

Heslington East Community Forum

Notes of the Meeting held on 24 March 2014

Present:	Mr M Hurley (Chair)	Mrs C Odell
	Ms K Atkinson (CYC)	Mr G Offer (YUSU)
	Cllr N Barnes	Mrs J O'Neill (O'Neill Assoc)
	Mrs P Bramley	Mr M Slater (CYC)
	Mr R Bramley	Mr J Stern
	Mr C Carruthers (O'Neill Assoc)	Mr H Telfer
	Rev. R Dalgleish	Ms M Urmston
	Cllr D Levene	Mr P Warner-Medley (YUSU)
	Mr W McClean	Ms J Wright
	Mr J Meacock	Ms L Yardley
	Mr K O'Connell	

In Attendance: Mr C Crawford (INTO), Mr J Greenwood (UoY), Mr T McGuirk (BDP), Mr S Pratt (AECOM) and Ms. R Hale (UoY).

1. Apologies for Absence

Apologies were received from Mr R Frost and Mr N Hounam.

2. Minutes of the Meeting of 3 December 2013

The Minutes of the meeting of 3 December 2013 were approved.

3. Matters Arising

The Chair informed Members that the matter arising with regards Student Accommodation would be addressed under item 6 on the agenda.

4. Site Development and Submissions - Progress Report

Mr Carruthers updated Members on a number of activities and submissions that had taken place over the last 12 months:

- April 2013 – The latest University Travel Plan was circulated to the Forum
- May 2013 – The college 9 planning consent was circulated to the Forum. The college will be named 'Constantine College'.
- June 2013 – The cycle track was completed and opened
- Planning Applications were submitted for an extension to the Catalyst car park and to renew the planning permission for a Social & Catering Building which was originally granted 3 years ago.
- Transport and Parking surveys were conducted and further subsequent work arising from the surveys was undertaken on parking zones in November 2013.
- Dec 2013 – Details on the proposed outdoor Velodrome facility were circulated to the Forum.

- Jan 2014 – The secondary parking surveys and student accommodation returns were circulated to the Forum.
- Works currently on site are: the outdoor velodrome (due for completion summer 2014) and college 9 (due for completion for October 2014).

5. Piazza Learning Centre

Mr Meacock briefed Members on a potential foundation college joint venture that the University is currently considering with the INTO organisation. No decision on whether to proceed with the joint venture had yet been made but that the time frame was such that there was a requirement to bring forward planning submission details before the University's final decision is reached. If the venture goes ahead as planned, the proposed facility would be available for its first intake in August 2015 and a likely tenth college would be constructed.

The Forum then received a presentation from Tony McGuirk (BDP) on the design plans for a potential social and teaching building facility which would provide facilities for both the University and INTO students, a summary of which is provided below:

- A potential site for a 3 storey building has been identified at the south-east of the central vista on Heslington East, opposite the Ron Cooke Hub.
- The building would comprise teaching and social facilities including: an auditorium for 350 people, a 100 person lecture room, flexible teaching rooms, two science rooms, IT area, a meeting area, a faith room, a learning resource centre, staff offices and administration area, catering space with full kitchen and production kitchen and a student gathering area/lounge.
- The building has been designed so as to partially wrap around a 200 year oak tree which is to remain in-situ.
- Landscaping proposed for the project includes boardwalks and al-fresco seating areas and would also include the final piazza to the central vista.
- A tenth college would most likely be sited to the north-western area of cluster 3 on Heslington East.
- The design is for a transparent timber structure building with large proportions of glazing and also some bronze-type material to complement that used on the Ron Cooke Hub, using passive techniques for sustainability. The building has been raised 800mm above the height of the piazza to give it presence and for drainage reasons.

A number of queries were raised:

- Mr Slater enquired as to the sustainability credentials of the building. Mr McGuirk replied that the building had been designed to be a passive building (rated BREEAM 'Very Good') which could be opened up in good weather and

would draw heat from the biomass boiler rather than photovoltaics in the winter. The design looks to incorporate the 10% renewables requirement of buildings on Heslington East.

