Annex 3: Continuing the Conversation – Outcomes of the Festival of York Central Consultation

York Central Masterplan

Continuing the Conversation

DRAFT, REV D

Outcomes from Stage 3 Festival of York Central

May 2018

Allies and Morrison

This draft report summarises the outcomes from the stage 3 consultation carried out on the planning application for York Central. This report is a draft work-in-progress document and will ultimately be replaced by a more comprehensive Statement of Community Involvement.

CONTENTS

1 Introduction

1.1 Project Overview

Introduction

York Central is one of the largest brownfield regeneration sites in England with some parts of the railway-locked area restricted to rail uses for more than 150 years. The site offers the opportunity to create a series of new city centre residential and business neighbourhoods including a high-quality commercial quarter with improved access to the city's railway station. York Central has an important role to play in delivering a significant proportion of the overall growth of the city as set out in the emerging Local Plan. The site has been designated as a UK Government 'Housing Zone' and has also been awarded 'Enterprise Zone' status which offers commercial occupiers significant incentives.

York Central's Enterprise Zone designation will allow for retention of 100% of business rates uplift to 2042, providing a potential funding mechanism for critical infrastructure. Early occupiers will also be able to directly benefit from rate relief incentives up to 2027. The Housing Zone designation for York Central has helped York Central Partnership to access funds to help to accelerate the delivery of homes.

York Central Partnership (YCP)

York Central is being brought forward through partnership working between Homes England, Network Rail, the City of York Council and the National Railway Museum (the Museum). Bringing together funding streams to support the delivery of infrastructure and land assembly, the partners are working collaboratively to support the development of York Central.

Summary of the scheme

For the purposes of the stage 3 exhibition, the emerging masterplan proposed the following key elements:

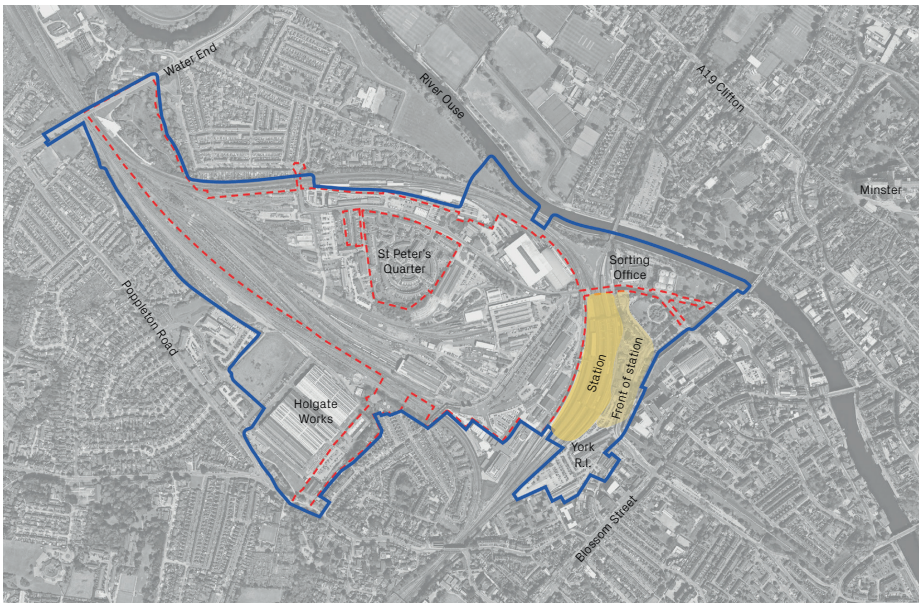
- **Up to 2,500 new homes** including 20% affordable provision and a range of housing which caters for people at all stages of life.
- **Up to 100,000 square metres** of commercial floorspace including significant provision of new offices for the city as well as smaller, flexible workspaces for smaller businesses and other uses including hotels, a number of shops, bars and cafés to cater for the new and existing residents and workers, with spaces for creative activities.
- **A new western entrance to the station and concourse** to provide access to and development of the York Central site and to support the future expansion of rail services through the station.
- **The expansion of the National Railway Museum** to deliver an exciting and ambitious masterplan to tell the epic stories of the impact of railways on the world and their role in shaping the future.
- **A major new park and new public square** which will be high quality open spaces for the use by residents, workers, visitors and the wider York community.
- **The potential for new community and educational facilities** across the site for the benefit of existing and future residents.
- A new western access road into the site supported by a series of improved pedestrian and cycle connections to surrounding communities and the city centre prioritising sustainable means of travel.
- **Positive statements of the historic identity** of the site itself, and the wider townscape setting and character of York.

1.2 Purpose of the report and status

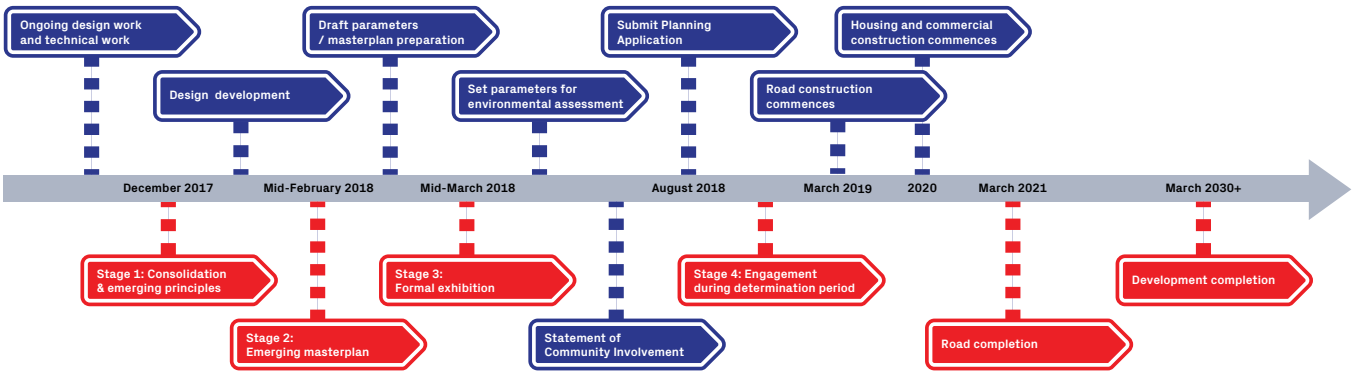
"Continuing the conversation" is an informal report which summarises the feedback arising from the stage 3 consultation exercise, the Festival of York Central. It provides a summary of feedback received from the various consultation workstreams and identifies the proposed responses, outcomes and recommended actions moving forwards.

The report should be used as a tool to inform discussion, contributing to a shared understanding of the direction of travel as YCP moves from consultation on the emerging masterplan to the submission of a planning application in August 2018.

It is important to note that the process of preparing the masterplan and planning application is ongoing. In that context, the report should be understood as a stepping stone towards the preparation of the full Statement of Community Involvement (SCI) which will ultimately supersede this report.



Emerging masterplan boundary (dashed red) and draft site allocation boundary (blue)



Timescales and overarching project timetable

1.3 Structure of the report

Following the introduction, the report is structured as follows:

- **Scene setting** (chapter 2): overview of the planning application engagement strategy, purpose of the stage 3 engagement process, summary of engagement undertaken, overview of current workstreams and a framework for categorising feedback and responses.
- **Summary of feedback and responses** (chapter 3): summary of topics and overview of feedback and responses associated with each including the vision, movement, landscape and environment, design and heritage and land uses.
- **Action plan and recommendations** (chapter 4): summary of key actions and recommendations for future engagement at stage 4 in advance of the submission of the planning applications.

2 Setting the scene

2.1 Planning application engagement strategy

Hearing the views of stakeholders and the community is really important to York Central Partnership (YCP). YCP is committed to an ongoing conversation about the emerging masterplan with local residents, workers and visitors. Our approach to engagement has been guided by key principles that you helped to shape and which are vital to achieve a successful scheme.

Principles for engagement

York Central has six key principles for engagement:

1. Establish trust in the process and the project.
2. Transparency as a default.
3. Sensitivity in building relationships and providing consistency.
4. Clarity on processes & stages of engagement, what is discussed, when and how it informs the design.
5. Clear communications which are accessible and appropriate.
6. Interesting formats to encourage people to participate.

Stages of engagement

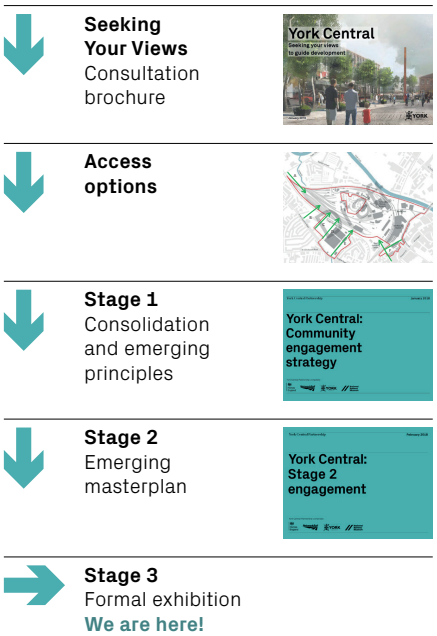
In 2016, we sought your views on the emerging proposals for York Central through a range of events and exhibitions. We received 1,224 consultation responses which were analysed and the key points were fed into the emerging masterplanning process. In 2017, we sought your views on different access options for the site. 644 people attended drop-in events and we received 619 responses. Since late 2017, we have been developing the emerging masterplan through our Stage 1 and Stage 2 engagement activities as follows:

- **Stage 1** - we met with local groups and organisations and held three public pop-up events to hear your thoughts on the emerging principles for the York Central masterplan.
- **Stage 2** - we held a series of workshops with members of the community to discuss key themes for the emerging York Central masterplan. The workshops allowed us to explore issues raised in Stage 1 in greater detail which has helped us to progress key elements of the masterplan.
- **Stage 3** (completed in May 2018) – a comprehensive process involving an exhibition and dedicated website, as well as a series of events and activities to promote deeper understanding and engagement.

Purpose of stage 3 engagement

Following a focused and intensive period of design work, technical studies and engagement with local people over the past six months, YCP identified five main objectives for the stage 3 engagement:

1. Provide a clear overview of how the emerging masterplan is evolving.
2. Hear your views on the overall approach, vision and key principles.
3. Understand your thoughts on more specific elements of the proposals including site access and open spaces.
4. Deepen the level of involvement and understanding of the site through conversation and dialogue to enable long term community involvement in the site as it evolves.
5. Enable a masterplan that better meets the needs of the York community.



Engagement timeline leading to the stage 3 activities

2.2 Overview of engagement undertaken

Exhibition

YCP sought views on the emerging masterplan proposals as part of The Festival of York Central which formed Stage 3 of the engagement process.

The Festival launched on 19th March 2018 and the exhibition ran from 10am on Wednesday 21st March until 6pm on Friday 27th April 2018. The period for comments finished at midnight on 29th April 2018. The Festival was held at the National Railway Museum, which was open from 10am until 6pm, seven days a week with regular staffed sessions.

The exhibition material invited specific feedback on the following:

- Emerging vision;
- Overall approach to the masterplan including movement and access, landscape and environment, design and heritage, land uses and;
- Specific options for (i) Marble Arch / Leeman Road connections and (ii) Southern connection.
- Aspirations for what York Central will be like as a place to live, work and spend time

Attendees were invited to look out for the speech bubble symbol ("Join the conversation") on boards through the exhibition; this identified topics and issues that we would like to hear your opinions on. Any wider thoughts and questions about other aspects of the exhibition were also welcomed.

288 people responded to the consultation questionnaire either online, or via the hard copy form. These respondents submitted 1,816 specific responses to the questions.

My York Central

During Stage 1, feedback encouraged YCP to review the My Castle Gateway project as a best-practice example of good engagement. The same team created My York Central (MYC). MYC commenced in the lead in to the launch of stage 3 and has been a key element in going beyond conventional community consultation. It has enabled all those interested to become part of a sustained long-term conversation where influence comes through sharing responsibility for the area and its future. Throughout the festival, MYC has made getting involved active, challenging and fun.

Over the six weeks of the Festival of York Central and York Central Exhibition at the National Railway Museum, MYC has explored the plans and possibilities for York Central. Each week MYC produced Open Briefing documents which summarised the key discussions, debates and feedback.

The four Open Briefing documents were then synthesised into a Vision for York Central, with a short summary Big Ideas document, and a set of Principles of how York Central can be developed in the future stages.

More than 3,000 post-it notes were completed during the course of the six week consultation.

Ways of providing feedback

There were three ways to provide feedback on the emerging masterplan:

- **Commonplace and website**: YCP used an online engagement platform to help gather thoughts on the proposals for York Central (www.yorkcentral.info). Participants were able to view the exhibition material in full and respond to questions.
- **Questionnaire (hard copy)**: Hard copies of the Commonplace questionnaire were available to complete.
- **My York Central**: The MYC Vision document was drawn together from community engagement through the Festival of York Central, largely through:

1. Feedback through Post-Its at the exhibition, photographed/uploaded/tagged on our Flickr site.
2. Discussion at festival events, summarised through a series of blogs and informing a set of open briefing documents which were produced on the festival themes of open space, homes work and movement.
3. Other input via various meetings and workshops with specific groups (for example elected members, local schools, pop-ups, York Youth Council).
4. Contributions via conversations on the doorstep, via door-knocking carried out by local councillors and support teams.

2.3 Promotion

Advertising

An integrated communications strategy was devised to promote the Festival of York Central, with multiple channels identified to ensure all residents were made aware of the opportunities to engage with the masterplan.

Adverts were placed both off and online with the York Press and online campaigns were hosted on Minster FM and York Mumbler.

York Press has a readership of 75,232 and print adverts were placed with the title over the six-week period. The online campaign with the outlet generated 170,000 impressions, split across tenancy skins, targeted wallpaper, sponsored content and premium ad positioning.

York Mumbler, a local parenting forum, has 17,000 visitors per month and two bespoke blogs were created for the site to promote details of the festival to the network of parents. Banner advertising was also hosted on the website.

The Minster FM advertising included an interview with the lead spokesperson of the Partnership, which was aired to the station's listeners (it has 75,000 listeners per week) and the piece was promoted to its Facebook audience, generating 67,000 impressions. Further advertising was placed on the website, which generated 200,000 impressions.

Social media

Awareness about the festival events and masterplan consultation was raised on Facebook and Twitter via a series of promoted posts. The Facebook adverts reached 29,952 people and there were 822 link clicks on the content. Twitter generated 61,458 impressions and 228 link clicks.

Letter

A letter promoting the festival was produced by the partnership for local residents and businesses, encouraging them to visit the masterplan exhibition and join the conversation around the development. It contained background information about the site, dates and timings of the festival, as well as details of the various social channels and website addresses where further information could be found.

The direct mailer was distributed via the March edition of Your Local Link Magazine, a local news magazine which is delivered to 90,250 addresses across York and the surrounding villages. Your Local Link is a City of York Council approved communications method and the letters were made clearly identifiable in York Central Partnership branded envelopes.

Coverage

There was widespread coverage of the festival in key local media, both on and offline, including BBC Look North (North East and Cumbria), BBC Radio York, York Press and Minster FM.

Press releases

Three separate press releases were issued to the local news outlets before and during the consultation exhibition.

My York Central

Community engagement group, My York Central, also promoted details of the events and masterplan exhibition on its own social media platforms, as well as through its website and blogs. The group also went door knocking in the local area to speak to local residents about the development and used community networks to further share details of the festival.

2.4 Progressing the project

Current workstreams

The summary of feedback is in the process of being considered and discussed with YCP and the masterplanning team. It has, and will continue to play an instrumental role in refining and informing the masterplan and the various components of the planning application which are due to be submitted in August 2018.

In addition to the My York Central and wider stage 3 consultation feedback, YCP and the masterplanning team are considering the following:

1. Further design work;
2. Ongoing technical studies and assessments;
3. Ongoing discussions with statutory consultees as part of the pre-application process; and
4. Any subsequent targeted engagement as part of stage 4 of the planning application engagement process in advance of the submission of the application(s).

Framework for workstreams

The workstreams summarised in section 2.4 will assist YCP in progressing the following:

1. Refinement of the overarching vision and objectives for York Central.
2. Refinement and evolution of the indicative masterplan and further illustrative studies and materials.
3. Preparation of a set of planning application material which will inform the basis of the consent. As set out in the exhibition this is likely to include a development schedule (the uses and amounts of development proposed), parameter plans (plans showing the limits of proposed development such as heights and layouts of plots) and design guidance (a guidance document against which future detail planning applications will be assessed).
4. Identification of other topics of discussion which are outside of the remit of YCP or the current planning application. These will be shared with other organisations (e.g. City of York Council) as appropriate.
5. Considering the ongoing approach to engagement beyond the immediate planning application.

