

## COMMITTEE REPORT

**Committee:** Planning Committee      **Ward:** Heslington  
**Date:** 20 May 2010      **Parish:** Heslington Parish Council

**Reference:** 10/00436/REMM  
**Application at:** Proposed University Campus Lying Between Field Lane And Low Lane A64 Trunk Road And Hull Road York  
**For:** Reserved matters application for construction of the Western Landscape Vista  
**By:** University Of York  
**Application Type:** Major Reserved Matters Application (13w)  
**Target Date:** 8 June 2010  
**Recommendation:** Approve

### 1.0 PROPOSAL

1.1 The site of the outline consent for the new University campus comprises 116ha of farmland between Field Lane/Hull Road and Low Lane. 65ha of the site is allocated for development. Most of the remainder will be landscaped.

1.2 This is a reserved matters application to landscape 1.37ha of the campus site immediately to the west of Cluster 1. It would create the Western Vista, i.e. the second of three landscaped wedges that will subdivide the built areas of the new campus. Planning permission for the first of the wedges, the Central Landscape Vista, was granted in August 2009 (09/01254/REM). The third wedge will be part of a later phase of development.

1.3 The works to the Western Vista will provide informal green space, primarily to create a buffer between Cluster 1 and future development to the west (Cluster 3). The works will mainly comprise: meandering footpaths between the landscape buffer zone to the north and the movement spine to the south; earth mounding to screen the Theatre, Film and Television Ancillaries Building; tree planting along the eastern and western edges; grassed areas for games, picnics, open study, etc; green buffers to increase the ecological value of the landscape; drainage swales allowing surface water to flow into the main lake; and a section of the pedestrian ribbon that runs west-east. The works will include some minor cut-and-fill re-profiling of the land.

### 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

CGP15A  
Development and Flood Risk

CYNE7  
Habitat protection and creation

CYED9  
University of York New Campus

### **3.0 CONSULTATIONS**

#### **3.1 Internal**

Environment, Conservation, Sustainable Development (Landscape) - No objections. The scheme adheres to the principles of the landscape master plan and design guidelines. A detailed planting plan should be secured as a condition. In order to avoid ambiguity with the Environmental Site Management Plan (ESMP) habitat creation/management proposals should be made a condition of approval. Whilst there is ample space for sitting, on the ground provision of some seating facilities would be appropriate. I would hope that lighting is not required. If it is, the locations and specification would need to be approved.

Environment, Conservation, Sustainable Development (Countryside) - No objections. The landscaping proposed is suitable and should provide a good range of habitats including an important commuting link through the new campus. More details of the proposals are required, including of any lighting. It is important that any light spillage is minimised to reduce any impact, and that no potential bat roost sites are directly illuminated.

Environment Protection Unit - No objections subject to the submitted Construction Environmental Management Plan being adhered to at all times and other relevant conditions of the outline consent being complied with.

Structures and Drainage - The development is in low risk Flood Zone 1 and should not suffer from river flooding. No objections.

#### **3.2 External**

Heslington Forum including Heslington Parish Council - The forum meetings of 10 December 2007 and 4 February 2008 considered the general design of the vista within the context of the draft design brief and landscape brief for the campus. On 23 March 2010 forum members were sent details of the proposals. No comments on the current proposals have been made by Heslington Parish Council or by any other member organisation of the forum.

York Natural Environment Panel - No response.

Public Consultation - Consultation measures included a site notice and an advertisement in the local press. Copies of the application were available for inspection at St Leonard's Place and the University. The consultation period expired on 15 April 2010. No objections have been received.

#### **4.0 APPRAISAL**

##### **4.1 Key Issues:-**

- Principle of the use
- Landscape;
- Drainage;
- Ecology and bio-diversity;
- Movement and access.

#### **POLICY CONTEXT**

4.2 Local plan 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.

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

4.4 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.

4.5 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.

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

4.7 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.

