

COMMITTEE REPORT

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

Reference: 09/01228/REMM
Application at: Proposed University Campus Lying Between Field Lane And Low Lane A64 Trunk Road And Hull Road York
For: Landscaping to Dean's Acre link road
By: University Of York
Application Type: Major Reserved Matters Application (13w)
Target Date: 21 September 2009

1.0 PROPOSAL

1.1 The Outline Planning Permission granted by the Secretary of State for Communities and Local Government on 27th June 2007 allowed for the construction of an access road via Dean's Acre linking Field Lane and Innovation Way to allow access for traffic between the two elements of the University Campus without travelling through Heslington village and past Heslington Hall. Condition 2 of the permission Ref: 04/01700/OUT requires that details of the landscaping of the link road to be submitted for further determination as Reserved Matters. The current proposal, which has been informed by the submissions, made under conditions 11 (Design Brief incl. Master Plan), condition 12 (Landscape Design Brief) and condition 13 (Landscape Management Plan) outlines the detailed landscaping proposals for the approved link road. The detailed alignment of the road together with its landscaping has been the subject of on-going discussions through the Heslington Community Forum. A "Utilities Corridor" linking the underground services between the two elements of the University was approved on the same general alignment as the link road under permission ref: 08/02272/FUL.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Conservation Area GMS Constraints: Heslington 0029

Contaminated Land GMS Constraints:

City Boundary GMS Constraints: York City Boundary 0001

DC Area Teams GMS Constraints: East Area (1) 0003

Floodzone 3 GMS Constraints: Flood Zone 3

Listed Buildings GMS Constraints: Grade 2; Railings, Gates, And Piers 30m N Heslington Hall

Listed Buildings GMS Constraints: Grade 2; Heslington Anglican And Methodist Church Field Lane

Listed Buildings GMS Constraints: Grade 2; Font 2.5m N Heslington Church Field Lane

Schools GMS Constraints: Lord Deramore's Primary 0208

2.2 Policies:

CYED9

University of York New Campus

CYHE2

Development in historic locations

CYGP9

Landscaping

3.0 CONSULTATIONS

INTERNAL:

3.1 Highway Network Management raise no objection to the proposal;

3.2 Design, Conservation and Sustainable Development raise no objection to the proposal;

3.3 Environmental Protection Unit raise no objection to the proposals.

EXTERNAL:

3.4 North Yorkshire Police Force Architectural Liaison Officer raise no objections to the proposals;

3.5 Hull Road Planning Panel raise no objections to the proposals;

3.6 York Natural Environment Panel raise no objections to the proposals;

3.7 Natural England raise no objection to the proposals;

3.8 Dunnington Parish Council raise no objections to the proposal;

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

4.0 APPRAISAL

DETAILED POLICY CONTEXT:-

4.1 PPG 15 "Planning and the Historic Environment" sets a clear Central Government Planning Policy requirement for new development within Conservation Areas to secure their preservation and enhancement or at the very least have a neutral impact linking into the statutory test outlined in Section 72 of the 1990 Planning (Listed Buildings and Conservation Areas) Act.

4.2 Policy Y1 Bi) of the Yorkshire and Humber Regional Spatial Strategy sets the growth and diversification of York as a 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.

4.3 Policy GP9 of the York Development Control Local Plan 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.

4.4 Policy ED9 of the York Development Control Local Plan sets a firm policy framework for expansion of the University through the development of the Heslington East campus. The ability to provide vehicular and pedestrian access between the two elements of the University in Heslington without putting pressure on the existing junction between University Road and Heslington Lane in the vicinity of Heslington Hall or routing traffic through Heslington village is a major element of the overall development scheme.

4.5 Policy HE 2 of the York Development Control Local Plan sets a firm policy requirement that in locations which affect the setting of Listed Buildings development proposals must respect adjacent open spaces, landmarks and settings. Proposals would furthermore be required to maintain or enhance existing urban spaces, views, landmarks, and other townscape elements, which contribute to the character or appearance of the area. The application site forms a key element of the setting of Heslington Parish Church and lies within Heslington Conservation Area.

4.6 Heslington Village Design Statement adopted as Supplementary Planning Guidance by the Authority sets a requirement that any University related development should minimise any impact upon views into or out of the village.

