

City of York Council

Examination of the City of York Local Plan

2017 – 2033

Schedule of

Matters, Issues and Questions for the Examination

(Revised 11 February 2022)

Phase 2 Hearings

Matter 3 Economic Development

Response on Behalf of The University of York

by O'Neill Associates

25 March 2022



Chartered Town Planning Consultants

Matter 3 – Economic Development

The Plan requirement for economic development

This statement responds to a number of Inspectors' questions relevant to the University

'3.4 If table 4.1 in the submitted Plan is not up to date, how much land or floorspace is needed for each of the employment sectors expected to deliver jobs growth?'

The University of York does not fit into any of the categories in table 4.1. Nonetheless, as one of the two largest employers in the city, it makes a major contribution to the city's economy. This statement sets out the additional land requirement to meet University growth needs over the Plan period.

'3.8 Policy EC1 of the submitted Plan sets out the amount of floorspace that is to be provided on each identified site allocation during the plan period. These are set out within the policy both on strategic and non-strategic sites. Are the floorspace figures in policy EC1 for these sites still correct and justified?'

Despite various policies in the Emerging Local Plan confirming the crucial role played by the University in the economic health of the city, ST27 allocated to cater for its expansion up until 2037, is wholly inadequate. The Plan fails to grasp that the whole University creates employment not just knowledge-led businesses. Section 8.6 below proposes the separation of the University from ED1 into a separate policy, ED1a, with proposed text for that policy.

'3.9 Is the amount of employment floorspace provision and its proposed distribution consistent with the evidence base.'

The local plan has no evidence base to justify the size of the University allocation ST27, hence its inadequate provision. In place of 21.5ha, 55ha are justified for the plan period.

'3.10 In line with Policy SS1, has sufficient land been identified to meet employment needs of the city of York over the plan period?'

With respect to the University, it has not. On this basis, the Plan is unsound. To make it sound additional land, based on the University's submitted evidence, is required to be allocated to cater for the plan period if its growth is not to be greatly constrained.

PLANNING RESPONSE

1. University of York
2. Presence of The University
3. University Growth
4. Growth Rates and Land Take
5. Need For Development Land
6. Conclusions From Campus East Public Inquiry Decision 2007
7. Requirement to Accommodate Employment Growth in the Local Plan
8. Proposed Amendment to the Economic Development Content for the University
9. Conclusion

APPENDICES

- a) Statement by the Vice Chancellor on the Vision of the University
- b) The role of the University of York in the Economy of York: Nicol Economics
- c) Masterplanning exercise for ST27 and ST27, as proposed to be extended by the University MAKE Architects
- d) University Local Plan representations

(ulp2022a.response to MIQs.v5)

1. UNIVERSITY OF YORK

1.1 This statement specifically relates to the University of York. In Use Class terms, it is not an employment E use class, rather an education use with a range of higher education activities. However, it is referred to in a significant number of places in the Emerging Local Plan in terms of its important role in the economic strategy of the City Council. The University's economic activity is in part covered by Policy EC1 Provision of Employment Land as one of the five strategic employment sites.

1.2 On this basis, the majority of the issues raised by the Planning Inspectors in the Matters, Issues and Questions document are not directly applicable to the role of the University. This statement is aimed at outlining the importance of the University to the Strategic Vision of the Emerging Local Plan, and proposals on how this should be addressed in the Plan if it is to be sound.

2. PRESENCE OF THE UNIVERSITY

2.1 The University has two campuses at Heslington, west and east, plus in the city centre King's Manor and The Guildhall. Campus West, started in 1962, is substantially built out given its landscape dominated character. Campus East was permitted by a Secretary of State decision in 2007. Its 116ha site includes a central area of 65ha allocated for development, the remainder is surrounding landscape. This development has been hugely successful and is a seriously important addition to the local economy, (see masterplan appendix c).

2.2 The equally successful York Science Park is located to the east of Campus West and accommodates a range of university research institutes, academic departments and independent businesses.

3. UNIVERSITY GROWTH

3.1 As our representations have outlined, (appendix d), the student population has grown from 230 in 1963 to 21,250 full time equivalents (FTEs) in 2021/22. It is a member of the elite Russell Group of research intensive universities and is one of the leading universities in the U.K. Its campuses include facilities for teaching, research, staff and student housing, arts, sport and social activities, plus knowledge led business and science park uses. These include external businesses such as start-up companies and

collaborations with companies wishing to utilise the research excellence of its departments and staff.

3.2 Its FTE staff numbers have grown by 43% from 3,106 in 2013 to 4,443 in 2022 and these jobs are on average paid significantly higher than the rest of the York economy. Indirect employment generation is also a feature of the growth of the University as a result of its supplier spend in York, student spend in the local area and other local multiplier impacts. In addition, the expansion of the University has increased the number of graduates available for local economy and the scale and number of potential research and other collaborations between the University and local businesses.

3.3 Appended is a report by Nicol Economics outlining the substantial growth in the University community of students and staff and its consequent economic role in terms of employment generation. Its Table 3 shows the University's current share of all employment in York is 9.3% of FTE employees and 7.9% of all FTE jobs. It is one of two employers in the city with over 4000 employees, the other is the NHS.

3.4 The Council's Economic Development Strategy 2016 includes 8 essential 'to dos' including three where the University has a direct role. These are to:

- Take practical steps to **develop and retain talent** in the city
- Deliver a local plan supporting a **high value economy**
- Drive **real university and research-led growth** in key sectors

3.5 The Council's Covid-19 Recovery and Renewal Strategy includes 5 themes of which three are directly linked to the University: -

- Building on York's strengths as an internationally renowned place including work with cultural, heritage and **digital/creative industries**
- Building upon the strengths in the **Bio- and Agri-tech sectors**
- Creating a city-wide network of **research and development** to harness the capabilities of our educational and research institutions

4. GROWTH RATES AND LAND TAKE

4.1 Rates of growth of the various activities on campus vary with the specific type of activity and generation of employment varies with uses. A method that clearly illustrates growth rates is land take. Campus West has a recently been designated a

registered park grade II over 60% of its area. This, plus listed buildings, the conservation area and mature landscape result in very little development potential other than redevelopment and building on car parks. The science park is also fully built out. Campus East has a 20 year outline planning permission but, of the 65ha allocated for development, over 80% has been built out since 2007 amounting to 3.5ha per annum. Approximately 12ha remains including 1.5ha under construction. This equates to, at most, 3-4 years land supply remaining at previous growth rates.

4.2 The University is planning to increase its teaching and research activities including two specific areas: A new School of Physics, Engineering and Technology and a new School of Architecture. This growth will result in student numbers increasing from 20,277 in 2021/22 to 21,470 in 2025/26. This is in the range 1.25% to 1.50% pa, a minimum range after a period of particularly rapid growth.

4.3 The University is also proposing to increase its level of external collaboration activity. A key growth area is likely to be that of University-Business/industry interaction around innovation and R&D. Several important opportunities are presently in active consideration, and at different stages in their planned stages including:

- BioYorkshire and BioEconomy: The University, with its partners Askham Bryan College and FERA (formerly the Food and Environment Research Agency) has the capacity to deliver a world-leading BioEconomy cluster.
- Nuclear fusion technology: The University is part of a consortium bidding for the UKAEA STEP programme for a STEP prototype reactor, linked to the University's Plasma Institute. The prototype fusion reactor is likely to be located at Goole, East Yorkshire, this would be a 'game changer' for UK energy generating capacity.
- Robotics and Artificial Intelligence: the University has complete the construction of the Institute of Safe Autonomy, an important development in a rapidly growing and important new area of technology.

