

Appendix 2 – Proposed Modifications

Policy ED1: University of York

To enable the continuing development of the University of York, the following range of higher education and related uses will be permitted on the University's existing campuses as identified in Figure 7.1:

- academic, teaching, research and continuing professional development uses
- housing for staff and students
- arts, cultural, sports and social facilities ancillary to higher education uses
- conference facilities
- research/knowledge-based businesses, including University-led collaboration projects with industry
- other uses ancillary to the university, including support services for the uses identified above.

The University of York must address the need for any additional student housing which arises because of its future expansion of student numbers taking account of on site provision and the capacity of independent providers. Provision will be expected to be made on campus in the first instance where this can be accommodated, or off-campus, in line with considered under Policy H7.

Policies ED2 campus west and ED3 campus east address specific matters concerning those parts of the University Campus but the following requirements apply to all development on the University campuses and ST27 (the expansion site):

- i. Proposals for new facilities or uses should be supported by an up to date development brief to cover campus west, campus east and the extension site which should demonstrate the need for these in the context of the University's estate strategy.
- ii. Proposals should have regard to the historic setting of York and should where appropriate be accompanied by a heritage impact assessment
- iii. Satisfactory integration of development within the existing campus west, east (and ST27) so that it conserves or enhances its character and open space
- iv. Proposals for landscaping are required to integrate with the existing development and/or to screen as appropriate
- v. Proposals should ensure that existing student housing capacity meets need from expansion in student numbers and that the student housing

capacity of Campus West is not reduced below 3,586 unless re-provided on Campus East

- vi. Make an efficient use of land, including optimising densities, within the scope of the applicable constraints.
- vii. Appropriate connections to transport including connections to the city centre and walking and cycling links within the campus or externally

Facilities for sport, and essential operations to support this, and for landscaping, adjacent to campus west, campus east and ST27 may be located within the Green Belt if they are appropriate development, preserve the openness of the Green Belt, and meet the above criteria.

~~Policy ED1: University of York~~

~~To ensure the continuing development of the University of York, the following range of higher education and related uses will be permitted on the University's campuses, as identified on the Proposals Policies Map:~~

- ~~• academic, teaching, research and continuing professional development uses;~~
- ~~• housing for staff and students;~~
- ~~• arts, cultural, sports and social facilities ancillary to higher education uses;~~
- ~~• conferences;~~
- ~~• knowledge based businesses including research led science park; and~~
- ~~• any other uses ancillary to the university including support services for the uses identified above.~~

~~The University of York must address the need for any additional student housing which arises because of its future expansion of student numbers. Provision will be expected to be made on campus in the first instance. In assessing need, consideration will be given to the capacity of independent providers of bespoke student housing in the city and whether it is economically prudent to provide additional student accommodation.~~

