

How to view the application

Copies of the full application are available for viewing at;

- City of York Council, 9 St Leonard's Place, York (weekdays, 8.30am to 5.00pm)
- York Central Library, Tang Hall Library, Fulford Library and the University Library

In addition there are exhibitions (during normal office hours) at City of York Council, 9 St Leonard's Place, and there will shortly be displays at Kings Manor, Exhibition Square, and at the Visitor Centre, University Road, Heslington Campus.

Have your say

You have the opportunity to express your opinion, and to contribute to the planning process. Please send any comments on the application, quoting reference 04/01700/OUT to;

- Development Control, 9 St Leonard's Place, York, YO1 7ET
- howard.smith@york.gov.uk (please include name and full postal address so that we can acknowledge your comments by post)

Your comments will be summarised in our report to members of the Planning Committee, and we will inform all respondents in writing to tell you when the Committee meeting will be held, so that you can attend if you wish. You will also be told of opportunities to speak at the meeting.

When making your comments, points you might like to consider that are applicable to the outline application include;

- the principle of development
- what would this development bring to York
- the effects that the development would have upon your surroundings and everyday life
- the effects of traffic movements and the proposed location of the access points to the development
- suggestions for amendments to the proposals are valid comments

What happens next?

The initial consultation period runs for five weeks (ending 17th June). Please note that responses can still be made after this date – but this date has been set to encourage the early receipt of comments to allow us time to consider the views received and to negotiate with the applicant.

The planning authority have 16 weeks to consider this application. After this date officers will prepare a report on the objections received and make recommendations on the application to Planning Committee. It is envisaged that the earliest date that this could happen is September 2004. Because the application is a departure from the adopted development plan, the Planning Committee

can only reach a consensus to either accept or refuse the application. The council must then refer the decision to the First Secretary of State via the regional government office, who will either allow the council to take the decision, or call for a public inquiry into the scheme to be held before an inspector, where all of the issues will be aired.

Enquiries can be addressed to;

- Development control, Roger Armistead (01904) 551642 or Howard Smith (01904) 551325
- For extra copies of this factsheet or enquiries about the following events, Katherine Atkinson (01904) 551694

Local Information Sessions, June 2004

What is the purpose of the events?

The council are holding a series of events to publicise the content of the application, and to explain the development control procedures and how interested persons can take part in the process.

What will happen to the results?

The results will be formally submitted to the council to be considered in response to the application.

Drop-in events comprising an exhibition and Officer discussions, at;

- Drama Hall, Archbishop Holgate's School, Hull Road, **Thursday 3 June, 4.00 – 8.00pm**
- School Hall, St Oswald's Primary School, Fulford, **Monday 7 June, 4.00 – 8.00pm**
- St Paul's Church, Heslington, **Tuesday 8 June, 3.00 – 7.00pm**

A **public meeting** will be held on **Tuesday 8 June 2004, 7.30pm** at St Paul's Church, Heslington, and will be chaired by an independent facilitator.

Heslington Village Trust and the Parish Council are conducting an independent questionnaire – please contact your local Parish Council for further details.

City of York Council
9 St. Leonard's Place, York, YO1 7ET
Information updates will be made available on our website www.york.gov.uk

This leaflet is also available in large print.

This information can be provided in your own language.

我們也用您的語言提供這個信息 (Cantonese)

এই তথ্য আপনার নিজের ভাষায় দেয়া যেতে পারে। (Bengali)

Bu bilgii kendi dilinizde almanız mümkündür. (Turkish)

یہ معلومات آپ کی اپنی زبان (بولی) میں بھی مہیا کی جاسکتی ہیں۔ (Urdu)

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A factsheet on the planning application for the development of a University campus at Heslington

On 30 April 2004 the City of York Council received an 'outline' planning application for the development of an additional campus for the University of York. The application concerns the development of land between Heslington village and Grimston Bar Park & Ride.