These five categories have informed the structured approach to the summary of responses, outcomes and actions as set out in chapter 3.

Stage 4 engagement

As noted above, a key outcome of this report is to set the context for any future targeted engagement activity in advance of the submission of the planning application in August. Areas recommended for inclusion in this stage 4 process are highlighted in chapter 4.

Statement of Community Involvement

A comprehensive Statement of Community Involvement (SCI) is under preparation in support of the planning application. Continuing the Conversation will ultimately help to inform the SCI. However, it should not be interpreted as a draft SCI at this point in the context of the various workstreams which are ongoing.

Our commitment to engagement

Establish **trust** in the process and the project.

Transparency as a default.

Sensitivity in **building relationships** and providing consistency.

Clarity on processes, stages, what is discussed and how it informs design.

Clear communications which are accessible and appropriate.

Interesting formats to encourage people to participate.

Hearing your views is really important to us. York Central Partnership is committed to an ongoing conversation about the emerging masterplan with local residents, workers and visitors.

Our approach to engagement has been guided by key principles that you helped to shape and which are vital to achieve a successful scheme.

In 2016, we sought your views on the emerging proposals for York Central through a range of events and exhibitions. We received 1,224 consultation responses which were analysed and the key points were fed into the emerging masterplanning process. In 2017, we sought your views on different access options for the site. 644 people attended drop-in events and we received 619 responses. Since late 2017, we have been developing the emerging masterplan through our Stage 1 and Stage 2 engagement activities. Further information on the processes and outcomes of these stages is given on Boards 7 and 8.

Your views and feedback from these earlier rounds of consultation have informed the development of the emerging masterplan.

The engagement process

- **Seeking Your Views** Consultation brochure
- **Access options**
- **Stage 1** Consolidation and emerging principles
- **Stage 2** Emerging masterplan
- **Stage 3** Formal exhibition **We are here!**

Views, comments & conversations

We are seeking your views on the emerging masterplan proposals as part of The Festival of York Central which forms Stage 3 of our engagement process.

The Festival of York Central – dates and information

The Festival launched on 19th March 2018 and the exhibition will run from 10am on Wednesday 21st March until 6pm on Friday 27th April 2018. The period for comments finishes at midnight on 29th April 2018.

The Festival is being held at the National Railway Museum, which is open from 10am until 6pm, seven days a week.

To find out more, including times when the exhibition is staffed, please visit our website (www.yorkcentral.info) and follow:
https://twitter.com/YRKcentral
https://www.facebook.com/York.Central01

What should you comment on?
We want to hear your views on:
- Emerging vision (Board 9)
- Overall approach to the masterplan including movement and access (Boards 11 to 14), landscape and environment (Board 15), design and heritage (Board 16), land uses (Board 17) and;

We would like to hear your thoughts on specific options for:
- Marble Arch / Leeman Road connections (Board 13)
- Southern connection (Board 14)

We also want to know about your aspirations for what York Central will be like as...
...a place to live (Board 19)
...a place to work (Board 20)
...a place to spend time – The Great Park (Board 21) and The New Square (Board 22)

Look out for the speech bubble symbol ("Join the conversation") on other boards through the exhibition; this identifies topics and issues that we would like to hear your opinions on.

Any thoughts and questions about other aspects of the exhibition are welcome!

How to provide feedback?
There are three ways to provide feedback on the emerging masterplan:

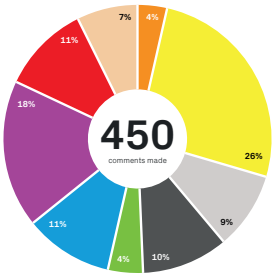
1. **Commonplace and website**
   We are using an online engagement platform to help gather your thoughts on the proposals for York Central. Please visit www.yorkcentral.info and follow the link to join the conversation!
2. **Questionnaire (hard copy)**
   We have hard copies of the Commonplace questionnaire that we would like you to fill in. Please see the table opposite. Please note that the questions online and the paper questionnaire ask identical questions, so you do not need to complete both.
3. **My York Central**
   During Stage 1, you asked us to look at the My Castle Gateway project as a best-practice example of good engagement. The same team has created My York Central (MYC). MYC goes beyond conventional community consultation by enabling all those interested to become part of a **sustained long-term conversation where influence comes through sharing responsibility for the area and its future**. Throughout the festival we are working to make getting involved active, challenging and fun. Visit the website for information on where and when these activities will take place and how to provide feedback.

For further information, please visit
www.myyorkcentral.org
Twitter.com/MyYorkCentral
Facebook.com/myyorkcentral

Feedback from stage 1

During Stage 1, we met with local groups and organisations and held three public pop-up events to hear your thoughts on the emerging principles for the York Central masterplan.

Using the BRE (Building Research Establishment) Excellence Framework shaped conversations about how we could make York Central a sustainable place. The wheel defines eight themes which are shown below. The detailed feedback from Stage 1 will be reported in full in the Statement of Community Involvement (a formal document which will be submitted with the planning applications) and summarised by the themes of the BRE Excellence Framework.



Governance
- Accountability & transparency is required.
- Who's in control of what's built?
- In-council governance process not clear.
- Risk of under-exploited assets due to differing drivers of YCP partners.
- Concern of how piecemeal development will be managed.

Transport & connectivity
- Concern about traffic, congestion and air pollution.
- Mixed views on type of connection through Marble Arch.
- Promote sustainable forms of transport – supports new cycle and pedestrian routes.
- More reliable and frequent buses.
- General support for low car use.
- Explore parking strategy.
- Supports better access to station on west-side.
- Need an integrated and ambitious transport strategy.
- Bus station?

Services
- Development must be supported by services integrated with existing communities.
- Schools, doctors and high quality shops to create communities.
- Play and sports areas, variety of green spaces.
- For young and old.
- Children's groups.
- Better toilet facilities.
- Mental health services and for those with disabilities.

Environmental
- Support for new park.
- Be mindful of existing trees.
- Plant lots of trees.
- Woodland site for play?
- Provide for nature & wildlife.
- Look at best practice.
- Incentivise environmentally friendly modes of travel.
- Tackle air pollution.

Equity
- Pay attention to detail to ensure accessibility e.g. handrails and seating.
- Housing for locals including social, sheltered & housing for disabled.
- Not too high-rise.
- Consider views.

Economy
- General support for a variety of commercial and office space.
- Clarity on how many jobs and what kind.
- Include smaller workspaces for creative industries/start-ups/SMEs, social enterprise.
- Complement existing food & drink/retail offer, don't compete with the city centre.

Housing & built environment
- Consensus for high quality, sustainable, affordable homes.
- Variety of home sizes.
- Concern about too much student accommodation.
- Incorporate historic buildings.
- Concern about building heights impact.
- Too many homes?

Social & cultural
- Explore role of Railway Institute as a cultural hub.
- Support for the Museum expansion but important to look beyond the Museum for cultural provision on site.
- Provide all weather social and play spaces.

Other
- Excited by the proposals.
- Make use of brownfield land.
- Would like to see more visuals.
- Consider two-way relationship between York Central and York.
- Hard to find information.
- Integrate with broader proposals.

Feedback from stage 2

During Stage 2, we held a series of workshops with members of the community to discuss key themes for the emerging York Central masterplan. The workshops allowed us to explore issues raised in Stage 1 in greater detail which has helped us to progress key elements of the emerging masterplan. The workshop themes and the outcomes of each are set out below.

Movement

1. How will Marble Arch work – bus gate, taxis, dedicated cycle lanes?
2. Support for new access on the western side of the station – taxis and buses.
3. Concern about impact of cars through Entrance Square.
4. Better public transport is a priority.
5. Should be integrated with the wider city transport strategy.
6. Safe and active connections to/from St. Peter's Quarter.
7. Priority for pedestrians and cyclists – segregated cycle way and pleasant, safe routes.
8. Support for improvements to southern pedestrian/cycle access to the site.
9. Attractive direct routes through park.
10. Leeman Park is well-used – improve lighting along river.
11. Important to consider those with disabilities within the strategy.
12. Reduce parking over time and commit to strong enforcement.

Landscape

1. The Great Park – ideas included adventure play, outdoor gym, activities for teenagers, play areas for all ages and performance space such as open-air theatre.
2. Views to the Minster will be important in making it feel like York.
3. Consider position of road next to park.
4. Support for liveable local streets and shared spaces. Consider acoustic impact of railways on homes.
5. Entrance Square – dedicated cycle route and bus and taxi only.
6. Consider bridge across river.
7. Green roofs for buildings including the Museum.
8. Interpretation of railway heritage in the park.

Design, heritage & uses

1. Need to maximise the benefits of the Museum and find wider opportunities for culture.
2. Overall aspiration for more community facilities e.g. schools and GP surgeries etc for residents and local workers.
3. Support for as much affordable housing as possible.
4. Need to be careful to consider the impact of so many new homes and businesses.
5. Careful response needed to the character of the wider city.
6. Interest in modern, contemporary buildings.
7. Mixed debates on building heights – interest in streets with terraced houses particularly to the north of the Foundry. Potential for areas such as York Yard South (between the park and Freight Avoiding Line) to include apartments with greater height.
8. Think about the views and relationship with heritage assets including criteria for the retention of buildings.
9. Potential to include one or two visitor facilities with interactive exhibits about the heritage of the site e.g. within the Museum or as part of a retained historic building such as Alliance House.
10. Support for new restaurants, bars and small shops in the commercial area with striking views to the park and Minster.
11. Clear understanding of the different boundaries.

3 Summary of feedback and responses

3.1 Summary

Overview

The purpose of chapter 3 is to summarise the analysis of stage 3 consultation feedback. The summary of topics arising are structured according to the main headings identified in the exhibition as follows:

- Vision (section 3.2);
- Movement (section 3.3);
- Landscape and environment (section 3.4);
- Design and heritage (section 3.5);
- Land uses (section 3.6); and
- Other topics (section 3.7).

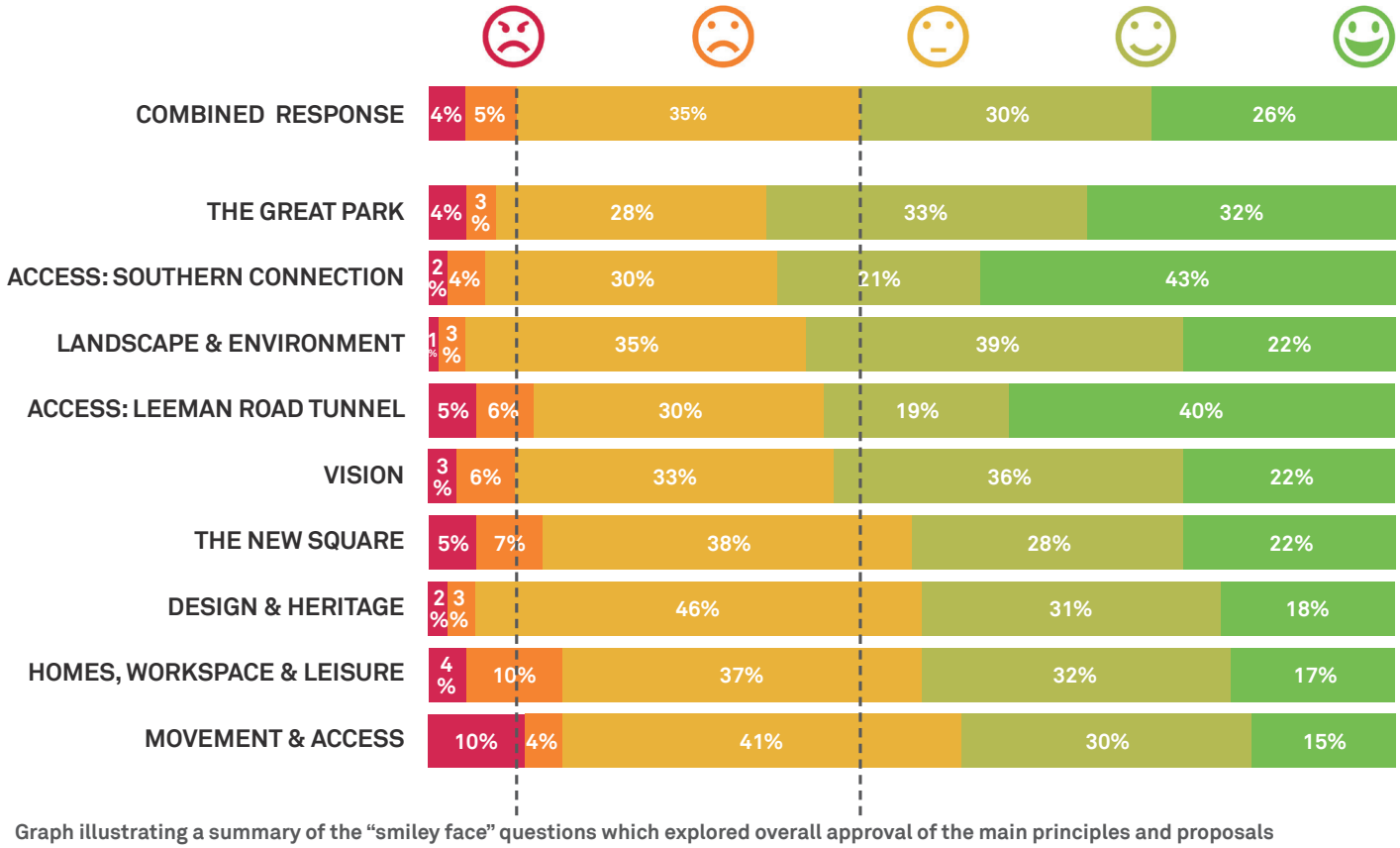
Following the summary of issues and responses, chapter 4 provides a summary of actions.

Overarching response

The following graph summarises the relative level of approval for each of the topics identified in the stage 3 consultation. The top line ("combined response") collates all of the responses to give an overall sense of the response to the proposals (effectively an average for the purposes of comparison).

Key statistics can be summarised as follows:

- For six of the nine topics, 50% or more of the responses were happy or very happy. The average figure was 56%. Movement and Access, Homes Workspace and Leisure and Design and Heritage all scored lower this, but no less than 45%,
- The proportion of negative responses was very low - an average of 9% and no higher than 14%. Taken as a whole, this represents a very positive response to the emerging masterplan.
- There was a relatively high proportion of "neutral ratings" - an average of 35%, and a maximum of 46%.
- On balance, and based on the sentiment of the MYC conversations, it is anticipated that these neutral comments reflect a desire to see more definitive information or more detailed proposals relating to traffic and access and design proposals.
- In effect, the objective is to convert a significant proportion of the neutral feedback into more positive sentiment as the scheme progresses to planning.



Graph illustrating a summary of the "smiley face" questions which explored overall approval of the main principles and proposals

3.2 Vision

Questionnaire - Overall response

The response to the Vision was largely positive, with 58% of respondents expressing that they are happy or very happy with the current vision. 9% of respondents suggested they were unhappy or very unhappy with the vision and 33% were neutral.

Priorities

Respondents were asked which elements of the emerging vision statement are priorities.

'Affordable homes' was the highest priority for those who responded. Other priorities which were selected most frequently were to 'prioritise walking and cycling,' and 'well-connected sustainable neighbourhoods,' and a 'public park for events and recreation,' as well as 'sustainable and low-carbon living,' and 'high quality buildings that respond to setting' and provision of a 'range of homes'.

Flexible workspace was considered a lower priority.

Other comments

Those who expressed negative views said they were concerned about the cost to the York Council Tax payers with "no apparent benefit for current residents," and remarked that "it is all profiteering" and a "done deal". One respondent said that they were "greatly disturbed that there is nothing in the 'vision' that will help to address the major problems in York Central i.e. traffic congestion, pollution, lack of public transport prioritising." expressing concern about what the impact of the development on the surroundings.

