

APPENDIX 6

SUMMARY REPORT OF PUBLIC COMMENT FORMS

YORK NORTHWEST AREA ACTION PLAN

ISSUES AND OPTIONS
SUMMARY REPORT OF PUBLIC COMMENTS FORMS
APRIL 2008

Contents Background and Methodology	2
Section 1 – Attitudes towards the draft vision and objectives of highest priority	4
Section 2– Agreement or disagreement with employment and housing options	7
Section 3– Agreement or disagreement with community facilities and culture & tourism options	10
Section 4– Comments on transport options	12
Section 5– Attitudes towards a community stadium and open & built sporting facilities	17
Section 6– Leaflet questionnaire results	19

Background and Methodology

1. York Northwest is a large area within the city which is to be redeveloped over the next 20 years. It includes two major previously developed sites, 'York Central' and 'British Sugar'. The York Northwest Area lies to the north and west of the city, with both sites located next to the East Coast Main Line and the A59. The area of land that could be developed is about 75 hectares.
2. It is important that the development of York Northwest is integrated with the local communities and the rest of the city. The council needs to prepare planning guidance to guide any new development and to make sure that as many people as possible benefit from the development. This guidance is called an Area Action Plan (AAP) which will fit into the overall planning of the city. The first stage of the AAP is to identify as many issues as possible and to look at the various possibilities for how the area could be developed.
3. City Strategy wanted to find out what things are important to residents, such as shopping facilities, open space or the sort of housing in the area, to assist in shaping the plan from an early stage in the development process. Therefore, in conjunction with Marketing and Communications approximately 4,000 short leaflets questionnaires, briefly asking residents their views on the development, were sent to the neighbouring areas of York Northwest, during November 2007. These areas included Holgate, Acomb, and a few streets in the Micklegate and Clifton wards.
4. Attached to the leaflet there was a questionnaire which gave residents the opportunity to comment on the development in more detail. Together with the questionnaire there was a detailed document, entitled York Northwest Area

Action Plan: Issues and Options Report and a Summary Report, explaining the issues and options for the area, available at the venues. The questionnaire, report and summary report were available at York Northwest exhibitions, libraries, and council reception areas during the consultation period, from 5th November 2007 to 14th January 2008. There was also an online version of the questionnaire, report and summary report available on the councils website.

5. For the questionnaire 141 responses were received (both the printed and online questionnaire). For the leaflet questionnaire 104 responses were received. In total therefore 245 responses were received, which gives a confidence level of +/-6.3%
6. All data is reported as percentages. Where responses do not total 100% this may be due to not including 'no response', computer rounding or multi-coded responses.

Section 1 – Attitudes towards the draft vision and objectives of highest priority

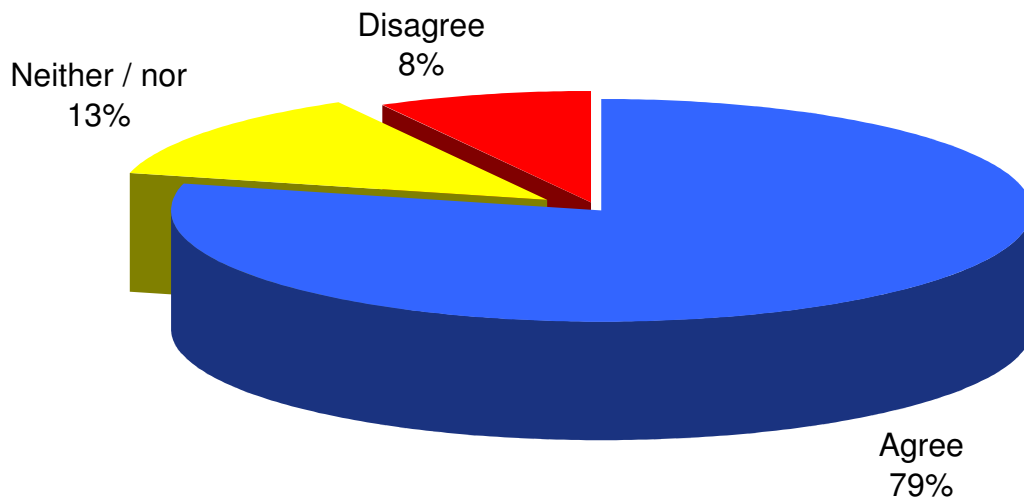
Key findings

- 79% of respondents agree with the draft vision for York Northwest, with 8% disagreeing.
- The objective of highest priority for York Northwest, with 55% of respondents, is helping to meet housing needs in York, including providing affordable housing. Whilst the objectives of lowest priority are enhancing the evening economy (9%) and tourism facilities (9%).

7. The Draft Vision for York Northwest was to create an exemplar sustainable community, providing innovative, contemporary design of the highest quality – a development which is fully integrated with the city and the wider region, where people want to live and work, and business will thrive.

Overall, four-fifths (79%) of respondents agree with the draft vision for York Northwest. Under one in ten (8%) respondents disagree with the vision, and 13% could not express an opinion.

Figure 1: Agreement or disagreement with the draft vision for York Northwest



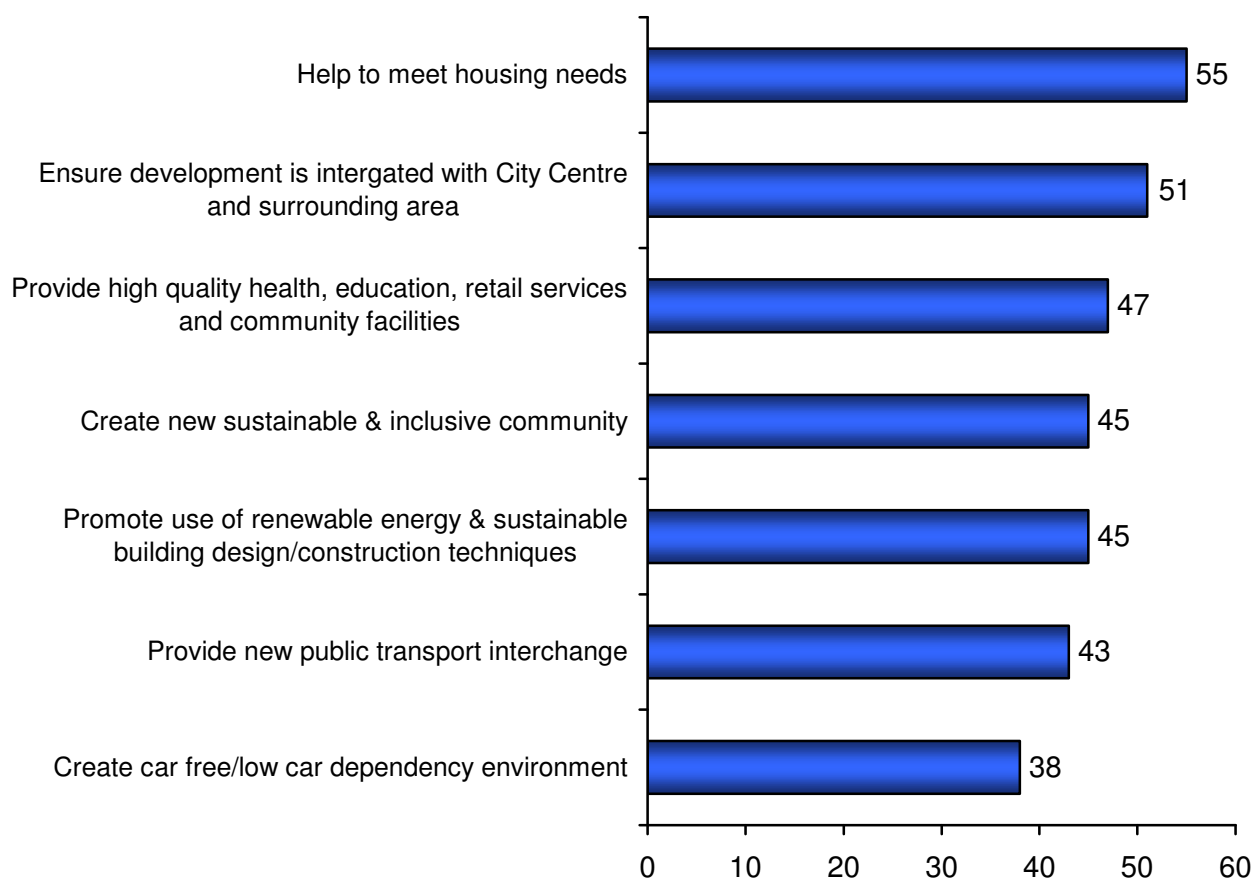
8. The 8% of respondents who disagreed with the draft vision for York Northwest were then asked to give a reason or propose an alternative vision. Each comment was made by one respondent only, and comments included 'ensure there is a sustainable transport system', 'do not want any more development as York is already big enough', and 'simplify the vision'. Further comments were, 'want development that will enhance the city on both sites (York Central and British Sugar)', 'there is too much attention on making a profit from housing', and 'vehicle access is necessary'. Two final comments were, 'use the British

Sugar site to produce bio-fuels' and 'there needs to be more emphasis on leisure facilities'.

