has been derived from renewable sources. Thereafter the Energy Statement shall be submitted on an annual basis unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of sustainable development

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

Reason: So as to achieve a visually cohesive appearance.

10 Within 12 months of the commencement of development, details of

- (i) the cycle parking areas, including means of enclosure,
- (ii) showers, changing areas and lockers for staff arriving to work by cycle

shall be submitted to and approved in writing by the Local Planning Authority. The building shall not be occupied until the cycle parking areas and means of enclosure have been provided within the site in accordance with such approved details, and

these areas shall not be used for any purpose other than the parking of cycles.

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

11 Prior to occupation of the Computer Science building, the following measures associated with the building, which have previously been agreed in writing with the Local Planning Authority, shall be put in place:

- (a) pedestrian and cycle linkages to Field Lane and the Heslington West Campus
- (b) a disabled persons parking space for students or staff
- (c) the UTS shall be operational between the Computer Science building and the Heslington West Campus, with an appropriate pick up/ set down point provided for users of this building.

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

12 Unless otherwise agreed in writing with the Local Planning Authority, the only method of piling to be used will be Continuous Flight Auger piling.

Reason – In order to protect the Sherwood Sandstone Aquifer

7.0 INFORMATIVES:

REASON FOR APPROVAL

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

The applicant is advised that no approval is to be assumed or implied as to the nature of any particular solution for 10% provision of renewable energy required by condition 8.

Contact details:

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Planning Committee**23 December 2008**

Report of the Assistant Director (Planning and Sustainable Development)

**HESLINGTON CONSERVATION AREA APPRAISAL:
CONSULTATION DRAFT****Summary**

1. This report requests that a draft appraisal of the Heslington Conservation area is approved for public consultation. A copy of the appraisal is at **Annex A**.

Background

2. Heslington Conservation Area was designated in 1969 following the establishment of the new university campus in the area. The boundary of the conservation area was reviewed in 2004 and an extended boundary was approved in May of that year. Prior to the production of this appraisal the character of the conservation area had been summarized in a conservation statement within the City of York Draft Local Plan. In addition a Village Design Statement, produced by representatives of the local community, was approved for planning purposes in April 2004.
3. In 2007 the Secretary of State approved the outline planning application for the expansion of the university campus to the east of the village (Campus 3) and work is now progressing on site. At the time of the application it was perceived that the expansion of the university might bring additional pressures to bear on the conservation area. In order to assist in protecting the special character and appearance of the area in this changing context it was decided that a conservation area appraisal should be commissioned. The appraisal has been largely paid for through funding agreed in the Section 106 Agreement between the University and the City Council.
4. The appraisal offers an opportunity to re-assess the designated area and its boundaries and to evaluate and record its special interest. PPG 15 "Planning and the Historic Environment" 1994 section 4.4 states, "the more clearly the special architectural and historic interest that justifies designation is defined and recorded, the sounder will be the basis of local plan policies and development control decisions, as well as for the formulation of proposals for the preservation and enhancement of the character or appearance of an area". The appraisal should provide a basis for making sustainable decisions about the area through the development of management proposals.

5. The Heslington draft conservation area appraisal is attached at Annex A. The document has been researched and prepared by a firm of independent conservation consultants. The format and content of the report have been discussed with officers in the Design Conservation and Sustainable Development Section of the City Strategy Directorate.
6. If adopted the appraisal would form part of the review process incumbent on Local Authorities under section 69 of the Planning (Listed Buildings and Conservation Areas) Act. An important part of this process is a reassessment of the conservation area boundary.
7. Section 2 of the appraisal reviews the boundary of the conservation area. The recommendation is that the boundary changes which were reviewed and agreed in 2004 are still appropriate and should not be altered.
8. Sections 3-5 describe the context and development of the village and draw attention to factors which have contributed to the character of the village as it is today.
9. Sections 6-9 present a more detailed analysis of the area as it appears through three identifiable sub-areas: Heslington Lane/Main Street West; Main Street South; St Paul's Church and The School.
10. The final section contains suggestions which could be incorporated into a future management strategy.

Consultation

11. This report seeks approval for a consultation process to take place. If Members agree the draft appraisal, then a public consultation will be carried out based upon the methods used for other conservation areas. This would take place over a six week period as follows:
 - A letter to consultees including Conservation Area Advisory Panel, the Local Ward Member, Heslington Parish Council and appropriate amenity bodies (see list of consultees in Annex B).
 - A leaflet summarising the appraisal, with a tear-off comments slip, will be distributed to all properties within and surrounding the existing conservation area (approximately 500 households). The map in Annex C shows the existing Conservation Area boundary and suggested delivery area for the leaflet.
 - Copies of the appraisal document will be made available at the Council offices 9 St Leonard's Place, York Central Library, Fulford Library, the Council website and suitable local venues (subject to agreement).
 - It is proposed to hold a public drop-in/ exhibition of the appraisal before a Parish Council meeting, rather than a separate public meeting, followed by an agenda item on Heslington Parish Council meeting to be held on 17th February 2009. Posters promoting this will be posted in prominent locations

within the Parish.

- A press release will be sent to the York Press.

Options

12. Option 1 – approve the draft document for consultation purposes and to approve the method and range of consultation
13. Option 2 – amend the draft document and/or change the method and range of the consultation process
14. Option 3 – do not approve the draft document for consultation

Analysis

15. Unless any obvious omissions or inaccuracies can be identified within the draft document, or concerning the consultation process proposed, option 1 would allow the consultation process to start shortly after Christmas. Subsequently feedback from this process would be assessed comprehensively rather than in stages as implied by option 2. Option 3 would halt the statutory process and this should only be considered in exceptional circumstances

Corporate Priorities

16. The appraisal would assist in improving the actual and perceived condition and appearance of Heslington Conservation Area. It would also provide a more informed basis for decision making and for policy formulation.
17. The appraisal would contribute towards the Local Authority's statutory obligations with regard to conservation areas in their control.

Implications

18. **Financial** – Production of the consultation documents and delivery costs would be met by existing budgets
19. **Human Resources (HR)** – No known implications
20. **Equalities** – Different formats of the consultation leaflet will be made available on request. Documents will be lodged in accessible locations.
21. **Legal** – No implications at this stage
22. **Crime and Disorder** – No known implications
23. **Information Technology (IT)** – No implications
24. **Property** – No implications

Risk Management

25. In compliance with the Councils risk management strategy. There are no risks associated with the recommendations of this report.

Recommendations

26. Members are asked to approve the draft Heslington Village Conservation Area Appraisal, as proposed in Annex A, for use as a consultation document. It is also requested that Members approve the consultation method proposed.

Reasons:

- (1) the document has been prepared in accordance with current guidance from English Heritage. It has adopted a rigorous approach to the assessment of the Heslington Conservation Area and as a consultation document it is clearly written and capable of being amended where required
- (2) the boundary review has been carried out in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 and it has adopted relevant criteria a set out in PPG 15 and also as described in the latest guidance documents from English Heritage
- (3) the proposed consultation process would be based on previous practice

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Design Conservation and
Sustainable Development

Chief Officer Responsible for the report:

Mike Slater
Assistant Director (Planning & Sustainable
Development)

Report
Approved



Date 11/12/08

Specialist Implications Officer(s) none

Wards Affected – Heslington (check)

All

For further information please contact the author of the report

Background Papers:

PPG 15 Planning Policy Guidance: Planning and the Historic Environment HMSO
1994

Guidance on conservation area appraisals - English Heritage 2006

Annexes

Annex A – Heslington Conservation Area Appraisal consultation draft

Annex B - list of consultees

Annex C – map showing consultation area

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HESLINGTON CONSERVATION AREA APPRAISAL *Consultation Draft*



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This document has been prepared in December 2008 by Woodhall Planning and Conservation in liaison with the Design, Conservation and Sustainable Development Section of the City of York Council

I INTRODUCTION

- 1.01 A conservation area is defined by the Planning (Listed Buildings and Conservation Areas) Act 1990 as an area of special architectural or historic interest, (the character or appearance of which) is desirable to preserve or enhance. Section 69 of the Act requires Local Planning Authorities to identify and designate conservation areas within their geographical boundaries and to formulate, in conjunction with the public, proposals for their preservation and enhancement (section 71 and 72 of the Act). The Act places a duty upon Local Planning Authorities to review the extent of the conservation areas.
- 1.02 Heslington is one of York's peripheral villages, located to the south-east of the city and is the home of the University of York (see Map I in Appendix A). The Heslington Conservation Area was designated in 1969 and was extended in 2004. The current boundary is illustrated on Map 2 within Appendix A. A Village Design Statement was produced by the local community and was approved by the City of York Council on the 22nd of April 2004.
- 1.03 In 2007 the Secretary of State approved the outline planning application for the expansion of the university campus to the east of the village. This conservation area appraisal has been produced at this moment in time as a result of the perceived pressures that may result from the university expansion.
- 1.04 This report contains an assessment of the Conservation Area and is in three sections. The first (Chapter 2) is a review of the Conservation Area boundaries. The second section (Chapters 3 to 6) presents special interest factors for the entire Conservation Area and identifies three different character areas. Finally, Chapters 7 - 9 set out a detailed analysis of each of the character areas.
- 1.05 The assessment is based on field work in April 2008 and is limited to the buildings and areas visible from the public domain. It is important to note that an area of land to rear of buildings on the east side of Main Street was under redevelopment during the period of survey work and was not assessed as part of this exercise. This area is annotated on Map 2 within Appendix A.

2 CONSERVATION AREA BOUNDARY

2.01 One of the requirements of an appraisal is a review of the Conservation Area boundaries to establish if it might be appropriate for there to be any changes. Therefore the extent of the existing designated area has been reviewed and areas around the existing Conservation Area have been studied to ascertain whether any new areas should be included. The Conservation Area boundary was extended in 2004 to include Heslington (Lord Deramore's) Primary School and grounds, School Lane from its junction with Field Lane to and including Paddock Chase, the whole curtilages to the rear of Nos. 28, 29 and 29A. Botland Farm on Common Lane was also included together with a larger extension to include Boss Lane and adjoining fields/paddocks beyond Main Street; and to the north of the village the wider setting behind Heslington Hall bounded by the outer edge of the University of York's building complexes and the lake shore.

Existing boundary

2.02 The current boundary of the designated area is illustrated on Map 2 in Appendix A. The northern extent of the designated area includes the grounds of Heslington Hall and part of the adjacent

university campus (see plate 1). At the western end of Main Street the boundary runs along the rear boundaries of the housing facing on to Main Street. The boundary continues further east and crosses Walnut Close to include Walnut House. The boundary then turns north to include two large detached houses.

2.03 The boundary continues north to include the open ground and lake associated with Heslington Hall. At this point the boundary follows the line of the edge of the lake and the university buildings that abut the lake. The boundary continues to wrap around the building and travels north for a short distance. The boundary then turns east across University Road and follows the line of a beck for a short distance before traveling along the boundary of the modern university buildings and carpark area. The boundary then turns south-east and travels along the boundary of the modern university buildings until it reaches Windmill Lane (see plate 2).

2.04 At this point the boundary runs south along the eastern side of the lane and crosses Field Lane. The boundary then follows the fence line to the rear of Heslington Primary School (see plate 3)



Plate 1 View of the boundary in the grounds of Heslington Hall



Plate 2 View of Windmill Lane



Plate 3 Fence line to the rear of the school

up to the rear gardens of the housing on The Crescent. The boundary then turns west and crosses School Lane running along the northern edge of the Field Court development.

- 2.05 The boundary turns south to run along the rear of properties facing onto Main Street itself and then turns west along Low Lane and through to the southern extent of Main Street where it continues to the rear of the properties. The boundary turns west along the dirt track that leads to the playing fields. The boundary then turns north to run along the eastern edge of the Holmefield development (see plate 4). The boundary continues west along the northern edge of the Holmefield Development, crossing Holmefield Lane before turning north to rejoin Main Street.

Possible alterations

- 2.06 There are no areas which are considered to be included inappropriately within the current boundary.
- 2.07 The northern boundary of the designated area, particularly in the grounds of Heslington Hall within the University Campus is in places difficult to follow on the plans and appears to be arbitrary.

However, once on the ground the boundary becomes clear and reads logically as it follows physical features. This also applies to the wooded area to the north of the church on the west side of University Road.

Possible additions

- 2.08 The University Campus was considered for inclusion within the designated area, but it was concluded that the modern buildings and the distinct change in character did not warrant its inclusion within the designated area which focuses on the historic village settlement (see plate 5).
- 2.09 The Crescent is a mid-twentieth century housing development which is situated to the south-east of the Conservation Area off Low Lane (see plate 6). This housing represents a substantial phase of mid-twentieth century development within Heslington but the spacious and formal layout is untypical of the grain of the central village area and the house types are uncharacteristically similar. Therefore it is not considered suitable for inclusion within the designated area.
- 2.10 The Holmefield area is a late twentieth century development located to the south-west of the Conservation Area off



Plate 4 View along the northern boundary of the Holmefield development



Plate 5 The modern buildings within the University campus



Plate 6 View towards the Crescent from Low Lane

Holmfield Lane. This housing also represents a substantial phase of late twentieth century development within village but the grid iron layout is untypical of the grain of the central area and the house types are uncharacteristically similar. Therefore it is also not considered suitable for inclusion within the designated area.

Recommendations

- 2.10 In view of all the above, it is considered that the existing boundaries which were extended in 2004 are appropriate and no alterations are recommended.

3 LOCATION AND CONTEXT

- 3.01 The Heslington Conservation Area lies approximately three kilometres south-east of York city centre. Heslington village sits to the east of the River Ouse and is positioned at the centre of a triangle formed by the A64 to the south and south-east, the A1079 to the north and the A19 to the west (see Map 1 in Appendix A and plate 7).
- 3.02 The Conservation Area covers an area of 31.29ha (see Map 2 Appendix A). The designated area and surrounding land forms part of the City of York Green Belt.
- 3.03 Heslington forms the most populated area of Heslington Parish, which extends beyond the Elvington Airfield to the south. There were approximately 750 local residents within Heslington in 2002. This number is augmented substantially by daily and occasional visitors to the University, the Public Houses and the shops along Main Street.



Plate 7 Aerial view from the east

4 TOPOGRAPHY AND LANDSCAPE SETTING

- 4.01 Heslington occupies part of a relatively flat open area stretching east of the River Ouse. The land to the north-east of the village rises gently.
- 4.02 The village is surrounded by fields to the south, east and west. These areas of open ground enable long distance views towards the village from the south. Views are particularly prominent along the A64. The historic core of the village lies along an L shaped road with characteristic narrow plots extending to the surrounding fields (see plate 8).
- 4.03 The University is located to the north-west, mostly outside the Conservation Area. The recent University buildings to the north west along Heslington Lane, Main Street and University Road have a very strong visual impact on the village and its setting. There are University sports fields on the approach from the west, on either side of Heslington Lane.
- 4.04 The form of the village remains strongly attached to the main road and to its historical rural surroundings where the open spaces are of particular importance. There are gaps between the buildings which open onto fields and pastures and this provides a visual link between the village and its agricultural setting (see plate 8).



Plate 8 Aerial view of the Conservation Area and its setting

5 HISTORICAL DEVELOPMENT

- 5.01 Heslington appears to have derived its name from “a place by the hazels” and is likely to have become an established settlement prior to the Domesday Survey of 1086. From a collection of independent farmsteads the planned village layout became established during the medieval period when it was a small agricultural settlement surrounded by farm land. The medieval church was established on higher ground outside the village envelope. Heslington Hall was erected for Sir Thomas Eynns, being completed in 1568. From evidence of the surviving village buildings, there appears to have been considerable re-building in the village during the eighteenth century. Notable buildings of this era include Little Hall and the Vicarage now known as More House. The village was based around agriculture and its associated industries and there remains evidence of upstanding ‘ridge & furrow’ to the south of the village to this day.
- 5.02 The mid-nineteenth century also saw considerable changes. A Wesleyan Chapel (now the village hall) was constructed in 1844. Heslington Hall was largely reconstructed in 1853-4 (see plate 9) and a new school was



Plate 9 Historic photograph of Heslington Hall c.1852



Plate 10 Historic photograph of Main Street c.1890



Plate 11 View to the rear areas of Main Street

erected in 1856 along what is known as School Lane today. At this time the school was not served by a highway and it is likely that the public footpath in existence today that runs from Main Street to School Lane was the historic route to the school, known as Tally Ally. The medieval parish church was replaced by the present church building on the same site in 1857-9. The 1853 Ordnance Survey map in Appendix A shows the layout of the village at this period, with the L-shaped Main Street serving the village (see plate 10). The narrow and deep building plots are typical of the era and this early structure remains in place today (see plate 11). It is interesting that there are no road links to the east; neither Field Lane nor Low Lane being in existence. This may be connected with the fact that the medieval open fields to the east of the village were not enclosed until 1857. This map also shows the outline of the earlier church, together with another building to its east. A small group of buildings is also shown to the east of Heslington Hall on the opposite side of the road junction.