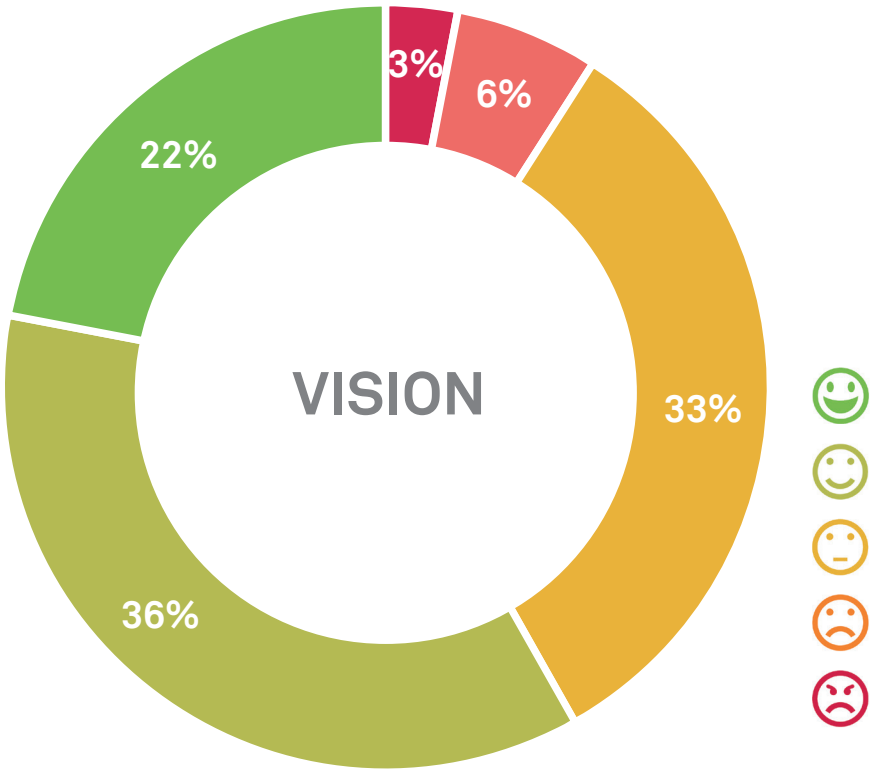
Those who selected 'Other' commented that the proposed "high-density housing doesn't meet the needs of York residents" and "current home provision means that families move out from the area as soon as they start growing their family." Respondents also raised concerns about the current "vacant commercial premises" in the city centre, and the lack of demand for this type of space. Concern was also raised about "the architects designs for the commercial area and new square" as they "are not remotely in keeping with the historic nature of the city". With reference to sustainable living, a respondent noted that "commuting is the reality and public transport is inadequate" and that the planned residents parking is insufficient.

Another respondent noted their concern about the process, and suggested that the consultation boards required greater clarity and more direct language, while it was suggested that the method for providing feedback on the website should be made simpler.

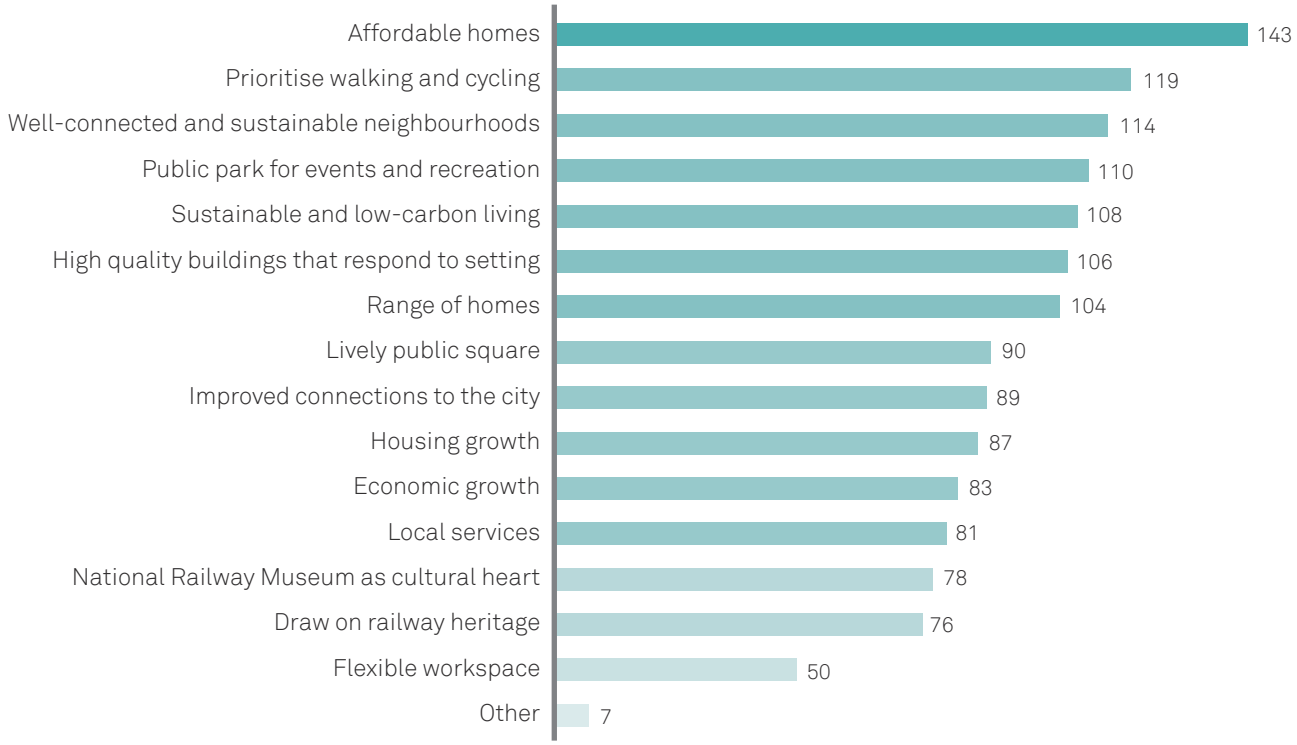
YCP response - #1

The draft vision statement received a good level of support. There are some opportunities to refine specific elements of the wording as set out in the following table.

The feedback arising under the "other heading" will be picked up in relation to the more detailed masterplan and supporting strategies / assessments as part of the planning application.



Do you agree with the emerging vision statement for York Central?



Which elements of the emerging vision statement are priorities?

3.2 Vision (cont.)

#	MYC Feedback from stage 3	YCP response
BIG IDEAS:		
2	MyYorkCentralpreparedasummaryofthemain"BigIdeas" for York Central. These ideas permeate the more detailed feedback as set out in following sections, but also form a commentary on the overarching vision for York Central.	Theseideasareanexcitingandpositiveresponsetothemasterplan material. YCP is considering the points as identified below.
3	**Homes for living, not investment:** York Central should address York's housing inequalities, make a mixed community and build homes not holiday lets.	The VISION STATEMENT already makes clear reference to the provision of a range of homes which are affordable to all. Greater emphasis could be placed on this element. There is potential for further clarity through a clear identification of an approach to housing strategy through any forthcoming DELIVERY / GOVERNANCE STRATEGY.
4	**Exploit the benefits of high density:** High density should bring walkable access to shops, gyms, culture, entertainment, public transport and incredible roof top views. Identify these benefits collaboratively and design for them.	This is a helpful statement and a welcome view from the perspective of the emerging masterplan. No change required to the VISION STATEMENT but opportunities to highlight these opportunities and benefits should be captured in the MASTERPLAN and supporting illustrative material alongside positive reference to how these benefits can be integrated in the PLANNING APPLICATION.
5	**Build in low running costs through high standards:** Link low fuel bills and environmental sustainability through high building standards.	Potential to make reference to low running costs alongside existing energy reference in VISION STATEMENT.
6	**People, not cars:** Whether people love and rely on their cars or want to see a car free York, there is one shared point of agreement: that York Central cannot add 2500+ more cars to York's roads. York Central should provide liveable streets and safe neighbourhoods for children to grow up, keep cars to the periphery, plan for quick and reliable public transport and prioritise direct routes for those on foot, bikes and with mobility aids.	The VISION STATEMENT includes very positive sentiment in relation to sustainable movement patterns. This point relates to a more detailed discussion in section 3.3 below.
7	**Beyond zoning: Work is changing.** Work and life are often no longer zoned into 9am-5pm so why should our cities be? Plan for creative vibrant urban space by mixing up work, living and cultural buildings and spaces.	This rich mix is incorporated in strategic terms in the VISION STATEMENT. The specific approach to land use mix and location is considered in more detail in section 3.6 below.
8	**A community made through exchange:** York has enormous wealth, socially, culturally and financially. Use York Central to build a community that can build links between people to address inequalities through sharing and exchange.	This sentiment is included, but more specific reference could be considered in the VISION STATEMENT. The planning application will provide further specific illustration of the kind of place that could be created and how this will be achieved. There is also potential for the strategic approach to workspace to be included in a future DELIVERY STRATEGY.
9	**A hub that catalyses York's creativity and innovation:** Amazing things are happening in York from media, science and technology and heritage. Develop a showcase and learning hub that challenges perceptions and fuels new ideas and networks.	This sentiment is included in the vision, but more specific reference could be considered in the VISION STATEMENT. The planning application will provide further specific illustration of the kind of place that could be created and how this will be achieved. There is also potential for the strategic approach to workspace to be included in a future DELIVERY STRATEGY.

#	MYC Feedback from stage 3	YCP response
KEY PRINCIPLES:		
10	The MYC exercise identified a set of five principles which are considered fundamental to the overall approach as the project moves forward. This feedback overlaps with some of the more detailed topic areas but is relevant to the vision and strategic approach as a whole.	These principles have potential to influence and refine the ongoing approach to community engagement.
11	**1. Ongoing community engagement:** For broad and open ongoing community engagement with the development process. The broad and open approach should also shape as far as possible the decision-making processes.	YCP remains committed to an ongoing engagement process as the scheme moves forward. This will include a series of targeted engagement sessions in response to the outcomes of the stage 3 process which will take place in advance of the submission of the planning applications. Beyond the more formal consultation statutory consultation associated with the determination of the applications, there will be further opportunities to shape the direction of more detailed design work associated with future reserved matters applications. (It is important to note that where decision-making processes are outside the direct control of YCP, the approach to consultation or engagement might be dictated by statutory regulations).
12	**2. Identify issues and collaboratively develop solutions:** For community engagement to be based upon a continuity of conversation which allows for consideration of options, viability issues and creative design – in short a "grown-up conversation" where there is an invitation both to identify issues and to co-design solutions.	Where appropriate YCP will continue to adopt an open approach to engagement to allow clear sight of the design process and rationale for proposals. Conversations are ongoing with Millennium Green Trust and Friends of Holgate Community Gardens regarding the Western Access route and the southern connection respectively in this context. Other opportunities to feed into the design of buildings and spaces will come forward at the more detailed reserved matters stage.
13	**3. Shaped by future aspirations not current norms:** For the development on York Central to be bold and innovative, shaped by hopes and expectations for future urban living rather than current norms.	The proposals seek to embrace an ambitious and forward-thinking approach across a range of topics. Further details of the emerging approach as captured in the illustrative masterplan are outlined below.
14	**4. York Central as a lever for city-wide change:** For the development to be a lever for change across the city as a whole and to move forward in parallel with review and implementation of a widely-supported local plan.	This is a key point arising from the engagement process and is being considered by YCP and the constituent organisations in the partnership. Where possible, the applications will build in sufficient flexibility to accommodate and future-proof different future scenarios. However, it is important to note that some city-scale strategic moves are outside the control of YCP and therefore do not form part of the core proposals. Specific feedback of this type has been identified in chapter 4.
15	**5. A social contract for York Central:** For York Central to be developed in ways which spreads benefit, is underpinned up the city's human rights ethos and is used to creatively address inequalities.	YCP is taking an active role in considering the strategic and practical approach to governance and delivery across a range of topics including housing, workspace, community development and open space including reflection on the approach to social benefits. Some of these principles will be embedded in the planning application with the specifics agreed as part of the section 106 agreement (a legal agreement which secures and formalises the respective obligations of the Local Planning Authority and applicant associated with the application).

3.3 Movement

Questionnaire - Overall response

The positive response to the Movement and Access proposals was the lowest of all the boards with 45% of those who responded expressing they were happy or very happy. This board also had the highest percentage of respondents expressing that they were very unhappy with the proposals (10%) and an overall percentage of 14% of those who expressed unhappiness. A significant proportion identified a neutral response (41%).

Priorities for pedestrians

The highest priority selected for pedestrians was footpaths through the park, closely followed by pavements on all local streets. Improved links to St Peter's Quarter was the least selected priority for pedestrians.

Priorities for cyclists

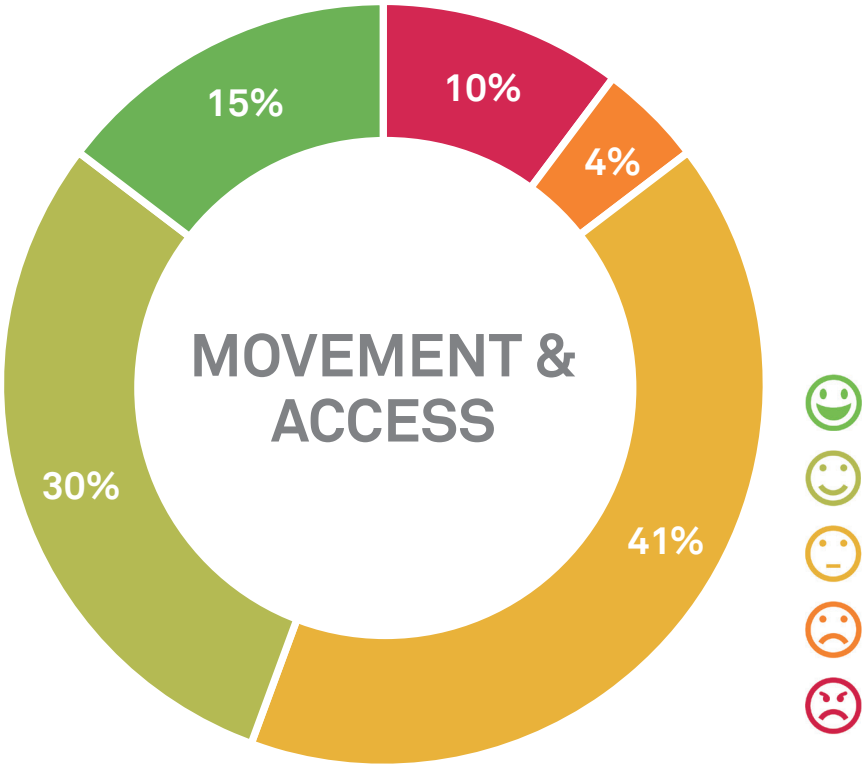
A clear priority for cyclists was a two-way segregated cycle route along the length of the new western access route. Cycle parking provision throughout the site was also noted as a priority for cyclists. On-street cycleways was the least selected priority in this category.

Priorities for public transport

Those who responded considered all three options as high priorities, but the highest priority of these was considered to be the local bus services running through the area with regular stops.

Priorities for vehicles

Respondents considered an approach to parking that helps to minimise car use as the highest priority. All three of the other priorities listed were also considered high priorities.

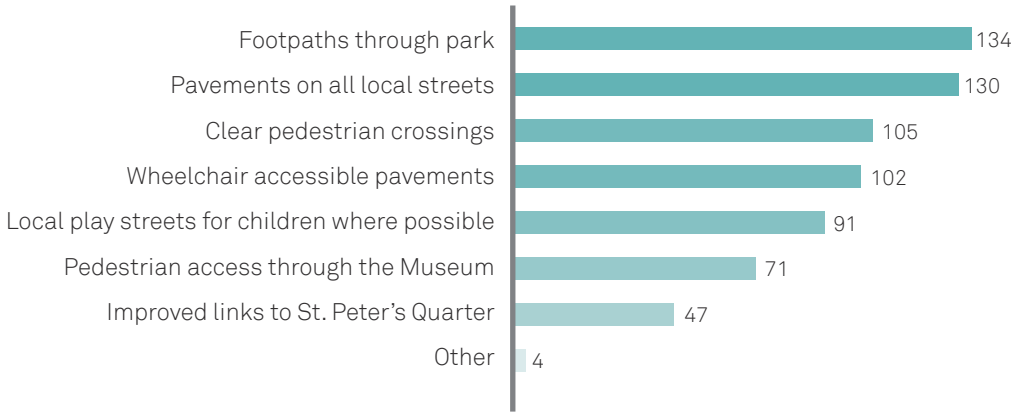


Do you think the emerging movement strategy is the right approach for making the site accessible and usable?

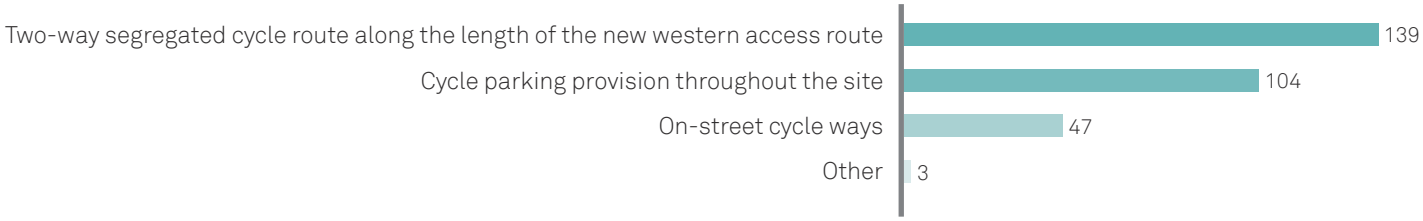
YCP response - #16

The movement topic received the lowest overall level of approval, albeit, still with a good level of support in principle. The high proportion of neutral responses and more detailed comments received via the questionnaire and the MYC exercise highlight the desire to see greater detail and clarity in relation to the overall approach and supporting assessments of traffic impact.

