

**York Local Plan Preferred Options – Summary Of Responses**  
**Section 15: Universities**

**April 2014**

<b>Policy, Site, Table, Figure, Para etc.</b>	<b>Comments</b>	<b>Ref.</b>	<b>Name (where business or organisation)</b>
<b>General</b>	Objection – the University put in proposals for a 68 hectare site to the South of Heslington East be allocated for university expansion. However latest draft of the plan did not safeguard or allocate any land. Based on the rate of growth of the last ten years it is predicted that the University will need to call on the next tranche of land. Believe the plan has seriously underestimated the economic impact and significance of the University.	153/14988	Without Walls (York Economic Partnership Board)
	Comment – this cultural investment must be continued & developed – the city heritage is not just its historical buildings.	2416/6663	
	Support – agree with the preferred approach.	3356/8578	
	Support – agree with the preferred approach.	6508/17680	City Of York Council Conservative Group
	Support – agree with the preferred approach.	6519/16482	Cllr Jenny Brooks

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<b>Policy, Site, Table, Figure, Para etc.</b>	<b>Comments</b>	<b>Ref.</b>	<b>Name (where business or organisation)</b>
<b>Policy U1 University Of York Campuses</b>	Objection – Policy U1 should be amended to make clear that any proposal for the expansion or further development of the University of York is matched by increases in car parking and student accommodation.	62/12710	Fulford Parish Council
	Support – support for policies in this section.	238/14091	English Heritage
	Comment – the University must be coerced into meeting its own obligations and the Council must be actively involved. It would be useful to know just how many houses have become Houses in Multiple Occupation since the massive expansion of both the University and St John’s.	865/16936	
	Comment – with regards to the argument that there is a lack of affordable housing in York, can there not be a limit to the number of Houses in Multiple Occupation (HMOs) within the city? Why isn’t the University providing affordable housing for their students in line with if not cheaper than what landlords are charging for rooms in their HMOs. This would then relieve the housing problem and not force students into renting cheaper rooms in HMOs.	905/16942	
	Support – agree with the provision of detailed local criteria to guide form and location of university development.	2846/7556	
	Comment – in a bid to house the increasing number of students attending both York Universities, much of the city’s housing stock has been turned into student accommodation. Is there a way of restricting this activity and ensure the Universities build or provide student accommodation within their grounds? This would greatly increase home availability for city residents and reduce the need for more building.	3254/8351	
	Comment – lots of emphasis on the universities expanding. York is in danger of becoming a university campus and these developments need to be restrained rather than encouraged.	5717/13474	
	Comment – if the campus is to continue to expand, the University must be seen to meet its responsibilities as part of the Plan.	5780/13683	
	Objection – reference is made to the contradiction between the aims and content of ACHM1 and the content of Policies ACHM5 and U1. Appropriate amendments are suggested to Policies ACHM5, U1, U4 and related elements of the Local Plan to address this position. The amendments suggest equal weight be given to campus locations and other locations based on the accessibility credentials of each with preference for those offering the best access to the city centre, educational establishments and day to day services. Policy ACHM5 and Policy U1 suggest a preference of directing student accommodation to campus locations or to allocated sites managed by the institution in question or linked to purpose built dedicated private sector accommodation. It is	6166/15681	Yorvale Projects LLP & Maple Grove Developments Ltd

