

City of York Council  
Examination of the City of York Local Plan  
2017 – 2033

Schedule of  
Matters, Issues and Questions for the Examination  
(EX/INS/37)

Phase 3 Hearings

Matter 3 – Student Housing  
Askham Bryan College Ref 613

Representations on Behalf of  
Askham Bryan Agricultural College  
Askham Bryan  
York  
YO23 3FR

5<sup>th</sup> July 202



Chartered Town Planning Consultants

York Emerging Local Plan Examination in Public Phase 3 Hearings Matter 3 Student Housing  
Response on behalf of Askham Bryan College

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York Emerging Local Plan Examination in Public Phase 3 Hearings Matter 3 Student Housing  
Response on behalf of Askham Bryan College

## 1.0 INTRODUCTION

1.1 This statement has been prepared on behalf of Askham Bryan Agricultural College York who have submitted representations to the Examination into the York Emerging Local Plan. The College is a Further Education (FE) and Higher Education (HE) provider with 3,400 enrolled students in the academic year 2020/21 from entry level provision to masters degrees and by academic year 2025/26 student numbers are forecast to grown to more than 4,500. The College is one of only 11 independent specialist land-based Colleges in England and Wales and plays a strategically important role in providing skills, alongside technical and professional education to the local, regional and national economies. It is the premier such College in the region, and it provides support to key industries in the region, in particular that of agriculture. The College is rated good (main inspection) and outstanding (residential inspection) by Ofsted, and has recently been awarded degree awarding powers, one of only nine colleges (from ~200) to have achieved this.

1.2 These representations relate to Consultations on the Submission Version Local Plan and Proposed Modifications. They should be read together with the previously submitted objections to the emerging Plan:

- Askham Bryan College York ref 613:

July 2021 (EX/CYC/66g) Reps in respect of whole College campus washed over by Green Belt, including a proposed Green Belt inset boundary (see Map 4 in the reps).

## 2. NATIONAL POLICY CONTEXT

2.1 These objections need to be considered in the light of the following national policy. The Plan (as written) fails to be consistent with the National Planning Policy Framework 2012 (the Framework) and is not sound.

2.2 The Framework 2012 outlines the process for the preparation of local plans and in particular the establishment of Green Belt boundaries. At its heart is the presumption in favour of sustainable development (§14). Local Planning Authorities (LPAs) are tasked to objectively identify and then meet the housing, business and

other development needs of an area, and respond positively to wider opportunities for growth (§17). The Government's commitment to ensuring that the planning system does everything it can to support sustainable economic growth requires that planning should operate to encourage, and not act as an impediment to, sustainable growth (§18,19).

- 2.3 LPAs should set criteria or identify strategic sites for local and inward investment to match the strategy and to meet anticipated needs over the plan period. They should plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high-tech industries (§21).
- 2.4 Government attaches great importance to ensuring that sufficient choice of school places is available to meet the needs of existing and new communities. LPAs should take a proactive, positive and collaborative approach to development that will widen choice in education (§72).
- 2.5 The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence (§79). Their permanence is stressed in §83.
- 2.6 Defining the boundaries for the first time should take account of the need to promote sustainable patterns of development (§84). Consistency with the Local Plan strategy should be ensured and land which it is not necessary to keep permanently open should not be included (§85). Where villages or settlements make an important contribution to the openness of the Green Belt they should be included within it (§86).
- 2.8 Local plans should be consistent with the principles and policies set out in this Framework, including the presumption in favour of sustainable development (§151). They should be aspirational but realistic and they should address the spatial implications of economic, social and environmental change, §154.
- 2.9 Early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses is essential. LPAs should set out strategic priorities for the area including strategic policies to deliver, *inter alia*, the provision of health, security, community and cultural infrastructure and other local facilities (§155, 156).

- 2.10 Each LPA should ensure that the Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area (§158). They should work with other authorities and providers to assess the quality and capacity of infrastructure for ...education... and take account of the need for strategic infrastructure (§162).
- 2.11 The Local Plan submitted for examination should be 'sound', that is: positively prepared; justified; effective and consistent with national policy (§182).