4.4 These proposals for additional student residences, two additional academic departments and collaborative research initiatives are likely to take up the remaining land bank of 10.5ha over the next 3-4 years. This is of major concern to the University. The educational, social and economic benefits that result from University activities will be massively curtailed by artificially constraining one of the most valuable parts of the local economy.

5. NEED FOR DEVELOPMENT LAND

5.1 Key drivers leading to the need for extra development land for the University include: -

- Student housing expansion: As student numbers rise and demand for managed student accommodation among postgraduate and 2nd/3rd year undergraduates increases, the convenience of living a short walk or cycle ride from teaching, sport and social facilities has resulted in high demand.
- Academic space for teaching and research: this derives from departmental expansions, new subjects being established and successful research activities.
- Sport and social facilities: Growth in student and staff numbers also creates the need for increased provision.
- Research collaborations: Demands from national and international research institutes and businesses wanting to co-locate with the University.
- Open spaces: All new development creates the need for increased landscape provision since both campuses are landscape dominated.

6. CONCLUSIONS FROM CAMPUS EAST PUBLIC INQUIRY DECISION 2007 [APP/C2741/V/05/1189972]

6.1 The need for and options for expansion of the University were explored in detail at a 6 week Public Inquiry in 2006 into the Called-In outline planning application to remove 116ha from Green Belt to accommodate a new campus, Campus East.

6.2 A factor considered by the Inspector was the consequences if planning permission were refused, (Inspector's Report para 177). The University stated at the time that if there was no growth, the University would decline. There would be some 4,500 jobs forgone and loss of a significant capital investment in, and income contribution to, the region. Some 5,400 FTE students would not benefit from a high quality education at the University. The national economy will suffer with a loss of business growth. This remains the case today, particularly in relation to lost research collaborations likely to go abroad.

6.3 The Inspector concluded that, (para 751):

- The proposed development would further the aims of national higher education policy and have significant educational, economic and social benefits for the city and region.
- He was satisfied that there were no alternative sites suitable and viable for the proposed development. Nor did he consider the disaggregation of the various elements of the proposed campus to be a practical or viable alternative.
- The development would clearly reduce the openness of the Green Belt.
- Although the character and appearance of the site would change as a consequence of the development, it would not materially harm the character and appearance of the area and the setting of York, (para 752).

6.4 In her decision, The Secretary of State observed that most parties accepted the benefits that the University has brought to the city and the region and acknowledged the University's need to expand. She agreed with the Planning Inspector that, as the proposal would be accessible by good public transport and would form an extension to the urban area, it complies with the thrust of the relevant Regional Spatial Strategy policies.

6.5 These same factors are relevant to the consideration of further expansion of the University today. The report by Nicol Economics, (appendix b), covers the role of the University in the economy of York. It covers recent growth trends in all aspects of the University's activities and projected growth on the short term. The identification of role of the University in the Council's economic strategies is also reported, particularly the 'City of York Council Recovery and Renewal Strategy 2020', (see 3.3-3.5 above).

7. REQUIREMENT TO ACCOMMODATE EMPLOYMENT GROWTH IN THE EMERGING LOCAL PLAN

7.1 The Plan includes policies ED1, ED2, ED3 and SS22 in support of the expansion of the University. It is one of the five strategic employment sites in policy EC1. An extension of Campus East has been promoted by the University since the 2013 'Call for Sites'. It was included in the Emerging Local Plan 2014 at 26ha, as currently promoted by the University, (see list of reps appendix d). It was included as strategic employment site ST27 but, without evidence, reduced to 21.5ha including a significant landscape buffer to A64T.

7.2 The indicative master plan (appendix c) shows what is needed to accompany the extension development namely, generous landscape buffers inside all four boundaries due to its location on the edge of the urban area, plus a large attenuation lake and sports facilities. Existing sports facilities experience heavy demand and additional students and staff create additional demand.

7.4 Thus, were ST27 go ahead as included in the Emerging Plan, provision of landscape buffers, sports facilities and an attenuation lake would reduce its building capacity by 50%. At 10ha, this amounts to a 3-year supply of expansion land. This would certainly not last for the plan period to 2037, even if current rates of development were to slow significantly.

7.5 The University has legal access to 79ha to the south of Campus East, extending to A64T. The high level masterplan indicates the location of the alternative ST27 site, as promoted by the University. To the south is a wide landscape area containing necessary additional features of an attenuation lake, sports pitches and landscape buffer. **The University is promoting the 26ha plus 30ha area of mostly unbuilt development to cater for its needs.**

8. PROPOSED AMENDMENT TO LOCAL PLAN ECONOMIC DEVELOPMENT CONTENT FOR THE UNIVERSITY

8.1 The Local Plan period is 2017 to 2037. During this period, the University is expected to continue to make its contribution to the local, regional and national economies. Its pressures for growth are forecast to continue in the short to medium term although long range forecasts are less reliable. As stated above, land take has averaged 3.5ha per annum since 2007.

8.2 University decisions on when and how to expand are led by its Strategy 2020-2030. The need for certain components, for example student housing, are more able to be predicted but others, such as those for collaborating research institutes, are less predictable as they respond to the discovery of new technologies.

8.3 The opportunities for the University to continue to contribute to local, regional and national economies are related to maintaining its economic strength and ability to implement its Strategy. These include catering for research led development emanating from the growth as technology advances, thus making allowances for land-take that

cannot currently be predicted for the Plan period. A statement by the Vice Chancellor explaining this growth is included in Appendix a).

8.4 The local plan states in its narrative the importance of the University. However, its policies need to articulate more clearly its economic contribution is based on the whole higher education activity not just the research led 'B1b' sector. This requires facilitating University growth by including specific supportive policies and, critically, a more adequate expansion allocation under ST27, based on evidence.

8.5 The University should be separated out from Policy EC1 since all its growth creates employment not just knowledge led collaborations. The following text is suggested:

'The Local Plan identifies land that is suitable to provide for the forecast growth in the York economy and protects this land from other uses. Growth in activities at the University of York are not directly related to city wide economic growth forecasts, rather to bespoke forecasts for the University. Such growth will be accommodated across the whole university estate but, due to the limited expansion land still available on Campus East, a campus extension site ST27 will allow for further growth.'

'Expansion of the various aspects of the University activities all create employment to varying degrees. This relates to direct employment and also indirect employment where jobs are created for other businesses or institutions directly resulting from University activities. Both sectors of employment are expected to grow as the University is predicted to continue to grow.'

'Specifically, the expansion site will include land for co-locations of knowledge-led business and research led science park activities with the University. These activities will be developed alongside development for other university activities. The mix is not proscriptive within the local plan. The potential capacity for co-located businesses has been modelled in a master planning exercise. The mix of activities is not a target or a prediction of a potential mix.'

8.6 Suggested Table ED1a separated from other ED1 allocations:

University of York	Growth potential	Activity
Campus east	12ha for a university mix of activities, including potential for up to 15,000m ² of floorspace of knowledge led business	Mix of higher education uses including co-locations with knowledge-led business and research led science park activities
ST27 campus extension at 21.5ha	21.5ha; 50% utilised for attenuation lake, sports facilities, buffer landscaping 50% for university mix of activities, including potential for up to 20,700m ² of floorspace knowledge led business but variable dependent upon university mix of activities	Mix of higher education uses including co-locations with knowledge-led business and research led science park activities
OR ST27 campus extension at 56ha	26ha plus 30ha for landscape buffers, attenuation lake, sports facilities. Potential for up to 40,000m ² of floorspace knowledge led business but variable dependent upon university mix of activities	Mix of higher education uses including co-locations with knowledge-led business and research led science park activities

9. CONCLUSION

9.1 This statement is aimed at addressing Inspectors' questions, 3.4, 3.8, 3.9 and 3.10. The response from the University is that, despite various policies outlined above confirming the crucial role played by the University in the economic health of the city, the land proposed to cater for its expansion up until 2037 is wholly inadequate. Additional land would be required to be allocated during the plan period if the University's growth is not to be greatly constrained.