9. The objective of highest priority among respondents is the development must help to meet housing needs in York, including providing affordable housing, with over half (55%) of respondents saying this. The second highest priority for respondents is to ensure the development is integrated with the City Centre and surrounding area (51%). Those who completed the questionnaire online (57%) were more likely to rate this as a high priority than those who completed the postal questionnaire (45%). Providing high quality health, education, retail services and community facilities is the third highest priority (47%). Respondents living within the York Northwest area (63%) were far more likely than those living outside the area (39%) to agree with this.

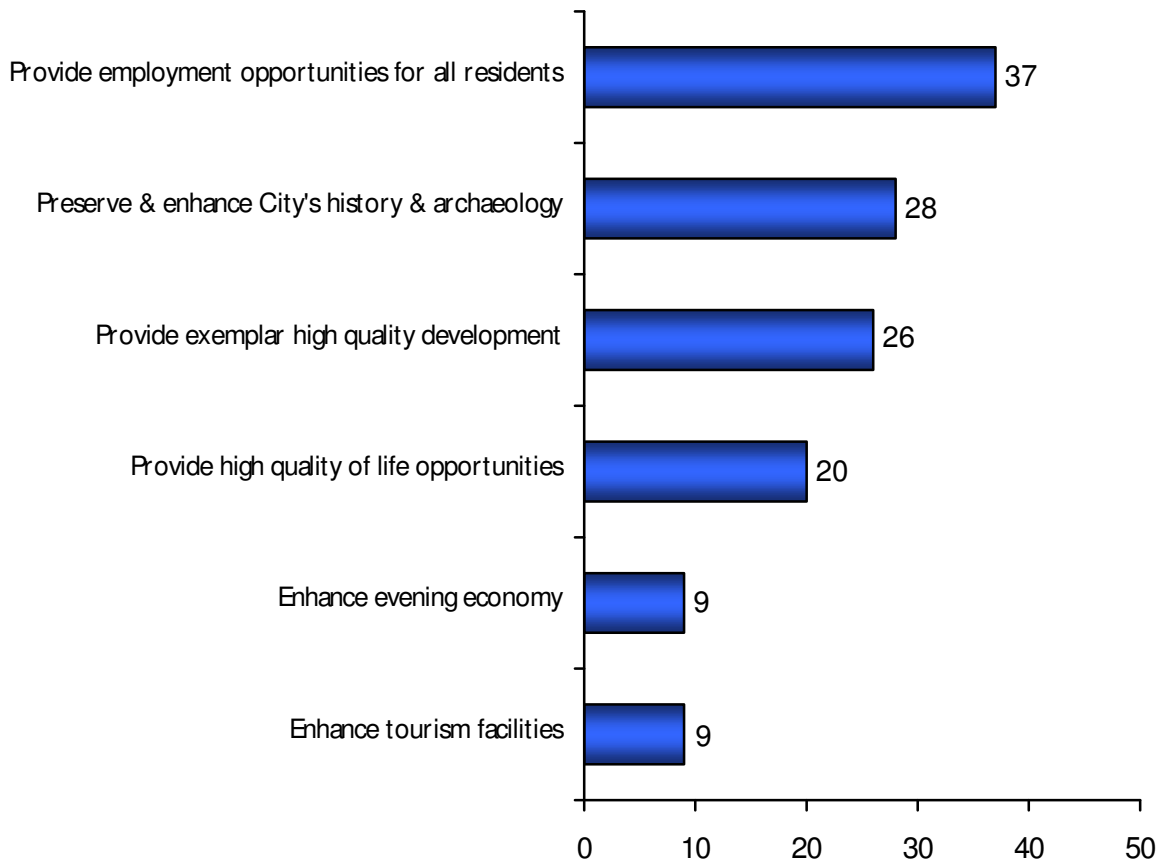
Of fourth highest priority is both creating a new sustainable and inclusive community (45%), and promoting the use of renewable energy and sustainable building design / construction techniques (45%). For promoting the use of renewable energy, respondents who completed the online questionnaire were more likely to agree (53%), than those who completed the postal version (38%). Providing a new public transport interchange was the fifth highest priority (43%), followed by creating a car free or low car dependency environment (38%)

Figure 2: Objectives of highest priority for York Northwest



10. The objectives of lowest priority for York Northwest among respondents are enhancing the evening economy (9%) and tourism facilities (9%). The second objective of lowest priority is providing a high quality of life opportunities, with one-fifths of respondents saying this (20%). Providing exemplar high quality development is the fourth lowest priority with 26%. Of slightly higher priority, with 28%, is preserving and enhancing the City’s history and archaeology. Respondents living within the York Northwest area were more likely to agree with this (38%) than those living outside the area (23%). Over one-third (37%) of respondents rated providing employment opportunities for all York residents as a priority.

Figure 3: Objectives of lowest priority for York Northwest



Section 2– Agreement or disagreement with employment and housing options

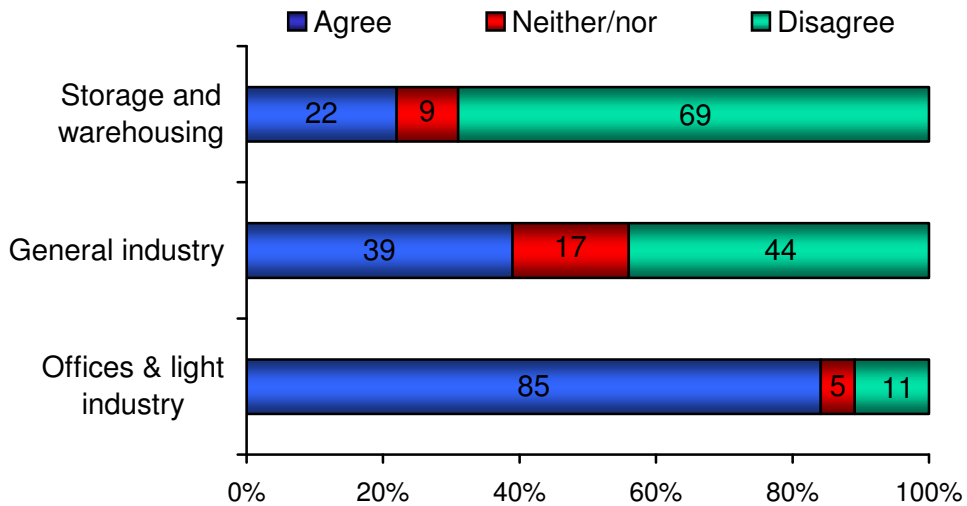
Key findings

- For employment options respondents were more likely to agree with offices and light industry (85%), for the York Central site. For the British Sugar site respondents want both offices and light industry (68%), and general industry (65%).
- The preferred housing options for York Northwest are having more than 64% houses, with three-fifths of respondents saying this (60%) and higher density housing within York Central and medium density at British Sugar, 67%.

11. Respondents were asked how much they agreed or disagreed with different employment opportunities. These employment options were relevant to both York Central (Fig. 4) and British Sugar (Fig. 5).

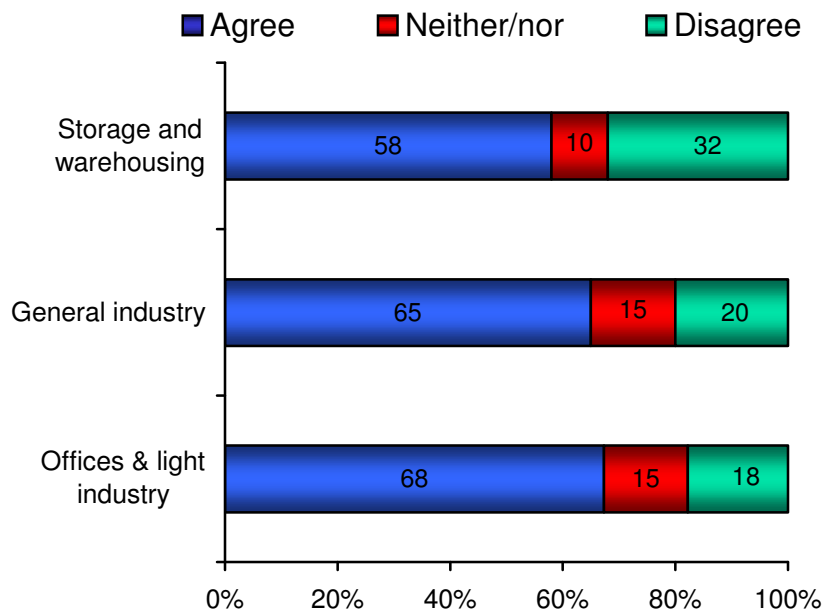
More than four-fifths (85%) of respondents agreed with offices and light industry employment opportunities in York Central. 91.4% of those living outside York Northwest agreed with this, compared to 79% living within. Agreement or disagreement with general industry (e.g. manufacturing and processing) is more evenly split. Slightly more respondents disagreed (44%) with general industry than agreed (39%), and 17% could not express an opinion. Those living within York Northwest area (47%) and also those who completed the survey online (43%) were more likely to agree, than those living outside the area (32%) and completed the postal survey (33%). For storage and warehousing just over one-fifth (22%) of respondents agreed compared to 69% disagreeing. Nearly one-third (29%) of respondents living within the York Northwest area agreed with this compared to 19% living outside the area.