The proposed development includes a range of academic and research facilities, research and development jobs connected with the University, accommodation, transport links, and landscaping. This leaflet gives a brief summary of the application, and indicates where the application can be viewed.

This factsheet intends to highlight the key factors associated with the application, and to explain the development control process in order to provide guidance when considering the application.

What is an 'outline' planning application?

Planning applications may be made for 'outline' planning permission, where 'reserved matters' are held over for further approval by the local authority at a later date. This is normal for larger developments.

In this case, planning consent is only being sought for the principle of the development of the site for a new campus, together with access to the site.

If outline permission is granted then there would be further opportunities to comment at the detailed planning stage as phases of the development are brought forward for implementation. These reserved matters might include details such as siting of proposed buildings, design and external appearance. The construction of the campus would be phased over a 10 to 15 year period.

Where is the site?

The application site covers 116 hectares located south of Field Lane, Heslington, York. Within the site is a 65 hectare allocation within which the

development is proposed. The remainder would form the linear park and landscaping.

Why is this site being pursued?

A range of sixteen potential sites were assessed in recognition of the need for the University to find land for expansion. Of these, three potential sites were selected and considered in detail. These were the York Central site to the north of the railway station, Elvington Airfield and Heslington. The review concluded that Heslington best met the University's requirements and also national, regional and council policy on sustainable development, in that movement by non-car modes could predominate.

Why is this happening now?

The proposal for a new campus has a long history. The land in this area has been allocated for University expansion since 1967. This original site covered 320 hectares. The success of York University over the past 40 years has acted as an ever-increasing demand for growth, to the extent that the need for expansion is now acute and needs to be planned without delay.

What is the 'Local Plan'?

The Local Plan is a written document accompanied by one or more annotated maps, specifying the location of new development and areas of protected land. It provides the main basis for development control.

The land to the east of Heslington was allocated for University expansion in the draft City of York Local Plan (1998). This Local Plan has still to go through a public inquiry before its planning policies are adopted. This will take longer than the University's timescale to commence expansion, and therefore the application will be considered ahead of the Local Plan being adopted.

How will the council judge this application?

The University has made a formal application, which the council are obliged to consider, and come to a well balanced decision.

In February 2004 the council adopted a 'Development Brief' for this site, which sets out guiding principles for development, including landscaping, environmental impact, transport strategy and proposals, design criteria and phasing. It was not the role of the Brief to address the issue of whether this site should be developed in principle.

The draft Local Plan and the adopted Development Brief provide a framework for the consideration of this and any future planning applications on this site. Should this application be successful, then any future applications would also be constrained by any planning conditions and a legal agreement that would be attached to the decision letter.

What impacts would the development have?

Clearly the proposal will have large economic, social and environmental impacts. The council's Development Brief sets out mitigating factors that will need to be put in place to reduce the impact of this growth on the surrounding area. These will relate particularly to transport, design and landscape issues.