9.2 The University reps of June 2021 provide justification for ST27 a 56ha extension site be allocated including 30ha which would be mainly landscape, sports provision, attenuation lake and buffer to the A64T. This is required to meet University needs over the remainder of the Plan period to 2037. Although we are responding from the University's perspective, its fortunes are inexorably linked to the overall City of York economy.

Janet O'Neill MRTPI

Director

APPENDIX a)
The Vision of the University
Statement by the Vice Chancellor

YORK LOCAL PLAN EXAMINATION IN PUBLIC
MATTER 3 EMPLOYMENT DEVELOPMENT

STATEMENT BY CHARLIE JEFFERY VICE CHANCELLOR UNIVERSITY OF YORK

25 MARCH 2022

1. UNIVERSITY OF YORK STRATEGY

1.1 The University is a community based around higher education at an elite level. Its success is built upon its world class teaching and research, the quality of its facilities and the student experience. As with other universities, it hosts a variety of activities all under the higher education use. Its vision is outlined in “A University for Public Good, A Strategic Vision for the University of York to 2030”.

1.2 In the 1960s, our founders had a focus on what we now call equality, diversity and inclusion, recognising that all members of the University community contributed to its success, whatever their role or background, and should be supported to achieve to their full potential. These principles encompass and extend beyond a view of higher education focused on its economic impact. Our work clearly does, and should, bring economic benefit. Our ideas enable businesses and other organisations to innovate and flourish and our degree programmes equip our graduates for successful careers.

1.3 But our ambition extends beyond economic impact alone. Our ambition is that our expertise and its impacts help create the conditions needed for all parts of our society to flourish. We reaffirm these principles today. They mark out a distinctive University of York commitment to public good which will guide our work over the next decade.



2. OUR ROLE IN THE ECONOMY OF YORK

2.1 Integral to its own activities is its role in the economy of the city. The University is a key asset and underpinning engine for the York economy. This role is both on its own as a major employer with nearly 4,500 FTE staff, (it is among the top two in the city in terms of its employee numbers), and in collaboration with others supporting several of York's key economic engines and future opportunities and as a source of highly skilled and paid workers.

2.2 This role of the University is highlighted in local and sub-regional economic development plans and policies. The most recent economic strategy (EDS) provided for the city is very supportive of the role of the role the University has and can make. The EDS has four key metrics, seeking to achieve:

- Wages above the national average
- Give priority to high value sector growth at least 20% faster than predicted
- Long terms targets for business space and housing requirements fully met
- York's employment rate, skills and connectivity comparative advantages maintained.

2.3 The EDS has 8 essential programmes and actions that include three where the University has a direct role. These are to:

- i. Take steps to develop and retain talent in the city
- ii. Deliver a local plan supporting a high value economy (described as delivering an "*ambitious local plan which allocates appropriate land enabling a high value economy*" and "*with the balance of new jobs created 20% higher than baseline projections in high value sectors*")
- iii. Drive real university and research-led business growth in key sectors.

2.4 The Council's covid Recovery and Renewal Strategy June 2020 includes five themes of which 3 link to the University:

- i. Building on York's strengths as an internationally renowned place including work with cultural, heritage and digital/creative industries
- ii. Building upon the strengths on the Bio and Agri-tech sectors
- iii. Creating a city-wide network of research and development to harness the capabilities of our educational and research institutions



2.5 The York and North Yorkshire LEP's Local Industrial Strategy 2020 describes the area's assets as including:

- World leading bio-economy and agri-tech innovation assets
- Industrial innovation including carbon capture and storage

2.6 The Emerging York Local Plan highlights the extremely important role of the University to the city, (para 1.58 and 1.59, policy DP1, policy SS22 and para 3.98).

3. UNIVERSITY RECENT GROWTH RATES

3.1 The University has grown at a rate that has met or exceeded previous forecasts. Since 2013 it has seen the number of students and staff rise by around 40% with an extra 6,500 FTE students and 1,300 FTE staff, or 4% p.a. on average over the nine year period.

3.2 The University will continue to grow in terms of extra students, although likely at a slower rate than over the past 10 years, in part as a result of developing new areas of teaching and research. In addition to direct employment the University supports around 8,000 FTE jobs across York or up to 9,000 including the role of the Science Park. This represents around 8% or 9% of all jobs in York. Its total income in 2019/20 was £376 million of which just over a half was from tuition fees (£197m) and just under a third (£116m) was from research. This growth benefits the local, regional and national economies.

4. EXTERNAL COLLABORATIONS

4.1 The University is entering a phase where new, large-scale University/industry collaborations are being developed and new opportunities are coming forward. The precise scale of these opportunities is difficult to forecast, and in some cases, they may require quick responses and available land to develop facilities. These opportunities are as a result of the University's current world class research and facilities. This is especially true in the bio-economy expertise area, which is of course critically important for development nationally and globally as we move to a net zero carbon economy.

4.2 Opportunities for research collaborations are assessed by the University, often in strong competition with other universities at home or overseas.



5. UNIVERSITY RESPONSES

5.1 Questions in the Strategy statement include:

- What co-locations of academic departments will we need to support collaboration across disciplinary boundaries in our research and in what our students learn?
- What facilities will we need for future learning and teaching, informal study, and staff and student social interaction?
- What facilities will we need – on campus or elsewhere – to pursue our partnerships with other organisations?
- And how quickly will we achieve a carbon-neutral campus?

5.2 Its estate needs to evolve in order for the Strategy to be realised. The Emerging Local Plan is most helpful if the University's economic role and Strategy are understood and worked through to facilitate its continued contribution to the city's economic growth.

6. IMPLICATIONS OF THE UNIVERSITY RUNNING OUT OF DEVELOPMENT LAND UP UNTIL 2037/8

6.1 The case of the University is that adequate land needs to be removed from green belt and allocated for the expansion of the University in line with its recent growth rates and rate of land take. The implications of there being inadequate expansion land to 2037/8 are that the growth options would be inhibited and the contribution of the University to the city's economy over the plan period would be restricted.



