Policy Title:

LP12 - University of the West of England, Frenchay Campus

Existing Policies Which adopted Core Strategy or Policies Sites and Places (PSP) policy would eventually be replaced	**Core Strategy Policy CS28 – The University of the West of England**
Non-Strategic / Strategic	**Non-Strategic**

Purpose

The University of the West of England (UWE) has more than 42,600 students (including 11,700 based abroad) and 4,300 staff and contributes significantly to the local economy, playing a key role in the West Innovation Arc and West of England local Growth Plan. Over the Plan period its long-term aim is to consolidate its activities at Glenside and Bower Ashton onto its primary campus at Frenchay, which it will continue to remodel in accord with its academic-first focus supporting an improved environment for students and visitors including additional student accommodation, better public realm and shared community facilities.

Once located on a greenfield site, over time firstly commercial and now residential development, including significant new communities at Cheswick and Harry Stoke, now adjoin the site. As a result, UWE is now integrated into wider suburban context and needs to serve as a hub for the suburban community lying around it. Therefore, whilst the campus provides opportunities for example in relation to a modal hub, it also generates pressures on parking, transport, character of the local housing market, health care and other public services that will need to be addressed as a result.

This change of locality for the University is key in planning for the future role of the campus and it will be important to ensure decisions are located in this wider spatial and resource context. Accordingly, as UWE brings forward further development phases of its plan for the Frenchay campus, including increased student accommodation on site, it will be expected to play its part in creating a successful mixed community, including supporting community facilities and mitigating the impacts on transport and other infrastructure.

This policy will guide future development at UWE by setting out the main uses and key development criteria for the wider campus. In addition to this policy, part of the site is currently undeveloped and is being allocated through this plan for mixed use with a minimum 1,500 student bed spaces and 50,000sq.m. employment uses (Policy - LPS2 Locational Strategy for South Gloucestershire as shown on the Policies Map (NF3) and in Appendix 1 NF3 - Land at the University of the West of England).

Policy wording

1. **The following types of development will be supported within the University of the West of England Frenchay Campus:**
    a. **Specialist student accommodation, Build to Rent accommodation, research and education facilities, compatible employment uses, renewable energy generation, community, sporting and cultural facilities, additional public transport and active travel infrastructure and public realm, green infrastructure and open space.**
2. **Development proposals will be supported that provide for:**
    a. **Improved public transport connections to and through the site and stopping points, and an improved bus interchange; and**
    b. **Additional walking, wheeling and cycling access points and routes through the site, to facilitate access within the site and opportunities to improve connectivity to and serve neighbouring residential, commercial and retail areas, Southmead Hospital and Parkway and Filton Abbey Wood stations; and**
    c. **Measures that ensure there will be no addition to off-site parking as a result in nearby residential neighbourhoods; and**
    d. **The provision of specialist student accommodation, including 1,500 bed spaces within site allocation (NF3) within the Plan period; and**
    e. **Enhanced community access to existing and any new, proposed on-site social, cultural, sporting and recreational facilities; and**
    f. **New and enhanced public realm and open space which provides a high-quality campus environment; and**
    g. **An enhanced and well-integrated Green Infrastructure and surface water drainage network including a strategic woodland link between Splatts Abbey Wood and Stoke Park via the east side of the site allocation (NF3) to respond to the Local Nature Recovery Strategy focus area; and**
    h. **Continuation of the substantial contribution UWE has made to reduce its carbon dioxide emissions across the estate; and**
    i. **Employment uses that are compatible with the University within Use Classes E(g)(i) - Office, E(G)(ii) - Research and Development, E(G)(iii) - Light Industrial, B2 - General Industry and F1(a) for the Provision of Education, of the Use Classes Order 1987 (as amended) or any future equivalent provision.**
3. **Application of the policy:**
    a. **All major development proposals should be supported by a wayfinding strategy, incorporating highways traffic management proposals; and**
    b. **Proposals for specialist student accommodation should:**
        i. **make appropriate provision to health care, and other public services as required, and**

ii. be supported by an open space strategy.

c. The MOD should be consulted at an early stage and be satisfied that there are no security issues arising from proposed development, in particular relating to taller buildings.

Supporting text

Improved public transport connections and bus interchange

1. UWE is now a public transport hub as the Cheswick bus link and rapid transit route have been delivered in recent years with the high volume of student use supporting an attractive bus service. There is need to continue to enhance routes and provide additional stopping points as the campus develops. The bus interchange requires upgrading to facilitate service and modal interchange.