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<b>Policy, Site, Table, Figure, Para etc.</b>	<b>Comments</b>	<b>Ref.</b>	<b>Name (where business or organisation)</b>
	<p>inappropriate for a sequential test to be applied to student accommodation. It is recommended that Policy U1 be redrafted to read:  <del>"In accordance with Policy ACHM5: Student Housing,</del> the University of York must address the need for any additional student accommodation which arises because of their future expansion. Provision will be expected to be made on campus in <del>the first instance</del> or otherwise on allocated sites managed by the institution in question or linked to purpose built dedicated private sector accommodation." A more appropriate approach would be to direct student accommodation to on campus locations or to other sites with good accessibility to the City Centre, other services and educational facilities. This approach is justified given: The propensity for at least 2/3<sup>rd</sup> of students to live off campus during their studies; Increasing reliance on on-line resources to facilitate learning, thereby negating the requirement for physical attendance and/or residency on campus; The ability to deliver managed student accommodation in appropriate off campus locations, through agreement with the Educational Institutions, thereby maintaining the "link" between accommodation and education provider; The relatively poor accessibility credentials of the existing campus locations in relation to other sites close to the City Centre; and The attractiveness of the City Centre to the student population in its ability to provide wider social, service and employment opportunities. Therefore, there is a need to balance these student priorities in identifying the most appropriate locations for student accommodation. This is not currently reflected in the policy structure in ACHM5, U1 or U4.</p>		
<p><b>Policy U1</b>  <b>University Of</b>  <b>York Campuses</b>  <b>Continued</b></p>	<p>Comment – reference should be made to incubator units for graduate and post-graduate business start up for up to two years from graduation.</p>	<p>6518/16409</p>	<p>York Green Party</p>

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<b>Policy, Site, Table, Figure, Para etc.</b>	<b>Comments</b>	<b>Ref.</b>	<b>Name (where business or organisation)</b>
<b>Policy U2 Heslington West</b>	Objection – should be amended to state that university proposals should not lead to further harm to the setting and rural character of Walmgate Stray and where possible reduce impacts where redevelopment is being considered.	62/12711	Fulford Parish Council
	Objection – regarding the development of Heslington West should include BREEAM and Code of Sustainable Homes Levels clauses in the context of climate change.	90/12826	Friends of the Earth (York and Ryedale)
	Support – will help to retain the distinctive character of the campus and its landscape setting.	238/14092	English Heritage
	Support – agree with providing detailed local criteria to guide form and location of university development.	2846/7557	
	Comment – in a bid to house the increasing number of students attending both York Universities, much of the city’s housing stock has been turned into student accommodation. Is there a way of restricting this activity and ensuring the Universities build or provide student accommodation within their grounds? This would greatly increase home availability for city residents and reduce the need for more building.	3254/8352	
	Comment – lots of emphasis on the universities expanding. York is in danger of becoming a university campus and these developments need to be restrained rather than encouraged.	5717/13475	
	Comment – the limits on University car parking have obviously been set too low for modern life making problems for local communities and the area less accessible for other York Residents.	5740/13535	
	Comment – if the campus is to continue to expand, the University must be seen to meet its responsibilities as part of the Plan.	5780/13684	
	Comment – no objection to the policy.	6516/16335	City Of York Council Liberal Democrat Group

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<b>Policy, Site, Table, Figure, Para etc.</b>	<b>Comments</b>	<b>Ref.</b>	<b>Name (where business or organisation)</b>
<b>Policy U3 Heslington East</b>	Comment – support the requirements that any amendments to the current Section 106 Agreement will be required to reflect its parkland setting. That they should be sensitive to its Green Belt surroundings and the setting of Heslington Village.	238/14093	English Heritage
	Objection – should be looking at the number of houses rented by University students. East development proposed has vast areas of ground to spare for considerable more compulsory student accommodation which could release their vast rented housing for normal use and please nearby residents.	2052/922	
	Support – agree with providing detailed local criteria to guide form and location of university development.	2846/7558	
	Comment – in a bid to house the increasing number of students attending both York Universities, much of the city’s housing stock has been turned into student accommodation. Is there a way of restricting this activity and ensuring the Universities build or provide student accommodation within their grounds? This would greatly increase home availability for city residents and reduce the need for more building.	3254/8353	
	Comment – there needs to be additional narrative to cover the commercial employment land on the 112 hectare campus at Heslington East.	3395/8699	Lindum York
	Comment – the limits on University car parking have obviously been set too low for modern life making problems for local communities and the area less accessible for other York Residents.	5740/13536	
	Comment – no objection to the policy.	6516/16336	City Of York Council Liberal Democrat Group
	Comment – reference should be made to protection for the agreed landscaping and developing biodiversity on the campus as well as the ‘setting’ of the buildings. The parking conditions of the planning permission and Travel Plan should be referenced in this policy statement. Cross reference to student housing?	6518/16410	York Green Party