- Councillor Levene welcomed the social aspect of the facility but enquired whether this was intended as supplementary facilities to a Social & Catering building or as a replacement. Mrs O'Neill confirmed that this building would be replacement for a Social & Catering Building.
- Councillor Levene enquired whether the current University students had been involved in the design process. Mr McGuirk confirmed that there had been student representation at the key design meetings and as part of the University's Teaching Building Steering Group. The student representatives were very keen on the building, were involved in choosing the location of the site and welcomed an extrovert social building with flexible spaces. The only student requirement which hasn't been able to be fully incorporated is the whole of the large social space as a sprung floor but this is not possible but a certain amount of the flooring will be sprung. Mr Crawford (INTO) added that the idea of mixing international students with current University students had met with a lot of favour from the Student Union.
- Mrs Odell enquired whether there were any plans for heat capture in the building. Mr McGuirk explained that heat recovery buildings require the whole building to be sealed so that heat can be captured and re-circulated. Whereas this building, whilst there would be some capture on winter days, is designed to be opened up and as such would not be a mechanically heat captured building.
- Mr Telfer enquired why heat pumps from the lake and clean technologies were not being used to heat the building rather than carbon fuels associated with the biomass boiler. Mr McGuirk responded that heat pumps and groundwater pumps had been considered but that the decision had been made to utilise the existing biomass boiler facility. Mr Telfer stated his opinion that the University had missed an opportunity to embrace clean technology in its design proposals.

6. Traffic & Parking surveys update

The Forum received a presentation from Mr S Pratt (AECOM) on the findings of the annual surveys data (the detailed reports of which had been circulated to Members last year), the main points of which are summarised below:

- The results from the travel plan surveys and parking surveys conducted in March 2014 are not included in the presentation and will be reported at the next meeting of the Forum.
- There has been a 1% drop in traffic flows to and from the University.

- Cycle usage has decreased but this could be accounted for in the 6% increase in pedestrians and a significant increase in bus facilities to and around the University.
- Traffic figures have reduced over the last couple of years despite an increase in staff and student numbers, indicating that parking restrictions and charging, and the promotion of bus and cycle usage have been successful.
- From the 13 zone on-street parking surveys conducted in March 2013, subsequent secondary surveys were required in zones 1, 7, 8, 9, 10, 11 and 12. The secondary surveys, conducted in November 2013, found that the majority of traffic increase is due to residential usage on those streets.
- The University is below expected traffic levels through the three critical junctions of Grimston Bar, Melrosegate and Fulford Road.
- The travel surveys off staff and students indicate that cycle usage has decreased, bus usage has increased, lone drivers have increased amongst students but decreased amongst staff, and the majority of other areas surveyed had stayed the same.

A number of queries and concerns were raised:

- Mr Telfer raised concerns that there are inconsistencies in the treatment of students in HMO accommodation and whether or not their vehicles are included in the survey as residents or as University vehicles. He reported that in zone 9 (Badger Hill) students in HMOs are regarded as students not residents and therefore as not entitled to free parking, whereas in Zone 8 students in HMOs are being treated as full residents and entitled to parking.
- Mr Telfer also objected to the findings of the parking surveys for several reasons:
 - the wearing of high-visibility jackets by the surveyors discourages users from parking in their usual places and encourages them to park elsewhere for the duration of the survey, thus distorting the findings of the survey;
 - a large number of drivers refused to take part in the survey and these numbers were proportioned into the various groups but none of the locations of the refusals were given, also distorting the results;
 - No University-allocated vehicles were shown on Deramore Drive yet when the University is in session, drivers can be seen returning from the University to the cars parked on Deramore Drive;
 - Also University cars are blocking disabled access to the letterbox in this area but this is also not addressed by the survey findings.
 - Action is required to address the 100% increase in parking in zone 8 but that action is being evaded by counting vehicles on individual streets which itself is in contradiction to Planning Condition requirements.

Mr Pratt agreed to look into the issues raised with regards zone 9 students and parking around the letterbox [**Action: Mr Pratt**]. Further, Mr Pratt confirmed that the wearing of high-visibility clothing by surveyors is for

health and safety purposes for those undertaking the surveys. With regards zone 8, the increase in parking is against 2009 figures and of the 58 vehicles on site only 4 vehicles were students and the rest was residential parking.

