

York Central AAP Consultation Report

Appendices

October 2006



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Appendix 1 - Leaflet



York Central



Find out more @ www.york.gov.uk/yorkcentral

August 2006

What's happening?

This site has been in the spotlight for a number of years. The City Council is now preparing a plan for the development of the site, called an Area Action Plan.

The purpose of this leaflet:

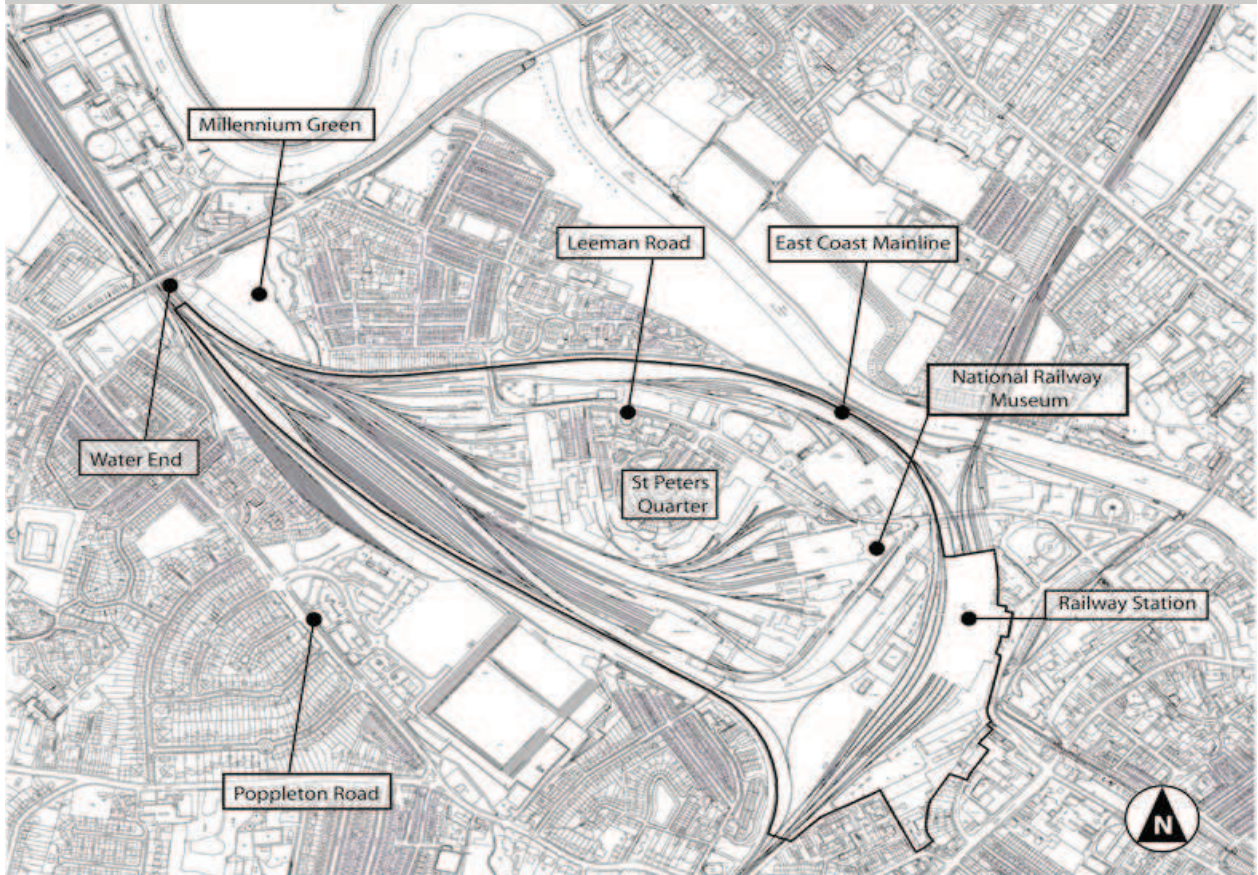
1. To tell you about the Council's intention to prepare an Area Action Plan for York Central
2. To tell you how and when we propose to consult on the first stage of the plan
3. To give you an early opportunity to tell us what you think about the consultation strategy or ask us any questions you might have about the process

The Council has appointed a team of consultants to prepare the Plan. The team is being led by Nathaniel Lichfield and Partners (NLP), with Social Regeneration Consultants (SRC) responsible for community consultation.

The first stage is to put together a report on the main issues related to the site and suggest some options for its development. Following this, a preferred option will be developed in more detail.



Where is York Central?



The site is close to the City Centre and forms a 'teardrop' shape behind the railway station. On the site are:

- the railway station
- operational and redundant railway land
- buildings and sidings
- housing
- the National Railway Museum

There is about 35 hectares of land for new development. This could include a mixture of uses such as new housing, office and business premises, community facilities, open space, leisure facilities.

What's happening now?

The City of York Council is in the process of preparing a Local Development Framework for the York Central Area, as required by new planning legislation. As part of this, an Area Action Plan will be produced to guide new development and land use in the area up to

York Central Questions/Comments Sheet

Name: _____
Address: _____

and do you want to be kept informed?
Yes No

What do you think and when do you need to tell us by?

We want to know what you think about how we plan to consult on the development of the York Central Site.

Please use the comments sheet to give us any views you may have on any aspect of the consultation on the development of the site. Please return your comments to us by the 25th August 2006 at the latest.

Please drop-in or post comments to **York Central Project Team, Directorate of City Strategy, 9 St Leonard's Place, York YO1 7ET.**

Alternatively, you can email comments to yorkcentral@york.gov.uk.

Details of the proposed Community Consultation Strategy, plus a summary, is available to view online at www.york.gov.uk/yorkcentral

Contacts

For more information, or if you have any specific questions, please email yorkcentral@york.gov.uk or telephone the **York Central Project Team on 01904 552516.**

Please contact us if you would like this information in an accessible format


This information can be provided in your own language.

我們也用您們的語言提供這個信息 (Cantonese)

