



# York Minster Precinct Neighbourhood Plan

Statement of Community Involvement  
April 2021



YORK  
MINSTER

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## 1. Introduction

- 1.1 The Minster Precinct Neighbourhood Plan (MPNP) is a community-led planning document. Neighbourhood Plans are part of community powers to enable local communities to better shape their area, introduced by the Government through the 2011 Localism Act.
- 1.2 A Neighbourhood Plan can be used to decide where new development takes place: what use it should have and what it should look like. It can also consider other issues such as open space, public realm and community facilities. It cannot be used as a tool to prevent development and must reflect the strategic policies of the Local Plan. Neighbourhood Plans also provide an opportunity to set out strategic policies for an area, voicing the aspirations of the local community for the future.
- 1.3 The York Minster Precinct Neighbourhood Plan is the first time the future care and development of a heritage estate has been brought forward as a Neighbourhood Plan. Once adopted, the plan will form part of the statutory development plan framework for York and will carry significant weight in decision making on future planning applications. This is of particular importance to the Chapter of York, the governing body of York Minster and its Precinct, as it will provide clarity on development parameters when securing funding for the various projects set out within this Neighbourhood Plan.
- 1.4 The decision to create a York Minster Precinct Neighbourhood Plan followed the need to create clarity around planning for future change in such a complicated and sensitive area of the city. It also forms a key objective of Chapter's Strategic Plan where Chapter acknowledged it needed a precinct wide Masterplan. Policy SS3 of the draft Local Plan lends it support to developing a plan for the future.
- 1.5 The Chapter of York has led the process of establishing a Neighbourhood Forum which was formally ratified by City of York Council on 14th March 2019. It was seen as a positive opportunity to create a genuinely community-led plan for the Precinct with everyone's priority being the care and future sustainability of York Minster.
- 1.6 The Neighbourhood Plan will provide the long term policy framework and a co-ordinated spatial plan against which Chapter can manage its limited resources appropriately to maintain both a viable and sustainable Precinct and business model, ensuring that future generations can enjoy the Minster. Importantly, the Neighbourhood Plan gives residents and businesses the opportunity to create a shared sustainable vision of how they would like the Precinct to

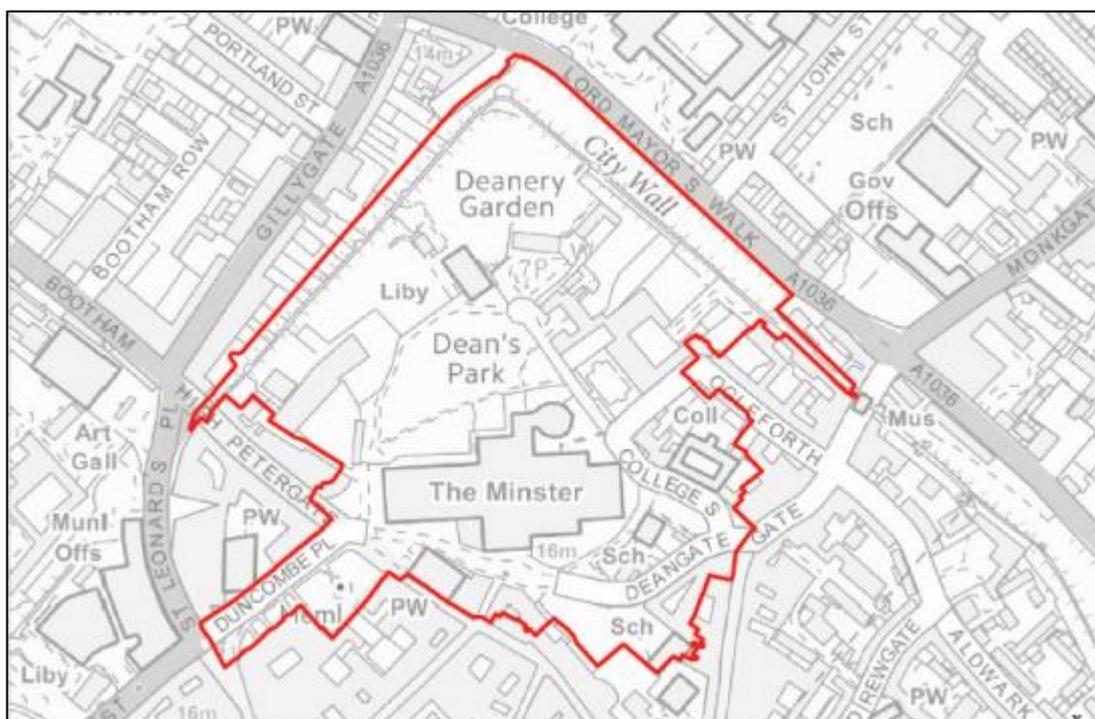
develop over the next 20 years, ensuring new development or change fits in and contributes to conserve the character of the Precinct so valued by those who hold this special place in such high regard.

