



**EXAMINATION OF THE CITY OF YORK LOCAL PLAN  
2017-2033**

**PHASE 3 HEARINGS**

**MATTER 2: UNIVERSITIES AND COLLEGES**

**ADDENDUM 1**

**CITY OF YORK COUNCIL STATEMENT**

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### ADDENDUM

Following preparation of CYC's hearing statement on 5 July 2022, the University of York (UoY) produced a further revised paper ("City of York Local Plan UoY Space Needs, Updated 5<sup>th</sup> July"). The paper corrected some errors in the paper presented to CYC on 4<sup>th</sup> July.

This Addendum addresses new data and explanations in the 5<sup>th</sup> July UoY paper. The summary table of floorspace and land need is presented in Appendix A to this Addendum.

It is understood that UoY are also reviewing its case in the light of the error highlighted.

#### Revised Figures for Student Accommodation Floorspace Needs

The 5<sup>th</sup> July paper acknowledges the error in calculating floorspace requirements for forecast growth in student accommodation needs. The error was contained in an initial paper only received by CYC on 4<sup>th</sup> July and the subsequent highlighting of the error to UoY by CYC.

The impact on forecast demand for student accommodation floorspace is material and has a significant impact on UoY's overall floorspace and land requirements. The impact is as follows:

**Table A: Impact of UoY's Revised Figures on Student Accommodation Need**

Scenario	Floorspace Need Position Before 5 <sup>th</sup> July 2022 (sqm)	Floorspace Need Revised Position – New Paper of 5 <sup>th</sup> July 2022 (sqm)	Floorspace Reduction (sqm)	Revised Need as % Previous Need	Consequent Reduction in Land Area Need (ha)
1	55,499	21,201	34,298	38%	5.2
2	116,805	49,541	67,264	42%	10.2
3	149,812	64,800	85,012	43%	13.0
4	184,490	80,832	103,658	44%	15.8
5	259,184	115,362	143,822	45%	21.9
6	642,734	292,673	350,061	46%	53.3

So, for Scenario 4, the newly presented analysis for student accommodation reduces the UoY's projected land need by 15.8 ha from 33 ha to 17.8 ha (with rounding). These are the figures based on UoY's approach before considering alternative approaches to reduced space and land demand as presented by CYC.

## Space for Knowledge Exchange Activities

The 5<sup>th</sup> July paper presents a requirement for “knowledge exchange activities”. This is in addition to requirements for academic and support space and for student accommodation.

UoY present estimates of floorspace need for knowledge exchange activities (see Appendix A, Row H). These are as follows.

Scenario	Floorspace need for “knowledge exchange activities” (sqm)	Land needed for knowledge exchange activities (ha)
1	0	0.0
2	10,800	1.5
3	23,900	3.3
4	36,000	5.0
5	47,000	6.5
6	185,000	25.5

There are some discrepancies (acknowledged by UoY<sup>1</sup>) in how this data has been calculated between the various papers presented.

In previous UoY submissions it has not been clear how these space demands have been included in the calculation of overall space need.

UoY stated that they have based the assessment of the floorspace need on “the ratio of knowledge exchange/business space to extra academic and support space” being in the range 60-75%. So, under Scenario 4, the additional knowledge exchange space is presented as 36,000 sqm and the extra academic and support space is 47,343 sqm so the former is 76% of the latter (just beyond the range suggested).

The justification for this approach is unclear and there are no sector or industry norms that we are aware of. There seems no logic as to why there should be a particular relationship between academic space and knowledge exchange space. Rather it is dependent on the nature of research activities at a university and individual university to business relations.

There is also a concern when linking future need for knowledge exchange space to academic and support space. Elsewhere CYC have questioned the UoY’s growth projections for support space which do not recognise the economies of scale in this type of space that should follow from growth. CYC believe the level of academic and support space projected by UoY is excessive. On the UoY approach based on a relationship between academic and support space and knowledge exchange space, less of the former would mean less of the latter.

We have challenged the use of current space per student to extrapolate future need and note the UoY position (para 2.8 of the 5<sup>th</sup> July paper that:

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<sup>1</sup> For example, para 2.10 in the 5<sup>th</sup> July paper discusses the differences in conversions from floorspace to floorplate. In para 3.1 of the same paper, there is reference that “this amount of capacity is referred to as 31,000, 34,000 and 38,000 in different places”. This relates to the amount of space capable of being provided on Campus East “north of the lakes”.

