

## EM20 Village Way North

Planning permission will be granted for Class B1 research and development use or D1 university use (non residential uses) provided it is:

- a. part of a planned expansion of either of the Universities;
- b. there are no brownfield sites within the campuses that have not been developed;
- c. the development cannot be accommodated satisfactorily on sites within the existing campuses;
- d. the design, massing, layout and landscaping of any such development respects and enhances the sensitive downland location and setting of Falmer Conservation Area.

**Development will not be permitted that would generate traffic which could materially damage the amenities of the location (including Falmer Village) unless remedial measures are proposed.**

- 5.76 In the event that the Community Stadium is not developed at Village Way North, the site will be allocated for High tech business or research related to the universities or for university related uses, except for student housing. Given the sensitivity of the site and its proximity to the adjacent Falmer conservation area, provided there are no suitable sites available within the existing university campuses, development for University purposes will be permitted.

