

# York Central Community Forum

Date: **Wednesday 9 May 2018**  
 Time: **17.30 – 19.30**  
 Place: **Duchess of Hamilton Suite, National Railway Museum**

## In attendance

NAME	ORGANISATION
<b>INDEPENDENT CHAIR</b>	
The Very Revd Vivienne Faulk	Dean of York Minster
<b>HOLGATE</b>	
Cllr Taylor	Holgate Ward Councillor
Cllr Derbyshire	Holgate Ward Councillor (substitute for Cllr Cannon)
David Finch	Friends of Leeman Park
Andy Richardson	Wilton Rise
Christine Johnson	St Peters Quarter
<b>MICKLEGATE</b>	
Cllr Crawshaw	Micklegate Ward Councillor
Cllr Kramm	Micklegate Ward Councillor
Hussein Syed	Chair Micklegate Neighbourhood Plan Forum
<b>WIDER CITY/ OTHER</b>	
Philip Crowe	York Environment Forum
Dave Merret	York Bus Forum (substitute for John Bibby)
Nick Bosanquet	Former Kings Cross Camden Cllr, Professor of Health & wellbeing
Alison Sinclair	Conservation Area Advisory Panel
Ian Williams	Chamber of Commerce/ York Property Forum
Lindsay Cowle	York Central Action (substitute for Katherine Blaker)
<b>YORK CENTRAL PARTNERSHIP (YCP)</b>	
Tom Devine	National Railway Museum
Mike Stancliffe	Network Rail
Tracey Carter	City of York Council
David Warburton	CYC Commercial Project Manager
Katherine Atkinson	CYC Commercial Projects
Specialist advisors depending on agenda	Alistair Macdonald, Allies & Morrison Phil Bixby, My York Central Tim Downs, Aberfield Ben Murphy, CYC York Central Working Group Jane Collingwood, CYC York Central Working Group

## NOTE OF MEETING

### 1. Opening business

#### 1.1 Welcome & apologies

Vivienne Faull welcomed the group and introduced Christine Johnson as the new St Peters Quarter rep, Philip Crowe as the new York Environment Forum rep, and Ben Murphy and Jane Collingwood from York Central Partnership working group.

A number of apologies were received:

Cllr Cannon	Holgate Ward Councillor
Peter Fisher	St Pauls Square Association
James Pitt	Friends of West Bank Park
Steve Roberts	Poppy Road Poppy Project
Sue Hogge	York Blind & Partially Sighted Society
John Bibby	York Bus Forum
Andrew McBeath	Commercial Property
Chris Bailey	Chair York@Large, Arts and Culture
Andrew Lawson	York Business Improvement District
Steve Maxwell	Millennium Green Trust
Tamsin Hart-Jones	Homes England
Jayshree Patel	Homes England

#### 1.2 Notes of last meeting 14/03/18

KT asked for an amend to page 6 'KT: Noted that the deadline for registering to speak at the Executive meeting was 5pm tonight'. With this amend the notes of the last meeting were agreed as correct.

### 2. York Central Festival

Slides were tabled and also circulated by email 10/05/18.

#### 2.1 Overview of engagement

Mike Stancliffe presented an overview of York Central Festival on behalf of York Central Partnership.

#### Planning application engagement context

Three stage engagement process building on *Seeking Your Views* and the *Access Options consultation*:

- **Stage 1** – one-to-one meetings with stakeholder groups and three public pop-up events to hear thoughts on the emerging principles
- **Stage 2** - series of workshops with members of the community and stakeholders to discuss key themes for the emerging York Central masterplan in greater detail
- **Stage 3** – The Festival of York Central - a comprehensive process involving an exhibition and dedicated website, as well as a series of events and

activities to promote deeper understanding and engagement. This six week process finished on 29 April 2018.

### **Stage 3 – Festival of York Central**

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.

### **2.2 My York Central**

Phil Bixby presented My York Central's big ideas and principles from the community engagement process (see slides)

<https://myyorkcentral.org/2018/05/04/my-york-central-big-ideas-principles-and-vision/>

- More than 3,500 Post-Its, all tagged on Flickr  
<https://www.flickr.com/photos/myyorkcentral/>
- Almost 2,000 of these on the boards at the exhibition
- About 40 workshops / walks / rides / talks + Q&A's
- And 6 film screenings / discussions...

