

Fulford Village Conservation Area Appraisal: Consultation Draft

Summary

1. This report requests that a draft appraisal of the Fulford Village Conservation Area be approved for public consultation.

Background

2. Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on local planning authorities to designate as conservation areas any “areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”. Designation provides the basis for policies designed to preserve or enhance aspects of the character or appearance that define an area’s special interest.
3. The Fulford Village conservation area was designated by City of York Council in 1998. Generally the existing boundary describes the historic village settlement with limited extension north and east along Main Street and Heslington Lane. A conservation statement summarizing the main characteristics of the area was produced at the time and it was included in the Draft Local Plan.
4. The village is experiencing increased pressures - such as traffic travelling into York through the village from the south and increased development pressure - which conflict with its village character. It is therefore considered appropriate to fully appraise the area to ensure that its special character is not compromised.
5. The more clearly the special qualities justifying designation are defined and recorded the sounder will be the basis for developing policies and for decision making. The definition of an area’s special interest should derive from a thorough analysis of the elements which contribute to (or detract from) its character and it should be based on an understanding of the development of the area in the wider context. A full appraisal assists in the formulation of policies for the preservation and enhancement of the special qualities of the area;

and it should make recommendations for inclusion in, or revision of, a Management Plan.

6. Local authorities also have a duty (under section 69) to review their conservation areas from time to time. An important part of the review process is a reassessment of the conservation area boundary.
7. The Fulford Village conservation area draft appraisal is attached at **Annex A**. The appraisal has been carried out by an independent conservation consultant with specialist input on historical development from a historic buildings archaeologist. It incorporates material provided by the Parish Council who have also contributed to the funding of the document. The format and content of the report have been discussed with officers in the Design Conservation & Sustainable Development Section.
8. Sections 1-4 of the draft appraisal analyse the context and development of the village, and draw attention to significant factors which have contributed to the character of the village as it is today. Section 5 reviews the appropriateness of the existing conservation area boundary and makes proposals for revising the boundary in two areas. A detailed analytical description of the conservation area is set out in the following four sections; and the final section sets out proposals for action to be included in a management plan.
9. Section 5 considers that the existing boundary, which generally follows the well-defined perimeter of the historic settlement, is appropriate. In addition the review has paid particular attention to four specific areas (shown in the map on page 9 of the appraisal and marked A,B,C and D). Two of these areas have been considered worthy of inclusion in the conservation area. These are:- Area C to the north – “Almshouses/Connaught Court/Fulford Park”; & Area D to the south – “Land adjoining Germany Beck”. Historical arguments support the inclusion of these areas which are considered to be integral to the development of the village and of sufficient quality and special interest to be included within the boundary of the conservation area.
10. It is considered that the inclusion of “Land adjoining Germany Beck” (Area D) would not be in conflict with the findings set out in the Inspector’s report following the public inquiry of 2006. The draft appraisal therefore recommends that the conservation area be extended to include proposed areas C & D. The map at **Annex B** shows the proposed boundary changes.

Consultation

11. This report seeks approval for the consultation process to take place. If Members agree the draft appraisal and the proposed consultation process, public consultation will be carried out.

12. It is proposed that the consultation process would last six weeks and that it would be carried out in accordance with previous practice. Leaflets would be distributed to all properties in the Fulford Parish, and to any other properties that may be affected by the proposals (approx 1250). Consultees would also include Local Ward Members and appropriate Amenity Bodies.
13. In addition site notices would be posted in prominent locations within the Parish and copies of the draft consultation document would be deposited in doctors' surgeries, libraries, the village hall and schools in the area. A half day exhibition would be scheduled approximately half-way through the consultation process. The proposal would also be an agenda item on the relevant Parish Council meeting. **Annex C** contains the list of consultees. **Annex D** is an example of the proposed consultation leaflet.

Options

14. Option 1 – to approve the draft document for consultation purposes and to approve the method and range of consultation
Option 2 – to amend the draft document and/or change the method and range of the consultation process
Option 3 – do not approve the draft document for consultation

Analysis

15. Unless there are any obvious omissions or inaccuracies in the draft document, or in the consultation process, option 1 would be preferred at this stage. It would allow feedback from the consultation process to be assessed comprehensively rather than in stages as implied by option 2. Option 3 would halt the statutory process and this should only be considered in exceptional circumstances.

Corporate Priorities

16. The appraisal would assist in improving the actual and perceived condition and appearance of Fulford Village. It would also provide a more informed basis for decision making and for policy formulation.
17. The appraisal would contribute towards the Local Authority's statutory obligations with regard to conservation areas in their control.

Implications

18. **Financial** – Production of the consultation documents and delivery costs would be met by existing budgets
19. **Human Resources (HR)** - No known implications

20. **Equalities** – Different formats of the consultation leaflet will be made available on request. Documents will be lodged in accessible locations.

21. **Legal** - No implications at this stage

22. **Crime and Disorder** – No known implications

23. **Information Technology (IT)** – No implications

24. **Property** – No implications

Risk Management

25. There should be no additional risks

Recommendations

Members are asked to approve the Draft Fulford Village Conservation Area Appraisal for use as a consultation document.

It is also requested that Members approve the consultation method proposed.

Reasons:

- the document has adopted a rigorous approach to the assessment of the Fulford Village Conservation Area and it is in accordance with relevant guidance documents
- the boundary review has been carried out in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 and it has adopted relevant criteria as set out in PPG 15 and the latest guidance documents from English Heritage
- the proposed consultation process would be based on previous practice

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Report Approved



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Specialist Implications Officer(s)

none

Wards Affected: Fulford, Fishergate

All

For further information please contact the author of the report

Background Papers:

PPG 15 Planning Policy Guidance: Planning and the Historic Environment
1995
Guidance on Conservation area Appraisals English Heritage 2006

Annexes

Annex A – Draft Fulford Village Conservation Area Appraisal
Annex B - Map showing existing conservation area and proposed boundary
changes
Annex C – List of Consultees
Annex D – Draft consultation leaflet