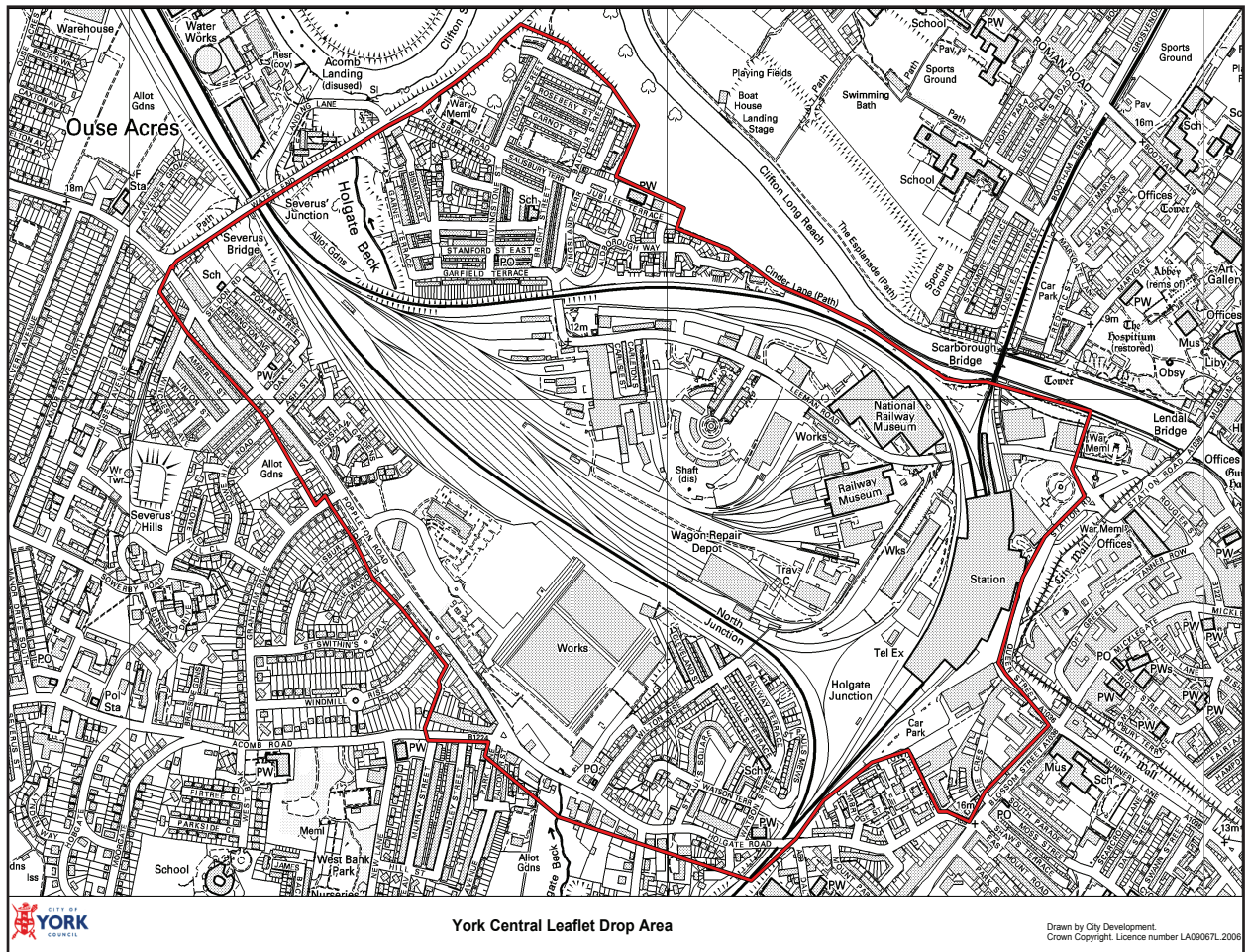
এই তথ্য আপনার নিজের ভাষায় দেয়া যেতে পারে। (Bengali)

Bu bilgiyi kendi dilinizde almanız mümkündür. (Turkish)

- یہ معلومات آپ کی اپنی زبان (بولی) میں بھی میا کی جاسکتی ہیں۔ (Urdu)

 (01904) 613161

Appendix 2 - Leaflet Distribution Boundary



Appendix 3 - Comments from Residents and Businesses

The comments received from residents and businesses are outlined below.

Residents' Comments

Consultation Process

- any consultation by post must have the option of a free post address
- use local schools for the exhibition and make sure they are widely advertised in plenty of time. This could be done on the same night as the local council ward meetings
- the consultation is at the wrong time. It should not be over the Christmas/New Year period because there are too many holidays. This could be perceived as the Council's way of 'getting round' the consultation process. The consultation period should either be in Autumn or Spring, avoiding major public holidays
- remember that 'loud' community members are not necessarily representative of the whole community

The Development Process

- what provision is in place to ensure that residents of the adjoining areas are not inconvenienced whilst works are being carried out?
- the flats backing onto the railway line near Water End were built in 2005. The proposed development did not show up on the planning searches, why?
- when will more detailed plans be available?

- when is the work scheduled to begin?
- the majority of people need to know how long the disruption caused by such a major development will last and how it will be managed

Access and transport

- will consideration be given to reducing traffic in Holgate Road and through Blossom Street? There is a significant amount of large vehicles using these roads.
- conditions for pedestrians need improving. This could create a better environment for all residents
- would a relief road in and out of York Central be considered so that traffic volumes are minimised in Holgate Road and Blossom Street?
- facilities for employment are appropriate and will contribute to York's economy – especially if access is improved from surrounding rural areas by public transport
- there is a need for an integrated public transport service so transfer can be made between bus and train to access all of the city and surrounding rural areas to reduce car dependence
- preferably make the development car free or restricted. Is there a possibility of a congestion charge at peak times?
- the site is annexed by rail routes and solutions to overcome this need to be carefully thought through
- car access must be integrated into the plan. Notice

should be taken of 'Better Neighbourhoods' by Lord Rodgers of Riverside and also advice from CABE

- access to the proposed development is a key issue. How will residents and visitors access the area? Access should be via Water End only to avoid further pressure on Leeman Road, which is already congested, polluted and pedestrian unfriendly.
- Leeman Road could be improved by widening pavements and restricting traffic to busses, taxis and cyclists only. Currently the pavements are very narrow, meaning that pedestrians are very close to passing industrial traffic and often have to walk in the road to pass slower pedestrians, particularly between the station and the Railway Museum
- access to the station should be made Disability Discrimination Act compliant. It is currently impossible for this entrance to be used by disabled people or those with prams or heavy luggage
- whatever development takes place, the matter of vehicular and pedestrian access will be a major issue. Leeman Road is already under pressure with the NRM (now plus the Wheel), the other businesses, St Peter's Quarter and access to the (now expanded) residential area of Leeman Road between the East Coast Mainline and the River. It is hard to see what can be done about the two existing railway bridges; raising them would be a vast railway engineering exercise and lowering the road way would not only be difficult but also exacerbate the danger of flooded roads on occasions of heavy rain.
- road access from Holgate and or Poppleton Roads would seem to be easier because the land on that side is higher than on the Leeman Road side; though the former entails crossing the main passenger line, while the latter only has to cross the freight 'York station bypass' line.
- adequate parking for the new residential and commercial properties should be provided

- from the plans it seems that a major transport link will travel behind the flats backing on to the railway line near Water End in close proximity to them. This of course will have undue effects on noise pollution, air pollution, vibrations and ultimately on quality of life for residents on the very outskirts of the development. These residents do not seem to feature in the planning. This will also lower the value of these properties. How will this be mitigated by the development?
- transport once the site is developed is essential. Holgate is poorly served by the No 10 bus - with the development of the site, public transport needs to be increased, along with car parking
- road access to the site for the new development needs to be improved probably by a new road with or without a bridge from Poppleton Road or Holgate Road
- a pedestrian link between the area and the parkland along the river is needed. This could be provided on the other side of the railway line, with a bridge across or a tunnel under the main line, started near the NRM car park
- pedestrian links between the railway station and the NRM needs to be improved
- proper consideration of access and impact on neighbouring residents needs to take place at an early stage as this may impact on the appropriate uses of the area, e.g. commercial or retail premises could bring very significant extra traffic or may lead to social impacts for residents, e.g. bars and night clubs attract a different group passing through existing areas
- footpaths and cycleways should be included as part of the development of the site
- the pedestrian access to the NRM and Wheel needs improving

- what is happening with the proposed position with the footpath linking Wilton Rise, via the footbridge and Cinder Lane, to the railway station and the north of the City?

