
Planning Committee

24 April 2008

Report of the Director of City Strategy

HESLINGTON EAST CAMPUS, CITY OF YORK UNIVERSITY – DRAFT DESIGN BRIEF INCLUDING MASTERPLAN PURSUANT TO CONDITION 11 OF OUTLINE CONSENT 04/01700/OUT

Summary

1. This report advises Members of the draft design brief and masterplan for the new university campus at Heslington East. The brief/masterplan has been submitted by the University of York pursuant to condition 11 of the outline consent for the new campus, granted by the Secretary of State in 2007. The condition requires that a detailed design brief including a masterplan shall be submitted to and approved by the Local Planning Authority before the start of development. The proposals are before Members for information. Formal determination is delegated to officers in accordance with standard procedures for submissions pursuant to conditions.

Background

2. The outline planning permission granted by the Secretary of State (04/01700/OUT) is subject to 35 conditions. Condition 11 requires that a detailed design brief including a masterplan be submitted to and approved by the Local Planning Authority before the start of development. It also requires the reserved matters to be submitted in accordance with the approved design brief. The reason for the condition is to secure coherent development across the site and to ensure that the campus, as built, is in accordance with the development plan and the council's 2004 development brief for the site. Condition 11 allows the design brief/masterplan (jointly called simply the masterplan), once approved, to be revised from time to time subject to the written approval of the local planning authority.
3. The first of the reserved matters applications, which is for a 622-bed college, is being considered by the council. Officers expect the application to go before members for determination shortly.

Consultation

4. The masterplan is not a planning application, it is a requirement of a planning condition. Nevertheless, officers acknowledge that the masterplan is of fundamental importance to the coherent and successful development of the campus. An early draft of the masterplan was therefore presented to the Heslington East Community Forum in October 2007 for forum members to comment. The university and the

council undertook to consider any comments made. A range of comments were formally submitted by forum members. They included highway impacts (movement, access, parking, traffic, and cycle/pedestrian routes); facilities for students; landscape/screening; sustainability; visual appearance/impact; treatment around Heslington Church; and drainage. In addition, on 28 February, the university made a presentation to council members of proposals for the new campus, including the masterplan.

Action taken

5. Regular meetings have been held between council officers and representatives of the university since the first draft of the masterplan was submitted to the council in September 2007. Comments submitted following the presentations have been considered by the university and by officers as the masterplan has developed. In addition, a workshop was held in February between the council and the university to discuss the council's main concerns. More recently, the council appointed an urban design consultant to consider the proposals and to represent the council in discussions with the university. The university considers that the version now before Members responds to the council's concerns and satisfies the requirements of condition 11 of the outline consent.

Options

6. This report is for information only.

Analysis

7. The new campus covers approximately 112ha of which 65ha is allocated for development. The development programme is expected to be in excess of 20 years. The scale of development is huge and the issues raised are inevitably complex. Moreover, the degree to which development should be prescribed in the masterplan (as opposed to being left to the reserved matters or other conditions of the outline consent) is, to some extent, a matter of judgement. A lot of progress has been made in discussions between the university and council officers over recent months. At the time of writing the arrival of the latest version of the masterplan is imminent. It is anticipated that the latest version will address some outstanding concerns regarding: the proposed university transit system (UTS); the character of the central square; measures to promote sustainability; and the size/disposition of the lake on the southern side of the site. Officers will update Members at the meeting regarding any revisions in response to the council's outstanding concerns.

Corporate Priorities

8. Relevant objectives are: (1) to improve the actual and perceived condition and appearance of the city's streets, housing estates and publicly accessible spaces; and (2) to increase people's skills and knowledge to improve future employment prospects.

9. Implications

Financial

The masterplan has no direct financial implications for the council.

Human Resources, Equalities, Crime and Disorder, Legal, Information Technology or Property

There are no HR, Equalities, Crime and Disorder, Legal, Information Technology or Property implications.

Risk Management

10. There are no direct risks to the council. The university has a tight implementation programme for the first package of construction (the 622-bed college) so the university is seeking consent for the masterplan as a matter of urgency. The success of the campus development is of major importance to the council as planning authority and to York in general. Therefore the urgency in approving the masterplan has to be balanced against the importance of achieving coherent development across the site - which is the main purpose of requiring a masterplan to be submitted and approved.

Recommendations

11. Members are asked to note the proposals in the masterplan, particularly bearing in mind that the first reserved matters application is expected to be ready for consideration by Members shortly.

Reason: To keep Members fully informed and to assist with their consideration of the forthcoming reserved matters applications.

Contact Details

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Report Approved

Yes

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Specialist Implications Officer(s) None

Wards Affected:

All Y

For further information please contact the author of the report

Background Papers:

All relevant background papers must be listed here.

Draft Design Brief and Masterplan