

**HESLINGTON CONSERVATION AREA APPRAISAL:
CONSULTATION DRAFT**

Summary

1. This report requests that a draft appraisal of the Heslington Conservation area is approved for public consultation. A copy of the appraisal is at **Annex A**.

Background

2. Heslington Conservation Area was designated in 1969 following the establishment of the new university campus in the area. The boundary of the conservation area was reviewed in 2004 and an extended boundary was approved in May of that year. Prior to the production of this appraisal the character of the conservation area had been summarized in a conservation statement within the City of York Draft Local Plan. In addition a Village Design Statement, produced by representatives of the local community, was approved for planning purposes in April 2004.
3. In 2007 the Secretary of State approved the outline planning application for the expansion of the university campus to the east of the village (Campus 3) and work is now progressing on site. At the time of the application it was perceived that the expansion of the university might bring additional pressures to bear on the conservation area. In order to assist in protecting the special character and appearance of the area in this changing context it was decided that a conservation area appraisal should be commissioned. The appraisal has been largely paid for through funding agreed in the Section 106 Agreement between the University and the City Council.
4. The appraisal offers an opportunity to re-assess the designated area and its boundaries and to evaluate and record its special interest. PPG 15 "Planning and the Historic Environment" 1994 section 4.4 states, "the more clearly the special architectural and historic interest that justifies designation is defined and recorded, the sounder will be the basis of local plan policies and development control decisions, as well as for the formulation of proposals for the preservation and enhancement of the character or appearance of an area". The appraisal should provide a basis for making sustainable decisions about the area through the development of management proposals.

5. The Heslington draft conservation area appraisal is attached at Annex A. The document has been researched and prepared by a firm of independent conservation consultants. The format and content of the report have been discussed with officers in the Design Conservation and Sustainable Development Section of the City Strategy Directorate.
6. If adopted the appraisal would form part of the review process incumbent on Local Authorities under section 69 of the Planning (Listed Buildings and Conservation Areas) Act. An important part of this process is a reassessment of the conservation area boundary.
7. Section 2 of the appraisal reviews the boundary of the conservation area. The recommendation is that the boundary changes which were reviewed and agreed in 2004 are still appropriate and should not be altered.
8. Sections 3-5 describe the context and development of the village and draw attention to factors which have contributed to the character of the village as it is today.
9. Sections 6-9 present a more detailed analysis of the area as it appears through three identifiable sub-areas: Heslington Lane/Main Street West; Main Street South; St Paul's Church and The School.
10. The final section contains suggestions which could be incorporated into a future management strategy.

Consultation

11. This report seeks approval for a consultation process to take place. If Members agree the draft appraisal, then a public consultation will be carried out based upon the methods used for other conservation areas. This would take place over a six week period as follows:
 - A letter to consultees including Conservation Area Advisory Panel, the Local Ward Member, Heslington Parish Council and appropriate amenity bodies (see list of consultees in Annex B).
 - A leaflet summarising the appraisal, with a tear-off comments slip, will be distributed to all properties within and surrounding the existing conservation area (approximately 500 households). The map in Annex C shows the existing Conservation Area boundary and suggested delivery area for the leaflet.
 - Copies of the appraisal document will be made available at the Council offices 9 St Leonard's Place, York Central Library, Fulford Library, the Council website and suitable local venues (subject to agreement).
 - It is proposed to hold a public drop-in/ exhibition of the appraisal before a Parish Council meeting, rather than a separate public meeting, followed by an agenda item on Heslington Parish Council meeting to be held on 17th February 2009. Posters promoting this will be posted in prominent locations

within the Parish.

- A press release will be sent to the York Press.

Options

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

Analysis

15. Unless any obvious omissions or inaccuracies can be identified within the draft document, or concerning the consultation process proposed, option 1 would allow the consultation process to start shortly after Christmas. Subsequently feedback from this process would 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 Heslington Conservation Area. 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. In compliance with the Councils risk management strategy. There are no risks associated with the recommendations of this report.

Recommendations

26. Members are asked to approve the draft Heslington Village Conservation Area Appraisal, as proposed in Annex A, for use as a consultation document. It is also requested that Members approve the consultation method proposed.

Reasons:

- (1) the document has been prepared in accordance with current guidance from English Heritage. It has adopted a rigorous approach to the assessment of the Heslington Conservation Area and as a consultation document it is clearly written and capable of being amended where required
- (2) 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 a set out in PPG 15 and also as described in the latest guidance documents from English Heritage
- (3) the proposed consultation process would be based on previous practice

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Design Conservation and
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Report
Approved



Date 11/12/08

Specialist Implications Officer(s) none

Wards Affected – Heslington (check)

All

For further information please contact the author of the report

Background Papers:

PPG 15 Planning Policy Guidance: Planning and the Historic Environment HMSO
1994

Guidance on conservation area appraisals - English Heritage 2006

Annexes

Annex A – Heslington Conservation Area Appraisal consultation draft

Annex B - list of consultees

Annex C – map showing consultation area