- 1.7 The Neighbourhood Plan responds to a number of challenges: Unlike many other cathedrals York Minster has no dedicated café to offer its visitors refreshments. York Minster is the only cathedral with Museum Accreditation but Chapter has to manage complex environmental issues in the Undercroft which can be harmful to the collection of artefacts. New facilities are needed to display the collection as well as share with other museums on a reciprocal basis. The Minster has no dedicated community space which the Canon Pastor can use for youth groups, community meetings etc. The Minster does not sit in a clearly defined Precinct which presents challenges both in terms of security and presenting a distinct sense of place, quite different from the other parts of the city. The Learning Centre needs new facilities to support continued education and outreach learning.
- 1.8 The Precinct is not unaccustomed to change; indeed the area has been continually evolving and changing since the Romans founded the city. It is of the utmost importance, however, that any plans for the future are focused on the care of York Minster and that the vision is carefully articulated to reinforce the message of care, welcome and sustainable change. This Neighbourhood Plan will provide a route map to support Chapter in sustaining and enhancing the significance of the Precinct and its buildings and continuing to make a positive impact on the community and wider city.
- 1.9 Securing planning permission and providing certainty to funders and future donors is essential. Because of the complicated nature of the Precinct, the medieval masterpiece that is York Minster and the attachment people from all over the world place on the Minster, the Neighbourhood Plan must offer a credible route map to delivering the vision for the next 20 years.
- 1.10 The York Minster Neighbourhood Forum 'The Forum' submitted their Neighbourhood Development Plan to York City Council in April 2021.
- 1.11 When submitting a neighbourhood plan to the relevant local planning authority the legislation requires that the qualifying body submit a number of other documents to accompany it. One of these is commonly known as a Statement of Community Involvement (SCI).
- 1.12 This SCI has therefore been prepared in accordance with Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 and provides the response to Regulation 14 of the Neighbourhood Plan Regulations (pre-submission statutory consultation) 2012.

- 1.13 This statement details the extensive consultation undertaken over three years with the community, including people who live, work, visit and worship within the York Minster Precinct, including comments and responses to all stages of consultation undertaken.
- 1.14 Section 15(2) of Part 5 of the Regulations sets out the key elements of a Consultation Statement. These are:
- *'details of the persons and bodies who were consulted about the proposed neighbourhood development plan;*
  - *Explanations of how they were consulted;*
  - *Summaries of the main issues and concerns raised by the persons consulted;*
  - *Descriptions of how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood plan.'*
- 1.15 This SCI summarises all statutory and non-statutory consultation undertaken with the community and other relevant statutory bodies and stakeholders in developing the York Minster Neighbourhood Plan. In particular, it describes how concerns have been addressed and the changes that have been made to the final draft as a result of the statutory pre-submission consultation.

## 2. Background

- 2.1 Neighbourhood Plans were introduced under the 2011 Localism Act, giving communities the power to produce their own neighbourhood plans that will influence future development in their local area. Essentially, neighbourhood plans can set out policies for the development and use of land in the whole or part of the designated area, including the location and form of new development measures to protect the landscape and character and important community facilities.
- 2.2 The Government's intention is for communities to have a greater say and role in the planning system by shaping future development in their area. The York Minster Neighbourhood Plan is based on extensive research and influenced by robust engagement with the local community.
- 2.3 The Plan provides a vision for the future of the York Minster and its wider Precinct and sets out clear planning policies to help realise the vision, whilst protecting the historic environment. It will cover a 15- year time period with periodic reviews in accordance with Local Plan Reviews. It covers the period 2020 to 2035.
- 2.4 The plan has been submitted by The York Minster Neighbourhood Forum, which is the qualifying body for the York Minster Precinct Neighbourhood Area. The Forum applied to City of York Council to designate a Neighbourhood Area in November 2018. The City Council subsequently publicised the application for a six week period and invited any representations.
- 2.5 The City Council formally approved the Minster Precinct Neighbourhood Area on 14 March 2019.
- 2.6 The boundary of the Minster Precinct Area is indicated below. The Neighbourhood Plan boundary is taken from the Precinct Boundary as defined by the Policy Map (City Centre Inset) with the addition of Duncombe Place as agreed in discussion with City of York Council.



### *The Minster Precinct Neighbourhood Forum*

- 2.7 In order to produce the Neighbourhood Plan, the Minster Precinct Neighbourhood Forum was established to oversee the process which would result in the preparation of a plan to be put to public referendum. At the time of writing, the Neighbourhood Forum consists of 38 members, all of whom either live or work in the Minster Precinct.
- 2.8 While the Chapter of York are responsible for the creation of the Precinct Masterplan and the Forum's administration, the Neighbourhood Forum is a legally separate body which exists with the goal of preparing a Neighbourhood Plan which will promote the social, economic and environmental well-being of the Minster Precinct.

### 3. Consultation on the Neighbourhood Plan

- 3.1 Neighbourhood planning is intended to empower communities to develop a shared vision for their area, and it is therefore vital that as broad a conversation as possible is had about that area and that the local community and stakeholders are engaged early and regularly in the plan-making process. In an area as sensitive and significant as the Minster Precinct, it is also entirely proper that many members of the public will wish to make their opinions heard on potential changes.
- 3.2 In addition to consultation as good practice, Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 requires a pre-submission consultation on a draft neighbourhood plan of at least 6 weeks.
- 3.3 This is the third and fourth rounds of public consultation carried out in addition to a constant process of stakeholder engagement during the development of the Plan. Four phases of consultation (statutory and non-statutory) have been undertaken prior to the submission of the Neighbourhood Plan. These phases are detailed below.