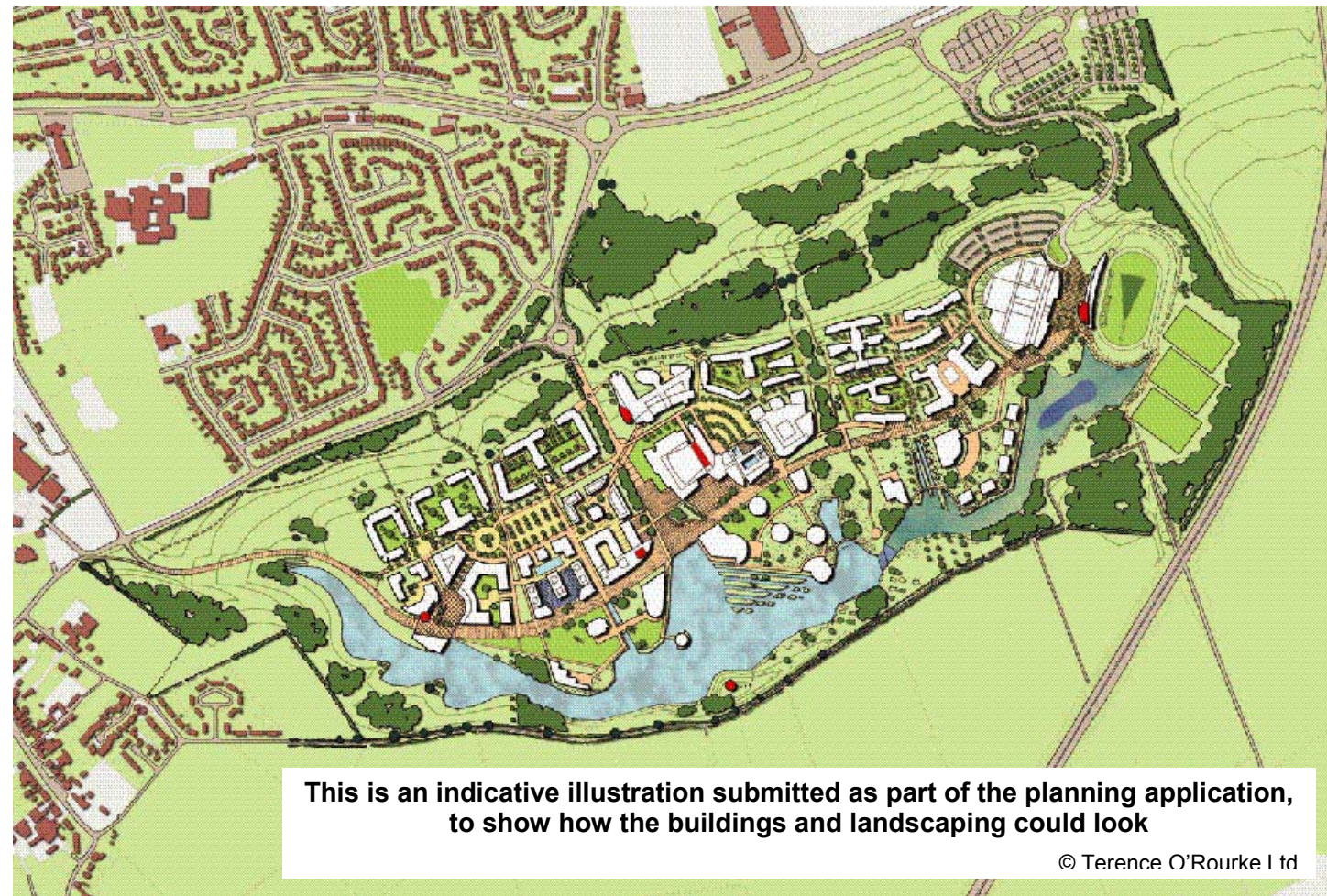
The application includes features to alleviate the impact of the development such as the buffer zone between the campus, Heslington village and Badger Hill, and a comprehensive environmental statement.

Some of the potential economic and social benefits are also noted in this factsheet.

What about the Green Belt?

The North Yorkshire Structure Plan (1995) indicates the general extent of York's Green Belt, however the boundaries have not yet been adopted through a development plan. The proposed site lies within this draft Green Belt, and therefore is a departure from the adopted Structure Plan.

The Development Brief sets out many guiding principles for the mitigation of environmental damage and seeks environmental enhancement wherever possible, such as securing energy efficiency, utilising best practice in design and construction, reducing the reliance upon the car and maintaining and improving upon current levels of biodiversity.



This is an indicative illustration submitted as part of the planning application, to show how the buildings and landscaping could look

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What are the University's future needs?

The University opened the doors of Heslington Hall to 200 students in 1963, and is now one of Britain's top teaching universities, and a world renowned reputation for research.

Despite its academic stature, the University is currently the sixth smallest in the country, with 8,500 full-time students, 1,700 part-time students and 2,700 staff.

The number of students would increase by a third, from about 10,000 to 15,500 students, and the expansion would create 2,000 jobs at the University, and 2,500 related research jobs.