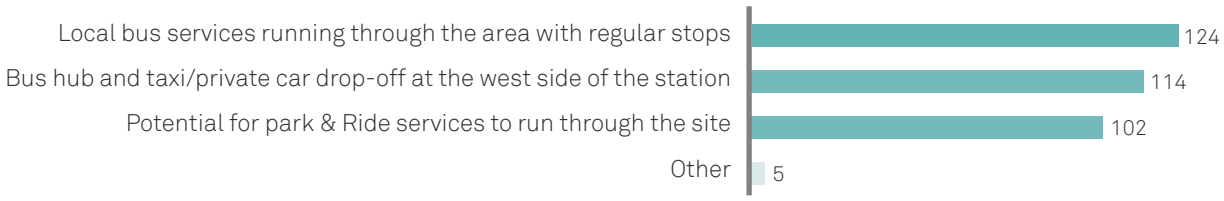
There were a number of comments arising on other elements of the exhibition in terms of the desire to see more direct pedestrian and cycle movement preserved at all times irrespective of the new central gallery space. There is significant interest in the overall level of traffic on the site, the approach to car parking and the quality of the new square in the context of through traffic.



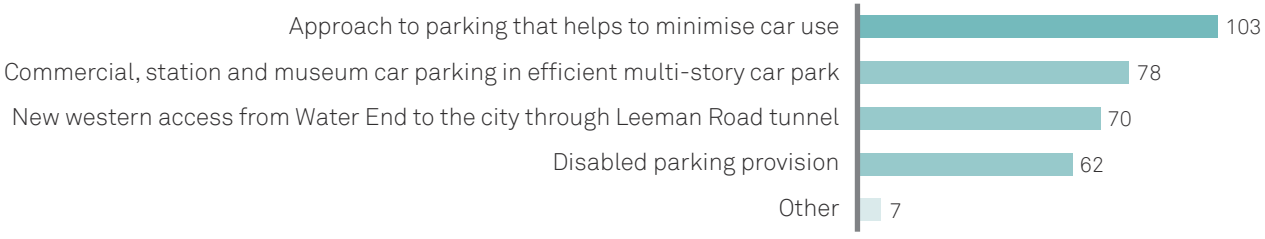
Which elements of the emerging movement strategy are priorities for pedestrians?



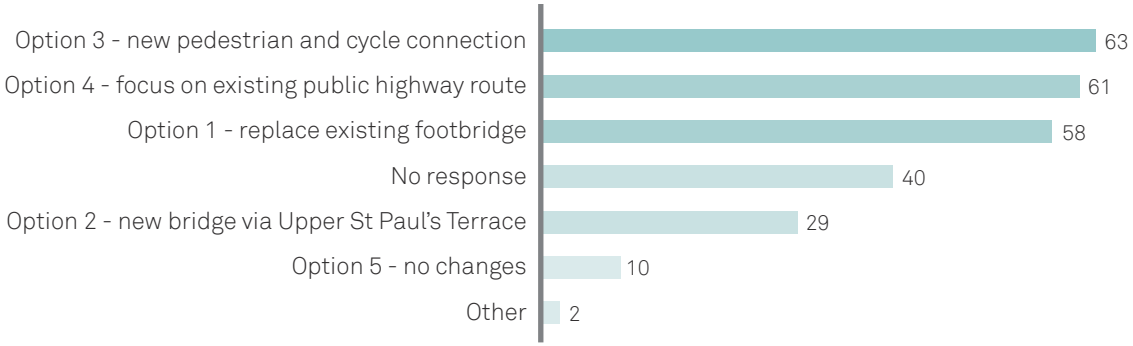
Which elements of the emerging movement strategy are priorities for cyclists?



Which elements of the emerging movement strategy are priorities for public transport?



Which elements of the emerging movement strategy are priorities for vehicles?



Please select options which you would support for the southern connection

Southern connection

The Southern Connection board received a high approval with 64% of respondents stating that they are happy or very happy with the principle of an improved southern connection. Only 6% of respondents suggested that they were unhappy or very unhappy with the proposals.

Southern Connection Options

Respondents were asked to select their preferred option for the Southern Connection, and were able to select multiple options.

Three of the five options proved popular with respondents, with 'Option 3 - new pedestrian and cycle connection', being the most selected option.

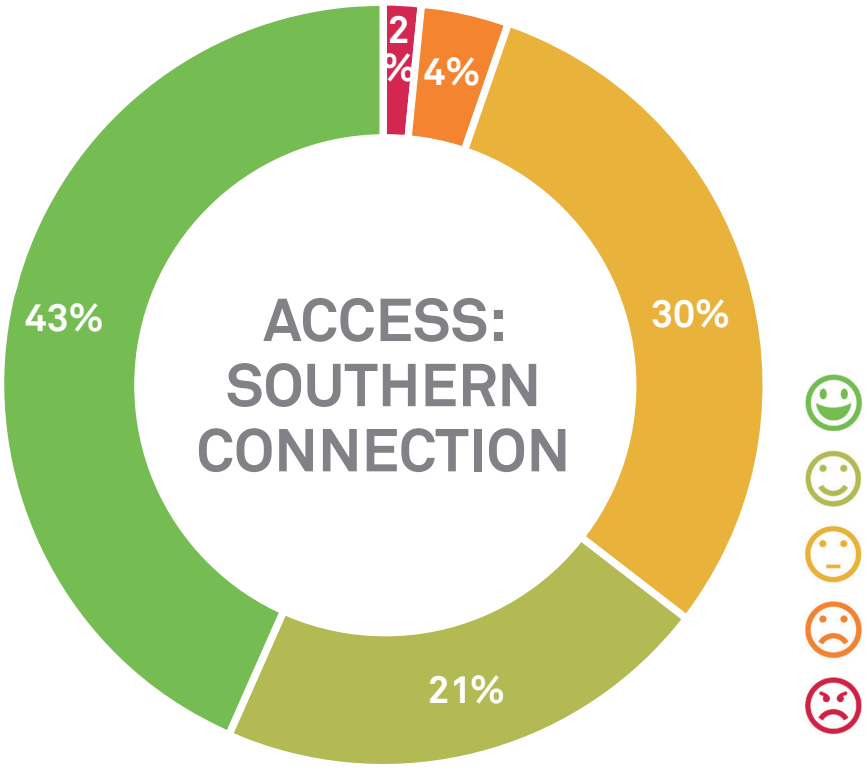
'Option 4 - focus on existing public highway route', and 'Option 1 - replace existing footbridge' also proved popular with respondents.

'Option 5 - no changes' was the least popular option. A respondent who selected "Other" suggested there was a need for a minimum of two connections as more will be required "as the area develops".

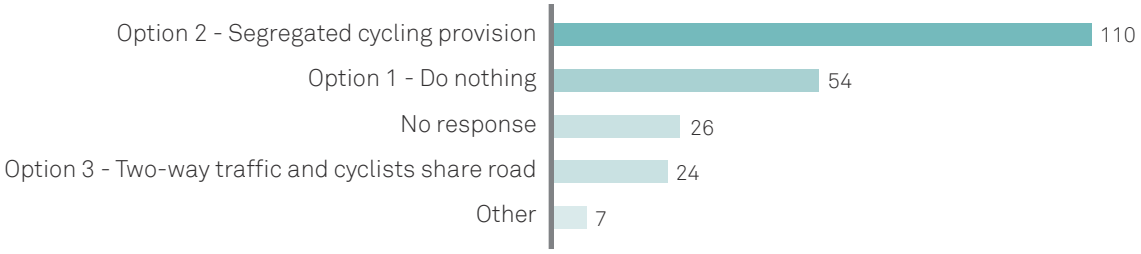
YCP response - #17

There is a good degree of support for the principle of an improved southern connection, but based on current information, there is no current consensus. Further information is required to inform the decision.

The possibility of future proofing other connections (from the south, and from the River Ouse to the north) is also being considered.



Do you agree that access for pedestrians and cyclists need to be improved to the south?



Please select options which you would support for the Leeman Road tunnel/Marble Arch

Leeman Road tunnel

The Leeman Road Tunnel proposals were generally well received with 59% of respondents suggested they were happy or very happy. 11% of respondents responded that they were unhappy or very happy with the proposals.

Leeman Road Tunnel Options

Respondents were asked to select their preferred option for the Leeman Road Tunnel, and were able to select multiple options in response.

'Option 2 - Segregated cycling provision' was by far the most popular option selected.

'Option 3 - Two-way traffic and cyclists share road' was the least selected of the options provided.

Other comments

Some of those who selected 'Other' supported the idea of the bus gate, agreed that cyclists, pedestrians and vehicles should not share space, suggested that a third arch should be added for "foot traffic on the post office side".

Another respondent selected "Other" and provided a possible fourth option to:
"1) Put a barrier between the pedestrians and one way cyclist going out of York in the small tunnel
2) Keep the two way traffic
3) make the footpath in the large tunnel into cycle path coming into town".

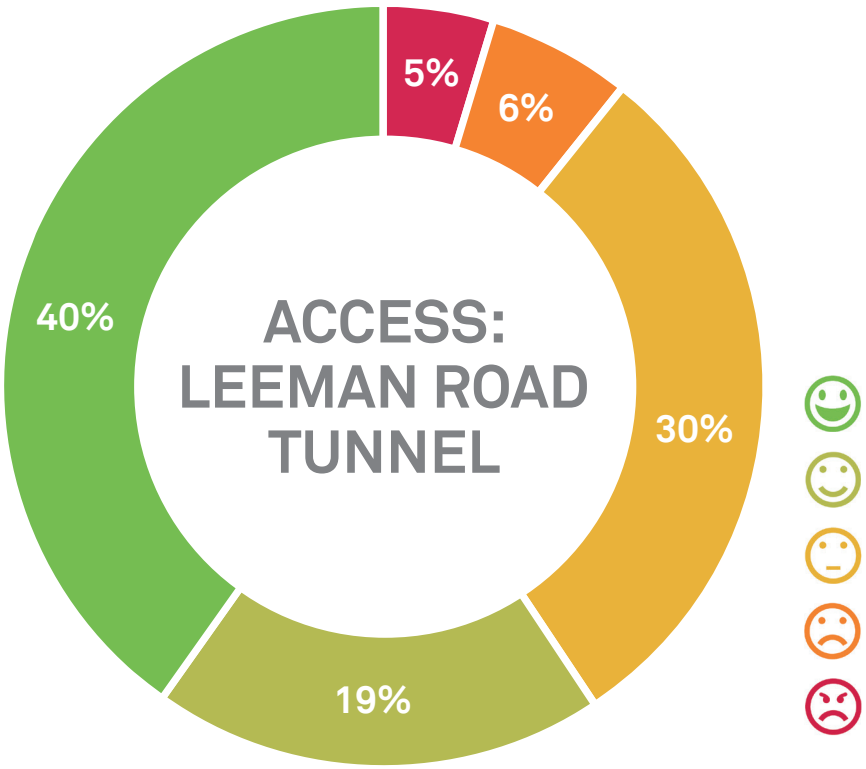
One respondent who selected "Other" commented that the website made it difficult to comment or agree with comments, and that navigating between these sections was difficult.

Those who were very unhappy suggested that the tunnel should be left "as it is" and that the money could be better spent elsewhere. Another respondent suggested that there are significant problems with all the suggested options, and there should be "further investigation into the possibility of creating an additional tunnel to the east of the existing tunnels" to allow for continuous two-way traffic of pedestrians, cycles and vehicles. This respondent also suggested that it was "unacceptable that Leeman road will be closed to cycle and pedestrian traffic outside of NRM opening hours" stating that "this will simply lead to increased car use."

YCP response - #18

There is a good level of support for the principle of an intervention to improve the existing connection and an emerging preference for option 2, the segregated cycle connection.

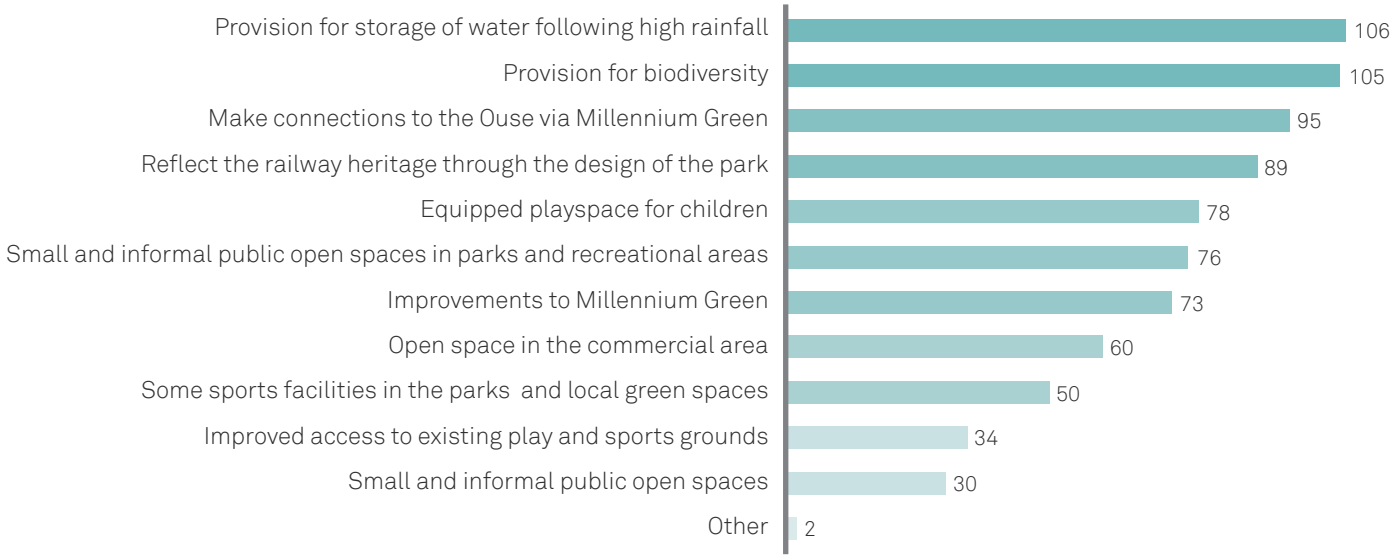
There is a desire to understand the broader strategy regarding traffic impact across the site and city, and more locally including the proposed new square.



Do you agree that Leeman Road tunnel and Marble Arch need to be improved as a connection between York Central and the city centre?

3.3 Movement (cont.)

#	MYC Feedback from stage 3	YCP response
19	**INSPIRING IDEAS THAT OPEN UP POSSIBILITIES** We should look for inspiration and practice elsewhere (for example Freiburg Vauban and Heidelberg Bahnstadt) for creative ways to deal with the management of car use and how this impacts on built form and the lives of inhabitants.	YCP is grateful for the proactive and open inputs which have arisen in relation to movement and transport through stage 2 (the Civic Trust workshops) and stage 3 (the movement workshop) led by Professor Tony May. The discussions and examples provided have sparked debate and are assisting the project team in progressing and developing proposals. Further details are provided below.
20	**PRIORITISE PEDESTRIANS AND CYCLE USERS** Transport infrastructure should reflect the agreed hierarchy of priorities in York where there are rewarded for those choosing not to use cars. This means good, direct routes for pedestrians, those with specific mobility needs and cycle users. Space is always limited but planning should ensure these highest priorities are allocated adequate space, minimising the conflicts which occur (for example between pedestrians and cycle users) when space is cramped. Routes for pedestrians and cycle users should be safe at all times and in all seasons.	YCP is in agreement with these principles and the emerging more detailed material for the ILLUSTRATIVE MASTERPLAN and PLANNING APPLICATION seeks to embrace these ideas at a more practical level. Further details are provided below on specific topics.
21	**PLAYFUL AND SOCIAL STREETS** Transport infrastructure should be designed to facilitate the safe use of public realm by everyone. Car movement and parking should not impinge upon use of streets for play or social activity. All streets adjacent to homes or separating homes from green space should be "liveable streets".	This has been a strong and consistent theme through the engagement process and has been embraced by the project team. Further, more detailed design work is progressing to explore the character and quality of streets, including the potential for "play streets" in key locations, and safe, accessible connections to local spaces and the park.



Which elements of the landscape strategy are priorities?

3.4 Landscape and environment

Questionnaire - overall approach
The Landscape & Environment proposals were well received, with 61% of those who responded suggesting that they were happy or very happy with these.

