

ANNEX C - Schedule of Consultation Responses to Heslington Conservation Area Appraisal with Proposed Amendments

Ref.	No.	Q1 - qualities not mentioned?	Q2 - boundary correct?	Officer response	Officer Recommendation/ Proposed Amendments
HCA1 Member of Public	1	Fully support the intention to protect the special character and appearance of the area at a time when there will be additional pressures arising from the dramatic growth of the university. However I cannot accept that an appraisal restricted to the pressures directly attributable to the expansion of the university will be of much value on its own. In addition to my comments on some of the issues raised in the report, I enclose an appendix concerned with factual errors in the draft appraisal and a second appendix proposing a change of name to that section of Main Street running west from Heslington Hall.		Comments welcome. The Appraisal has been carried out in accordance with EH guidelines and it covers broader issues than those relating to the current University expansion.	See corrections below.
	2	Traffic 2.01 Section 6.10 states that the road through Heslington carries a heavy volume of traffic and has visually disruptive calming chicanes and a clutter of street signs. What it does not say is that such a volume of traffic is totally inappropriate within a Conservation Area or that with the building of the new campus it will get much worse.		It is the intention of the Highways masterplan to intercept journeys at the periphery of the area and green travel plans are a requirement of any significant new development.	6.10 amend penultimate sentence to "heavy volume of traffic which has a <u>negative impact</u> on the street's character"
	3	2.02 The report speaks of the importance of the calm green spaces around the church and the school, seemingly ignorant of the fact that the university has already been given permission to divert the main traffic distributor across Dean's Acre and through the Science Park. I am aware that widespread public concern has forced the University to reconsider its plans. Whatever the final decision on Dean's Acre it seems inevitable that this area around the church or between the church and the school will be the main corridor for movement between the two campuses, carrying regular and very frequent trips by some (unspecified) form of 'people carrier', private cars, cycles and pedestrians for a split community of some 20,000 academic and support staff and students. These new traffic flows will be in addition to the full capacity use and peak time congestion along University Road, Field Lane and Main Street (West) and make a review of traffic flows in this area of York even more necessary.		These issues were addressed at the planning inquiry and an "on balance" decision was reached. The mitigation measures include expansion of the Grimston Bar facility, diversion of traffic away from University Road, increased public transport. Highways modelling shows that there would be no increase in traffic along University Road and Main Street West.	Traffic monitoring should become part of section 10 - Future Management Suggestions. Suggest amending 10.04" The heavy volume of through traffic through the village should be monitored and reduced in the long term. As well as causing excessive noise and pollution there is a problem with highway signage etc....
	4	2.03 I had imagined that the planning authorities would not approve a major expansion of the university before the introduction of radical measures to reduce traffic flows through the area. At the very least I expected some means of access to the new campus without impinging on the community of Badger Hill or the village of Heslington. I recognise that there are strong arguments against taking traffic directly off the A64 bypass but I hoped that it might be possible to take a spur off near to the Grimston Bar roundabout. There was talk some years ago of an 'intelligent bollard' at the west end of the village. Something like that is needed now.		Please see 3 above. Parking for the new campus will be in the expanded area at Grimston Bar so Badger Hill and the Village should be protected from the increase.	No change.
	5	3.01 Traffic is a major problem not only because of the excessively heavy use of the road through the village from Field Lane to Heslington Lane but also because of the impact of parking on the Main Street. As a consequence of the limitation of traffic in the city centre and the university's initial refusal to allow banking facilities on the campus, Heslington has become a banking centre for southern York and this brings traffic in to the village that is very disruptive to the resident community at all hours of the day and night.		The Highway Authority have an ongoing duty to carry out an annual survey of traffic flows, car park usage and parking in residential areas. If the pressure increases they must seek reduction/mitigation. Feasibility work would be subject to ongoing consultation.	No change.
	6	3.02 An extension of the 'respark' scheme is under consideration for parts of Hall Park, Main Street (South) and Walnut Close but it seems totally inappropriate that the on street parking opposite Hall Park should be free and unrestricted for 12 hours, making it primarily an extension of parking for the university. In my view staff at Heslington Hall and in the university generally should not expect to park in the immediate vicinity of their working place and parking should be strictly zoned in accordance with the direction of arrival so as to cut down movement through the campus and the village.		The consultation response for the recent "respark" scheme is currently being assessed. Response was v. good with resident support for the amendments. The proposed revisions to the "respark" scheme are considered to represent an acceptable balance between parties.	No change.
	7	3.03 Far from having the village provide free parking for the University staff and students in Hall Park and on Main Street, the University should be required to give up a major section of The Stables car-park to replace on-street parking outside the central banks, the shop and the post office in the village street. The importance of the attractive village setting to the University itself is not always given full weight.		The Stables area is private land and it cannot be acquired for other users. Having parking away from Main St would improve its character, though facilitating car-parking usually increases use.	No change.

8	Conservation 4.01 The west end of Heslington Main Street was included in the Conservation Area not only for the quality and historic significance of the buildings but also for the intervening green spaces, often enclosed behind high walls. In the early days of the university the village seemed to be of only peripheral interest to the Selby Planning Authority (they approved 6/7 banks in the Main Street) and we hoped that when we came into York there would be more determined efforts to retain the quality of this part of the Conservation Area. But it was not to be. Infill has taken away many of the intervening green spaces and the enclosing high walls have been punctured or demolished for new driveways and suburban garden walls. Though this is not an issue directly attributable to the growth of the university, I hope that in future the planning authority will protect the remaining unbuilt, green and treed areas throughout the Conservation Area.	The conservation area was designated in 1969 and there is no doubt that this has helped to protect the character of the buildings, spaces and views. In addition the area is "washed over" Green Belt. This should help protect the openness of the area.	No change. Policy protection should be sufficient, backed up by the recent Village Design Statement and eventually the Conservation Area Appraisal.
9	4.02 The appraisal acknowledges the importance of the agricultural surroundings to the quality of village life and speaks comfortingly of the active farm at the south end of the main street which provides physical linkage to the rural setting, ignoring the fact that most of the farm's acreage has been taken up for the new campus and that the farmer now has to work land miles away from the village.	Noted, though the new Campus is to the East of the village and the majority of views and connections out of the village will remain the same.	No change to document.
10	4.03 An appraisal of the state of the Conservation area could be of great value if influencing planning policies for the good of the village and to the advantage of the university. This it can do only if it takes a serious and informed look at the existing problems and pressures together with threats that are already apparent. I would like to see the appraisal serve as a vigorous reminder that it is the City Council's duty not only to protect but to enhance the Conservation area in their care.	Noted. Please see 8 above.	No change to document.
11	Factual errors - Most relate to the length of road running from the circulatory system outside Heslington Hall to Dalham house at the West End of the village. Section 7.03 for example speaks of the northern side of Heslington Lane as retained in residential use whilst the buildings on the southern side are now occupied by office uses associated with the university. In fact Heslington Lane starts at the very end of the village opposite Holmfield lane. Dalham House is the only part of the Conservation Area adjacent to it.	The Street Gazetteer is the official record and this accords with your comments.	Corrections to be made throughout the document to the street names , including a note on the listed building descriptions which are organized by address
12	Even if we correct the first error and substitute Main Street (West) for Heslington Lane, most of section 7.03 is still incomprehensible. It speaks of the northern side as being in residential use when half of its length, up to Spring Lane, is actually flanked by the boundary wall of Heslington Hall and its gardens.	Agreed. Text and map 8 to be amended.	Amend 7.03 second sentence "the northern side of Main St (west) is mostly retained in residential use, whilst some buildings on the southern side are occupied by uses associated with the University eg offices, chaplaincy and student residences. Map 8 to be amended to accord with above and orange key to be changed to signify "agricultural and horticultural" uses to better reflect the area of greenhouses behind Hes Hall.
13	This section of the appraisal also describes the buildings on the southern side as in office use. Admittedly the first building on the southern side, The Stables, houses university offices but the remaining three quarters of the street's length is almost entirely residential, including, as the text says, purpose built student accommodation.	As no 12 above.	7.03 to be amended as above. Map 8 to be altered also.
14	Section 7.12 identifies Eden's Court as being on Heslington Lane.	Noted	Correct 7.12 " The Eden's Court....south side of Main Street (west)."
15	Appendix B describes Hesketh Cottages, The Lodge and More House as on Heslington Lane too.	These mistakes derive from the original list descriptions dated 1966. These are the property of English Heritage.	DCMS to be notified and note to be appended to Appendix B.