APPENDIX b)

The role of the University of York in the Economy of York

Nicol Economics

1. Note on the role of the University of York in the economy of York (March 2022)

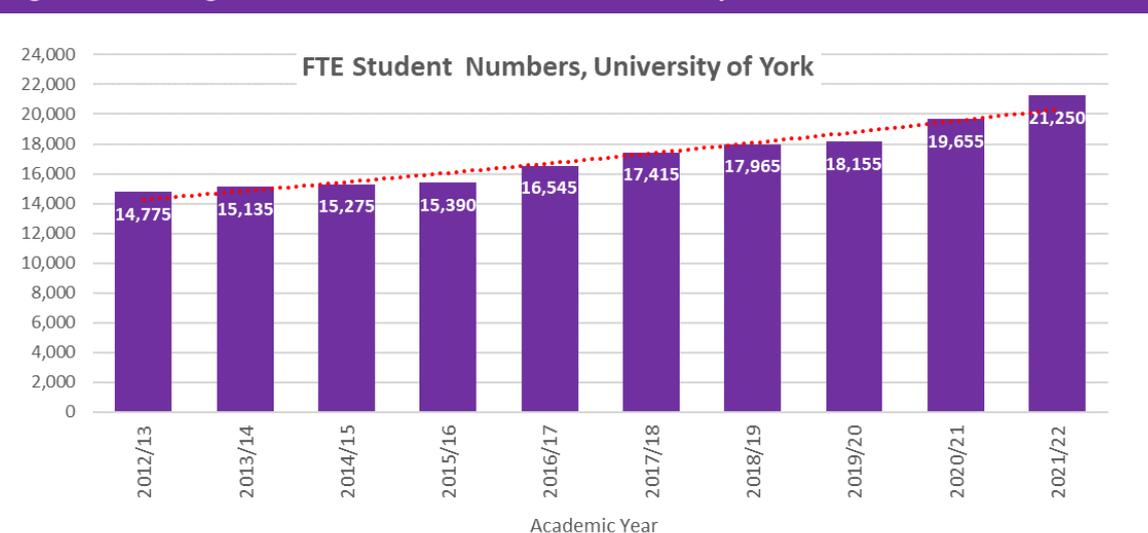
- 1.1 This note has been produced by Nicol Economics for the Examination in Public of the City of York Local Plan. It sets out an up-to-date assessment of:
- 1) The historic record of **growth** of the University of York (“the University”)
 - 2) The **current** economic role fulfilled by the University
 - 3) The degree of **policy support** for the current and future expanded role of the University
 - 4) The **future** economic role of the University in the city
 - 5) Key conclusions.
- 1.2 This note updates previous research carried out on the economic role of the University by Nicol Economics and London Economics¹.

1. Recent growth path of the University

- 1.3 Since the early days of development of the proposed new Local Plan in 2013, the University has continued to grow at a significant rate. There has been a growth in both student numbers and research activity at the University. This has driven the need for and development of new teaching space, research space, student accommodation and student facilities. As a result, Campus East where planning permission was finally granted in 2007, is now largely developed. Currently, around 52 hectares of the 65 hectare allocation is built out (around 80%) with parts also under construction. This growth reflects the success of the University in attracting students and research as a result of its academic excellence and high quality facilities.
- 1.4 The growth of the University can best be illustrated by the changes in student numbers over the last decade. In the current academic year 2021/22 there are 21,250 full-time equivalent (FTE) under and post graduate students studying at the University or 22,020 total students, made up of 14,975 undergraduate students (68%) and 7,045 postgraduate students (32%). Please see Figure 1.
- 1.5 The average growth rate depends on the precise start and end year selected. Over the nine year period 2012/13 (roughly the start of the process of developing the draft Local Plan) to 2021/22 growth has averaged 4% pa (an increase of around 6,200 in the student headcount or 3.7% pa and around 6,600 in the number of FTE students or 4.1% pa).

¹ [“The economic, social and cultural impact of the University of York”](#), Final Report to the University of York, London Economics, November 2018 and “Economic Benefits from the Expansion of the University of York”, Nicol Economics, April 2018. This latter work in turn drew on “*The Local Income and Employment Gains Attributable to York St John University and The University of Yor*”: *Estimates For 2016/17*”, Dr Stephen Martin, Department of Economics and Related Studies, University of York and Dr Bernard Stafford (November 2017)

Figure 1: Actual growth in numbers of students - University of York



Source: <https://www.york.ac.uk/about/student-statistics/> Note: the fte students number reported may not be quite the same as other previously reported for 2018/19 and earlier years due to definitions and the timing of when the numbers of students are measured during an academic year

- 1.6 When the University previously presented its growth forecasts and scenarios for the future to the EiP², it pointed out that the average annual growth rate over the then previous 10 years had also been 4%. It also presented a range of scenarios (produced in April 2020) for growth from the then estimated base numbers of around 18,100 FTE students for the academic year 2018/19.
- 1.7 We can compare the then scenarios for growth with actual growth to 2021/22. The scenarios produced a range of increases in FTE student numbers from 2018/19 to 2021/22 from as little as around 300 up to around 2,300. As can be seen from Table 1 below, in fact the **actual growth over the last three years has been considerably faster than any of the previous scenarios** (3,300 or nearly 6% pa).

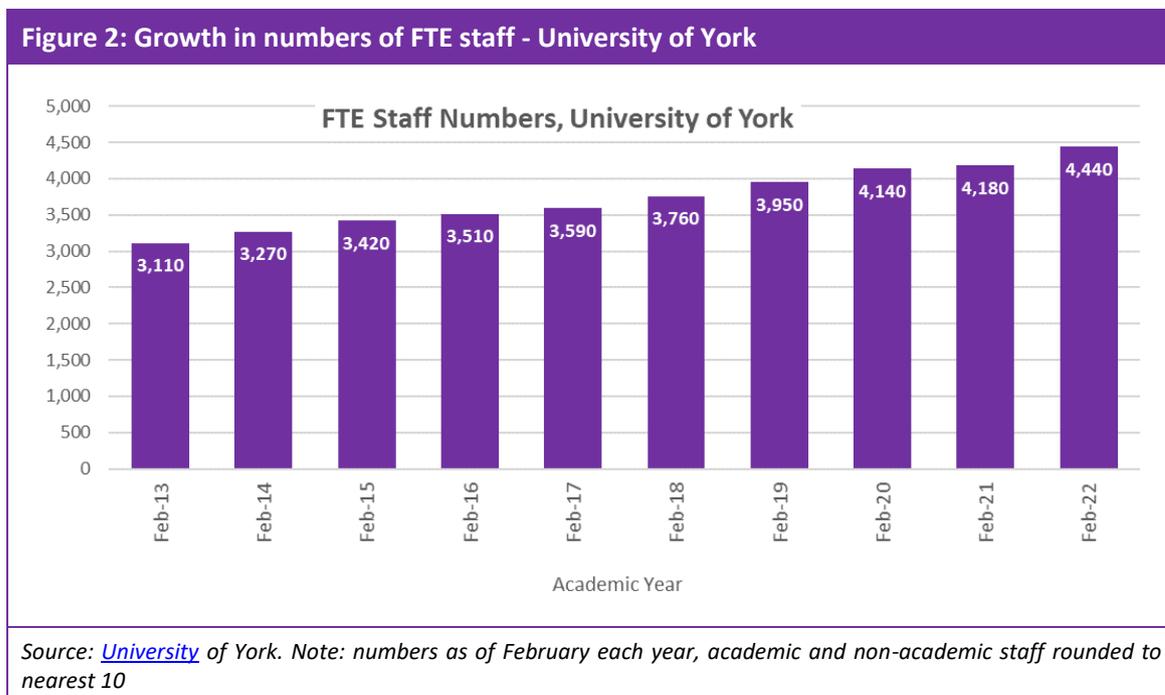
Table 1: Actuals vs. forecast growth in FTE students numbers at the University of York 2018/19 to 2021/22

	Scenarios (April 2020)							Actual
	1	2	3	4	5	6	5/6 average	
	Unlikely		Minimum likely		Foreseeable			
% pa assumed growth rate	0.5%	1.0%	1.25%	1.5%	2.0%	4.0%	3.0%	
Increase 2018/19 to 2021/22 – forecasts or actual								
Nos	273	549	688	827	1,109	2,262	1,679	3,285
%	1.5%	3.0%	3.8%	4.6%	6.1%	12.5%	9.3%	18.3%
% pa	0.5%	1.0%	1.3%	1.5%	2.0%	4.0%	3.0%	5.8%

Source: SID 849, Appendix B, Table 2 summary of 2019 update to modelling, University of York and actual data from <https://www.york.ac.uk/about/student-statistics/>

² Appended to the representation SID 849 Proposed Modifications and Evidence Base Consultation 2021, City of York Local Plan

- 1.8 As can be seen from Figure 2, below, the number of FTE staff by the University has also risen steadily over time, broadly in line with growth in FTE students. We have examined the relationship between FTE staff at the University and FTE student numbers. The relationship fluctuates slightly over the nine year period for which we have data., Depending on whether we select the seven or the nine year period to 2021/22 the apparent “productivity” growth rate (students per FTE staff numbers) is between 0.1% and 1%. There is of course not necessarily a precise relationship between the two as for instance some staff are employed on research related or business interaction activity alone and not necessarily linked to student numbers.