#### **PRINCIPLE OF THE USE**

4.8 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 local plan policy ED9 for the development of the campus, the adopted development brief for site, the land use plan C(i) approved as part of the outline consent and the draft masterplan for the campus. The principle of the proposed use is therefore acceptable. However, as this is a reserved matters application the proposals are required to include details of the works to the council's satisfaction.

## LANDSCAPE

4.9 The campus is being developed within a high quality landscape that includes buffer zones between the development and the residential communities of Heslington and Badger Hill. The buffer zones are complemented by three 'green wedges' that run through the areas of built development, integrating them into the broader landscape setting. The Western Vista is one of these wedges. It will provide effective separation between Cluster 1 and Cluster 3 whilst linking the peripheral landscaping to the north with the lake area to the south. The landscape design provides fluid spaces and routes, subtle variations in habitat/planting types, gentle contouring and natural orientation, all to good effect and practical function.

4.10 Tree species will mainly comprise a mixture of Silver Birch, Alder, Cherry and Rowan. In addition the TFTV Ancillaries Building will be screened by Holm Oak and Scots Pine. Amenity grassland is proposed within three central open spaces which will be for recreational use, as well as for the mown grassland paths which link these spaces and the vista with the rest of the campus. The planting schedule is generally satisfactory nevertheless a detailed planting plan will be needed. This can be secured by a condition.

## DRAINAGE

4.11 A swale will run the length of the Western Vista, from the northern service road in the north to the movement spine in the south. The swale will collect surface water and deposit it in the main lake via a culvert under the movement spine. 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. Details of the discharge arrangements were agreed by the Planning Committee on 29 April 2010.

## ECOLOGY AND BIO-DIVERSITY

4.12 The landscaping is expected to provide a good range of habitats including species-rich grassland and wooded areas. This habitat mosaic will provide good foraging habitat for a range of species, as well as providing an important commuting link throughout the new campus, down towards the lake to the south and out to the wider countryside. Swathes of species-rich neutral wildflower grassland are proposed, including species such as knapweed, birds foot trefoil, crested dogstail, and red fescue. This long grassland will extend across much of the site. The drainage swale will include a mix of species more tolerant to wetter conditions. More details are required of the planting proposals and the landscape management regime to ensure that the proposed habitat types will be established and will flourish.

4.13 Any artificial lighting could have an impact on the wildlife that may use the site, and on its use as a wildlife corridor. However, no such lighting is proposed as part of the application. If lighting were to be included approval of the details would be required under Condition 25 of the outline consent.

## MOVEMENT AND ACCESS

4.14 The east-west pedestrian/cycle ribbon has already been approved and is in place. It complies with the outline consent for the campus, the development brief for the site and the landscape masterplan. The north-south meandering paths will provide recreational pedestrian access into the site for students and the general public. The Western Vista will have no vehicular access.

## 5.0 CONCLUSION

5.1 The proposal is a fundamental component of the landscape setting of the new campus. It conforms with policies of the draft local plan particularly ED9 (New campus at Heslington East). The proposal also conforms with the outline consent for the campus, the approved development brief and the landscape masterplan.

## 6.0 RECOMMENDATION: Approve

1 The development hereby permitted shall be carried out only in accordance with the approved plans numbered (9-) L028/B, (9-) L029/C, (9-) L030/B, (9-) L031/C, (9-) L032/B, C-WV-GA-202T1, C-WV-SD-204T1, C-WV-SD-205T1, C-WV-GA-206T2 and C-WV-SD-208T1.

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

2 Prior to development commencing, a schedule containing details of the implementation and management of topsoil and growing media, seeding and external planting shall be submitted to and approved in writing by the Local Planning Authority. The implementation of the above items shall be undertaken in accordance with the approved scheme.

Reason: To avoid ambiguity and to ensure that the proposed habitat types can be achieved through suitable implementation and management.

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. 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.

## 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 respect for the environment, design, landscaping, bio-diversity and drainage. As such the proposal complies with policies GP1, GP9, NE7, GP15a and ED9 of the City of York Development Control Local Plan.

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