Figure 4: Agreement / disagreement with employment opportunities – York Central



12. For the British Sugar site over two-thirds (68%) of respondents agreed with offices and light industry, with 18% disagreeing. Similar to the agreement with offices and light industry, 65% of respondents agreed with general industry. One-fifth (20%) disagreed with this idea and 15% could not express an opinion. Over half of the respondents (58%) agreed with storage and warehousing, compared to just under one-third (32%) disagreeing. Those living within The York Northwest area (68%) were more likely to agree with storage and warehousing than those living outside the area (54%). Furthermore those who completed the postal survey (64%) were more likely to agree than those who completed the online version (52%).

Figure 5: Agreement / disagreement with employment opportunities – British Sugar

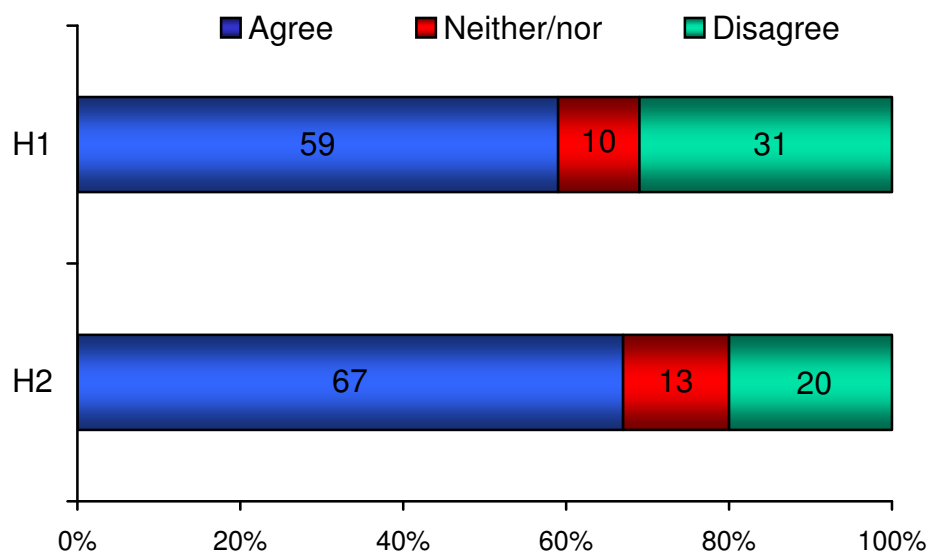


13. Respondents were asked if they agreed with higher density housing within York Central and medium density at British Sugar (H1) and/or higher density housing close to public transport interchanges with medium density housing further away from interchanges (H2).

Nearly three-fifths (59%) of respondents agreed with housing option 1, with just under a third (31%) disagreeing. Respondents living outside the York Northwest area were more likely to agree (69%) than those living within the area (51%).

Two-thirds (67%) of respondents agreed with housing option 2, whilst one-fifth disagreed (20%). Again, respondents living outside the York Northwest area were likely, than those living within, to agree with option 2 (73% outside, 60% inside).

Figure 6: Agreement / disagreement with housing options



H1: Higher density* housing within York Central and medium density* at British Sugar.

H2: Higher density* housing close to public transport interchanges with medium density* housing further away from interchanges.

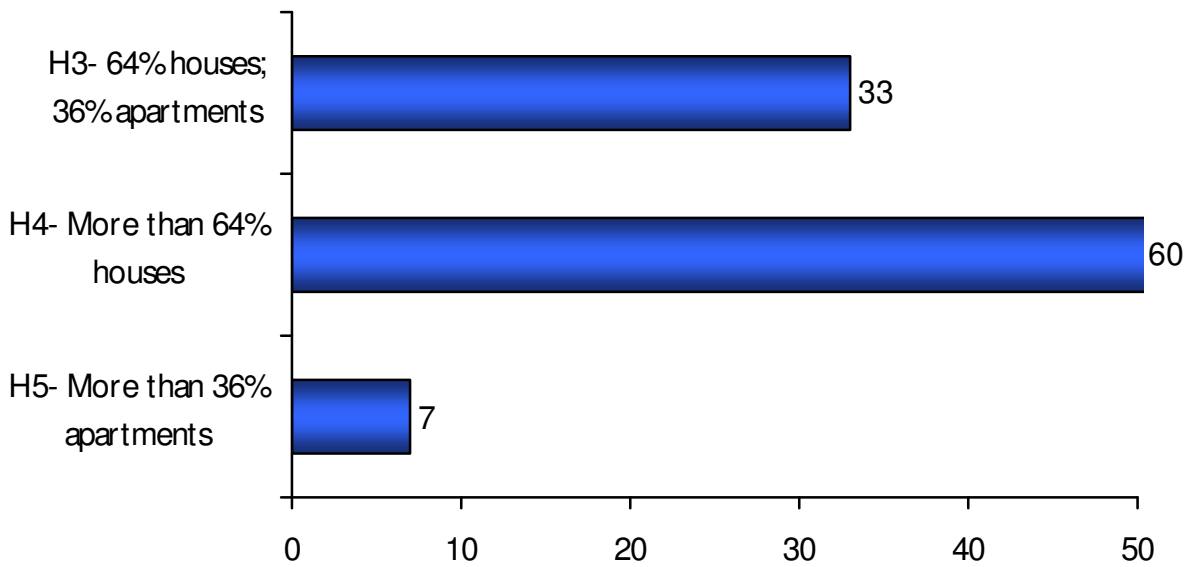
*Higher Density Housing = 60 dwellings per hectare and above

*Medium Density Housing = 40-60 dwellings per hectare

14. Respondents were given the choice of three housing options to which they had to choose the one they preferred. The options included 64% houses; 36% apartment (H3), more than 64% houses (H4) and, more than 36% apartments (H5).

The preferred housing option for York Northwest is having more than 64% houses, with three-fifths of respondents saying this (60%). A third of the respondents would prefer 64% housing and 36% apartments. Only 7% of respondents would prefer more than 36% apartments.

Figure 7: Preferred housing option for York Northwest



Section 3– Agreement or disagreement with community facilities and culture & tourism options

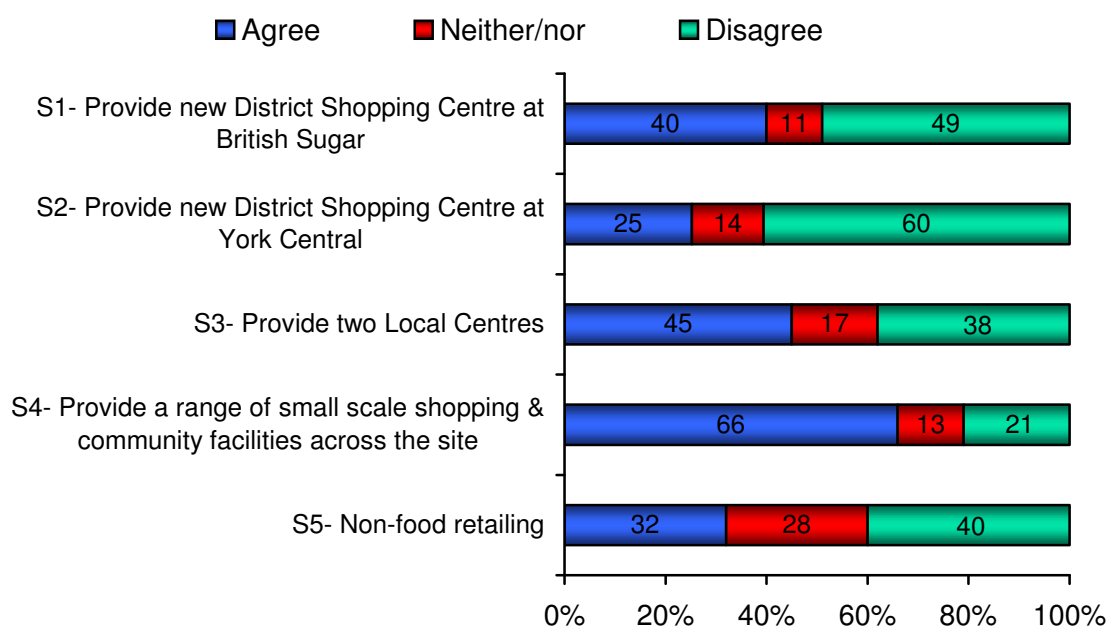
Key findings

- The most popular community facilities option is providing a range of small scale shopping and community facilities across the site, with 66% of respondents agreeing with this.
- Respondents were more likely to agree with developing a cultural area around the National Railway Museum which links with Museum Gardens/Minster (85%).