“This modelling is based on taking existing average space per student and projecting forward. This is based on this baseline data hard wired into the model. **We do not have the source for these**”

It is not clear why the model cannot be re-examined or inputs and assumptions adjusted; nor where the source material now is.

CYC has commented elsewhere about the nature of knowledge exchange activities (see Appendix 1 Phase 3, Matter 3, Technical Appendix Providing for University of York’s Needs para 16-23). This explains that activities can range from small scale collaborations when UoY researchers and businesses share space to larger requirements. We do not believe that it is essential that the larger requirements need to be co-located with academic and research space. It is also the case that the increased use of digital communications reduces the need for co-location in all cases.

Further in respect of knowledge exchange activities, UoY acknowledges that it does not know precisely what a future major project or collaborative business venture may look like or its scale or land take requirements. It cannot be assumed at this time that such a project would require additional land beyond the CYC’s allocated site. If further land is required for such a project, it would be appropriate for its impacts to be considered when it comes forward.

We also make the observation that 34,050 sqm be provided on the remainder of Campus East (north of lake) and the extension proposed by CYC (using the UoY’s own indicative masterplan), equivalent to 2.5 times the existing York Science Park.

### **Alternative Scenario and Capacity at Campus East**

The 5<sup>th</sup> July paper identifies a figure of 32,500 sqm of space remaining to be developed on Campus East north of the lake. This is to include 15,000 sqm of “business and knowledge exchange uses”.

The 32,500 sqm is higher than the 31,000 sqm stated in the 1 July dated paper, although this has a modest impact on overall space and land needs.

It is unclear how the 15,000 sqm has been addressed in the estimate of “knowledge exchange” space and whether it reduces the floorspace need within any extension land.

### **Conclusion**

CYC has indicated elsewhere (Appendix 1 Phase 3, Matter 3, Technical Appendix Providing for University of York’s Needs paras 64-65 and Table 3) that there is an alternative scenario in which the UoY’s land need under its “likely” Scenario 4 is 12.4 ha.

Even if UoY has a justified need for 5 ha for knowledge exchange space (Scenario 4), this would be capable of being accommodated, within the 21.5 ha CYC allocation, allowing for low density development.

The above suggests an alternative approach to the future development of the UoY estate could accommodate “likely” need within the CYC allocation. The UoY argue that different scenarios will use up their 26ha allocation by 2038 but the UoY has not considered other options about how space might be more efficiently used.

Appendix 1: UoY Summary Model of Space and Land Need – presented 5 July 2022

Table 4: Simple model to assess UoY space and land needs by 2038 – based on 2018 paper from UoY but updated <sup>(1)</sup>						
Scenario	1	2	3	4	5	6
Annual growth rate	0.50%	1.00%	1.25%	1.50%	2.00%	4.00%
<b>(A)</b> Extra academic and supporting space needed by 2038 <sup>(2)</sup>	24,220	50,974	65,378	80,512	113,109	280,491
<b>(B)</b> less capacity at Campus East north of lakes <sup>(2)</sup>	(8,280)	18,474	32,878	48,012	80,609	247,991
<b>(C)</b> Extra space for student beds/colleges	21,201	49,541	64,800	80,832	115,362	292,673
<b>(D)</b> Total space needed sqm GIA	12,921	68,015	97,679	128,844	195,971	540,664
<b>(E)</b> Footplate (@32%) sqm	4,101	21,589	31,005	40,898	62,205	171,618
<b>(F)</b> Area (@21%) sqm	17,832	93,867	134,805	177,816	270,457	746,164
<b>(G)</b> Hectares	<b>1.8</b>	<b>9.4</b>	<b>13.5</b>	<b>17.8</b>	<b>27.0</b>	<b>74.6</b>
<b>(H)</b> Space for knowledge exchange activities sqm GIA		10,800	23,900	36,000	47,000	185,000
<b>(I)</b> Land needed for knowledge exchange activities (as per 2018 & 2019 UoY)		1.5	3.3	5.0	6.5	25.5
<b>(J) Total land area</b>	<b>1.8</b>	<b>10.9</b>	<b>16.8</b>	<b>22.7</b>	<b>33.5</b>	<b>100.1</b>
<b>NOTE</b> extra space (has) required as per UoY evidence 2018	<b>3.5</b>	<b>14.7</b>	<b>23.9</b>	<b>30.0</b>	<b>39.5</b>	<b>111.0</b>
Notes: (1) figures different from those previously provided by UoC as methodology differs slightly; (2)* excludes space for ANY future business and knowledge exchange uses						