	16	Plate 27 does at least describe the scene as Main Street but says it is the view west, whereas it is actually the view east towards Heslington Hall.		Noted.	Annotation to be amended to "View east along Main Street".
	17	Sydney Smith Street - We live in Main Street and this is by no means our first experience of the confusion caused by the concept of a main street with a 90 degree bend in the middle. Over the years we have had letters from the two local authorities (Selby and York) addressed to us on Field Lane, Windmill Lane, Heslington Lane, Main Street and Main Street (West)... (See letter on file).		Noted.	
	18	Main Street (West) does distinguish this part of the street from the other but it is surprising how few people can tell where the west is if the day is overcast. In any case (West) seems totally inappropriate in an English village. New York/ Boston, yes, Heslington, no! By lucky chance we have an excellent reason to bestow an entirely new name on this stretch of road. 2009 is the 200th anniversary of the arrival of the Rev Sydney Smith to live in Heslington, whilst he built his rectory at Foston. Yarburgh, Vanburgh and Deramore all have their names in the York street atlas, now is the chance to add Sydney Smith, one of the best, most enlightened, most influential and most enjoyable characters ever to have spent time in Heslington. He lived in the vicarage, which is noe More House, on the very road which would bear his name. i will gladly ask the locally based Sydney Smith Assn to provide more info about him if the City Council is inclined to consider this proposal.		Changing historic street names is not an easy process. The official Public Health Act procedures says that here has to be a good reason and 75% acceptance through public consultation. Owners of the affected properties would be responsible for the consequent changes to title deeds, land registry entries, statutory undertakers. It is a costly process for the Local Authority and for property owners. Although an interesting idea it is to be discouraged.	No change to the appraisal. Residents can contact CYC Land Charges section for further information.
HCA2 Member of Public	19	Dean's Acre is not mentioned except in the wider context of the area round the Church nor is the threat posed to Dean's Acre by the University expansion. The whole Conservation Area requires a serious effective traffic management plan.	Probably correct but could include The Crescent which is an interesting example of well designed council housing	The origin of Dean's Acre is not mentioned though the area is mentioned at 9.6 and again in map 12. The Crescent is special but not necessarily in its contribution to the particular character of the village. It is a candidate for consideration on a Local List which is being developed.	Add another sentence to 9.06. "It has been acknowledged that the measures will adversely affect the area (ref inspector's comments in Appendix C) and every effort should be made to reduce or eliminate this impact at the stage of detailed consideration".
HCA3 Member of Public	20	Lived in Heslington 20 years, worked here much longer. Think you have the Heslington situation the wrong way up. You are treating it as an issue of a beautiful and historic village threatened by 'inappropriate buildings', traffic and disfiguring signs. In fact, apart from Heslington Hall and a few recent archaeological findings (preserved by the University), Heslington has no buildings older than the 18th century. it is a nice village, but not exceptional - many small villages in North Yorkshire are equally worth preserving. Before the University came, Heslington was a small ex-feudal estate about to be swallowed up by the suburbs and supermarkets of York. At least it has been saved from that fate.		Disagree - the village is recognized as being of special architectural and historic interest and the Conservation Area Designation from 1966 has helped to protect its qualities. It is an asset to the University and used in its marketing material.	No change.
	21	Before the 1960's, the population of Heslington village was never more than a few hundred. The University is now expanding to 15,000 students - which means 30,000 on site when you allow for teaching, research, library, technical and secretarial staff, cleaners, porters, and the staff of the shops and business enterprises. Much of this activity goes on all year round - only the undergraduates keep terms. The University is a major York industry - and one which the City needs. Heslington village is not a pretty relic to be preserved - it is a living community. Unfortunately that means cars and public transport, temporary buildings as it expands, and route signs so that people can find their way from one place to another.		The positive economic impact the University has brought to the village is acknowledged at 8.03. There is a duty to seek preservation or enhancement. Expectation of the public realm are changing, not least in response to sustainability issues.	No change.
	22	Have I got this right? CYC has paid an independent firm of conservation consultants a sizeable fee to suggest means of 'conserving' a small village which virtually disappeared nearly half a century ago, at the cost of disrupting one of the City's main economic activities? Out of our Council tax?		No the report was paid for by the University. Measures should not disrupt the University's activities. They should benefit all who enjoy the area.	No change required.