- 1.9 As a consequence of this strong growth, the University has been rapidly expanding its buildings and using up the developable footprint of the current extant planning permission for Campus East.

2. Current economic role of the University

- 1.10 The University fulfils a number of key economic roles in York. These can be summarised as:

- Its **direct economic role** as an employer.
- The **indirect economic role** from the expenditure on goods and services it makes with suppliers based in the local area³ and also from the spend by its staff who live in York.
- The contribution to the local economy from **expenditure by its students** who live in York and so spend money on housing and other goods and services.
- The **wider role** in the competitiveness of the local economy from a combination of:

³ Based on previous surveys the proportion of the University’s external expenditure with suppliers based in York ranged between 14% and 20%

- Links with local businesses and the role it plays in the development of important sectors of the economy via the innovation eco-system and spillovers from the research activity that take place in the University and in collaboration with local businesses
- Spin-out and spin-off businesses from the University's researchers
- The contribution its graduates make to the local economy when they stay in the city and add to its skills base
- The contribution the University makes to the cultural life of the city and so its attractiveness as a place to live.

Conclusions from previous work

- 1.11 In its 2018 report, London Economics estimated the University's economic footprint in 2016/17 as:
- Total economic output generated of c. £700 million in the UK and £600 million in the Yorkshire and Humber region⁴ (from the University's direct activities and spend by students)
 - Total FTE jobs supported of around 7,100 across the UK and 6,300 in the region
 - The key role of the University in developing skills in its graduates (although largely in the context of the UK economy) and of the importance of its research output.
- 1.12 The earlier work by Nicol Economics, noted that for 2016/17 overall the activities of the University and its students supported an estimated 6,600 FTE jobs in York (rising to 7,700 FTE jobs if the role of the Science Park was taken into account). This assessment noted that the contribution to incomes in York (contribution to wages and salaries but not profits so just part of GVA) was some £310 million in 2016/17 or around 6% of all GVA in York, rising to 7% if the contribution of the Science Park was included. This contribution was broadly in line with its share of GVA (ie total economic output).
- 1.13 This work also highlighted that the University played a much wider role in the city and its sub-region than measured by its contribution to jobs and income. The research and academic activity that takes place at the University provides critical support to the development of the wider economy, particularly in knowledge rich areas, through business-industry links with existing firms and with potential new investors. The report noted that the roles of the University in the **biosciences/health care** sectors and in the **creative, digital and IT** sectors were particularly important. These are two areas that York expects to develop as the city grows.
- 1.14 The research also emphasised the role the University played in attracting, retaining and developing talent – this is part of its core business. It provides a large pool of graduate for local businesses and works with businesses to train and develop their workforces. This is a major contribution to the enviable position that York has as a city with a particularly high proportion of people with degrees in its workforce.

⁴ London Economics did not assess the specific role of the University in the local York economy

1.15 In the most recent full financial year for which there are accounts (2019/20) the University had total income of £376.5 million of which £183.7 million was paid in gross wages and salaries (before social security and pension contributions). Over the financial year, the average number of staff employed was 4,486 FTEs (1,885 academics and 2,601 support staff) or an average salary per FTE of £41,000. This is **well above the average FTE salary in York**. In 2020, we estimate that the average FTE annual salary across all sectors in York was around £33,200 (mean) and £27,500 (median). In other words the average (mean) salary paid by the University is nearly a quarter (23%) above the whole economy average.

Update of previous work

1.16 We have assessed the current (academic year 2021/22) economic role of University based on:

- Current student numbers, staff numbers and total income
- Previous research showing the relationship between student numbers, staff number and overall jobs.

1.17 The changes since 2016/17 are shown below in Table 2. As can be seen, since the last economic impact assessment estimates were produced, the direct headcount of FTE staff employed by the University has increased by 850 FTE staff (or nearly a quarter) in line with but slightly slower than the growth in student numbers. It is reasonable to assume that the overall direct economic contribution of the University will have risen in line with the growth in FTE staff and the indirect contribution associated with student spend in line with FTE student numbers.

Table 2: Change in size of University of York since 2016/17				
	2016/17	2021/22	Change	% Change
FTE staff	3,594	4,443	849	23.6%
FTE students	16,545	21,250	4,705	28.4%
Student headcount	17,480	22,020	4,540	26.0%

Source: data provided by University of York. Note: the FTE staff headcount is based as of February each year

1.18 The updated estimates of the current economic role of the University are shown in Table 3 below. To be cautious, the previous estimates for 2016/17 have been updated by the change in FTE staff numbers since then (23.6%), rather than student numbers (26% to 28%). The calculations suggest that:

- The total overall employment contribution of the University has risen by around 1,500 FTE jobs since 2016/17⁵.
- Using the previous 2016/17 methodology this suggests that the University supports around 8,000 FTE jobs across York (from all roles including student spend) or up to 9,000 including the role of the Science Park.

⁵ This increase is also in line with applying the change factors for FTE staff numbers and students to the London Economics estimates for Yorkshire and the Humber for 2016/17

- Such levels of employment represent around **8% or 9% of all jobs in York** (on a comparable FTE basis). As noted earlier, on average, the jobs supported are well paid and offer above average wages compared to the rest of the economy. Indeed, the University is now one of the **two largest employers** in York⁶.
- As can be seen from Figure 3, the University’s total income in 2019/20 was £376 million, of which just over half was from tuition fees (£197 million) and just under a third (£116 million) was from research.

Element of impact	FTE jobs supported by University (000s)			Share of all employment in York in 2020/21* compared to....	
	2016/17	2021/22**	Change	FTE employees	All FTE jobs
Direct from employment	4.04	4.99	0.95	5.9%	5.0%
Indirect from purchase with suppliers and student/delegate spend	1.82	2.25	0.43	2.6%	2.2%
Total 1st round	5.86	7.25	1.38	8.5%	7.2%
Further multiplier effects	0.58	0.72	0.14	0.8%	0.7%
Total all rounds	6.44	7.96	1.52	9.3%	7.9%