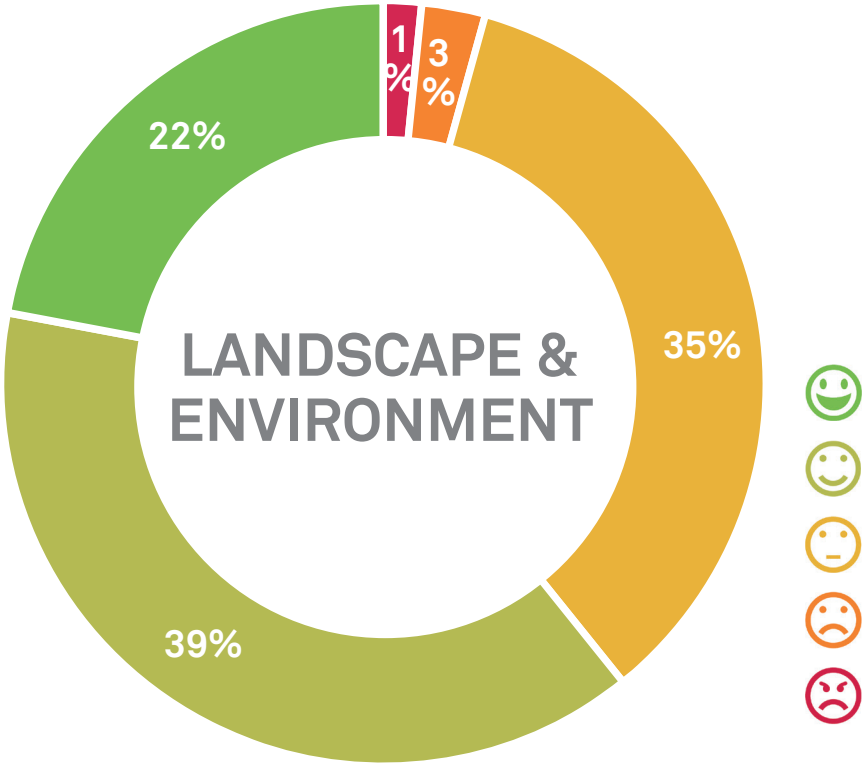
Only 4% of those who responded were unhappy or very unhappy with the proposals. Reasons given for this response included a lack of proof that residents of York would benefit considering the amount of disruption it would cause, and a concern about the proposals for the museum to run a train line through the park suggesting this would "be a novelty for tourists and significantly degrade the utility of the park for residents. "

Landscape strategy priorities
Respondents were asked to select what their priorities are for the landscape and environment. Respondents were able to select more than one priority.

Of those who responded, the most selected priority was the 'provision for storage of water following high rainfall.' 'Provision for biodiversity' was also considered highly important among respondents.

Those options which were not selected as frequently included 'small and informal public open spaces' and 'improved access to existing play and sports grounds'.

Those who responded 'Other' expressed concern about the amount of green space provided in relation the "sheer volume of houses" proposed. It was also suggested that there should "be more communal and play areas" given the number of proposed homes. Concern was raised about overlooking and overshadowing of the communal areas and gardens within



Do you agree with the emerging landscape strategy?

the St Peter's Quarter estate/Leeman Road caused by the 4-5 and 3-4 storey block of flats proposed. Concern was also raised about schools, doctors and private spaces?

Concern was also raised regarding the possible noise pollution caused by the proposed housing's close proximity to the miniature railway of NRM, as well as noise and fuel pollution from the trains. It was felt that the York Central Partnership team had not given enough consideration to those who" will be living in these properties and how it compares to Hungate and St Peter's".

Another respondent wanted to "ensure that local people can take ownership of the public spaces".

YCP response - #22
There is strong support for the approach to landscape and the environment. Further detail will be provided on detailed issues including the management and delivery of open spaces in the planning application.

Questionnaire - overall approach

Proposals for The Great Park were the most well received of all the boards, with 65% of those who responded suggesting that they were happy or very happy with these proposals.

7% of those who responded suggested that they were unhappy or very unhappy with the proposals. Those who responded that they were very unhappy said that the park was "not big enough" and will be "overlooked by high density housing and tall blocks of flats". Concern was also raised about the dominance of the busy road and rail tracks and the need for extensive safety barriers. It was also suggested that a footbridge or underpass "should be considered to make safe crossing points across the busy road" to the park. Two respondents were opposed to the inclusion of the steam train, calling it "nostalgic nonsense" and a "noisy, smelly, novelty toy" which "conflicts with the site's environmental and innovation statements."

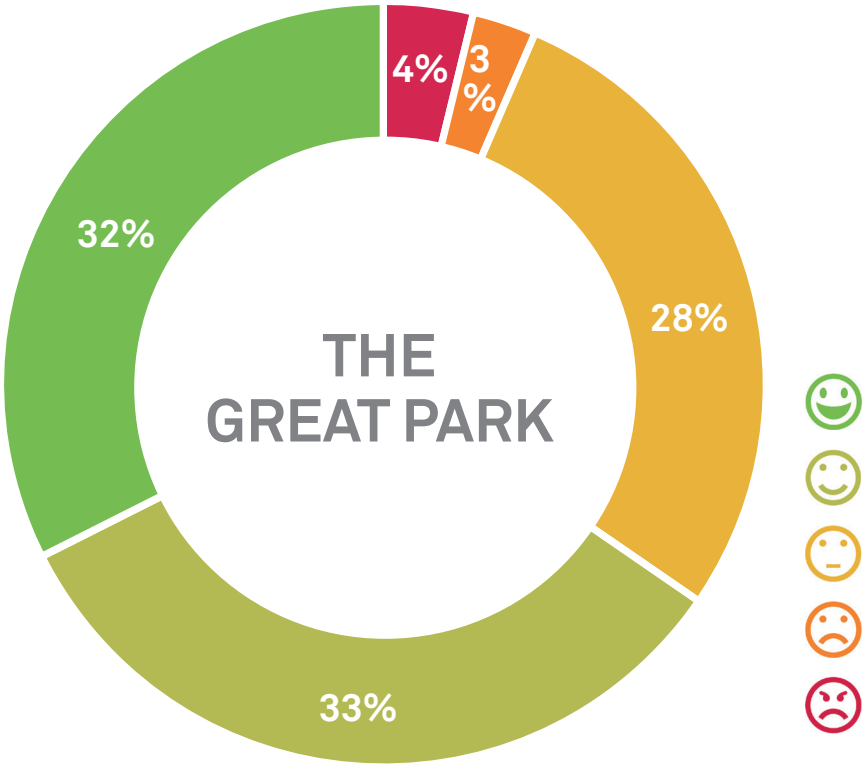
The Great Park priorities (see overleaf)

Respondents were asked to select what their priorities are for The Great Park, and were able to select more than one option.

The most frequently selected priority was 'Woodland and wetland features to support biodiversity and drainage.'

The 'Integration of a steam ride from the Museum in the park' proved to be the least selected priority from the options provided.

Of those who selected 'Other' it was suggested that the "park looks a bit plain" and "doesn't offer anything different to any other park in York other than a train in it". It was suggested that something really special should be built " Why not build something really special "like Peasholm Park in Scarborough." Another respondent suggested proposals should "allow a bit of 'wildness' on the site."



Do you agree with the emerging approach to the Great Park?

YCP response - #23

The Great Park is a popular proposal. As with other topics there is a desire to see further detail regarding the park itself, and also the relationship with adjacent streets and buildings.

Questionnaire - overall approach

48% of respondents to the proposals for The New Square said they were either happy or very happy with the proposals.

12% of respondents said they were unhappy or very unhappy with the proposals. 38% selected a neutral response which is a relatively high proportion.

New Square priorities (see overleaf)

Respondents were asked to select their priorities for the New Square. The most popular was "an arrival space to and from the new western entrance to the station". Another two priorities which were also frequently selected were "a space for arrival and relaxation for the city" and "Generous pedestrian crossings and traffic calming".

The 'water mist feature to reflect the steam train heritage' was the least popular.

Other comments

Those who responded that they were very unhappy suggested that it would be challenging to get this aspect of the proposals to work well. It was felt that the Leeman Road tunnel would provide a barrier to anyone wanting to use the space, and that it is disconnected from the city.

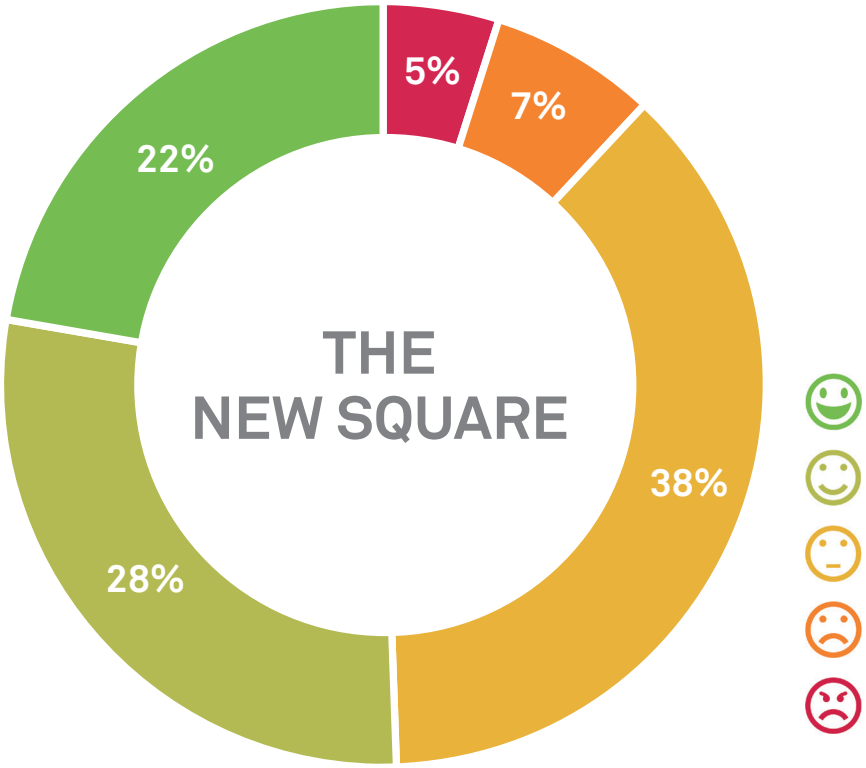
Other respondents suggested the proposal for the New Square "looks awful" and "is just plain, boring and pointless" and that "a nice plaza space like in Cardiff" could be used.

Two respondents suggested this space could be better used as a bus station. One respondent suggested a green space would be preferable.

Those who selected 'Other' suggested that "the illustrations vastly overplay the size of the available space" and ignore "the fact that it will have a busy main road running through the middle of it" meaning that "no-one will use this space, especially given the lack of demand for city centre retail space that is evident in the empty shopfronts of central York."

Another respondent suggested that the New Square needs a reason for people to go there such as "tables and chairs where people can bring picnics" and "places where people can sit and hang out with architecture and features that attract and distract." It must also be inclusive and "allow people to use the space without commercial pressure."

Another respondent queried the ownership of the square and park, asking if it is council/community owned - how will maintenance be funded, or if it will be privately owned - how will access and usage rights be maintained?

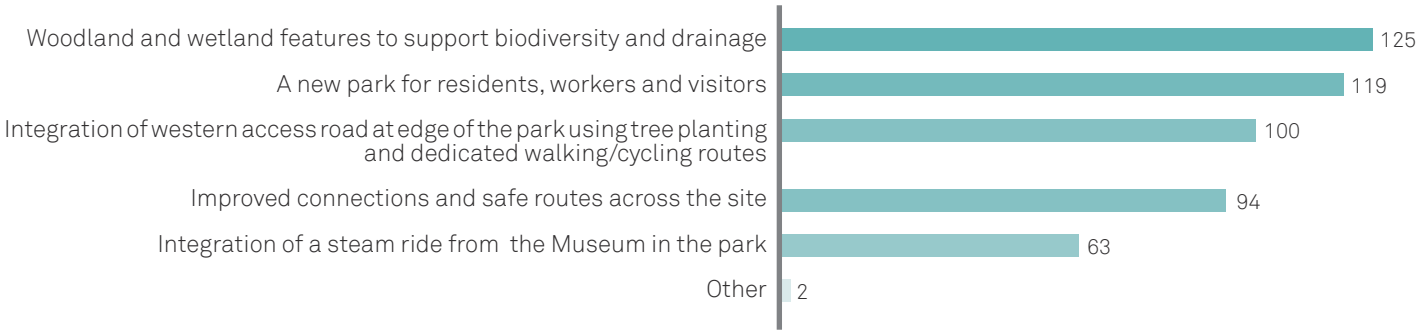


Do you agree with the emerging approach to the New Square?

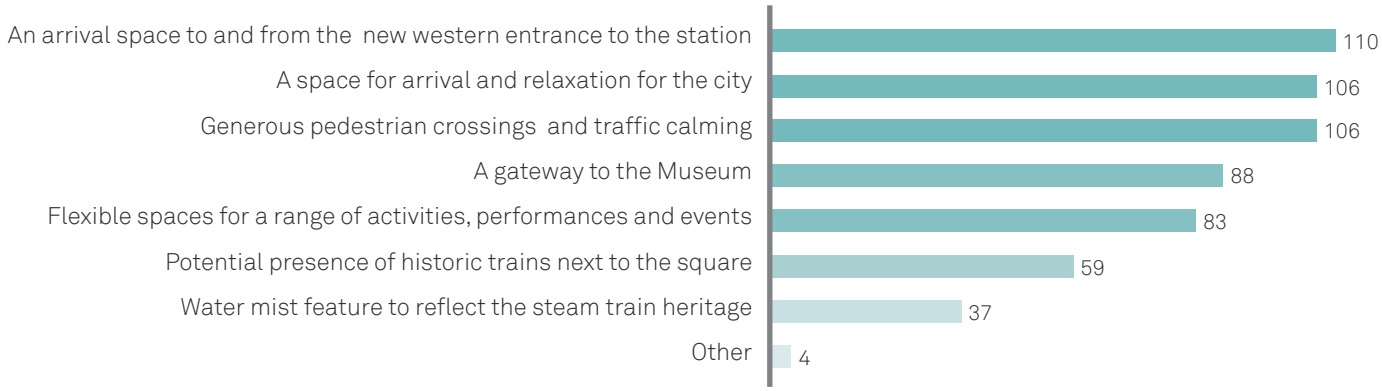
YCP response - #24

The principle of the square and proposed roles received a good level of support. The high level of neutral responses and narrative emerging from the "other comments" highlights concerns about the specific design of the space, particularly in relation to size and scale, level of activity and impact of the proposed road. Further information will be provided to illustrate and explain the approach.

3.4 Landscape and environment (cont.)



Please select which of the following are priorities for the Great Park



Please select which of the following are priorities for the New Square

#	MYC Feedback from stage 3	YCP response
25	**PUBLIC SPACE WHICH SERVES PURPOSES** Home extends beyond the front door, and public space must be thought of as a key shaping tool in creating neighbourhoods, both spatially and in terms of social value. Public space must balance being truly public, with encouraging "ownership" by neighbours and users. There should be a continuum of types of space from play streets to hard-surface urban shared space, gardens and parkland to wilder areas which encourage wildlife. Public space does not, importantly, all have to be at ground level.	YCP endorses these principles and the project team continues to embrace these concepts through the masterplanning process. Ongoing work on the ILLUSTRATIVE MASTERPLAN is developing a greater level of detail to communicate the hierarchy of streets and spaces in the masterplan, and the overall spectrum of different characteristics and functions which define them. This material will be an important part of the PLANNING APPLICATION material with the aspiration and guidance/rules established through a combination of the parameter plans and Design Guide report. The subtleties of including communal or semi-public spaces in groundfloors, at podium levels or as part of upper floor / roof space are being considered through the masterplan.

3.5 Design and heritage

Questionnaire - overall approach

Just under half of those who responded (49%) noted they were happy or very happy with the Design & Heritage proposals. 46% of respondents were neither happy or unhappy with the proposals, the largest percentage of neutrality of all the boards. Only 5% of those who responded said they were unhappy or very unhappy with the proposals.