#### **MYC Big Ideas**

1. Homes for living, not investment.
2. Exploit the benefits of high density.
3. Build in low running costs through high standards.
4. People, not more cars.
5. Beyond zoning.
6. A community made through exchange.
7. A hub that catalyses York's creativity and innovation.
8. Public spaces that enable people to be collectively creative.

#### **MYC Principles**

1. Ongoing community engagement.
2. Identify issues and co-design solutions.
3. Shaped by future aspirations not current norms.
4. York Central as a lever for city-wide change.
5. A social contract for York Central.

## 2.3 Feedback from engagement

Alistair Macdonald thanked My York Central for their weekly briefings which provided input and depth throughout the six week exhibition which had been invaluable to the team. It has been encouraging to see the enthusiasm for the project.

- 288 contributors to the paper/ online questions,
- A total of 1816 comments <https://yorkcentral.commonplace.is/overview>.

Presentation of summary of the feedback from Stage 3 of the engagement (see slides).

There is a synergy within messages from all sources. These will be brought together in a single report amalgamating the analysis and narrative.

## 2.4 Next steps

Mike Stancliffe presented the next steps on behalf of York Central Partnership.

### How will YCP use the consultation feedback?

YCP and masterplanners are reflecting on the following:

- Stage 1-3 **engagement feedback** – Commonplace and My York Central conversations
- Further **design work**
- Ongoing **technical studies and assessments**
- Ongoing discussions with **statutory consultees** as part of the pre-application process
- Any **subsequent targeted engagement** as part of stage 4 of the planning application engagement process in advance of the submission of the application(s)

Feedback, responses and log of amendments will be provided in a **Statement of Community involvement**

### Next steps

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:
  - **Development schedule** - the uses and amounts of development
  - **Parameter plans** - plans showing the limits of proposed development such as heights and layouts of plots)
  - **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.

### Key Milestones

- Direction of Travel for masterplan - June YCCF meeting
- Submission of planning application – August 2018

### 2.5 Questions

- LC: What will be in the application?
  - AM: An outline application will cover the whole site, western access/ road will be in detail at the same time. The rest will be reserved matters applications for phased parcels of land.
  - TC: Whole masterplan will be reported to CYC Executive 21 June, so lots more information will be available for the next forum meeting.
  - **Action: Present a clearer scope and boundaries on 13 June.**
- DM: How will the masterplan cover movement? Will design guidance cover parking standards?
  - AM: The planning application will set parking numbers and the character and principles of different types of parking e.g. Multi-storey, on plot, or other.
- HS: Heartened to see the small percentages of responses that disagree, but disheartened by the large percentages of neutral responses. Why is this?
  - AM: The masterplan is a complex process with lots of complex information. Trend for questions with the larger percentages of neutral responses coincide with areas of debate that had less information available. Hope that these would move towards positive once more detail is available towards the application stage.
- NB: Exciting masterplan principles, but how do they interface with financial viability? Who will pay/ start negotiations?
  - MS: Levels of returns are required to take the site forward. Funding of the infrastructure will be assessed prior to the application. Builders will have their own viability and return figures. YCP team need to ensure affordable/ viable and meets aspirations..
- PC: What is the Enterprize Zone status and will that affect the development zones in the masterplan?
  - TC: The Enterprize Zone is live now and covers the area nearest to the station. Business rates can be retained within that zone, not within the whole site boundary. This does not dictate the masterplan zoning principles but if significant commercial activity were established outside the EZ it would reduce the amount of retained business rates available to fund the infrastructure. The EZ boundaries are contractual and not negotiable.