Open Space and Greenery

- quality open space for existing residents is needed
- this is a great opportunity to improve an industrial area. The development should therefore include trees, planting and green areas
- the inclusion of open space is essential – space is needed to rest, to walk and to enjoy time in. Ideally the space should be a park, such as West Bank and Hull Road Parks

Housing

- it is essential that housing is provided but not apartments. The area should be oriented towards families and the community not solely for business and professionals
- should not be a problem attracting private finance; house builders will be willing to develop

Design

- would be nice to see traditional grid pattern layouts (a 21st century take on the Victorian and Georgian street scene). The majority of the desirable areas of York are built up with terraced housing – Holgate/Bishopgate. It would be worth talking to the Urban Village Forum organisation and a lecturer from Birmingham University called Carl Chinn. The area should have a village feel and should be allowed to grow in an organic way

- there should be massive emphasis on sustainable and eco-friendly building techniques. This should be a landmark site in terms of the environment
- it would be worthwhile for the planners to look at best practice regeneration schemes such as West Silvertown, East London and the Mickle Waite scheme, Wetherby. Do not let it end up like Cardiff Bay
- make sure there are tight and precise design briefs. It could be opened up to design competitions to get the best designs.
- when the Masterplan is drawn up get a 3D model commissioned
- it is worth dropping the cost of the land if it means you get more cooperation on design with the house builders
- It will also be important to make sure the site is integrated with the rest of the City

Mixed Use

- the new development should be a balance of residential and commercial properties with leisure amenities such as a gym, useful food and household shops, including local independent retailers. Artists' studios or units for creative industries could add vibrancy to the area
- in principle there should be a balance in favour of industrial/commercial development over residential mainly because the railway activity is bound to detract from the "quiet enjoyment" of further housing development. (It will be interesting to learn the reflections of the St Peter's Quarter residents on this issue.)

Heritage

- the historic skyline of York should not be obscured or compromised
- listed buildings, where present, should be preserved and adapted for new use
- do not demolish the triangular building at the junction of Leeman Road and the old goods depot

Railway

- in order to encourage of the use of railways for freight the Royal Mail Central Sorting Office should be housed within the 'teardrop' with the REQUIREMENT to revert to significant use of rail for mail destined for major UK cities and overseas (Newcastle, Hull, Liverpool and Southampton have good lines for overseas surface connections.)
- the Sorting Office is by far the most significant source of 'noise pollution'. Rarely are rail movements audible, even at night, whereas Mail Vans punctuate the night with their noisy vehicles continuously from 11.00 p.m. to 7.00 a.m. In terms of 'pollution' the Royal Mail premises exude masses of scrap paper in the form of used destination labels, string and wrappers which detract from the pedestrian approach to the prestigious NRM buildings. Furthermore the Royal Mail's fairly recent decision not to permit any parking within their gates means that cars and vans seeking to collect items now have to park in the road on double yellow lines; obviously no vehicle remains for long but the obstruction of the road is pretty frequent and often coincides with rush hours as people seek to collect mail en route to/from work; so even if they won't move to the 'teardrop' send them out to the bypass and allow somebody to develop another apartment block like Westgate.

Facilities

- to regenerate this area one must take into account the existing leisure and business facilities on the site and their current usage. These facilities then need to be included and extended to provide for the larger housing facilities planned for this site and that are required to help York's housing problems. There should be a large percentage of affordable housing included in this development as well
- the RI (Railway Institute Club) in Queen Street has a very large sports membership and a busy social club which provides various facilities for York's citizens aged from 5 – 95 years. This should be taken into account and hope that a new facility will replace the old institute
- this project should not affect any of the leisure facilities for the people of York. The Railway Institute gym is one of only two or three in the whole of Yorkshire with a sprung wooden floor
- leisure facilities are needed and more public areas such as cafes / bars to liven up a very sparse area between the station up to Garfield Terrace. The walk from Garfield Terrace past the railway museum is also remote and cut off in the evenings and doesn't feel safe to walk down
- there is a need for a small neighbourhood shopping centre
- new accommodation for the homeless replacing the present Arclight building is needed in the area
- there appears to be ample brownfield residential development in inner York. What is desperately needed is improved, varied social provision like a swimming pool, large concert venue, ice skating; some thing to attract visitors and retain residents

- a bus station should be developed and restrict all but local buses to use it, to ease the use of the inner ring road by buses which do not want or need to be so near the city centre
- there was a suggestion for a new building near the NRM, to combine York City Archives and the City Library with its records so that all the city and railway records are in one area, with good transport links
- York needs a decent large swimming pool; a 'Water World' type facility would also attract visitors
- this is an opportunity to revamp the railway station – to provide additional facilities and to have a second entrance as the present concourse is grossly overcrowded at times
- a well designed multi-story car park is needed to release surface space for other uses, i.e. bus station in Queen Street

Business comments

Consultation

- it would be interesting to find out how the consultants were chosen to carry out this work

Mixed use

- local companies will need to know if there will be any units to let on the site

Agency's Comments

Boundaries

- on page 2 of the York Central Leaflet there is a map which outlines the site boundary, but which omits the works canteen area. When the group Community Regeneration York applied to Yorkshire Forward to use the canteen site for the community they were told they could not because it was part of the planning area. If this is the case then it should be outlined on the map. If it is not the case then when was the decision changed by Yorkshire Forward?

The development process

- on reading the leaflet it appears that this is about consulting with residents on how they should be consulted
- if the above is correct then how can the majority of residents comment on the consultation strategy when it is only available to view online? Why is it not available in libraries or local community centres?

- when reading the consultation strategy it does not make any clear reference to consulting at Ward Committee's surrounding the site. The Neighbourhood Pride Unit can be seen as the Council's direct link to residents with a quarterly newsletter to all households and quarterly public meetings

Mixed Use

- the Primary Care Trust has previously had informal discussions with the Council about the potential to procure a healthcare facility within this development to potentially allow existing general practices in the locality to relocate into purpose built surgeries within the City Centre. In addition it provides an opportunity to enhance access to an expanded range of primary care services in one centre.
- the brief allows for office development, retail and leisure type facilities; this could also allow the provision of healthcare related facilities if a case of need could be developed

Appendix 4 - Invite lists for workshops

Special Interest contacts

Title	First Name	Surname	Position	Organisation	Address 1	Address 2	Address 3	Post Code	Phone Day
Mr	Paul	Appleton	North Yorks & Humber Manager	BTCV (York)	3-7 Leake Street	Lawrence Street	York	YO10 3BR	
Dr	Margaret	Atherden		PLACE/ Yorkshire Wildlife Trust	Heworth Croft Campus	York St John College	Lord Mayors Way, York	YO31 7EX	
Mr	John	Barrett		Stockholme Environment Institute (York)	University of York	Heslington	York	YO10 5DD	
Mr	John	Brierley	Project Co-ordinator	Friends of St Nicholas Fields	Bull Lane	York		YO10 3EN	
Mr	Peter	Brown		York Civic Turst	Fairfax House	Castlegate	York	YO1 9RN	
Mr	John	Bunyan			6 Ramsey Avenue	Bishophthorpe	York	YO23 2SQ	
Mr	Jim	Cornell		Railway Heritage Trust	40 Melton Street	London		NW1 2EE	020 7557 8598
Mr	Philip	Crowe	Chairperson	York Tomorrow	68 Clifton	York		YO30 6AW	
Mr	Owen	Daggett	Project Officer (Energy)	York&North Yorkshire Business Environmental Forum	c/o Business link North Yorks.	Arabesque House	Monks Cross Drive, Huntington York	YO32 9WU	