HCA4 Member of Public	23	I moved to Heslington for the quality of life provided by the surrounding countryside, mature trees, green fields and nature, and the quiet village life. (Views of open fields and lack of noise has been eroded by building increased student accommodation near Holmefield and South Heslington estates.) There is birdsong, butterflies, squirrels and nature along the fields and ancient footpaths. I live in hope that these footpaths will not be tarmaced over or used as cycle paths, to retain their original character and that the trees and hedges will be preserved (Boss Lane and the back pathway in the opposite direction towards the Outgang and the back of Heslington village. I feel the green space in front of Heslington Church is akin to the village green found in many villages. It is intrinsic to the nature of the village and should not be altered in any way. It must be preserved.	Boundary should be altered to include Holmefield and South Heslington Housing estates (West Moor Lane) and all the green surrounding areas and fields, also the playing fields. No more building should take place on green spaces. I would like to be informed of progress.	The rural character of the pathways and the ambience of the open areas are drawn attention to in the document. Their qualities also form a significant part of the adopted Village Design Statement. Holmefield and The Crescent have been reviewed in Section 2 and it was decided that, while they were important developments in their own right, they do not contribute to the <u>special</u> character of the village. The village is "washed over" Green Belt and this should protect the outlying spaces. Conservation Area designation related to the "man-made" environment and built-up areas.	No change required.
HCA5 Member of Public	24	There was no mention of all the farms in Heslington and how they have all been there longer than all these newer student additions!	The boundary is OK but there has been no thought into the local farms and country roads, keeping students from ruining those.	Please see section 5.	No change.
HCA6 CPRE	25	Gives a detailed commentary on the conservation area and buildings in the village. Given the on-going extension to the University and possible pressures on Heslington associated with the significant increase in student and staff numbers it is reassuring that this comprehensive document has been produced. we would support adoption of the document. May we request a copy of the document for our records.		Comments welcomed.	Copy of final document to be sent to CPRE, subject to its approval.
HCA7 Member of Public	26	This appraisal is exhaustive and accurate in its descriptive qualities but fails to give a steer to planners regarding the points of great vulnerability to degradation that Heslington is liable to suffer. These vulnerabilities come from an inadequate piecemeal approach by CYC to traffic problems, an unwillingness (or inability) to control parking and car use, a failure to prioritise pedestrians or their safety and a failure to present a considered overview; safety for cyclists in the area is also largely ignored. In this context the considerable degradation of Dean's Acre, the church and graveyard contemplated by the University in order to push through the link road should have been an absolute and central issue of this report which, in conservation terms, is clearly an abomination. If nothing else, conservation cannot be achieved unless it is a defence against an ill-judged road system and traffic grid-lock, yet the tyranny of vehicular traffic is not addressed in any adequate way in this report.		An appraisal characterizes the area at a particular time. The document does include references to the approved scheme of mitigation which was debated at the Public inquiry. Please see no 19 above for suggested amendments to 9.06 and also notes no 2-7.	Amend as suggested in 9.06 at no 19 above and no 102 below
	27	Section 10 is therefore particularly weak and should be considerably revised. There is little point in admiring an 18th/19thC village's buildings and history whilst, degrading it with traffic (or pretending that it isn't an issue) - it is THE issue on which conservation pivots in Heslington.		Please see above and also suggested amendments to 10.4	As in 10.04.
HCA8 Member of Public	28	What is the point of all this when the University ignores everything and everybody and does what it likes. The litter and bottles left by students is disgusting.	The area should include The Crescent. These houses were built at the end of the war for farm labourers to replace condemned cottages. They were the first houses in the village to have modern conveniences as sewerage wasn't laid to the village until a few years later. Hall Park was built later.	The University brings economic benefits to the village and helps to preserve some of its most valued buildings. Unfortunately increased activity usually brings negative impacts as well and the VDS and the Cons Area Appraisal should help to limit these. Please see no 19 for comment on the Crescent.	No change.

HCA9 Member of Public	29	I would like to see the closure of Main Street South to all traffic except residents and parking restrictions extending along School Lane.		Please see note at no 6 above.	No change.
HCA10 Heslington Parish Council	30	At this meeting the consensual overview was that, excepting the errors largely of detail noted below which should be corrected in the final version, one of the objects of the Appraisal - the description of the conservation area - is exhaustive and accurate. It is to be hoped that the value that the Appraisal attaches to the historic context, the individual buildings, the layout of the village within its green open spaces and verges will be appreciated by future planners.		If approved the document will guide policy and planning decisions.	No change.
	31	HPC however felt that the Appraisal never addressed its other function; that of showing any understanding of "the perceived pressures that may result from [the University's] expansion" – nor does it adequately give any positive steer towards its other objective to "assist in protecting the special character and appearance of the area in this changing context". With one exception, the vulnerability of Heslington is not largely to its listed buildings (or other historically interesting buildings – which the Appraisal makes gestures of appreciation toward but does not – and should – name) but to the fact that this 18 / 19thC rural village is compromised through continual in-filling and the ubiquity of vehicular traffic.		The Appraisal has been carried out using English Heritage's Guidance Document on Conservation Area Appraisals. It is an assessment of what makes a place significant and it draws upon an understanding of the area. It is a base-line document from which a "management plan" can be developed. It should also influence future policy formulation. The document draws attention to vulnerable areas but it cannot go further than this.	No change.
	32	HPC therefore took the view that the Appraisal should have noted the inadequate piecemeal approach by CYC to Heslington's traffic problems; its unwillingness (and confessed inability) to provide wardens to control illegal parking; the slow pace of its recognition of safety for cyclists and its slowness in formulating any plans for the area that would give safety and priority to pedestrians above cars. When the University has fully developed its new campus there will be an additional 15,000 pedestrians in the area which will give Heslington a total footfall to rival Coney Street on a Saturday afternoon. Even now, as Heslington's Vicar, Nancy Eckersley, observed at a recent Community Forum meeting, the only time of safety to cross Field Lane between the Church and the Schools at peak times is when there is gridlock. None of this is noted or addressed by the Appraisal.		The Appraisal draws attention to the traffic problems. It cannot solve them. Please see section 10 for future management suggestions. Please also see notes 2-7 explaining Highway duties and initiatives in and around the village.	Para 10.04 to be expanded as in no 3 above.
	33	In addition, relating to traffic matters, HPC continues to advise that CYC should, in accordance with the VDS proposal 10.1 (page 20), implement alternative ways of controlling the speed and volume of traffic using Main Street West that do not use chicanes and that are visually more attractive and in keeping with the fundamentals of a conservation area; see Faber Maunsell, Heslington Traffic Calming Study for City of York Council, (Draft Report Rev. 2, June 2002). The implementation of the proposals in this report would reduce signage, road markings and visual clutter. It is to be regretted that this solution to this blight in the conservation area has not been acknowledged or recommended in the Appraisal. Similarly, HPC notes that the Appraisal is regrettably silent regarding the use by the University of the forecourt in front of Heslington Hall as an ad hoc car park which constitutes yet another traffic blight in the conservation area.		In addition to comments above we note your comments re the effect of the parking on the forecourt of Heslington Hall.	Suggest adding another point " 7.14 The forecourt of Heslington Hall is dominated by car parking. The setting of this grade 1 listed building would be much improved if this was removed."
	34	There is also one highly important listed building which is highly vulnerable and which will be severely compromised by the University's development should it progress along the lines granted at the Public Inquiry. This is the Church – along with the churchyard and its surrounding green spaces which will be forced to endure a fully functional two-directional road, sufficient in size to take FTR's and Science Park delivery lorries – in addition to the University's transit buses and the normal traffic that uses Field Land. There is a virtually unanimous local view that the access link road through Dean's Acre should not go ahead and that perhaps an alternative down Windmill Lane and through the carpark at Smith and Nephew's building should be used – which was, indeed, at one early point proposed by the University itself (as "scenario 4") and mysteriously dropped (no doubt under pressure from Smith and Nephew).		The detrimental impact of the mitigation measures close to the Church have been recognized in the report and the "on balance" decision of the Inspector is quoted in Appendix C.	Add another sentence to 9.06."It has been acknowledged that the measures will adversely affect the area (ref inspector's comments in Appendix C) and every effort should be made to reduce or eliminate the impact at the stage of detailed consideration."