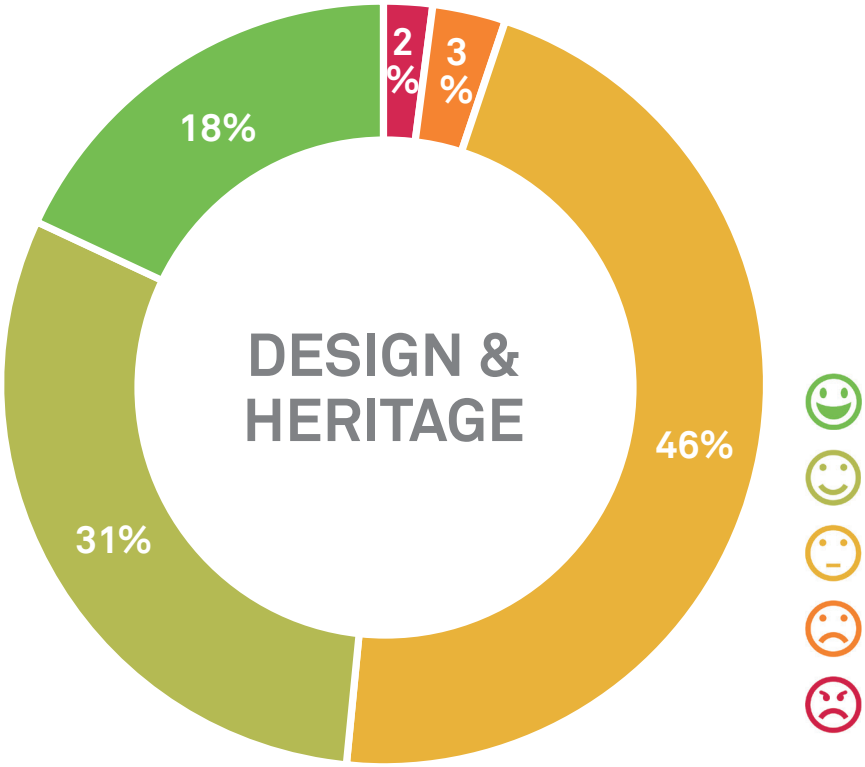
Priorities for Design & Heritage

The most selected priority for those who responded was that building height should respond to the heritage of the city. Respondents also showed a desire for York Central to feel like an extension of the city, and saw high quality streets and safe, accessible spaces as a high priority, as well as convenient, inclusive and permeable routes through the site. Those priorities selected the least by respondents were active ground floors and animated public squares, and rich and varied character areas.

Other comments

Other comments focused on the height of the buildings, including those planned around the existing St Peter's Quarter development which could have an impact on existing properties. Additionally, opening up the rear of the area and creating new connections raises the risk of crime.

Some responses noted that all office blocks and multi storey car parks are not in keeping with the historic character.

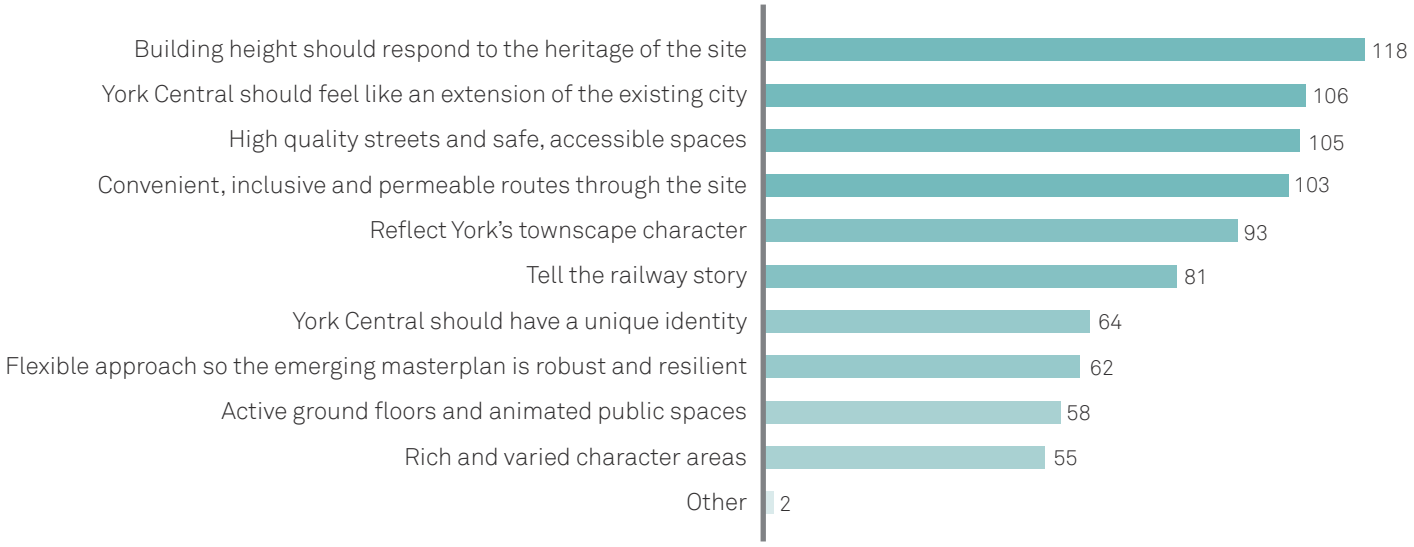


Do you agree with the emerging approach to design & heritage?

One response suggested building a modern secular building as tall as the Minster as an iconic civic, cultural, sports, leisure and business centre. There was also support for selling the land in small plots to encourage diverse architectural styles.

YCP response - #26

There is support for the main design principles which underpin the masterplan. Comments received and the high degree of neutral responses reflects a desire to understand more detail around the specifics of the design proposals with greater emphasis on character.



Please select which of the following design & heritage principles you agree with

3.5 Design and heritage (cont.)

#	MYC Feedback from stage 3	YCP response
27	**HERITAGE AS CREATIVITY AND INNOVATION** We should look for inspiration and practice elsewhere (for example Freiburg Vauban and Heidelberg Bahnstadt) for creative ways to deal with the management of car use and how this impacts on built form and the lives of inhabitants.	This is a fundamental principle which is embedded in the masterplan. In parallel with the stage 3 engagement process, the project team has undertaken regular discussions and design reviews with officers at CYC and Historic England. The approach to heritage and integration with the city in terms of views, heights, scale, massing, townscape character and grain has been a key theme. A forward-thinking, creative approach is being taken – mediating between the proud historic identity of the site, and the prospect of creating a new district in the city which looks to the future in a way which celebrates the historic qualities and diversity of the city. Further, more detailed material will be provided for illustrative purposes as part of the PLANNING APPLICATION. In addition to illustrating the indicative approach in more detail, the Design and Access Statement will play a key role in communicating the rationale for the design approach from a historic environment perspective. The Design Guide will identify key rules, guidance and aspirations which explain how future reserved matters applications should come forward. Views will be tested and assessed through the Environmental Impact Assessment process.
28	**POSITIVE BENEFITS OF HIGH DENSITY THROUGH CO-DESIGN** We should explore a range of models for family housing which go well beyond "a house with a garden" and look at the benefits of higher density and high-quality shared facilities. One comment was that downsizing to a flat in York Central would only be a possibility if it was very, very nice. So, people considering downsizing or moving to York Central should be involved in briefing and designing for that quality.	YCP welcomes the rich discussion and views that have emerged through the engagement process in relation to the density and quality of homes and facilities. A range of residential types are envisaged in the masterplan. A consistent theme is quality. Although the detailed design of housing is beyond the scope of the current application, there will be an emphasis on the quality of homes and neighbourhoods including streets, spaces, communal areas, boundaries and key architectural and townscape characteristics. This will be articulated through a range of illustrative material as part of the MASTERPLAN, and embedded in the PLANNING APPLICATION in the Design Guide document.
29	**SUSTAINABILITY AND AFFORDABILITY SHOULD GO HAND IN HAND** Quality of construction and environment should benefit everyone. Equally-high standards of energy-efficiency should apply throughout, so that those in most need have low fuel bills and avoid fuel poverty, and high standards of construction should protect all from noise nuisance. Low car use should ensure good air quality throughout.	The emerging vision statement establishes a commitment to high standards of sustainability. The link to affordability is an important point and could be picked up specifically in the VISION STATEMENT. YCP and the project team is progressing more detailed work around the sustainability strategy and it is envisaged that this would form part of the PLANNING APPLICATION. For the purposes of the outline, the strategy would focus on principles and emerging / indicative strategies. The detailed approach would be dealt with at a subsequent stage in response to this overarching framework and any conditions / agreements which form part of the planning consent.

3.6 Land uses

Questionnaire - overall approach

The response to the Homes, Workplace and Leisure board was mostly positive, with 49% of respondents expressing that they are happy or very happy with the current proposals. However, 14% of those who responded suggested they were unhappy or very unhappy with the proposals, a higher percentage than the average overall response statistics. There was also a relatively high proportion of neutral feedback (37%).

Priorities for Homes

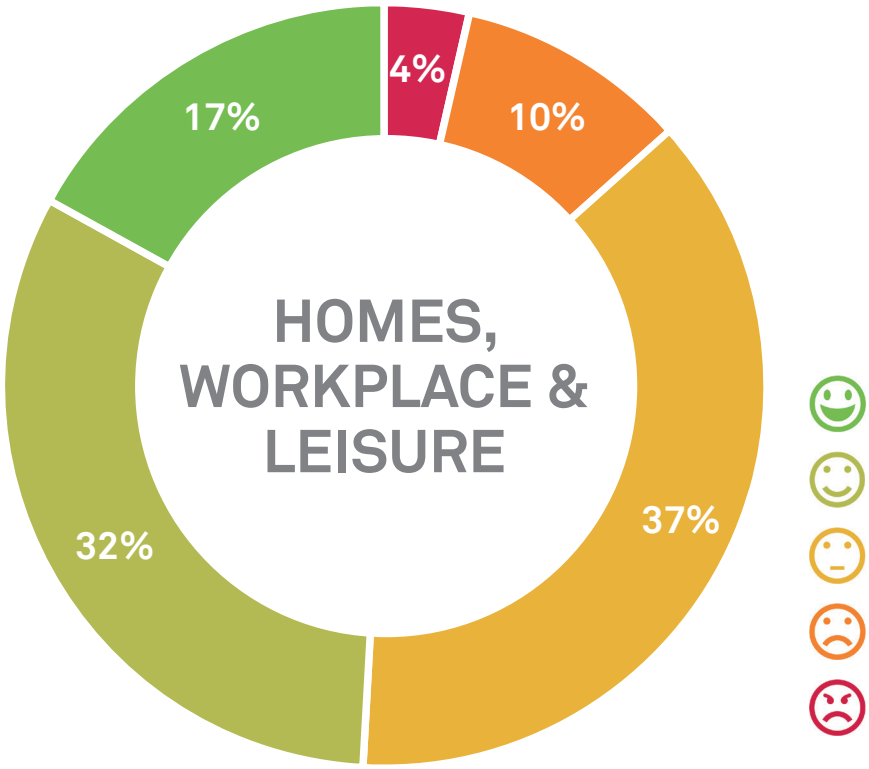
Affordable Housing came out as a clear priority for respondents, reflecting the outcome shown in response to the Vision. Meeting local housing need also came out as a top priority, alongside new and improved parks and playspaces. A new primary school was the least popular priority.

Priorities for Workplaces

The entrance to the railway station came out as a clear priority for those who responded regarding workplaces. Respondents also saw new jobs and businesses, and space for creative industries as priorities. Shops and cafés to support the workforce was also considered a priority. Attracting high value sectors, and a high-quality commercial quarter was not considered to be as much of a priority.

Priorities for Leisure

Transforming the arrival experience of York Central and opportunities for cultural events were high priorities for respondents regarding Leisure. All other priorities listed were regarded almost equally as priorities, however, hotel and other tourist-related uses was not considered as high a priority to those who responded.



Does the emerging masterplan have the right balance and flexibility between housing, new workspaces, other commercial uses and shared community spaces?

Other comments

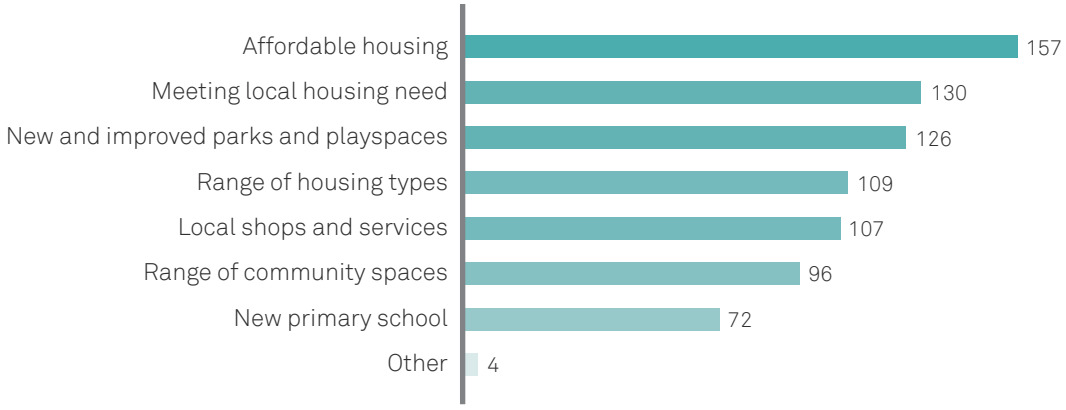
Those who responded 'other' suggested that the area needs more "family homes with plenty of living space to allow families to stay in the area as they grow - and thus build a community." A respondent raised concern about the proposed flats having a significant negative impact on the existing houses in terms of light and privacy. The same respondent would like to seek a "commitment to planting more trees along border areas." Concern was also raised about the scale of development dwarfing the new community and park uses.

A common concern is the seeming lack of current demand for retail and workspace in York. It was raised that innovation and creative industry spaces would be better in close proximity to the universities.

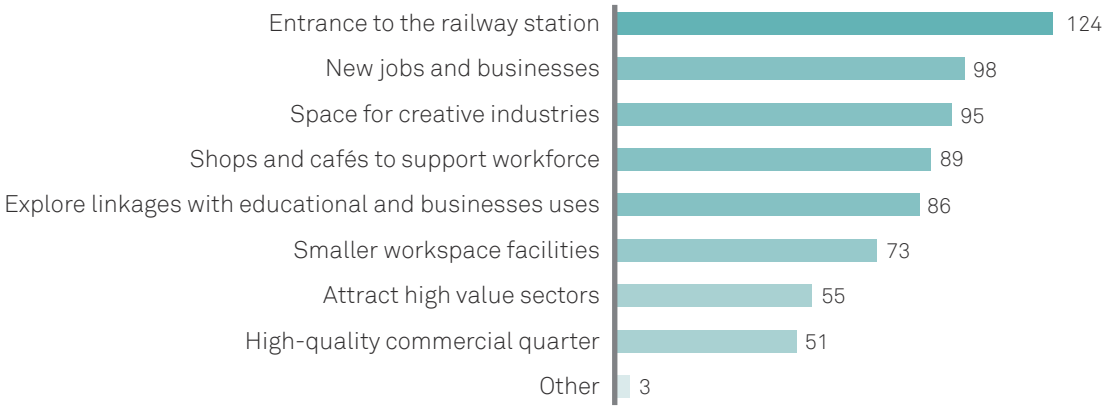
Another concern is that the proposed parking provision does not reflect the potential demand if the development is a success. A respondent also suggested improving data connections through the area needs to be a priority.

YCP response - #30

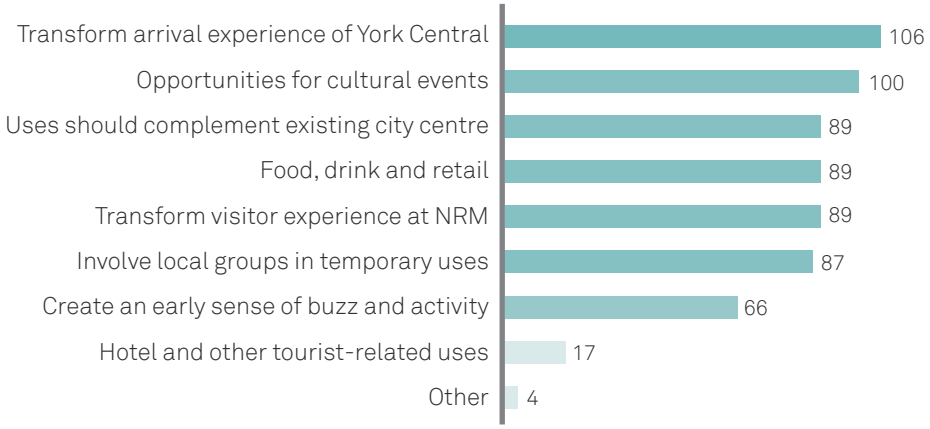
The overall approach to land uses received support but was less popular than the other topics. There is a desire to see greater detail around the approach to mix of uses and housing types and tenure. It is important to communicate the character and nature of activities for the various neighbourhoods and character areas across the site. There is a clear need to communicate the context for the proposed retail, leisure and workspace elements of the scheme.



Which of the following elements are your priorities for homes?



Which of the following elements are your priorities for workspaces?



Which of the following elements are your priorities for leisure?

