



08/01751/REMM for the erection of a Theatre, Film and Television building (TFTV). Approved by the Planning Committee and formally granted consent on 20 November 2008.

08/02446/REMM for the erection of a computer science building. Approved by the Planning Committee and formally granted consent on 23 December 2008.

1.5 Other major applications for development within Cluster 1 have been submitted and are under consideration. These include:

08/02043/REMM for the construction of a car park and bus interchange with associated footpaths, cycleways and landscaping

08/02543/REMM for the construction of a central lake and raising of Kimberlow Hill

08/02573/REMM - for the erection of a law and management building.

## **2.0 POLICY CONTEXT**

2.1 Development Plan Allocation:

Contaminated Land :

City Boundary : York City Boundary 0001

DC Area Teams : East Area (1) 0003

2.2 Policies:

CYGP1  
Design

CYGP4A  
Sustainability

CYGP9  
Landscaping

CGP15A  
Development and Flood Risk

CYNE7  
Habitat protection and creation

CYT4  
Cycle parking standards

CYED9

### 3.0 CONSULTATIONS

#### Internal

3.1 Environmental Protection Unit - The various conditions of the outline consent relating to construction should be adhered to at all times during construction.

3.2 Environment, Conservation, Sustainable Development (Sustainability) - No objections. The sustainability aspects of the building are welcome.

3.3 Highways - No highway objections to the application subject to prior provision of cycle facilities, the pedestrian ribbon and the university transit system.

3.4 Environment, Conservation, Sustainable Development (Urban Design) - This is the key building in Cluster 1. It has a very successful design which will be much valued by users. The spaces between the Hub building and the lake should offer great opportunities for formal and informal events. The waterside location should be very agreeable and the study pods - surrounded by water - will be a particular delight. The roofscape - which is interesting - should be protected from any future M&E equipment which may be required and which would seriously detract from the quality of the architecture.

3.5 Environment, Conservation, Sustainable Development (Landscape) - The landscape Strategy is acceptable in principle, subject to resolution of the following concerns, particularly that the building at ground floor level does not have a sufficient public face onto the Central Square. The text in the supporting document states that the Hub building, with its ground floor café overlooking and opening on to the square, would bring animation and vibrancy to this space. This application does not achieve this aspiration. Nevertheless, the red line boundary does not include the Central Square and the Hub Basin (except the study pods). They will be submitted with the Central Vista, which should include a clear rationale as to the design and function of the spaces. In order to improve the relationship between the Hub and the Central Square, the currently indicative landscape proposals may need revising. The purpose of the indicative building to the east of the central square is not currently known but it should have a symbiotic relationship with the function of the square in order to ensure that it is indeed an animated space.

3.6 Structures and Drainage - The site is in flood zone 1 and should not suffer from river flooding. Insufficient information has been provided by the developer to determine the impact the proposals may have on existing drainage systems. The surface water drainage system should be designed to accommodate a 1:30 year storm with no surface flooding, along with no internal flooding of buildings or surface run-off from the site in a 1:100 year storm. Provision of the required information should be made a condition of approval. At present the permanent drainage system is not in place, nor a temporary solution for during the construction period. No development should take place nor any drainage conditions discharged relating to this development until the temporary drainage solution is approved by the Environmental Agency and the IDB and implemented.

## External

3.7 Heslington Forum including Heslington Parish Council - The University gave a brief presentation to the forum on 4 September 2008 prior to submission. No specific comments on the proposals were made by forum members

3.8 Dunnington Parish Council - Environmental concerns regarding the amount of land reserved for parks. It's a waste of agricultural land [Officers' response - The parkland surrounding the allocated area is not part of the current application]

3.9 Osbaldwick Parish Council - The parish council considers that it has not been given enough time to make informative comment. [Officers' response - The parish council has been told that any representations received up to the date of committee will be reported verbally by officers at the meeting]

3.10 Environment Agency - No objections. Informative comments only.

3.11 Yorkshire Water - The submitted drainage statement is satisfactory. No objection in principle to the separate systems of drainage on and off site. However the drawings show no details of off-site foul/surface water transmission, point of connection and waste water treatment.

3.12 Ouse and Derwent Internal Drainage Board - No objection to the means by which surface water is directed to the main lake. But the board has concerns about the design of the main lake. Approval of this application prior to the design of the temporary and main lake being agreed would be premature. If the council is minded to approve the application it should be conditional upon the design of the lakes being approved by the council in conjunction with the Drainage Board.