~~See also Policy ED2, ED3 and H7~~

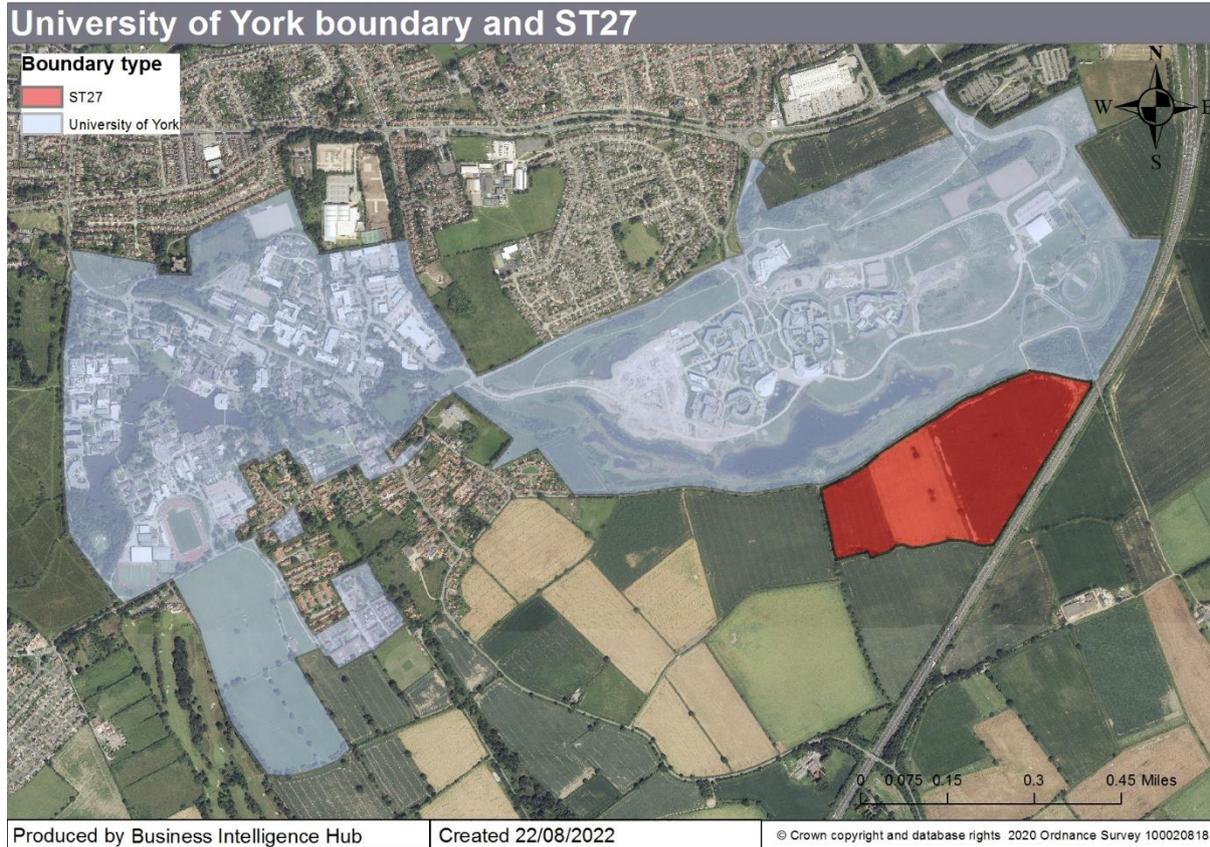
Explanatory Text

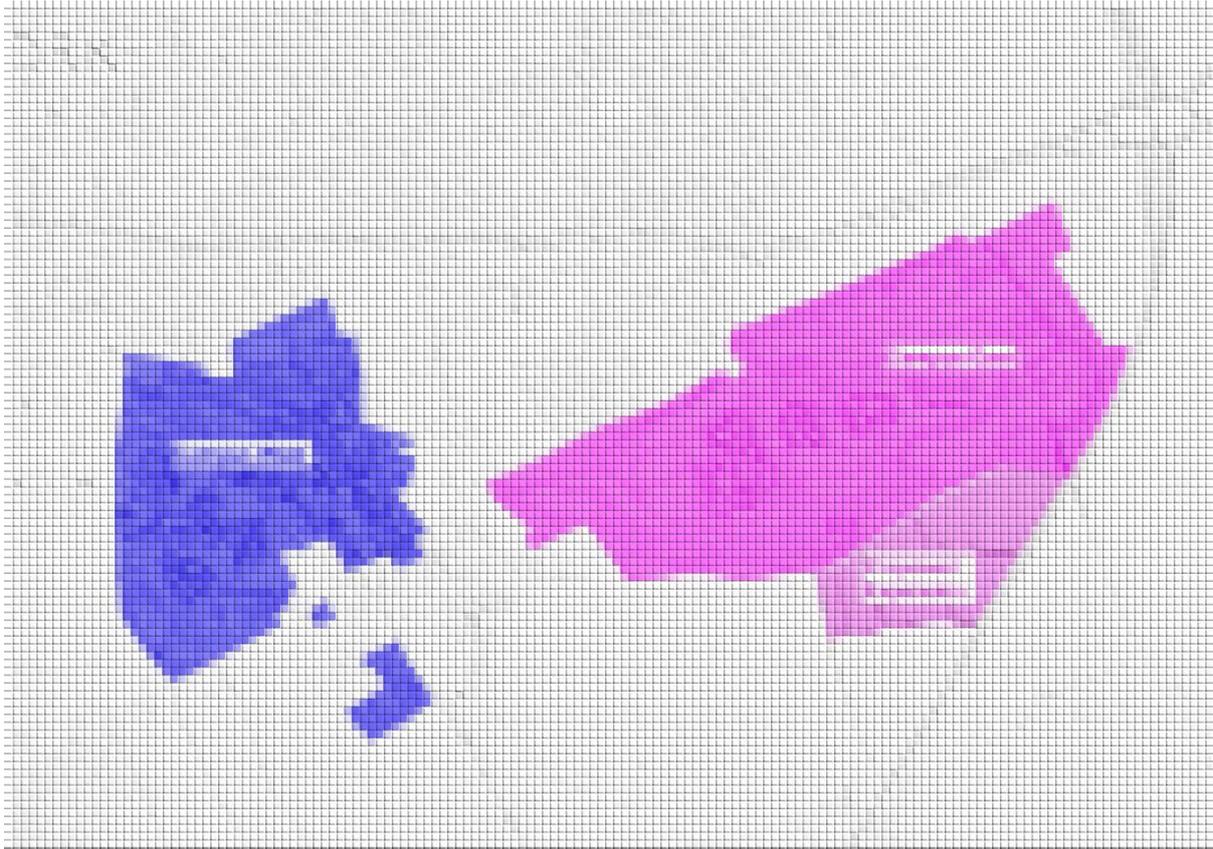
7.1a The University of York has an important role in the City (as well as nationally and internationally). It can help:

- enable the city of York to contribute directly to the delivery of national growth strategies;
- enable key Local Enterprise Partnership priorities to be realised;
- support the York Economic Strategy; and
- contribute to delivering the local plan vision of supporting the delivery of sustainable economic growth.

7.2 The Heslington campus comprises Campus West, the original campus laid out in the 1960s and Campus East open since 2009. Site allocation ST27 provides for the further expansion of Campus East. To ensure that the Heslington Campus can the existing campuses forming the University make a full contribution to the life of the city, it is important that they it continues to be used for predominantly higher educational and related uses. It is also vital that opportunities are maintained for the University's cultural, social and sports facilities to be used by the wider public.

Figure 7.1: University of York [REVISED MAP]





- 7.2a Campus West (shown in Figure 7.1) contains a number of listed buildings and features and much of the campus is listed as Registered Park and Garden. It is an important asset to the city. It was designed as a park campus with buildings; it is a 'set piece'. In that respect the ratio of open space to buildings is fundamental to the original design concept. This has shifted over time but it is important to ensure that in any future development that there is not harm to the composition. The built footprint at Campus West is approximately 23%; However, it was the quality of the initial design ambition and visionary approach to landscape vision that has resulted in the success of the campus, not just the application of built footprint principles. It is this quality of design and innovative landscaping approach which is sought to be met through the policy.
- 7.2b Development at Campus East has been established in an outline planning permission and approved design brief. Further development and the proposed ST27 extension (shown on Figure 7.1) will need to maintain the parkland setting, established at Campus West to create a cohesive campus, and the high design quality established there. The location near the has an important role in maintaining the setting and compact nature of the city. A high visual quality and good design, whilst also enhancing public amenity in terms of access to the countryside and wildlife interest, is therefore essential. This includes preservation and, where possible, enhancement of the views that can be seen from the site. This should support the realisation of a similarly ambitious and committed approach to Campus West, which must be developed, controlled and implemented through a masterplanned approach.
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- 7.2c This masterplanned approach to development at the Heslington campuses will be formalised in a Development Brief prepared by the University in consultation with Historic England. This should also involve appropriate engagement with surrounding communities. It is important that this Development Brief optimises the use of the existing estate, making the most efficient use of land and buildings across Campus East and West. To enable this, the Development Brief will be informed by the University's 5 to 10-year estates strategy (or integrated infrastructure plan or equivalent). Such a strategy is likely to address plans for student growth, for research activity and for business collaboration in the context of the University's funding and resource constraints (and wider government policy) and set out capital investment plans and programmes. The Development Brief should reflect evidence in the estate strategy which ensures, and provides evidence to show, that current space and land is efficiently used within accepted constraints having regard to the performance and fitness of the existing estate. The University and the Council will continue to engage closely and maintain regular dialogue on the definition and evolution of any strategy.
- 7.2d An annual student housing survey should also be submitted to the Council. If in any year an annual survey demonstrates that there is unmet student housing demand on the site in excess of 50 bedspaces, the university must undertake to bring forward and implement plans to provide additional accommodation on site as a priority or offsite in line with Policy H7.
- 7.2e The University was established in the city centre in 1962 at Kings Manor, campus west following in 1964 and campus east in 2009. A business start-up hub facilitated by the University has been established in offices at the Guildhall. The Council will work with the University to accommodate research/ knowledge business uses in the City Centre and elsewhere consistently with other policies in this Plan.
- ~~7.3 Campus East provides the potential for a cluster of knowledge based companies to locate, to the benefit of city and University. Such uses will contribute to the implementation of the York Economic Strategy (2016) and to the vitality of the University's research activities.~~