Cllr	A	D'Agome	Green Party	City of York Council/ LA12	10 Broadway West	York	YO10 4JJ	
Mr	Peter	Edwards	Commercial Manager	First York	7 James Street	York	YO10 3WW	
Mr	Matthew	Garthwaite		Rural Development Service (RDS)	Northallerton RDS	Unit 3, Northallerton Business Park	DL6 2XQ	
Mr	John	Hampshire		River Foss Society	50 Barley Rise	Sttrensall	YO32 5AA	
Ms	Maddy	Jago	Director of Planning & Development	English Heritage Yorkshire Region	37 Tanner Row	York	YO1 6WP	
Mr	Malcolm	Kettlestring		Osbaldwick Parish Council	4 Yew Tree Mews	Osbaldwick	YO10 3PQ	
Mr	Alan	Leadbetter	Director	Positive Planet	York Science Park	Heslington	YO10 5DG	
Ms	Emma	Leighton	Assistant Conservation Officer	English Nature	North & East Yorkshire Area Team	Genesis 1	YO10 5ZQ	
The		Manager		York Architectural & Archaeological Society	46 Burton Stone Lane	York	YO30 6BU	
Mr	Steve	Maxwell	Chairman	Leeman Road Millennium Green Trust	5 Salisbury Road	York	YO26 4YN	01904 638 818
Cllr	D	Merrett	Leader of Labour Group	City of York Council	The Guildhall	York	YO1 9QN	

Mr	John	Moore		National Federation of Bus Users	28 The Village	Osbaldwick	York	YO10 3NT	
Mr	Paul	Mosley		World Wide Fund for Nature - UK	109 Micklegate	York		YO1 6LB	
Mr	Paul	Osbourne	Project Director	Sustrans	The Danesmead Wing	33 Fulford Cross	York	YO10 4PB	
Mr	Barry	Otley	Farming & Wildlife Advisory Group	Wheatlands Educational Community Woodland	Dutton Farm	Hessay	York	YO26 8JU	
Mr	Steve	Parker	Director	CRED Ltd (Carbon Reduction)	6 Alexandra Park	Scarborough		YO12 5JN	
Mr	Mick	Phythian	Chairperson	York Natural Environmental Trust	67 Monkton Road	York		YO31 9AJ	
Mr	Barry	Potter	Chairman	York Natural Environmental Panel	29 Knapton Lane	York		YO26 5PX	
Ms	Sara	Robin		York Cycle Campaign	39 Wentworth Road	York		YO24 1DG	
Mrs	Mary	Rothery		Leeman Road Millennium Green Trust	5 Salisbury Road	York		YO26 4YN	01904 638 818
Mr	Lance	Saxby	Energy Saving Trust	Energy Efficiency Advice Centre	20 George Hudson Street	York		YO1 6WR	

Ms	Alison	Sinclair	Chair	York Open Planning Forum	25 Norfolk Street	Bishopthorpe Road	York	YO23 1JY	
Mr	J.A	Spriggs		Yorkshire Philisophical Society	20 Portland Street	York		YO31 7EH	01904 632 827
Mr	Peter	Stevenson	Derwent & Esk Area Manager	Environment Agency	Coverdale House	Amy Johnson Way	York	YO30 4GZ	
Mr	Philip	Thake	Chief Executive	York Conservation Trust Ltd	54 Bootham	York		YO30 7XZ	
Mr	Jonathan	Tyler	Chair	Passenger Transport Networks	49 Stonegate	York		YO10 8AW	
Cllr	C	Vassie	Liberal Democrats	City of York Council	The Guildhall	York		YO1 9QN	
Ms	Isobel	Waddington		Murton Parish Council	Murton Hall	Murton	York	YO19 5UQ	
Mr	Guy	Wallbanks	Coordinator	Friends of the Earth (York & Ryedale/ LA21	13 Kingsway West	York		YO24 4RD	
Mr	Justin	Webber	Treasurer	People and Planet	Student Union	Goodricke College	University of York, Heslington York	YO10 5DD	
Ms	Louise	Wilkinson		Yorkshire Wildlife Trust	10 Toft Green	York		YO1 6JT	
Mr	Stuart	Wilson		Castle Area Campaign	6 Vesper Drive	Acomb	York	YO24 3HT	
Dr	Guy	Woolley	Chairman	CPRE (York & Selby District)	Woodstock House	Church Street	Barkston Ash, Tadcaster	LS24 9PJ	

Business contacts

Title	First Name	Surname	Position	Organisation	Address 1	Address 2	Address 3	Post Code	Phone Day
Ms	Susan	Ansbro	Director	York Business Park	White Young Green	Arndale Court	Headingly, Leeds	LS6 2UJ	0113 278 7111
Mr	David	Beck	Development Surveyor	CEMEX UK Properties	Cemex House	Coldharbour Lane	Egham, Surrey	TW20 8TD	01932 583 433
Mr	Michael	Buswell		Howarth Timber Group	Chartered Surveyors	PO Box 86	Leeds	LS16 9TB	0113 205 1719
Mr	L	Cruddas		York & North Yorkshire Chamber of Commerce	Arabesque House	Monks Cross Drive	Huntington, York	YO32 8WU	
Ms	G	Cruddas	Chief Executive	York Tourism Bureau	City of York Council	20 George Hudson Street	York	YO1 6WR	
Ms	D	Dodd		York England	20 George Hudson Street	York		YO1 6WR	01904 641 118
Ms	Carolyn	Dunn	Chief Executive	York City Centre Partnership Ltd	5 Silver Street	York		YO1 8RY	
Mrs		Fitzpatrick		Leeman Stores	1 Salisbury Terrace	York		YO26 4XR	01904 645 665
Ms	Yvonne	Holmes		Tilstons Newsagents	6-8 Garfield Terrace	York		YO26 4XU	01904 622 574
Mr	Andrew	Leitch	Head of Planning and Major Projects	NMSI Planning and Development Unit	Science Museum	Exhibition Road	London	SW7 2DD	020 7942 4187
The		Manager		The Dragoon Fireplace Co	Northside	Leeman Road	York	YO26 4XH	01302 700007
The		Manager		Keyland Gregory Ltd.	2 The Embankment	Sovereign Street	Leeds	LS1 4GP	

The		Manager		Royal Mail Group plc	Repton Place Limited	Glovershaw Farm	Glovershaw Lane, Eldwick, Bingley, West Yorkshire	BD16 3AR	
The		Manager		Royal Mail Group plc	Impact House	2 Eldridge Road	Croydon	CR9 1PJ	
The		Manager		Bright Street Sub Post Office	37 Stamford Street East	York		YO26 4YE	01904 625572
The		Manager		Federation of Small Business	Tower House	Fishergate	York	YO10 4UA	
The		Manager		The General Store	22 Bromley Street	York		YO26 4YQ	01904 629 524
The		Manager		National Rail Supplies Ltd	Leeman Road	York		YO26 4XD	01904 522 293
Mr	Richard	Peak	Director	The Helmsley Group	Colenso House	Deans Lane	Pocklington	YO42 2 PX	01759 302 101
Mr	R	Pulleyn		Piccadilly Autos	75 Leeman Road	York		YO26 4XH	
Mr	Andrew	Scott	Head of Museum	National Railway Museum	Leeman Road	York		YO26 4XJ	01904 686 200
Ms	Hayley	Tomlinson	Facilities Administrator	CPP	Holgate Park Drive	Poppleton Road	York	YO26 4GA	01904 544 709