5.03 The 1893 Ordnance Survey map in Appendix A shows the re-built church and the new school (see plates 12 & 13). It is interesting to note that the school was now served by a highway, originally

named Back Lane, which connected to the extended Field Lane to the north and the newly constructed Low Lane to the south. This phase of development represents the completion of the structure of the village, which is evident today. Also, during this period the buildings to the east of the Hall have been demolished and the fish pond to the north-west of the hall appears to have been laid out as it exists today.

5.04 During the first half of the twentieth century little development occurred within the village. The 1938 Ordnance Survey map in Appendix A illustrates that only minor outbuildings were constructed to rear of the development plots. The most significant change for the village came with the disposal of the Heslington Hall Estate during the 1960s and the development of the York University campus, which is now a dominant feature of Heslington (see plate 14 and the 1988 Ordnance Survey map in Appendix A). The early campus buildings which have consistent form and scale in a spacious landscaped setting around a lake, provide a sympathetic context for the northern edge of the Conservation Area. However, more recent development in the Science Park on the east side of University Road is considered to be



Plate 12 View of the School



Plate 13 View towards the church



Plate 14 University buildings and Heslington Hall from the west

inappropriate due to its commercial layout, character and scale.

5.05 Heslington Hall became the administrative centre of the University and the road north from the centre of the village was substantially widened to become University Road. The change of use of the hall was accompanied by the gradual change in use of other buildings further university purposes in close proximity to the hall along Main Street. Such as Home Farm on the west side of Main Street. During the latter half of the twentieth century, in common with many other villages, many of the original amenities within the village have been lost. However, the proximity of the university students has ensured the survival of some facilities such as a post office, two public houses and a concentration of commercial bank outlets (see plate 15). The school has also expanded with new classrooms and a school house being constructed.

5.06 The latter half of the twentieth century also heralded the introduction to the area of infill development with standard housing layouts and large blocks of student halls of residence (see plate 16). Examples include the Hall Park housing development and Eden's Court halls of

residence. The church was also remodelled and extended in 1971-3.

5.07 By the turn of the twenty first century development in the area continued, with a variety of residential infill developments. Examples include the Enclosure Gardens off School Lane (see plate 17) and a variety of developments to the rear areas of Main Street.



Plate 15 View of a bank on Main Street



Plate 16 View of Eden's Court



Plate 17 Enclosure Gardens off School Lane

6 GENERAL CHARACTER

6.01 This section considers the general character of the whole of the Conservation Area, as distinct from the analysis of the three character areas that have been identified (see 6.13 below).

6.02 The key characteristic of the Conservation Area is that of a planned village constructed along two roads within a rural setting (see plate 18). The agricultural use of the land outside the Conservation Area is significant to the character and appearance of the designated area itself. The open ground surrounding the village enables views to the Conservation Area, particularly from the south (see plate 19).

6.03 The large gardens of many of the houses provide green open spaces within the village itself. The long and narrow secluded rear gardens of the properties along Main Street are important to the rural character of the village. These areas are also particularly important havens for local wildlife within the area.

6.04 The streets allow long distance views, often limited by the topography of the setting. In contrast, there are restricted views along public footpaths or within the built enclosures. In particular, the



Plate 18 View of the adjacent farmland



Plate 19 View west along Low Lane



Plate 20 Heslington Hall grounds

grounds of Heslington Hall (see plate 20) have a semi-private character, being enclosed and landscaped, with walls and trees around the perimeter.

- 6.05 There is a contrast between open and enclosed sections of the main village artery: whilst the south leg of Main Street is wide, with buildings set back from the highway, the stretch consisting of Heslington Lane, Main Street west and Field Lane is narrower and predominantly enclosed by walls on both sides.
- 6.06 Heslington Hall and the church are local landmarks within the village which otherwise includes predominantly small two storey houses with narrow range buildings to the rear (see plate 21). The built environment is consistent in scale, choice and use of materials and adherence to a distinctive local style (see plate 22). The buildings either sit on the back edge of the pavement or have small front gardens.
- 6.07 The church is set in open grounds at high level and is surrounded by mature trees. The spire is a landmark both within the village and the wider area. It can be seen from most areas within the village. The open space surrounding the church and the grounds of the school provide a transitional space into the designated area.

- 6.08 The many mature trees within the village in particular around the church (grouped on University Road), and along Main Street soften the visual appearance of the area (see plate 23).
- 6.09 The Conservation Area still gives a fairly accurate illustration of a village life, with pedestrian traffic, busy pubs and shops in the south leg of the Main Street and loud playtime breaks at the school. The active farm provides a physical linkage to the rural setting of the village.
- 6.10 Roads and paths contribute to the distinctive character of Heslington by their variety. The L-shaped Main Street is central and historically the village developed along its length. The south leg of the Main Street, with its broad grass verges and groups of trees, is the village open space and support to its social life. The leg extending into Heslington Lane to the west and to the Field Lane to the east, carries a heavy volume of traffic which has an influence upon the streets character. Along this section of highway there are visually disruptive traffic calming chicanes and a clutter of street signs (see plate 24).
- 6.11 Finally, there are tightly enclosed secluded areas of a timeless character along the public footpaths such as the Boss Lane footpath link between the Main street and



Plate 21 Single storey range building



Plate 22 Main Street



Plate 23 Trees on Main Street

School Lane (see plate 25), around the church and in the grounds of Heslington Hall.

6.12 The Heslington Conservation Area includes 26 listed buildings, Little Hall on Main Street and Heslington Hall being Grade II* (see plate 26). The high proportion of listed buildings is a measure of the historic significance of the village and its architectural quality. Listed building descriptions are located in Appendix B.

6.13 The character of the Conservation Area is fairly consistent and the village is perceived as one entity. However, three areas can be identified as having distinctly different characters:

- Heslington Lane/Main Street (west)
- Main Street (south)
- St Paul's Church and the School

6.14 For the purposes of more detailed analysis, the Conservation Area has been divided into three distinct character areas (See Map 7 In Appendix A).



Plate 24 View east along Main Street



Plate 25 Public footpath between Main Street and School Lane



Plate 26 View of Little Hall, Main Street

7 HESLINGTON LANE/MAIN STREET (WEST)

7.01 This character area (see Map 7 in Appendix A) consists of a through road running across the north of the Conservation Area with adjacent built areas and open spaces to either side (see plate 27). The road forms a roundabout at a junction with University Road (see plate 28). To the north the area is interlocked with the University.

7.02 The special interest of this character area is the result of a number of different factors: architectural quality of the buildings, presence of high front boundary walls, relative variety of the buildings in terms of style, size, relation to the main road and to the University.

Uses

7.03 The buildings accommodate a mixture of residential and University uses. The northern side of Heslington Lane is retained in residential use, whilst the buildings on the southern side are now occupied by office uses associated with the university. There is also an example of a purpose built student halls of residence scheme to the western end of Heslington Lane. (see Map 8 in Appendix A).



Plate 27 View west along Main Street



Plate 28 Main Street junction with University Road and Field Lane



Plate 29 Heslington Hall

Qualities of buildings

7.04 This character area includes the local landmark of Heslington Hall (see plate 29). With the exception of the Hall, and the former vicarage on the south side of Main Street (see plate 30), most buildings are of a modest two storey height. They are of simple form, with vertical window openings, constructed in clamp-fired red brick, with tiled or slated pitched roofs. Local detailing includes brick cambered or flat arch lintels and decorative banding at eaves level. Most retain their original features, such as sash windows and cast iron downpipes (see plates 31 & 32). The historic buildings, listed or not, contribute to the character and the appearance of the area (see Map 9 in Appendix A).

7.05 Modern buildings are constructed in a sympathetic brick and are of a simple form. However, the horizontal emphasis to the window openings departs from the local vernacular of the area. Many of the modern buildings are also set at oblique angles which disrupts the otherwise consistent urban grain of the area (see plate 33).

Other structures

7.06 The walled garden of Heslington Hall forms a distinctive edge to the north side of Main Street. Its height and position on the back edge of the footpath provides enclosure to the streetscene (see plate

27).

Spaces and views

7.07 within this character area the key space relates to the hall and its grounds. This includes the walled garden itself, the formal garden area, the forecourt and the lake (see Map 10 in Appendix A). This area is secluded from public views but as a result of its association with the university campus and the semi-private nature of the grounds, the area is accessible to the public.

7.08 The road (see plate 27) is relatively narrow and enclosed by the front boundary walls of the houses. There are short sections of grass verges, with isolated trees at the western end of Heslington Lane. The character of this area is dominated by the busy highway and intrusive traffic calming furniture. Long distance views exist along the road in both directions but are limited by the curvature of the road and the cluster of mature trees at the junction with University Road (see Map 10).

Soft landscaping

7.09 There is a large number of mature trees within this section of the Conservation Area. Most of the trees are located within the curtilage of the buildings but they provide a vital contribution to the streetscene (see plate 27) The trees, lake and formal gardens of the hall provide an



Plate 30 The Vicarage (More House), south side of Main Street



Plate 31 The Lodge, north side of Main Street



Plate 32 Dalham House, north side of Main Street

area of open space mainly utilised by the students (see Map 10).

Neutral and negative factors

- 7.10 Some aspects of recent developments, such as the modest form and massing that responds to historical precedents within the village, or the use of appropriate building materials and detailing, can be considered as neutral within the area (see plate 33 and Map 11 in Appendix A).
- 7.11 As a result of the volume of traffic along Heslington Lane, the resulting traffic calming features and excessive amount of signage are considered to be negative factors within the area.
- 7.12 The Eden’s Court hall of residence is a group of large two and a half storey residential blocks located on the south side of Heslington Lane. Despite the use of sympathetic materials the mass of the buildings is considered to be inappropriate for the designated area (see plate 34 and Map 11 in Appendix A).
- 7.13 The roundabout at the southern end of University Road could be considered a negative factor as a result of its urban character and level of street signage (see plate 35). However, it is relieved by the group of mature trees which enclose the area and the grassed central reservation

associated with University Road is considered to complement the rural sense of the village.



Plate 33 View of Hall Park



Plate 34 Eden Court, south side of Main Street



Plate 35 Street signage at the roundabout

8 MAIN STREET SOUTH

8.01 This character area consists of the south leg of Main Street and adjacent roads and areas (see Map 7 in Appendix A). This section of Main Street forms a T-junction with Low Lane terminating the southern end of the Conservation Area.

8.02 The special interest of this area is that of the appearance of a main village street. In contrast to the previous character area, the dominant features here are the wide highway, enhanced by broad grass verges and trees. The buildings are of similar simple form but many with different eaves and ridge heights.

Uses

8.03 The buildings accommodate a mixture of residential and commercial uses including four bank branches, two public houses (see plate 36), a grocery and a Post Office. There are buildings and land in agricultural use located to the south-west of the area (see plate 37). The community buildings within the area include a village meeting hall, a chapel and Scout hut. The building uses are located on Map 8 in Appendix A. This mix of uses, which is in part as result of the of the positive economic effect of the university, enables the village to retain a lively character.



Plate 36 Deramore Arms Public House on the east side of Main Street



Plate 37 Farm buildings from Main Street south



Plate 38 Main Street

Qualities of buildings

8.04 Main Street includes a large proportion of historic buildings of a remarkable architectural quality (see plate 38). Larger historic buildings, such as Little Hall and Manor House are set back and screened from the street. Most recent buildings are located in the rear areas and are of a scale and form that reflect the surrounding development. Also, within the rear areas a number of the redundant agricultural range buildings have been converted into residential use. Large agricultural buildings and storage sheds overlooking the paddock are located on the south-west side of the Main Street.

8.05 The historic buildings, listed or not, contribute to the character and the appearance of the area (see Map 9 in Appendix A). They are of simple form, with vertical window openings, constructed in clamp-fired red brick, with predominantly tiled pitched roofs. Local detailing includes brick cambered or flat arch lintels and decorative banding at eaves level. Most retain their original features, such as sash windows and metal downpipes. Small recent residential developments have re-used or replaced earlier farm buildings occupying infill positions to the rear of the building plots on both sides of Main Street and in School Lane.

Spaces and views

8.06 There are two key spaces in this part of the Conservation Area: Main Street itself and the open agricultural ground and paddocks to the west and rear of Main Street (see plate 39). Views within the area are limited to along Main Street and across the open ground (see Map 10 in Appendix A).

8.07 Main Street is the most significant part of the area and can be perceived as a complete village in itself. It retains characteristic appearance, human scale, sounds of street conversations, playing children and the informal atmosphere of a village. The vitality of the village is enhanced by the influx of students at certain times of the day and year.

Soft landscaping

8.08 There are a large number of mature trees within this section of the Conservation Area (see Map 10 in Appendix A). Their distribution is uneven and reflects the historical development of the village. There are single landmark trees within the grass verges along Main Street (see plate 40) There is also a landscaped woodland in the grounds of Manor House. Trees and hedges make a vital and varied contribution and soften the appearance of the area.



Plate 39 View of open fields to the rear of Main Street



Plate 40 View of the grass verge and street trees, Main Street



Plate 41 Recent infill development to the rear of Main Street

Neutral and negative factors

- 8.09 Some aspects of recent developments, such as modest form or appropriate building materials, help to create neutral factors within the area (see plates 41 & 42 and Map 11 in Appendix A).
- 8.10 The traffic, although not as invasive as in the previous character area, is still a threat. The parking is restricted in the north section of Main Street. In the southern end of Main Street, where there are no parking restrictions, the grass verge is used for parking. This uncontrolled parking is considered to be a negative factor (see plate 43).
- 8.11 There are a number of isolated negative buildings within the character area (see Map 11 in Appendix A). The modern flat roofed university building on the east side of Main Street is considered to be an inappropriate building as result of its form and architectural design (see plate 44).



Plate 42 Scout hut, School Lane



Plate 43 Un-controlled parking at the southern end of Main Street



Plate 44 Unsympathetic building, east side of Main Street

9 ST PAUL'S CHURCH & THE SCHOOL

9.01 This character area is centred on the church and the School and consists of the areas associated with Field Lane (see Map 7 in Appendix A and plate 45). The special interest of this area is the openness which serves as a protective space between the rural setting of the Conservation Area and the built up area.

Uses

9.02 Due to the limited number of buildings within this character area there are only three uses; the religious use of the church, the educational use of the school and the residential use of the school house. The building uses are located on Map 8 in Appendix A.

Qualities of buildings

9.03 The church and its spire is a local landmark building that sits on slightly higher ground than the rest of the designated area (see Map 9 in Appendix A and plate 46). The building itself constructed of stone and is grade II listed as is the font that is located immediately to the north of the church. The church was extended on its northern side in the 1970s. The main school building is a large single storey brick structure with several steep gables facing onto School Lane. It is grade II listed (see plate 47). Over a



Plate 45 Open space surrounding the church



Plate 46 View of St Paul's Church



Plate 47 View of the main building of the school

period of time the school has had new buildings constructed within its grounds, which are of limited significance.

Spaces and views

9.04 The open spaces of this character area define the area (see Map 10 in Appendix A). The churchyard and the sweeping open ground surrounding the church provide a significant green space within the area. The grassed areas of the playing fields associated with the school are also an important aspect of the openness of the character area.

Soft landscaping

9.05 The grassed area that surrounds the church is a vital amenity resource for the village. It is used as an informal recreational space by many local residents and the student population. The mature trees that bound these spaces are also important to the character of the area. The line of trees on the north side of Field Lane provide enclosure to the street and mark the eastern gateway into the designated area (see Map 10 in Appendix A).