Consultation	Date	Purpose
Issues and Options	May-June 2018	To identify areas of public significance attached to the Minster Precinct, listen to ideas as to how the space might be used better and get feedback on some main options for change.
Draft Plan	May-June 2019	To engage with public and stakeholder feedback on the main principles of the Neighbourhood Plan and the key areas of change.
Pre-submission draft and Regulation 14 consultation	January-February 2020	To engage with public and stakeholder feedback on the detailed draft policies of the Neighbourhood Plan along with its supporting documents prior to submission.
Pre-submission draft and Regulation 14 consultation	December 2020- January 2021	To engage with public and stakeholder feedback on the detailed draft policies of the Neighbourhood Plan along with its supporting documents prior to submission. Undertaken to reflect amendments following the closure of the Minster School.

- 3.4 The aim at all stages of consultation was to:
- Ensure the plan was community led, informed by the views of the York Minster Community. This includes not only those that live or work in or within close proximity to the Minster, but also those to whom the Minster is a valuable place of worship and reflection;
  - Engage with as wide a range of people as possible, using a variety of approaches, communication and consultation techniques; and
  - Develop the Neighbourhood Plan in an open and transparent manner.
- 3.5 In preparing the Plan, the Neighbourhood Forum has consistently ensured that residents, visitors and people who work within the Precinct, as well as other stakeholders including local authorities, interest groups, businesses and statutory bodies have been consulted and their comments have been noted and, where appropriate, incorporated into the Plan as it evolved.

#### **Consultation Strategy**

- 3.6 A consultation strategy was agreed by the Chapter of York in April 2018.
- 3.7 It was agreed that the consultation should be focussed around two areas: firstly, consultation with key stakeholders; and secondly, public consultation. A list of key stakeholders consulted can be found in below.

#### *Consultation with Key Stakeholders*

- 3.8 At all stages of consultation, Key Stakeholders were invited to view and comment on consultation material in advance of the public consultation date.
- 3.9 Throughout the various stages of consultation, specific stakeholder groups were notified of the proposals through presentations:
- The Chapter of York
  - York Minster Community
  - Cathedral Council
  - Archbishop's Council
  - York Fabric Advisory Committee
  - Cathedral's Fabric Commission for England
  - Historic England National Advisory Committee (November 2019)
  - York Civic Trust
  - York Conservation Area Panel
  - University of York
  - York Blue Badge Holders

#### *Public Consultation*

- 3.10 In recognition of the unique nature of the York Minster Neighbourhood Plan and order to maximise public engagement from both residents of York and visitors to the City, the consultation strategy included the following:
- creation of display boards outlining the history of the site and key issues for future change;

- a press release;
  - radio and television segments in both local and national media;
  - a dedicated project website;
  - Letters sent to neighbouring residents and businesses;
  - and a social media campaign intended to elicit responses.
- 3.11 Public comments were encouraged for each consultation phase. At each stage (with the exception of Pre-submission (December 2020)), drop in sessions were undertaken where members of the public could view consultation material, discuss the proposals with key personnel and leave comments through the completion of comment forms specific to the material on show. These were held all day on a Friday and Saturday in the Precinct to maximise the opportunity for people in the Precinct to engage.
- 3.12 For members of the public unable to attend the drop in sessions, consultation material was available to view at the dedicated website (<https://yorkminster.org/about-us/master-planning/>), with an online 'Survey Monkey' form for the submission of comments.
- 3.13 Hard copies of the consultation material were made available for those without access to the online material. The location of the consultation material, both in hard copy format and online, was publicised through the local and regional press.
- 3.14 Exhibition boards were displayed on Queen's Path throughout every consultation and inside the Minster.
- 3.15 Specific measures taken at each consultation stage are detailed within the following sections of this Statement.

## 4. Summary of Previous Consultations - Issues and Options May 2018

- 4.1 This early consultation stage sought community views on the preparation of a masterplan which sought to explore how the Precinct could evolve in the future to meet the changing needs of its community and visitors.
- 4.2 The Chapter of York and the Neighbourhood Plan forum sought to engage a wide range of stakeholders in the development of the masterplan, including the City of York Council, Historic England, York Minster's Fabric Advisory Committee, the Cathedral's Fabric Commission for England, local residents and businesses, and the wider community.
- 4.3 The goal of the Masterplan was to guide development and change over the next 20 years to ensure that the Minster and its Precinct are financially viable, properly maintained and fit for purpose. The Masterplan would form the key element of the Neighbourhood Plan.
- 4.4 The Issues and Options Consultation formed a very early stage of the Masterplan development. The main goal at this stage was to gain as wide an idea as possible of community sentiment focussing on the following questions:
- What is special about the Minster Precinct?
  - What areas require improvement?
  - Where would change or increased use be inappropriate?
  - What changes would improve the visitor experience?
  - What ideas do the community have for the Precinct and how could it be better used?
  - Are the Masterplan and its vision supported?
- 4.5 The responses to the questions were used to inform further development of the Masterplan.
- 4.6 The 'Statement of Public Consultation: Issues and Options Stage' post consultation report (August 2018) includes a full summary of the Issues and Options Consultation and has been included at **Appendix 1**.