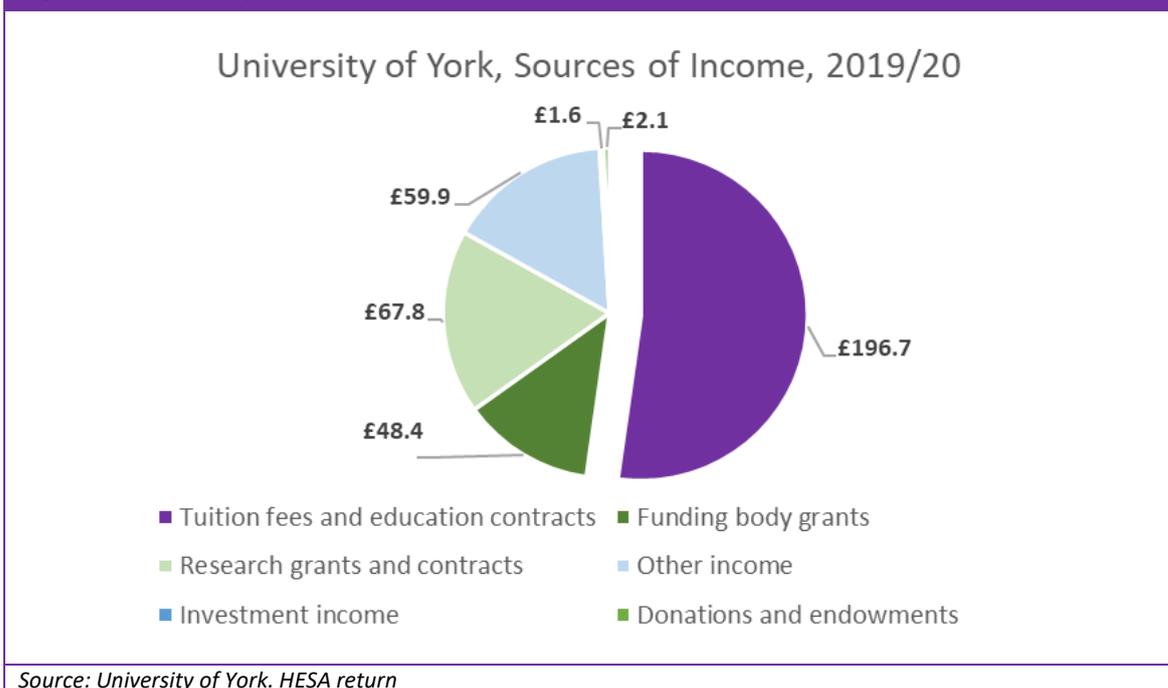
*Source: calculations by Nicol Economics updating previous estimates from Nicol Economics (2018). Notes: * assumed levels for all of York are 106,000 total employees, 85,000 FTE employees and 100,000 total FTE jobs including self-employed; ** as the increases are pro-rated to the 2016/17 base estimates there are some discrepancies between the assumed jobs supported in 2016/17 and the actual FTE staff and latest FTE staff numbers, but the changes assumed are broadly in line with the actual change of c. 850. This is due to the methodology employed by Martin (2017) that includes wider effects from direct employment (rental and royalties payments linked to staff based in York because of the University).*

- 1.19 In addition, according to HESA statistics⁷ in 2018/19 and 2019/20 the University was, on average, involved in providing consultancy services, contract research or providing access to facilities and equipment with around 1,000 external partners. Of these partners, 500 were commercial partners and 220 were small and medium sized enterprises. In total the University received around £27 million in each year from these sources (of which £9.1 million was from all commercial partners and £2.5 million was from SMEs). There is no information specifically on York businesses with whom the University collaborates.
- 1.20 York Science Park has provided an important location for the incubation and development of knowledge based businesses linked to the University spread across several locations in York. One of the buildings, which is part of the Science Park, is “The Catalyst” (around 2,830 sqm GIA) and was developed on Campus East (specifically designed for the creative, media, tech and digital sectors in close distance to the University’s departments of Theatre, Film & TV, Computer Science and Law and Management). It was completed in 2011 and part funded by ERDF. In addition, Campus East is the location of the [Ron Cooke Hub](#) building (6,740 m2 of GIA). This £20 million building was completed in 2010 and is designed to encourage “discussion and interaction, bringing people together across disciplines and sectors, from within and outside the university, providing space for new, value-adding ideas and partnerships to blossom”.
- 1.21 In 2019/20 the total income of the University was around £375 million (see Figure 3), with large elements of income from research funding.

⁶ According to information from City of York Council, as of September 2019 it was one of only two employers with over 4,000 staff (the other was York Teaching Hospital NHS Foundation Trust)

⁷ HESA [Business and Community Interaction Survey](#) 2017/18 and 2019/20

Figure 3: University of York income, 2019/20



1.22 So we have seen that the University:

- 1) Has delivered significant growth in its recent economic contribution to the city of York (in both absolute and relative terms) as it has been able to grow in terms of student numbers, staff and also research activity.
- 2) Provides high quality employment that is well-paid and helps therefore raise average earning levels in the city (see below on how this supports the City of York Council's key economic policies).
- 3) Has a critical and significant wider economic role in providing a supply of skilled workers for York and the wider region as well as strong research that supports local economic growth. The research and academic activity that takes place at the University provides support to the development of the wider economy, particularly in knowledge rich areas, through business-industry links with existing firms and with potential new investors.

3. Policy support and fit for the University

1.23 There is, not surprisingly, evidence of very strong policy support for the University's economic role, both locally and sub-regionally.

Local/City of York

- 1.24 The most recent economic development strategy (EDS) provided specifically for York⁸ is very supportive of the role the University has and can make. This strategy is referenced in the submission draft Local Plan as one of six local strategies providing context for the Local Plan. In the section on Vision for York in the draft Local Plan under “*Create a Prosperous City for All*” there is a clear statement that “*the Local Plan will enable York to realise its economic growth ambitions as set out within the York Economic Strategy*” (para 2.1).
- 1.25 The EDS has four key metrics, seeking to achieve:
- Wages** above national average by 2025
 - Priority **high value sector** growth at least 20% faster than predicted
 - Long term targets business space and housing requirements fully met
 - That York’s employment rate, **skills** and connectivity **comparative advantages** maintained.
- 1.26 The EDS had 8 essentials “to dos” (ie programmes and actions) that included three where the University has a direct role. These are to:
1. Take practical steps to **develop and retain talent** in the city
 2. Deliver a local plan supporting a **high value economy** – (described as delivering an “*ambitious local plan which allocates appropriate land enabling a high value economy*” and “*with the balance of new jobs created 20% higher than baseline projections in high value sectors*”
 3. Drive **real university & research-led business growth** in key sectors.
- 1.27 In a recent report to the CoYC Scrutiny Committee, officers noted that: “Graduates are essential to deliver high-level economic growth as we can see skills shortages developing across the LCR and an increasing demand for graduate level skills. 47.9% of York’s working age population have level 4 National Vocational Qualifications (degree-level) which is the highest of all cities in the north. This is helped by our two high level universities which are producing an ever increasing stream of graduates of whom over half stay in the region”. It also notes that “York’s two universities produce approximately 5,900 graduates per year. The University of York, being the larger institution, produces approximately 4,400 of these whilst York St John produces around 1,500 per year.” It then explores ways of increasing graduate retention.
- 1.28 Clearly supporting the growth of the University would directly support these three essential “to dos” in the EDS as well as three of the four key metrics.
- 1.29 The CoYC’s more recent Covid-19 recover and renewal strategy⁹ states that “*a longer-term 10 year recovery plan will be developed with city partners to confirm the broader ambitions and direction for York, and identify the necessary priorities to achieve them*”. This includes five themes of which three link directly to the University (in bold):
- Building on York’s strengths as an internationally renowned place including work with cultural, heritage and **digital/creative industries**
 - Building upon the strengths in the **Bio- and Agri-tech sectors**

⁸ “York Economic Strategy 2016-20: Choosing a better story” CoYC July 2016

⁹ “City of York Council Recovery and Renewal Strategy”, 25 June 2020

- Creating a city-wide network of **research and development** to harness the capabilities of our educational and research institutions
- Alignment of employment opportunities with skills
- Transport and place projects to drive economic recovery.

