

Cabinet

4th August 2011

Report of the Cabinet Member for Corporate Services

Update and Amended Recommendations on the Union Terrace Car and Coach Park Disposal

Summary

1. This amendment provides an update and revised recommendations to the report on the potential sale of the Union Terrace Car and Coach park site (the Site) to York St John University (YSJU).

Further Options

2. The report to Cabinet outlines the background to the potential sale, sets out the technical work that has been undertaken, summarises consultations up to the drafting of the report and concludes with two options 'do nothing' or as recommended:

'Consult with the City's residents, businesses and organisations on selling the site subject to alternative provision being made for coach parking'.

3. As highlighted in the report meetings to discuss objections to the potential sale have been held with local businesses, the Save Union Terrace campaign group and the Confederation of Passenger Transport (representing the coach industry). These discussions have highlighted the importance of coach parking and tourism to the City's economy.
4. Further discussions have now taken place with YSJU, who have identified and concluded that a smaller land take from the Union Terrace car park area would be possible. This would still enable the expansion plans of YSJU to continue but also retain space for parking at Union Terrace.

5. Further to this initial liaison with YSJU five options for the Union Terrace site have been developed. **All the options ensure that there is no overall loss of coach parking spaces in the City**, maintaining the current overall provision of 63 spaces. There are currently 33 coach spaces at Union Terrace. The five options include a range from 20 to 34 coach spaces still being provided at Union Terrace. Four of the options would involve additional provision being made at St. George's Field car park (between 3 and 16 extra coach spaces). Drawings and details for the five options, A-E, are appended.
6. There will also be no net loss of dedicated accessible car park bays in the area. The five options retain different levels of accessible parking provision. This would be supplemented by extra accessible parking bays being provided at the Monk Bar and Bootham Row car parks. Those options which retain some general parking on the site do so at a reduced level. It is proposed that any retained general parking would be short stay so as to benefit local shops and businesses. The consultation period provides an opportunity to gauge opinion on this proposal for short stay parking.

Maximising the Benefits from the Expansion

7. The report includes an independent Economic Impact Assessment and highlights that the YSJU expansion could lead to the addition of around 1,000 to 1,500 students; the generation of up to 200 new jobs within the region; a £31 million annual boost to the economy and a further capital investment of approximately £80 million over the next five years. YSJU is strongly rooted in the heart of the City and has actively engaged with many local businesses.
8. Concerns have been expressed about the loss of footfall along Gillygate and the impacts on the city centre as a whole. Retaining coach and potentially some car parking at Union Terrace would address these concerns and possible impacts. The establishment of a retail/ business forum by YSJU would also help provide a means by which the University and retailers could work together to make the most of the opportunities presented by YSJU's current and potentially expanded operations.
9. The submission draft Local Development Framework agreed by Council in June 2011 seeks to ensure that local residents benefit from the employment and training opportunities created during the construction of major developments. The potential expansion of

YSJU provides a significant opportunity to provide construction jobs and training opportunities for local communities and to work with any contractors to find procurement opportunities for local companies, such as sourcing local materials and suppliers.

Implications of Options

10. There will be reduced financial receipt from selling part of the site. Work to date has also indicated that in addition there will be costs in the region of £250 - £300,000 for coach/ car park works with each of the options. Further work will be undertaken on the full implications of each of the five options and reported to Cabinet.

Revised Recommendation

11. The report already recommends a period of consultation. This time can now be used to consult with residents, businesses and organisations, including Arclight, on the five options. It will also enable the equalities impact assessment to be further developed, reflecting the five options and for further economic impact assessment work to be facilitated with local traders.
12. Based on the information and analysis set out above, Members are asked to consider the following:
 - a) Approve that consultation be undertaken with the City's residents, businesses and organisations on selling part of the site and on the five development site options that all involve the retention of coach parking on the Union Terrace car park site and,
 - b) request that York St John University establishes a retail/ business forum and further examine how local communities and companies could benefit from the expansion plans.

Reason: To provide an opportunity for public consultation on the potential sale of the site and on different options for retaining coach parking on Union Terrace, and to develop the Council's approach to targeted recruitment and training.

Contact Details

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Report

Approved:

Date: 2 August
2011

Wards Affected:

Guildhall

For further information please contact the author of the report.

Background Papers: None

Annex:

- Plans showing potential development site options A-E.