Neutral and negative factors

9.06 It is considered that the later buildings within the grounds of the school are a neutral factor within the designated area. (see plate 48 and Map 11 in Appendix A). However, the school house immediately

to the south is considered to be a negative factor as result of its inappropriate materials and horizontal emphasis to the window openings (see plate 49). As noted earlier the area suffers from excessive highway signage and road markings which has a negative impact on the appearance of the area (see plate 50).



Plate 48 Later addition to the school



Plate 49 School house



Plate 50 Excessive signage and road markings

10 FUTURE MANAGEMENT SUGGESTIONS

- 10.01 This chapter discusses the possible measures that could be introduced within the designated area that may enhance the character and appearance of the Conservation Area.
- 10.02 A consistent approach to hard surfaces would bring about a significant improvement in the visual appearance of the area. The footpaths and highways require an appropriate choice of materials dependent on the location and functional requirements.
- 10.03 Within the area there are a variety of lighting column designs. It would be beneficial if the columns were of a consistent design approach, of a human scale and their light emissions should be sympathetic to a rural location.
- 10.04 There is a severe problem with highway signage, traffic calming measures and excessive use of road markings which clutter the streetscene. It is considered that the signage and traffic calming measures within the area could be rationalized to minimize its impact upon the designated area. The amount and severity of the road markings could be reduced in order to improve visual.
- 10.05 Regular tree maintenance is important and there should be encouragement for reinforcing hedges and other mature planting. The network of long footpaths between areas and out into the countryside have a timeless quality which should be maintained.
- 10.06 The future expansion plans of the university, will inevitably lead to extra provision of bus shelters within the designated area. The siting and design of these shelters should be carefully considered, to prevent cluttering of the streetscene.
- 10.07 Consideration should be given to the possibility of introducing Article 4 (2) directions to the Conservation Area. This would bring about additional protection to unlisted buildings within the area.

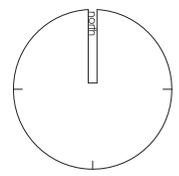
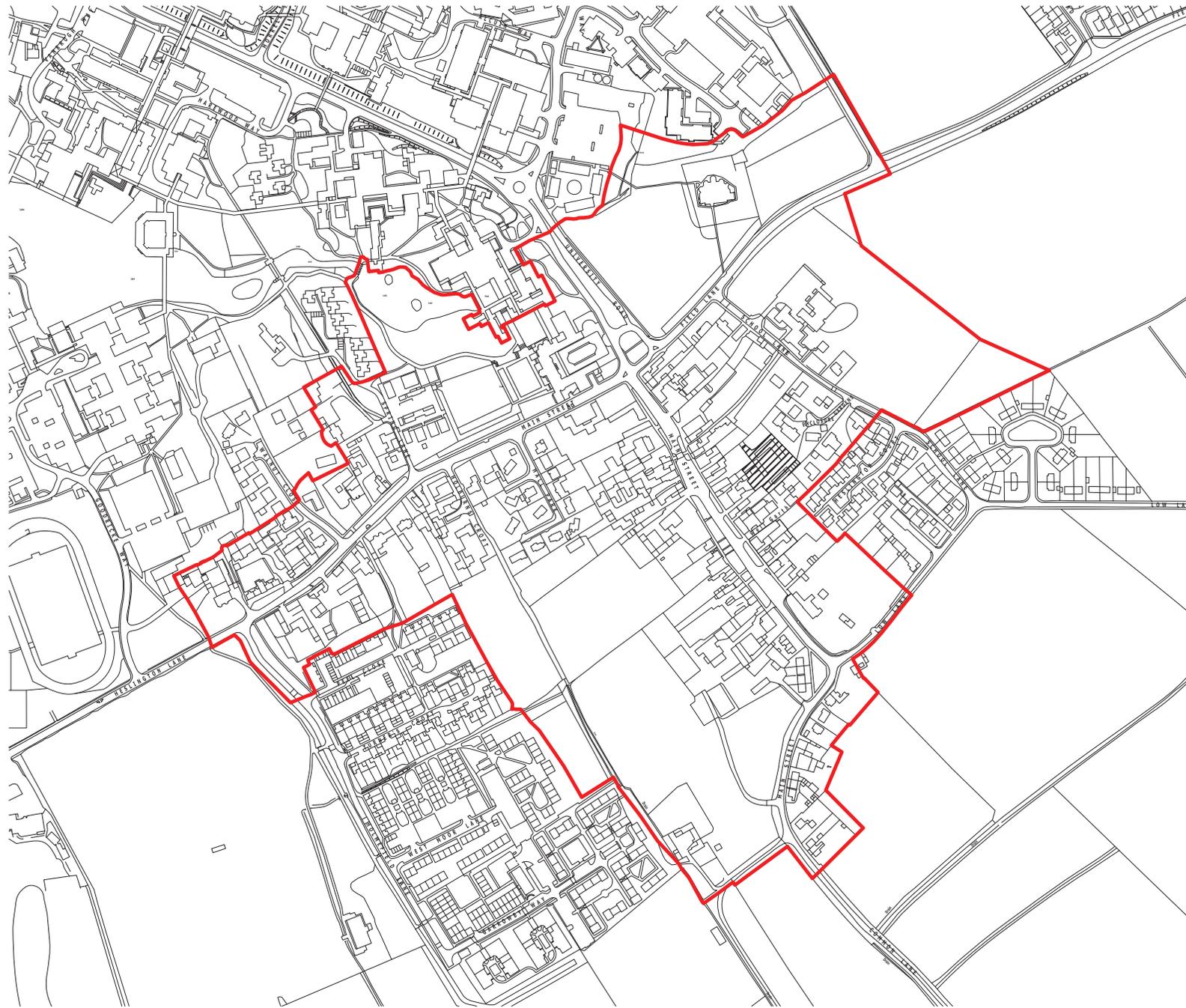
APPENDIX A

MAPS

City of York



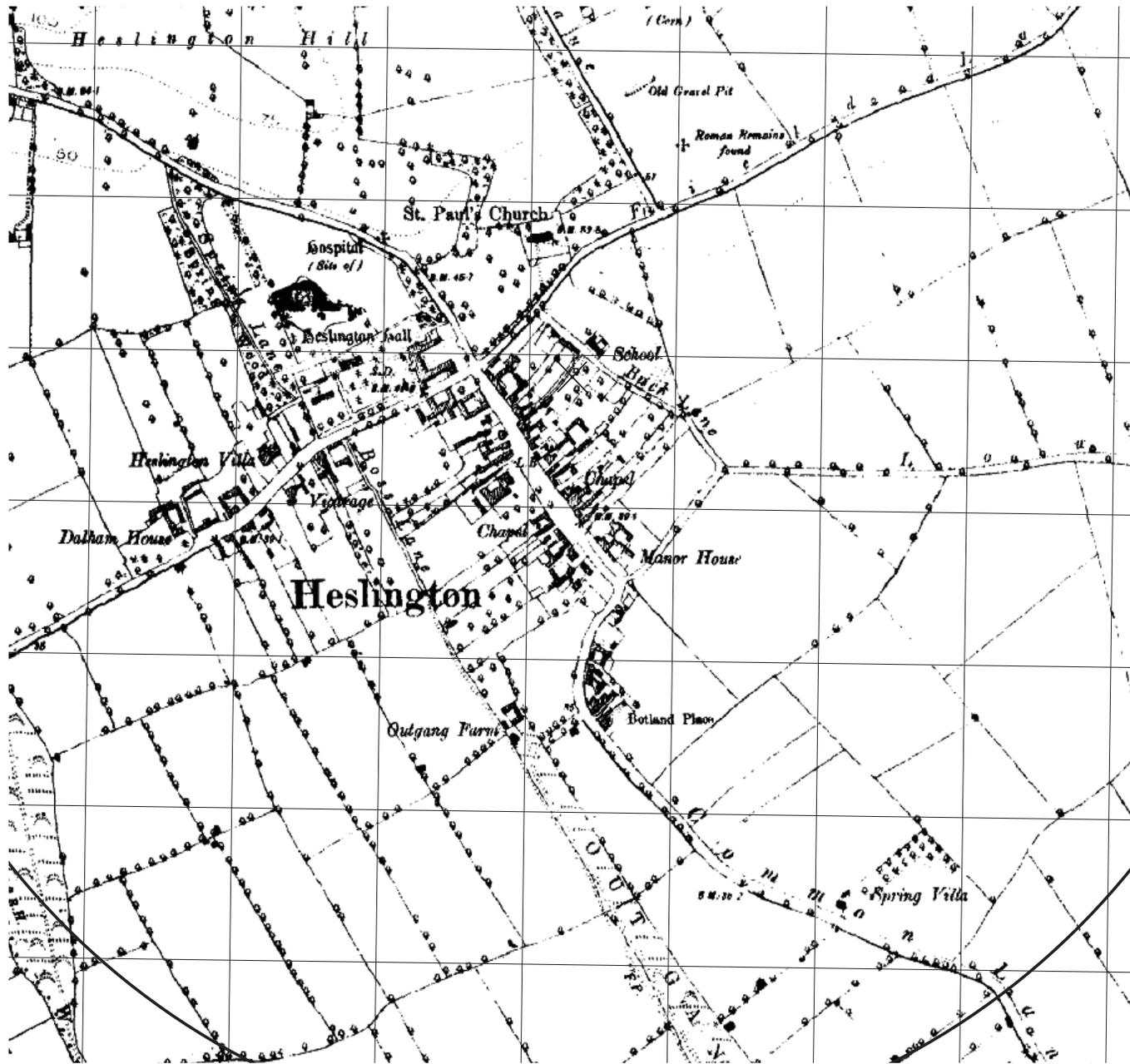
Map 1 - Context Map



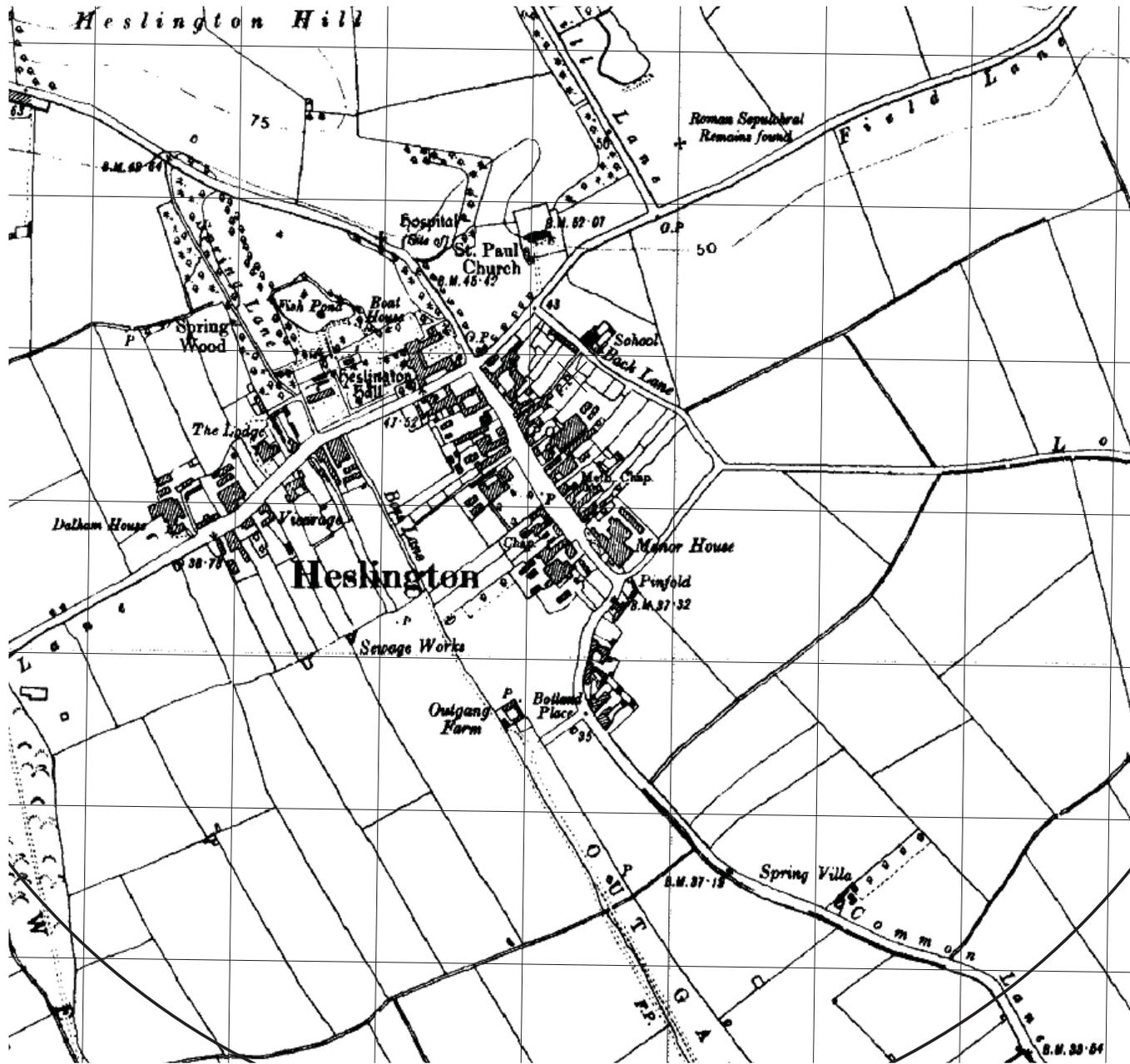
— Current Conservation Area boundary

Based on Ordnance Survey 2006

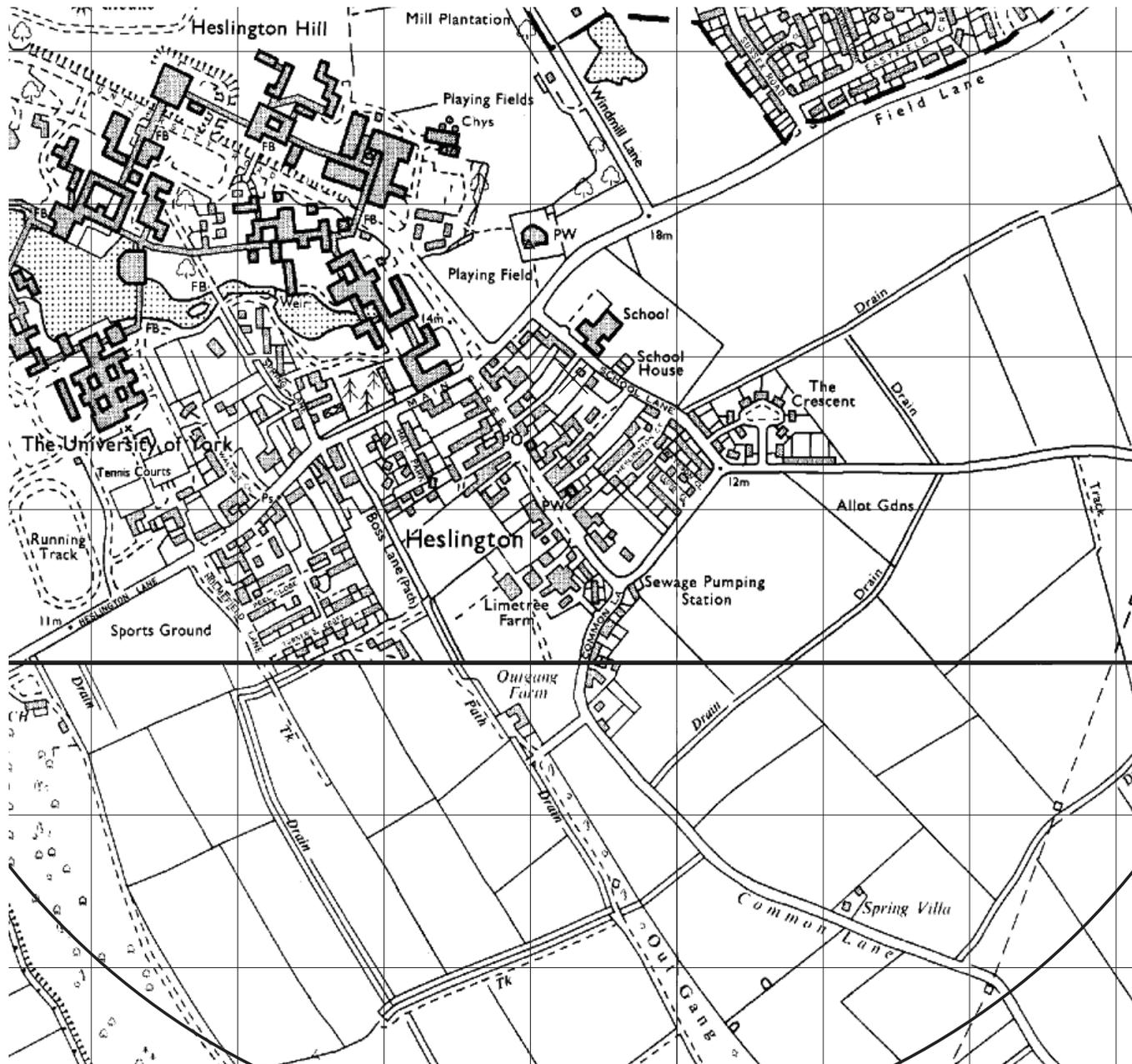
Map 2 - Current Conservation area boundary