3.6 Land uses (cont.)

#	MYC Feedback from stage 3	YCP response
31	**CREATING A COMMUNITY TO BRING THE YORK CENTRAL COMMUNITY INTO BEING** We should be prepared to question accepted wisdom in respect of what brings value and marketability to development and should give consideration to the process of "buying in" to a type of community (in the way it has worked at Derwenthorpe). So, the basis for decision-making on car use/ownership should move from whether we dare deviate from the status quo ("most people have cars, so we design residential areas for cars since moving away from this would result in resistance") towards consideration of alternative possibilities ("there must be lots of people for whom a car-free neighbourhood this close to the centre would command higher house prices").	YCP is taking a broad, holistic view of York Central. Viability testing and technical assessments are certainly part of this process, but YCP and the project team are also conscious of the need to prioritise place-making benefits, and the importance of taking a long-term view of the development and it's position within the city, both now and in twenty years time. The overall approach on topics relating to community development and delivery will be embedded in the PLANNING APPLICATION (including the Planning Statement, Transport Assessment and Strategy and Design and Access Statement). There is also potential to incorporate these elements within a YCP DELIVERY STRATEGY document, albeit this is not a formal requirement of the planning application.
32	**REAL AND LONG TERM AFFORDABILITY** Affordability was a key issue during the community engagement process. Many people question the official definition of 'affordable' and called for greater ambitions in targets. York Central may not be able to "cure" York's housing affordability problem, but is can demonstrate a methodology to start to address it.	YCP has established a position in the stage 3 consultation material. This stated 20% affordable provision and a range of housing which caters for people at all stages of life. The approach to affordability is being further refined as part of ongoing viability assessment. The position and associated rationale will be set out in the PLANNING APPLICATION as part of the Planning Statement / Affordable Housing Statement. (As noted above, there is potential for this to be captured and expanded in a YCP DELIVERY STRATEGY document which would be outside the scope of the planning application.)
33	**MIXED AND THRIVING YORK CENTRAL** Affordability (of housing and space for commerce) should facilitate the growth of a mixed community, one where a local economy can thrive with links to the city as a whole.	YCP is giving detailed consideration to the balance of land uses in the scheme and these will be expressed as a minimum to maximum range for residential and non-residential uses in the application. The need for a spectrum of affordable space for all uses is being considered and will be outlined in the in the planning statement.
34	**MIXED USES FOR A VIBRANT YORK CENTRAL** The need to zone commercial development away from housing was questioned and there was much discussion about whether a vibrant urban area needs mixed development and mixed uses. One quote was to "think 3D" – suggesting there might be benefits in having shops, social and commercial at ground level, offices at first floor and flats above to avoid the 'ghost town' effect and drive life in the public realm.	This was a key topic arising from the engagement which is being taken on board by the project team in the MASTERPLAN and will form part of the PLANNING APPLICATION as follows: 1. The geographic approach to zoning is being softened. The boundary of the Enterprise Zone and commercial imperative of being in close proximity to the station means that the primary area for offices will remain in the area to the immediate west of the station. However, opportunities to introduce more residential uses within this area is being established.. 2. Ground floors in the predominantly commercial area will be populated by a rich mix of retail, food, drink, community and leisure uses. This will support a rich and diverse use of the public realm, with internal spaces being part of the life of the area. 3. Significant work is underway to introduce a range of community, convenience and leisure uses in key locations within the predominantly residential areas of York Yard South and the Foundry neighbourhood

#	MYC Feedback from stage 3	YCP response
35	**LIVING + WORKING** We should question the need to zone or separate living and working strictly. Many small-ish creative businesses are both good neighbours to each other (as they often collaborate) and also good neighbours to other uses – including residential – as they create little nuisance. In fact there were benefits in having the kind of activity throughout the day and night that happens when work and homes are linked.	YCP acknowledges this point. As noted in the response to the previous comment the MASTERPLAN and PLANNING APPLICATION are seeking to take these points on board. There is potential for YCP to set out a corporate position in relation to employment and residential uses as part of a DELIVERY STRATEGY document which would not be part of the planning application.
36	**WAYS TO CONTRIBUTE BEYOND WORK:** Many people the future will simply not have jobs and they will be looking for creative ways of spending time and contributing and the design of the city should facilitate this, again pointing towards a mixed environment rather than one where work and homes are strictly zoned. There could be exciting possibilities for older residents wishing to have the option of inclusion within economic life, with the option to "invest" capital or time (or both) in neighbourhood economic activity.	This is an important message and YCP is supportive of these principles. The proposed approach to mix and the associated public realm strategy will set the context for an inclusive environment in which different parts of the community are able to engage in the economic life of York Central. This could be picked up as part of the VISION STATEMENT and also described in the PLANNING APPLICATION. It might be appropriate to provide a clearer statement of intent around a community development strategy which would sit in a YCP DELIVERY STRATEGY document.
37	**GRADUATES NEED AFFORDABLE HOUSING TOO**: Keeping graduates is seen as crucial to growing York's own talent. Without affordable places to both live and work, graduates will be unable to afford to take necessary business risks, and there will be too great a hurdle to jump in terms of getting starts ups happening. Affordable housing is not just a "housing" issue, but has an impact on economic activity.	This is an important message and YCP is considering this holistic view of affordable housing in tandem with the broader economic strategy for the site. As noted above the PLANNING APPLICATION will include a summary of the approach and rationale for the affordable housing position and economic approach (see the Planning Statement). It might also be appropriate to incorporate a position statement on these issues as part of an overarching YCP DELIVERY STRATEGY document outside the scope of the planning application.
38	**OPEN SOURCE PLANNING OR NEIGHBOURHOOD PLANNING** The new community on York Central will be dynamic. From the simple fact of long-term development (a scheme which may take 20 years of more to complete) through to uncertainties about future trends in transport or employment, the process and physical form should "leave open doors" for different narratives and opportunities. So, for example: A popular idea from David Rudlin's talk on Grow Your Own Garden City was open source planning where a planning authority could pre-approve a variety of possible uses for people's homes so they could turn them easily into small scale workspaces (open a hairdresser / set up an office). This is an issue which leads immediately to consideration of Neighbourhood Planning – what will be the status of York Central, and how will neighbourhood planning issues be dealt with as the community develops?	A future planning decision would establish the criteria and terms of reference for development of the York Central site. Flexibility is important and will be built into the PLANNING APPLICATION including clear references in the Planning Statement, Design and Access Statement and Design Guide. It is likely that flexibility for individual dwellings and other neighbourhood scale issues would be dealt with through the existing planning policy hierarchy (including the General Permitted Development Order and future Local Plan allocation / policy. It would not be appropriate or possible for the planning application to alter the planning process. Through the ongoing ENGAGEMENT STRATEGY, YCP will continue to undertake an open approach to engagement which will provide a forum for discussions relating to planning issues moving forward.

3.6 Land uses (cont.)

#	MYC Feedback from stage 3	YCP response
39	**LEARNING AND WORKING ON YORK CENTRAL** Through the public engagement process it became clear that the nature of York's educational and commercial infrastructure – with two universities and a hugely successful creative industry network – offered opportunities to consciously build new physical and organisational structures which would drive a new phase of economic and cultural development. This would be a high-density mixed development within walking distance of the station (and sufficiently compact to be largely walkable within) where people could live and work.	YCP is supportive of new links and synergies with higher and further education institutions in the city. The PLANNING APPLICATION will include sufficient flexibility to accommodate this scenario. YCP will continue to liaise with higher and further education institutions as the project moves forward to find opportunities where possible.
40	**BUILD FOR LOCAL BUSINESS GROWTH** It was also clear that there is a need both for provision for new businesses (supported shared space or incubator provision) and medium-sized growing businesses (10-12+ staff) in order for existing networks of interdependence to develop and grow.	YCP will seek to promote a range of different types and sizes of business floor space for a diversity of businesses. The PLANNING APPLICATION will support different scenarios and mixes of employment activities including varying balances of small, medium and larger businesses. There is potential for YCP to establish an economic strategy as part of an YCP DELIVERY STRATEGY document.
41	**LARGE EMPLOYERS – BUT NOT AS A PRIMARY DRIVER** This does not rule out new larger employers moving in to York Central, but it suggests that these incomers should not be the primary drivers in terms of the shaping of development.	YCP acknowledges the need for a balanced approach to employment floorspace. As part of this, there is a need to consider the potential requirements of larger footprint business uses. The approach will be set out in the PLANNING APPLICATION. There is potential for YCP to establish an economic strategy as part of an YCP DELIVERY STRATEGY document.
42	**PLAN FOR COMMUNITY-LED ACTIVITY:** Another issue which has been highlighted by the community engagement process is that of drawing creative contributions (whether formal or informal, paid or unpaid) together.	This is a positive idea which would enrich the future identity and economic vitality of York Central. The aspiration could be established as part of the PLANNING APPLICATION and supported by the approach to land uses and public realm as set out in the MASTERPLAN and within the Design and Access Statement / Design Guide. From a practical perspective, further work would be needed to embed this as part of a YCP DELIVERY STRATEGY with respect to economic development and community development.
43	**PLAN FOR COMMUNITY-LED ACTIVITY:** As seen in the The Life Sized City film series, community initiatives can make use of unused or under-used urban space to bring activities that would otherwise be excluded by strict zoning. York Central should be a place where there are always exciting and creative things going on.	YCP recognises this point and is working with the project team to establish a public realm strategy which supports a rich, varied and flexible use of streets and spaces. It is acknowledged that the engagement process has started to identify an active, creative set of organisations and individuals who could play a role in achieving this - both in the long-term and, potentially as part of meanwhile uses strategy. Again, this could be a strand within a YCP DELIVERY STRATEGY, outside the scope of the planning application itself.
44	**HUBS FOR ACTIVITY:** This requires spaces where things could happen and would include places which could provide venues for lunchtime talks and films, places for broader thinking and debate open to all. Libraries were often seen as "anchors" for this type of activity but it has a breadth which goes well beyond the conventional definition.	YCP acknowledges these suggestions and is working with the project team to encourage broader definitions of spaces and venues for creative, community facing activities. The MASTERPLAN is taking a proactive role in identifying a range of spaces (public, ground floors or elsewhere including terraces) for accommodating this kind of activity. This would be illustrated and encouraged in the PLANNING APPLICATION in the Design and Access Statement / Design Guide.

3.7 Other topics

#	MYC Feedback from stage 3	YCP response
45	**THINKING CITY WIDE:** The development of York Central should bring to York elements which it needs to function better as a whole – it should "add something extra" and avoid harmful impact on existing elements of the city. Looking at patterns of life and work within the city as a whole, and how these can be helped to function better. How will York Central fit into a broad process of improving our current housing provision? What do we do well economically and how can York Central strengthen the city's economy and provide new opportunities? How can York Central's transport infrastructure help to shape city-wide integration and improvements in sustainability? So, if a broad, seamless public transport network is required to give an appealing alternative to car ownership, should we be looking at a "Transport for York" umbrella body in order to shape and coordinate it?	The proposals seek to embrace an ambitious and forward-thinking approach across a range of topics. Further details of the emerging approach as captured in the illustrative masterplan are outlined below. This is a key point arising from the engagement process and is being considered by YCP and the constituent organisations in the partnership. Where possible, the applications will build in sufficient flexibility to accommodate and future-proof different future scenarios. However, it is important to note that some city-scale strategic moves are outside the control of YCP and therefore do not form part of the core proposals. Specific feedback of this type has been identified in chapter 4.
46	**COMBINING DIFFERENT WAYS OF KNOWING, FOR CHANGE** Gathering and combining different information in more subtle ways. This means, for example, combining transport modelling with people's own sense of their future behaviour. Yet this needs to be done not just as "knowing about: the current situation, it should be part of an active process which allows us to openly ask "what-if" and to consider change.	This is an interesting principle, and YCP will consider how this might play out for the engagement strategy for the scheme as it moves forward. Where possible, YCP envisages focussed engagement activities at stage 4 to provide an update on relevant issues or topics (see chapter 4).
47	**PLACEMAKING AND PLANNING:** York Central is not just built form and space. There are examples in York where recent new developments are devoid of life and culture. The planning process needs to move beyond simply allocating land for development within a rational 3D structure. Placemaking needs to consider the narrative of the future place and to engage with people and society. This needs to be part of both the process and the physical form.	This point is picked up in the responses to the comments regarding land use in section 3.6.
48	**GOVERNANCE AND DELIVERY** The process and form of development needs to provide for the lives that local people want to create there for themselves. Ongoing opportunities for them to shape and re-shape both the physical form (buildings and spaces) and the governance and financial structures (ownership and economy) need to be built into planning. The development should allow for how people want to live, not just reflect what we have done in recent decades.	A number of responses have indicated the need to provide a YCP position on key delivery topics. These could be draw together in an overarching YCP DELIVERY STRATEGY document which would sit outside the scope of the planning application itself. It could include the following headings: • Governance strategy • Housing and affordability • Economic strategy • Community development strategy • Delivery and phasing strategy
49	**COMMUNITY-LED APPROACHES TO DEVELOPMENT** We should ensure routes for a wide variety of tenures and built form, through community-led homes, investigation of CLT models and other innovative routes. This process should also investigate long-term affordability and how this can be ensured.	YCP is considering these opportunities as part of discussions about viability and delivery. These models could be nestled in the relevant parts of the Delivery Strategy (see above).

3.7 Other topics (cont.)

#	Feedback from stage 3	YCP response
45	**THINKING CITY WIDE:** The development of York Central should bring to York elements which it needs to function better as a whole – it should "add something extra" and avoid harmful impact on existing elements of the city. Looking at patterns of life and work within the city as a whole, and how these can be helped to function better. How will York Central fit into a broad process of improving our current housing provision? What do we do well economically and how can York Central strengthen the city's economy and provide new opportunities? How can York Central's transport infrastructure help to shape city-wide integration and improvements in sustainability? So, if a broad, seamless public transport network is required to give an appealing alternative to car ownership, should we be looking at a "Transport for York" umbrella body in order to shape and coordinate it?	The proposals seek to embrace an ambitious and forward-thinking approach across a range of topics. Further details of the emerging approach as captured in the illustrative masterplan are outlined below. This is a key point arising from the engagement process and is being considered by YCP and the constituent organisations in the partnership. Where possible, the applications will build in sufficient flexibility to accommodate and future-proof different future scenarios. However, it is important to note that some city-scale strategic moves are outside the control of YCP and therefore do not form part of the core proposals. Specific feedback of this type has been identified in chapter 4.
46	**COMBINING DIFFERENT WAYS OF KNOWING, FOR CHANGE** Gathering and combining different information in more subtle ways. This means, for example, combining transport modelling with people's own sense of their future behaviour. Yet this needs to be done not just as "knowing about: the current situation, it should be part of an active process which allows us to openly ask "what-if" and to consider change.	This is an interesting principle, and YCP will consider how this might play out for the engagement strategy for the scheme as it moves forward. Where possible, YCP envisages focussed engagement activities at stage 4 to provide an update on relevant issues or topics (see chapter 4).
47	**PLACEMAKING AND PLANNING:** York Central is not just built form and space. There are examples in York where recent new developments are devoid of life and culture. The planning process needs to move beyond simply allocating land for development within a rational 3D structure. Placemaking needs to consider the narrative of the future place and to engage with people and society. This needs to be part of both the process and the physical form.	This point is picked up in the responses to the comments regarding land use in section 3.6.
48	**GOVERNANCE AND DELIVERY** The process and form of development needs to provide for the lives that local people want to create there for themselves. Ongoing opportunities for them to shape and re-shape both the physical form (buildings and spaces) and the governance and financial structures (ownership and economy) need to be built into planning. The development should allow for how people want to live, not just reflect what we have done in recent decades.	A number of responses have indicated the need to provide a YCP position on key delivery topics. These could be draw together in an overarching YCP DELIVERY STRATEGY document which would sit outside the scope of the planning application itself. It could include the following headings: • Governance strategy • Housing and affordability • Economic strategy • Community development strategy • Delivery and phasing strategy
49	**COMMUNITY-LED APPROACHES TO DEVELOPMENT** We should ensure routes for a wide variety of tenures and built form, through community-led homes, investigation of CLT models and other innovative routes. This process should also investigate long-term affordability and how this can be ensured.	YCP is considering these opportunities as part of discussions about viability and delivery. These models could be nestled in the relevant parts of the Delivery Strategy (see above).

4 Action Plan

4.1 Outcomes from stage 3

Chapter 4 summarises the proposed actions for YCP and the project team in the context of the feedback and responses outlined in chapter 3. These actions are structured and categorised against six principal headings as follows:

Vision

The refinement of the vision statement and overall project objectives.

Masterplan

Specific areas of immediate review in relation to the illustrative masterplan.