- Mrs Odell enquired whether the figures include Catalyst users and Mr Pratt confirmed that they did.
- Mr Stern expressed his opinion that the reduction in cyclists is related to the ongoing lack of provision of a cycle route down University Road combined with the increase in number of buses using the route, together creating a frightening and potential 'death trap' for cyclists. Mr Stern has seen that the proposed amendments for University Road will not address his concerns and that the situation will not be improved until buses are removed and safe cycle routes are provided. Mr Meacock enquired as to the CYC's plans for a possible cycle route to the northern side of University Road for 2015. Mr Slater responded that the CYC were currently having internal discussions to review the different schemes available.
- Reverend Dagleish raised deep concerns about the condition of the road and pavement surfaces between Heslington Hall and the Field Lane traffic lights. The rutted surface of the pavement on the church side is unsafe for infirm pedestrians and the poor condition of the road surface forces cyclists to cycle down the middle of the road, particularly when there is lying water as it is impossible to see what lies beneath. Reverend Dagleish is very concerned that there will be a tragic accident there if these issues are not addressed soon. Mr Pratt informed Members that road maintenance was under the remit of the Council and not the University. Mr Slater agreed to make representations on behalf of the Forum to his colleagues at the Highways Authority and report back to Members accordingly [**Action: Mr Slater (CYC)**].

[Post-meeting note: Mr Pratt has liaised with the CYC Highways Officer following the meeting, who has confirmed the following with regards the treatment of students when issuing parking permits in residential areas: students and residents are treated in exactly the same way when permits are being issued. However, it is the properties which are dealt with in a slightly different way; those properties which are registered as a House of Multiple Occupation (of which there are none in Zone 9) have a different issue criteria. A normal household will be issued 2 free parking permits to park on street this is the same whether they are long term residents or students on a short term lease or rent. However, if the property is registered as a HMO then on street parking permits are charged, which increase in cost per permit. A HMO could be occupied by either students or non-students alike.]

7. Student Residences

Mr Carruthers updated Members on the latest student return submissions submitted to the CYC as part of the Section 106 Agreement requirements, and which were circulated to Members in January 2014. Against the baseline figures of accommodation when the Section 106 was signed, the latest submissions show a cumulative increase in the number of bedspaces of 1,400 spaces and an unmet demand of 360 bedspaces. College 9 will open for October 2014 leading to a further surplus of 312 bedspaces, although this figure will change as admissions are confirmed as part of an ongoing process. The University is already looking at the possibility of bringing a tenth college project online for academic year 2016/17.

Mr Carruthers reminded Members that whilst the University is aware of its obligations, there is student accommodation by third-party providers outside the University and advised of three such sites that were coming forward totalling 1500 bedspaces for use by any students in the city. The increase of private third-party provision will impact on how the Universities provide accommodation for their students. However, the CYC will also play a role in its consideration of change of use applications to HMOs.

The following comments and concerns were raised:

- Mr McClean objected to the University's method of calculating the shortfall as he felt that the calculation should be 51% of all students and not of just the increase. On that basis, the shortfall is 1,159 bedspaces with a further 93 bedspaces due to be lost on Heslington West to make way for development. Private developers are picking up the shortfall.
- Councillor Levene welcomed a tenth college providing there is sufficient provision of facilities and enquired whether the University was planning to increase its admissions numbers in future years. Further, Councillor Levene enquired as to the 864 bedspace increase shown in the figures for Heslington West.
- Mr Meacock reported that it is anticipated that admission figures will stay relatively stable in the short-term due to restrictions on teaching facilities and that proposals for a new teaching building will be forthcoming. Once that facility is in place it is not possible to predict what will happen with admissions figures. The University will however be monitoring student accommodation and wants to increase the number of students staying on-campus, with incentive schemes having been introduced to attract returning students. The increase in figures on Heslington West was the Bleachfields development. The University is now looking at the clasp residential accommodation due to its poor condition but the current development limit on Heslington West means that the University will have to over-provide on Heslington East to address the shortfall on Heslington West. The University

is looking at the college system and at the redevelopment of Derwent and Vanbrugh Colleges but there are no plans to knock down any further residential accommodation on Heslington West in the next couple of years.