Appendix 5 - Workshop Presentation

York Central Area Action Plan

Identifying the **issues** and developing the
options – looking at how we **consult**

York Central AAP Briefing Workshop

Social Regeneration Consultants

July / August 2006



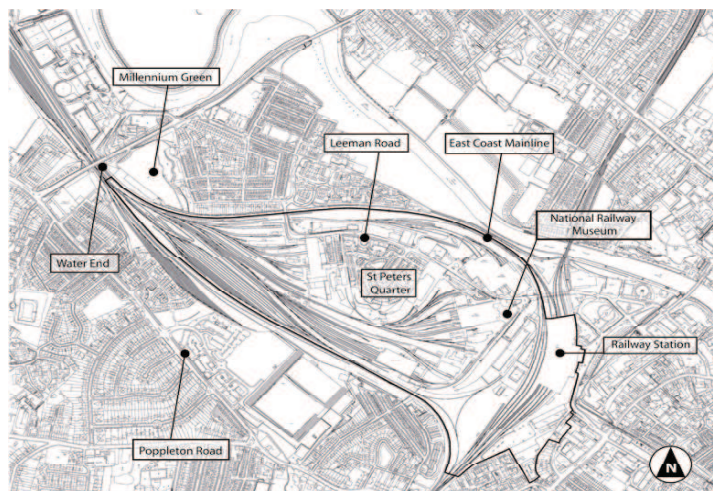
The purpose of the workshop and how it will run

- to tell you about the Council's intention to prepare an Area Action Plan for York Central
- to tell you how and when we propose to consult on the first stage of the Plan
- to give you an early opportunity to tell us what you think about the consultation strategy and / or ask us any questions you might have about the process through
- presentation and questions
- discussion groups
- plenary session, then summary and close

Introduction

- an Area Action Plan is to be prepared to guide new development and land use in the area up to 2021
- team of specialist consultants appointed to prepare the Area Action Plan:
 - Nathaniel Lichfield and Partners (NLP) – planning consultants
 - Social Regeneration Consultants (SRC) – consultation programmes, neighbourhood renewal and housing
- work will involve a report on the main issues related to the redevelopment of the area and some options related to these (July to September 2006)
- consultation, to find out what people think and input into the Plan (November 2006 to January 2007)
- then a preferred option for the site will be developed in more detail (next year)

The site – where it is and what it looks like



The site - facts and figures

- brownfield site next to York Railway Station and the east coast mainline
- the site has approximately 35 hectares of land that could be developed
- a number of key buildings are located in the site, including the railway station and the National Railway Museum
- two existing residential areas within the site; older terraces in Carlton Street and Carlisle Street and the new development at St. Peters Quarter
- number of different landowners with a large proportion owned by Network Rail and the National Museum of Science and Industry
- interesting area historically and architecturally

The site - background / context

- emergence of developer interest in the site from mid 1990s
- York Central Steering Group set up to consider future development on the site
- various consultants commissioned to provide studies on transport issues, site characteristics / constraints and environmental issues, amongst others
- York Central Board to appoint a developer for the site in 2007
- vision for York Central as set out in the 2004 Planning Brief:

'...it will provide a high quality of life opportunities for future generations, through the creation of a modern, central business district, attractive, exciting, sustainable in its design, mix of activity and transport system, complementary to the city's historic core, expanding and diversifying the city's urban economy, housing choice and cultural life.'

The site – planning process (1)

- York Central Planning Brief 2004 – was to be adopted as part of the Local Plan
- in the same year, major changes to development plan preparation through new legislation (the Planning and Compulsory Purchase Act)
- Local Development Framework (LDF) required from every local authority to provide the overall plan for the area, and includes a number of sub-documents, including.....
- Area Action Plans, for areas of opportunity, change or conservation

The site – planning process (2)

- an Issues and Options report is the first stage and includes:
 - information on the planning context
 - summary of baseline information (i.e. the starting point)
 - issues relating to key themes
 - strategic objectives for York Central
 - the development of options
 - a series of questions that need to be considered in relation to the issues and options
- further stages in the development of the AAP include:
 - second stage - preferred options
 - review and revision
 - submit the AAP to Government
 - independent examination
 - adopt as framework to develop the area
- other important relevant document are the:
 - Core Strategy, at Issues and Options stage
 - Statement of Community Involvement, a framework for consulting (who, what, when, how, why)

The site – key issues

- main headings for the issues and options paper:
 - transport, access and parking
 - housing
 - the economy and employment
 - culture, tourism and historic environment
 - community facilities
 - City Stadium
 - design principles
- what are the main issues for each element, what are the options and what are the main criteria that need to be addressed to achieve a preferred option?
- the consultation process will be on the issues and options and the outcomes will help to inform the preferred option

The site – consultation (1)

- a detailed Community Consultation Strategy (CCS) has been developed – full and summary versions available on www.york.gov.uk/yorkcentral
- the CCS takes an approach which is inclusive and comprehensive, whilst also being realistic and practical
- broad and inclusive definition of 'community'
- key aims of the Strategy include:
 - actively engaging the community in the preparation of the AAP
 - helping to develop an AAP which is high quality, sustainable, practical and deliverable and 'owned', as far as possible, by the community
 - placing community consultation at the heart of the area action planning process
 - conforming to and indeed going beyond the requirements of the SCI (Statement of Community Involvement)

The site – consultation (2)

- the CCS will have 3 main stages:
 - developing the Strategy - complete
 - testing the Strategy – now
 - implementation (i.e. consulting the community) – Nov 06 to Jan 07
- there are three main target audiences for the Strategy, in priority order:
 - **existing site interests** - those currently with a direct interest in the area (living, working, ownership, etc)
 - **adjacent site interests** - those with interests around the site within a defined radius
 - **the rest of the City** - those who live and work in York and who have an interest in the development of the area, including special interest groups

Consultation, options to consider

- leaflets
- website
- information through schools, libraries, health centres
- articles in the press
- interviews/meetings
- workshops
- exhibitions

The site - consultation (3)

there will be two stages to test and then implement the Strategy:

testing

- information leaflets (July / August):
 - residents
 - businesses
 - community and voluntary sector
 - key services e.g. schools, health, police, churches, etc
- 4 workshops/presentations (July / August)
- revision of Strategy if applicable (September)

implementation

- community audit (on-going)
- communications strategy (on-going)
- stakeholder interviews (November)
- outreach (November)
- workshops for site and adjacent interests (November/December)
- exhibitions for city-wide interests (December)
- final report and presentations (January 2007)

What happens next?