- LC: Will the Railway Museum's unsuccessful HLF funding bid change the plans?
  - TD: It will not change the constitution of the museum's masterplan. The museum had hoped to deliver the Great Hall first, but are now re-looking at the phasing of their masterplan and moving this element to a later phase. The positive side is that the museum can now refocus on delivering the York Central masterplan elements first; work at South Yard in relation to Great Park, early Wonderlab delivery and the central gallery, keeping the vision for the Great Hall to be delivered later. The museum was the only first time applicant in this round, the rest were repeat applicants. The museum will refine their plans and reprioritise to match York Central delivery programmes.
- JC: Analysis of data from consultations – people want a similar set of priorities for York as York Central. Could York Central be a positive influence on the rest of the city?
  - TC: Discussing with PB the potential and appetite for broader discursive engagement to be undertaken on broader city issues going forwards.
- DF: This stage of consultation has been good and thorough. The team have done a good job and have stepped up this round. Three months to application. Pleased to see June directional of travel for sharing changes to masterplan, as it is essential that people can see whether it is on the right or wrong tracks.
  - TC: Long term issues are less tangible. Need to present how we will take the debate forward e.g. affordable housing, answer may be a broader debate on the future of housing in the city. York Central can contribute to affordable housing, but is not the full answer.
  - PB: My York Central workshop Saturday 12 May, 2pm @ Friends Meeting House to look at My York Central's big ideas, help shape the current vision, and shifting issues from 'what' to 'how can we make this happen'.

## 2.6 Table Discussions

- A – Mike's table
- B – Tracey's table
- C – Tom's table
- D – David's table

### Question 1 - Do you have any further thoughts or reflections on the stage 3 engagement findings?

- A – Need more detail /technical information on the southern cycle/ pedestrian access.
- A – For some questions, a yes or no answer is too simple, therefore people typically wrote comments on questionnaire.
- A - How will we look in more detail at post-it note information?

**B** - Groundbreaking – depth and value, and how it will resonate. Inspiring. Watershed moment. Gives a mandate for change.

**B** - No input from business community reflected in this. The economic need is not in focus. Have the business community lost sight of this? No input from MIY or BID. Additional workshop with businesses and including commercial agents to capture picture of demand? Work with Chamber of Commerce to feed into economic and occupier strategy?

**B** - Specific feedback from young people needs to be reflected in the results.

**C** - How to give a wow factor to attract residents and workers. A healthy living offer addressing quality. Feel of the place – the design of the houses i.e. Mews Houses, planting arrangements.

**C** - Open mind to density, learning from European examples who are more predisposed to apartment living. Shared ownership models.

**D** - Heritage hasn't come out of the feedback as highly as you might expect? Height, views (including from Clifton) and below ground archaeology are important.

**D** - How will the site be developed? Phasing so that it feels complete at every stage, not half a building site. Each phase should have a space.

**D** - How do spaces relate – is linear park right approach? Should it be divided up in blocks/ smaller parcels integral to residential environment?

**D** - High density is welcomed if done well - interesting and aids viability.

**Question 2 - YCP is considering the approach to engagement as we move towards the preparation of the planning application. What are the key topics that you would like to focus on?**

**A** - Don't forget existing residents – St Peters Quarter/ Terraces at end of Leeman Road/ Salisbury Terrace etc (loosing trade by taking cars out to improve environment)

**A** - Role of technical innovation to cover 10-20 year scheme life.

**A** - Pro-actively engage with residents in key areas, e.g. door-knocking, explain positive effects more

**B** - Business and economic strategy - occupier focus, evidence demand

**B** - Housing standards – sustainability and accessibility

**B** - Mixed zoning (vertical and horizontal), narrative not spatial

**B** - Cultural/ leisure amenities to attract people over and above the Railway Museum

**B** - River access – make it an asset

**C** - Tension between achieving affordable housing and high quality design

**C** - How will YC movements impact upon the whole transport network in York?

**D** - Phasing

**D** - Relationship between spaces/ streets/ development

**D** - Timing

**D** - Clarity around York Central boundaries (1700+500+200) and residential target in local plan

**D** - Heritage, specifically the Foundry buildings and Alliance House. Could they be retained and re-used?

### **Question 3 - Are there any specific topics you would like to cover at future YCCF sessions?**

**A** - Deliverability and plan - how does the scheme pan out?

**A** - Steps/ phases of the scheme.

**A** - Future governance arrangements – how does the scheme work (land sales etc)?

**B** - Future community uses – what might they look like, particularly in late afternoon/ evening.

**B** - Where/ how will we pick up the issues raised – what is covered in the outline planning application/ future planning applications/ broader city debate.

**B** - Positive work on principle of social contract/ diverse community conversation.

**C** - How will the green spaces be maintained to keep them attractive?

**C** - The management structure overall for the site – co-ops, community trust ownership.

**C** - Very good public transport and walking routes – changing the culture.

**C** - Affordable rents/ purchase prices and mix.

### **3. Western Access Option Millennium Green Update**

David Warburton presented an update on the western access option on behalf of the consultant and YCP team.