Planning application

Areas relating to the preparation of the forthcoming planning application for York Central (i.e. the outline application for the whole site and detailed application for the western access road).

Elements relating to the scheme but outside the remit of the application

Topics which are relevant to future detailed design at the Reserved Matters stage or beyond.

Broader issues and city-scale discussions

Topics which require a broader debate and discussion in the context of wider strategies.

Ongoing engagement

Outcomes relevant to the broader process of engagement on the York Central project.

VISION

#	Proposed updates or progression	Process / responsibility	Timing	Implications for next stage
V1	Consider minor amendments to Vision Statement: • Specific reference to building in low running costs through high standards. • Additional reference to idea of "a community made through exchange" - building links between people to address inequalities through sharing and exchange. • Add point to highlight York Central as "a hub that catalyses York's creativity and innovation". • Make reference to diversity of public spaces to enable "collective creativity".	For review by YCP Working Group / YCP Board. Make minor amendments to vision statement - YCP Incorporate in relevant strategies and reports for planning application and beyond - YCP / project team	May 2018 June 2018 August 2018	**SPECIFIC UPDATE:** Potential to include amended vision statement for information as part of next stage engagement

MASTERPLAN [1/4]

#	Proposed updates or progression	Process / responsibility	Timing	Implications for next stage
MOVEMENT				
M1	**Western Access route (central part of site)** • Ongoing work to consider the character of the spine road between York Yard South and the new park (see below). • Consideration of how an integrated approach to street design can manage traffic speeds and establish high quality pedestrian and cycle routes and connections across the road.	Ongoing design work to inform material for planning application - Project team / YCP	June to July 2018	**SPECIFIC UPDATE:** Potential to share early update on York Yard South as an integrated study relating to movement, design and uses.
M2	**Bridge proposals and alignment across Millennium Green:** • Collaborative approach ongoing with Millennium Green Trust. • Development of design concept for bridge. • Further work to ascertain appropriate alignment of western access route from Water End to the point at which the route connects into the main part of the teardrop site. • Landscape and engineering work to consider the relationship between the bridge and Millennium Green including short, medium and long-term views in the context of the landscape.	Ongoing collaborative working with MGT to reach an agreed position - YCP / Project team / MGT Confirm appropriate sequence and mechanisms moving forward - YCP Undertake focused engagement at the appropriate point in the process - YCP / Project team	June to July 2018	**KEY TOPIC:** Undertake focused engagement activity regarding bridge design, route alignment across MG and the landscape / ecological proposals for MG.
M3	**Approach to traffic moving through the site** now and in potential future scenarios with reference to (i) the preferred option for Leeman Road tunnel / Marble Arch, (ii) the character and quality of New Square, (iii) potential measures such as bus gating, (iv) any other measures to mitigate any impacts and (v) the overall impact on the site / city.	Ongoing modelling work and transport assessment to determine the approach. Identify preferred approach for Leeman Road tunnel / Marble Arch	May to August 2018	**SPECIFIC UPDATE:** Potential to confirm approach to Leeman Road tunnel and Marble Arch.
M4	**Approach to Leeman Road** with respect to (i) rationale for stopping up for vehicles, (ii) approach to pedestrian and cycle movement towards New Square / Marble Arch associated with the NRM central gallery space.	Study to test alternative options for pedestrian and cycle movements.	May 2018	**SPECIFIC UPDATE:** Position statement required clarifying rationale for approach and current position.
M5	**Proposed approach to public transport** including park and ride / local buses and potential to connect into future city wide strategies.	Develop approach as part of movement strategy in planning application	May to August 2018	**NOT INCLUDED:** Information in Planning Application.

#	Proposed updates or progression	Process / responsibility	Timing	Implications for next stage
M6	**Approach to southern connection** and rationale in response to engagement with FOHCG.	Ongoing design and technical work and discussions with FOHCG.	May to August 2018	**SPECIFIC UPDATE:** Targeted engagement with FOHCG. Potential to provide updated position at stage 4.
M7	**Future-proof connections**: Potential to reference the ability to make further connections (e.g. to River Ouse and across York Yard South as an additional southern connection) if circumstances allow. This could be referenced as a possibility in the appropriate application material but would not part of the proposed development or parameter drawings.	For discussion and review with YCP and project team	June to July 2018	**FOR CONTEXT** Potential to reference this as a principle for information but not an area where further engagement is needed.
LANDSCAPE AND ENVIRONMENT				
M8	**Spaces - Great Park:** Further illustrative material and guidance to identify and set a framework for the character of the Great Park. This will include specific guidance for particular areas within the park - e.g. Central Park, Village Green and Village Pond.	Ongoing design work to inform material for planning application - Project team / YCP	June to July 2018	**FOR CONTEXT** Potential to reference this on an updated masterplan drawing for information but not an area where further engagement is needed.
M9	**Spaces - New Square:** Linked to work on Movement (see #M3 /M4). Further illustrative work and technical work to understand character and quality of New Square.	Ongoing design work to inform material for planning application - Project team / YCP	June to July 2018	**SPECIFIC UPDATE:** Potential to reference this on a masterplan drawing for context. Part of a wider update around movement rationale and confirmation of approach.
M10	**Spaces in commercial area:** Further illustrative material and guidance to set the context for the character and quality of more local spaces within the commercial area ("Wilton Place" and "Hudson Place").	Ongoing design work to inform material for planning application - Project team / YCP	June to July 2018	**SPECIFIC UPDATE** Potential to reference this on an updated masterplan drawing for information and as part of the story about mix and activation of spaces.
M11	**Spaces - Foundry area:** Further illustrative material and guidance to set the context for the character and quality of more local spaces within the Foundry neighbourhood including Foundry Yard and a new square.	Ongoing design work to inform material for planning application - Project team / YCP	June to July 2018	**FOR CONTEXT** Potential to reference this on an updated masterplan drawing for information but not an area where further engagement is needed.

MASTERPLAN [3/4]

#	Proposed updates or progression	Process / responsibility	Timing	Implications for next stage
M12	**Spaces - York Yard South:** Further illustrative material and guidance to set the context for the character and quality of more local spaces within the York Yard South neighbourhood.	Ongoing design work to inform material for planning application - Project team / YCP	June to July 2018	**SPECIFIC UPDATE** Potential to reference this on an updated masterplan drawing and as part of a piece around mixed character of neighbourhoods.
M13	**Streets - Boulevard:** Further illustrative material and guidance to set the context for the character and quality of the boulevard area adjacent to NRM South Yard area.	Ongoing design work to inform material for planning application - Project team / YCP	June to July 2018	**FOR CONTEXT** Potential to reference this on an updated masterplan drawing for information but not an area where further engagement is needed.
M14	**Streets - other primary streets:** Further illustrative material and guidance to set the context for the character and quality of the main streets beyond the access road - including: 1. Retained part of Leeman Road including Park Street loop, connection to Western Access Road and Salisbury Terrace 2. Cinder Lane area to the south east of the access road.	Ongoing design work to inform material for planning application - Project team / YCP	June to July 2018	**FOR CONTEXT** Potential to reference this on an updated masterplan drawing for information but not an area where further engagement is needed.
M15	**Streets - local access streets:** Further illustrative material and guidance to set the context for the character and quality of the local access streets across the masterplan - including those in York Yard South, Foundry Village, Leeman Yard and Station Quarter.	Ongoing design work to inform material for planning application - Project team / YCP	June to July 2018	**FOR CONTEXT** Potential to reference this on an updated masterplan drawing for information but not an area where further engagement is needed.
DESIGN AND HERITAGE				
M16	**Building Groups and Key Spaces:** Further illustrative material and guidance to identify and set a framework for the character of the proposals. This will focus in a more detailed way on the following locations including reference to arrangement of spaces, balance of uses, enclosure and edges, typologies, roofs, building types, materials, elevations and ways through. 1. Museum Quarter 2. Cinder Yards 3. Station Quarter 4. Park Street 5. York Yard South 6. Leeman Yard 7. Foundry Village	Ongoing design work to inform material for planning application - Project team / YCP	June to July 2018	**SPECIFIC UPDATE:** Potential to pick out some relevant examples to convey the evolution of proposals with specific focus on Leeman Yard / Cinder Yards, York Yard South and Foundry Village.

#	Proposed updates or progression	Process / responsibility	Timing	Implications for next stage
M17	**Height, scale and massing / Impact on views:** Progression of more detailed illustrative designs to establish a more refined approach to height scale and massing alongside consideration of views from across the city.	Ongoing design work to inform material for planning application - Project team / YCP	March to July 2018	**FOR CONTEXT** Potential to reference this on an updated masterplan drawing for information but not an area where further engagement is needed.
M18	**Sustainability**: Preparation of sustainability strategy to define the approach in more detail and establish a clear framework to sit above subsequent more detailed design proposals.	Preparation of more detailed strategy - Project Team / YCP	May to July 2018	**FOR CONTEXT** Potential to reference this but not an area where further engagement is needed.
LAND USES				
M19	**Mix of uses:** Provide further more developed material to convey the approach to mix with an aspiration of minimising strict "zoning" and integrating community-facing uses within neighbourhoods rather than just housing.	Ongoing design work to inform material for planning application - Project team / YCP	March to July 2018	**SPECIFIC UPDATE:** Potential to pick out some relevant examples to convey the evolution of proposals with specific focus on Leeman Yard / Cinder Yards, York Yard South and Foundry Village.
M20	**Provision of spaces for activity** Further design work to identify spectrum of spaces and places, internal and external which could accommodate spaces for activity including public spaces, streets, ground floors and upper floor terraces / roof space.	Ongoing design work to inform material for planning application - Project team / YCP	March to July 2018	**SPECIFIC UPDATE:** Potential to pick out some relevant examples.
M21	**Economic activities** Clear articulation of the different types of businesses which could be accommodated within the masterplan picking up on opportunities for affordable space.	Ongoing design work to inform material for planning application - Project team / YCP	March to July 2018	**SPECIFIC UPDATE:** Potential to pick out some relevant examples to convey the evolution of proposals with specific focus on Leeman Yard / Cinder Yards / Foundry

PLANNING APPLICATION

#	Proposed updates or progression	Process / responsibility	Timing	Implications for next stage
PLANNING APPLICATION				
P1	**Refined and revised illustrative scheme:** Refine illustrative masterplan to include updates as set out under "Masterplan" heading (i.e. M1 to M20).	Ongoing design work to inform material for planning application - Project team / YCP	March to July 2018	**SEE MASTERPLAN SECTION**
P2	**Summary of key narratives around main technical strategies and assessments** Development of more definitive position on key technical topics including: • **Transport and movement**: parking strategy, movement through site, key interventions such as southern connection, Leeman Road tunnel and connection to Salisbury Terrace, overall impact). • **Sustainability strategy**: framework of key principles and potential means of realising aspirations. • **Homes and affordability**: narrative and justification in relation to housing mix and tenure. • **Community development**: key principles and framework to embed positive context for the creation of an sustainable, mixed community. • **Economic development**: strategy for economic activities at York Central including target uses, sectors and creation of a balanced spectrum of businesses and activities. Positive links with other uses and connections to wider approach to community development. • **Governance**: approach to governance of York Central as the project moves forward, including reference to phasing and delivery models.	Ongoing work by YCP and project team. Assumptions as appropriate in technical reports / Planning Statement.	March to July 2018	**NO SPECIFIC UPDATE FOR MOST ITEMS** These elements will be submitted as part of Planning Application. **FOR REVIEW WITH YCP** **Are any elements part of the next stage process - movement seems most appropriate.** See also "Elements relating to the scheme but outside the remit of the application" below.
P3	**Communicate structure and format of application:** Explain the structure of the application and how it will fit together. This would include: • **Clear and definitive red line boundary** • **Description of development and development schedule**: the basic overview of the scheme. • **Assessments and supporting strategies:** including the Environmental Assessment and main technical topics • **Parameter plans**: the key drawings which are "for approval" • **Illustrative scheme**: the indicative masterplan as described in the Design and Access Statement. • **Design Guide**: the rules and guidance which will steer future proposals and maintain quality.	Work underway on material. Potential to prepare a users guide as a non-technical element of the submission - front-load to prepare community / stakeholders?	March to July 2018	**SPECIFIC TOPIC** Focused engagement to brief stakeholders so the application scope is understood

ELEMENTS RELATING TO THE SCHEME BUT OUTSIDE THE REMIT OF THE APPLICATION

#	Proposed updates or progression	Process / responsibility	Timing	Implications for next stage
E1	**Elements for more detailed design:** Detailed design of homes, workspace and other uses will come forward at a reserved matters stage alongside the design of the principal areas of landscape and public space. Similarly, the details of the sustainability strategy and approach to parking and access would be resolved at the Reserved Matters stage.	Detailed design to be progressed on a phase by phase basis following submission of the planning application.	Autumn 2018 onwards	**FOR CONTEXT** Helpful to convey this approach as part of the next stage.
E2	**Potential preparation of YCP Delivery Strategy** As noted above, the MYC conversations identified interest in a number of strategic issues. Whilst these will be implicitly reflected in the planning application (through the Planning Statement and Design and Access Statement), there could be merit in preparing a public-facing YCP summary Delivery Strategy highlighting the key principles and approach to each of the following topics: • **Homes and affordability**: narrative and justification in relation to housing mix and tenure. • **Community development**: key principles and framework to embed positive context for the creation of an sustainable, mixed community. • **Economic development**: strategy for economic activities at York Central including target uses, sectors and creation of a balanced spectrum of businesses and activities. Positive links with other uses and connections to wider approach to community development. • **Governance**: approach to governance of York Central as the project moves forward, including reference to phasing and delivery models.	For consideration and review by YCP	May to August 2018	**SPECIFIC UPDATE:** Subject to discussion and review with YCP and timescales - alternatively might come forward in parallel with submission. In the first instance, YCP is preparing a Governance Strategy which will be a stepping stone to the delivery strategy.

BROADER ISSUES AND CITY-SCALE DISCUSSIONS

#	Proposed updates or progression	Process / responsibility	Timing	Implications for next stage
B1	**City scale change:** Participants raised questions about the extent to which York Central could be a lever for larger processes of city scale change. Key topics included the idea of radical improvements to public transport and the concept of a social contract.	For communication to CYC and consideration as part of a broader strategy for the city.	Ongoing	**NOT PART OF NEXT STAGE** But under consideration by YCP.

ONGOING ENGAGEMENT

#	Proposed updates or progression	Process / responsibility	Timing	Implications for next stage
01	**Community-led approach to development:** There is a clear recommendation to YCP to consider how the community can remain involved, and central to the development process at York Central. The principles of this are embedded in the overarching engagement strategy but further thought should be given to the process moving forward. Where possible, the MYC feedback has identified an aspiration to involve stakeholders and the community in discussions about technical topics such as viability and transport modelling where appropriate.	For review by YCP as part of potential update of overarching York Central Engagement Strategy	Autumn 2018 onwards	**FOR CONTEXT** Note that the ongoing approach to engagement is being considered.

4.2 Scope of next stage

Purpose of the next stage

The process for the next stage will be similar to stages 1 and 2 with an emphasis on targeted engagement of stakeholders and the wider community.

The material will focus on two main elements an overview of the stage 3 feedback and emerging amendments to the masterplan which are being incorporated into the planning application.

The approach for Millennium Green and the Western Access route is currently under review.

Scope of next stage material

Drawing on the summary of actions in section 4.1, the scope overleaf is recommended for the next stage of the planning application engagement process.

#	Topic
1	**Context and purpose of next stage of engagement** Clear statement regarding scope of process: • Highlighting the informal nature of the next stage of the engagement process and noting it is a stepping stone between stage 3 and the submission of the planning application. • Opportunity to provide feedback on the outcomes of stage 3 and the proposed updates to the masterplan.
2	**Concise summary of stage 3 outcomes** Brief summary of main topics and proposed responses including areas which will be dealt with in the Planning Application and beyond.
3	**Updated masterplan drawing for information** Revised masterplan drawing for reference with annotated summary of the main changes.
4	**Movement proposals** Update on current status / ongoing work relating to key movement proposals: • Confirmation of boundary for detailed application • Position statement highlighting rationale for approach and identifying key workstreams ongoing regarding technical assessment of scenarios and impact testing, parking strategy - results as part of Planning Application - potential for maximising front-loaded information as part of the next stage under review. • Update on Leeman Road Tunnel / Marble Arch position • Update on Southern pedestrian / cycle connection
5	**Evolving designs - uses and character** Focused sketch examples as an illustration of design direction highlighting positive development of approach to mix of uses, creation of spaces, play friendly streets etc.
6	**Structure of planning application** Clear overview of structure of application and relationships between parameter plans and Design Guidance etc.
8	**Next steps** Clear statement of next steps and future stages for ease of reference

Allies and Morrison