

# York Central Community Forum

Date: **Wednesday 6 December 2017**  
 Time: **17.30 – 19.30**  
 Place: **Mallard Room, National Railway Museum**

## In attendance

NAME	ORGANISATION
<b>INDEPENDENT CHAIR</b>	
The Very Revd Vivienne Faull	Dean of York Minster
<b>HOLGATE</b>	
Cllr Cannon	Holgate Ward Councillor (substitute for Cllrs Crisp & Derbyshire)
Chris Barrett	Friends of Holgate Community Garden (substitute for Paul Scott)
Peter Fisher	St Pauls Square Assn
James Pitt	Friends of West Bank Park (substitute for Laura Outhart)
Rob Askew	St Barnabas Church
Peter Emsley	St Peters Quarter
<b>MICKLEGATE</b>	
Cllr Crawshaw	Micklegate Ward Councillor
Cllr Hayes	Micklegate Ward Councillor (substitute for Cllr Kramm)
Rob Bennett	South Bank Multi Academy Trust
Sue Hogge	York Blind & Partially Sighted Society
Emily Collins	Chair Micklegate Neighbourhood Plan Forum (substitute for Hussein Syed)
<b>WIDER CITY/ OTHER</b>	
Phil Bixby	York Environment Forum
Bob Towner	York Older People's Assembly
Alison Sinclair	Conservation Area Advisory Panel
Andrew Scott	Civic Trust
Ian Williams	Chamber of Commerce/ York Property Forum
Sean Heslop	York RI
Chris Bailey	Chair york@large, Arts & Culture
Katherine Blaker	York Central Action
<b>YORK CENTRAL PARTNERSHIP (YCP)</b>	
Tom Devine	National Railway Museum
Tamsin Hart-Jones	Homes and Communities Agency
Mike Stancliffe	Network Rail
Tracey Carter	CYC Assistant Director Regeneration and Asset Management
David Warburton	CYC Commercial Project Manager
Katherine Atkinson	CYC Commercial Projects
Specialist advisors depending on agenda	Malcolm Smith, Arup Jason Syrett, Allies & Morrison Tim Downs, Aberfield Chris Jones, GVA

## NOTE OF MEETING

### 1. Opening business

#### 1.1 Welcome & apologies

Vivienne Faull was delayed and joined the meeting during agenda point three. In her absence, Tracey Carter welcomed the group, new members and substitutes (Cllr Cannon, Cllr Hayes, Chris Barrett, James Pitt and Emily Collins).

Tamsin Hart-Jones is the interim Project Manager as Catherine Birks has left to take up a new role. David Warburton will also bring additional support to the project.

Sean Heslop has replaced Nigel King on the forum as the chair of York RI.

Apologies were received from:

Cllr Derbyshire	Holgate Ward Councillor
Cllr Crisp	Holgate Ward Councillor
Cllr Kramm	Micklegate Ward Councillor
David Finch	Friends of Leeman Park
Andy Richardson	Wilton Rise
Steve Roberts	Poppy Road Poppy Project
Marc Allinson	Micklegate Business Initiative
Nick Bosanquet	Former Kings Cross Camden Cllr, Professor of Health & wellbeing
Andrew McBeath	Commercial Property
Andrew Lawson	York Business Improvement District

#### 1.2 Notes of last meeting 16/10/17

The notes of the last meeting were agreed as correct.

#### 1.3 Matters arising

- The Arup access options consultation report had been published.
- The CYC Executive report and papers had been shared with the forum.

### 2. Access update

David Warburton presented an overview of what the decision on the Access option means, and the next steps in the Access road design and development process.

#### 2.1 Decision process

- access options consultation, summer 2017
- access options report prepared for the partnership, taking account of both design and technical considerations and the consultation results
- access options report and background information on traffic and air quality published
- recommended option was for a western access - not consultation option 1 or 2, but an intermediate option informed by consultation responses

- Network Rail, Homes & Communities Agency and the National Railway Museum agreed the recommended option
- CYC Executive decision was taken on 15 November  
<http://democracy.york.gov.uk/ieDecisionDetails.aspx?AllId=46557>

## 2.2 The decision

- IS NOT a planning decision
- IS NOT a highways decision
- IS NOT a decision to build
- DOES provide greater clarity/ certainty for the master-planning
- DOES allow YCP to progress detailed design on the western option

## 2.3 Next steps

- At Executive CYC members:
  - asked for a greater focus on community engagement (agenda item 4)
  - made clear the expectation of sustainable design and construction and the kind of place that is to be created
- Create visualisations of the bridge and access road proposals
- YCP to work with the Millennium Green Trust to establish the processes that we would need to follow if any Millennium Green land beyond that already reserved for access is required

Access is about all forms of transport. Detailed designs will include cycling and pedestrian routes as well as vehicular traffic modelling and the highway.