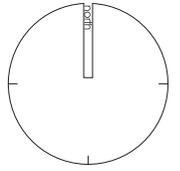
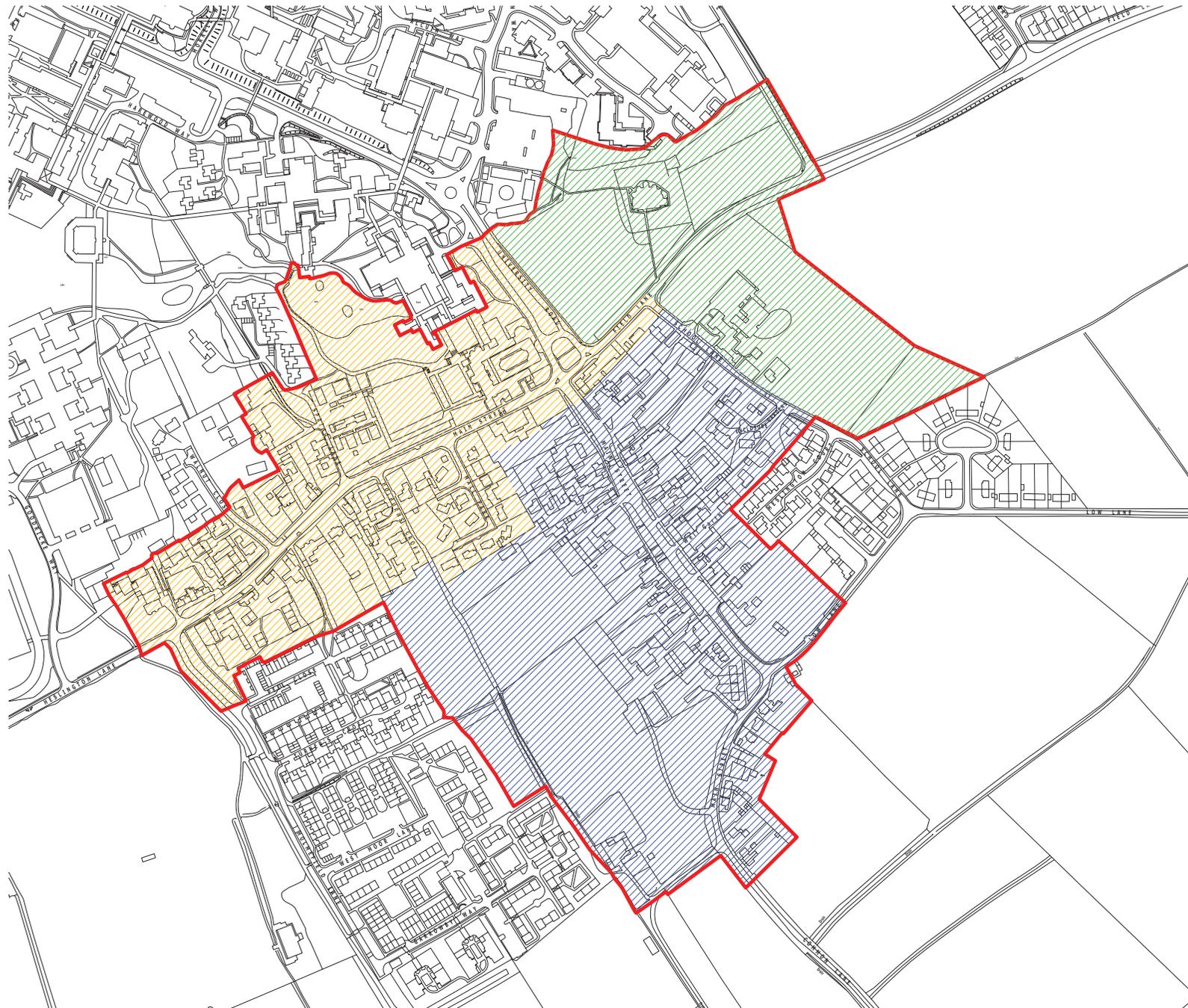
Map 4 1893 Ordnance Survey



Map 5 1938 Ordnance Survey



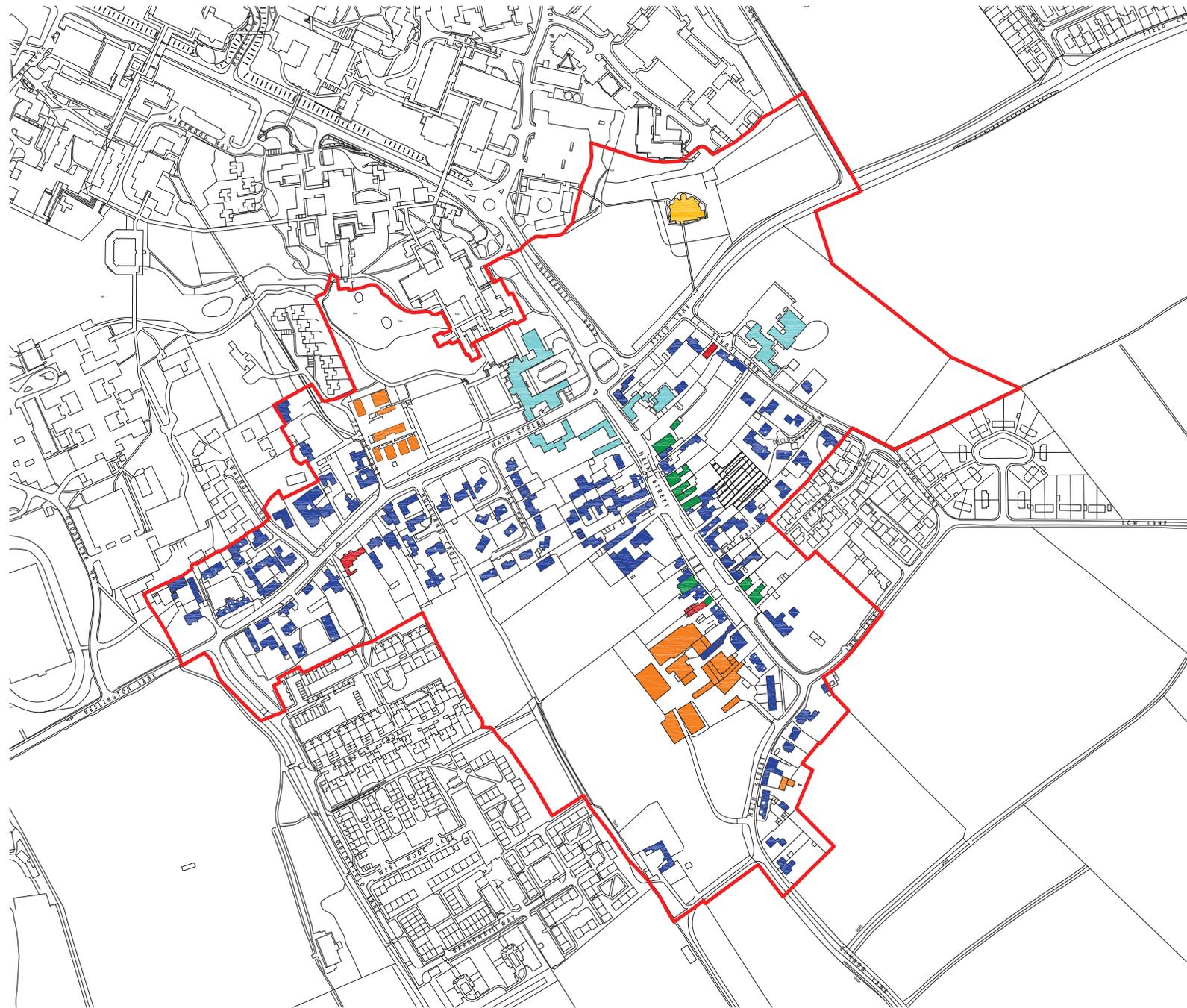
Map 6 1988 Ordnance Survey



- Conservation Area boundary
- ▨ Heslington Lane, Main Street and West Field Lane
- ▨ Main Street South
- ▨ St Pauls Church and The School

Based on Ordnance Survey 2006

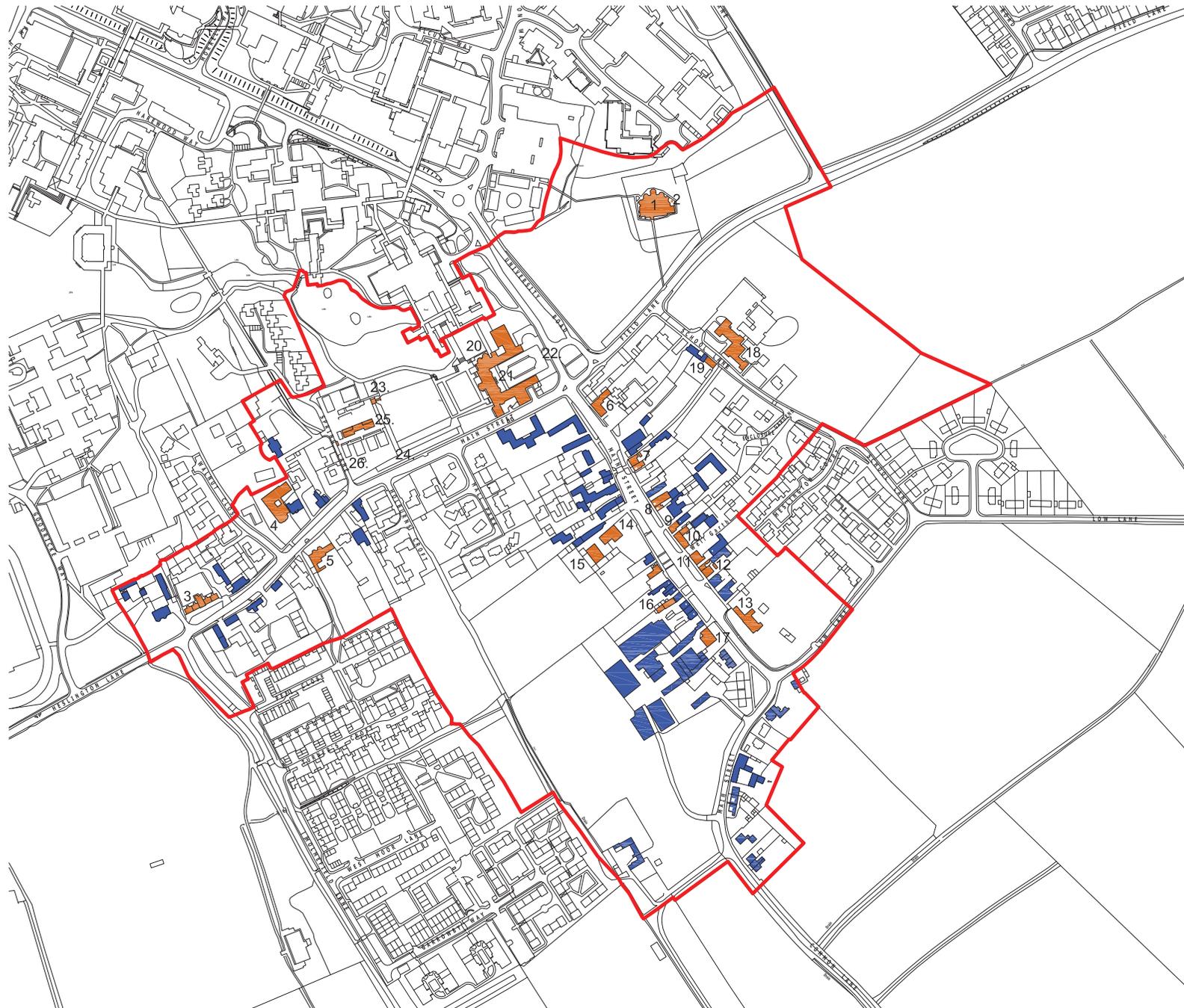
Map 7 - Character Areas



-  Conservation Area boundary
-  Residential
-  Commercial
-  Community
-  Religious
-  Education (all levels)
-  Agricultural
-  Building site