- feedback notes from initial workshops to all participants, and others
- collate responses from leaflets
- revision of Strategy if necessary
- reporting
- further leaflet drops to publicise outcomes and consultation events
- public consultation on the issues and options between November 2006 and January 2007

Discussion questions

- What are your views about the proposed consultation process?
- Do you have any comments about other aspects of the development of the AAP or the site?
- How do you want to be involved?

Appendix 6 - Workshop feedback reports

York Central AAP Issues & Options

Community Consultation Strategy Briefing Workshop Report Back - LDF Working Group 31.7.06

LDF Working Group Attendance

Cllr. Anne Reid
Cllr. Andrew D'Agorne
Cllr. David Horton
Cllr. Keith Hyman
Cllr. Quentin Macdonald
Cllr. Dave Merrett
Cllr. Tracey Simpson-Laing
Cllr. Andrew Waller
Cllr. Richard Watson

1. Background

- 1.1 York City Council are preparing an Area Action Plan (AAP) for York Central. Nathaniel Lichfield and Partners (NLP) have been appointed to prepare an Issues and Options Report for the York Central area with Social Regeneration Consultants (SRC) carrying out community consultation for this stage of work.
- 1.2 A draft Community Consultation Strategy (CCS) has been prepared by SRC, which sets out the different ways of getting views on the options which are being developed. Two workshops were held to test out the Community Consultation Strategy; specifically, to discuss any changes or improvements to the Strategy and to provide an opportunity for any early comments about the development of the site. The workshops were held

with the following groups:

- Businesses and commercial interests
- Special interest groups (focusing on transport, environment and heritage)

1.3 At each workshop a presentation (see Appendix 5) was made about the Area Action Plan process and draft consultation strategy. This was followed by a discussion, focussing on three key areas:

- views about the proposed consultation process
- general comments about other aspects of the development of the AAP or York Central area
- involvement in the AAP process

1.4 A presentation was also made to the LDF Working Group on 31st July 2006 followed by a discussion. The following feedback report sets out comments and questions arising from this session.

2. Record of Discussion

Leaflet

2.1 The leaflet invites people to view the draft Community Consultation Strategy online, but not many people have computers at home. The team need to make hard copies of the documents available at key community building like libraries and schools and at selected council offices. This should be implemented as part of the next stage in the consultation process.

2.2 The leaflet needs to make it clear that what people say will make a difference and will be taken on board. There will be lots of comments about how the AAP will affect people personally.

Statement of Community Involvement

- 2.3 Consultation was recently held on York's Statement of Community Involvement, and the feedback on this needs to inform the consultation process on the AAP. The SCI will soon be finalised and submitted to government in late autumn. There is a need to make sure that the SCI and York Central AAP Consultation Strategy link together.

Interviews

- 2.4 The question was asked as to how many stakeholder interviews will be conducted as part of the consultation on the Issues and Options Report? The response was that around 20 – 25 interviews will be undertaken; the actual number will depend on the priorities that emerge during this initial stage in the consultation process.

Exhibition

- 2.5 In terms of the exhibition, the team will need to consider going out to Acomb. It was also mentioned that local supermarkets are good venues to hold exhibitions as there is a captive audience; it maybe beneficial to reduce the number of exhibitions held in the town centre to focus more on the residential areas.

Consultation with service providers

- 2.6 There is a need to be clear about what the definition is of 'community and voluntary sector'; it should include leisure providers.
- 2.7 It was reported that the Railway Institute has been invited to the workshops and that a broad range of service providers will be mailed the information leaflet.

York Central AAP Issues & Options

Community Consultation Strategy Briefing Workshop Report Back - Businesses & Commercial Interests

1. Introduction

- 1.1 York City Council are preparing an Area Action Plan (AAP) for York Central. Nathaniel Lichfield and Partners (NLP) have been appointed to prepare an Issues and Options Report for the York Central area with Social Regeneration Consultants (SRC) carrying out community consultation for this stage of work.

- 1.2 A draft Community Consultation Strategy (CCS) has been prepared by SRC, which sets out the different ways of getting views on the options which are being developed. Two workshops were held to test out the Community Consultation Strategy; specifically, to discuss any changes or improvements to the Strategy and to provide an opportunity for any early comments about the development of the site. A presentation was also made to Members at the LDF Working Group on 31st July followed by discussion and feedback. The workshops were held with the following groups:
 - Businesses and commercial interests
 - Special interest groups (focusing on transport, environment and heritage)

- 1.3 At each workshop a presentation (see Appendix 5) was made about the Area Action Plan process and draft consultation strategy. This was followed by a group discussion, focussing on three key areas:
 - views about the proposed consultation process
 - general comments about other aspects of the development of the AAP or York Central area
 - involvement in the AAP process

- 1.4 The following feedback report sets out comments and questions arising from the workshop with businesses and commercial interests which was held on 3 August 2006 at York St John College.

2. Attendance

- 2.1 Six people attended the workshop as listed below:

Carolyn Dunn	York City Centre Partnership
Colin Ward	York Railway Institute
Rachael Pierce	Sanderson Weatherall, representing Royal Mail
Denise Dodd	York England.com
Len Cruddas	York and North Yorkshire Chamber of Commerce
Ian McAndrew	The Helmsley Group

3. Record of discussion

Questions about the York Central site and the AAP

Where has the idea for a City Stadium got to?

- 3.1 Consultants, Arup, were appointed to carry out pre-feasibility work for a community stadium on the York Central site. The draft final report has been received and is being reviewed by officers.

- 3.2 It was also commented that a stadium may encourage other sport and leisure facilities to be located on the York Central site. It may also help to complement the Railway Institute facilities that may have to be replaced as part of the development of the site.

How does the Planning Brief link to the Area Action Plan?

- 3.3 York Central is not a blank sheet of paper; there are parameters as set out in the Planning Brief and these are the current starting point. The Local Development Framework (LDF) process, of which the AAP is part, is looking at a number of issues identified in the Planning Brief in more detail e.g. how many houses, how many jobs, transport and access. The Planning Brief is still relevant but will eventually be superseded by the AAP.

Who is coordinating the work to select a developer?

- 3.4 There is a group that is guiding the work to select a developer, the York Central Board, made up of the main landowners. The Board is at a transitional stage with the landowners moving forward with the pre-developer work, including site investigations, and the Council moving forward in their role as the planning and transport authority.

Are there any other AAPs in York and will they be developed and implemented in an integrated way?

- 3.5 The only other AAP that is being considered at the moment is one covering the city centre, but this is a long way behind the AAP for York Central.
- 3.6 It was suggested that any other AAPs should be joined up in order to gain an overall view of other development sites in York, e.g. University, Hungate and Monks Cross sites.

Will the site reflect a priority use?

3.7 This will come through the LDF process. There will be a portfolio of different development documents that will set the site in the strategic context.

Is St. Peters Quarter complete?

3.8 Yes, this development is complete.

Who will deal with land assembly?

3.9 Yorkshire Forward (the Regional Development Agency) will use its Compulsory Purchase Order (CPO) powers, if necessary, for land assembly.

General comments relating to the York Central area and the AAP

3.10 There is a need to get rid of the myths of York Central. People think it will just be houses and offices, a development to achieve maximum land values. But as the site is so big, and due to a lack of brownfield sites in York, it could be used for so much more, such as leisure, further city attractions, a stadium and public open space accessible to the whole city.