15. Respondents were more likely to agree with providing a range of small scale shopping and community facilities across the site (66%), than any other community facilities options. The second most popular option is providing two Local Centres, one at York Central and one at British Sugar (45%). Over half of respondents living within the Northwest area (54%) and a further half who completed the postal survey (53%) agreed with two Local Centres. This is compared to 43% living outside the area and 37% who completed the online questionnaire.

Two-fifths (40%) of respondents agreed with providing a new District Shopping Centre at British Sugar. Those who completed the postal survey were more likely to agree with this (45%) than those who completed the online version (36%). Just under a third (32%) agreed with non-food retailing (e.g. clothes, shoes, books etc), with 41% of respondents living within the York Northwest area agreeing with this. A quarter of those living outside the area agreed with this (25%). The option with the least agreement was providing a new District Shopping Centre at York Central (25%), with three-fifths (60%) of respondents disagreeing.

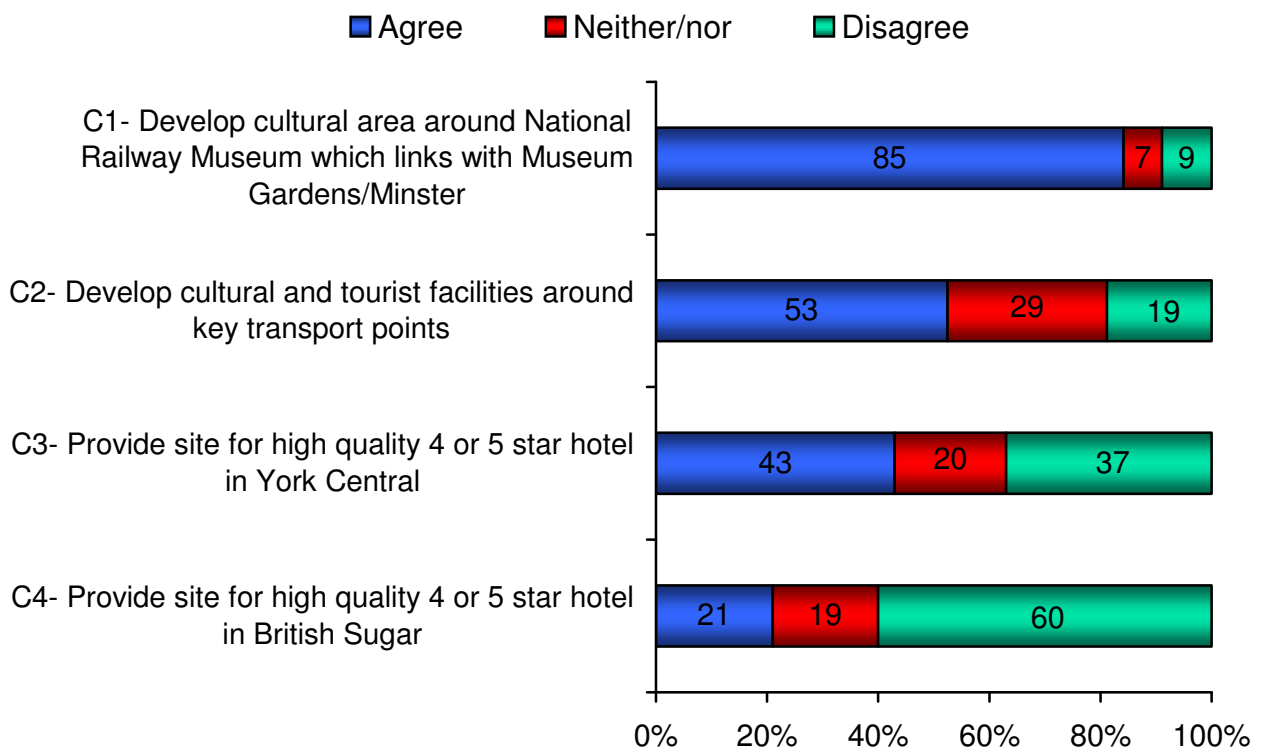
Figure 8: Agreement / disagreement with community facilities options



16. Respondents were more likely to agree with developing a cultural area around the National Railway Museum which links with Museum Gardens/Minster (85%). Over half (53%) agreed with developing cultural and tourist facilities around key transport points, with a further 29% unable to make a decision. Respondents living within York Northwest area were more likely to agree with developing cultural and tourist facilities around key transport points (58%), than those living outside (45%). Almost three-fifths (59%) of respondents completing the online survey agreed with this compared to 47% completing the postal.

Providing a site for a 4 or 5 star hotel in York Central was supported by 43% of respondents, however 37% were in disagreement with this. Three-fifths (60%) of respondents disagreed with providing a high quality hotel in British Sugar, compared to one-fifth (21%) agreeing. Those completing the online survey (26%) were more in agreement with this than those completing the postal questionnaire (16%).

Figure 9: Agreement / disagreement with culture and tourism options



Section 4– Comments on transport options

Key findings

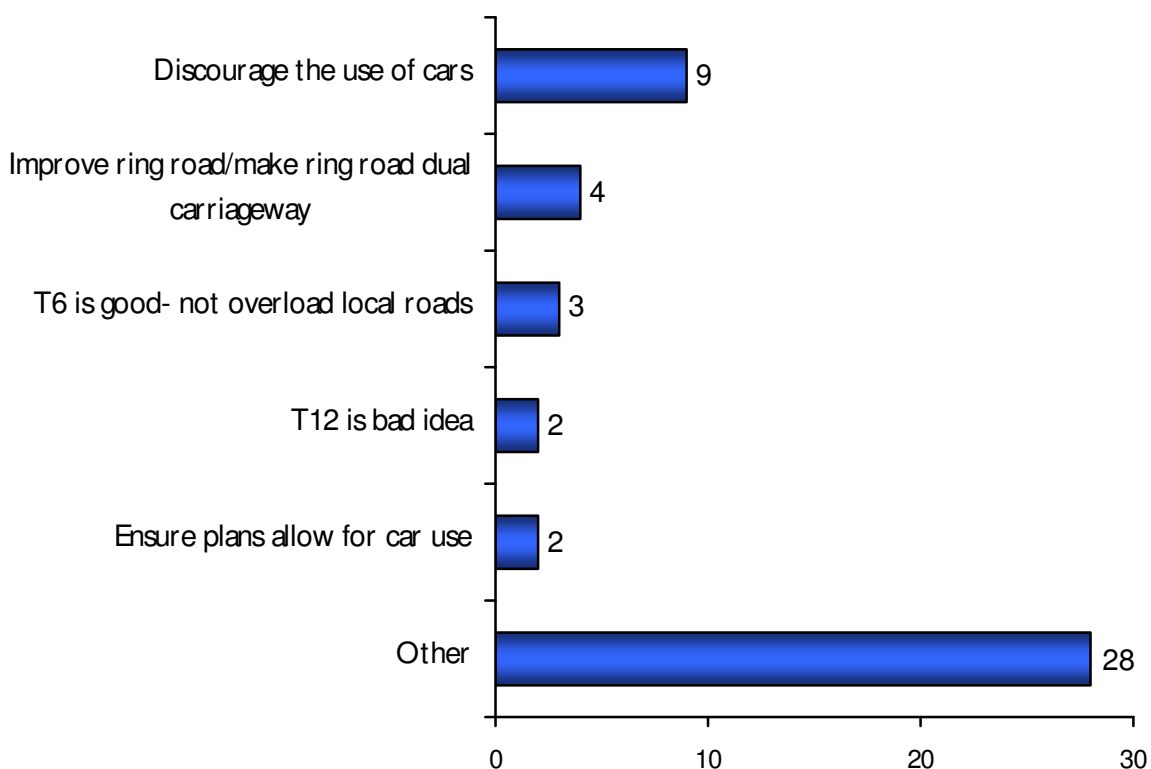
- For vehicular access nearly one in ten (9%) wanted to see the use of cars in the York Central and British Sugar sites discouraged.
- Over a third (35%) of respondents said having a tram or train system is a good idea for public transport.
- For pedestrian and cycle access nearly one in ten (9%) felt there needs to be more off road cycle lanes or the cycle lanes need to link up.

17. Respondents were asked if they had any comments on the Transport Options For Vehicles (options T1 – T14). The options were concerned with vehicular access into York Central and British Sugar sites.

Over half of the sample (56%) did not comment on the transport options (Fig. 10). Of the respondents that did comment, nearly one in ten (9%) wanted to discourage the use of cars in the York Central and British Sugar sites. 4% wanted to see improvements to the ring road or to make the ring road into a dual carriageway. 3% of the sample felt that access for heavy goods vehicles at Millfield Lane/British Sugar would be a good idea as it would not overload local roads (T6). 2% said access along the railway line would be a bad idea (T12) and a further 2% wanted plans to allow for car use.

