

York Local Plan Phase Three Hearings.

The Approach of the Plan to the City's Universities and Colleges.

Councillor Mark Warters (Osballdwick and Derwent)

29th June 2022.

Introduction.

- 1.1. My main interest in the future expansion of the educational establishments and in particular York University are the clear adverse affects of continued expansion on surrounding residential communities in particular, but not limited to Osballdwick, Badger Hill, Heslington, Hull Road and Tang Hall.
- 1.2. Many of those concerns relate to accommodation and parking issues associated with York University that can only be made worse by continued expansion of this operation without proper safeguards.
- 1.3. Concerns over accommodation in particular overlap significantly with CYC policies H7 and H8 and will be covered in another submission.

University Of York Proposals.

- 2.1. I note with interest HS/P2/M7/GB/32 March 22 in which the generous local plan allocation of ST27 of some 53 acres (21.5 ha) is being challenged by York University on the basis that an additional 98 acres (39.8ha) is required for expansion.
- 2.2. Since the Heslington East Campus secured planning approval for a huge expansion in 2007 adverse affects on surrounding communities have increased in proportion to this expansion.
- 2.3. When granting planning permission for the Heslington East Campus the Secretary of State noted the concerns of local residents as to the proposed Increase in student numbers on the operation of the housing market and on residential amenity and stated "that the proposed new campus should not significantly alter and adverse effects that the local community may experience as a result of the presence of the University.
- 2.4. The current ST27 expansion proposal and the University's case for an even larger expansion site do however give the opportunity to redress some of the ongoing adverse affects on surrounding communities.
- 2.5. ST27 with a landscaped buffer area alongside the A64 is acceptable in visual terms and merits support IF as part of future expansion the requirement in ED 3 for only 23% of the whole Campus East to be developed with the remainder being undeveloped parkland is revisited and revised.
- 2.6. If there was a policy change to require for example only 60% of the campus to remain undeveloped and the increase in developable land dedicated to on-campus student accommodation this would have widespread benefit to the currently distorted local housing market and the loss of numerous prime city sites to the private student accommodation market.
- 2.7. Similarly the freed up land could accommodate, providing there was a policy change extra car parking capacity on campus, which in the form of a number of

multi-storey car parks would likely be land 'neutral' in replacing large single level parking.

- 2.8. Currently the position of York University as expressed publicly at a CYC Planning meeting is that University land is too valuable to be used up for accommodation and car parking.
- 2.9. The policies put forward by CYC in relation to York University expansion that cover student accommodation and car parking are clearly not working now in preventing adverse affects on neighbouring residential communities and most certainly won't work in the future, the examination of this situation at Local Plan inquiry stage is the 'last chance saloon' for residential areas surrounding York University to see any control exerted over their amenity.

Councillor Mark Warters.

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