- Councillor Levene requested that the community be involved before any decision is made to increase student numbers in the future. Further, he welcomed the redevelopment of poorer condition accommodation on Heslington West but reminded the University of its obligations under the Section 106 agreement to maintain accommodation provision on Heslington West. Mr Meacock informed Members that the University cannot develop any further on Heslington West due to restrictions on footprint and that it had tried refurbishing clasp accommodation but unsuccessfully. The University recognises the need to have a balance across Heslington East and West with regards accommodation and is looking at the possibility of transferring departments across to Heslington East to give flexibility on Heslington West. Mrs O'Neil added that compliance with Section 106 requirements is essential in all planning applications and context to this effect is given with each submission submitted.
- Mr Offer requested that thought be given to the style of any new on-campus accommodation as if cheaper accommodation on Heslington West is replaced by more expensive accommodation, students will most likely go into private accommodation.

8. Retail & Surgery Provision

The Forum received a presentation from Mr J Greenwood, Director of Commercial Services at the University on the potential development of retail provision on Heslington East, the main points of which are summarised below. Copies of a plan indicating the proposed location off the Field Lane roundabout were circulated.

- The completion of college 9 will bring the total of students resident in self-catering accommodation on Heslington East to 2000.
- Both the Planning Committee and the Student Union have requested that the University look at retail provision on the site and the University is currently in discussion with a third-party developer. The plan circulated is not confirmed and discussions are on-going.
- Unite have asked to relocate from its current locations on Heslington West and Hull Road and to include a pharmacy in the new development. WH Smiths are also interested in locating on the site.
- As students predominantly grocery shop online, it is anticipated that this development would be a 'top-up' facility similar to those on Heslington West and include a small supermarket which the University would lease back.

- Agreement is already in place with Lord Halifax for a spur road into the site and therefore this location seemed most appropriate and from a commercial perspective.
- CYC planning approval is still to be obtained and the plans remain draft until that point.
- The University is aware of the possible Sainsburys development at B&Q but still wishes to have this supermarket as the B&Q site does not address the safety concerns of students having to cross the busy A1079 to access it.

The following queries and comments were raised:

- Ms Urmston enquired whether this development was included as part of the original masterplan for development. Mrs O'Neill confirmed that it was not but that it could be considered as a separate application by the CYC as the Sports Village was. The University has looked at sites inside the campus but as the students are absent for four months of the year these sites are not commercially viable and therefore shops will not locate there. The proposed site circulated would make the facilities available for community as well as student use.
- Mrs Odell enquired whether the number of parking spaces shown was within the permitted levels accessed from Field Lane allowed under planning consent. Mrs O'Neill confirmed that the University was currently well below the permitted number of spaces accessed from Field Lane (with 90 spaces at the Catalyst and 22 disabled spaces on campus). The Chair summarised that a separate application would need to be made for the development and that it would be assessed as a free-standing application.
- Councillor Levene would ask that the parking limit be maintained but welcomed the proposed development from the view of improving facilities for students and residents.
- Mr Stern expressed his view that the proposals seem to contravene the Section 106 Agreement.
- Mr McClean requested clarification on the exact location of the proposed site in relation to the current treed area between Heslington East and Field Lane. Mr Greenwood confirmed that the site sits in front of the treed area on the Field Lane side.
- Mr Offer enquired as to the timescales for the development. Mr Greenwood indicated that a decision should be made by the end of the week but that a planning application is still to be submitted and the units sold. He would therefore estimate that if everything went smoothly, the development may be in place in a year's time.
- Mrs Odell enquired whether the Forum would be informed when the planning application for the development was submitted. Mrs O'Neill confirmed that they would.

Mr Slater informed Members that a draft allocation for housing along Hull Road had been received and that outcome of that allocation, the context of the masterplan and any wider developments in that area will need to be taken into consideration when reviewing any forthcoming proposals for this development and that the development will need to be put into the wider context for its planning application.

9. Date of Next Meeting

The date of the next meeting is to be confirmed subject to items requiring consideration by the Forum.

10. Any Other Business

Ms Urmston enquired as to the works currently underway on campus west opposite the golf-course. Mr Meacock confirmed that this was the creation of a new hockey pitch, approval for which was granted a few years ago with the tennis courts planning application.

R. Hale
31/03/2014