3.13 York Natural Environment Panel - The Hub doesn't appear to have a major impact on the adjacent landscape. Welcome the SUDS scheme for surface water drainage.

3.14 Public Consultation - The consultation period expired on 29 December 2008. No representations have been received.

## **4.0 APPRAISAL**

### **4.1 Key Issues**

Principle of the Use

Scale and Appearance

Transport Issues

Sustainability

Drainage

Landscape

Phasing of Development

### **Relevant Local Plan Policies**

4.2 Planning Policy Statement 1 (PPS1) sets out the government's overarching planning policies. It sets out the importance of good design in making places better

for people and emphasises that development that is inappropriate in context or fails to take the opportunities available for improving an area should not be accepted.

4.3 PPS25 aims to: ensure that flood risk is taken into account in the planning process; avoid inappropriate development in areas at risk of flooding; and direct development away from areas at highest risk.

4.4 The Draft Local Plan including the 4th set of changes was approved in April 2005. Policy GP1 - Development proposals will be expected to respect or enhance the local environment and be of a density, layout, scale, mass and design that is compatible with neighbouring buildings, spaces and vegetation.

4.5 Policy GP4a - Proposals for all development should have regard to the principles of sustainable development.

4.6 GP9 - Where appropriate, development proposals should incorporate a suitable landscaping scheme that is an integral part of the proposals; includes an appropriate range of species, reflects the character of the area; enhances the attractiveness of key transport corridors; and includes a planting specification where appropriate.

4.7 GP15a - Developers should ensure that the site can be developed, serviced and occupied safely and that discharges from new development should not exceed the capacity of existing/proposed sewers and watercourses.

4.8 NE7 - Development proposals should retain and, where possible, enhance important natural habitats.

4.9 ED9 - The scale, layout and design of the new campus at Heslington East should have regard to, inter alia, a comprehensive landscape scheme including publicly accessible public open space and a comprehensive network of pedestrian/cycle routes between campuses.

4.10 T4 - Seeks to promote cycling and states that all new development should provide storage for cycles in accordance with the standards in the local plan.

### **Principle of the Use**

4.11 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 use accords with the adopted development brief, the land use plan C(i) approved as part of the outline consent and the masterplan for the campus.

### **Scale and Appearance**

4.12 This is the key building in Cluster 1, with its striking appearance, lakeside location and proximity to open space. The combination of timber, steel and copper cladding should age well giving the building an attractive appearance over its lifetime. The design of the building accords with the approved masterplan for the campus. The building would be in keeping with the scale of adjacent buildings and within the height limit imposed by the outline consent.

4.13 The applicant has agreed to a condition requiring details of all external materials (which would include colours) to be submitted for approval. A further condition should be attached preventing telecom equipment, etc, being installed on the roof.

### **Transport**

4.14 Pedestrian and cycle links would connect the building to the pedestrian ribbon to the north and to the movement spine to the south. 94 cycle spaces for students and staff would be provided within two covered stores to the north of the hub building. A further 13 spaces would be provided for visitors. Showers, changing areas and lockers for use by cyclists would be provided within the building.

4.15 Public transport would be provided (a) to the north of the site by the First York No.4 bus service at the bus interchange, and (b) to the south by the University Transit System along the movement spine.

4.16 Service and refuse vehicles would be able to access the building from the north via the barrier-controlled northern service road. An alternative access for vehicles wishing to service the building would be available via the central vista.

4.17 The nearest parking area for visitors would be the 132 space car park adjoining the bus interchange. The application is supported by a transport statement prepared by the University's transport consultants. Their calculations demonstrate that the predicted increase in traffic associated with the development will not exceed the traffic thresholds where mitigation measures would be required.

4.18 As the campus develops, the proposed 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. A condition should be attached requiring the UTS to be operational when the Hub building is first brought into use. The condition is required due to the high number of people forecast to use the Hub building, the associated peak flows, the distance from the proposed bus interchange and the limited on-site car parking.

### **Sustainability**

4.19 The sustainability statement submitted with the application is acceptable. The application is accompanied by the university's Renewable Energy Strategy for Cluster 1, which is the same as was considered as part of the application for the TFTV building.