KEY CONSIDERATIONS:-

4.7 Key Considerations Include:-

- i) Impact upon the setting of Heslington Church and the character and appearance of the Conservation Area;
- ii) Impact upon the landscape setting of Heslington Village and the built edge of the wider urban area;
- iii) Impact upon the delivery of the wider University development plan.

IMPACT UPON THE SETTING OF THE CHURCH AND THE WIDER CONSERVATION AREA.

4.8 Dean's Acre forms a significant element within the wider setting of Heslington Church in views from the east and south east along Field Lane and forms a key site within the north eastern section of the Heslington Conservation Area. The nature of Heslington Conservation Area in that region comprises low rise, very low density

built development set within mature landscaping giving an overall sylvan, pastoral ambience. Prior to development for the construction of the Utilities Corridor Dean's Acre gave the appearance of a "church meadow" commonly found in such locations. The safeguarding of Dean's Acre and its contribution to the setting of the Church and the wider Conservation Area formed a major consideration in the determination at Public Inquiry of the application for Outline Planning Permission for the Heslington East Campus (Ref:04/01700/OUT) and the current application for Determination of Reserved Matters in relation to detailed landscaping forms a key element of mitigating the visual impact of road construction and the previous work to construct the Utilities Corridor.

4.9 The proposals envisage hedge planting to the north and north east of the link road to match that characteristic in the area and the proposed street lighting would be concentrated in this area. To the south and south west of the link road a dense area of tree and shrub planting would secure a firm boundary between the link road and the remaining meadow and the area of the church. Iron railings to match the existing would provide a further degree of characteristic boundary treatment. The combination of landscape elements together with appropriate boundary treatments would secure the views into and out of the Conservation Area and protect the setting of the historic church, preserving and enhancing the character and appearance of the Conservation Area.

IMPACT UPON LANDSCAPE SETTING OF HESLINGTON VILLAGE AND BUILT UP EDGE OF WIDER URBAN AREA:

4.10 Dean's Acre prior to development for construction of the Utilities Corridor formed an important element of the landscape setting of the eastern section of Heslington village and the gentle built fringe of the wider urban area. The scheme with the concentration on planting to either side of the Link Road alignment and the retention of an element of meadow land to the south west in close proximity to the church would secure the protection of the wider landscape setting of the village and assist in the creation of a distinctive landscaped fringe to the edge of built development in this area.

IMPACT UPON DELIVERY OF THE WIDER UNIVERSITY DEVELOPMENT PLAN:

4.11 The need to create a link whereby vehicles and pedestrians may travel between the two University Campuses at Heslington without causing congestion in the environs of Heslington Hall or Heslington village, associated with the Central Movement Spine servicing Heslington East Campus, has been a fundamental element of the overall scheme. The most appropriate location for such a link was identified as across Dean's Acre where the fixed utility link was also to be constructed. This created a need for the implementation of appropriate mitigation measures, which have been included in the current landscaping proposals.

5.0 CONCLUSION

5.1 Dean's Acre comprises an area of meadow within the Heslington Conservation Area towards its north eastern edge and which forms an integral element of the wider landscape setting of Heslington village and the historic Victorian Heslington Church. As part of the Outline Permission for the development of the wider Heslington East Campus (ref: 04/01700/OUT) consent was given for construction of

a link road across Dean's Acre between the two elements of the University Campus. The proposed landscaping would secure the mitigation of impacts upon the wider landscape setting of the village and specifically the Conservation Area. Approval is therefore recommended.

6.0 RECOMMENDATION: Approve

1 The landscape planting and fencing works hereby authorised shall be implemented within six months of construction of the Dean's Acre Link Road.

Reason: To secure compliance with Sections 91 and 92 of the Town and Country Planning Act 1990.

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

DD110317.L.406 Dated 10th June 2009 ; DD110317.L.405 Rev F Dated 20th May 2009 and DD110317.L.404 Rev I Dated 29th May 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.

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 the impact upon the setting of Heslington church, impact upon the character and appearance of Heslington Conservation Area, impact upon the landscape setting of Heslington and the built fringe of the wider urban area and impact upon delivery of the wider University Development Plan. As such the proposal complies with Policies GP9, ED9 and HE2 of the City of York Development Control Local Plan, Y1 of the Yorkshire and Humber Regional Spatial Strategy and Central Government advice on Planning Control within Conservation Areas outlined in PPG 15 "Planning and the Historic Environment".

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