Policy ED2: Campus West

Proposals for new development on University of York Campus West (including the extension and redevelopment of existing buildings) will be permitted having regard to the following requirements together with those in ED1:

- i. Development at this site should maintain the parkland setting of the campus and preserve the integrity of the original design. This will include ensuring the heights of new buildings are appropriate to their surroundings and do not exceed the height of any high mature tree canopies, unless heritage impacts can be appropriately managed justifying a greater height.**
 - ii. Maintenance and where required expansion of an adequate internal cycle and pedestrian network which links to entrance points and bus stops**
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iii. General car parking (excluding accessible parking spaces) does not exceed 1,520 spaces

Explanation

7.4 ~~Campus West is shown overleaf at Figure 7.1. To ensure that university buildings on Campus West meet the requirements of a modern higher education institution, the replacement of buildings that are no longer fit for purpose and life expired will be supported. Proposals for extension or redevelopment should be in accordance with the provisions of the emerging University of York Development Brief, the principles of which are set out in Policy ED2 above. For information on the uses permitted at Campus West please see Policy ED1. The starting point for proposals should be to gain an understanding of the significance of the campus as a designed heritage asset (landscape and buildings) to determine whether further development is possible and where this is best located. The landscape and buildings were composed as a unified whole. It is important that development at Campus West:~~

- ~~• Maintains the spatial relationship between open green and blue space and developed land (buildings, carparking and other hardstanding) across the campus.~~
- ~~• Limits the height of new buildings, including extensions to existing buildings, and should not in most cases break or intrude above the existing skyline of high canopy trees~~
- ~~• Respects the composition of the designed landscape, which as a Registered Park and Garden should be conserved and enhanced.~~

7.4b Car parking is restricted at this site, which is well served by buses. Car travel should be minimised with a focus on walking and cycling both to and across the campus and priority should be given to sustainable modes of travel.

~~7.5 In accordance with the Section 106 legal agreement for Campus East, the level of student housing capacity at Campus West must be retained at least at the level at 2006, at the date of the agreement. This was established at 3,586 bedspaces.~~

~~To maintain the character of Campus West, proposals for extension and redevelopment of existing buildings and the construction of new buildings will be allowed within the following parameters:~~

- ~~• the developed footprint (buildings and car parking only) shall not exceed 23% of the total site area, unless for an agreed temporary period during the implementation of proposals;~~
- ~~• the heights of buildings shall be appropriate to their surroundings and not exceed the height of any adjacent mature tree canopies unless a greater height can be justified in relation to a proposed iconic or landmark building;~~

- ~~• the landscape is conserved and enhanced;~~
- ~~• general car parking (excluding accessible parking spaces) shall not exceed 1,520 spaces;~~
- ~~• maintenance of an adequate internal cycle and pedestrian network which links to entrance points and bus stops; and~~
- ~~• the level of student housing capacity is retained at no less than 3,586 bed spaces unless the spaces are re-provided on Campus East.~~

