



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

PHASE 3 HEARINGS

MATTER 2: UNIVERSITIES AND COLLEGES

**APPENDIX 2: STATEMENT ON ASKHAM BRYAN GREEN BELT
ASSESSMENT REVIEW**

CITY OF YORK COUNCIL STATEMENT

Statement on Askham Bryan Green Belt Assessment Review

1. Askham Bryan College has been reassessed in accordance with the methodology set out in Paragraph 6.26-6.30 of TP1 (EX/CYC/59). Scoping Principle 5 states 'villages or development not entirely subsumed and/or that retain a separation from the main urban area need to be considered separately in relation to their contribution to openness.' Paragraph 86 of the NPPF therefore applies. Paragraph 6.26 of TP1 confirms that there are two aspects to paragraph 86 NPPF: whether the urban area has an open character, and secondly, whether this open character makes an important contribution to the openness of the Green Belt.
2. In assessing the first aspect of paragraph 86, it is necessary to consider the density of built development and how this differs across the area, the extent of developed land, the scale and form of development, the extent of open spaces, and the distinction between the built-up character of the area and surrounding open land.
3. In completing this assessment, a site visit of the College has been undertaken at various points within the campus to consider whether it has an open character. Upon completion of this part of the assessment, the boundaries were then considered and assessed during the site visit.
4. Askham Bryan College is a well-established college campus comprising a range of modern and traditional educational facilities linked to agricultural uses. The campus buildings are of varying scale and form. They include brick built buildings of 1-3 storeys, large sheds, temporary modular buildings, and semi-detached residential properties with gardens. Internal access roads and surface car parks are located throughout the campus. The campus is set amongst mature, natural landscaping. The campus is set back from the A64 and is heavily screened to the south. There are some gaps within the campus comprising playing fields but overall it is extensively developed and these open areas do not connect into the wider surrounding Green Belt. Where the campus abuts York Road and Askham Fields Lane, there are clear views into the campus and the scale of built form is evident from these roads. There is a clear distinction between the built-up area and the surrounding open fields and agricultural uses (particularly to the west). Planning permission has recently been granted to the west of the campus for new agricultural buildings however such uses are acceptable uses in the Green Belt. Applying the methodology set out above, the college does not have an open character. Consequently, the second aspect of paragraph 86 does not apply.
5. Overall, the developed area of the campus exhibits a low degree of openness and does not contribute to the openness of the Green Belt. Askham Bryan College should therefore be inset within the Green Belt.

6. A map showing the proposed Green Belt boundary around Askham Bryan College is appended to this Statement. A clear and defensible Green Belt boundary has been defined in accordance with the boundary definition methodology set out in Section 8 of TP1 (EX/CYC/59). The boundary has been defined using physical features that are readily recognisable and likely to be permanent, it does not include land which it is unnecessary to keep permanently open, it ensures consistency with the Local Plan Strategy, and the approach applied is consistent to the other education establishments adjacent to the York Green Belt.
7. The proposed boundary wraps tightly around the built curtilage of the campus. The northern boundary consists of a section of York Road, the built footprint of the northern extent of the college campus (which includes student accommodation, teaching blocks, science lab, vehicle workshop and indoor sports facilities) and a line of mature trees. This boundary is recognisable and provides permanence. The fields to the south of York Road have been included in the Green Belt as it is important to keep these permanently open as they provide a buffer between the campus and York Road. On the approach along York Road, the campus is not visible due to this separation. The proposed boundary will prevent further encroachment into the countryside in accordance with purpose 3. The cow shed and the recently permitted calf sheds to the northwest of the campus are agricultural uses and are therefore acceptable uses to include in the Green Belt.
8. The western boundary consists of the internal roads around the residential properties, the curtilage of the residential properties and the curtilage of the agri-tech building to southwest. This boundary is recognisable and provides permanence. The dairy shed and the other sheds to the west of the campus have been included in the Green Belt as these are agricultural uses and are therefore acceptable uses in the Green Belt. The boundary around these buildings (and around the recently permitted agricultural buildings) would not provide as much permanence and therefore in the interests of permanence, the proposed boundary has been applied.
9. The southern boundary consists of the built footprint of the southern extent of the college campus (which includes the main building, the wildlife park, the veterinary surgery and the dog grooming unit) which is in part defined by areas of woodland and internal access roads. This boundary is recognisable and provides permanence. The fields to the north of the A64 have been included in the Green Belt as it is important to keep these permanently open as they provide a buffer and screening between the campus and the A64. The south eastern corner of the college is located in close proximity to Copmanthorpe, albeit separated by the A64 and slip roads, however it is important to maintain the separation and prevent the coalescence of these two distinct areas in order to protect Purpose 4.
10. The eastern boundary consists of Askham Fields Lane, the internal access roads and the built curtilage of residential properties. This boundary is recognisable and provides permanence.

The areas of open space to the rear of the residential properties has been included in the Green Belt as they provide a buffer between Askham Fields Lane and the campus.

11. Alternative boundaries would be to utilise the surrounding road infrastructure around the campus (York Road, Askham Fields Lane, and the A64) however this would risk encroachment into the countryside which would harm Purpose 3 of the Green Belt.

12. A clear and defensible Green Belt boundary has been defined around Askham Bryan College in accordance with the methodology. The proposed boundary as per the modification is therefore sound.