### **Consultation Strategy**

- 4.7 A consultation strategy was agreed by the Chapter of York in April 2018.
- 4.8 It was agreed that the consultation should be focussed around two areas: firstly, consultation with key stakeholders; and secondly, public consultation.
- 4.9 In order to maximise public engagement, the consultation strategy included the following:
- creation of nine display boards outlining the history of the site and key issues for future change;
  - a press release;
  - a dedicated project website;
  - and a social media campaign intended to elicit responses.

### *Stakeholder Consultation*

- 4.10 Pre-consultation discussions were held with City of York Council staff including the Chief Executive, and representatives of the planning and highways teams.
- 4.11 The Chapter of York oversaw the masterplan consultation process and were updated regularly of progress.

- 4.12 The Minster’s Fabric Advisory Committee, an independent body exercising oversight over development in the Minster’s ‘Green Line’ area in conjunction with the Cathedrals’ Fabric Commission for England under the Care of Cathedrals Measure (2011), was briefed on the Masterplan at a special meeting on 25th April, 2018.
- 4.13 Discussions were held with Neil Redfern from Historic England on 22nd March to discuss the principles of the masterplan. Historic England were supportive of the need to prepare a masterplan and the principle of consulting on the Issues and Options.
- 4.14 A consultation meeting with key stakeholders was held on 24th May 2018, ahead of the public launch.

#### *Public Consultation*

- 4.15 The consultation period ran from 25th May to 30th June 2018.
- 4.16 Nine dedicated display boards were created by the Chapter and Alan Baxter Associates, which were on public display at all events and were left up in the North Transept in the Minster throughout the consultation period. Boards were also displayed along Queen’s Path throughout the consultation. These are included below at **Appendix 1**. These outlined the history of the site, identified areas for consideration, and stated the broad goals of the Masterplanning process. The boards were also available as a pdf download from the Minster’s website and the dedicated Masterplan website.
- 4.17 A questionnaire form was developed jointly by the Chapter and Alan Baxter Associates; this is included at **Appendix 1**. This form was the primary means of collecting public feedback, although a number of letters and emails were also received.
- 4.18 The feedback form was used to identify the groups most affected by and most involved in the Precinct. Due to the diversity of uses and large number of casual visitors, it also aimed to identify the areas of primary importance to users.
- 4.19 A press release was issued on 23rd May, 2018, and was distributed to local media outlets. Articles regarding the consultation process and interviews with Alex McCallion, Director of Work’s & Precinct appeared in the York Press, Yorkshire Post, Minster FM and YorkMix. A notice was also placed in the Minster’s weekly newsheet and on the website of the Diocese of York.
- 4.20 A dedicated website was established at [www.yorkminster.org/about-us/master-planning/](http://www.yorkminster.org/about-us/master-planning/). This contained the display boards and a link to an online version of the feedback questionnaire, hosted on Survey Monkey.
- 4.21 A social media campaign was launched to encourage interaction with the consultation, including regular updates on York Minster’s Twitter and Facebook accounts.
- 4.22 Public feedback events were held in a pop-up marquee in Dean’s Park on Friday the 25th and Saturday the 26th of May, 11.00 – 19.00. The boards were on display, and personnel from the Chapter and Alan Baxter Associates were on hand to answer questions.
- 4.23 From 27th May to 30th June, the display boards and feedback forms were displayed in the North Transept of York Minster so that visitors and worshippers were encouraged to provide feedback.
- 4.24 The display boards were also mounted on the external scaffolding of Saint William’s College. These included a link to the website.

### Consultation Responses

- 4.25 The results of this consultation phase are detailed further in the 'Statement of Public Consultation: Issues and Options Stage'.
- 4.26 293 respondents gave feedback. Of these 76% were local and 75% visited the Minster Precinct at least monthly.
- 4.27 74% of respondents were in favour of creating a masterplan and 73% in favour of the following vision:  
"In 2038 York Minster Precinct continues to be a welcoming and special place loved and used by the local community and visitors from around the world. It is acknowledged as a lynchpin in the cultural identity and daily life of the City of York and reaches out to engage the community in discovering God's love."
- 4.28 In response to a question asking them to identify the aspects of the Precinct most valuable to them, 174 referred to the quiet and tranquillity of Dean's Park, 54 referred to greenery, 70 to history or heritage, 56 to the Minster itself, and 18 referred to the Minster School and the Old Palace.
- 4.29 When asked to indicate improvements which would encourage them to use the Precinct more from a list of seven options, strong support was found for a café, access to the city walls, better quality public spaces, a welcome centre and more community space.
- 4.30 When asked to give their ideas for the Precinct, strong support was found for avoiding any change to Dean's Park, pedestrianisation of the Precinct and changes to the cycle route to avoid clashes with pedestrians.
- 4.31 Stakeholder feedback was minimal at this point due to the nature of the consultation, but most stakeholders were made aware of the masterplanning process and invited to comment informally.
- 4.32 In response to this consultation, Dean's Park was abandoned as an area of potential change. Focus was instead given to improved public space, creating room for a café and visitor facilities, and increasing pedestrianisation and potential changes to the cycle route.