Nearly a third (28%) of respondents made 'others' comments. These comments were made by two individuals or less. The comments included access from Holgate Road / Acomb Road (T4) is not an option, ensure there is easy access to York from Holgate business park. Access for HGV from Millfield Lane/British Sugar (T6) or access from the Great North Way (T9) is a good idea. Access at Water End (T1) or Queen Street (T3) are good ideas. Final comments were access from the Civil Service Sports Ground (T7) or the existing Manor School site (T10) would put more traffic on Boroughbridge Road, and also ensure the allotments remain.

Figure 10: Comments on the Transport Options for Vehicles

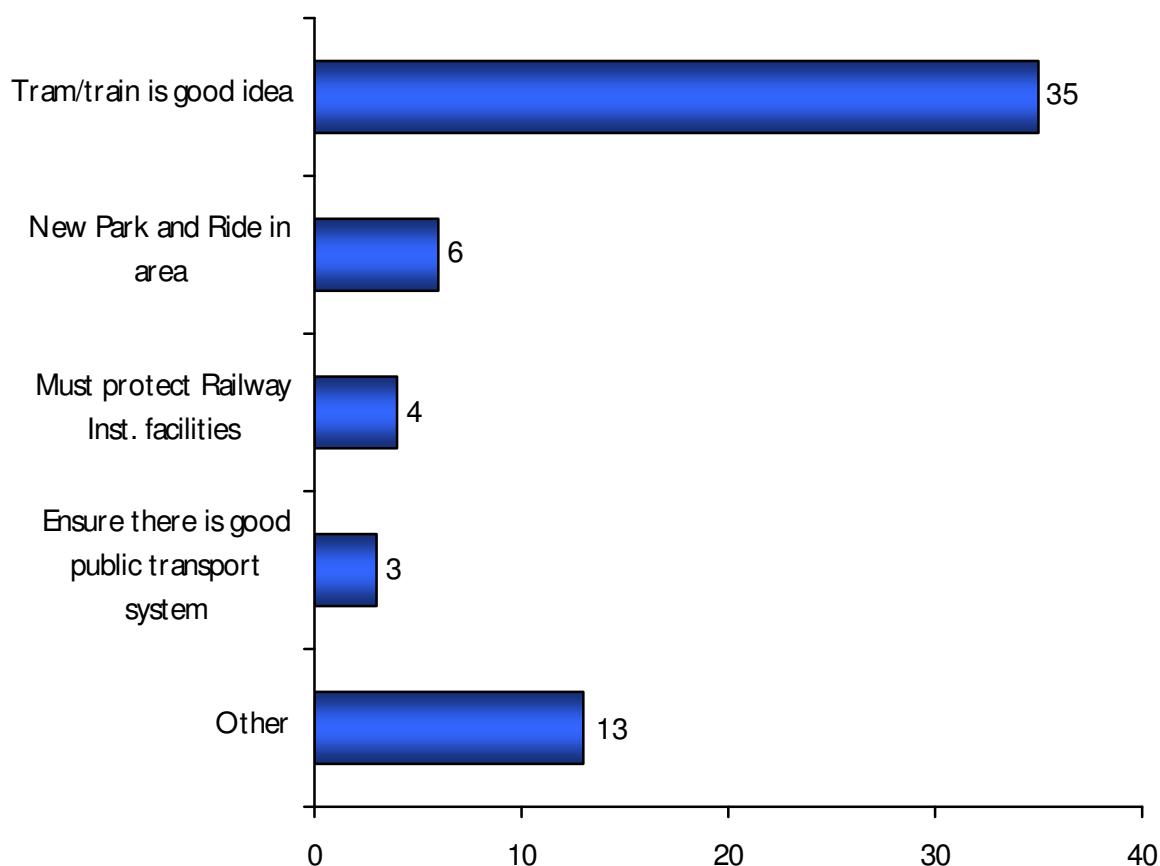


T6- Millfield Lane/British Sugar HGV Access
 T12- Alona Railway Line

18. Respondents were asked if they had any comments on the Public Transport Options (options T15 – T20). The options were concerned with providing a new public transport network through the York Northwest area.

Just under half of the sample (49%) did not comment on the transport options (Fig. 11). Of the respondents that did comment, over a third (35%) said having a tram or train system is a good idea. 6% said there should be a new Park and Ride in the area, whilst 4% said the Railway Institute facilities must be protected. 3% of respondents commented that there needs to be a good public transport system.

13% of the sample made 'other' comments. These comments were made by three individuals or less. The responses included make use of the river more, Marble Arch Interchange is the best idea, and public transport at the British Sugar site is a good idea. Respondents also said all the transport options are important, with the exception of the tram or train, and all the transport options are good ideas.

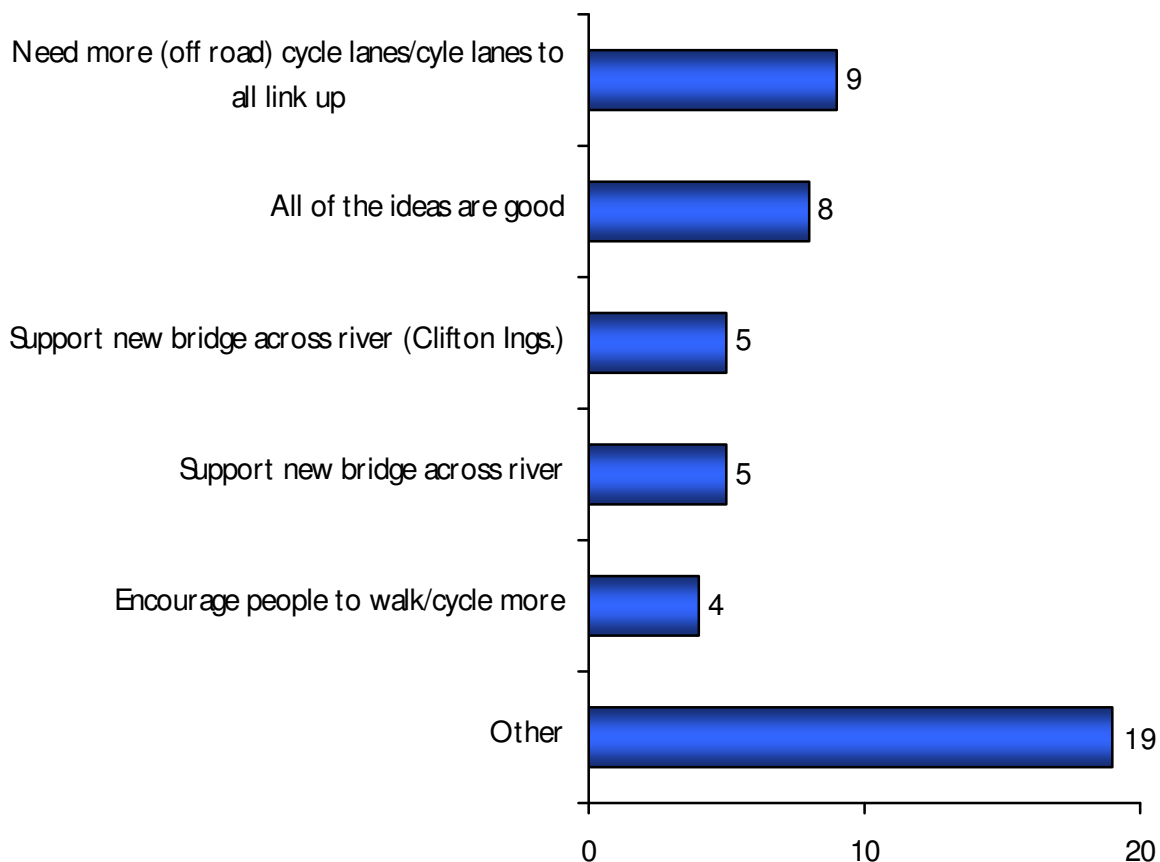
Figure 11: Comments on Public Transport Options

19. Respondents were further asked if they had any comments on the New Pedestrian and Cycle Access Options (options T21 – T34). The options were concerned with providing pedestrian and cycle access for the area.

Over half of the sample (55%) did not comment on the pedestrian and cycle options (Fig. 12). Of the respondents that did comment, nearly one in ten (9%) felt there needs to be more off road cycle lanes or the cycle lanes need to link up. 8% of the sample thought all the ideas for pedestrian and cycle access are good. 5% of respondents support a new bridge across the river, with a further 5% supporting a bridge across the river at Clifton Ings. 4% think people should be encouraged to walk or cycle more.

Nearly one-fifth (19%) of respondents made 'other' comments, these comments were made by four individuals or less. Comments recorded included support for a link along the railway lines via Water End. Access at Holgate Business Park is the best idea, whereas new bridge across the river is a bad idea due to cost. Put footpaths where they are needed. Support the idea of access at Plantation Drive, Wilton Rise/Cinder Lane. A new bridge across the river at Clifton Ings is a bad idea as it is based on an area that floods.