### 3. RESPONSES TO QUESTIONS FROM THE INSPECTORS

#### *3.1 What is the need for student housing?*

- 3.1 In relation to the College, students are accommodated on campus. There are currently 339 single occupancy residential rooms of varying quality, spread across twelve buildings. Those needing replacement or upgrading include:
- 32 rooms, currently within Portakabins which have temporary planning permission until 31<sup>st</sup> March 2026;
  - 60 rooms in the main college building which dates back to 1937; and
  - 50 other rooms in 5 separate blocks which date back to 1960s.
- 3.2 New provision on campus is also needed. Student numbers are planned to increase by c25% by 2025/26, and existing student residences are severely oversubscribed. currently over 800 students are reliant on daily transport with some commutes more than 2 hours. Because of the wide catchment area, buses are often run significantly under capacity which is becoming untenable. It is simply not sustainable for students to be travelling long distances, normally by car, to access their education.
- 3.3 Overall, at least 218 student bedspaces are needed immediately comprising 142 replacement rooms and an additional 76 rooms based on short term growth but more in the later plan period.
- 3.4 This is the short-term position on student housing need but would be expected to be increased demand in the period up to 2038, which should be met on campus within the area proposed to be excluded from Green Belt

### *3.2 Is the general approach of the plan to student housing justified*

3.5 The Council's approach to locating the College in washed over Green Belt is unduly restrictive and hugely constraining on the implementation of Policy ED7 which supports an expansion of student housing on the College Campus. The wording of ED7 itself is supported however, the expansion that is required to meet the development needs of the College, and Local Plan Strategy, is not possible without having a greater impact on the openness of the Green Belt than the existing development.

3.6 The remedy:

- o Inset the built-up section of the Campus within the Green Belt (see Map 1 in appendix 1 below)
- o revise the education boundary for College in accordance with the proposed Green Belt inset (as per Map 1 in appendix 1 below)
- o revise the supporting text of ED7 to remove references to the Green Belt (as set out in appendix 1 below)

### *3.3 Is Policy H7 reasonable*

3.7 This policy is of very limited relevance to the College given ED7 allows for the expansion of student accommodation on its campus, subject to the conflicting Green Belt issues being resolved within the Plan. Some College students may choose to reside in offsite purpose-built student accommodation, but this would be a limited number.

### *3.4 Will it adequately address the need for student housing?*

3.8 As above in paragraph 3.7 above

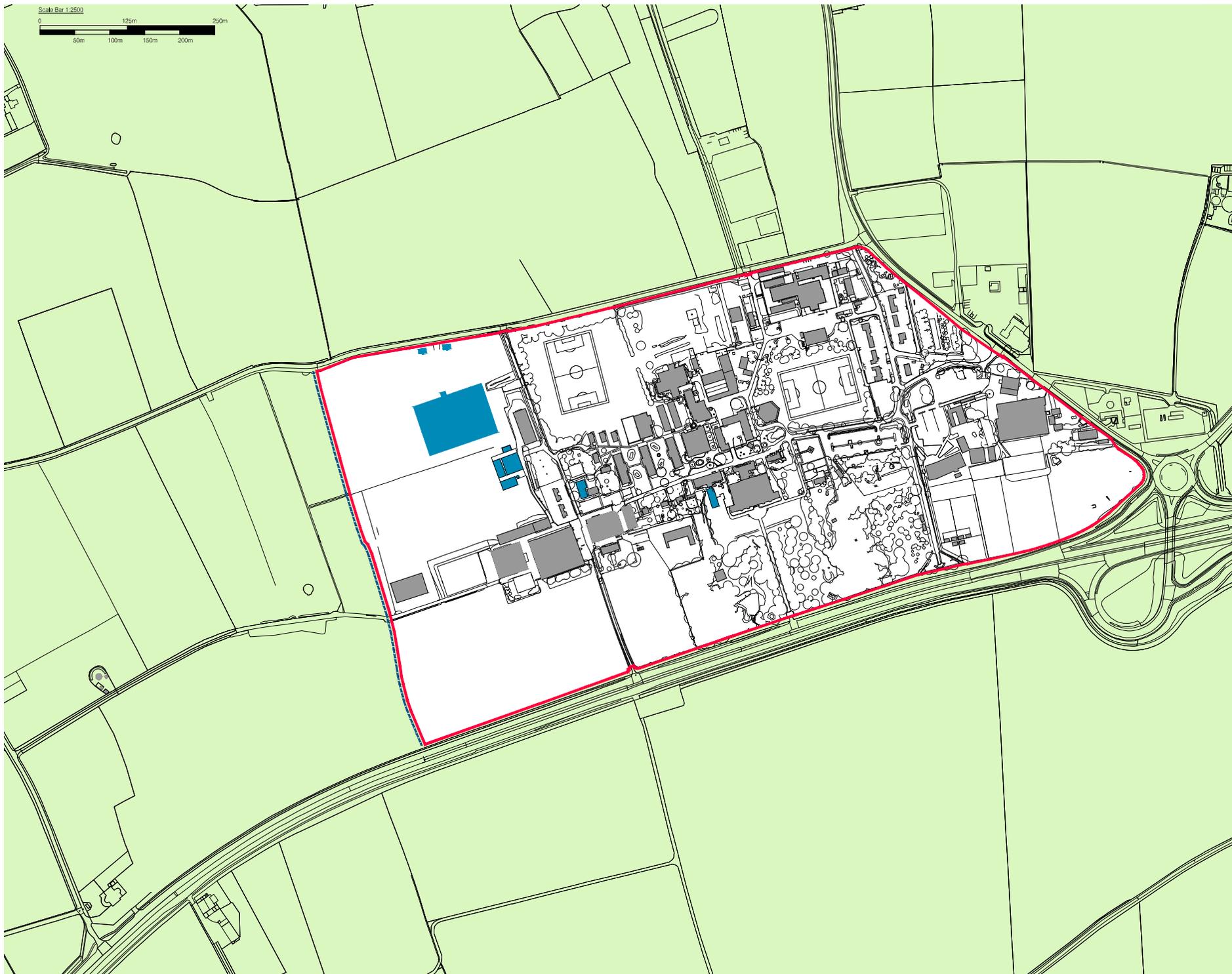
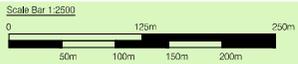
## APPENDIX A