Based on Ordnance Survey 2006

Map 8 - Existing uses

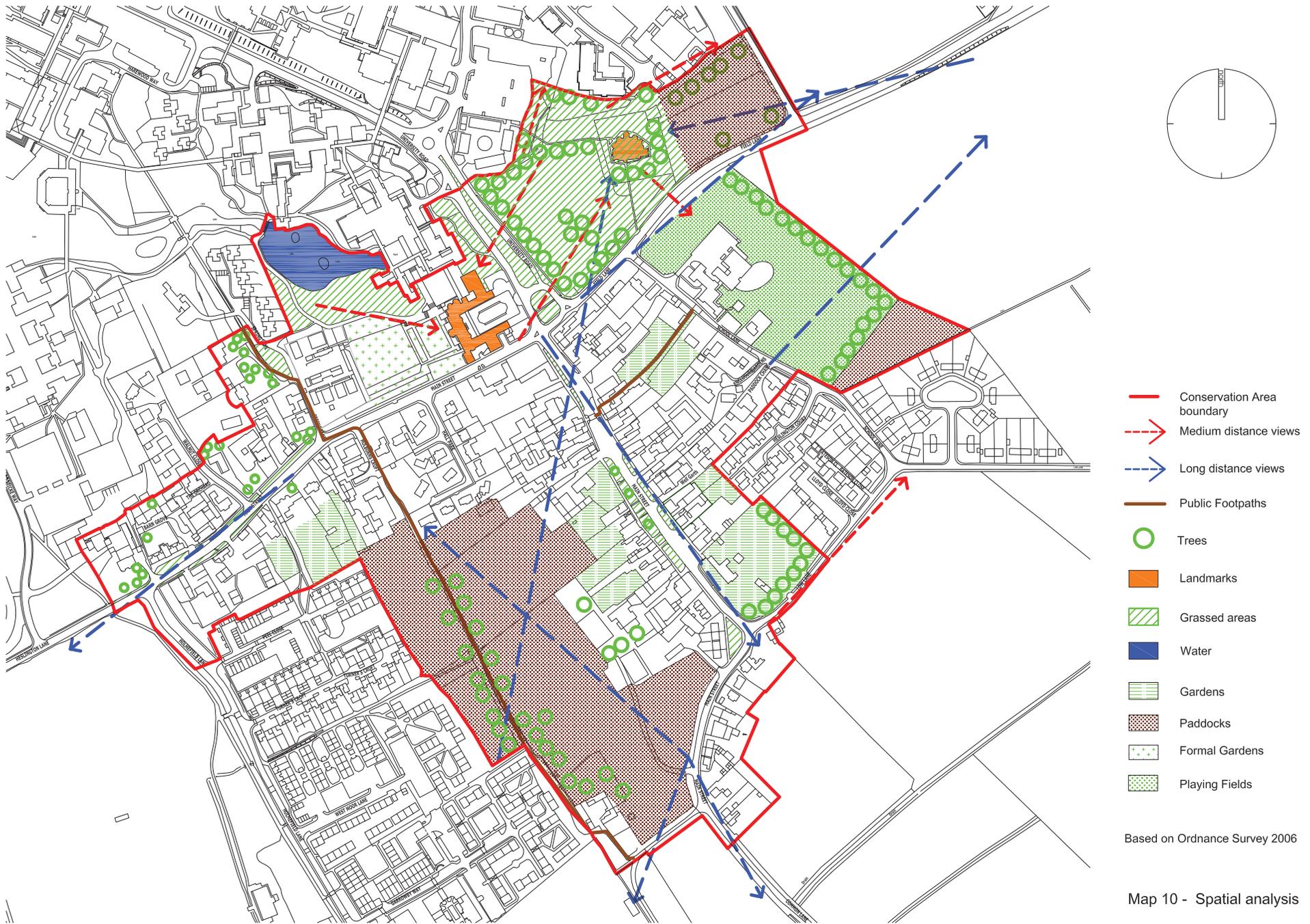


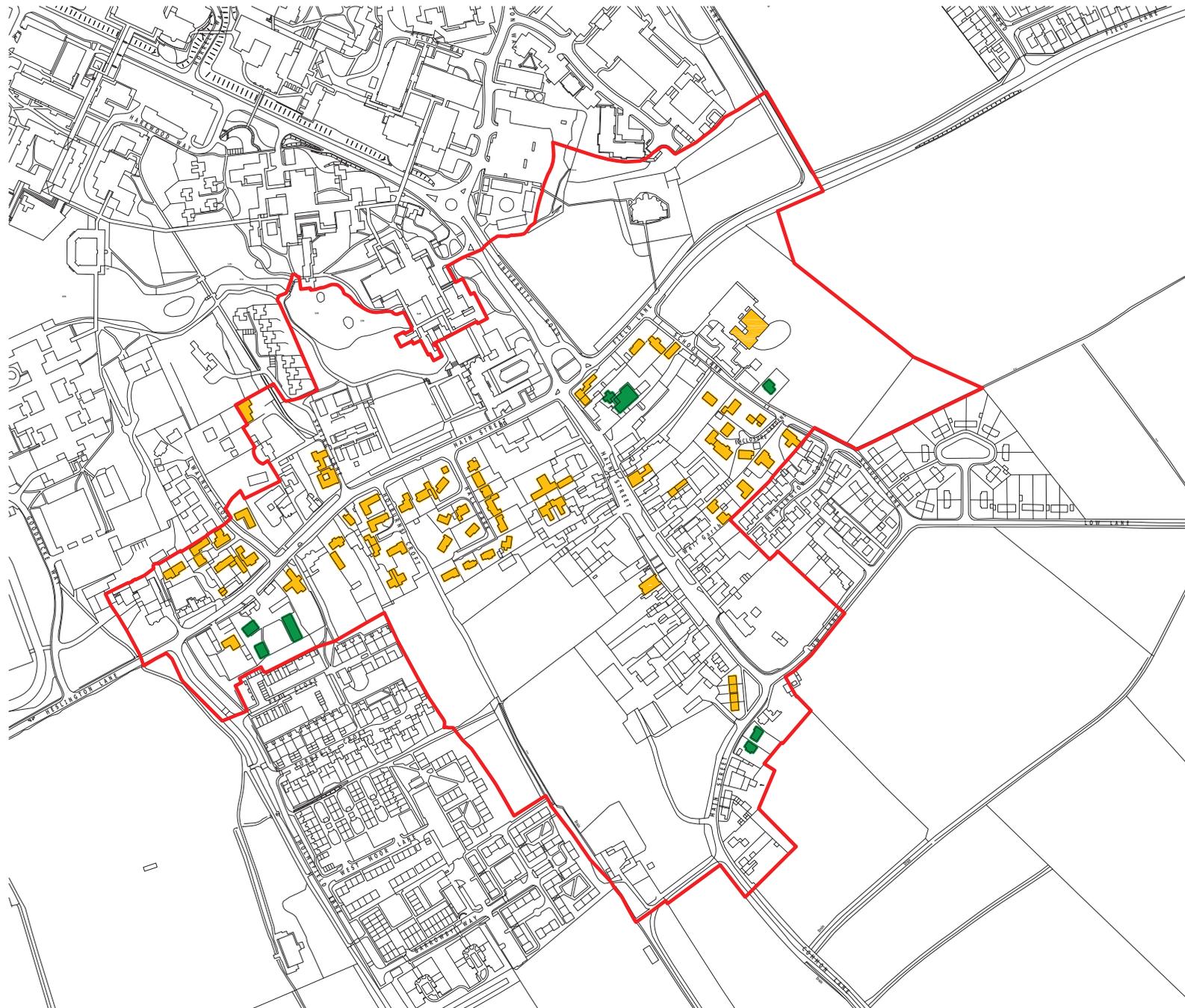
- 1 - Heslington Church
- 2 - The Font
- 3 - Hesketh Cottages
- 4 - The Lodge
- 5 - More House (The Old Vicarage)
- 6 - No. 5, Main Street
- 7 - Tolley House
- 8 - Nos. 15 and 16 Main Street
- 9 - No. 18 Main Street
- 10 - Village Farmhouse
- 11 - Chapel House
- 12 - Nos. 23 and 24 Main Street
- 13 - The Manor House
- 14 - The Little Hall
- 15 - Coachhouse to The Little Hall
- 16 - Wesleyan Chapel
- 17 - Limetree Farm
- 18 - Village School
- 19 - Old School House
- 20 - Heslington Hall
- 21 - Balustrade
- 22 - Railings and Gates
- 23 - Gazebo
- 24 - Walled Garden
- 25 - Orangerie
- 26 - The Old Porch

- Conservation Area boundary
- Listed buildings
- Buildings which make a positive contribution

Based on Ordnance Survey 2006

Map 9 - Buildings or structures of significance





- Conservation Area boundary
- Negative
- Neutral

Based on Ordnance Survey 2006

Map 11 - Negative and neutral

APPENDIX B

LISTED BUILDING DESCRIPTIONS

**FIELD LANE
(North Side)
Heslington Anglican and Methodist Church
Grade II**

The Description shall be amended to read:

Church. 1858 by JB and W Atkinson for G and A M Lloyd, enlarged by R.G Sims with addition of church rooms to north in 1973. Sandstone ashlar with magnesium limestone dressings and grey slate roof. West tower, 5-bay nave with south porch, 2-bay chancel. Gothic Revival. 3-stage tower surmounted by broach spire. Angle buttresses with off-sets. Moulded plinth. 1st stage band interrupted to west façade by 3-light window with reticulated tracery to head. Trefoiled lights to north and south. Second stage band. Twin-light bell-openings under hoodmould. Lucarnes. Nave: angle buttresses. Plinth. South porch to 2nd bay with pointed entrance, a glazed oak double door in architrave with nook shafts and roll-moulding to head. Two-light windows with reticulated tracery under hoodmoulds. Moulded eaves band with gargoyle rainwaterheads. Ashlar coping to gables. Chancel: angle buttress with set-offs. Plinth. Steps to 4-centered doorway under continuous hoodmould. 2-light windows with traceried heads. Eaves band. Gargoyle rainwaterhead. Ashlar coping to gable end. 5-light east window has reticulated tracery. Plain interior. On plaques to tower exterior: 'THIS CHURCH/REBUILT AND ENLARGED/1858/BY GEORGE AND ALCIA MARIA LLOYD/OF STOCKTON HALL' and 'THIS CHURCH / WAS REDEVELOPED / AND

REFUNISHED / 1973 / BY THE/HESLINGTON/
CHURCHES PROJECT'. Pevsner, York and The
East riding, 1978, p. 250.

**FIELD LANE
(North Side)
Font, approximately 2.5 metres to north of
Chancel of Heslington Church
Grade II**

Font. Probably mid c19. Sandstone ashlar. Gothic style. Waterholding base, surmounted by group of 4 columns with stiff-leaf foliage supporting octagonal font with sunk quatrefoils and foliate bands. Included for group value.

HESLINGTON LANE

North Side)

Nos 1-5, Hesketh Cottages (formerly listed as The Almshouses)

Grade II

Almshouses. 'THIS HOSPITAL WAS/FOUNDED BY/SIR THOMAS HESKETH KNIGHT/ANNO DOMINI 1605/REMOVED AND REBUILT BY/HENRY YARBURGH ESQUIRE/ANNO DOMINI 1795/thou O God hast of the goodness/prepared for the poor' and 'Repaired and modernised by/Richard de Yarburgh-Bateson/6th Baron Deramore AD 1968' on plaques. Pinkish-brown brick with ashlar and redbrick dressings and plain tile roof. 2 storeys, 3-bay slightly-projecting centre and 8-bay wings. Entrances to 3rd, 7th, 10th, 13th and 17th bays are six panel doors with overlights, that to 10th has hood on consoles. Further blocked openings to end bays. c20 casement windows throughout, alternately blind openings to first floor of wings, and centre bay all under flat arches of red brick. Dentil eaves cornice. Pediment to central 3 bays with blind oculus. Ridge stacks. Pevsner, N., *Yorkshire, York and The East Riding*, 1978, p.250.

HESLINGTON LANE

(North Side)

The Lodge

Grade II

House. Early c19. Pinkish-brown brick with ashlar and red brick dressings and Welsh slate roof. 2 storeys, 4 bays of which the 3 ground floor left-hand bays form a bow. French windows with decorative glazing bars throughout, mainly under flat arches of red gauged brick. Slanted shutters to most windows. Ashlar coping to bar and to left gable. Roof hipped to right. End and ridge stacks.

HESLINGTON LANE**(South Side)****More House (formerly listed as The Old Vicarage)****Grade II**

Vicarage, now house. Late c18 with early c19 range to right. Red and pinkish-brown brick with Welsh slate roof. 3 storeys, 3 bays including full-height 3 window canted bays to sides and 2-storey range to right with one first floor window. Entrance to 2nd bay a 6-panel door with overlight under flat arch of red rubbed brick. Further end entrance a c20 glazed door under round arch. 12 and 6-pane sashes to canted bays, blind openings to 2nd bay, all under flat arches of red rubbed brick. Still bands to ground and first floor and first floor band. Dentil eaves cornice. Separate roofs to bays, end stacks. Range has windows with radial glazing to heads, that to first floor an unequally-hung 9-pane sash, under round arches. Staircase window to rear a 12-pane sash with radial glazing to head. Interior: openwell staircase with wreathed handrail and stick balusters. Further dogleg staircase with wreathed handrail and stick balusters. Further dogleg staircase has same turned balusters. Ground floor room to left has alcoves, panelling, dentil cornice and fireplace. That to centre has moulded cornice. Shutters to some first floor windows. The Reverend Sydney Smith lived here while Foston Rectory was being built. Pevsner, N., Yorkshire, York and The East Riding, 1978, p250.

MAIN STREET**(East Side)****No. 5****Grade II**

House. Early-mid c18 with later additions and alterations. Pinkish-brown brick with some rendering and cement tile roof. Lobby-entry, L-shaped plan, 2 storeys, 3 first floor windows. Off-centre entrance a 4-panel door. Ground floor has 20-pane sashes 3-course first floor band carried across right gable end. First floor has 18-pane Yorkshire sashes which interrupt cogged eaves band. Blocked openings above door. Swept roof, hipped to left. Brick coped gable end to right. Ridge and rear stacks. Interior: bressumer beams to fireplaces. Chamfered beams and exposed joists to some ceilings.

MAIN STREET**(East Side)****No. 9 (Tolley House) and No. 10****Grade II**

House, now pair of houses. Mid-late c18 with later additions and alterations including outshut to rear. Pinkish-brown brick with red brick dressings and pantile roof. Probably originally lobby-entry plan. 2 storeys, 4 first floor windows. Off-centre entrances, 6-panel doors with overlights. 12 and 4-pane sashes under flat arches of red rubbed brick evidencing mainly wider former openings. 4-course first-floor band. Ridge and end stack. C18 lead rainwaterhead and fallpipe.

MAIN STREET**(East Side)****Nos. 15 and 16 (formerly listed as No. 16)****Grade II**

House, now pair of houses. Late c18 with c19 extension to left and outshut to rear. Pinkish-brown brick with red brick dressings and pantile roof. 2 storeys, 3 first floor windows. End and side entrances, 4 and 6-panel doors under flat arches of red brick. Further blocked off-centre entrance. 16-pane sashes throughout, those to ground floor under flat arches of red brick. Dentil eaves band. Ridge and rear stacks

MAIN STREET**(East Side)****Nos. 18****Grade II**

House. Late C18-early c19 with later additions and alterations including outshut to rear. Pinkish-brown brick with red brick dressings and pantile roof. 2 storeys, 2 first floor windows. 2 steps to central entrance a 4-panel door with overlight with glazing bars. 16-pane sashes throughout. Openings to ground floor under cambered heads of red brick, those to first floor under elliptical arches. End stacks. Included for group considerations.

MAIN STREET**(East Side)****Nos. 19 Village Farm (formerly listed as Village Farmhouse)****Grade II**

House. Early-mid c18 with later additions and alterations including outshut to right. Pinkish-brown brick with pantile roof. Lobby-entry plan. 2 storeys, 3 first floor windows. Off-centre entrance a 4-panel door. Ground floor has 4-pane sashes. 2-course first floor band carries across left gable. First floor has 12-pane sliding sashes. Cogged eaves band. Ridge and end stacks. Eaves raised.

MAIN STREET**(East Side)****Nos. 21, Chapel House (formerly listed under Nos 20, 21, 22)****Grade II**

House. Late c18 – early c19. Double-depth plan with later additions and alterations. Pinkish-brown brick with pantile roof. 2 storeys, 3 first floor windows. Off-centre entrance a c20 6-panel door. 16 –pane sashes throughout. Openings to ground floor and to first floor under renewed flat arches. Ridge stack. Included for group value.

**MAIN STREET
(East Side)
Nos. 23 and 24
Grade II**

House, now pair of house. Early c19 with later additions and alterations. Pinkish-brown brick with red brick dressings and pantile roof. 2 storeys, 3 first floor windows. End and side entrances, a 6-panel door with overlight and a glazed door. 16-pane sashes throughout. Openings under cambered heads of red brick. Ridge and end stacks

**MAIN STREET
(East Side)
The Manor House
Grade II**

House. Mid-late c18 with later additions and alterations including c20 extension to left of no particular interest. Pinkish-brown brick in Flemish bond with ashlar dressings and pantile roof. 2 storeys, 4 bays. Entrance to 3rd bay a 6-fielded-panel door with fanlight under porch of fluted Corinthian columns supporting frieze and hood. Mainly 16-pane sashes, with 12-pane sash above door, all under wedge lintels and with ashlar sills. Ashlar kneelers and coping. End stacks. Yorkshire fire mark.

**MAIN STREET
(West Side)
The Little Hall
Grade II***

House. Inscribed and dated 'JY/1734' in plasterwork of hall ceilings with later additions and alterations including wing to rear. For John Yarburgh. Pinkish-brown brick with ashlar and red brick dressings and plain tile roof. 2 storeys, 5 bays. Red brick quoins. Central entrance and 8-fielded-panel door with c20 overlight within pilastered doorcase with open pediment on brackets. Unequally-hung 15-pane sashes throughout with red brick quoined jambs and under flat arches of red rubbed brick. 4-course first floor band. Eaves band. Parapet with ashlar copings. Ashlar coping to eaves. End stacks. Scalloped gables. To rear: staircase window an 18-pane sash with radial glazing bars to the head. Interior: panelled sitting room with c18 fireplace. Dining room has panelling and alcoves with shaped shelves. Rococo fireplace. Window seat contains earth closet. Openwell staircase has barleysugar-on-vase balusters, 3 per tread. Rectangular panels of moulded plasterwork to staircase hall ceiling. Panelling to landing and some first-floor rooms. Dog-leg closed string service staircase with column-on vase balusters. Shutters to most windows. Pevsner, N., Yorkshire, York and The East Riding, 1978, p. 250.