## 5. Summary of Previous Consultations- Draft Plan May 2019

5.1 The 6 week Draft Plan consultation commenced on 17<sup>th</sup> May and ran until the 7<sup>th</sup> July 2019

### Consultation Strategy

- 5.2 At Draft Plan stage, key stakeholders were invited to a private viewing of consultation material on 16th May 2019 and were offered the opportunity to comment on the material in advance of the public consultation launch.
- 5.3 Public consultation commenced on the 17th May. Comments were encouraged through drop in sessions hosted at York Minster between the hours of 11am to 6pm on the 17th and 18th May 2019. Members of the public were able to provide comments on the proposals through consultation forms at the event or using the comment form found on the dedicated York Minster Neighbourhood Plan Website.
- 5.4 The consultation material was made available at the York Minster Neighbourhood Plan website to ensure that those members of the public who were unable to attend the drop in sessions were still able to respond. Copies of the exhibition boards were displayed on Queen's Path throughout the consultation period.
- 5.5 In order to maximise public engagement, the consultation strategy included the following:
- creation of nine display boards outlining the history of the site and key issues for future change;
  - a press release;
  - radio interviews and newspaper bulletins in both local and national news outlets (ITV, BBC, Yorkshire Post, York Press) with the Dean of York, Chair of the Neighbourhood Forum and Director of Works & Precinct
  - a dedicated project website;
  - and a social media campaign intended to elicit responses.
- 5.6 Members of the York Minster Congregation were also alerted to the consultation and invited for comments following the Eucharist and Evensong services on Sunday 19<sup>th</sup> May 2019.

### Consultation Responses

- 5.7 The results of this consultation are detailed further in the 'Statement of Public Consultation: Draft Plan Stage' (included at **Appendix 2**).
- 5.8 315 respondents gave feedback. Of these, 79% were local to the York area and 79% visited the Precinct at least monthly.
- 5.9 68.9% of respondents supported the overall Neighbourhood Plan proposals.
- 5.10 61.9% supported the proposals to create new visitor facilities outside the South Piazza including a new-build ticket office.
- 5.11 65.1% of respondents supported the creation of a new public square by redesigning Duncombe Place.
- 5.12 79% of respondents supported the creation of a new sensory garden, access to the city walls from Dean's Park and new learning, education and museum facilities at the Old Palace.
- 5.13 62.4% supported the back-of-house proposals, including the creation of new storage and residential space at the Deanery garages.

- 5.14 Public objections were dominated by a number of issues:
- 21 respondents objected to the dedication of Queen Elizabeth Square.
  - 53 respondents objected to the proposed removal of two trees at the West End which were detailed under the plans for Duncombe Place, with 11 supporting their removal.
  - There was concern over the proposal to build a new ticket office outside the Minster, with 12 objecting to any new-build and 17 expressing concern over the final design.
  - 37 respondents expressed a desire to resolve the ongoing conflict between cyclists and pedestrians on the South Transept Piazza, though there was no consensus on how this should be done or in whose favour.
- 5.15 Stakeholder responses were received from Historic England, the National Trust, St Michael le Belfry, York's Fabric Advisory Committee, Tremendous and Love Trees York.
- 5.16 The National Trust expressed strong support for the emerging proposals, while asking that consideration was given to wayfinding and streetscape enhancement, especially in Chapter House yard.
- 5.17 Historic England welcomed the proposals and referred them to their central Advisory Committee, while raising concerns over the potential scale and impact on setting of the Old Palace and Deanery Garages redevelopment.
- 5.18 St Michael le Belfry expressed support, especially to the creation of a new public square and the move of welcome facilities to the south. Concern was expressed over any loss of green spaces and the resurfacing of Minster Yard.
- 5.19 York's FAC expressed strong in-principle support for the emerging proposals.
- 5.20 Tremendous and Love Trees York both stressed the value of the trees at the West End and objected to their removal.
- 5.21 In response to this consultation, the following changes were made to the draft proposals:
- Reference to the removal of the trees at the West End was removed, and a policy requirement that 'due regard' be given to them was inserted.
  - It was decided to house the ticket office in existing buildings, and the proposals for a new-build element were removed.
  - The proposed dedication was changed to 'Queen's Square' to match the existing 'King's Square' in York, with a note making clear that this is only an indicative title.
  - Proposals for a new cycle route were included in the pre-submission draft, though this is a strategic planning concern of the Council.

## 6. Summary of Previous Consultations- Pre-submission Draft (Reg. 14) January 2020

- 6.1 The 6 week Pre-submission Draft Consultation commenced on January 11<sup>th</sup> January and ran until 23<sup>rd</sup> February 2020.

### Consultation Strategy

- 6.2 A consultation strategy was agreed between Chapter and the Chair of the Minster Precinct Neighbourhood Forum in December 2019, following advice from the Planning team at the City of York Council. This advice concerned the complete list of stakeholders who would need to be contacted directly and invited to provide comment.
- 6.3 It was agreed, as in previous rounds, that consultation should be focussed around three areas: close consultation with key stakeholders; notification and invitation to comment for other stakeholders (a much wider pool) and public consultation.
- 6.4 The 'Statement of Public Consultation: Pre-submission Draft 2020' post consultation report includes a full summary of the Pre-submission (2020) Consultation and has been included at **Appendix 4**.