Figure 12: Comments on the New Pedestrian and Cycle Access options



20. Respondents were asked if they had any further comments on the transport options, with nearly four-fifths (78%) having no further comments. Comments that were recorded include five respondents saying there needs to be a good transport system, whilst three people believe some new bridges are needed. Two respondents said either there needs to be more freight on the rivers, more use of local railway links, or the use of cars needs to be discouraged.

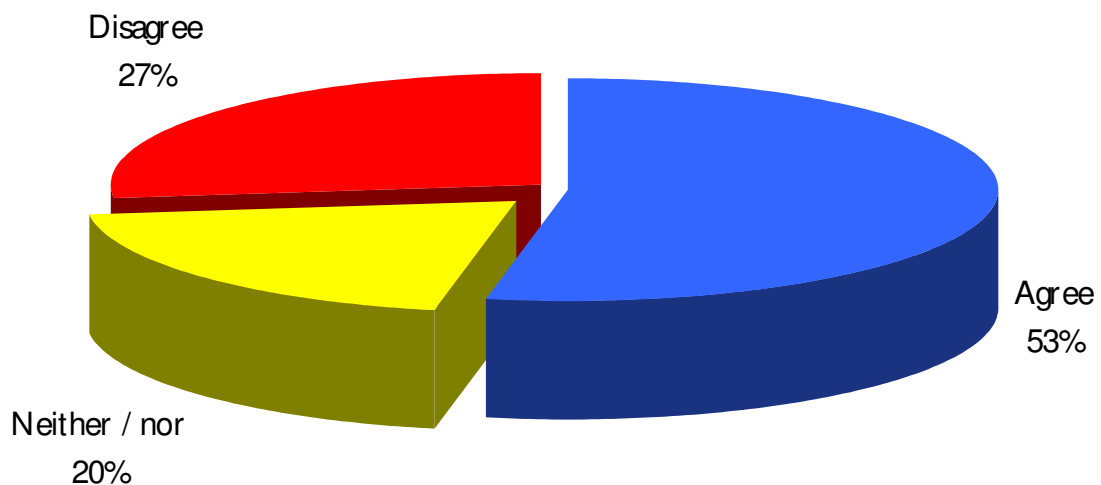
Section 5– Attitudes towards a community stadium and open & built sporting facilities

Key findings

- Over half (53%) of the respondents agree with a community stadium in York Northwest.
- The most popular location for the stadium is linking it to a possible new District Centre in the vicinity of the railway station / new rail halt (tram/train) at British Sugar (52%)
- For open space 70% want natural or semi-natural greenspace at York Northwest.

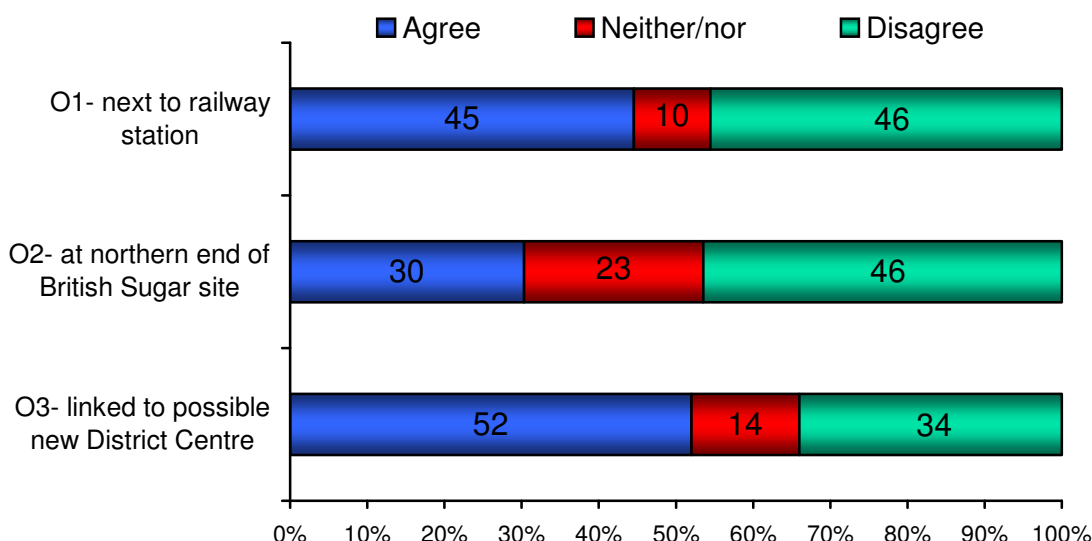
21. Over half of the sample agreed with a community stadium in York Northwest (53%), with 27% disagreeing and one-fifth unable to express an opinion (20%) and. Respondents living within the York Northwest area were more likely to agree with the community stadium (63%), than those living outside the area (46%).

Figure 13: Agreement or disagreement with a community stadium in York Northwest



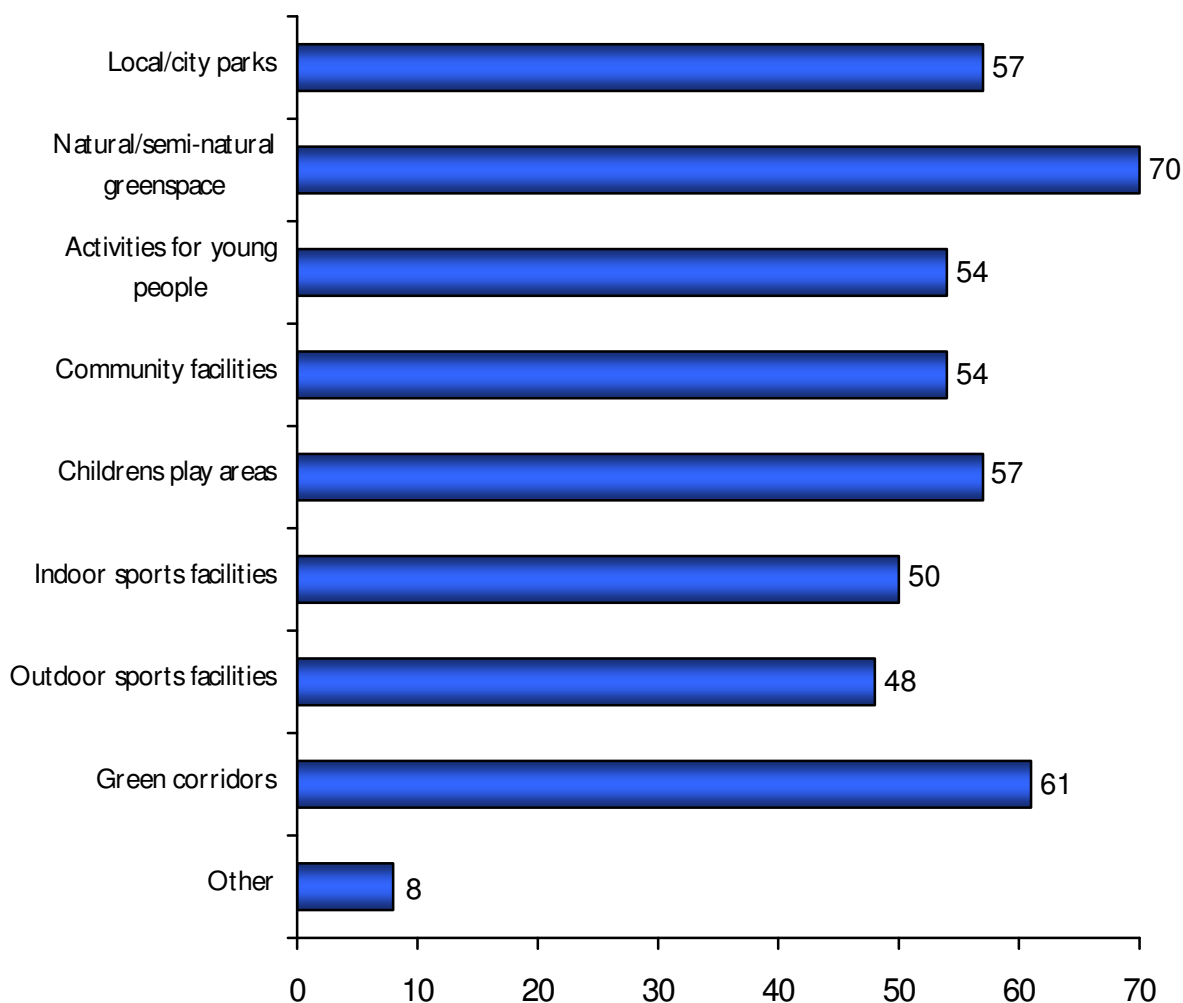
22. Respondents were then asked were they believe would be the best location for a community stadium. The most popular option with over half (52%) of the sample is a community stadium linked to a possible new District Centre in the vicinity of the railway station / new rail halt (tram/train) at British Sugar. For the option next to the railway station 45% of respondents were in agreement, however a further 46% disagreed. Respondents living outside the York Northwest area were more likely to agree with this option (51%), than those living within the area (38%). Respondents were least likely to agree with a community stadium at the end of the British Sugar site (30%). 43% of those living within the York Northwest agree with this option, compared to 27% living outside the area.