MAIN STREET**(West Side)****Coachhouse to The Little Hall****Grade II**

Coachhouse. C18. Pinkish-brown brick with ashlar dressings and pantile roof. 2 storeys, 2 bays. Elliptical-arched carriage entrances with ashlar impost band and keystones. Blocked ocular openings to first floor. Dentil eaves band. Flight of ashlar steps to right side wall. Diamond-shaped pigeon openings to gables. Brick coping to gable ends. Interior: king post roof.

MAIN STREET**(West Side)****Wesleyan Chapel****Grade II**

Chapel, now village hall. 'WESLEYAN / CHAPEL. / 1844' on plaque. Pinkish-brown brick with Welsh slate roof. Single tall storey, 3 bays. Steps to central entrances, 6-fielded-panel double doors under flat arch of gauged brick. Two 4-centred window openings with 16-pane sashes with Gothic tracery to heads and under 4-centred arches of gauged brick. Rear stack.

MAIN STREET**(West Side)****No. 33, Limetree Farm****Grade II**

House. Mid-late c18 with later additions and alterations including lean-to to rear. 2 storeys, 4 bays. entrance to 2nd bay a 6-fielded-panel door with overlight with glazing bars. 12-pane sashes throughout. All openings under wedge lintels. 4-course first floor band. Ridge and end stacks.

SCHOOL LANE**(North Side)****Village School****Grade II**

Village School. 1856 on plaque for G and A M Lloyd with later additions and alterations. Red brick with sandstone ashlar dressings and Welsh slate roof. Centre of single storey, 4 bays, the 3rd of which projects and is gabled with second storey, projecting gabled single-bay wings, that to left a single tall storey and to right is 2-storey centre. Plinth. End entrances now glazed in 4-centred surround under hoodmoulds. Plaque above that to left, heraldic shields to right. Entrance now to rear. 4-light multi-paned mullion and transom window. Canted bay to ground floor of 3rd bay a 2-light mullion window with single lights to sides in double-chamfered surround. To first floor a 2-light mullion window with relieving arch over. Quatrefoil to gable. Eaves band. Wings. Plinth. Buttresses with off-sets. To left a

4-light mullion and transom window in double-chamfered surround and beneath relieving arch. Traceried light to gable. To right 2 and 3-light mullion windows in double-chamfered surrounds and under relieving arches. Quatrefoil to gable. Groups of 3 octagonal ridge stacks. Diagonal stack surmounts left gable. Bell turret to rear. Inscription on plaque reads: 'THIS SCHOOL WAS PROJECTED BY / THE LATE LAMENTED YARBURGH / YARBURGH ESQ^{re} AND ERECTED / BY HIS SISTER AND HER HSBAND / GEORGE AND ALICIA MARIA LLOYD / AS AN AFFECTIONATE TRIBUTE / TO HIS MEMORY, 1856'.

SCHOOL LANE

(West Side)

No. 7 (Old School House)

Grade II

House. 'This Ground given by / HENRY YARBURGH Esqr. / for a School House, / built by Subscription / by the Township of / Heslington 1795' on plaque, with c20 additions and alterations. Pinkish-brown brick with red brick dressings and pantile roof. Central lobby-entry plan. Single storey, 3 bays with outshut now garage to right and outshut to rear. Entrance a c20 part-glazed door with overlight under replaced cambered head. 16-part- glazed door with overlight under replaced cambered head. 16-pane sashes are replacement openings under c20 cambered heads. Ridge stack. Tumbled-in brickwork to gable ends. Included for group consideration.

SCHOOL ROAD

(West Side)

Heslington Hall

Grade II*

Country house now part of York University. 1565-1568 for Sir Thomas Eynns with rebuilding of 1853-4 and later additions and alterations. C19 rebuilding by P. C. Hardwick for Yarburgh Yarburgh. c 1903 interior by W. Brierley. Red brick in English bond with sandstone ashlar dressings and some Magnesium limestone ashlar block of core exposed to rear, plain tile roof. Centre of 2 storeys with basement and attics, 9 bays and wings of singlebay, 2 storeys with basement and attics, then 2 storeys with 6 first floor windows. Centre: flight of steps to central entrance in porch which is a reproduction of original (q.v.), with round keyed arch on pilasters between pairs of fluted Corinthian columns supporting frieze and triangular pediment with finials to sides and centre. c20 glazed double doors in 4-centred arch with moulded surround. Mainly 2 and 3-light cavetto-moulded mullion and mullion and transom windows in ashlar surrounds except to 2nd and 8th bays which are canted to 1st floor and have 5-light, 2 storey mullion windows with 4 levels of transoms. 1st and 2nd floor bands. Low parapet with three gables, the centre of which is ornamented by coat of arms. Ashlar kneelers, coping and finials. Wings: plinth. End and off-centre entrances in 4-centred surrounds. 2-light mullion and 2 and 3-light mullion and transom windows throughout in ashlar surrounds. 1st and 2nd floor bands. Low parapet. Central gables

contain clock and sundial. Ashlar coping and ball finials to gables and gable ends. Mainly clusters of star-shaped stacks. Cast-iron rainwater heads and fall-pipes. Interior: c16 pendant boss ceiling to hall of 2 storeys in height. Several rooms have panelling with strapwork decoration and moulded plaster ceilings by W. Brierley. Inscription to gable to Heslington Lane side (ie south wing rear).

- (not visible)

- (not visible)

ONE OF QUEEN ELIZABETH'S
COUNCIL FOR THE NORTHERN
PART OF ENGLAND AND
SECRETARY AND KEEPER OF
HER MAJESTY'S SEAL FOR
THE SAID COUNCIL A.D. 1578
IT WAS RESTORED AND
ALTERED AND ENLARGED
BY YARBURGH YARBURGH
ESQUIRE A.D. 1854.

J.P. Neale engraving of 1829 shows that the Victorian restoration was faithful to the original Eynns was Secretary of the King's Council in The Northern Parts. Pevsner, N., Yorkshire: York and The East Riding, 1978, p. 251. Hey, D., Buildings of Britain 1550-1750, Yorkshire, 1981, pp.22-4.

UNIVERSITY ROAD

(West Side)

Balustrade approximately 2metres to north of Heslington Hall (formerly listed under Heslington Hall)

Grade II

Balustrade. C.1854. Ashlar. Low balustrade with strapwork decoration and mannerist finials. Included for group value.

UNIVERSITY ROAD

(West Side)

Railings, gates and piers to Heslington Hall approximately 30 metres to north of house (formerly listed under Heslington Hall)

Grade II

Railings, gates and piers. Mid c19. Ashlar piers, cast-iron railings and gates. Approximately 20 metres long with bowed gates. Railings and gates have two levels of rails. Bars to railings surmounted by finials. Gates have bars and dog-bars. Piers have cornice and decorative caps. Included for group value.

UNIVERSITY ROAD

(West Side)

Gazebo, Heslington Hall approximately 45 metres south-west of house (formerly listed under Heslington Hall. The Gazebo)

Grade II

Gazebo. Early c18 with later additions and alterations. Pinkish-brown brick with red brick and ashlar dressings, cast-iron baluster rail and red plain tile roof. Square on plan. 2 storeys, single bay, with single-storey extension to right. Red brick quoins. Round pedestrian arch beneath flight of steps with alternate barleytwist and stick balusters. First floor entrance, a part-glazed c20 door with overlight with glazing bars. Red brick quoined jambs under flat arch of red rubbed brick with stepped ashlar keystone. Stepped 5-course band. Low parapet. Ashlar cornice. Hipped roof. Ashlar ball finial. Extension to right has elliptical-arched opening to side containing seat. Interior: Rococo fireplace with medallions, ribbons and festoons. Pevsner, N., Yorkshire: York and The East Riding, 1978, p.251.

.UNIVERSITY ROAD

(West Side)

Gate piers and gates to walled garden, and walls adjoining approximately 40 metres to south of Heslington Hall (formerly listed under Heslington Hall)

Grade II

Gates, piers and wall. Probably early-mid c18 with later patching to wall. Pinkish-red brick with ashlar dressings and cast-iron gates. Rusticated piers square on plan approximately 3.5 metres high. Ashlar band to base. Ashlar cornice and pyramidal caps surmounted by finials. Gates have bars and dog bars, two levels of rails and arched brace. Walls to either side and to left return towards hall are approximately 3 metres high.

UNIVERSITY ROAD**(West Side)****Orangery, Heslington Hall approximately 50 metres to south-west of house (formerly listed under Heslington Hall, The Orangery)****Grade II**

Orangery. Probably mid c18 with c19 heightening and alterations. Red brick with ashlar dressings and glass roof. Single storey, 5 bays. Ashlar band. Arcade of 5 round-arched bays of which the centre is the entrance with glazed doors. Otherwise 12-pane windows with radial glazing to heads. Ashlar impost band. Dentil cornice. Wrought-iron filigree ridge to roof. Pevsner, N., Yorkshire: York and The East Riding, 1978, p.251.

UNIVERSITY ROAD**(West Side)****The Old Porch, Heslington Hall approximately 60 metres to south of house (formerly listed under Heslington Hall,, The Old Porch)****Grade II**

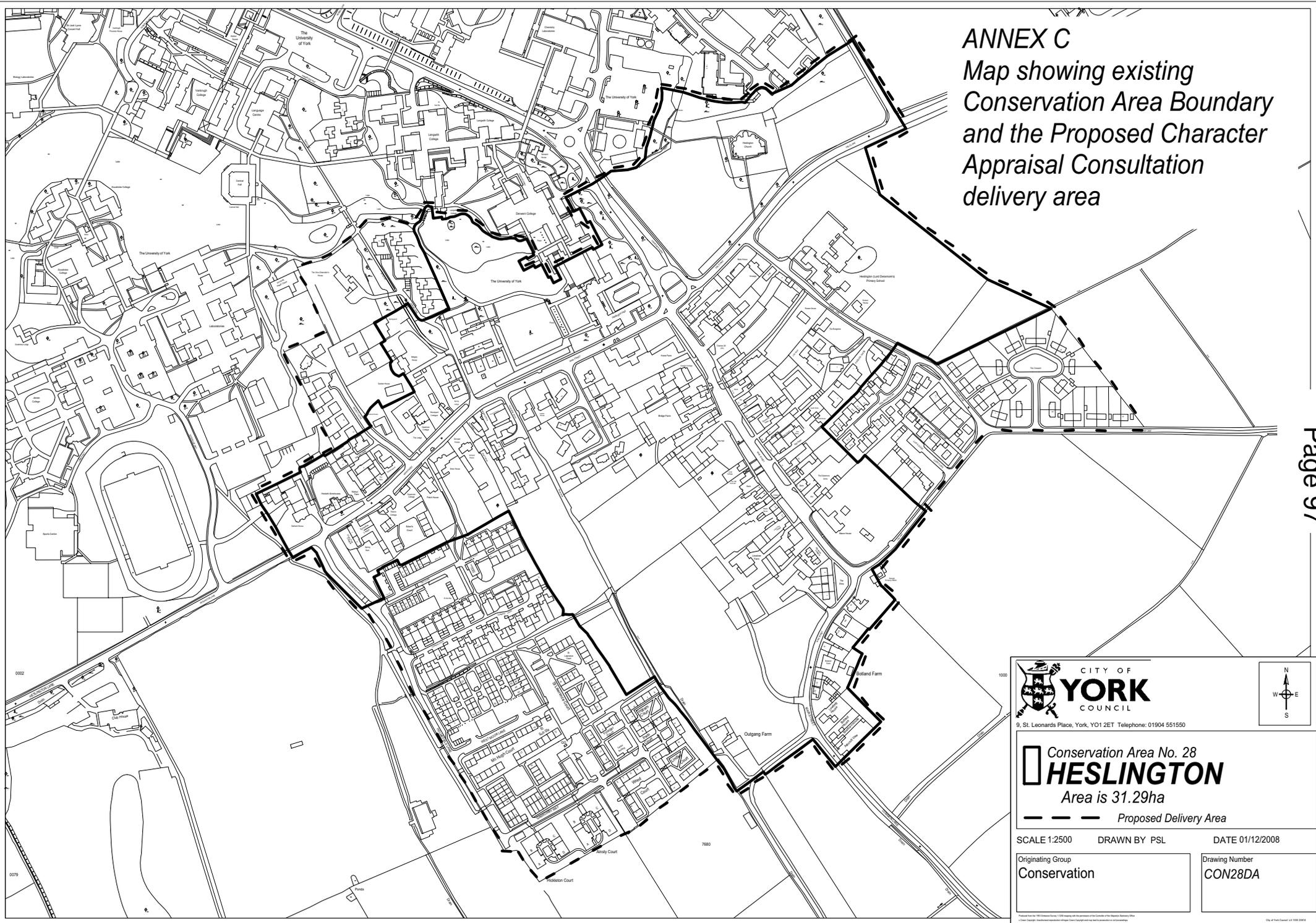
Porch now garden ornament. Sandstone ashlar. Round keyed archway between paired Corinthian columns with frieze and pediment. Ornamental finial to left, remains of apex finial, that to right now on ground to side. Extremely weathered. Former main entrance to original house now replaced by a copy.

ANNEX B – Consultee List for Heslington Conservation Area Character Appraisal, Dec 2008

NAME	POSITION	ORGANISATION
Cllr Ceredig Jamieson-Ball	Heslington Ward Councillor	City of York Council
Ms Joanne Bradley	Clerk	Heslington Parish Council
Mr Nick Allen	Chair	Heslington Village Trust
Mr David Pearcy		(landowner, resides outside delivery area)
Halifax Estates		(landowner, resides outside delivery area)
Rev Nancy Eckersley		St Pauls Church
Sheena Powley	Headteacher	Lord Deramore's Primary School
Jon Meacock	Project Director	University of York
Janet O'Neill	O'Neill Associates	Planning Consultants
Alison Sinclair	Chair	York Open Planning Forum
Verlie Riley		Conservation Area Advisory Panel
Lynne Walker		Council for British Archaeology
Dr G Woolley	Chair	CPRE (York and Selby District)
Ms Alison Fisher		English Heritage
Mr Steve Roskams		York Archaeological Forum
Mr Peter Brown	Director	York Civic Trust
Mr Ivan Martin		Yorkshire Architectural and York Archaeological Society
Len Cruddas	Chief Executive	York & NY Chamber of Commerce
Barry Potter	Chair	York Natural Environment Panel
Judy Jones	Heritage Advisor	Yorkshire Waterways
Sir	Coordinator	Twentieth Century Society
Michael Slater	Assistant Director	CYC City Strategy
Martin Grainger	Principle Forward Planning Officer	CYC City Development
Derek Gauld	Principle Development Officer	CYC City Development
Esther Priestley	Landscape Architect	CYC DCSD
Bob Missin	Countryside Officer	CYC DCSD
John Oxley	City Archaeologist	CYC DCSD
Simon Glazier	Team Leader East Area Planning Team	CYC Development Control
Jonathan Carr	Head of Development Control	CYC Development Control
Ian Stokes	Principle Transport Planner - Strategy	CYC Transport Planning Unit
Howard Watson	Area Engineer	CYC Highway Development
Karen Streeton	Support Services Manager	CYC Development Control
Pete Audin	Head of Local Land Charges	City of York Council
Quentin Baker	Head of Legal Services	City of York Council
Kristina Davey	Neighbourhood Pride Officer	CYC Neighbourhood Pride

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ANNEX C
*Map showing existing
 Conservation Area Boundary
 and the Proposed Character
 Appraisal Consultation
 delivery area*



 CITY OF YORK COUNCIL 9, St. Leonards Place, York, YO1 2ET Telephone: 01904 551550		
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> Conservation Area No. 28 HESLINGTON Area is 31.29ha </div>		
- - - - - Proposed Delivery Area		
SCALE 1:2500	DRAWN BY PSL	DATE 01/12/2008
Originating Group Conservation		Drawing Number CON28DA

Printed from the City of York Council GIS system. All boundaries are shown as they appear in the GIS system. © City of York Council 2008

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Planning Committee

23rd December 2008

Report of the Director of City Strategy

REVISIONS TO THE 2006 DEVELOPMENT BRIEF FOR THE TERRY'S FACTORY SITE

Summary

1. The Terry's Development Brief was approved by Members in June 2006 following extensive consultation with local residents and key stakeholders. The Brief set out the Council's requirements and aspirations for the re-development of the site, namely an employment-led mixed use development with careful consideration given to its landscape setting, conservation area status and listed buildings.
2. A planning application for the re-development of the site was refused planning permission in August, 2008 and, since then, Officers have been working in partnership with the developers, Grantside, in order to address the reasons for refusal and to work towards a high quality re-application. The Council remains committed to mixed-use development of the site, but the proposal must be right for the city and for residents of South Bank.
3. As part of this process it was agreed that the 2006 Development Brief should be looked at again in order to acknowledge where there have been changes in national, regional and local policy since 2006. The evidence base upon which the Development Brief was based has been significantly added to, revised and updated as part of the York Local Development Framework. Updated evidence bases, in terms of employment, housing, retail and open space studies are important in order to create a framework for options testing and decision-making.
4. This report proposes a number of revisions to the original brief, and recommends that these be deposited for public consultation early in 2009. A schedule of proposed changes (Appendix 1) has been compiled through a cross - Directorate Project Team in response to changes in policy and recent studies. A copy of the full document, with tracked changes, is available to view in the Members library.
5. If approved following consultation it will be used as guidance in negotiating revised planning and listed building / conservation area consent applications on the site. Members are being asked to approve the revisions as non-statutory draft supplementary planning guidance, which will revise and supplement the existing approved Brief as a basis for negotiating an appropriate scheme to

redevelop the site and for considering planning and listed building / conservation area consent applications.