### *Stakeholder Consultation*

- 6.5 With assistance from the City of York Council, a large number of statutory consultees were notified of the pre-submission draft by email. This included:
- Ward councillors from Guildhall and neighbouring wards
  - Various utilities, including Natural England, Highways England and the Environment Agency
  - Various campaign and interest groups
- 6.6 A list of all those notified by email, provided by CoYC, can be found at **Appendix 3**.
- 6.7 In addition, the City of York Council organised a mail to local businesses, landowners and Local Plan contacts.
- 6.8 Given the large number of key stakeholders based in York, it was decided that specific approaches should be made to these in the form of submissions, site visits or presentations where possible. Key stakeholders were also invited to a special launch event held on 9th January in the Chapter House of York Minster.
- 6.9 Following on from the earlier consultation rounds, communication continued with the City of York Council, including representatives of Highways, Planning, York's Conservation Architect and councillors, especially those on the Planning Committee, throughout the development of the pre-submission draft.
- 6.10 The Chapter of York oversaw the Neighbourhood Plan consultation process and were updated regularly of progress.
- 6.11 Regular discussions were held with Historic England, including detailed discussions on February 18th and March 11th. Historic England provided detailed feedback which is included below as **Appendix 4**.
- 6.12 Presentations on the pre-submission draft were also made to various stakeholder bodies during the consultation period, including:
- The Cathedrals Fabric Commission for England (CFCE)

- The City of York Council’s Planning Committee
- The Yorkshire Gardens Trust

*Public Consultation*

- 6.13 Public consultation commenced on the 11th January 2020 and ran for a period of 6 weeks to February 23<sup>rd</sup> 2020.
- 6.14 Eleven dedicated display boards were created by Chapter and Alan Baxter Associates, which were on public display at all events. These summarised the context to the Neighbourhood Plan, as well as the key areas of change proposed. These boards were left up in the North Transept of York Minster throughout the consultation period with copies of the Plan, HRA, SA and Consultation Statement, as well as feedback forms. Copies of the boards were also mounted on Queen’s Path near the East End of the Minster. A copy of these boards is included below as **Appendix 4**. These boards and documents were also available to download from the Minster’s website.
- 6.15 A questionnaire form was developed jointly by the Chapter and Alan Baxter Associates; this is included as **Appendix 4**. This form was the primary means of collecting public feedback, although a number of letters and emails were also received.
- 6.16 A press release was issued and local media reported on the pre-submission consultation in radio interviews and newspaper bulletins in both local and national news outlets (ITV, BBC, Yorkshire Post, York Press).
- 6.17 A dedicated website used in earlier consultation rounds, [www.yorkminster.org/about-us/master-planning/](http://www.yorkminster.org/about-us/master-planning/) was used again to house the display boards, copies of the supporting documents and a link to an online version of the feedback questionnaire, hosted on Survey Monkey. The website hosted an archive of all previous consultations.
- 6.18 A social media campaign was launched to encourage interaction with the consultation, including regular updates on York Minster’s Twitter and Facebook accounts.
- 6.19 Public feedback events were held in St Wiliam’s College on Friday the 10th and Saturday the 11th of January. The boards were on display and personnel from Chapter and Alan Baxter Associates were on hand to answer questions and encourage people to fill out feedback forms.
- 6.20 A further session was held on Sunday 12th January in York Minster after the Eucharist and Evensong services, with the Director of Works and Chapter Steward on hand to answer questions.
- 6.21 Physical copies of the following documents were placed on public deposit:
- The pre-submission draft of the Neighbourhood Plan
  - Strategic Environmental Assessment incorporating Sustainability Appraisal
  - Habitat Regulations Assessment
  - Statement of Public Consultation
- 6.22 These were accessible at the following places:
- The City of York Council’s West Office on Station Rise
  - York Explore Library
  - Church House, 10-14 Ogleforth, York
  - The North Transept of York Minster

6.23 York City Council also publicised the consultation event on their Neighbourhood Planning webpage.

### Consultation Responses

6.24 52 paper feedback forms were received from the ‘pop-in’ consultation sections held in St William’s College on 10-11 January and on the floor of the Minster, including the permanent display between 12th January and 23rd February.

6.25 22 online feedback forms were received from the website survey, hosted on Survey Monkey between 10th January and 23rd February.