35	It is a great pity indeed that the Appraisal does not choose to defend the Church and its environs which the HPC contends should be a major point of both its principle and duty. HPC notes that the Appraisal is courageous in its condemnation of existing failures or monstrosities perpetrated in the past by the University (e.g.. the Norwegian Study Centre and the Science Park) but is timid to the point of impotence in its refusal to criticize the future vandalism that the University is very likely to impose on the Church in particular and thereby the village in general.	Planning approval has been granted subject to the mitigation measures mentioned in the report.	Please see 34 above.
36	Para. 2.07 the last line should read "...east side of University Road." –not west.	Correction noted.	2.07 last sentence to be amended "the east side of University Road"
37	Para. 5.05 the second sentence makes no sense and requires rewording.	Agreed.	5.05 reword second sentence "Other buildings in the vicinity of the Hall were gradually converted to suit the University's purposes."
38	Para. 7.03 line 4 – should read..." whilst some buildings.." not "the" which is too exclusive.	Agreed.	Amend 7.03 second sentence "The northern side of Main Street (west) is mostly retained in residential use, whilst some buildings on the southern side are occupied by uses associated with the university (offices, chaplaincy and student residences)."
39	Para. 7.11 The parked cars alongside the boundary wall of Heslington Hall are a negative factor.	Agreed.	To 7.11 add "The parked cars alongside the boundary wall of Heslington Hall are also a negative
40	Para 8.03 Is there a chapel in Main Street South??	The meeting hall is a former chapel.	Amend 8.03 3rd sentence "include a meeting hall (the former chapel), and a Scout Hut."
41	Para 8.06 Final sentence. The word "views" is duplicated. There is also an open view to the east from the south end of Main Street.	Agreed.	Amend 8.06 last sentence "Within the area views are..."
42	Para 8.10 The restrictions on parking in the north section of Main Street are frequently ignored which creates a street scene dominated by cars. This is a severe negative factor on weekdays and must be mentioned in the document.	To acknowledge.	8.10 add to second sentence "Street, though these restrictions are not always observed and they appear to be unpoliced."
43	Para 8.11 The modern building of the HSBC Bank should also be included as a negative factor due to its inappropriate design and brickwork. Also the ATM now installed at the front of the Lloyds Bank building is totally inappropriate.	Agreed though the scale of the building mitigates its impact on the streetscene.	No change.
44	Para. 8.12 The negative effect of the quantity of BT poles needs mentioning and the garish advertisements on the side of the BT telephone kiosk also need mentioning.	Agreed though this cannot be controlled through planning policies.	Add 8.12 "the quantity of BT poles seems excessive and the advertising on the telephone box detracts from the area."
45	Para 9.04 Reword sentence 2 as follows:- The churchyard, the church field, with mixed mature and younger trees, and the sweeping open ground surrounding the church, provide a significant...	Agreed.	9.04 amend sentence 2 "The churchyard, the church field, with mixed mature and younger trees, and the sweeping"
46	and add to the end of this paragraph :- There is also an important view from the school playing fields and from Field Lane out towards and past the new buildings of Heslington East campus. This open area also forms an open setting for the eastern approach to the village.	Agreed.	Add new sentence to 9.04.
47	Para 9.07 Add to the end of this paragraph – There is a danger of making this area considerably worse with the need to give traffic guidance and control to the large number of pedestrians and cyclists who may use Field Lane to move from one campus to the other as well as the motor vehicles which continue to use Field Lane and the parents dropping children off at the school.	Any works of alteration should be the subject of scrutiny to limit impacts and hopefully achieve a betterment. Sections 10.8 & 10.9 cover this issue.	Expand 9.06 as in no 34 above.
48	Para 10 Future Management suggestions	No comment.	No comment required.

49	Para 10.04 The yellow lines in a conservation area should be narrow yellow lines and not the standard wide lines. The 12 hour parking restriction to the area alongside the Heslington Hall wall on Main Street West should be changed to 1 or 2 hour restriction which will prevent the area from being permanently full of University sourced cars throughout the daytime.	Narrow primrose (not bright yellow) lines can be used without a traffic regulation order. 10.4 should cover this in general. The "respark" scheme is being reviewed at present and these recommendations will be passed on to the Highways team.	7.11 to be amended as in no 39 above.
50	Para 10.05 Add - A number of members of the Parish Council have expressed strong opposition to the changes proposed to the roundabout by Heslington Hall and in particular the loss of any of the mature lime trees which are very significant at the entrance to the village. In the event that any trees are removed not only in this area but anywhere in the village, HPC emphatically request that they are replaced as soon as possible and with mature specimens 5-10 years old, depending on species. Similarly, should mature hedges be removed or re-sited as part of the development of campus 3, they should also be quickly replaced with semi-mature stock.	The planning approval includes changes in this area; however the details of the scheme and required replacement planting will be controlled through conditions at the detailed development stage. The Countryside Officer and the Landscape Architect will be fully involved in the detailed design of these areas.	Mentioned already in 10.06. And 9.06 to be amended as in 19 above.
51	Para 10.06 Add – The traffic alleviation measures must also be designed to prevent any spoliation of the Church Field by excessive pedestrian use as a short cut.	Comment as above.	No change.
52	Para 10.08 Add – careful consideration should also be given to the planting of dense shrubs as well as trees to hide and soften the impact of any new road link when looking East from the churchyard without blocking the view of the church when approaching from the east along Field Lane.	The conservation area appraisal cannot specify a scheme. Screening will be carefully considered as part of the detailed design in this area.	No change.
53	Para 10.11 The existing signage of Barclays Bank and Lloyds Bank including the ATM at Lloyds Bank are a significant detriment to the area and this should be stated clearly.	Agreed.	10.11 amend 2nd sentence "Some of the existing signage and shop-fronts, including ATMs, are considered inappropriate in a village context. An improvement....."
54	New Para 10.12 The open area between the school and The Crescent to the west and the new University development to the East is vital to the setting of the conservation area. After completion of the landscaping work to this area it should be included as part of the conservation area.	This suggests a further change to the boundary which would require additional consultation. It is important in terms of the village setting but it is part of the open area rather than the historic village development. Therefore the Green Belt designation is the appropriate protection.	No change
55	Map 8 The buildings behind Dalham House are not residential – they are University maintenance department buildings. Also should not Eden Court be coloured as 'Education' rather than Residential.	Agreed.	Map 8 area behind Dalham House to signify University use. Key also to be clarified i.e. "Residential (including student residences and care home)". Also orange key to read "agricultural and horticultural".
56	Map 9 The Lloyds Bank building does not make a positive contribution.	Agreed.	Blue to be omitted from this building on Map 9. So it reads as neutral.
57	Map 10 There are long distance views east from the Main Street/ Low lane junction. Also southwest from the Main Street west / Holmfield Lane junction across the playing fields.	Agreed.	Arrows to be added to map 10 as specified.
58	Map 11 The HSBC building must surely be negative.	The size and scale of the building reduce its negative impact. In terms of conservation area legislation neutral is the usual classification.	No change.

