

ANNEX C Schedule of Responses to Nestle Rowntree CACA Consultation (5/10/07 – 16/11/07)

Residents Responses				
No	Q1 – qualities not mentioned?	Q2 – boundary correct?	Officer Response	Address
1	As an employee of Nestle for 20 years and a resident of Haxby Road, I very much agree with the proposal for a conservation area.	Do you know if there are any proposals for the fields along Haxby Road leading to New Earswick? It would be great if the fields and trees were retained as much as possible.	Support Noted. Open areas to the north of the factory are protected by various policies: Green belt, Open Space, Leisure.	Karen Holden 10 Bowling Green Court Haxby Road York YO31 8FZ karen.holden@uk.nestle.com
2	It is pleasing to see that a small conservation area is being introduced to protect part of the Rowntree site, especially as it contains two grade II listed buildings.	If the developer is likely to demolish the majority of the buildings then why keep the Almond Block Extension and the Cream Block. They do create a skyline and will block light to the rest of the site. However, if the developer intends to convert the buildings then of course preserving their character will be important. Personally, I would rather they were all knocked down as I do not think they are pleasant to look at.	Comment Noted	Nic Miller 44 Hambleton Terrace York YO31 8JJ pitakanda@hotmail.com
3	Your excellent summary appears to fully cover the matter.	We are not aware of any need to change the proposed boundary.	Support Noted	Val & Les Caldwell 18 Bowling Green Court York YO31 8FZ
4		Question - Will the volume of traffic be increased between the railway bridge and Haley's Terrace roundabout resulting in more traffic congesting the terrace?	Conservation area designation would not affect traffic. It is a recognition of the special qualities which already exist.	Mr Bryan Riddle 10 Haley's Terrace Huntington Road York YO31 9SB
5	Yes it employs so many people still and should be left as it is. Concentrate more on the jobs that some people still have, try to concentrate on saving them.		This is a matter covered by the Nestle South Brief which seeks to guide redevelopment	
6	Nothing mentioned about the underground lake reached by ram pumps and used for cooling machinery. The stone used for dipping money during the Black Plague.		No reference has been found to these issues in our source material and on site research	K Stockwell 141 Huntington Road York YO31 8RU

7	A good appraisal, I thought.	At the north west corner, the boundary appears to include the modern office block standing there - that seems incongruous.	The office block is considered to be a negative factor within the conservation area (See page 19). It is in a highly visible location and any future redevelopment proposals should seek to improve this aspect.	Mr N Cryer 23 Hambleton Terrace York YO31 8JJ
8		Will the west side of the cycle/ex railway track up to Wigginton Road Bridge be retained? If it were to be removed, our outlook would be entirely different - we bought the house because of the front outlook.	This area is designated as open space and it is protected by policy GP7.	Jane Guyer 41 Hambleton Terrace York YO31 8JJ
9	Historical, environment and social qualities are adequately covered and hopefully will be adhered to.	More included is possible.	Noted.	Mrs F Dewar 126 Huntington Road York YO31 8RT
10	Your assessment is about right.	OK	No comment.	Mrs B Bailey 7 Hambleton Terrace York YO31 8JJ
11		It should enclose the entire swimming pool and playing fields.	The area has been reassessed and it is proposed to include the whole of the baths and its site within the conservation area	David Wood Motorcycles 25-26 Haley's Terrace York YO31 8SB 01904 633000
12	I do not know the correct name for the section of building I mention, but I consider it a pleasing architectural sight. The building looks onto Hambleton Terrace from approximately No. 5 to No. 40-45, looking across the cycle track west of Haxby road.	The factory building above has strength and dignity and I think deserves conserving.	Conservation area legislation seeks to protect areas of special quality, not usually individual buildings. All factory buildings have been assessed by English Heritage for listing. Other areas behind the frontage buildings have less integrity and buildings have been adapted.	Elizabeth Hartley 66 Rose Street York YO31 8JF
13	I am pleased that the old buildings are to be included, along with the railway bridge, clocks and trees. Including the cherry blossom trees along side the car park in Haley's Terrace.	Yes I think this area is good for conservation.	Support Noted	Ms V Parker 181 Haxby Road York YO31 8JL