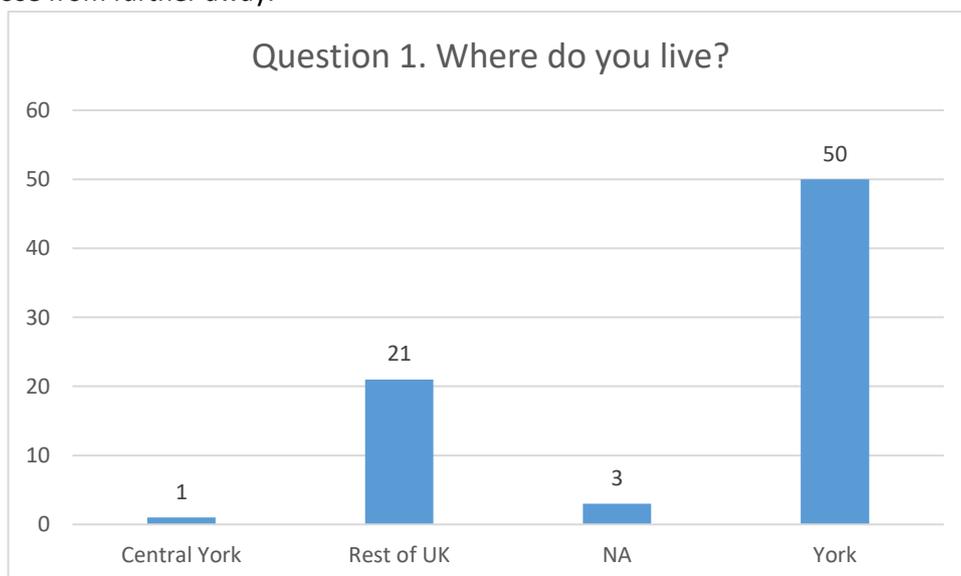
6.26 It should be noted that this total of 74 respondents was considerably lower than that received in earlier consultation rounds: 292 and 315 received at the ‘Issues and Options’ and ‘Draft Plan’ stages respectively. Some potential factors for this drop-off include:

- This round of consultation was held in January rather than May/June, reducing public footfall.
- This was the third round of consultation and a sense of ‘consultation fatigue’ may have set in.
- The policies represent an evolution of the main principles contained in the ‘Draft Plan’ consultation, rather than a substantial change.

### Question 1 – Where do you live?

6.27 Question 1 asked respondents for their place of origin. Respondents were asked to put the first 3-4 digits of their postcode or write their country of residence.

6.28 The purpose of this question is to identify the groups most affected by and involved in the Neighbourhood Plan process, and how views may contrast between those living locally and those from further away.



- 6.29 68% of respondents therefore live inside of the York postcode area – defined as YO1, YO10, YO19, YO23, YO24, YO26, YO30, YO31, YO32, YO41, YO42, YO43, YO51, YO60, YO61, YO62, YO90 and YO91.
- 6.30 27% of respondents come from elsewhere in the UK, none from overseas, and 4% did not answer the question.

### Question 2 – How often do you visit York Minster Precinct?

- 6.31 Question 2 asked respondents how often they visit the Minster Precinct. The aim of this question is to identify the relationship between respondents and the Minster Precinct, especially given the large number of tourists and casual visitors who use the area.

Question 2. How Often do you Visit?		
Responses	Count	%
Daily	17	23
More than once a week	16	21.5
More than once a month	16	21.5
Less frequently	13	17.5
I am a visitor – this is my first time to York	12	16
Not Answered	1	1.5
<b>Total</b>		

### Question 3 – Why do you come?

- 6.32 This question asked respondents why they use the Minster Precinct, allowing them to select from the options below.

Question 3 – Why do you come?		
Responses	Count	%
Worship	22	29.5
Minster School	1	1.5
Visit Dean’s Park	17	23
Visit the Library	3	4
Visit the Minster as a tourist	23	31

Walk or cycle through	39	52
Other	23	31

- 6.33 Given the diverse nature of the precinct, many respondents selected more than one response.
- 6.34 The largest single group was made up of those who cycle or walk through the Precinct, followed by Minster worshippers, tourists and visitors to Dean’s Park.

**Question 4 – Do you support our Pre-Submission Draft Neighbourhood Plan proposals?**

- 6.35 This question asked if, based on the information provided, the respondents supported the proposals embedded in the Pre-Submission Draft Neighbourhood Plan.
- 6.36 The aim for this question was to gauge support from residents, users and stakeholders for the overall scheme further detailed in the individual proposals.

Question 4 - Do you support our Pre-Submission Draft NP Proposals?						
	Paper	%	Online	%	Combined	%
Strongly Support	15	28.8%	4	18.2%	19	25.7%
Support	18	34.6%	11	50.0%	29	39.2%
Neutral	14	26.9%	5	22.7%	19	25.7%
Disagree	4	7.7%	0	0.0%	4	5.4%
Strongly Disagree	0	0.0%	0	0.0%	0	0.0%
No Answer	1	1.9%	0	0.0%	1	1.4%
Disagree for provided reasons	0	0.0%	2	9.1%	2	2.7%
<b>Total</b>	<b>52</b>	<b>100%</b>	<b>22</b>	<b>100%</b>	<b>74</b>	<b>100%</b>

- 6.37 This demonstrates that 64.9% of respondents were in favour of the Neighbourhood Plan proposals overall, with 9.5% opposed and 25.7% neutral.

**Question 5 – Do you support our proposals to create new visitor facilities including a café and ticket office in Minster Yard?**

- 6.38 This question asked if respondents supported the proposed changes to the exterior of the south side of the Minster, in the form of a ticket office and café converted from existing buildings on 11 Minster Yard/7-9 Minster Gates and 1 Deangate respectively.