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Policy, Site, Table, Figure, Para etc.	Comments	Ref.	Name (where business or organisation)
<b>Policy U4 Lord Mayor's Walk</b>	Objection – it is unrealistic to propose that student housing could or should be provided on campus. The policy should state that need should be considered in relation to existing and proposed student housing provision and any unmet need to be catered for off-site facilities controlled by the University or via a third party provider.	38/12923	York St John University
	Comment – Lord Mayor’s Walk Campus lies opposite the City Walls, partly in a Conservation Area. Support the requirement that future development on this site needs to take account of its sensitive setting.	238/14094	English Heritage
	Support – agree with providing detailed local criteria to guide form and location of university development.	2846/7559	
	Objection – it is recommended that Policy U4 be redrafted to read: <del>“In accordance with Policy ACHM5: Student Housing,</del> the University of York must address the need for any additional student accommodation which arises because of their future expansion. Provision will be expected to be made on campus in <del>the first instance</del> or otherwise on allocated sites managed by the institution in question or linked to purpose built dedicated private sector accommodation.” In addition, in the context of these changes it is appropriate to identify an explicit target to increase “on-campus” student accommodation (Page 296). This should be deleted. A more appropriate approach would be to direct student accommodation to on campus locations or to other sites with good accessibility to the City Centre, other services and educational facilities. This approach is justified given: The propensity for at least 2/3 <sup>rd</sup> of students to live off campus during their studies; Increasing reliance on on-line resources to facilitate learning, thereby negating the requirement for physical attendance and/or residency on campus; The ability to deliver managed student accommodation in appropriate off campus locations, through agreement with the Educational Institutions, thereby maintaining the “link” between accommodation and education provider; The relatively poor accessibility credentials of the existing campus locations in relation to other sites close to the City Centre; and The attractiveness of the City Centre to the student population in its ability to provide wider social, service and employment opportunities. Therefore, there is a need to balance these student priorities in identifying the most appropriate locations for student accommodation. This is not currently reflected in the policy structure in ACHM5, U1 or U4.	6166/15682	Yorvale Projects LLP & Maple Grove Developments Ltd

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<b>Policy, Site, Table, Figure, Para etc.</b>	<b>Comments</b>	<b>Ref.</b>	<b>Name (where business or organisation)</b>
<b>Policy U5 York St John University Allocations</b>	Support – this policy is widely to be welcomed.	38/12925	York St John University
	Support – agree with providing detailed local criteria to guide form and location of university development.	2846/7560	
	Comment – in a bid to house the increasing number of students attending both York Universities, much of the city’s housing stock has been turned into student accommodation. Is there a way of restricting this activity and ensuring the Universities build or provide student accommodation within their grounds? This would greatly increase home availability for city residents and reduce the need for more building.	3254/8354	
	Objection – brownfield site would more appropriately be allocated for mixed use residential and employment uses. It is previously developed land which is capable of early redevelopment to make a significant contribution to the pressing general and affordable housing needs of the city and providing jobs. Sustainable location within the main urban areas. The overall York St John University Strategy 2012 to 2015 and the Strategy for Sport 2012 to 2015. There is no indication that additional land of the subject site can be acquired, particularly given the financial implications and statements in the Sports Strategy. In conclusion, the former Bio-Rad site, previously subject of employment protection policies, has not been demonstrated to be deliverable for the purposes allocated. Redevelopment of the site for mixed employment and residential purposes can be delivered in the short term.	4363/11744	Gregory Property Developments (Haxby) Ltd & Biorad

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<b>Question 15.01</b>	Support – note that the plan will continue to support the development of certain sites within the Green Belt and recognise that certain facilities have already taken a long term approach to their drainage solutions as opposed to a piecemeal development to development. This should be encouraged with other facilities to ensure any development is not inhibited and that continued development is appropriate. Would support the approach recommended within this consultation and especially the development of local level policy. The development of local criteria to address increasing development would be supported.	190/13969	York Consortium of Drainage Boards
	Comment – The preferred approach to the University should be undertaken.	943/16961	
	Support – agree with preferred approach.	1109/17204	