3.11 The timescales need to be made clear as it is a long process; there is a need to explain the process from January 2007. In response, it was stated that in 2007 the developer will be selected, and a preferred option will be developed and masterplanning work will start. The AAP sets the planning policy framework. The masterplan (setting out the physical design in outline and in detail) will be prepared within the context of the planning framework.

3.12 At the masterplanning stage the consultation will be led by the developer. It was commented that access, power, drainage and utilities will be big issues for the developer.

3.13 It was suggested that there is a need for an appropriate scale of ambition for the site. The development should aim high, such as incorporating a monorail linking the site with the City Centre. Other suggestions included public art and good quality public open space. There is a need to think big about the site.

3.14 It was also commented that links into the site and the city centre need to be maintained and that activity in York Central should complement the city centre and not be in competition with it.

Comments relating to the consultation strategy

3.15 In terms of the different groups to consult with, due to the size of the site and the enormous impact it will have on the city centre, it was suggested that the city centre business need to be included as a consultation group. Businesses could be consulted through the City Centre Partnership via the interactive website and newsletters.

3.16 Other consultation groups suggested include:

- Sporting / leisure interest groups (contact the Active York Partnership)
- York Property Forum (YPF)
- York Professional Initiative (YPI)
- The Local Strategic Partnership (LSP)

3.17 The group felt that people need to know the process and understand why something can't happen, as well as when it can.

3.18 It was also suggested that there is a need for a range of opportunities for people to input their views.

- 3.19 Generally, it was felt that the proposed Strategy looks good and the mechanisms are there to get people involved.
- 3.20 A point was raised in terms of the consultation boundaries. What about York Central's impact on the wider area? It was suggested that the consultation boundary be moved to include areas outside the city. It was felt that York Central needs to be seen in the wider context to make sure that what goes on the site is right. The Chamber of Commerce has links into the wider area and runs three events a month that can attract up to 150 businesses. They also have email provision and quarterly newsletters that could be used as part of the consultation.
- 3.21 It was also important that the public need to be clear that what they say can change / influence the development of the AAP; it needs to be made clear that what people say has a value otherwise people won't engage in the process.
- 3.22 It was suggested that the SCI has a consultation database which can be used to identify the agents for various organisations / businesses on the site.
- 3.23 The question was raised as to who is co-ordinating the comments on the LDF? The answer was that CYC is taking account of all the responses received in relation to the LDF.
- 3.24 Comments were made about holding consultation in August and Christmas time, as these periods are 'dead time' and difficult to get people involved. This was acknowledged as being not ideal but it would be taken account of in determining how best to involve people and get responses during difficult periods.

3.25 As part of the discussions a number of additions to the website were suggested as follows:

- a list of development sites in York need to go on the website so people are made aware of the other sites for development
- it was suggested that the link between the Planning Brief and the AAP needs to be put on the website, to make it clear to people what's included and what's not
- only the most up to date documents should be available on to the web so people are not confused by previous drafts / versions
- the website should make it easy for people to access the right information as quickly as possible

York Central AAP Issues & Options

Community Consultation Strategy Briefing Workshop Report Back - Special Interests Group

1. Introduction

- 1.1 York City Council are preparing an Area Action Plan (AAP) for York Central. Nathaniel Lichfield and Partners (NLP) have been appointed to prepare an Issues and Options Report for the York Central area with Social Regeneration Consultants (SRC) carrying out community consultation for this stage of work.

- 1.2 A draft Community Consultation Strategy (CCS) has been prepared by SRC, which sets out the different ways of getting views on the options which are being developed. Two workshops were held to test out the Community Consultation Strategy; specifically, to discuss any changes or improvements to the Strategy and to provide an opportunity for any early comments about the development of the site. A presentation was also made to Members at the LDF Working Group on 31st July followed by discussion and feedback. The workshops were held with the following groups:
 - Businesses and commercial interests
 - Special interest groups (focusing on transport, environment and heritage)

- 1.3 At each workshop a presentation (see Appendix 5) was made about the Area Action Plan process and draft consultation strategy. This was followed by a group discussion, focussing on three key areas:
 - views about the proposed consultation process
 - general comments about other aspects of the development of the AAP or York Central area
 - involvement in the AAP process

- 1.4 The following feedback report sets out comments and questions arising from the workshop with special interest groups which was held on 3 August 2006 at York St John College.

2. Attendance

- 1.1 Thirteen people attended the workshop as listed below:

Barry Potter	YNET (York Natural Environment Trust)
John Bunyan	York Railway Institute
Guy Woolley	CPRE (Campaign to Protection of Rural England)
John Moore	Bus Users UK
Alison Sinclair	Conservation Area Advisory Panel
Yvonne Holmes	Tilstons Tobacconists
David Beswick	Tilstons Tobacconists
Ian Smith	English Heritage
Jonathan Tyler	PTN / Environment Forum
Malcolm Kettlestring	Osballdwick Parish Council
Allan King	Osballdwick Parish Council

Dave Merrett

CYC Labour Group

Dave Taylor

Castle Area Campaign

3. Record of the discussion

Questions relating to the York Central area and the AAP

Concern was expressed about the relationship between the Planning Brief and the AAP. Many people put forward comments to inform the Planning Brief. Are we going back to square one? What is the status of the original document?

- 3.1 This work is not starting from a blank sheet of paper. The intention is for the AAP to use the relevant parts of the Planning Brief. The AAP gives the opportunity to review issues like density of housing, employment, transport and access, amongst others. For some elements the parameters are already set e.g. the three potential access points into the site, while for other issues there may be additional things to look at that were not considered three years ago when the Planning Brief was developed.
- 3.2 The three access points will have a knock on effect on the surrounding areas. Concern was raised from Tilstons on Garfield Terrace, as '80% of their business comes from passing trade'. The development of the site could have a massive impact on their business. They have put a lot of money into the business and now they feel that they can't plan the long term development of the business.
- 3.3 It was agreed that Tilstons would have a separate meeting to discuss their issues with City Strategy and Economic Development and to see how all parties can work together to minimise the impact / problems.

What is the relationship of the landowners in all of this? They are a very powerful group and there is suspicion about what they are up to; it needs to be

more open

- 3.4 There is the York Central Board which is a high level group made up of Network Rail, NMSI, Yorkshire Forward and CYC. This group was set up two years ago but has recently gathered momentum and work is progressing to appoint a developer.

- 3.5 The Board is at a transitional stage with the landowners moving forward with the pre-developer work, including site investigations, and the Council moving forward in their role as the planning and transport authority. The landowners have undertaken a considerable amount of work commissioning a number of site investigations to look at the viability of the site and decide how much land can be developed. They have also appointed an agent to manage the selection process to appoint a developer, who will then develop a masterplan for the site.

- 3.6 The LDF process is looking at the long-term development of the York Central site. The AAP will set the planning policy framework which will guide the development of the site.

- 3.7 The masterplan for the site has not been put together yet as this will be led by the developer that is chosen for the site.

Who are NLP and how do they fit in with all of this?

- 3.8 NLP are planning consultants that CYC have commissioned to develop the Issues and Options Report, with SRC working with NLP to carry out the consultation element of this work. The Issues and Options report is the first document to be prepared in the Area Action Plan Process. Following this a preferred Options document and then the Area Action Plan (AAP) will be prepared.