Proposed revised wording for the supporting text (paragraph 7.24 of the Plan) of Policy ED7 to remove references to Green Belt as follows:

~~“7.24 Askham Bryan College specialises in a wide range of subject areas, across a variety of sectors; offering entry level courses, apprenticeships, diplomas at a range of levels through to BSc degrees with Honours. It lies within the Green Belt. Policy ED7 supports the College in developing its operations, which however, at the same time it is important to maintain the land's Green Belt status. In doing so any future development must not have a greater impact on the openness of the Green Belt than the existing development. For more information on the plan's approach to the Green Belt please see Section 10: Managing Development in the Green Belt. Policy ED7 supports the College in developing its operations, and future development is expected to be accommodated within the built-up area of the College Campus that is inset in the Green Belt and shown as education provision on the Proposals Map.”~~

## APPENDIX B

Map 1 – Proposed Green Belt Inset and Education/ Campus boundary on the Proposals Map limited to the existing built-up area of the College Campus



Note: Do not scale. Only use figured dimensions.  
All discrepancies to be notified to this office.

Rev	Description	Dr	Date
01	Boundary and public right of way position updated	CS	07.04.21

- Site Boundary
- Existing Buildings
- Buildings with Planning Permission or Resolution to Grant
- Green Belt
- Pedestrian Right of Way



STATUS <b>MASTERPLAN</b>		
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CLIENT <b>ASKHAM BRYAN COLLEGE</b>		
PROJECT <b>Campus Masterplan</b>		
TITLE <b>Proposed Green Belt Inset Boundary</b>		
DRAWN BY SW	CHECKED BY EMA	DATE July 2021
SCALE 1:2500 @ A1	PROJECT NUMBER 2125	
DRAWING NUMBER <b>MP05</b>	REV <b>01</b>	

APPENDIX C

Map 2 – Proposed Campus Masterplan to 2030

Note: Do not scale. Only use figured dimensions.  
All discrepancies to be notified to this office.

Rev	Description	Dr	Date
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- |                            |                                    |
|----------------------------|------------------------------------|
| 1. Statement Entrance      | 10. Horticulture Units             |
| 2. Animal Science II       | 11. Business Start Up Centre       |
| 3. Wildlife Park           | 12. Sports Centre                  |
| 4. Expanded Wildlife Park  | 13. New Car Park                   |
| 5. Statement Landscape     | 14. Agritech II                    |
| 6. Reception / Conference  | 15. Farm Gateway / Business Centre |
| 7. Core Teaching Space     | 16. Farm Platform                  |
| 8. Higher Education Centre | 17. Open Space                     |
| 9. Student Village         |                                    |

- Existing Buildings
- Building With Planning Permission
- Proposed Buildings
- Existing Trees
- Proposed Trees
- Green Space
- Sports Pitch

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PROJECT		
Campus Masterplan		
TITLE		
Proposed Development		
DRAWN BY SW	CHECKED BY EMA	DATE June 2021
SCALE NTS @ A1	PROJECT NUMBER 2125	
DRAWING NUMBER MP01		REV 00