Figure 14: Agreement / disagreement with the best location for a community stadium



23. 70% of respondents want natural or semi-natural greenspace at York Northwest and three-fifths (61%) want green corridors. 57% of respondents want local or city parks and children's play areas. Over half of the sample (54%) want activities for young people and community facilities, with 50% wanting to see indoor sport facilities. Outdoor sports facilities were supported by 48% of respondents.

Those living within the York Northwest area were more likely, than those living outside, to support activities for young people (63%), community facilities (76%), children's play areas (65%), indoor sports facilities (65%) and outdoor sports facilities (59%).

Figure 15: Open space and built sporting facilities at York Northwest

24. Respondents were given the opportunity to make further comments on any issues, ideas or opportunities they felt should be considered. From the responses, five individuals said either make sure the buildings are designed well, don't build on sports fields, or the site will need to have a swimming pool.

Four respondents said each of the following; the development needs to protect the nature reserve near the British Sugar site, there should be more sports facilities, need to ensure there is a mixture of types of housing, and should make better use of the land around the National Railway Museum.

Three respondents said the site would need a stadium, three that there are already enough flats in York, and three that the trees need to be preserved. Two respondents said that the site should include some sheltered housing or housing for the elderly and two that there should be more bars and restaurants.

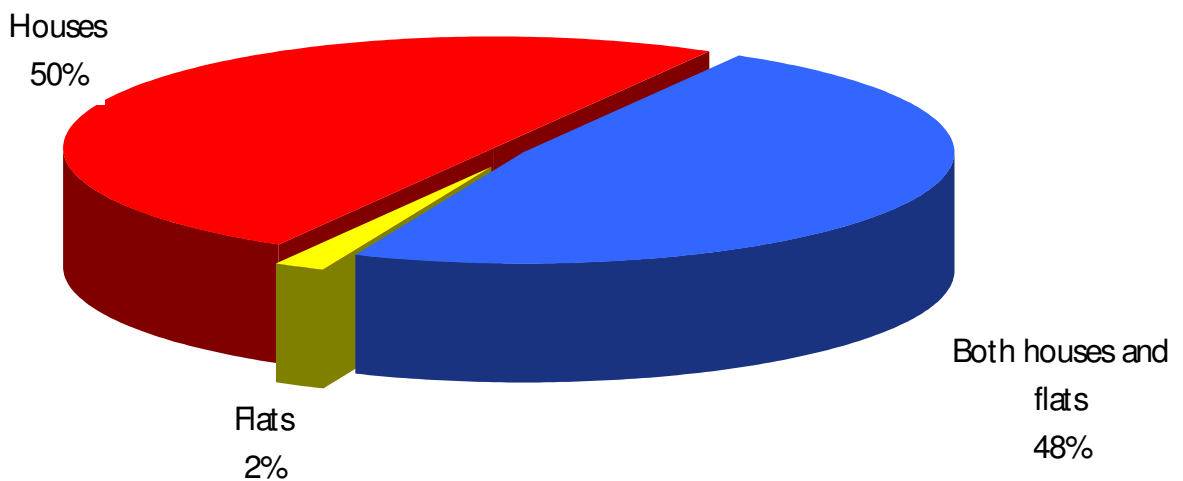
Section 6– Leaflet questionnaire results

Key findings

- Houses only (50%), and both houses and flats (48%) are the preferred housing options for the York Northwest area. For shopping facilities a local shopping centre is the preferred facility (71%).
- The most popular option for open space and leisure facilities at York Northwest is natural space (65%), with outdoor sports areas the least popular option (44%).
- For areas of natural environment that should be kept or new areas provided, 14% of respondents said there needs to be more open spaces or the existing open spaces need to be protected.
- Nearly three-thirds (59%) of respondents think there should be a Health Centre provided in York Northwest, with 58% wanting an indoor sports area.

25. Respondents were asked what sort of housing they thought should be provided at York Northwest, with half of the sample (50%) wanting houses only to be provided in the development. Just under half (48%) would prefer both houses and flats and only 2% of respondents want flats only in York Northwest.

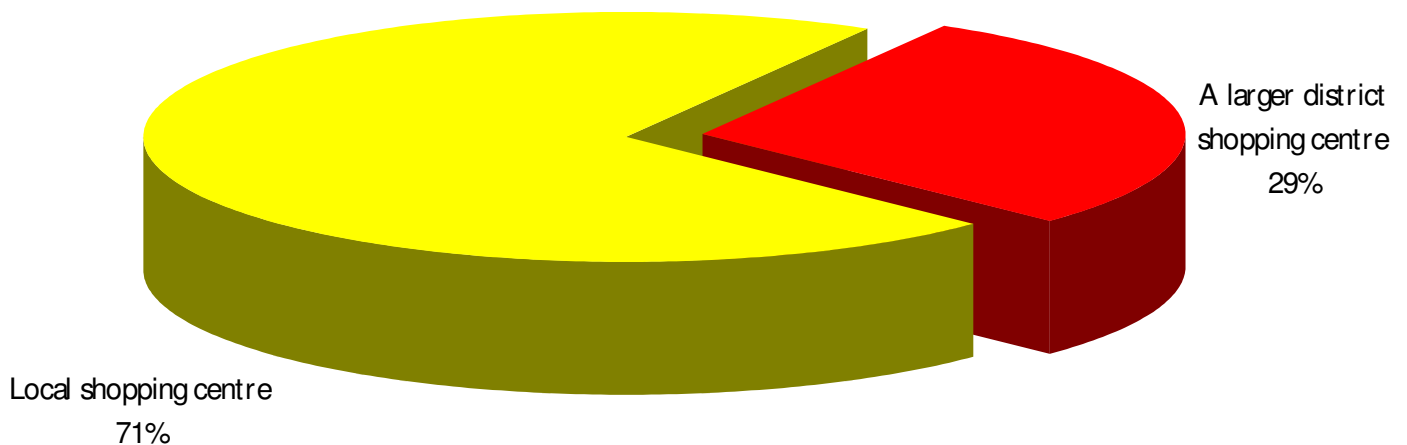
Figure 16: Preferred housing in York Northwest



26. Respondents were asked what sort of shopping facilities they thought should be provided at York Northwest, either a local shopping centre (e.g. with a small supermarket, newsagents, sub-post office) or a larger district shopping (e.g. with supermarket/superstore, other shops and banks).

A local shopping centre is the preferred shopping facility with 71% of respondents wanting this, compared to 29% wanting a larger district shopping centre.

Figure 17: Preferred shopping facilities in York Northwest



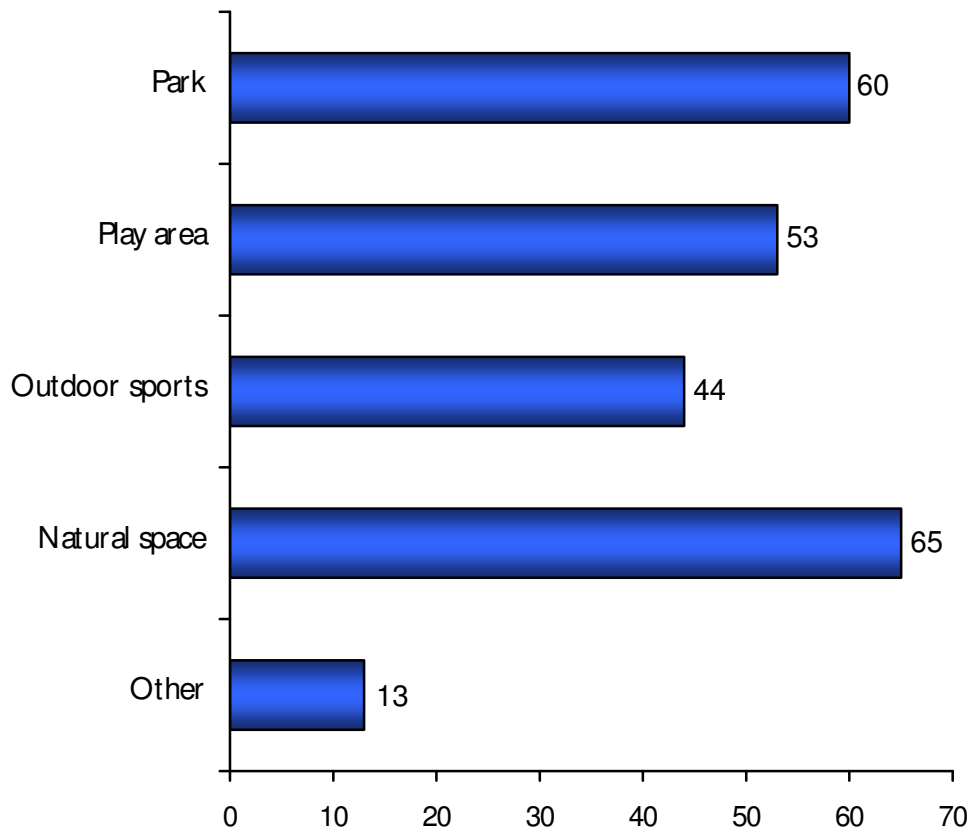
27. Nearly two-thirds of respondents think there should be natural space provided at York Northwest (65%). The second most popular option for open space and leisure facilities is a park, with three-fifths (60%) of respondents saying this. Those living within the York Northwest area were more likely to want a park (61%), compared to 50% of those living outside the area.