Sub-regional/LEP

1.30 York is currently part of the North Yorkshire and York Local Enterprise Partnership (LEP) area. The LEP's **Local Industrial Strategy 2020** described the sub-region's "USP" as "*Clean Growth enabled by the Circular **Bio-economy** York and North Yorkshire has unique **innovation and industrial capabilities**, along with the diverse and extensive landscape required, to demonstrate and deliver carbon sequestration at a scale that will enable us to become England's first carbon negative region*" [our emphasis added].

This recent LEP's strategy document described the area's assets as including:

- "World leading **bio-economy and agri-tech innovation assets**
- **Industrial innovation** including carbon capture and storage
- Two national parks and three AONB's providing the opportunity to increase agricultural and food productivity whilst delivering natural carbon reduction opportunities" [our emphasis added].

1.31 The University of York is clearly a central part of this set of innovation assets for the sub-region.

1.32 Finally, the LEP's recent Covid-19 recovery plan "**Greener, Fairer, Stronger**"¹⁰ talks about the importance of [BioYorkshire](#) led by the University of York as part of the recovery of the sub-region. This is the 10-year plan to transform the region into the UK hub for green innovation and enterprise, launched by the University of York and a consortium of partners (covered in more detail below).

1.33 Partners in the sub-region have also prepared a bid for a future "Mayoral Devolution Deal for York and North Yorkshire¹¹". This emphasises the importance of the University and supports the development of BioYorkshire seeking £175 million "*to develop an innovation ecosystem connecting academia, industry and policy makers (known as Bio-Yorkshire), with a further £3 million for bio-tech incubator hubs and £15 million for a bio-tech innovation accelerator to bring visibility to Bio-Yorkshire as a global centre of excellence*".

1.34 The recently published Levelling-Up White Paper has a commitment from central government to take forward negotiations with a view to agreeing a Mayoral Combined Authority deal for York and North Yorkshire.

¹⁰ "*Greener, Fairer, Stronger Covid-19 A Plan to Reshape our Economy*", Version 1, York & North Yorkshire Local Enterprise Partnership, October 2020

¹¹ See <https://www.york.gov.uk/devolution>

4. Future economic role of the University if it is able to grow as planned

- 1.35 In 2021 the [University Strategy to 2030](#) “A University For Public Good” was published. This strategy sets out four key themes and a number of ways of working. The themes are:
- Curiosity-driven and action oriented research
 - Education that empowers
 - Community without limits, and
 - Local commitment on a global scale.
- 1.36 The University of York has produced a recent set of short to medium growth forecasts but only up to 2025/26. These conservative forecasts are that the number of students studying in York (as opposed to on-line which is on top of these) will rise by around a further 1,200 FTE students or growth of 6% or 1.4% per annum over the next four years.
- 1.37 These forecasts have been produced bottom-up department by department for all types of students. Given the recent strong growth at the University the forecasts appear relatively cautious. Longer range forecasts are inevitably less certain. Reflecting back to the previous long term growth scenarios (2019), the medium term forecasts support a growth rate within the range of the previous Scenarios 3 or 4 (1.25% to 1.5% pa) or the “minimum likely” range (after a period of particularly rapid growth). Just extrapolating forward this short term growth rate to 2033 or 2038 would see an expansion from 2021/22 of, respectively, around 3,800 and 5,600 FTE students actually based in York (plus further on-line students driving growth in staff numbers).
- 1.38 The University is also planning to increase its teaching and research offering and scale in two specific areas:
- A new **School of Physics, Engineering and Technology** which brings the Physics and Engineering departments together and creates a number of entirely new courses. This feeds into the industrial income strategy too.
 - A new **School of Architecture** The University is well positioned to become a leader in societally-informed design. In establishing a new department the University will have the opportunity to innovate in how it educates design professionals through an interdisciplinary approach.
- 1.39 Student numbers are but one driver of the University’s need for space. The University is seeking to increase its level of external collaboration activity which will require extra space for both the collaboration and associated research activity. A key growth area is likely to be that of University-Business/Industry interaction around innovation and R&D. There are several important opportunities here that could become a possibility and require space on the University’s campus areas and if not located in York would go elsewhere in the UK or even overseas. These include:

- **BioYorkshire and BioEconomy.** The University of York, together with its partners at Askham Bryan College and [Fera](#) has the capacity to deliver a world-leading bioeconomy cluster. As a key initial component of this, the “Global Bioeconomy Institute” is likely to be developed on Campus West, funded through the Devolution Deal. This will provide new laboratories to increase capacity. It will *“harness scientific expertise to develop bio-based supplies of fuel, chemicals and materials. It will also work with the region’s farmers and agricultural industries to drive innovation while enabling more productive and sustainable crop production and land use”*¹². BioYorkshire aims to create 4,000 highly skilled jobs, reduce CO₂ emissions by 2.8 million tonnes per year for the UK and generate £1.4 billion to the UK economy. Some of this activity will need to be located by or close to the University’s facilities.
- **Nuclear fusion technology.** The University is part of a [consortium bidding](#) for the UKAEA STEP¹³ programme for a STEP prototype reactor, linked to the Plasma Institute of the University. The prototype fusion reactor is likely be located at Goole in East Riding. The associated *“skills academy and the digital engineering facility serving STEP may be located on campus, bringing hundreds of well paid jobs into the City”*. The University of York’s evolving concept is to form a fusion mini-campus on Campus East, close to the Plasma Institute and the new School of Physics, Engineering and Technology. Such a development would be a real “gamechanger” for the York and wider sub-region economy.
- **Robotics and Artificial intelligence.** The University is just about to complete the construction of the [Institute for Safe Autonomy](#). This is an important new development in a rapidly growing and important new area of technology. The research will find solutions to the global challenges in assuring the safety of robotics and connected autonomous systems. It will be housed in this dedicated new building with specialist laboratories and testing facilities. It will provide a world-leading ecosystem for research and innovation, education, public engagement, and commercial realisation. [The University is already receiving enquiries from a wide range of businesses about the scope for collaboration.]

1.40 These opportunities would be **economic game-changers** for York and the wider sub-region. In the absence of capacity to accommodate such opportunities with certainty, the ability for York to accommodate such opportunities will be severely curtailed. This would represent a loss of future economic opportunity for York, the sub-region and, potentially, the UK as a whole where there is international competition for investment (especially around robotics/AI and the bio-economy).

5. Key conclusions

1.41 The updated analysis highlights a number of key factors:

- 1) First, the University is a key asset and underpinning engine of the York economy. This role is both on its own as a major employer with nearly 4,500 FTE staff and in collaboration with others supporting several of York’s key economic engines and future opportunities and as a source of highly skilled and paid workers.