HCA11 Member of Public	59	The old footpath should be opened from Boss Lane to Butcher Row & Main Street	This is the line of a historic footpath. Its status is currently under investigation . PROW have received a "definitive map modification order application" and this will be determined as resources allow.	No change to document at present.
HCA12 Member of Public	60	I note that the CA appraisal has been brought about as a result of pressures possible from the development of Campus 3 which will result in the Village being surrounded on 3 sides by University Campus. I believe that the Crescent should be included in the Conservation Area as it, despite being "untypical of the grain of the central village area", is an essential part of the village as it has evolved and should be accorded the protection of inclusion to try to reduce the ill effects on the whole village of studentification.	The criteria for inclusion in the conservation area is that the "area should be special". The historic village core sets the standard at Heslington. This was fully considered at section 2. It is proposed that the scheme should go the Local List which is being developed.	No change. Suggest inclusion on local list - CO Sandra Duffill.
HCA13 Member of Public	61	I agree with the submissions made by Heslington Village Trust and the Parish Council. I would like to stress the following:	Noted.	No change.
	62	7.11 The cars permanently parked during the day alongside Heslington Hall wall are a very negative factor.	Agreed.	7.11 to be amended as in 39 above.
	63	7.14 The cars and white vans parked in the courtyard at the front of Heslington Hall area very negative factor affecting our finest building.	Agreed.	Additional point to be added to 7.14 as in 33 above.
	64	8.10 The dominance of Main Street South by parked cars during daytime is very negative.	Noted in 8.10. This is being considered as part of the review of residential parking currently being undertaken.	No change.
	65	8.11 The ATM at Lloyds bank with its garish surround is very negative indeed..	Agreed.	Amendments to 10.11 as in 53 above.
	66	9.07 The opening up of the rear view of the science park across Deans Acre is startlingly negative.	This is acknowledged in the appraisal where the Inspectors comments are quoted at Appendix C.	9.06 to be amplified as in no 19 above.
	67	Thus future management suggestions must include: 1. Finding a way of keeping illegally parked cars out of Main Street south and out of School Lane. 2. Restricting the parking hours for the section alongside Heslington Hall wall on Main Street West. This may help alleviating the problems in 1 above. 3. Protecting the Church field from overuse by pedestrians en route around the University. 4. The planting of dense shrubs as well as conifers to hide the back view of the Science park and with deciduous trees also along the South side of any planting 5. The Conservation Area boundary should be extended to include the 'buffer zone' area between the school and the new University campus.	The negative impact of parking in <ain St is noted in the appraisal. The effect of parking adjacent to Heslington Hall wall will be included. The "respark" scheme is being reviewed at the moment. Please see no 54 above for "buffer zone area". The natural boundary of the built-up area is behind the school grounds. Green Belt protection is afforded to the open space or "buffer zone".	7.11 and 9.06 to be amended. Please refer to no 39 & no 19 above.

HCA14 Conservation Area Advisory Panel	68	The Conservation Areas Advisory Panel considered the draft Conservation Area Appraisal for Heslington at its meeting on 3rd March. The following are their comments on the document.	Noted.	No change.
	69	General comments Page 2, para.1.03: Should it be made clear that although the Appraisal has been funded by the University, and was carried out in the wake of the Public Enquiry into the Campus 3 application, it is intended to benefit not just the University's interests but those of the village as well. Such a limited purpose might be suggested by the unqualified acceptance in this paragraph and paragraphs 7.13, 9.06 and 10.06 that the traffic mitigation measures approved in the outline permission will have an impact on the conservation area regardless of the objections of the villagers.	The report has been written in accordance with EH's guidelines. Para 1.03 recognises the negative impact and refers to the Inspector's decision letter.	9.06 should be expanded as in no 19 above. 10.04 to be amended as in no 3 above.
	70	Page 5, para.2.10: The Panel agreed with the recommendation that the existing boundaries of the conservation area are appropriate and should not be altered.	Noted.	No change.
	71	Pages 22,23: Future Management Suggestions 1. Para.10.01: should there not be a summary 'suggestion' concluding that all aspects of the village identified in this Appraisal as characteristic or important should be subject to measures designed to enhance its character and appearance.	Agreed.	10.01 replace sentence with " The following issues should form the basis for a management plan for the village. However all aspects of the village identified in the appraisal should be subject to measures for preservation or enhancement."
	72	2. Following on from the 1. above, should there not be a 'suggestion' that the guidelines of the Village Design Statement (VDS) should be taken into account when applications in the village are considered?	Agreed.	Add sentence to end of 1.02 The guidelines in the VDS should be followed alongside the findings of this Appraisal."
	73	3. VDS guidelines could be used as the basis of more comprehensive 'Future Management Suggestions' as listed below?	Do not think that the VDS guidelines should be duplicated in the Appraisal. The consultants have taken account of the VDS in appraising the village.	As above 72.
	74	3.1. Uses: there are paragraphs (7.03, 8.03, and 9.03) in all three defined sub-areas which describe current uses. In the VDS, 9.1.1, 2, 3 set out Planning Guidelines for Uses in the conservation area.	As above.	No change.
	75	3.2. Qualities of buildings: are the subject of paragraphs in each of the sub-areas (7.02, 04; 8.05 and 09; and 9.03). The same aspect is the subject of guidelines in the VDS in 3.4.3 on page 10, and 4.1.4, 6 and 7 on page 14.	As above.	No change.
	76	3.3. Spaces and Views: are identified in each of the sub-area descriptions.	As above.	No change.
	77	Spaces: there are VDS guidelines at 3.2.2 and 7 on pages 8 and 9.	As above.	No change.
	78	Views: are identified in paragraphs 6.02, 6.04, 6.07, 6.08; 7.08; 8.06; and 9.04. VDS guidelines for Views are at 3.2.6 on page 8; 4.1.3 on page14; and 6.1.1 (iii) on page 15.	Two views to be added.	Map 10 to be amended to include views east from end of Main St (south) and south from junction with Holmefield Lane.
	79	Gardens: provide important pockets of Space and are mentioned in paragraphs 6.03, 06 and 7.07, and should be included in the Main Street South sub-area (see note d) below): VDS guidelines for gardens are in 3.2.5 on page 8, and 9.1.4 on page 19.	8.08 notes the contribution of the walled garden to the street scene in Main St south and 6.03 note the general contribution of gardens to village character.	No change.
	80	3.4. Soft Landscaping: the importance of grass verges, trees and hedges is referred to in numerous places throughout the Appraisal (some egs. paragraphs 6.10, 11; 7.08, 09; 8.02, 8.08; 9.05). VDS guidelines are in 3.2.3 and 8 on pages 8 and 9.	As 73 above.	No change.
	81	3.5. Neutral and Negative Features: several are identified in each sub-area. The VDS includes Relevant guidelines as follows Lighting columns (10.03); the VDS guideline at 11.1.1.2 on page 21. Highway signage, traffic calming, road markings (10.04); VDS guidelines at 10.1 and 11.1.1.1on pages 20 and 21. Impact of University expansion (10.06, 07, 08); VDS guidelines at 6.1 on page 15. Bus shelters (10.09); VDS guideline 11.1.1.4 on page 21. Business signage (10.11); VDS guideline 11.1.1.4 on page 21.	As above.	No change.

