

COMMITTEE REPORT

Committee: Planning Committee **Ward:** Heslington
Date: 27 August 2009 **Parish:** Heslington Parish Council

Reference: 09/01254/REM
Application at: University Of York University Road Heslington York YO10 5DD
For: Construction of a Central Landscape Vista
By: University Of York
Application Type: Approval of Reserved Matters
Target Date: 24 August 2009

1.0 PROPOSAL

1.1 Outline Planning Permission (ref:04/01700/OUT) was given by the Secretary of State for Communities and Local Government for the construction of a 65 hectare University campus on land to the south of Field Lane following a Public Inquiry in December 2007. A series of proposals incorporating the construction of student housing and academic buildings comprising phase 1 of the development are currently in the process of construction. As part and parcel of the Outline Permission a requirement has been established for the laying out of a series of landscape vistas creating specific views of the new academic buildings and out into open countryside beyond the overall development as well as incorporating elements of the surface water and circulation networks. The current proposal is the first of these vistas for which permission is sought lying directly to the east of the buildings being constructed as Cluster 1.

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:

CYGP9
Landscaping

CYED9
University of York New Campus

3.0 CONSULTATIONS

INTERNAL:-

3.1 Environmental Protection Unit raise no objection to the proposal;

3.2 Design, Conservation and Sustainable Development - raise no objection to the proposal but wish to see a number of matters of fine detail reserved by condition for further approval.

3.3 Highway Network Management - raise no objection to the proposal but wish to see the constructional detail of the service road crossing the site reserved for further approval.

EXTERNAL:-

3.4 The North Yorkshire Police Force Architectural Liaison Officer raises no objection to the proposal;

3.5 Hull Road Planning Panel raise no objection to the proposal;

3.6 York Natural Environment Panel raise no objection to the proposal;

3.7 The Highways Agency raise no objections to the proposal;

3.8 The Ouse and Derwent Internal Drainage Board raise no objection to the proposal;

3.9 The Environment Agency raise no objection to the proposal subject to any approval incorporating an informative in relation to the design of the Swale crossing the site.

3.10 Yorkshire Water Services Ltd raise no objection to the proposal;

3.11 Dunnington Parish Council raise no objection to the proposal.

3.12 Heslington Parish Council were consulted with regard to the proposal on 1st July 2009. No observations have been received.

4.0 APPRAISAL

DETAILED PLANNING POLICY CONTEXT:

4.1 Policy Y1 Bi) of the Yorkshire and Humber Regional Spatial Strategy sets the growth and diversification of York as key driver of the Leeds City Region Economy by encouraging knowledge and science based industries as a key policy objective. The expansion of the University of which the current application forms a part aims to facilitate this.

4.2 Within the York Development Control Local Plan:-

* Policy GP9 sets a firm policy requirement that new development where appropriate must incorporate suitable landscaping which should be planned as an integral part of the proposal, must incorporate an appropriate range of indigenous species, reflect the character of the locality and the surrounding development and form a clear, long term edge to development in or adjoining open countryside.

* Policy ED9 sets a firm policy framework for expansion of the University through development of the Heslington East Campus. The current proposal to create an appropriate visual context for the development is a major element of the overall scheme.

KEY CONSIDERATIONS:-

4.3 Key Considerations include:

- i) The detailed topography and range of planted species to be adopted;
- ii) Proposed materials chosen for hard surfaces;
- iii) Utilisation of public art;
- iv) Dimensions and configuration of the proposed service road.

DETAILED TOPOGRAPHY AND RANGE OF PLANTED SPECIES TO BE ADOPTED;

4.4 It is envisaged that the proposed vista would comprise a tree lined grassed space with areas of gently rolling topography and bulb planting, criss-crossed by pedestrian and vehicular service access routes. A swale forming part of the surface water drainage system lies to the south of the eastern tree belt, having been culverted across the central section of the site. A series of flatter spaces with shorter grass have also been created to give the opportunity for more informal recreation to take place. A detailed contour plan has been submitted with the application and this illustrates the construction of a series of low mounds incorporating species-rich grassland to give an enhanced sense of enclosure within the central section of the site.

4.5 In terms of the species mix adopted, a mix of flowering crocuses, snowdrops and native daffodils would be used to give ground cover. In terms of tree cover a mix of Flowering Cherry and Lime together with stands of larger parkland trees would be adopted such as Oaks, Alders and Field Maple. The arrangement of planting mix and topography are largely acceptable. A detailed planting schedule has not been submitted so it would be reasonable to append a detailed landscape condition to any permission.