14	I think it is a good area to become a conservation area, and hopefully any development around the area will be of good quality and in keeping with the existing properties. Particularly with the architecture of White Cross Villa.	Alright	Support Noted	Mr G Parker White Cross Villa 17 Haleys Terrace York YO31 8JL
15	1. The use of the JR Library is now in doubt? 2. The Rolls of Honour should be housed/displayed somewhere in the area or Nestle South development.	I would have liked the Rowntree Bowling Green to have been part of the scheme - even as an " appendix" - it is an amenity which ought to be preserved.	The library has recently been listed at grade 11. Any future proposals should take account of its special architectural and historic interest. This applies to the inside, outside and setting of the building.	Neil Moore 3 Acacia Grove Haxby York YO32 3ZU
16	Having read the leaflet on the appraisal of the Nestle Rowntree Factory conservation area, I would like to support the proposal to protect those buildings of special interest listed in the document. I am surprised that there is no mention of the Mille Crux sports facilities - this is both a beautiful open green parkland and an excellent sports ground, with mature trees lining the Foss. It is also another symbol of the Rowntree philosophy which provided lovely surroundings and local amenities for their workers and the local community.	I would like to see the conservation area include the bowling green and the rest of the Mille Crux grounds.	These areas are remote from the conservation area and they have a different character. They would be protected under several policies such as Green Belt, Open Space and Leisure.	Sue Draper sue@whiterosechiroprody.co.uk
17	The Dining Block might justify more explanation of its function in social/welfare terms for existing/retired employees and its later use as a dedicated training centre.	The Conservation Area should be extended westwards to include low-rise office buildings and perhaps Block 30, some of which have distinctive interiors. The triangular open area south of Block 30 should also be included.	Conservation area legislation seeks to protect areas of special quality, not usually individual buildings. All factory buildings have been assessed by English Heritage for listing. Other areas behind the frontage buildings have less integrity and buildings have been adapted	R. Healey 6 Howard Drive York YO30 5XB

18		Everything seems fine, I think White Cross Villa should be listed, I am 94 years old and have remembered all life. Many friends think so to.	The villa is considered to be of positive value to the area and it would be protected from demolition and unsuitable external alteration by being in the conservation area.	Miss Florence Blark 11 Kitchener Street York YO31 8RZ
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Consultee Responses

1	Thank you for seeking Yorkshire Forward's comments on the Nestle Rowntree Factory York Conservation Area Character Appraisal. However we do not have any comments to make.	No Comment	Yorkshire Forward
2	Thank you for forwarding us a copy of the above appraisal for comment. We would support, in principle, the recommendation that some of the most significant and best known buildings and features of The Nestle Rowntree Factory site should be conserved and, as such, the area be designated a new conservation area.	Support Noted	Yorkshire Tourist Board
3a	<p>Natural England welcome the process the City of York Council is taking in the Conservation Areas within the City of York and the thorough public consultation that is being undertaken throughout this process. We would recommend that consideration is given to sustainable sourcing of building material and a suitably worded objective within the Checklist be added to encourage sustainability in the sourcing of materials.</p> <p>Natural England believes that all development should be of a high quality design, not only in terms of aesthetics, but also in ways by which it incorporates the full range of sustainable development objectives, i.e., economic, social and environmental. The City of York Council may find the following documents useful in supporting the Conservation Area Character Appraisal process. We propose that development should be good enough to approve, not bad enough to refuse. The 'New Vernacular' approach advocates the development of new buildings that re-connect their design and construction with the environment. It promotes innovative, sustainable, high quality buildings that enhance local character and respect their context. The key principles of sustainable development are identified as:</p> <ol style="list-style-type: none"> 1. Energy 2. Materials 3. Flexibility 4. Quality 5. Environment 6. Community <p>For our publication 'Towards a New Vernacular' please see link below: http://www.countryside.gov.uk/Images/NVRReport%2014_tcm2-20906.pdf</p>	Comments are noted, though these issues are for consideration under the Nestle South Brief. The points raised in item 3c have all been considered within the existing appraisal (vistas, landscape etc)	Natural England

3b	<p>Natural England has also co-funded research by the Town and Country Planning Association, who have produced guidance on how to maximize the opportunities for biodiversity in the planning and design of sustainable communities. The guide takes the user through the design process, presenting a toolkit of best practice that can be tailored according to the scale of the development opportunity. For a PDF version of this guide please see link below: http://www.tcpa.org.uk/downloads/TCPA_biodiversity_guide_lowres.pdf Other useful guidance on sustainable building design includes Planning Policies for Sustainable Building – Guidance for Local Development Frameworks, which emphasizes the important role the planning process, has in raising environmental concerns at an early stage and the opportunity to influence design in reducing the environmental impact of the built environment. For a PDF version of this document please see link below: http://www.lga.gov.uk/download.asp?path=/Documents/Publication/planning%20policies%20complete.pdf.</p>		Natural England
3c	<p>We would recommend that considerations to access routes be included and a suitably worded objective within the checklist be added to ensure new development takes account of historic street patterns and built form whilst encouraging improved linkages and accessibility. The Conservation Area Character Appraisal should also ensure that valued views and vistas are protected and ensure the siting of new development takes these into account. The Conservation Area Character Appraisal process and the subsequent Supplementary Planning Document may also benefit from inclusion of the wider Landscape Character Assessment. Landscape Character Assessment provides a sound basis for guiding, informing and understanding the ability of any location to accommodate change and to make positive proposals for conserving, enhancing or regenerating change as planning proposals are developed. For further information please refer to Countryside Agency and Scottish Natural Heritage (2002) Landscape Character Assessment: Guidance for England and Scotland (CAX 84). This guidance document can be downloaded from the following link: http://www.countryside.gov.uk/Images/LCA_Guidance_tcm2-19316.pdf.</p>		
4a	<p>These comments on the Character Area Character Appraisal (CACA) are made on behalf of Nestle UK. Nestle UK accepts the general rationale for the designation of a Conservation Area but has concerns over a number of details.</p>	4a) Acceptance noted.	Nestle UK
4b	<p>Paragraph 2.4 White Cross Villa was also owned by Rowntree and used for many years as an office; the railings at the boundary of the property are similar to those around the factory complex due to this connection.</p>	4b) p4 para 2.4 has been amended to acknowledge this fact.	
4c	<p>Paragraph 4.2 It is understood that the listing of the Joseph Rowntree Library has been confirmed.</p>	4c) p12 para 4.2 has been amended accordingly.	
4d	<p>Paragraph 4.7 It will only be the trees in the Conservation Area that will be given a degree of protection, not all planting.</p>	4d) p12 para 4.7 has been amended to reflect this.	