The University have followed four key principles in preparing their application;

- a high quality landscape, and a low density development
- creating an academic community which will live and work together
- the campus will be open and welcoming to the citizens of the region
- maximise connectivity with the existing campus to avoid duplication of facilities such as the retail units and library.

What would the proposed development include?

The development would include;

- buildings for the following activities:
 - academic teaching
 - research
 - related research institutes as part of Science City York
 - housing for 3,300 students, plus staff housing
 - ancillary facilities
 - sports and social facilities
- the construction of:
 - footpaths, cycle tracks, roads and central movement spine (for non-car use)
 - 1,000 car parking spaces
 - infrastructure including sewerage
 - a lake, recontouring and structural landscaping, together with hard surfaced areas and soft landscaping within the site for amenity use
- the creation of:
 - links to existing campus for pedestrians, cyclists and general traffic
 - access from western section of Field Lane to the new campus for pedestrians, cycles and a low emission transport system between the University sites, and from Field Lane to Innovation Close for use by general traffic
 - vehicular access to the campus from the eastern end of Field Lane
 - vehicular access from Hull Road via Grimston Bar Park & Ride site to the eastern end of the campus and construction of 500 parking spaces on land south of the Park & Ride site
- the re-routing of overhead power lines from Kimberlow Hill to Low Lane.

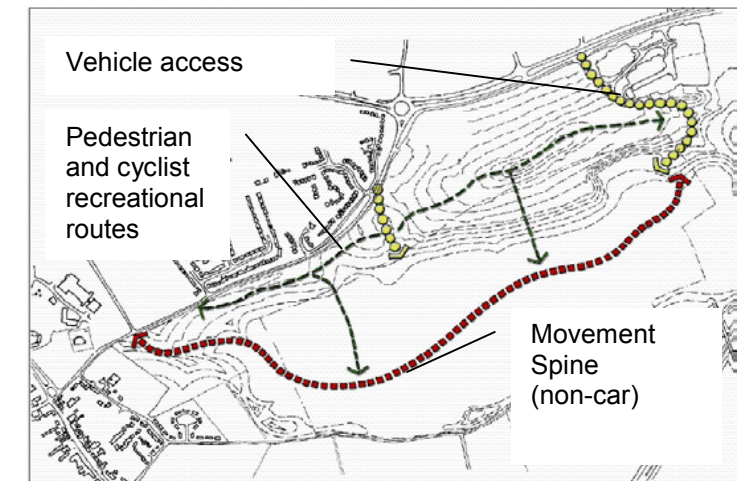
The campus would incorporate public access to the grounds and facilities, including sports and athletics provision, a large lake and extended hedgerows and woodland to form a linear park, cycle links to Park and Ride, conference centre, performing arts centre and waterside cafes.

How does this relate to the recent transport consultation?

At the end of April, the council's transport team consulted local residents to seek views on a number of transport management options in this area in the light of the proposed developments of a new University campus in Heslington and large housing developments at Germany Beck and New Osbaldwick. This study was independent to the University's application, and was intended as forward planning for the alleviation of traffic issues should they be approved. The results are anticipated in June.

Where are the proposed access points?

The location of the access points to the development are a key element for consideration at this stage. The following extract from the application shows the proposed access and movement routes.



How have the community been involved?

To date the principal method employed to engage with the local community on the content of the Development Brief has been a Community Forum comprising representatives from the surrounding communities. Six forums have been held to discuss a range of issues.

A series of information events are planned in the next few weeks, and are outlined on the back page.

The Development Brief places a requirement on the University to engage in consultation on an ongoing basis and to demonstrate the impact of that consultation process. To this end, the council and the University are currently discussing the future of the Community Forum. Should the application be approved, it is envisaged that it would continue to meet throughout the determination process to provide the opportunity for ongoing community involvement. This would include representatives of all key stakeholder groups, and are usually open meetings so anyone can attend.