HARD SURFACING MATERIALS;

4.6 It is envisaged that resin bound gravel would be used as the principal paving material for pedestrian areas as previously agreed in other sections of the overall development. For the areas of vehicular usage, heather hydropave permeable sets would be adopted, again as previously agreed in respect of other sections of the overall development. The precise constructional details of the hard surfaced areas have been dealt with under Condition 25 to the original Outline Permission ref :04/01700/OUT. It would not therefore be appropriate to condition the constructional details of the service road crossing the site for further approval in relation to the current application. Lighting and street furniture have generally been agreed as part of the strategy for the wider development, it would however be reasonable to

condition the detail of the seating for the Landscape Vista for further approval at this stage in view of its significance for the scheme.

PUBLIC ART;

4.7 The Masterplan for the scheme does suggest the location of a sculptural element at the meeting point of pedestrian routeways towards the northern edge of the vista, however the issue of public art would be more appropriately dealt with as part and parcel of a strategy for the development as a whole than piecemeal for individual elements such as the Central Vista.

DIMENSIONS AND CONFIGURATION OF THE PROPOSED SERVICE ROAD;

4.8 The service road which crosses the area of the vista would be some 3.8 metres wide with a 2 metre wide reinforced grass strip on the inside of the route to accommodate any over-run by service vehicles. The area of servicing and car parking bays at the western end of the service road lie outside the application area for the current proposal having been dealt with under the Reserved Matters permission for Goodricke College (ref:08/00032/REMM).The junctions of the pedestrian ribbon with the service road would be differentiated with the use of the appropriate setts and kerbs. The details of the proposed swale and associated drainage have been dealt with in relation to Condition 19 of the original Outline Planning Permission Ref:04/01700/OUT.

5.0 CONCLUSION

5.1 The first phase of the Heslington East campus development comprising the construction of academic buildings with associated student housing and ancillary works (Cluster 1) is currently being undertaken. A low density of development within an overall parkland setting was a key element behind the Outline submission. The current proposal for the formation of a landscape vista to create a clear view into open countryside forms an important element of the strategy. The area comprised within the vista would encompass a pedestrian access ribbon, a section of service road, areas of grass covered mounding to create a sense of enclosure, informal recreation areas and two treed alignments with ground cover planting. The proposal would comply with Policies GP 9 and ED9 of the Draft Local Plan and approval is therefore recommended.

6.0 RECOMMENDATION: Approve

1 TIME2 Development start within three years

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

Drawing Ref: (9-) L020 Rev A Dated April 2009 ; Drawing Ref: (9-) L018 Rev A Dated April 2009 ; Drawing Ref L019 Rev A Dated April 2009 ; Drawing Ref: (9-) L021 Dated April 2009 ; Drawing Ref:(9-) L022 Dated April 2009 ; Drawing Ref 30080-P-333 Rev D Dated March 2009.

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.

3 No development shall take place until there has been submitted and approved in writing by the Local Planning Authority a detailed landscaping scheme which shall illustrate the number, species, height and position of trees and shrubs and other planting. This scheme shall be implemented within a period of six months of the completion of the development. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless alternatives are agreed in writing by the Local Planning Authority.

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

4 Notwithstanding the application details hereby approved full details of the proposed seating including location, design and finishes shall be submitted to and approved in writing by the Local Planning Authority before work on site commences. Work shall thenceforth be undertaken in strict accordance with the details thereby approved.

Reason : To safeguard the character of the site in the interests of visual amenity and to secure compliance with Policy GP9 of the York Development Control Local Plan.

7.0 INFORMATIVES:

Notes to Applicant

1. 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 topography and mix of planting species, hard surfacing materials, location of public art and configuration of proposed service road. As such the proposal complies with Policies GP9 and ED9 of the City of York Development Control Local Plan.

2. SWALE DESIGN:-

The discharge of surface water via the swales running the length of the vista shall be regulated to the greenfield run-off from a 1 in 1 year storm and shall be able to accommodate at least a 1 in 30 year storm. The design shall also 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 into the watercourse.

Contact details:

Author: Erik Matthews Development Control Officer

Tel No: 01904 551416