The traffic modelling information released was based on a comparative model for all options, with no mitigation, and with a bus gate at Marble Arch to restrict through traffic. This is not being taken forward and therefore the modelling that will now be undertaken for the recommended access option will consider all factors and will propose mitigation in detail.

We will be bringing back initial work in the New Year working towards the submission of a detail planning application in the summer.

## 2.4 Discussion

- CB: Friends of Holgate Community Garden were relieved by the recommendation. However, the campaign for the retention of the community garden is to 'say no to the southern option road forever'. Concerns remain regarding the safeguarding of the southern option, should the western option not progress, so the group continues to watch closely.
- BT: If the western option is not possible, the previously discarded options off Poppleton Road should be revisited.
  - TC: YCP and CYC Exec would need to revisit the decision and evidence base should the western option not be deliverable. YCP has made a strong commitment to making the western option happen based on the consultation results, and will continue to listen throughout the process.

### 3. Masterplan

#### 3.1 Objectives

Tamsin Hart-Jones introduced the partnership's motivations for the site, and how these translate into a vision, objectives, and emerging masterplan principles for the site. All of these are iterative and will all evolve over the period of the project as we learn new constraints and opportunities for the site.

##### 3.1.1 Motivations

- Delivering new homes
  - Responding to demand and need in York
  - Government target to deliver homes on surplus public sector land (NR and HCA)
- Meeting economic growth needs
- Creation of a quality place
- Ensuring viability and deliverability
- Making best use of brownfield land
- Deliverability of access by 2021 to guarantee the use of West Yorkshire Transport Funding
- Supporting the enhancement of the National Railway Museum

##### 3.1.2 Vision

*"Inspired by the city's wonderful railway heritage and historic character, York Central will be a unique district of new spaces and places that stimulates further cultural and economic prosperity by connecting residents and visitors, new, young and old"*

##### 3.1.3 Seeking Your Views Consultation Objectives 2016

- Heritage as an asset
- Green infrastructure
- Movement and access
- A gateway
- Catalyst for economic development
- A vibrant new community
- Creating and connecting communities
- National Railway Museum as cultural epicentre
- Sustainable development

#### 3.2 Masterplan Principles, Malcolm Smith (Arup)

(See presentation slides)

- Wider context
- York Central History
- Emerging masterplan principles – authentic, integrated, diverse, healthy flexible, deliverable
- York central concept – a great park + a place of many places

### 3.3 Masterplan Development, Jason Syrett (Allies and Morrison)

(See presentation slides)

- Historical plan
- Heritage significance of remaining buildings
- Green infrastructure
- Acoustics
- Connectivity and transport
- Cycling routes
- Flood risk
- Ground conditions and contamination
- Railway constraints
- Existing uses
- Neighbours and community
- City setting – strategic views/ other views of landmarks/ local views
- Scale and urban grain
- Illustrative views

### 3.4 Discussion

- SH: will there be shared spaces in front of the museum? Kings Cross is a nightmare for visually impaired people. Need kerbs and crossings.
  - JS: All principle routes will have kerbs. The crossing from station to museum square will be a managed (pelican/zebra) crossing.
- KB: Site is a housing zone. Will there be a diversity of housing tenure? Housing for social rents?
  - THJ: Will be working with CYC on their affordable housing policy requirements, and to understand needs and demands, and what this could look like in York. HCA products include affordable rent, shared ownership and HomeBuy. Want a diverse range of tenures and types of properties, but they have not been defined yet.
- ASi: Illustrations suggest blocks of flats. Need family homes. Houses with grounds/ garden. How can 1500 homes of the type needed be delivered on site?
  - THJ: Need to look at the whole scheme, and examples of modern living in other cities. Aware of the need for a full range of homes, alongside ensuring that what is delivered is future proof/ suits 20<sup>th</sup> century living. Housing will form part of the next consultation.
  - MS: Masterplan is blind to tenure and mix. Illustration suggests larger scale buildings next to the open space in the middle of the site.
  - JS: area adjacent to Leeman Road could lend itself to terraced houses with gardens.
- ASc: Need a consistent red line to define areas & capacities. Boundaries shown in illustrations include buildings which are not part of the scheme.
  - When looking at setting, the boundary of investigation is beyond.