82	4. Other Structures on page 15 refers in paragraph 7.06 to the boundary wall of the Heslington Hall garden: boundary walls are also referred to in paragraphs 6.05; 7.02, 06 and 08. Reference to other forms of boundary treatment (e.g.. hedges, fences or railings) is absent. (See note d) below)	Contribution of green boundaries mentioned in 8.08 & 9.05 & 6.11.	No change.
83	Textual comments a) Page 9, para.5.0: is there any archaeology associated with the "outline of the earlier church"?	Unknown.	Consult archaeologist.
84	b) Page10, para.5.05: "other building further university purposes" is presumably a garble or typographical error.	Agreed clarification necessary.	Amend as in no 37 above.
85	c) Page 18, para.8.04: is it appropriate to describe the architectural quality of some of the historic buildings in the village as "remarkable"? Suggest "notable" would be better. By what means are Little Hall and Manor House "screened" from the street? Suggest the means of screening e.g.. gardens, trees, hedges, walls should be stipulated since they will be important to the character of the area. What is meant by "the paddock" in the last sentence? Clarification needed.	Agreed "notable" better . And Screening to be specified. The farming land in the centre of the village is used primarily as paddock.	8.04 Change "remarkable" to "notable" in first sentence. 2nd sentence alter " are set back and screened <u>by high walls and gates</u> from the street" Last sentence amend "and storage sheds overlooking the paddock <u>in the centre of the village</u> are located...."
86	d) Page 18, paras.8.06, 07: there is no mention of the gardens and borders along houses frontages which are an important characteristic of this part of the conservation area.	These are mentioned in 8.08 and also in section 6 on general character.	No change.
87	e) Page 18, paras.8.08: no mention is made of hedges.	Hedges mentioned at end of 8.08 and also in 9.05 and 6.11.	No change.
88	f) Page 20, para.9.03: it might be helpful if it is stated that "the font is located outside, immediately to the north of the church", since this is not the place a font would normally be found.	Agreed. Clarification necessary.	Amend 2nd sentence "...as is the font which is located outside the church immediately to the north."
89	g) Page 21, para. 9.04: Besides the reference to the view towards the church from Field Lane, suggest reference is included to the "classic view" of the Church in its setting of green space bounded by trees from Main Street south. It is still there even if it will be lost to the new University link road.	This view is marked on map 10 with an additional long distance view from further SW.	Para 9.04 to be amended as in no 45 above.
HCA15	90 Support comments and factual errors submitted by Heslington Parish Council.	Noted	Amendments suggested above.
Heslington Village Trust	91 Chapter 1. No comments	Noted.	No change.
	92 2.09 Should reconsider The Crescent, which the VDS identified as a good example of a certain type of Social housing that retains a remarkable degree of design integrity, despite the addition of No.9, which the Trust vigorously opposed as contributing to the loss of symmetry.	Boundary fully considered in section 2. Suggest local listing for The Crescent. Please see no 60 above.	
	93 2.10 From the time of the very first proposals for Heslington East, all parties agreed on the need for a buffer zone, separating the campus from the west side of the village. In order to protect the aspect from the west of the village, the buffer zone should be included within the Conservation Area, requiring an amendment to the boundary.	The buffer zone is protected through Green Belt status. The boundary behind the school grounds has historic significance to the built up area. please see no 54.	No change.
	94 Chapters 3, 4 and 5. No comments.	Noted.	No change.
	95 6.09 The Appraisal needs to recognise that the village has a daytime character (that described in 6.09) which is very different from its night time character. Then, when the cars and pedestrians have gone and the banks and shops closed, it reverts to a very quiet, peaceful residential street. What this does is throw into stark relief the adverse impact on the village of the traffic and parking problems generated by the University, science Park and the banks, all of which will become significantly worse with the development of Heslington East.	Noted.	After first sentence of 6.09 add "At night-time, when the shops and banks are closed, the area reverts to a peaceful village street."
	96 7.11 The cars parked adjacent to the wall on the north side of Heslington Lane are a negative factor.	Noted.	Please see no 39 above.
	97 8.06 There is an important and characteristic view out of the village from the south end of Main Street looking east.	Noted.	View to be marked on map 10.

98	8.10 This is wrong; during weekdays parked cars (which generally ignore restrictions) are a significant negative factor along the full length of Main Street. On the most southerly stretch leading up to Common Lane, double yellow lines have been introduced which should prevent parking on the grass verges (but only if properly policed). NB. The Appraisal should mention the importance of policing of parking in order to reduce the negative impact of parking that ignores the restrictions.	Acknowledged above.	Please see no 39 above and no 42 above.
99	8.11 The bank buildings generally represent either a negative factor (HSBC, Barclays) or a neutral factor (Lloyds), although the latter has a particularly garish green illuminated surround to its' ATM which is a very negative factor.	These could have been designed more sensitively. However the relative scale of the buildings reduces their impact in the overall streetscene.	10.11 amended re ATM as in no 53 above.
100	New 8.12 The negative impact of telegraph poles must be mentioned not least because attempts are made periodically to introduce new ones.	Noted.	Add note in 8.12 as in no 44 above.
101	9.04 This should include the importance of retaining all the large mature trees in this area, and also include Dean's Acre.	Unfortunately the planning approval means that this cannot be required.	9.06 to be amended as in no 19 above.
102	9.06 This should be expanded to include that on gifting Dean's Acre to the University, Dean Milner White kept in place Lord Deramore's Covenant on the land preventing any development, in order to preserve the view and setting of the church and Heslington Hall from the west. This Covenant has been ignored by the University, to its' shame, but it is a relevant fact to mention.	Add info.	9.06 amend first sentence "... church, known as Dean's Acre, was gifted to the University with a Covenant intended to protect the setting and views of the Church. The area is highly valued in this respect. The land...." also add note in no 19 above to end of para.
103	9.07 The Trust concurs with the PC's amendment.	Noted.	No change.
104	Chapter 10 - future management suggestions. The general tone here is rather weak - a little more fire and conviction would help reinforce the impact and validity of this Appraisal.	This chapter is normally not included as part of a Conservation area Appraisal. The points should form part of a Management Plan.	Please see suggested amendments to 10.01 as in no 71 above. 10.04 and 10.11 should also be amended as in no 3 and no 53 above.
105	10.03 One wonders if the authors visited the village at night (see item 6.09)? All the street lighting in Main Street South and Low Lane is not the usual unattractive sodium orange/white lighting, but white light, originally mercury, now fluorescent. This was a change in policy for Heslington in the mid 1960's, promoted and paid for by the Trust, and perpetuated to this day on the insistence of the Trust. It has a hugely beneficial affect on the night time character of the village, and must be stressed in the Appraisal, and maintained.	Noted.	10.03 suggest adding " as already promoted by the Village Trust" at end.
106	10.04 As is now common practice, any yellow lines in the Conservation Area should be narrow, not the standard width. The parking restriction along Heslington Hall wall in Main Street West should be reduced from 12 to 1 or 2 hours, preventing it from being used as all day parking by University and Science Park staff. CYC should implement alternative ways of controlling the speed and volume of traffic using Main Street West that avoid the use of chicanes and that are more attractive and appropriate to a Conservation area. the implementation of the proposals in the Faber Maunsell 'Heslington Traffic Calming Study' for the City of York Council (Draft Report Rev 2, June 2002) would reduce the blight caused by the signage, road markings and visual clutter. The Appraisal should acknowledge this study, and recommend the adoption of Faber Maunsells proposals.	The Faber Maunsell proposals are currently under review, as is the "residential parking "scheme".	Please refer to suggested changes in 6.09 (no 2above) 7.11 (no 33) 8.10(no42) and 10.04 (no 3).
107	10.05 The proposed alterations to the roundabout by Heslington Hall have proved very contentious, not least because they necessitate the loss of several mature trees that help to create a very impressive and significant entrance to the village. Any trees that have to be removed must be replaced by semi-mature specimens as part of the engineering and landscape works. this should also apply to any trees or hedgerows removed as part of the development of Heslington East.	The detailed scheme design will be subject to conditions and the CYC Countryside Officer and the Landscape Architect will be fully involved at this stage.	Please refer to 10.06 & 10.07 and changes proposed for 9.06 as in 19 above.
108	10.06 The Draft says the link road across dean's Acre 'may' affect the setting etc. This is wrong and misleading; it 'will' affect the setting etc, and the Appraisal should say so. We also fail to see how detailed design and soft landscaping can enhance and protect the setting of the church from the visual impact of the dual lane highway with street lights and signage crossing right in front of it.	Agreed. The Planning approval has been given.	9.06 has been expanded as in no 19 above. Alter 10.06 1st sentence " measures, will affect the setting..."
109	10.07 A small point, but they are 'alterations' to University Road, not 'rationalisations'.	Agreed.	10.07 change 1st sentence "...for the alteration of University Road..."