Over half (53%) of the sample think that play areas should be provided, with again those living within the York Northwest area more likely to want this (59%). 30% of respondents living outside think there should be a play area provided.

Over two-fifths (44%) think the development should provide areas for outdoor sports. Again those living within the York Northwest area were more likely to want this (47%), than those living outside the area (33%).

13% of respondents had 'other' ideas of what types of open spaces and leisure facilities should be provided by the development. 'Other' ideas included five respondents saying swimming pools should be provided and two respondents wanted open spaces.

Figure 18: Preferred open space and leisure facilities in York Northwest

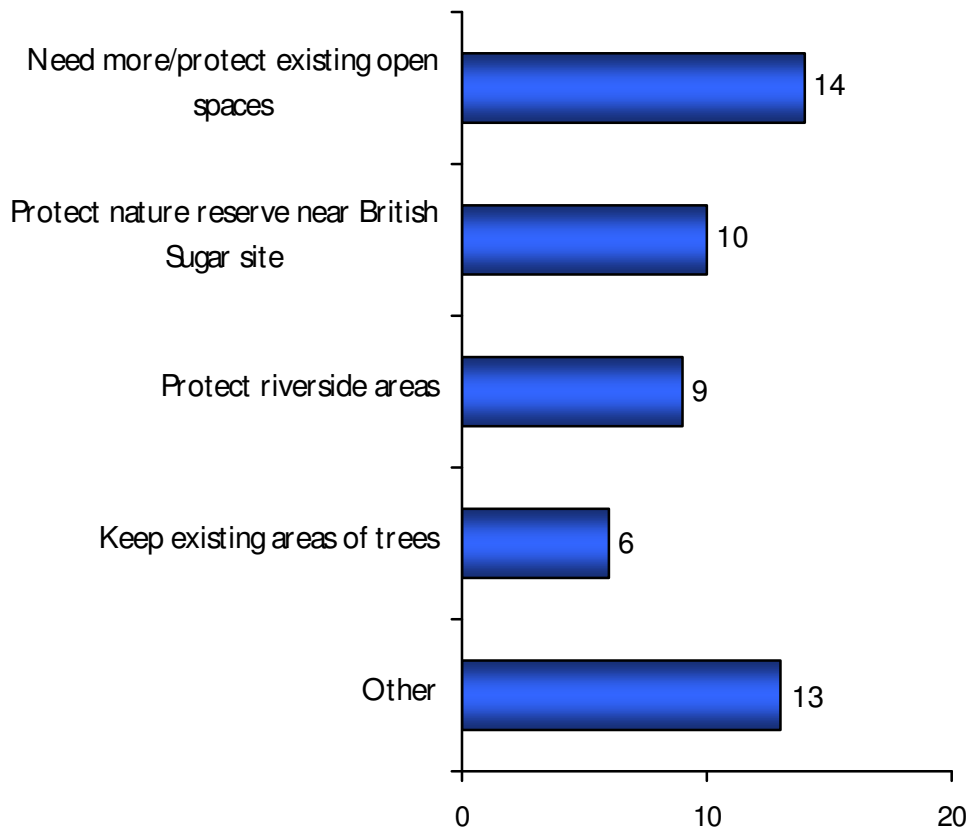


28. Respondents were asked to comment on whether there were any areas of natural environment at York Northwest that should be kept or new areas provided. Over half of the sample (53%) did not comment. Of the respondents that did comment, 14% said there needs to be more open spaces or the existing open spaces need to be protected. One in ten (10%) respondents want the nature reserve near the British Sugar site to be protected, and 9% want to protect the riverside areas. 6% of the sample want the existing areas of trees to be kept.

'Other' comments were made by 13% of the sample, these comments were made by three or less respondents. The responses included 'keep Clifton Ings'

and 'protect the allotments'. Two further comments recorded were 'keep the Rawcliffe Meadows' and 'don't build on playing fields'.

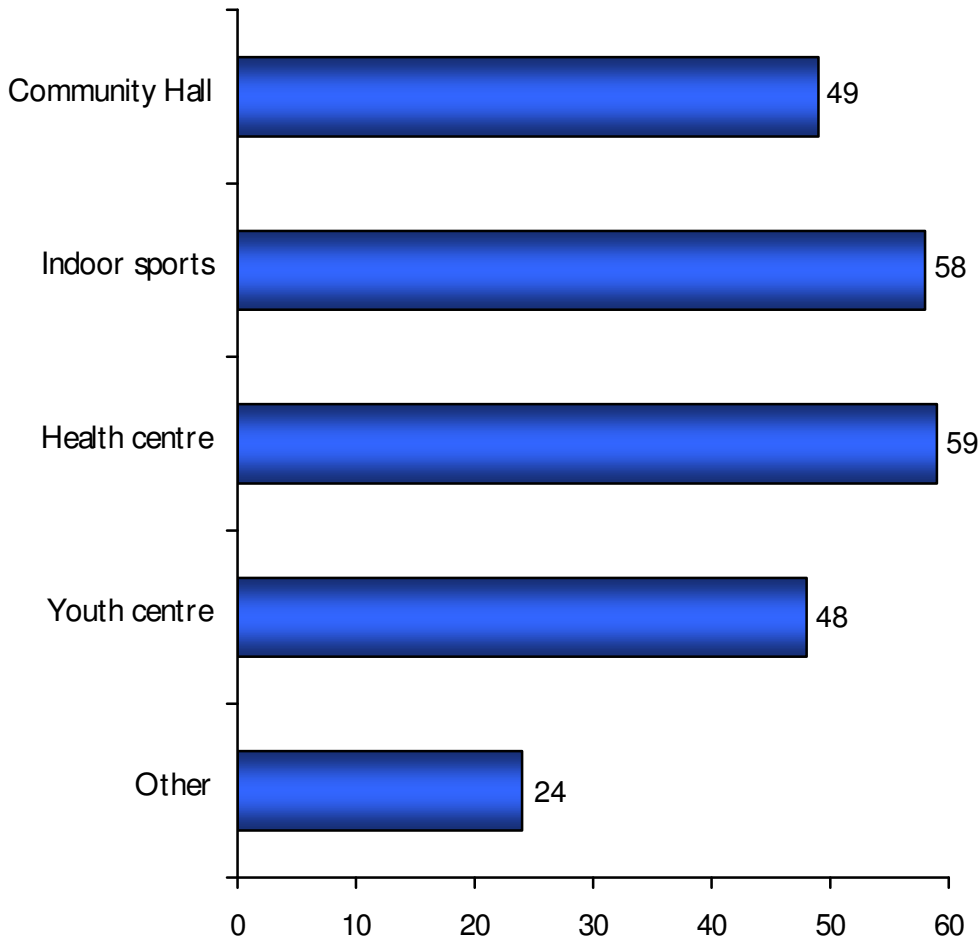
Figure 19: Existing and new areas of natural environment in York Northwest



29. Nearly three-fifths (59%) of respondents think there should be a Health Centre provided in York Northwest, with 58% wanting an indoor sports area. Just under half of the sample believe there should be a Community Hall provided in the development (49%) and a Youth centre (48%). Those living within the York Northwest area were more likely to want a Youth centre (53%) than those living outside the area (33%)

Nearly a quarter respondents made 'other' comments (24%), with six respondents commenting that there should be libraries provided in York Northwest. Five respondents think there should be a swimming pool provided in the development and four individuals would like a Social club in the area. Two individuals think a music or concert arena should be provided in the York Northwest development.

Figure 20: Preferred social / community facilities in York Northwest



30. Finally, respondents were asked if they had any further comments regarding the York Northwest development, in which 72% of the sample commented.

Nearly one-fifth (18%) of respondents said there needs to be improvements to the roads or the access to the British Sugar site needs to be improved. 14% commented that the York Northwest area needs improved bus services and 9% said more local railways and local stations are needed. 5% of the sample said the York Northwest area should include a local park and ride site.

'Other' comments were made by a third (33%) of the sample, each of the comments were made by three respondents or less. The comments included there are enough flats in York already and more cycle tracks should be developed. Also, the York Northwest area should have a local music or concert arena and more traffic free or pedestrian areas.

Figure 21: Other comments