4e	Paragraph 4.13 The western boundary of the Conservation Area should be aligned with the rear face of the Cream Block.	4e) the aerial view has been amended so that all images and plans correspond.	Nestle UK
4f	Paragraph 4.19 We do not agree that part of Building 86 (multi-storey office built within the last 40 years) should be included in the Conservation Area. It has very little architectural merit and would not make a positive contribution to the special character of the area. The inclusion of half of this building in the Conservation Area would be difficult to manage and may unreasonably constrain future improvements to the factory complex. We would urge the City Council to realign the Conservation Area boundary to run along the north of the ornamental garden to Haxby Road, perhaps including the main Haxby Road entrance. With this realignment any future development on the site of Building 86 could be adequately controlled as it would be assessed as affecting the setting of the Conservation Area -there would need to be a demonstrable argument that new development would enhance the overall setting of the Conservation Area.	4f) It is agreed that the office block (building 86) is of little architectural merit and it has been noted on p19 of the appraisal that the building is considered detrimental to the character and appearance of the area. The building has high visual presence within the area and is the focal point to the vista from Haley's Terrace. The building also fulfils a screening function for the areas behind. It is therefore important to have a high degree of control over this site in any future redevelopment proposals.	
4g	It is respectfully requested that those comments are taken into account and that the boundary is realigned before designation of the Conservation Area is confirmed.		
5	Thank you for inviting comments from CPRE on the above noted Character Appraisal. We have considered the document and commend it for approval.	Support Noted.	CPRE

6	<p>The York Civic Trust has examined the proposal for the designation of a small Conservation Area located between the Haxby Road railway bridge in the south, and to the north of the Haxby Road roundabout with its junction with Haley's Terrace. This is considered to be a well researched document which successfully justifies the designation of this area as a Conservation Area, and the York Civic Trust welcomes this initiative. The only point to note is that members felt that the whole of Yearsley Bridge Baths might be included and not just the southern facade. In support of this suggestion it was noted that the whole of the former Dining Block (and is now the Nuffield Hospital) lacks the qualities that might have been expected if that site had been designed as a Conservation Area at the time of it's conversion. With this suggestion, the York Civic Trust supports this proposal.</p>	<p>Support Noted. The area of the swimming pool has been reassessed and it is proposed to include the whole of the baths and its site within the conservation area.</p>	<p>York Civic Trust</p>
7	<p>I thank you for your letter of 5th October and the attached documents. These were submitted to the Parish Council last evening and were received with interest. The Parish Council wish to support the idea of this proposed conservation area. The Parish Council would like you to consider a view carefully suggested by this Council, many of whom are lifelong residents of the city. That is, that the Haxby Road facade be included as being of historical value to the city architectural heritage.</p>	<p>Support Noted. As the buildings along Haxby Road would be retained the facades would also be protected</p>	<p>Clifton (Without) Parish Council</p>
8a	<p>As you know, the Conservation Areas Advisory Panel received the draft Appraisal and proposal for the Nestle Rowntree conservation area at our meeting on 6 November. The Panel were very supportive of the document which they regarded as exemplary and a model for others which might follow. They also agreed largely with the proposed boundaries of the conservation area but had one amendment to suggest.</p>	<p>Support Noted. In response to comments the area has been reassessed and it is proposed to include the whole building and its site within the conservation area.</p>	<p>Conservation Areas Advisory Panel</p>
8b	<p>This is that the whole of the Yearsley Baths should be included within the conservation area and not just the frontage building (para. 4.18). It is not clear why the main building is being excluded, other than the comment in the draft to the effect that the main bulding was currently being rebuilt. Panel members consider there would be good reasons for including the whole building. The first is that the whole Baths has been nominated for inclusion on the List of Buildings of Local Interest and Importance. Those who nominated the building and who contributed to consultations on its renovation, agrued successfully for the retention of existing changing facilities which they valued. The fact that the List has not yet been adopted by the Council does not invalidate the Baths nomination for the List, and in fact their inclusion in the proposed conservation area would be compatible with the comment in para. 4.6 of the document that " the area can be used to protect unlisted buildings for local interest".</p>		
8c	<p>Lastly, over the years, there have been difficulties from time to time with planning applications affecting sites partly within conservation areas which have been divided by the inappropriate location of the conservation area boundary.</p>		
8d	<p>I apologise that this letter will be a little late for the consultation period for the Appraisal but hope it will be possible to act on our suggestion before the conservation area is finalised and adopted.</p>		