	110	10.08 The Trust concurs with the PC's views.	Noted.	No change.
	111	10.10 This is an example of the authors lack of conviction. The Trust considers that the Appraisal should 'strongly recommend..... Article 4(2) for the Conservation area, not the much weaker 'consideration should be given etc'.	Agreed. Measures must be subject to general agreement through consultation so caution required.	10.10 suggest omitting "to the possibility." in 1st sentence.
	112	10.11 Since the authors visited Heslington, Lloyds Bank has introduced a bright green illuminated surround to its ATM, creating a precedent other banks may well take advantage of. The Appraisal need to be much more robust in it's comments on the adverse impact of illuminated signs, which are most noticeable at night (see 6.09 and 10.03).	Noted.	10.11 has been amended as in no 53 above. CYC enforcement team to look into the issue.
	113	New 10.11 The parking of vehicles in the courtyard of the Grade 1 listed Heslington Hall is a negative factor.	Agreed.	7.14 to be amended as in 33 above.
	114	Appendices. Much of the Appraisal is taken up with listing details for all the listed buildings in the village, which is probably not essential. What would be of more value is to include copies of Various Planning Inspectors decisions when refusing appeals in the village. These give authoritative and expert views as to the character and qualities of the Conservation Area, and incidentally draw on, and reinforce the authority and value of the Heslington Village Design Statement.	This does not come within the EH guidelines, whereas the convention is to include the list descriptions Previous appeal cases are reviewed when considering new applications and the situation is always changing.	No change.
HCA16 Member of Public	115	1. Does Heslington have any qualities not mentioned in this appraisal? The appraisal should emphasise that a very positive feature of the village is the way it has developed in recent years, with some very successful modern additions. These include the extension of the church buildings and the award-winning Holmefield Lane development. These reflect the changes brought especially by the University in the late 20th century, with an expanding population, a shift from a traditional to a modern way of life and the development of a much more mixed community inclusive of many races and cultures. Some of the developments have been beautifully designed, incorporating both modern and traditional features and with careful and sympathetic regard to the local vernacular both in architecture and in the careful planning of planted and parking areas. A key point is that despite its expansion, the peaceful character of the village has been remarkably well preserved.	More mixed community to be acknowledged in historic dev section. Quality of some C20th devs to me acknowledged in same section.	Add "The population is now more culturally diverse and the school....." to the beginning of the last sentence. To end of 5.06 add "Some of the C20th developments are notable in their own right as being innovative and designed to high standard. Examples are The Crescent, Holmefield and the independent Patch House on Main St."
	116	An on-going problem is that of increased traffic in the area. Active reduction of this, through improved cycle routes and public transport links, should be targeted.	Please see no's 2-7 above. Also "Cycle City" initiative at CYC.	No change.
	117	2. Is the boundary for the Conservation Area correct? If not, how should it be changed? No - the boundary is not correct. It should be changed to include the following areas: i) The Sports field - donated to the community, one of the few leisure facilities, and an important part of the view from the 'Outgang' - a footpath of great significance, in that it provides an active, regular link between the community and the rural surroundings.	The Sports field is protected through Green Belt Status. Cons Area designation relates to the architectural and historic character of built-up areas.	No change.

