

# Circular From West Park Residents Association

## Planning Alert – Beckett University Carnegie Campus

Beckett University have lodged a new planning application, which WPRA think will adversely affect our membership by further aggravating parking problems in the West Park area.

### Background

Ever since 2007 when Simon Lee, the former Vice Chancellor at Leeds Beckett University (then Leeds Metropolitan University), decided to reduce on-site car parking, the streets in the local neighbourhood have been effectively a free car park for university staff and students. The adverse impact on the neighbourhood has been enormous and was described in a 2008 article by Zoe Corbyn 'Green plan drives residents crazy' in the [Times Higher Education](#), which is still available on the website.

Now, ten years later, the only thing that's changed is that some streets near to the university have had Residents Permit Parking Schemes installed but only after sustained lobbying by residents, WPRA and local councillors. However, Ancaster and Kepstorn Road are still a de facto university car park and when a new term begins these roads and the streets around become clogged with cars, and residents often have difficulty using their driveways. The fact that these blockages coincide precisely with term-time is strong evidence that Leeds Beckett is the root of the problem.

In the light of all this, one might have expected that Beckett University might have considered building suitable car parking facilities on their campus. After all the University of Leeds recently built a large multi-story car park on its campus, and one wonders why Beckett University is not prepared to do the same.

### Application Number: 17/06373

We need to remember the above history when we consider this latest planning application for the Carnegie campus. Not only does the application not include better car parking arrangements – it is likely to make the problem even worse. The intention is to lose 171 on-campus parking spaces by demolishing an existing surface car park.

The stated objective of [Application Number 17/0673](#) is:

*Demolition of existing teaching building and surface car park, and development of a teaching and research building, with health clinics, multipurpose exercise, an indoor 60m athletics track, campus general teaching, ancillary offices, and a cafe and public space.*

We recommend that members look at the plans and form their own opinions as to its suitability. The council website describes how to do this as follows.

You can look at the application, plans and other documents on Public Access on the internet at [www.leeds.gov.uk/publicaccess](http://www.leeds.gov.uk/publicaccess) using application number 17/06373 or at our reception in the Development Enquiry Centre, The Leonardo Building, 2 Rossington St, Leeds, LS2 8HD, from

8.30am to 5pm Monday to Friday (Wednesday from 10am to 5pm). You will need the application number.

Having viewed the application if you want to comment you can do so online at [www.leeds.gov.uk/publicaccess](http://www.leeds.gov.uk/publicaccess) or write in to the address above by 10 November 2017. You must include your name and address as we do not consider anonymous comments. If you write to us please quote 17/06373. Any comments you do send can be seen by anyone including the applicant and will be on the internet on Public Access.

### **Comment by WPRA**

Please don't be put off by the large number of documents in the application. Look in particular at: [Design and Access Statement - Part 1](#) and [Transport Statement \(1 of 3\)](#). These state that the key objective of the project is to provide the Carnegie School of Sport with new facilities which will match the School's academic output and excellent reputation, to attract and retain the best staff/ students/researchers, to increase the institutions standing within the Sport Research league tables and to retain its position nationally/internationally for teaching.

Laudable as these University ambitions are, there are some serious adverse implications for residents of West Park in these proposals:

- The development will lead to the loss of 171 on-campus parking places. The consultants argue that there is existing spare capacity on other parking locations on-site, but ignore the parking numbers for off-campus on-street parking. Both Ancaster and Kepstorn Roads usually have over fifty cars parked there on weekdays, seriously affecting residents' daily lives.
- The development documents, in reviewing parking, suggest that on-street parking is a natural and acceptable right for the university. Indeed an appendix lists the available streets, which include Ancaster Road and Kepstorn Road. There is no evidence of any consultation with residents affected by on-street parking, nor with the actual on-street parkers to ascertain why they do not park on-campus.
- The only 'action' being proposed is that the University is developing an online parking tool, which can be used to book parking spaces within the campus by anyone who is visiting the campus. It is considered that this will reduce the incidents of parking on nearby streets as a result of the existing permit parking scheme, although just how this will improve matters is debateable.
- The development clearly has direct adverse implications for Ancaster Road and Kepstorn Road residents, and also for residents of roads around Arncliffe Road, such as Edgerton and Chalfont Roads. They will become even further affected by displaced parking from Ancaster Road than they are now.

WPRA think that Leeds Beckett University should have been more proactive in its consultations. The proposals do not address the parking issues affecting the local area, which are shown clearly in the photos below. You are encouraged to read the proposal and make comments as you feel appropriate.



## About West Park and the Residents Association

Click here to visit the [WPRA website](#). There's a section for recent news plus lots of local reference information.

**To Contact WPRA**

- Click here to email WPRC Chair, [Doug Kemp](#), about the editorial content of this circular, or telephone 0113 2758808.
- To leave the mailing list or change your email address, click here to email [David Tong](#). (This is the same as clicking 'Reply').

### **WPRC Membership**

To join WPRC or to renew your subscription, please mail your cheque for £5 (payable to "Spen Lane and West Park Residents Association") with your name, address, and phone number, to WPRC, 26 The Ring Road, West Park, Leeds, LS16 6EJ, tel. 2785174. The subscription year is from one AGM to the next (effectively April to April).

### **WPRC Policy on Planning Alerts**

We circularise notifications of planning applications that the committee think are likely to be of general interest to the membership. It's then up to the individual to decide what personal action they wish to take, if any.