Background

6. In April 2004 Kraft Foods announced the closure of the Terry's factory complex on Bishopthorpe Road, York. The factory finished production and closed in September of the following year. The site was then sold to GHT Development LLP (Grantside).
7. A report by the Acting Director of Environment and Development Services to the Executive of the City of York Council in July 2004 first set out the Council's position with regard to the future development parameters for the site. The Development Brief was based on these parameters.
8. The site lies to the south of the City Centre on the edge of the built up area known as South Bank. The area to the west of the road is the main factory site that has a total area of approximately 10 hectares (24.9 acres) and includes the original 1920's factory buildings (Grade II listed) and single storey factory and warehouse buildings which have been added to the site in more recent years. Campleshon Road forms the boundary to the north; York Racecourse and Micklegate Stray are situated to the west and open space (Green Belt) to the south, which extends towards the A64 and Bishopthorpe.
9. The area situated to the east of Bishopthorpe Road is known as Nun Ings and is slightly larger at 10.45 hectares (25.81 acres). The area sits within the Green Belt identified in the Local Plan. At present the majority of the area is open space apart from 0.86 hectares (2.12 acres) that was used as a car park for staff of the Terry's factory. The River Ouse flows to the east, and the riverbank is in the ownership of the Council. There is a pedestrian link to the river immediately adjacent to the site. Residential development along Bishopthorpe Road forms the built boundary to the north; Bishopthorpe Road lies to the west and open space to the south.

Consultation

10. The 2005 Draft Development Brief was presented to Planning Committee and approved for consultation purposes in September 2005. It was duly put on deposit for 8 weeks of public and statutory consultation between October and December 2005. 184 representations were received during this time, making around 1200 separate comments requiring a response.
11. Copies of the Draft Brief were sent to a statutory list of consultees including Yorkshire Forward, the Environment Agency, CABI and English Heritage. Officers attended meetings of groups, which had an interest in the document including the Disabled Persons Advisory Group, Conservation Area Advisory Panel and the Open Planning Forum.
12. Copies of the Draft Brief were made available in all local libraries, in the reception of 9 St Leonard's Place and on the Council's webpage. The webpage included

details of how to submit comments on the Draft Brief and an electronic response form. There were 1,834 visits to the webpage during the consultation period and the Draft Brief was downloaded 382 times. A letter, summary of the Draft Brief and response form was sent to over 2,000 homes in the South Bank area informing residents of their opportunity to comment on the document.

13. A drop-in day for the local community facilitated by CYC's Community Planning team was held at St Chad's Church Hall in November 2005, attracting approximately 150 visitors. At this event, members of the public had the opportunity to read the document, view display material and speak to Officers involved in the production of the Draft Brief.

Analysis

14. It is important to acknowledge that the 2006 approved brief remains up-to-date and pertinent in all aspects except those listed in the appended schedule of proposed changes. Public consultation in 2005 concluded that there was broad and strong support for the brief. Main issues raised were in regard to potential uses, traffic and conservation, and these were addressed at that time, then reported to and approved by Members in June 2006.
15. The Brief has a whole section on Accessibility, Traffic and Transport, which seeks to minimise the impact of traffic from the site on surrounding areas and encourage sustainable forms of transport. Traffic issues, along with car parking, will be considered in detail through a Transport Assessment, which is required to accompany a planning application. The requirement for the Assessment is included in the approved 2006 Brief.
16. A number of comments expressed a desire to see the original factory buildings retained and reused, in particular the Clock Tower, and these concerns are reflected in the key objectives set out in the brief. Many responses highlighted the importance of the trees and the setting of the site and this is reflected in the approved 2006 Brief. There was broad support for the uses set out in the 2005 Draft Brief, and the variety of these uses remains crucial to the success of re-development.
17. These proposed revisions to the Brief aim to build on the helpful comments received during the 2005 consultation, incorporate the evolving evidence base, and address the reasons for refusal of the planning application in order to provide an up-to-date document, which will guide future development options and proposals for the site. The amendments also aim to clarify the objectives and requirements of the Council where, through feedback on the planning submission and subsequent refusal, these have been said to be unclear.
18. In the Introduction (section 1) the overall vision and objectives for the site, in terms of creating a high quality business focused location with a range of complimentary uses, remain pertinent and crucial to the delivery of a successful scheme. They were generally supported during the previous consultation in 2005. Since then a new Employment Land Review has been undertaken, and

initial findings are suggesting that the Terry's site remains very important, commercially, to the City.

19. The Planning Policy (section 3) has been updated in order to keep up with changes in local (LDF), regional (RSS review) and national policy, and also confirms the withdrawal of the North Yorkshire County Structure Plan from the development plan framework.
20. Section 4 (Potential Uses) clarifies the types of uses which will be supported in bringing development of the site forward, and maintains that a variety of commercial, residential and community uses will be appropriate in this location.
21. The York Strategic Housing Market Assessment (SHMA), 2006 was received after approval of the Terry's Brief, and this confirms that a mix of house types and sizes are required as part of any residential offer on the site. In particular, small-medium (2-3 bed) family houses are needed. The availability of decent affordable housing for local people remains a strong commitment of the Council, and this is backed up by evidence from the SHMA.
22. The Sustainable Development (section 5) has been updated in order to reflect the requirements of the recently approved Sustainable Community strategy 2008. It is important that standards set out in the strategy are met, including BREEAM very good standard and Code for Sustainable Homes 3.
23. Revisions to the Landscape and Natural Environment (section 6) aim to clarify the need to retain existing trees and vegetation as far as possible, unless there are very exceptional circumstances where some opening up of the boundary might be considered appropriate for overwhelming benefit and where replacement planting is provided.
24. The Built Environment section 7 responds to the application reasons for refusal and aims to clarify the Council's approach to conversion and new build on this land. Proposed revisions complement the existing brief and recognise the important challenges that re-development will pose. In particular, the revisions discuss the different boundary treatments, which might be required, the link to the racecourse, and the landmark quality of the main, listed factory building. It is imperative that a number of broad design approaches are explored and tested against the brief, and a Design Code should follow options testing and demonstrate how continuity and change are being addressed.
25. There are no proposed changes to the section on Local Community (section 8).
26. Accessibility, Traffic and Transport (section 9) has been reviewed following the refusal of planning permission, and now more clearly clarifies the requirements of the City Council as Highways Authority. This should help to progress pre application discussions and agreements on traffic modelling scenarios, which will form the basis for the Transport Assessment.
27. Environmental Issues (section 10) take into account recent reviews of policy, and sets out the current requirements of a noise and air quality assessment.

28. Appendix 1 of the original brief (A Summary of the History of Terry's), Appendix 2 (Description of the Listed Buildings), Appendix 3 (Description of the Conservation Area), Appendix 4 (Economic/ Science City York Aims) are not proposed to be altered, and all Plans (1-6, as appended in the 2006 brief) remain accurate and up-to-date.

Options

Option 1:

Approve the Revisions to the Development Brief, as proposed in this report, as the basis for public consultation and negotiation of a masterplanned approach to the re-development of the site and consideration of planning applications and listed building/ conservation area consent applications for the site.

Option 2:

Do not approve the Revisions to the Development Brief, as revised, and request a new Development Brief is drafted with an alternative approach.

29. In terms of the options set out above, approval of the revisions to the Brief is recommended to Members. It would provide an up-to-date, clear and consistent basis for negotiating with potential developers and for considering planning applications. The complex nature of the site, the proximity to existing residential areas, the relationship of the site to the racecourse, the size and prominence of the buildings and the conservation interest in the site all require detailed consideration.
30. Option 2 is not recommended as the Brief builds on previous Council decisions to progress this approach through public consultation. It also recognises the previous decision to refuse the 2008 planning application and aims to clarify and update current CYC and national policy. The vision, objectives and potential uses set out in the Brief have been developed in the context of existing National, Regional and Local planning policy and following extensive public consultation.

Corporate Priorities

31. The re-development of the site represents a major chance for the York economy and a significant opportunity to create a sustainable community. Revisions to the Brief aim to build on and clarify those already set out, namely to further a number of the City's economic aims, including the Community Plan objective of a "Thriving City", and the Council's Corporate Strategy (2007-11) priorities to 'increase the use of public and other environmentally modes of transport', 'improve the economic prosperity of the people of York with a focus on minimising income differentials', and 'improve the quality and availability of decent affordable homes in the city'. The Corporate Strategy also provides 10 year Direction Statements which, relevant to the future development of this site, include listening to communities, placing environmental sustainability at the heart of everything we do, and promoting cohesive and inclusive communities.

Implications

Financial - The costs of printing the Brief and other incidental costs will be met from the existing internal budget.

Human Resources (HR) - No HR implications.

Equalities - Equalities considerations have been taken into account in the preparation of the Brief.

Legal - No Legal implications.

Crime and Disorder - Crime and Disorder considerations have been taken into account in the preparation of the Brief.

Information Technology (IT) - No IT implications.

Risk Management

32. In compliance with the Councils risk management strategy. There are no risks associated with the recommendations of this report.

Recommendation

33. Members are recommended to approve the December 2008 revisions to the 2006 Terry's Development Brief for the purposes of public consultation in January 2009.

34. Reasons:

(1) The redevelopment of the site is an important opportunity to provide quality accommodation for a range of uses that will support the York economy. An up-to-date Development Brief is considered the most appropriate approach for the Council to set out a vision, objectives and clear guidance for a new sustainable employment led mixed-use development to create a community of complementary uses.

(2) The conservation importance and prominent setting of the site require detailed consideration and an up-to-date Development Brief is considered the most appropriate approach for the Council to set out the key considerations for the site and requirements of potential developers.

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Bill Woolley
Director of City Strategy

Report Approved

Date 11/12/08

Wards affected:

Micklegate, Bishopthorpe, Dringhouses and Woodthorpe

For further information please contact the author of the report.

Background Papers

- City of York Council '*Draft Local Plan incorporating the 4th set of changes*' [*Development Control Local Plan*] (April 2005)
- Report by the Acting Director of Environment & Development Services to the Executive of the City of York Council (July 2004)
- Draft Development Brief for Terry's Consultation Responses and Officer Recommendations (June 2006). This Background Paper is a summary of all the comments received during the consultation on the 2005 Draft Brief, the organisation/ individual who submitted the comment, the CYC Officer response to each individual comment and proposed changes to the Brief where considered appropriate.
- Approved Development Brief for Terry's, June 2006.
- Terry's planning submission – Reasons for Refusal, October 2008.

Appendix

Appendix 1 is a full schedule of Officer proposed revisions to the Brief put forward for consideration and approval for consultation purposes.

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APPENDIX 1

Terry's Revised Development Brief

**Officer revisions and updates since
June 2006 approved Development Brief**

November 2008

This paper should be read in conjunction with the original June 2006 Development Brief for the former Terrys site, as approved by Members of the City of York Council's Planning Committee.

It reflects current planning policy and guidance – national, regional and local – and sets out current CYC objectives for the future re-development of this important site.

The revisions have been agreed through a cross-directorate team of Officers and will be presented to Members of the City of York Council's Planning Committee for approval to be deposited for public consultation.

Public consultation will also be ensured through direct community involvement as a new masterplan for the site progresses.

The revisions supplement the approved 2006 brief and update parts of it as a matter of fact, for example through changes to the Regional Spatial Strategy since 2006.

Prospective developers of the site will be required to address the provisions of the original brief, together with the revisions set out in this paper.

The revisions have been put forward in order to help shape the master planning process towards a comprehensive and high quality planning application submission in 2009.

Options for the masterplan will be progressed through a coordinated project plan, and site options will be tested – as proposed in the Government's ATLAS guide, planning for large-scale development.

Community involvement will be an integral part of the project process, and key local representatives will engage directly with the project steering group, with the wider community also consulted.

1. INTRODUCTION

Vision – whilst the vision set out in the 2006 brief remains pertinent, and has the benefit of Member approval following extensive public consultation, a shared vision statement will also need to be agreed between CYC and the developer team. This will focus on key principles and themes, which the emerging master plan will need to address. It will use the vision set out in the development brief as an important starting point.

Objectives - all 15 objectives set out in the 2006 brief remain crucial to the success of re-development on this site. Depending on the shared vision statement, further objectives may need to be added.

Add “low carbon” to objective 9.

1.11 amend sentence to “making York a more sustainable, low carbon city.”

1.15 The Council’s Statement of Community Involvement is now adopted. Prospective developers of the site must clearly demonstrate that the local community, key stakeholders and statutory consultees have been extensively involved in a constructive process of engagement in any master planning and any subsequent planning applications, and that they have taken these views into account. This should accord with the guidance on consultation on major planning applications at both pre-application and application stage as set out in the Council’s Statement of Community Involvement.

2. THE SITE

no changes proposed to this section of the 2006 brief.

3. PLANNING POLICY

3.6 Regional Planning Policy – The Yorkshire and Humber Plan (the current Regional Spatial Strategy) has been prepared by the Yorkshire and Humber Assembly (with input from a wide range of partners). It is a long-term strategy that guides where future development and investment should take place. It sets a framework within which local authorities can prepare Local Development Documents that set out detailed proposals for the development of their areas.

3.7 (delete section on NY County Structure Plan). add new paragraph – ‘York is specifically identified in the Plan as a sub-regional city. It should be the main focus for growth within the York sub-area. The current Yorkshire and Humber Plan seeks to diversify and grow York as a key driver of the Leeds City Region economy and spread the benefits of York’s economic success to other parts of the sub-area.’

3.11 Whilst the Terry’s site is not included as a Premier Employment Allocation, it is identified as a high quality employment site in the 2001-21

Employment Land Study (SQW) and as a good quality B1 use site in the 2008-2029 Employment Land Study (Entec).

3.12 There needs to be an element of Science City jobs within the employment uses of the site redevelopment, and the recommendations of the Future York Report must be addressed in any emerging proposals.

3.14 Building upon the successful first Local Transport Plan for the period 2001-2006, the city's second Local Transport Plan (LTP2) was published in March 2006. It set out the council's transport strategy for York over the next five years to 2011, and also considered the longer-term transport strategy to 2021. The transport strategy set in LTP2 was based on the government's four shared priorities for transport:

- Tackling congestion
- Delivering accessibility
- Safer roads
- Better air quality

3.15 York's LTP2 also included the priorities of 'Improving culture, health and well-being' and 'Enhancing education and the local economy', in recognition of the wider quality of life benefits that transport can provide.

3.16 Sustainability underpins the LTP2 strategy objectives to address these priorities and realise the city's vision for transport, which is:

'A thriving, sustainable (economically, socially and environmentally), vibrant community... where traffic will be less congested ...and everyone can access services and enjoy a better quality of life (including better air quality), without dependence on the availability of a car ...and with greater safety and security.'