¹² See <https://www.york.ac.uk/bioyorkshire/>

¹³ Spherical Tokamak for Energy Production or [STEP](#) is a UK Atomic Energy Authority (UKAEA) programme that will demonstrate the ability to generate net electricity from fusion. It will also determine how the plant will be maintained through its operational life and prove the potential for the plant to produce its own fuel. The first phase of the programme is to produce a concept design by 2024

- 2) Second, this role of the University is highlighted in local and sub-regional economic development plans and policies. Indeed the draft Local Plan itself highlights the extremely important role of the University.
 - 3) Third, the University has grown at a rate that has met or exceeded previous forecasts. Since the initial start of the development of the draft Local Plan (in 2013) the University has seen the number of students and staff rise by around 40% (an extra 6,500 FTE students and 1,300 FTE staff) or 4% per annum on average over this nine year period.
 - 4) Fourth, this success is built on its world class teaching and research and the quality of its facilities and student experience. As a result, it has largely used up its existing Campus East (and West) areas for development.
 - 5) Fifth, the University will continue to grow in terms of number of extra students [although likely at a slower rate than over the past 10 years] in part as a result of developing new areas of teaching and research.
 - 6) Sixth, it is worth noting that the current latest economic forecasts used by CoYC and submitted to the EiP (Oxford Economics, 2019¹⁴) seriously understated the likely growth in the education sector over the period 2017 to 2033. As noted in previous representations, they forecast a slight fall of 1% or 130 jobs from 2017 whereas we know that the University of York itself has already seen FTE staff numbers rise by around 700 between 2017/18 and 2021/22. **The evidence base being used for the Local Plan does not therefore build in adequately the growth that has already occurred at the University or is forecast to occur.**
 - 7) Seventh, the importance of future collaborations built around the University's research expertise with business and other research institutes. The University is entering a phase where new, large-scale University-industry collaborations are being developed and new opportunities are coming forward. The precise scale of these opportunities (and land/buildings footprint) is hard to forecast and in some cases they may require relatively quick responses and available land to develop facilities. These opportunities are as a result of the University's current world class research and facilities. This is especially true in the bio-economy expertise area, which is of course a critically important area for development nationally and globally as we move to a net zero carbon economy. In the absence of the space to accommodate such investment opportunities they would be lost to York, the sub-region and, potentially, the UK as a whole.
- 1.42 As pointed out elsewhere, although the draft Local Plan makes some provision for future expansion of the University this is very significantly short of the space that will be needed if the University is to fulfil its real future potential over the next few decades. In summary, although the important role of the University past, current and future is acknowledged in the draft Local Plan, the policies as they stand in the draft Local Plan do not provide adequate support for its ability to fulfil its important future role.

¹⁴ "York Economic Outlook: Economic Outlook and Scenario Results for the York Economy", Oxford Economics, December 2019 (EX/CYC/29)

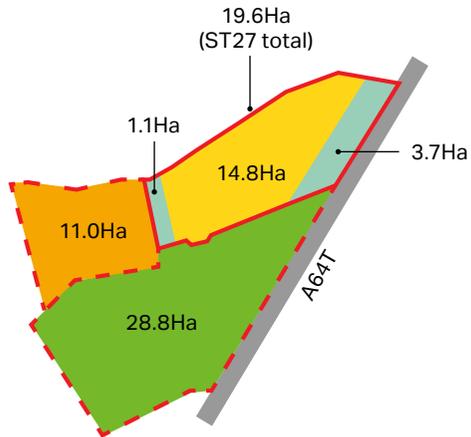
APPENDIX c)
Masterplanning exercise for ST27 and
ST27 as proposed to be extended by the University
MAKE Architects

Campus East

Extension proposal

23.02.2022 / Rev 05

Campus East extension: Zoning and areas



Key: extension proposal (right)

-  Existing building
-  Social / hub building
-  Residences
-  Academic building
-  Business / collaboration building
-  Research building
-  Multi-storey car park
-  Campus East
-  Campus East extension ST27
-  Additional allocation proposed by the University



Campus East Extension proposal

23.02.2022 / Rev 05

Campus East (existing - north of lake)				
Building	Use	Floorplate area GIA (sqm)	Floors	Total building GIA (sqm)
1	Residential	438	4	1752
2	Residential	438	4	1752
3	Residential	1044	4	4050
4	Residential	673	4	2659
5	Residential	685	3	2055
6	Residential	1688	3	4208
7	Residential	673	4	2658
8	Residential	435	3	1905
9	Residential	438	4	1752
10	Academic	1092	3	3275
11	Residential	750	3	2250
12	Residential	900	3	2700
13	Residential	900	3	2700
14	Residential	500	4	2000
15	Residential	1300	4	5200
16	Residential	900	3	2700
17	Residential	1350	4	5400
18	Residential	500	3	1500
19	Business / collaboration	1100	3	3300
20	Business / collaboration	1300	3	3900
21	Business / collaboration	1350	3	4050
22	Business / collaboration	1200	3	3600
23	Academic	1200	2	2400
24	Academic	1000	3	3000
25	Academic	900	3	2700
26	Academic	1000	2	2000
27	Academic	900	2	1800
28	Social / hub	1200	1	1200
TOTAL				78466

Campus East (existing - north of lake)			
Use	Total building GIA (sqm)	% total	
Residential	47241	60%	
Academic	15175	19%	
Social / hub	1200	2%	
Business / collaboration	14850	19%	
TOTAL	78466		

Campus East (extension - south of lake)			
Use	Total building GIA (sqm)	% total	
Residential	49380	28%	
Academic	51650	29%	
Social / hub	16000	9%	
Business / collaboration	39900	23%	
Research	15200	9%	
Multi-storey car park	4900	3%	
TOTAL	177030		

Campus East (extension - south of lake)				
Building	Use	Floorplate area GIA (sqm)	Floors	Total building GIA (sqm)
29	Residential	960	3	2880
30	Residential	450	4	1800
31	Residential	400	4	1600
32	Residential	400	3	1200
33	Residential	1000	4	4000
34	Business / collaboration	1200	3	3600
35	Business / collaboration	1200	3	3600
36	Business / collaboration	800	3	2400
37	Business / collaboration	800	3	2400
38	Business / collaboration	1200	3	3600
39	Business / collaboration	1200	3	3600
40	Residential	900	3	2700
41	Residential	600	3	1800
42	Residential	600	4	2400
43	Residential	650	4	2600
44	Academic	950	3	2850
45	Academic	800	4	3200
46	Academic	2450	3	7350
47	Social / hub	2200	4	8800
48	Academic	1000	3	3000
49	Academic	1000	4	4000
50	Academic	2400	3	7200
79	Social / hub	1000	1	1000
UoY Proposed Additional Area Total				77580
51	Social / hub	1200	4	4800
52	Academic	950	4	3800
53	Academic	1650	3	4950
54	Business / collaboration	1050	4	4200
55	Business / collaboration	800	3	2400
56	Residential	750	3	2250
57	Residential	400	4	1600
58	Residential	400	4	1600
59	Academic	1000	4	4000
60	Academic	1000	4	4000
61	Academic	1000	4	4000
62	Residential	650	3	1950
63	Residential	1050	3	3150
64	Residential	300	3	900
65	Residential	600	3	1800
66	Residential	900	4	3600
67	Academic	1100	3	3300
68	Business / collaboration	2100	3	6300
69	Residential	850	3	2550
70	Residential	450	4	1800
71	Residential	450	4	1800
72	Business / collaboration	2600	3	7800
73	Residential	900	3	2700
74	Residential	900	3	2700
75	Research	2000	2	4000
76	Research	2000	2	4000
77	Research	3600	2	7200
78	Multi-storey car park	2450	2	4900
ST27 Total				98050
80	Social / hub	600	1	600
81	Social / hub	300	1	300
82	Social / hub	500	1	500
Landscape Buffer Total				1400
TOTAL				177030



Campus East extension proposal

APPENDIX d)

UNIVERSITY LOCAL PLAN REPRESENTATIONS:

April 2018 Reps on Submission of Local Plan: including past sequence of draft plan revisions: - CD014U

Appendix 3(c) September 2014 CYC Local Plan Publication Draft Proposals Map South: University Extension site ST27 at 26ha plus landscape buffer to A64T 30ha

Appendix 3(e) 10 July 2017 CYC 852 Revised University Extension reduced to 21.5ha including wide landscape buffer

July 2019 Reps on proposed Modifications to Green Belt boundaries: No CYC evidence base related to University's expansion requirements for size of ST27
EX/CYC/21d

June 2021 Reps related to CYC TP1 ADDENDUM and associated documents of January 2021:
EX/CYC/66h