The new access from Water End including the spine road through to Marble Arch, and detail of the landscape design and new bridge will be the subject of a detailed/ full planning application alongside the outline masterplan application.

This information has been shared with the Millennium Green (MG) trustees, and work with the Trust is ongoing.

#### **3.1 Millennium Green**

- Slide of existing Millennium Green boundary
- Slides of A2 Access option from consultation (land take area 42% of MG)

CYC Executive decision in November 2017 sought for YCP to:

- optimise road alignment to take less MG land
- work with MG Trust on design
- confirm the legal mechanism for releasing the land

Whilst we are sharing the latest information today, this is not yet a preferred option and more detailed work is underway to respond to comments from MGT about the amount of land still required (21% in the current optimised alignment) and concern about the ability to release the land (the legal mechanism necessary). This further work is to establish whether an alignment that takes less or even no MG land for the highway alignment is possible.



### 3.2 Bridge proposals

The bridge over the East Coast main line is an important feature of the new access (see slides showing the design evolution work on the bridge).

- YCP want a statement bridge that integrates with the site - opportunity for good design.
- There are many constraints, including building a bridge at an angle, rail clearance, rail future proofing and safety requirements
- The preferred option is a variable depth arch which has the benefits of; construction compatible with railway possessions, attractive detailing to visible elements below bridge, and integration with the landscape with planting carried across the bridge.

### 3.3 Landscape proposals

The proposed spine road sections show landscape integration options.

The MG Trust considered possible landscape forms for the embankment, including wall, terrace and 1:3 slope. The latter option provides a gentle slope which can be re-integrated with MG, retaining the amenity space with ramped paths and planting.

Illustrative views were shown towards the new landscape/ road/ bridge, at 0/ 5/ 10-15 years, from Garnet Terrace corner, and from the east side of the existing Water End bridge with Holgate Beck in foreground.

### 3.4 Next steps

There has been a huge amount of progress. Work is continuing with the consultants and MG Trust on the land take, impact and legal requirements. An ideal alignment would be no or minimal MG land, but we are not there yet. Wider community engagement will follow in due course.

### 3.5 Questions

- DF: Great to see minimal land-take from MG being progressed. What about land use while construction in progress, and its impact on biodiversity in the short-medium term till the landscape is re-established?
  - DW: Initial site surveys have been undertaken and water vole surveys are ongoing. SINC site for certain types of grass associated with Holgate Beck wetland will largely be unaffected with development over 10m away from the Beck.
- NB: Will bridge include access for HGV's and buses?
  - DW: The new access to York Central will relieve Salisbury Terrace and Kingsland Terrace as major routes, with the Park and Ride service diverted onto the new road. The junction must also facilitate low loader access to the Railway Museum, so it will be able to accommodate all vehicles.

- DM: Impressed in the main, but note that the working area impinges into MG and potentially the protected grasses. York Bus Forum – a high quality public transport service needs dedicated bus lanes/ bus priorities. Will there be bus priority measures at the Clifton Green junction to enable the city to maintain an effective and reliable service?
  - DW: No answer regarding bus priorities measures yet. Will follow up with ARUP.
  - TC: Not yet reached a preferred option. The detailed road alignment, bridge design and involvement of the Highways team will come next. There are lots of challenges and queries to solve, including details such as cycle lanes and pedestrian crossings.
  - JC: The design would be future proof and would not negate bus priorities/ bus gate if that came forward in the future.
  - DW: Traffic modelling started without a bus gate, but all possibilities are now being modelled to ensure that current and potential future decisions can be accommodated.
- KT: Engagement with MGT to date has been a credit to YCP (credit to JC was noted). There is a real sense that the team is listening and will do what they can to mitigate. Hope that a similar approach will be applied to other pinch points such as Wilton Rise/ southern cycle/ pedestrian options and the Leeman Road/ Railway Museum links.

**Action: Bring an update to next meeting.**

#### **4. Any other business**

There was none.

#### **5. Close of meeting**

Vivienne thanked everyone for their attendance and input.

#### **Next meeting**

**Wednesday 13 June 17:30-19:30 @ Railway Museum**