- ASc: Shared space. Need to exploit levels. Marble Arch is lower. Road could go under public square to totally separate vehicles, parking and bus stops from pedestrians above. There should be no traffic in the square.
- ASc: The route from city centre to York Central also needs consideration. Lendal Bridge, past sorting office to Marble Arch.
- CB: Thanked Jason. First sense of excitement and a vision of what it might be like to inhabit and care about the space. How will traffic movement work to the new rear entrance to the station?
  - JS: working on a number of configurations for the potential spaces and roads. Need turning and drop-off points, route to car park. Need studies to explore further how cars and people could move around the station. Needs to be a legible part of the city with vehicles moving through the site. Night time presence of vehicles brings urban safety/ surveillance.
- PB: How does vehicle movement bring safety to urban spaces? Great park could end up being a central reservation. What is the assumed car ownership? How will the commercial area be accessed?
  - Complexity of station drop off area is being worked on. We are on the cusp of significant vehicle changes and advances. How do we design for the next 30 years? Reality is that we need access, services, emergency access on grade. Danger of transport planning is that we design for peaks of traffic, and that dominates the scale of roads.
- IS: Where will residential parking go? Many new developments provide very little space for parking and it ultimately ruins the place and environment.
  - JS: we are looking at parking for residential and office uses. Parking requirements will be informed by the ultimate numbers and mix of housing/ apartments on the site. Offices do not need a lot of parking. Aim is to create a sustainable community, and the site is in a sustainable location next to the station.
- JP: With regard to health, how far will the transport modelling look outside of the site? Can you share the assumptions/ modes of traffic flows and the impact on health?
  - MS: Will link into the citywide transport model, as far out as the implications of the change of use reach. Modal split data will be shared as part of the Environmental Assessment.
  - TH: Will look to share this information as soon as it is available.

**Action:** Share presentation slides and allow time for continued discussion on the next agenda.

## 4. Community Engagement Strategy

(See presentation slides)

Tamsin Hart-Jones presented a proposal for an overall engagement strategy to engage people for the lifetime of the project.

### 4.1 York Central Engagement Strategy - An Overarching Strategy

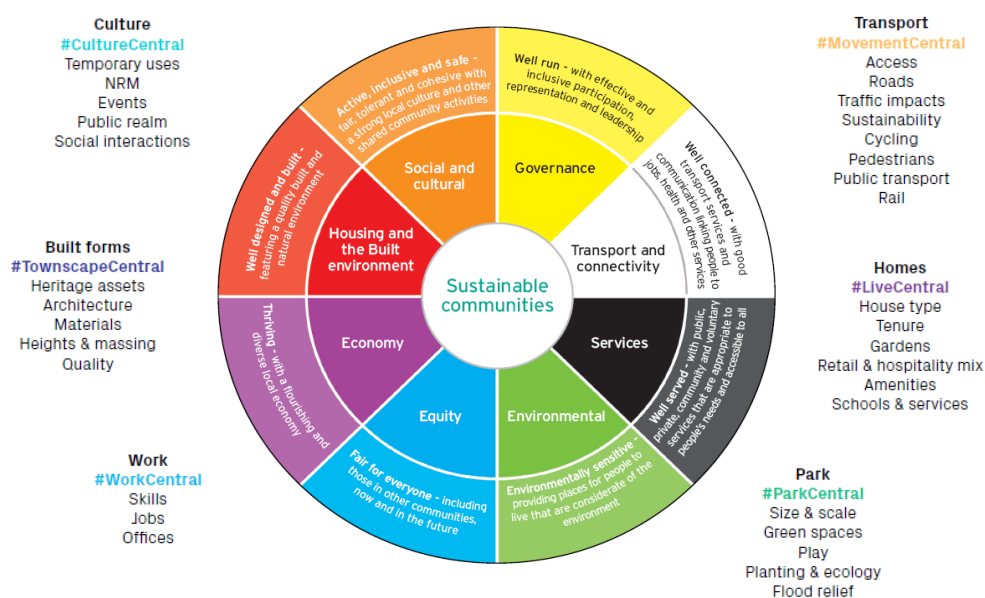
- Commitment to long term engagement from the Partnership
- Vital to the development of a successful scheme
- Early stages of development of Engagement Strategy for lifetime of the project – not just for the planning stages
- Iterative and organic
- Encouraging extensive and diverse engagement
- Guided by key principles of engagement
- We've listened to what you've already said and we want your views on our emerging thoughts