~~See also Policy ED1~~

ED3: University of York Campus East

The expansion of facilities on Campus East will be permitted having regard to the following requirements together with those in ED1:

- Campus East and ST27 will across both sites deliver research/knowledge based uses identified in the existing planning permission for Campus East in line with Policy EC1**
- Appropriate connections to transport facilities including connections to the City Centre and links for sustainable modes of transport (including walking and cycling) both within the campus and externally**
- Total car parking shall not exceed 1,500 spaces**

Explanation

7.6 Campus East and the ST27 extension (shown on Figure 7.1) provides the potential for a cluster of knowledge-based companies to locate, to the benefit of city and University.-This aspiration will be reflected in the Development Brief for the site which will address the design parameters set out in Policy SS22 where they relate to ST27 expansion site.

7.6a Campus East was designed to be car free. Car parking should continue to be minimised, across the campus a focus will be on walking and cycling and bus travel over private car travel in line with Policy ED1 and reflected in Policy SS22.

~~The continuing development of University of York Campus East is supported alongside the expansion site at ST27 (University of York Expansion). Development will be permitted in accordance with the uses outlined in Policy ED1 and the following parameters:~~

- ~~• the developed footprint (buildings, car parking and access roads) shall not exceed 23% of the 65ha area allocated for development;~~
- ~~• total car parking shall not exceed 1,500 spaces subject to reserved matters approval by the Council;~~

- ~~• the maintenance of a parkland setting;~~
- ~~• additional student housing shall be provided to cater for expansion of student numbers which is clearly evidenced in terms of demand. Any additional student housing provision on Campus West (over and above the existing 3,586 bed spaces) shall be taken into account when assessing need; and~~
- ~~• an annual student accommodation survey shall be submitted to the Council.~~

~~As shown on the proposals policies map, 21.5ha of land to the south of the existing Campus East site is allocated for the future expansion of the university during the plan period (ST27: University of York Expansion). Campus East and ST27 will across both sites deliver up to 25ha of B1b knowledge based businesses including research led science park uses identified in the existing planning permission for Campus East.~~

~~ST27 must create an appropriately landscaped buffer must be created between development and the A64 in order to mitigate heritage impacts in N of the historic character and setting of the city and to maintain key views.~~

~~A development brief will be prepared for ST27, covering site considerations, including landscaping, design, local amenity, accessibility and transport requirements.~~

~~**See also Policy SS22, EC1 and ED1**~~

Explanation

~~The University of York Campus East is shown at Figure 7.1. The planning permission as implemented (08/00005/OUT) and the Section 106 legal agreement provide the context for development at the campus and are summarised in the policy above. In accordance with the consent the creation of a parkland setting and its maintenance must be of high visual quality and good design, whilst also enhancing public amenity in terms of access to the countryside and wildlife interest. This includes preservation and where possible enhancement of the views that can be seen from the site.~~

~~7.7 An annual student accommodation survey must be submitted to the Council. If in any year an annual survey demonstrates that there is unmet student housing demand on the site in excess of 50 bedspaces the university must undertake to bring forward and implement plans to provide additional accommodation on site, in units of 300 bedspaces, within two years of the date of the survey, so long as it is economically prudent to do so.~~

~~7.8 The University of York retains a high profile in both the UK and in the rest of the world. The university's status is reflected in the high demand for student places at the university and it is currently projected that growth in student numbers will continue over the duration of the plan up to 2032. Without the campus extension, the~~

~~university will not be able to continue to grow beyond 2023. As one of the leading higher education institutions, the university needs to continue to facilitate growth, within the context of its landscaped setting which gives it a special character and quality, to guarantee its future contribution to the need for higher education and research and to the local, regional and national economies. The 21.5ha of land at ST27 is allocated for university uses to support this growth. Housing for the additional increase in student numbers will be provided in accordance with Policy ED1 'University of York' and Policy H7 'Student Housing'.~~