4.20 The sustainability aspects of the building are welcome. They include (a) effective carbon management principles and measures to reduce carbon emissions; (b) commitment to achieve at least a BREEAM rating of 'very good'; (c) efficient use of resources via energy and water conservation measures, the use of environmentally friendly materials and a commitment to achieve 10% renewable energy generation; and (d) integrated waste and recycling facilities.

4.21 Conditions should be attached requiring a BREEAM assessment of 'very good', 10% of energy needs to be from renewable sources and Building Regulations Part L to be achieved as a minimum.

## **Drainage**

4.22 The site is in flood zone 1 and should not suffer from river flooding. Surface water from the building would be drained by gravity to a lake along the southern side of the site. The water would be stored in the lake and released at agricultural rates into local watercourses. These principles were accepted by the inspector at the public inquiry.

4.23 Surface water from the building would be drained by a combination of proprietary 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.

4.24 However, insufficient information has been provided by the developer to determine the impact the proposals may have on existing drainage systems beyond the boundaries of the application site. Provision of the required information should be made a condition of approval.

4.25 This development forms a part of the new campus and overall drainage strategy. At present the permanent drainage system is not in place, nor a temporary solution for during construction. The Environment Agency and the Internal Drainage Board are considering a temporary solution including the impact on downstream watercourses. No development should take place nor any drainage conditions discharged relating to this development until the temporary drainage solution is approved by the Environment Agency and IDB and implemented.

4.26 Condition 20 of the outline consent requires details of foul drainage to be submitted for approval. Foul water from the building would be fed by gravity to the south-west corner of Cluster 1 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 has no objection in principle to the separate systems of drainage on and off site subject to details being submitted for approval.

## **Landscape**

4.27 The building has strong links to the other cluster buildings, the academic square and the UTS. The lecture theatre element provides a good visual focus and visual pivotal node for the central vista, central square, and lake. The square itself relates well to the water front and the end of the central green wedge. However, the detail of the building raises some concerns. Particularly that the building at ground floor level does not have a sufficient public face onto the square.

4.28 The supporting statement accompanying the planning application states that the Hub building would be at the focal point of Cluster 1 and would face the Central Square. The statement refers to the approved design brief, which states that the square should be able to support outside arts and other types of performance. The statement also claims that the Hub building with its ground floor café overlooking and opening on to the square would bring animation and vibrancy to the space. But the square would not be easily visible from within the building (although the roof terrace on the second floor would provide an isolated viewing space). No active openings would directly face the square and views from within the building would be largely blocked by the blank elevation of the theatre building.

4.29 Moreover, the external area immediately outside the main entrance would be relatively restricted should there be gatherings of people. It may be possible to overcome this by altering the line of the basin to create a larger hard space outside of the main entrance. The pods are an attractive additional feature that benefit from the lakeside location but there are no views out across the basin and beyond from 'public' upper levels given that the study pods obscure the main atrium views at ground level. Nevertheless it may be that the role of these views in the hub-basin relationship is not considered so important.

4.30 The landscape Strategy is acceptable in principle, subject to resolution of the above concerns. Details and locations of seating will be required as an integral element of the detailed landscape scheme. However, as the central square does not form part of this application (despite being shown on the submitted landscape strategy plan) these latter comments can be dealt with later. The landscape sections are acceptable. Details for the hard landscaping can be agreed under condition as can the planting.

### Phasing of Development

4.31 Members have asked to be kept informed of the extent to which the reserved matters applications contribute to the quantum of development approved by the outline consent. Condition 4 of the outline permission states that: "..... the developed footprint within the allocated area '... shall not exceed 23% of that area. " The following table, prepared by the applicant, shows the individual and cumulative contribution that the recent/current applications make towards the 23% maximum. The table shows that the applications together account for less than 23% of the permissible development footprint of the new campus.

**Table 1 – Cumulative Developed Footprint, Heslington East Campus, University of York.**

Application	Application Reference	Developed Footprint (m2)	Cumulative Percentage	Approved?
Goodricke College	08/00032/REM	5500	0.85%	Yes
Lake and landscaping (north and west)	08/01136/REMM	0	0.85%	Yes
Interchange car park and access road	08/02043/REMM	7278	1.97%	No
TFTV	08/01751/REMM	3012	2.43%	Yes
Field Lane Roundabout	08/02167/FULM	0	2.43%	Yes
Northern Service Road and Pedestrian Ribbon	08/02323/REMM	3165	2.92	Yes



Computer Science	08/02446/REMM	2856	3.36	Yes
Law and Management	08/02753/REMM	2692	3.77	No
Hub Building	08/02572/REMM	2600	4.17	No
<b>TOTAL</b>			<b>4.17%</b>	

## 5.0 CONCLUSION

5.1. The principle of the use of the land for a campus has been agreed and planning permission granted. This application is one of a number of reserved matters seeking approval for academic buildings in Cluster 1. The design of the building is acceptable and subject to conditions regarding materials, will form a distinctive and attractive building. Access to the site would be mainly by the pedestrian/cycle links and the UTS. This can be secured by condition. Drainage details are awaited.

