

From: Janet O'Neill <J.ONeill@oneill-associates.co.uk>
Sent: 09 January 2024 14:43
To: york@iposolutions.online
Cc: Geoff Wroe
Subject: York Emerging Local Plan: York College
Attachments: ex-cyc-128a-main-modifications-policies-map-schedule-january-2023-.pdf;
Boundary Plan with title.pdf

Good afternoon Carole,
Please would you forward this statement to the Inspectors.

Dear Inspectors,

We are informed of matters being raised in the process to adoption of the York Emerging Local Plan, which are likely to delay the issuing of your report on the Examination.

During this delay, we would like to raise again the anomaly of York College in respect of the proposed Green Belt boundary, compared with other educational institutes.

Our previous submission was referenced EX/OTH/37; EX/OTH/37a; EX/OTH/37b. We request that a ruling be made on this case. Our evidence is set out below:

1. There has been a protracted process to the adoption of the York Local Plan, starting with the Call for Sites in 2013. During this decade, the interests of potential participants undoubtedly changes over such a long period.
2. York F.E./H.E. College did not have cause to participate ten years ago. However, the College has thrived and expanded, such that the development potential of their campus (outside Green Belt) has been fully utilised due to creation more teaching space. Consequently, any further expansion would have to take place on land outside the existing built campus. Our instructions came in October 2023 after the Examination had closed.
3. The policies map extract attached shows the south-eastern boundary of the educational notation aligned with wire mesh fencing enclosing an all weather pitch and tennis court. Beyond, to the south-east is the Green Belt notation, (PMM44).
4. This proposed boundary is inconsistent with the proposals for other educational institutions, for example, Askam Byran College (PMM319i), St Peter's School (PMM18) and Acomb Primary School (PMM59) where the whole curtilage of the institution is notated yellow for the educational use of the occupants.
5. The proposed boundary is also inconsistent with the text for ED7 which states that "*anticipated growth and continued delivery of its facilities on one site thorough expanding built development beyond the existing site will be facilitated*". Whilst the meaning is not clear, this is taken to mean that development beyond the 'education' yellow boundary will be facilitated. This then means development within Green Belt.
6. Our October 2023 approach to the Council to amend the education boundary has not been accepted, despite the inconsistency with both other educational institutions and the wording of

policy ED7, (EX/CYC/126.) In addition, a wire mesh fence is not considered an appropriate strong and permanent boundary.

7. This current situation puts the College into the uncertainties of succeeding with very special circumstances. However, funding for College development requires that there is planning certainty prior to funding being approved, which leads to a catch 22 situation.
8. If a minor amendment to the Plan is not made at this stage to include the whole College campus within the education allocation and outside of Green Belt, then the College would have to await a review of the plan, the timing of which is uncertain. However, §145 of the NPPF December 2023 states that *“Once established, there is no requirement for Green Belt boundaries to be reviewed or changed when plans are being prepared or updated”*. This adds another layer of uncertainty to the situation, particularly since the York Green Belt boundaries will have been fixed for the first time in a Local Plan and are expected to endure beyond the plan period.
9. Due to delays resulting from other issues, we do not consider that a ruling by the Inspectors on this issue would add any delay to the process to adoption of the Local Plan.
10. We respectfully request that a ruling be made on this situation for York College that their whole campus down to their south eastern boundary be notated for educational purposes. The second plan attached indicates the campus curtilage.

Janet O’Neill MRTPI
Director

Janet O’Neill | 07850 303215

O’Neill Associates

Chartered Town Planning Consultants

Lancaster House | James Nicolson Link | Clifton | York YO30 4GR | 01904 692313

www.oneill-associates.co.uk

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