3.17 The strategy objectives relate to the location of development and specific transport measures that minimise the need to travel and encourage travel by means other than the private car, to reduce traffic and thereby improve air quality and protect York's historic environment. The objectives include:

- Support well located and designed developments that reduce the need to travel and facilitate trips by more sustainable modes;
- To encourage people to make an informed choice for all their journeys and travel in a responsible manner;
- To provide links to key services – including education, employment and health – that are accessible and affordable to all;
- To maintain, improve and make more efficient use of the existing transport network;
- To improve levels of safety for all forms of travel and enhance community safety;
- To promote healthy living through increased levels of physical activity and wider access to health and social care, and

- To maximise the overall benefits of transport schemes, infrastructure or related developments, to the local community.

Existing Para 3.16, after 2nd bullet add:

Pedestrian and cycle routes, including those to public transport links and other facilities should be convenient, safe, durable and attractive to encourage maximum use;

4th bullet - add '(which should include an assessment of the transport impacts and the range of measures to be introduced to reduce these to an acceptable level)'

Add new bullet - Utilising new technology or other innovations to allow people to make informed travel choices

3.18 Developing Proposals – this section remains crucial and pertinent. The preferred master plan should have evolved through consideration of a number of broad option ideas, which will demonstrate how different approaches to layout and design can address the overall vision and key objectives for the site.

4. POTENTIAL USES

The existing brief still provides the basis for the way forward. It was written in a way that was intended to excite and enthuse future developers, and to bring about an employment-led redevelopment in line with national, regional and local planning policy.

It points to the directions this one-off, iconic site might take within the parameters being put forward, without being overly prescriptive (as supported in government guidance).

Not all the potential uses set out in the brief are high-value added. There is talk of production, for example, to pick up on the jobs lost to the locality. Relative amounts will be a matter for more detailed discussion between CYC and prospective developers of the site.

There is a balance to be made between world class, in terms of heritage, alongside an attempt to make this an asset for the people of South Bank. Creating a "communal" feel to the heritage area - with shops, restaurants and other community, health and recreation facilities - would help with this integration, as well as providing a networking facility for the development itself.

4.10 Synergy with the racecourse, and reference to conferencing, is especially encouraged. A high quality hotel, linked to the racecourse, is accepted and welcomed as a potential use on site. There will, however, need to be robust justification for anything over and above this within any proposed master plan for the site.

4.11 Prospective developers of the site are encouraged and invited to work with the City Council and york-england.com in order to agree a robust and bespoke marketing strategy for the site. 'First Stop York' is now 'Visit York', the city's single tourism organization.

4.12 A3 use on the site will meet another Visit York ambition - "to secure added value from York's visitor offer with a renewed focus on ... the evening economy."

4.17 PPS3 has, in recent years, prompted higher density residential schemes throughout the country. This has helped to relieve pressure for development on the edge of York, on greenfield sites, but has also led to an over-supply of 1 and 2 bed apartments/ flats.

The Strategic Housing Market Assessment (SHMA), June 2007, now gives a rounded understanding of how the housing market operates in York. It provides an assessment of recent and current trends in housing supply and demand, and helps us to understand the various factors, which drive the demand or need of different households for different types of housing.

The study concludes that the supply and demand for flats and houses in York is not in tune. 66% of homes being built in the city are flats, but the demand is at just 36%. In terms of home size, the demand remains for all types (21% 1 bed, 29% 2 bed, 29% 3 bed, and 21% 4 bed). What is clear is that there is currently an unmet demand for 2 and 3 bed houses rather than flats.

The findings of the SHMA were reported to the Council's Executive in 2007, where Members agreed to use a 60/ 40 % (house/ flat) target for individual site negotiation. The study is recognized as part of the LDF Evidence Base. Any departure from this target will need to be ably justified.

4.19 The 2007 SHMA also assesses affordable housing need in the city and concludes that, within the overall 50% target, 60% of the affordable homes should be social rented and the remaining 40% at a discount from the open market value in order to qualify as affordable housing. Discount sale prices will be agreed with the City Council, in partnership with Registered Social Landlords, and will, in the first instance, be offered to households on the Council's Housing Waiting List who are able to afford the set mortgage.

5. SUSTAINABLE DEVELOPMENT

5.3 update sentence to "Sustainable Community Strategy 2008 - 25 outlines 7 themes for...with the objective that York should be a model sustainable, low carbon, city...environment capable of mitigating and adapting to climate change with a modern, integrated..."

5.4 add carbon footprint.

5.5 add reference to the approved Interim Planning Statement: Sustainable Design and Construction 2007.

Add carbon footprint into this sentence.

5.9 remove Eco-Homes and replace with “Code for Sustainable Homes and BREEAM..”

5.10 amend to read “..the following issues and requirements of the approved Interim Planning Statement: Sustainable Design and Construction 2007.”

5.10 (20) add to this sentence the renewables target as set out in the approved Interim Planning Statement, especially creating site-specific solutions with future adaptability citywide etc.

5.11 update sentence to “issues outlined in the Council’s approved Interim Planning Statement: Sustainable Design and Construction 2007.”

6. LANDSCAPE AND NATURAL ENVIRONMENT

6.19 amend sentence to “In this respect the proposed spaces and landscape treatment should have a strong relationship with the listed buildings.”

6.22 amend sentence to “Many of the trees are located on mounding.”

6.24 amend sentence to “A full tree survey will inform which sections of the tree belt are *most* valuable in their content.” Also add to end of paragraph: “The tree survey should be constantly referred to, in order to inform the design process.”

6.31 amend sentence to “Bin stores, cycle sheds, boundary walls et al should not be an afterthought, both in terms of their integration into the amenity of the site and their potential impact on existing trees. These structures usually involve...”

Add new paragraph “Provision should be made for new tree planting along the western boundary to sit new development in a treed landscape as viewed across the Knavesmire and surrounds.”

Add new paragraph “Parked cars and expanses of hard surfacing should not dominate a street scene (reference - Manual for Streets).”

Add new paragraph “New trees can be a hugely valuable contribution to the quality of a street. Nonetheless proposals for new street trees must be realistic, especially in relation to potential underground services.”

6.37 revise paragraph to include “The integrity of the existing garden should remain intact, but there is a need to adapt/ renovate it to suit its new situation. This will broaden its functional appeal to an introduced population of potentially different ages and occupations, whilst protecting the existing trees that provide its essential attractive setting.”

Minimum distances to trees along the southern boundary and along the western side of existing garden could be stated – but this does depend on the building function. For example, the existing factory is set back 13m from the southern site boundary. A clearance of about 20m from the site boundary for residential buildings will be required. Similarly residential development should be set back a further 6.5m than the existing factory building line from the trees along the west side of the garden.

7. BUILT ENVIRONMENT

This section of the brief remains pertinent, with the following additions/amendments to section 7.4 (key points which will influence development proposals):-

7.4 Any new scheme should capitalize on the symbolic potential and landmark quality of the factory building in order to highlight the nature of the site as a major employment destination.

The link to the Racecourse should be physical as well as visual. Any prospective developer should demonstrate that all efforts have been made to achieve synergy between the two sites.

Phasing of work should allow for repair and conversion of the listed buildings to take place at an early stage of the overall works programme.

The western boundary of the site, adjacent to Park Pavilion Fields, requires particular consideration as this is one of the few open edges of the site. It is adjacent to the conservation area and forms the boundary to one of the main spaces within it. It is also prominent in mid distance views from outside of the area. A tree belt may be more appropriate than provision of a built edge.

The Design Code should be less generic and more specific to the site, drawing on the intrinsic nature of the existing forms and materials and developing the code for the public realm. This is an opportunity for demonstrating how continuity and change are being addressed. The code and the drawings must correspond with each other.

Prospective developers must demonstrate how the topography of the site has been accommodated in proposals.

It is imperative that a number of broad design approaches (options) are explored and tested against the brief at an early stage of the master planning process.

The strategy behind the master plan should be robust enough to allow for some flexibility over time.

7.8 Archaeology – no further additions or updates required.

8. LOCAL COMMUNITY

It should be made clear as to what will be excluded from the amenity open space. For example the informal areas of open space should be functional, e.g. isolated areas of planting and trees, and cycle routes will not be considered to contribute to the required quantity of open space.

Similarly, the existing steep perimeter mounding will not contribute to the requisite open space provision. The steep gradients and dense tree planting render its function as aesthetic rather than recreational. Consider DDA access requirements and privacy.

Public open space should be enlivened by desire lines and/ or building frontages by having a direct functional association with their context.

9.ACCESSIBILITY, TRAFFIC AND TRANSPORT

9.1 The hierarchy of road users set out in the 2006 brief remains valid.

9.2 Delete existing paragraph and replace with 'The scale and significance of any proposed development on the existing traffic and transport network demands that a suitable traffic and transport solution must be adopted, based upon sufficient suitable facilities within and around the site for pedestrians, cyclists and public transport users. Proposals will need to take account of the needs of disabled people and pay particular attention to Disability Discrimination Act requirements. These requirements represent the minimum standards acceptable for development.'

9.3 Line 5 – after 'of' insert 'commercial'

9.4 Line 1 – delete 'continue'
Line 4 – delete 'through'

9.6 Line 2 – delete 'Where appropriate and possible. Amend next sentence to 'These routes should link to existing and proposed new cycle and pedestrian routes and public transport services.'

9.7 Line 2 - after 'safe' insert 'durable'

9.8 Line 2 – after 'links' add '(including sufficient suitable crossing points as necessary).'

Line 3 – replace sentence with 'These should include a link to the riverside route which crosses the Millenium Bridge (Route 65), a link to the on-road route through the South Bank district, and an on-road/ off-road link to the new orbital route on Tadcaster Road.'

Line 5 – after 'direct' add 'durable, obvious'

Add new sentence at end of paragraph 'All cycle infrastructure will comply with Cycling England standards.'

9.9 Delete existing paragraph and replace with ' The existing Route 65 cycle/pedestrian link, which connects the section running alongside the River Ouse to Bishopthorpe Road, at the eastern boundary of the main site, is poor. Approaching, in a southerly direction, the southern end of the riverside section of route 65, where it meets the green belt boundary, the cycle track narrows and turns sharply to the right (west). It then heads steeply uphill in a westerly direction for approximately 150 metres passing in between a car park on the south side and a residential home/houses on the north side, where high fencing and dense vegetation on both sides create a visually unappealing and potentially intimidating aspect for this section of a long-distance cycle route. The Bishopthorpe Road entrance to the existing factory site is conveniently located opposite where the cycle track emerges on to Bishopthorpe Road. However, the existing crossing point (with central refuge) lies approximately 150 metres south of this point so is, therefore, off the likely desire line to the site.

Add new paragraph –

9.10 Route 65 continues on the east side of Bishopthorpe Road, running along the southern edge of the site. A new cycle/ pedestrian gateway at this southern edge must be created as part of any development proposals: this will enable a north/ south cycle link to be provided through the site, connecting the South View residential area to the (off road) long distance cycle route, which avoids Bishopthorpe Road.

(Existing 9.10) line 3 – replace 'anticipated' with "agreed"
line 4 – delete 'both secure' and insert 'convenient, secure and covered. Residential cycle parking provision must be lockable.'

(Existing 9.13) line 3 – add new second sentence 'The site is currently served by a commercial bus service (No. 11) by FirstYork at a half hourly weekly daytime frequency, supplemented by Council supported hourly Sunday and weekday evening journeys.'

line 5 – after 'for' add 'enhancements to existing services or the provision of new services up until these have become self sufficient, or 5 years after the development is complete, whichever is the sooner, in order to increase the frequency and reliability of the bus service.'

(Existing 9.14) – at end of paragraph add new sentence 'The Council is currently developing a project to provide a new Park and Ride site at Askham Bar, which will increase the existing capacity. Opportunities may exist to serve the commercial element of any proposed development of this enlarged site by this service.'

(Existing 9.16) – The Council encourages the take-up of Travel Plans as a 'soft measure' to reduce the need to travel or enable people to commute or undertake business travel using more sustainable (and healthy) forms of

transport. Travel Plans identify the likely travel demands of a site (either through an integral analysis or supporting Transport Assessment), and ways in which sustainable transport policies and measures can be formulated and promoted by developers or individual companies (site users) for occupiers, staff and visitors.

(Existing 9.19) line 2 – delete ‘is keen to consider’ and replace with ‘expect’
line 3 – after ‘development’ add ‘delivered through a sustainable transport solution.’

Line 4 – delete ‘however, in order’

(Existing 9.19) line 1 – delete ‘is keen to promote’ and replace with ‘will expect’

line 2 – delete ‘ In this regard, any’ and replace with ‘the’

line 4 – after ‘necessary’ insert ‘dedicated parking spaces and’

10. ENVIRONMENTAL ISSUES

Noise

As previously referred to in the brief a noise impact assessment will be required. Within this, the impact of noise upon any proposed development, and the various uses contained within it, must be considered. The assessment must also consider the impact of existing noise sources in the vicinity of the site (eg traffic noise), and also the impact of noise introduced as a result of any proposed development, upon noise sensitive uses (eg business uses near to dwellings).

Noise that arises as a result of this site being developed (eg traffic noise and noise from plant/machinery) must be assessed for its impact upon the local area. The final proposed uses for the site will affect the extent of assessment needed for this area.

The noise impact assessment must look at the above matters in the context of relevant standards (eg Planning Policy Guidance 24, British Standard 8233, British Standard 4142, World Health Organisation Guideline Noise levels). Where excessive noise levels are anticipated, mitigation measures must be fully explored (eg noise insulation) as part of a planning submission.

Such documents were submitted as part of the previous application, but will need to be updated for the current application.

Air Quality

The following approach must be taken for any new or revised application for development on this site:

1. A detailed air quality impact assessment using a dispersion model such as ADMS-Urban.
2. The modelled area should, as a minimum, include specified receptor points on the roads listed below. Where possible these receptor points

should be chosen to coincide with locations where CYC is undertaking air quality monitoring:

- Nunnery Lane
- Prices Lane
- Bishopgate Street
- Blossom Street
- The Mount
- Scarcroft Road
- Bishopthorpe Road
- Knavesmire
- Mount Vale
- Campleshon Road
- Tadcaster Road
- Any other roads in the vicinity of the site likely to experience a greater than 5% increase in traffic flows as a result of the development
- Any new roads provided as part of the development, which will have flows of greater than 10,000 vehicles per day

3. The following scenarios should be modelled:

- Existing operation for 2008 (or 2009 - depending on when the project commences)
- Existing operation in project completion year
- Terry's peak operational level in completion year
- Development operation in completion year

4. The following inputs must be agreed with CYC before commencement of modelling:

- AADT traffic flows - assumed current and predicted traffic flows and HGV / LGV ratios must be approved by CYC prior to commencement of modelling
- Meteorological data to be used
- Assumed background pollutant concentrations
- Modelled receptor locations
- Pollutants to be modelled

5. Point source data (industrial emissions) must be included in the modelling - this may require combustion data for any large plant proposed on the site eg. biomass burners

If a screening model indicates any increase in pollutant concentrations on any of the following roads in the existing AQMA then they will be required to proceed to a detailed assessment before any decision is taken on the application.

AQMA roads:

- Nunnery Lane
- Prices Lane
- Bishopgate Street
- Blossom Street
- The Mount
- Scarcroft Road
- Bishopthorpe Road (south of Southlands Road)
- Mount Vale

Contaminated Land

The development brief previously stated the following:

'Having a commercial history, the site will potentially be affected by land contamination. To ensure this matter is properly addressed at the EIA stage and in accordance with PPS 23, a desk study and site investigation will be required (it is acknowledged that there will be limiting factors such as existing structures and the like). Conceptual models looking at the source-pathway-receptor concept must be provided, to help demonstrate what final uses would be suitable for the site, or what remediation works may be required to deliver the proposed development. A minimum period of 3 months land fill gas monitoring will be required, to address the potential impact of the now closed land fill on Nun Ings, and the area where infilling is believed to have occurred around the north area of the main site.'

To ensure that work carried out in the above areas is appropriate, and will meet the Council's requirements, prospective developers are urged to contact the environmental protection unit prior to starting, in order to agree what must be covered. The contacts are:

- Noise - Anthony Dean (01904) 551588
- Air quality - Andrew Gillah/ Liz Bates (01904 551532 or 01904 551529)
- Contaminated land - Lucie Hankinson (01904) 551533

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