## 6.0 RECOMMENDATION: Approve

1 The development hereby permitted shall be carried out only in accordance with the following plans:- H(PL)A001/A, H(PL)A002/A, H(PL)A003/A, H(PL)A004/A, H(PL)A005/A, H(PL)A006, H(PL)A007, H(PL)A008/A, H(PL)A009/A, H(PL)A010, H(PL)A011, H(PL)A012, (9-)L401, (9-)L402, (9-)L403/A, (9-)L404 and SKA220908J/A 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 three months of the commencement of development, a detailed landscape scheme shall be submitted and approved in writing by the Local Planning Authority. The scheme shall include the species, density (spacing), and position of trees, shrubs and other plants; seeding mix, sowing rate, ground levels and swales, hard landscaping materials, lighting, litter/recycling bins and street furniture. 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 No mechanical, electrical, telecommunications or other plant, equipment or apparatus shall be installed on the roof of the building hereby approved without the prior written consent of the local planning authority.

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

4 Within six months of 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. The development shall be carried out in accordance with the approved details.

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

5 Unless otherwise agreed in writing with the Local Planning Authority, within three 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

6 Within three 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 building hereby approved, and (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

7 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

INFORMATIVE: 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 this condition.

8 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 three months of commencement of the development. The development shall be carried out using the approved materials.

Reason: So as to achieve a visually cohesive appearance.

9 The building shall not be occupied until the areas shown on the approved plans for showers, changing areas and lockers have been constructed and laid out in accordance with the approved plans, and thereafter such areas shall be retained solely for such purposes.

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

10 Within six months of commencement of development details of the cycle parking areas, including means of enclosure, 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 building, the following transport links shall be operational for the benefit of students, staff and visitors seeking access to the premises:

(i) The length of the pedestrian/cycle ribbon that links Cluster 1 with the western end of the Movement Spine.

(ii) Pedestrian/cycle links to Field Lane via the new Central Access Roundabout.

(iii) The University Transit System to a frequency and specification agreed by the local planning authority and providing a link between the Heslington West Campus (including its peripheral car parks) and Cluster 1. The arrival point (Orchard Terminus) shall incorporate a shelter, seating and lighting for the benefit of passengers.

Reason - In the interests of providing sustainable transport options for visitors to the site.

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 - To protect the Sherwood Sandstone aquifer

13 HWAY10 Vehicular areas surfaced, details reqd

14 Within 1 month of commencement of development, details of foul and surface water drainage works (including transitional arrangements) have been submitted to and approved in writing by the Local Planning Authority. The details shall include:

a. A topographical survey and proposed finished floor and ground levels to ordnance datum.

b. Proposed drainage layout showing (i) foul and surface water connection to public sewer and surface watercourses (ii) existing and proposed ground levels to ordnance datum and (iii) existing and proposed surfacing materials.

c. Calculations and invert levels of (i) the existing surface water system and (ii) the new development.

The development shall be carried out in accordance with these approved details.

The surface water drainage system shall be able to accommodate a 1:30 year storm with no surface flooding, along with no internal flooding of buildings or surface run-off from the site in a 1:100 year storm. The outflow shall be restricted to 1.4l/s/ha. Additional surface water shall not be connected to any foul/combined sewer, if a suitable surface water sewer is available.

Reason: So that the Local Planning Authority may be satisfied with these details for the proper drainage of the site and that provision has been made to maintain the existing drainage in accordance with policy GP15a of the Development Control Local Plan and PPS25 (Development and Flood Risk).

## **7.0 INFORMATIVES:**

### **Notes to Applicant**

1. 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 the principle of the use, scale and appearance of the building, landscaping, transport, sustainability, drainage and constructional impact. As such the proposal complies with Policies GP4a, GP9, GP15A, NE7, ED9 and T4 of the City of York Local Plan Deposit Draft.

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