~~7.9 The expansion site (ST27), shown at Figure 7.1, plays a critical part in the attractive setting of the city and Heslington village. It has a distinctive landscape quality and provides accessible countryside to walkers and cyclists on the land and public footpaths. The land to the west is particularly important for maintaining the setting of Heslington village and key views. To mitigate any impacts on the historic character and setting of the city the expansion site must create an appropriately landscaped buffer between the site development and the A64. This will be established through the masterplanning of the site.~~

~~7.10 A development brief for ST27 (also covering updates for development at Campus West and Campus East) will be prepared that will set out detailed considerations which will meet the aims of the planning consent for the existing Campus East. The existing campus and ST27 will deliver up to 25ha of commercial knowledge based and research led activities appropriate to a university campus. The university development brief will be adopted as a Supplementary Planning Document by the Council.~~

~~7.11 ST27 will be accessed from Hull Road via Campus East. In addition, the development should exploit any shared infrastructure opportunities arising from the proximity of the housing allocation at ST15: Land to the west of Elvington Lane to the University of York. For more detailed planning principles for ST27 see Policy SS22: University of York Expansion.~~

~~7.12 The campus extension at ST27 will:~~

- ~~• enable the city of York to contribute directly to the delivery of national growth strategies;~~
- ~~• enable key Local Enterprise Partnership priorities to be realised;~~
- ~~• support the York Economic Strategy (2016) and the city's ambitions to be a global competitive city;~~
- ~~• contribute to delivering the local plan vision of supporting the delivery of sustainable economic growth; and~~
- ~~• meet a commercial need and a gap in York's employment land supply to meet the business needs of economic growth sectors.~~

Delivery

- Key Delivery Partners: City of York Council, University of York and developers.
 - Implementation: Planning applications.
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Policy SS22: University of York Expansion

As shown on the Policies Map as ST27, 21.2 ha of land to the south of the existing Campus East site is allocated for the future expansion of the university during the plan period. It will provide university uses consistent with Policy ED3 having regard to the following considerations together with those in ED1:

- Create an appropriate buffer between the site and the A64 where the boundary is adjacent to the A64 in order to mitigate heritage and noise impacts and address landscape and visual impacts].
- Assess cumulative transport impacts with other sites including ST5 and ST15 and in relation to the University's impacts provide appropriate mitigation.
- Explore feasibility of a junction on the A64 to the south of the site with delivery in conjunction with ST15
- Identify any opportunities with ST15 for managing development impacts in terms of site servicing including transport, energy and waste.
- Deliver high quality, frequent and accessible public transport services to York City Centre. It is envisaged such measures will enable upwards of 15% of trips to be undertaken using public transport
- Optimise pedestrian and cycle integration, with access networks for a range of non-car uses to be accommodated.

~~University of York Expansion (ST27) will provide B1b employment floorspace for knowledge based businesses including research led science park uses and other higher education and related uses (see Policy ED3: Campus East). A development brief will be prepared for ST27, covering site considerations, including landscaping, design, local amenity, accessibility and transport requirements. In addition to complying with the policies within this Local Plan, the site must be delivered in accordance with the following key principles.~~

- ~~i. Create an appropriately landscaped buffer between the site and the A64 in order to mitigate heritage impacts and to maintain key views to the site from the south and its setting from the A64 to the south and east.~~
 - ~~ii. The developed footprint (buildings, car parking and access roads) shall not exceed 23% of the total site area.~~
 - ~~iii. Enhance and continue the parkland setting of the existing university campus, with new buildings being of a high design standard.~~
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- ~~iv. Provide additional student accommodation, which is clearly evidenced in terms of demand.~~
- ~~v. Deliver high quality, frequent and accessible public transport services to York City Centre. It is envisaged such measures will enable upwards of 15% of trips to be undertaken using public transport.~~
- ~~vi. Optimise pedestrian and cycle integration, connection and accessibility in and out of the site and connectivity to the city and surrounding area to encourage the maximum take-up of these more 'active' forms of transport (walking and cycling).~~
- ~~vii. Demonstrate that all transport issues have been addressed, in consultation with the Council and Highways England as necessary, to ensure sustainable transport provision at the site is achievable. The impacts of the site individually and cumulatively with site ST15 should be addressed.~~
- ~~viii. Explore providing access through an enhanced road junction on the A64 to the south of the site. There may also be an opportunity for a further restricted/limited southern access to the University off the A64 in conjunction with ST15 (Land West of Elvington Road). Access to the A64 would require approval of Highways England.~~
- ~~ix. Exploit synergies with ST15 (Land West of Elvington Road) with regard to site servicing including transport, energy and waste.~~