Walking wheeling and cycling accessibility

2. The campus has developed in a piecemeal way and as a result it is difficult to navigate on foot, wheeling or cycling in places. A wayfinding strategy incorporating appropriate traffic management proposals, is required to demonstrate enhancement to the accessibility and legibility both within and through the campus given the role the campus now plays at the heart of the surrounding residential communities, to ensure its integration and its ability to play a full role in the communities around it.

Parking

3. To ensure parking in neighbouring residential neighbourhoods continues to be well managed. Opportunities for further parking management measures including contributions from the university will be sought in association with new proposed student accommodation or employment development including through Section106 and green travel planning. This will continue UWE's proactive management arrangements to discourage students from keeping cars. Complementary measures will also be expected to be taken to reduce the need for staff car parking.

Specialist Student Accommodation and Build to Rent

4. UWE has an ambition to provide specialist student accommodation for c3,000 bed spaces to meet the needs of students within its Frenchay campus. The accommodation is planned in a series of phases with the first c1,600 subject to planning consents and applications. The final 1,500 bed spaces will be provided during the plan period within the site allocation (Land at the University of the West of England – NF3).
5. In addition to its specialist student accommodation there may be potential to provide specialist Build to Rent accommodation within the campus which is typically 100% rented, professionally managed, in single ownership and management control.

Enhanced community access

6. Proposals which would deliver enhanced community access to social, cultural, recreational and sporting facilities at the University will be supported, where appropriate, to help to provide community facilities within the locality, encourage social integration and support communities' health, social and cultural wellbeing.

High quality Green Infrastructure, public realm and open space

7. The quality of recent buildings at UWE has been good, however, a co-ordinated and connected approach to design is required to achieve an enhanced and integrated

university campus. Applications for new development should be accompanied by a wayfinding strategy and a green infrastructure and open space strategy which meets the requirements of CS24.

8. In planning Green Infrastructure consideration should be given to links for nature into and through the campus. The site allocation NF3 has been identified in the West of England Local Nature Recovery Strategy as a focus area for nature recovery. To respond to this a strategic woodland link should be provided between Splatts Abbey Wood and Stoke Park as shown indicatively on Figure 1. This will provide the best solution for nature and most cost-effective solution for the University to meeting their requirements for Nature Recovery and Biodiversity Net Gain.

FIGURE 1: UNIVERSITY OF THE WEST OF ENGLAND, FRENCHAY CAMPUS



KEY

- University of the West of England, Frenchay Campus
- Green corridors: Strategic woodland links between Splatts Abbey Wood and Stoke Park
- Site Allocation NF3, land at the University of the West of England, Frenchay Campus
- Safeguarded Employment SEA51, University of the West of England

Carbon reduction across site

9. The continuation of the university's substantial progress in making reductions in carbon dioxide emissions across the estate aligned will be expected to be continued over the plan-period, with the objective for it to be carbon neutral with net-zero emissions of greenhouse gases by 2030. Measures to achieve this would include the implementation of energy efficiency programmes intended to minimise energy demand, new on-site renewable energy generation plant, measures to decarbonise UWE's existing heat networks, and to extend the delivery of heating and cooling via thermal networks.

Economic Development Uses

10. UWE is a major driver of the local economy in terms of its direct employment and has a research and innovation role which already supports associated business uses. Parts of the campus are safeguarded for employment uses under Policy LPS7 - Safeguarded Employment Areas and in addition 50,000MSq of employment uses, which could also include new research and education facilities will be provided with the site allocation NF3. Compatible employment uses within the UWE campus are those falling within Use Classes E(g)i – office, E(G)(ii) - Research and Development E(g)(iii) Light Industrial, B2 – General Industry and F1(a) for the Provision of Education of the Use Classes Order 1987 (as amended), or any future equivalent provision and Other Economic Development uses as set out in Policy LPS7 - Safeguarded Employment Areas. Main Town Centre uses will additionally need to meet requirements of the sequential test and impact tests, where applicable under Policy LPS8 - Town Centres, Retail and Leisure.

MOD Abbey Wood

11. MOD Abbey Wood is a Ministry of Defence establishment which is adjacent to the UWE campus to the West. The MOD should be consulted at an early stage to ensure that there are no security issues arising from proposed development in the vicinity of the MOD site. This includes location and height of buildings which overlook the site.

Additions	
Key evidence	
Other relevant policies to cross-reference?	Policy LPS8 - Town Centres, Retail and Leisure Policy LPS7 - Safeguarded Employment Areas