	118	<p>ii) The Holmeffield Lane development, for the following reasons:</p> <ul style="list-style-type: none"> - The layout & unique character of the award-winning housing in Peel Close, Turner's Croft, West Moor Lane & McHugh Court is modern in style but is nevertheless designed to harmonise with traditional buildings in the area. - It is low-level, brick-built, with pantile roofs. Garages and sheds are built in 'out-building' style in keeping with local farm buildings. Private gardens have traditional yard walls. - Like older parts of the village, the housing has considerable green areas richly planted and with mature trees and hedging. - Established trees and hedging edge the lanes and roads. These are mainly native species and include the sycamore walk, hawthorns and ash trees along the old West Moor Lane footpath from the University allotments, and maples and oaks on West Moor Lane itself. Hawthorn and holly hedging and trees border the length of Holmeffield Lane. - Parking separate from the green areas and housing ensures that the shared gardens are peaceful. 	<p>Holmeffield should be recognized though suggest that Local listing is the most appropriate mechanism here. English Heritage Criteria for Local Lists should be out in September 09.</p>	<p>5.06 to be amended as in no 115 above.</p>
	119	<p>(CONT) - Footpaths criss-cross the area, and link this modern area with older lanes and paths supporting an exchange between old and new.</p>	<p>See 6.11.</p>	<p>No change.</p>
HCA17 Member of Public	120	<p>First I would like to congratulate the City of York Council on their leaflet. It is thorough and on the whole provides a good picture of both the positive and negative aspects of the village. The comments on architecture and landscape, such as the listed buildings, the broad verges in Main Street South and the secluded areas, brought out the village's unique features, which make it such an attractive and pleasant place, were well-informed and detailed. I was struck by the negative factors being listed with bullet points. There are, however, some gaps.</p>	<p>Noted.</p>	<p>No change.</p>
	121	<p>1. There was no mention of the four banks which have had a serious adverse effect on the character of main Street. The architecture of three of the banks is to say the least disappointing but the traffic they all generate contributes significantly to the congestion which plagues residents. Of course businesses, such as the Browns and the Post Office, do bring advantages to the village but a balance has to be struck.</p>	<p>The massing and scale of the buildings reduce their negative visual impact. HSBC and Barclays regarded as neutral according to guidance. Others still positive historic buildings.</p>	<p>Map 9 to be amended to accord with comment 9.06 to be expanded as in no 19 above. Also 10.11 to be amended as in no 53 above.</p>
	122	<p>2. There was no mention of the plans for Dean's Acre and for a car park almost up to the wall of the Church that threaten the 'rural parkland character of the land along Field lane is (...) important as the setting of Heslington Church' (quote from your CANo.28 document). I realise the plans for access routes across Dean's Acre are on hold for the moment but it would be reassuring to see the inappropriateness of both of these plans being recognised. More broadly there is no mention of Campus Three which will put paid to a lot of the parkland character beyond Windmill Lane.</p>	<p>Please see 1.03.</p>	<p>No change.</p>
	123	<p>3. The extent of infilling that has taken place merits a bullet point: there are no longer 'many houses' with 'large gardens' and a sense of almost inner city crowding is sometimes inescapable with some recent infilling.</p>	<p>Mentioned in 5.06, though disagree about the "inner city" standard. The VDS and the Appraisal will help to underpin conservation policies and the area is "washed over" Green belt.</p>	<p>No change.</p>
	124	<p>4. The potential effects of thousands of students passing through Main Street is not raised.</p>	<p>Campus 3 lake is designed to act as a barrier to movement into the village.</p>	<p>No change</p>

	125	5. One can understand why the Conservation area excludes all recent University buildings. Apart from Heslington Hall and its immediate surroundings which are included in the plan, the appearance of the University grounds is getting less and less like a green belt. There is excessive infilling by architecturally uninspired buildings and award winning accommodation has been demolished and replaced by indifferently designed blocks. I am afraid that mentioning any of the University's new buildings would not improve York's chances of becoming a World Heritage Site but I suppose insisting on excellent architecture is not within the City of York's brief.	Not applicable to this Conservation area Appraisal as outside the area. However early designation of a CA for the pioneering new University Campus (1960s) site would have helped to protect its special qualities. It is rather probably too late now.	No change
	126	Nether the less, despite these problems, I am happy to say that the village retains its charm and rural character, as Inspectors of various inquiries involving Heslington have observed. It is encouraging that the City of York Council appears to appreciate that the village is a valuable cultural asset and I trust that its future is in good hands.	It is a valuable cultural asset.	No change.
	127	Boundary? Why is the Heslington Sports Field, an integral part of the village, not included? The field is top the left of the bottom left hand corner of the conservation area boundary and I think should be included.	Please see no 117 above.	New long view across Sports field to be included on map 10.
HCA18 Yorkshire Water	128	No comments to make.	Noted.	No change.
HCA19 Member of Public	129	The open space in the middle of the village behind Main Street South and alongside Boss lane (Generally known as the Paddocks) is integral to the character of the village and should be preserved. The character of Boss Lane itself should be maintained and attempts to tarmac this important footpath should be rejected. I have some comments on the document as well At 2.07 should this read the wooded area to the North of the Church and to the East of University Road? 7.03 There is not much office use on the South of Heslington Lane, just the stables, beyond the stables on the South it is residential. Opposite on the North is Heslington Hall which is not residential and extends much further, as far as the wall. Beyond this it is residential. See your map 8.	Mentioned at 8.06, 6.11 and 10.05. 2.07 agreed. 7.03 agreed.	7.03 to be amended as in no 12 & 13 above. Map 8 to be amended also.
	130	The views out of the conservation area form an important part of the characteristics of the conservation area. These must be preserved In the light of the new developments by the University the Buffer Zone between the village and the development must be considered sacrosanct. I would strongly recommend that this is also put into the conservation area.	2 new views added out of the area. Please see no 54 for comment on buffer zone.	Map 10 to be amended to include views east from end of Main St (south) and south from junction with Holmefield Lane.
HCA20 Member of Public	131	Unfortunately the failure by the Council to prevent increasing studentification (see 2) is rapidly changing the whole character of the village - Inconsiderate parking in School Lane and failure to install posts has led to the destruction of grass verges.	No, the boundary is not correct. The boundary should be extended to include The Crescent and the block including Heslington Court and Lloyds Close. We have already seen properties being extended to provide student accommodation, which is progressively destroying the character of the village and negating all the positive comments in the report. It is also excluding younger families from the area which will impact on the School and the whole community.	Please see no 6 above re Parking Scheme review These areas have been assessed as part of the boundary review in section 2. Please see no 60 & no 118.

<p>Notes from Heslington Parish Council Exhibition/ Meeting 17'02'09</p>	<p>132</p>	<p>Appraisal will be supplementary to local plan LA Management Plan would be a subsequent document Clarification of 'human scale' of lighting columns Control of light pollution from University Mentions negative factors of the Norwegian Study Centre/ Science Park, yet these cannot be affected. What will happen to Deans Acre and the Church and Church yard – will be negative, current wording is too neutral and not strong enough. This tells that the University paid for the study! Need to strengthen wording @All efforts should be made to change...' CYC Conservation is ineffective Boundaries – Crescent, Holmefield, extend further into the buffer zone between the School/ Crescent and University, Cricket Field and play area Could more land be allocated for the University in 30 years time? Should acknowledge the value of the Green Belt land surrounding the conservation area/ views, value of setting, topography. Queried Local Plan status of playing fields/ TPO's – add Local Plan designation map/ TPO info? Are CYC reluctant to use Article 4 (2) directions? Got list of suggestions, design strategies, just unable to progress such work at present. Have one on East Mount Road. Need people's Check list descriptions.</p>	<p>See amendment to 10.01 re role of Appraisal and Management Plan. Lighting columns - see 10.03. Control of light pollution from campus 3 outside scope of Appraisal through CYC to check conditions of planning approval. 9.06 amended re Dean's Acre seeno 19 CYC could be more effective perhaps Boundaries reviewed in section 2. 5.06 amplified too No further land allocated. Campus 3 land was allocated from inception of the new University in 1960s. Two views out of the area have been added Green Belt status protects openness 10.10 reworded re Article 4() directions. List descriptions are property of EH.</p>	<p>Some changes suggested above. List descriptions are property of English Heritage. EH to be informed of discrepancies by householders. CYC to inform EH about wrong addresses and a note to be placed in Appendix B.</p>
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