

**Report of the Assistant Director of Planning and Sustainable Development**

**HESLINGTON VILLAGE CONSERVATION AREA APPRAISAL:  
RESULTS OF CONSULTATION AND FINAL DRAFT FOR  
APPROVAL**

**Summary**

1. This report presents the results of a public consultation exercise on the draft Heslington Conservation Area Appraisal which includes a boundary review. The report recommends that, following minor revisions to the report, the document be adopted.

**Background**

2. A conservation area appraisal defines in detail the special architectural and historic interest of an area; by doing so it explains why an area is worthy of protection and it provides a clear basis on which to formulate and evaluate development proposals. An important aspect of the appraisal process is a review of the appropriateness of the existing boundary.
3. The draft appraisal was approved for consultation by Planning Committee on 23<sup>rd</sup> December 2008.

**Consultation**

4. The consultation exercise ran from 23<sup>rd</sup> January until 6<sup>th</sup> March 2009, a period of six weeks, and it was facilitated by the Community Planning team. Public consultation used the following methods:
  - a) Leaflets summarising the appraisal, with a tear-off comments slip, were distributed to all properties within and surrounding the existing conservation area, and outlying properties (approx 700 leaflets). The map in Annex B shows the existing Conservation Area boundary and delivery area for the leaflet.
  - b) Copies of the appraisal document were made available at the Council offices in St Leonard's Place and The Guildhall, Fulford and York Central Libraries, Heslington Post Office and Lord Deramore's School, as well as on the Council website.
  - c) A public drop-in/ exhibition of the appraisal was held, followed by discussion as an agenda item at Heslington Parish Council meeting on 17<sup>th</sup> February 2009.

d) 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 A).

e) A press release was sent to York Press.

20 replies were received representing a response rate of just less than 3%. Whilst this is a low response rate, it should be recognised that a high proportion of student residences were included in the delivery area. Many of the responses received were very detailed. The list of responses is recorded at Annex C alongside specific comments from officers.

## **Character**

5. Question 1 in the summary leaflet asked, **“In your opinion does Heslington have any other qualities not mentioned in this Character appraisal summary?”**
6. The rural charm, agricultural surroundings, the field in front of the church, mature trees, ancient footpaths and quiet village life were all noted as qualities of the village.
7. Annex C provides a full list of the comments received, along with the officer response. Some points of clarification were made, and the following additional issues were raised:
  - Speed and volume of traffic flows; the need for a traffic management plan
  - Need to control on street parking, and parking within the forecourt at Heslington Hall
  - Degradation of Dean’s Acre, the church and the graveyard by the link road between the existing University and the new Heslington East campus. The opening up of the rear view of the Science Park across Deans Acre will have a negative effect.
  - The village has become a banking centre for southern York; associated traffic, signage and ATM machines are negative factors
  - Negative effect of the advertising on the telephone kiosk and the quantity of BT poles
  - The village’s character is compromised by continual in-filling
  - Proposed changes to the roundabout by Heslington Hall, in particular the loss of the mature lime trees; need for replacement planting with mature specimens
  - Need to refer to forms of boundary treatment other than walls; hedges, fences and railings
  - Need to recognise that the village has different day time (described in 6.09) and night time (quiet, peaceful residential street) characteristics
  - Studentification is rapidly changing the character of the village.
8. Comments relating to the Heslington East development which would not affect the conservation area were considered outside the scope of the Appraisal.

9. It is proposed that points of clarification or correction will be incorporated into the text. Please see Annex C for a list of officer recommendations and proposed changes to the document.

### **Boundary**

10. Question 2 in the summary leaflet asked, “**Do you think the boundary for the Conservation Area is correct? If not, how do you think it should be changed?**”
11. Suggestions for further extensions to the conservation area included the Holmefield Lane development, The Crescent, the buffer zone between the school/ The Crescent and the new university development at Heslington East, all the green surrounding areas and fields, the sports field and play area. The built developments have been assessed in section 2 of the appraisal. That they are special in their own right would be acknowledged by additions to para 5.07 of the Appraisal (see Annex C). It is considered that they should be put forward as candidates for “local listing” in the future. The buffer zone, sports field and play area are outside the village envelope. Although they have an effect on the open setting of the village their qualities are not intrinsic to the architectural and historic character of the built up area. Green Belt status should protect these areas.
12. It is therefore proposed that the boundary remains unchanged.

### **Options**

13. Option 1 - Approve Heslington Conservation Area Appraisal with the changes suggested in Annex C of this report.
14. Option 2 - Approve Heslington Conservation Area Appraisal with further changes or fewer changes than proposed above.
15. Option 3 - Do not approve Heslington Conservation Area Appraisal and boundary review proposals.

### **Analysis**

16. Option 1 - All responses to the consultation were given full consideration and assessed in relation to government policy and English Heritage Guidance. The amendments set out in Annex C reflect the outcome of deliberations. With these amendments incorporated into the document it is considered that the appraisal would be a robust document, providing a sound basis for developing management proposals and also for making development decisions.
17. Option 2 - Proposals for minor changes could be incorporated into the document if they are supported by relevant arguments. Any proposals for further boundary changes should involve an additional period of consultation if they include areas not considered before. It is considered that the exercise so far has resulted in full consideration of the boundary.

18. Option 3 - Production of the appraisal, including the requirement for boundary review, is in accordance with national guidance on heritage protection. Approval of the document would assist the Authority in fulfilling its statutory obligations under Section 69 of the (Listed Building and Conservation Areas) Act 1990. We are unaware of any valid reasons to resist the appraisal.

### **Corporate Priorities**

19. The appraisal will 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.
20. The appraisal would contribute towards the Local Authority's statutory obligations with regard to conservation areas in their control.

### **Implications**

#### **Financial**

21. Production of the document will be met by existing budgets

#### **Human Resources (HR)**

22. No implications

#### **Equalities**

23. Different formats of the finished appraisal will be made available on request.

#### **Legal**

24. No further implications.

#### **Crime and Disorder**

25. No implications

#### **Information Technology (IT)**

26. No implications

#### **Property**

27. No implications

#### **Other**

28. No other implications

### **Risk Management**

29. There are no known risks associated with the report.

## Recommendations

30. Members are asked to approve, for planning purposes, Heslington Conservation Area Appraisal as proposed in Annex D and as amended by Annex C.

Reason:

The document is a thorough analysis of the character and appearance of the conservation area and it has been prepared in accordance with current guidance from English Heritage. As a document it is clearly written and accessible to a wide range of users. The consultation method and range accords with previous practice. Information and views of consultees have been carefully considered in the amendments proposed. The adoption of the document will assist with the formulation and determination of development proposals within the conservation area and adjacent to it.

## Contact Details

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Report Approved



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### Specialist Implications Officer(s)

There are no specialist implications

Wards Affected: Heslington

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 List of consultees  
Annex B Map showing conservation area boundary and area of public consultation  
Annex C Schedule of consultation responses with proposed amendments  
Annex D Consultation Draft Heslington Conservation Area Appraisal