- 3.9 The AAP sets the planning framework for the site. The masterplan will give the detail, but will need to accord with the guidance set out in the AAP.

Where are the three entrances into the site?

3.10 All three entrances are identified in the Planning Brief, they are:

- Water End
- Queen Street
- Holgate Road / Park

3.11 It was stated that proper access for transport in and out of the site will be critical to its success.

3.12 It was raised that the Railway Institute (RI) could potentially lose its facilities (as its location is at one of the three entrances into the site) and close. The managers at the RI really need detailed programming information to help them find new premises and relocate before the existing buildings are demolished. It was noted that the RI is the only recreational / sporting facility in the city since the Barbican closed. Will facilities be re-provided? The access routes into the site will be the first things that are developed; if the RI is to be demolished then the re-provision issue is pressing. CYC stated that the Planning Brief would be checked on re-provision of leisure facilities and the phasing of the development of the access points to the site.

3.13 It was stated that the RI will be consulted on an individual basis and there is already ongoing dialogue with the leisure department; CYC are acutely aware of the issues the RI faces as part of the development of the York Central site.

General comments relating to the York Central site and the AAP

3.14 YNET feel that there should be specific reference to green areas / natural environment on the site. The Planning Brief raises the issue of open space, the opportunities to preserve and enhance open space on the site along with the opportunities to create more green open space. Reassurance was given that

comments that were given as part of the development of the Planning Brief are not lost as this document is the starting point for the development of the Issues and Options report.

- 3.15 Is there scope to prevent this site from being dominated by high-rise housing? As part of the vision, could the site not be used for community facilities rather than housing, as this would have far more benefit to the city? If the site is used for housing it will just reinforce York as a commuter town. Leeds is easy to access and London is now only two hours away by train. There is concern that if the site is left to the landowners to develop then there is the potential for the site to be over developed.
- 3.16 How did St. Peters Quarter get developed? It was stated that outline planning permission for this development was approved by Planning Committee in 1995 prior to York Central coming forward; as there was no planning framework there were no grounds to refuse the development.
- 3.17 The issue of affordable housing was raised and some commented that it is only affordable once (if for sale) and that rented housing is a better way of providing affordable housing.
- 3.18 There are concerns that despite the plans, the developer will go onto the site and do what they want. The planning system should prevent this; setting the parameters on what they can and can't do and what they need to do to be able to get planning permission.
- 3.19 It was commented that as part of the 2003 Planning Brief, it was proposed that an inventory of the buildings and historical artefacts on the site be made. This work will need to be undertaken as part of the overall assessment of the site and that it will be made very clear to the developer that its their responsibility to compile this inventory. The Conservation Area Advisory Panel has developed a list and will send this through to CYC for information.

- 3.20 What about a 'green inventory'? The site needs a green inventory and YNET have offered their assistance in putting this together.
- 3.21 Concern was raised about the extent of the AAP boundary and its impact on the surrounding area. Concern was also expressed about how this fits in with the wider development strategy for the city as a whole. York Central has immense implications for the historic core of the city. There is a need to assess the capacity of York, to determine if it's able to embrace the scale of change proposed. It was stated that York Central can't be planned in isolation, it needs to be seen with the city as a whole.
- 3.22 Some concern was expressed about the impact that construction traffic would have in York. 90% of York's buses pass by the front of the train station and this, along with construction traffic, may add further delays to traffic moving round the city, especially at peak times. Could building materials / construction machinery be moved on to the site by railway?
- 3.23 Comments were made about the railway and its layout on the site. It was suggested that the Harrogate line and the Scarborough line could be developed as part of York Central. It was also suggested that the freight line could be relocated to adjacent to the mainline, which would then free up the western part of the site. Some concern was expressed over the location of the depot for the Trans Pennine trains.
- 3.24 As there are so many different bodies involved with the railways (Network Rail, train operating companies and CYC) there is the potential for confusion on these issues. In response to this it was stated that Network Rail has undertaken a comprehensive study on the operational rail issues related to the York Central site. There are now a number of baseline options available for the site, to inform the landowner group, and further detailed work is ongoing. Some of this work will be available to view as part of the Issues and Options report, but some will remain confidential.

- 3.25 The British Sugar factory is in close proximity to the York Central site. However, the situation remains unclear about how the closure of this will affect the site and its potential. CYC are not in the position to say anything at the moment as meetings are to be arranged with British Sugar; it is hoped that the situation will become clearer over the next weeks and months.
- 3.26 It was stated that there is a danger that the site is considered in relationship to York's perceived needs without taking the wider view i.e. what does York need and what can it absorb before the character of the city is damaged. There is the potential to overwhelm the central historic core of the city.
- 3.27 What development - if any - do we need? There is an argument for a 'no growth' option for York. A recent study quoted that York needs an extra 19,000 jobs; some feel that this is not the kind of growth the city wants / needs. In response it was stated that an employment study is underway to look at this issue.
- 3.28 Given the potential of the site to supply York's needs, how does it fit in with the Osbaldwick development? As Osbaldwick is a 53 hectare greenfield site, could York Central not meet this need?

Comments relating to the proposed Community Consultation Strategy

- 3.29 There was some concern about whether the consultation process was, in fact, already set. However, it was pointed out that the aim of the workshop was to hear peoples view about the 'proposed' consultation process and that the process can be amended and changed if necessary.
- 3.30 It was suggested that the site should not be called York Central, as it is felt this is misleading; the site is not central and by calling it that it may represent an alternative to the city centre. A number of new names were suggested including 'York railway lands', 'the teardrop site' and 'Clifton teardrop site'.

- 3.31 The Open Planning Forum is happy to be involved and can set up a special meeting if needed.
- 3.32 It was stated that consultation is only effective if it asks questions that people want to answer and that they are the right questions. The consultation needs to be flexible to be able to identify gaps and feed in comments during the process.
- 3.33 In terms of the list of groups to be consulted, it was felt they were given the right priority but that there is not a big gap between groups, i.e. their levels of interest are very similar.
- 3.34 Comments were made about the report back; it should record the positive and negative points of the discussions. It was also stated that the report should go to the right people, at the right time, in the right place.
- 3.35 It was also commented that there is a need to make sure that a range of different ways for people to get involved at different levels are offered (local and city wide). Suggestions included:
- involving local residents associations and ward committees
 - the exhibition could be put in the Guildhall
 - to hold a series of events to give people the choice of dates, times, venues, etc
 - the events also need to be focused in the residential areas as it was felt that more people would come to exhibitions if they are held locally
 - some suggested that a 'have your say' website could be set up where people can leave their comments and these can be read by other people accessing the site
 - some of the group preferred traditional meetings where you can get round the table and discuss the plans
 - some also felt that newspapers and newsletters

are a good way of opening up the debate for all parties

- to use the CYC caravan to take the exhibition out to people

3.36 It was also commented that the exhibitions need to be staffed by people who can answer questions.

3.37 Others thought that having information on the web may disenfranchise some of the older generation who may not have access to the internet. This should only be considered as part of a range of methods to involve people.

3.38 It was also suggested that it needs to be made clear that the consultation process is independent of the Council.

3.39 YNET stated their enthusiasm for the development of the site as it is an opportunity to take the pressure off other greenfield sites in the City. They also felt that they would much rather put time and effort into a good process than fight something that's wrong at the end.