Explanation

3.97a The University of York retains a high profile in both the UK and in the rest of the world. The university's status is reflected in the high demand for student places, excellence in research and demand for research co-locations and it is currently projected that its growth will continue over the duration of the plan period. As one of the leading higher education institutions, the university needs to continue to facilitate growth to guarantee its future contribution to the need for higher education and research and to continue to support local, regional and national economies. It must do so within the context of its landscaped setting, which gives it a special character and quality. The 21.2ha of land at ST27 is allocated for university uses to support this growth.

3.98 The University of York is a key component of the long-term success of the city and it is important to provide a long term opportunity for the University to expand. It offers a unique opportunity to attract businesses that draw on the University's research to advance their own knowledge led initiatives There is lots of evidence from around the country that shows the benefits of co-location of such businesses with a university. The University proposal is a key priority in the Local Economic Plan Growth Deal that has been agreed with the government and is also included as a priority area in the York Economic Strategy (2016) which recognises the need to drive University and research led growth in high value sectors. The existing campus and ST27 will include new knowledge-based business floorspace and research led activities appropriate to a university campus. ~~The site will also facilitate the re-configuration of the existing Campus 3 site to provide additional on-campus student accommodation helping to reduce the impacts on the private rented sector.~~

3.98a ST27 plays a critical part in the attractive setting of the city. The land to the west is particularly important for maintaining the setting of Heslington village and key views. it has a distinctive landscape quality and provides accessible countryside to walkers and cyclists on the land and public footpaths. The expansion will bring development close to the A64 Ring Road with implications for the interface between the southern edge of York and the countryside to its south. To mitigate any impacts on the historic character and setting of the city, the expansion site must provide a landscape buffer between development on the site and the A64. This can be provided within the site where parallel to the A64, but beyond it on the other boundaries – maximising the developable area while responding sensitively to the landscape setting.

~~3.99 A broadly four sided site which is generally well contained on three sides. The northern boundary is Low Lane, a narrow single track country lane which runs from Heslington in an easterly direction, to the point where it turns northwards towards the University campus. The boundary treatment is a hedge with intermittent trees along its edge. From the point where Low Lane turns northwards, the site boundary heads south east towards the Ring Road and the flyover (track which leads towards Grimston Grange). This part of the boundary is denoted by a post and wire fence at the bottom of an embankment, over looking the new velodrome. From this point, the sites south east boundary runs along the alignment of the Ring Road in a south westerly direction (with hedge and ditch boundary), to the next field boundary, where it cuts across the southern edge of the site. This boundary consists of a hedge field boundary to the point where it meets Green Lane, a narrow track bounded by hedges and trees on both sides, to the point where it meets Low Lane. Green Lane forms the western boundary of the site.~~

3.100 The existing Heslington East campus is designed and established to offer significant proportions of journeys by walking, cycling and public transport. Any future proposals must continue this existing provision (including bus services).

[Revised] Policy EC1: Provision of Employment Land

Site	Floorspace	Suitable Employment Uses
<u>Heslington Campus East</u>	<u>20,000m2*</u>	<u>Knowledge based businesses (Use Class E)</u>
<u>ST27: University of York Expansion (21.5ha)</u>	<u>26,000m2*</u>	<u>Knowledge based businesses (Use Class E)</u>

*This is an approximate and indicative figure based on the University of York's and may be reduced to accommodate other employment generating University uses identified in Policy ED1.