### 4.2 Engagement principles

- Sensitivity in building relationships and providing consistency
- Clarity on the processes and stages of engagement, what is discussed when and how it informs the design
- Clear communications which are accessible and appropriate
- Transparency as default
- Interesting to encourage people to engage
- Trust

### 4.3 Strategic Themes

#### Positioning York Central Strategic themes to frame the discussion





# Components of a Sustainable Community



## 4.4 Potential Elements

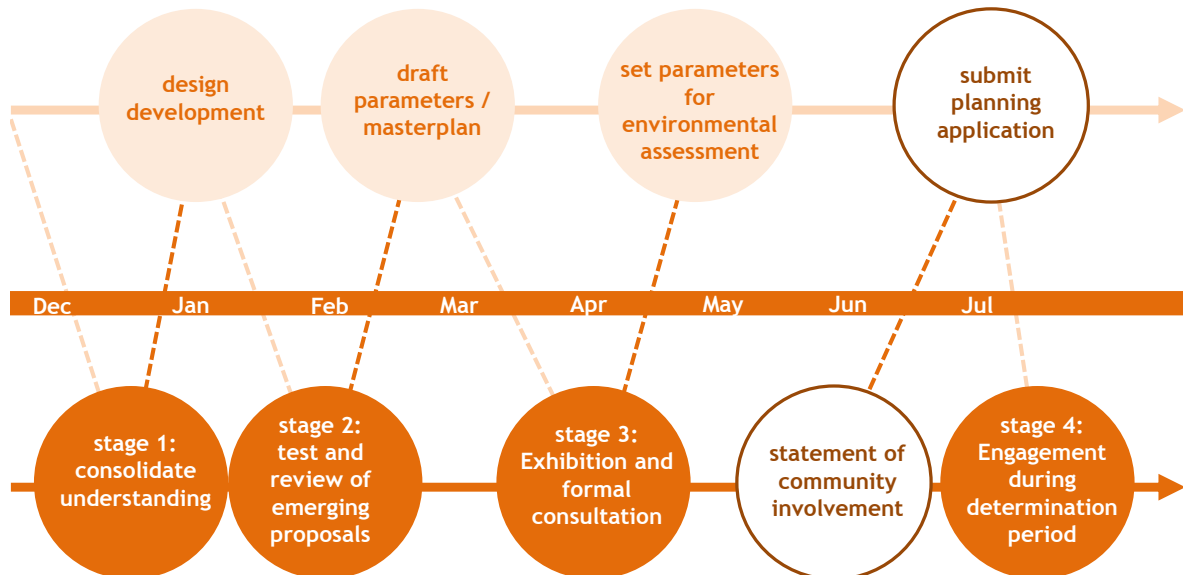
- Building people's knowledge and understanding of the site
- Telling the sites story through site tours and other on site activities
- Building knowledge and understanding of place making
- Building knowledge and understanding of the planning and development process
- Supporting community groups to engage in their own ways
- Individual strategies within this overarching framework for specific areas such as the engagement around the masterplan and access planning application
- Stakeholder mapping to identify interested parties and gaps

## 4.5 Masterplan and Access Planning Application

- Outline planning application for York Central with detailed permission for the access
- Outline permission application seeks to establish whether the scale and nature of a proposed development would be acceptable to the local planning authority, before a fully detailed proposal is put forward
- So what will we be seeking permission for?
  - Detailed permission for the access route which will include information on the layout, access, scale and appearance of development



- Outline approval to York Central which sets specific parameters for future Reserved Matters applications to conform to such as movement and open space



*Indicative stages and timescale*

#### 4.6 Potential forms of engagement

- Pre-application meetings and topic specific sessions with officers and statutory consultees
- 1-2-1s with political groups and informed community groups
- Small follow-up workshops on key topics with representatives of informed groups
- Sessions with Community Forum
- Pop-up events to raise awareness with the public
- Regular surgery sessions
- Website and social media
- Formal exhibition for 4 weeks
- ?

#### 4.7 Discussion Points

- Are these the right principles for engagement?
- Are these the right themes?
- How are you going to contribute?
- How else can we engage?

The meeting ran out of time for the planned workshop to discuss these points.

**Action:** Share the presentation to enable forum members to consult their groups. Forum members to feedback any comments to YCP via Katherine Atkinson, ideally before **8th January**, to help inform the development of the strategy. Revisit the engagement strategy at the next forum meeting.

#### **5. Any other business**

None.

#### **6. Close of meeting**

Vivienne noted that a huge amount of information had been shared, and thanked everyone for their attendance and input.

**Next meeting** - date in January TBC

KA 12/12/17