Question 5 - Do you support our proposals to create new visitor facilities including a café and ticket office in Minster Yard?						
	Paper	%	Online	%	Combined	%
Strongly Support	20	38.5%	6	27.3%	26	35.1%
Support	23	44.2%	10	45.5%	33	44.6%
Neutral	4	7.7%	4	18.2%	8	10.8%
Disagree	1	1.9%	0	0.0%	1	1.4%
Strongly Disagree	2	3.8%	0	0.0%	2	2.7%
No answer	2	3.8%	0	0.0%	2	2.7%
Disagree for provided reasons		0.0%	2	9.1%	2	2.7%
Total	52	100%	22	100%	74	100%

6.39 This demonstrates that 79.7% of respondents were in favour of these proposals, with 6.8% opposed and 10.8% neutral.

**Question 6 – Do you support our proposals to create a new public square by redesigning Duncombe Place?**

6.40 This question asked respondents if they supported the proposals for the reordering of Duncombe Place, including permanent anti-terrorism measures to replace the existing ones, renaming the square ‘Queen’s Square’ and opening up the area around the Boer War Memorial.

Question 6 - Do you support our proposals to create a new public square by redesigning Duncombe Place?						
	Paper	%	Online	%	Combined	%
Strongly Support	21	40.4%	4	19.0%	25	34.2%
Support	16	30.8%	12	57.1%	28	38.4%
Neutral	7	13.5%	0	0.0%	7	9.6%
Disagree	4	7.7%	0	0.0%	4	5.5%
Strongly Disagree	2	3.8%	1	4.8%	3	4.1%
No Answer	2	3.8%	1	4.8%	3	4.1%
Disagree for provided reasons		0.0%	3	14.3%	3	4.1%
Total	52		21		73	

6.41 This demonstrates that 72.6% of respondents were in favour of the proposals, with 13.7% opposed and 9.6% neutral.

**Question 7 – Do you support our proposals to create a new sensory garden, access to the city walls, and new learning, education and museum facilities at the Old Palace?**

6.42 This question asked respondents if they supported a number of proposals around Dean’s Park, including creating a sensory garden in the Residence Garden, disabled access to the City Walls, and an extension to the Old Palace to create new learning, education and museum space.

Question 7 - Do you support our proposals to create a new sensory garden, access to the city walls, and new learning, education and museum facilities at the Old Palace?						
	Paper	%	Online	%	Combined	%
Strongly Support	28	53.8%	10	45.5%	38	51.4%
Support	14	26.9%	12	54.5%	26	35.1%
Neutral	7	13.5%	0	0.0%	7	9.5%
Disagree	0	0.0%	0	0.0%	0	0.0%
Strongly Disagree	2	3.8%	0	0.0%	2	2.7%
No Answer	1	1.9%	0	0.0%	1	1.4%
Disagree for provided reasons		0.0%	0	0.0%	0	0.0%
Total	52		22		74	

6.43 This question gained the highest level of support, with 86.7% of respondents in favour. 2.7% disagreed and 9.5% were neutral.

#### Question 8 – Do you support our proposals for new storage, residential and back-of-house facilities?

6.44 This question asked respondents about a range of improvements to buildings and areas to the north and east of the Minster, including the residential development of the Deanery garages, additional back-of-house facilities in Chapter House Yard and resurfacing the lane beside Dean’s Park.

Question 8 - Do you support our proposals for new storage, residential and back-of-house facilities?						
	Paper	%	Online	%	Combined	%
Strongly Support	17	32.7%	5	22.7%	22	29.7%
Support	18	34.6%	7	31.8%	25	33.8%
Neutral	14	26.9%	9	40.9%	23	31.1%
Disagree	1	1.9%	0	0.0%	1	1.4%
Strongly Disagree	0	0.0%	0	0.0%	0	0.0%
No Answer	2	3.8%	1	4.5%	3	4.1%
Disagree for provided reasons	0	0.0%	0	0.0%	0	0.0%
Total	52		22		74	

6.45 This demonstrates that 63.5% of respondents were in favour of the proposals. 1.4% were opposed, while 31.1% were neutral.

#### Summary of Written Comments

6.46 Compared to previous rounds of consultation, relatively few written comments were received. This can be regarded as indicative that respondents feel that their earlier objections have been dealt with in the Pre-Submission Draft.

6.47 9 comments concerned the Precinct's trees, with 7 wishing to retain existing trees or plant more trees. 2 comments wished to see the tree at the West End removed.

**Response:** Reference to removing any particular tree/s has been removed from the Pre-Submission Draft in favour of a biodiversity policy (SE1) and a requirement that due regard be given to existing trees at the West End (PA2).

6.48 5 comments supported the separation of pedestrians and cyclists on the South Piazza.

**Response:** The areas concerned being largely adopted highway, there is only limited scope for the Plan's policies to effect this change. Policy MP2 recognises the importance of cycling and commits the Forum to working with the Council to ensure appropriate routes are maintained. It also makes clear that pedestrian movement is expected to have priority. Policy PA1 has been amended to remove the possibility of moving the cycle path around Queen's Path.

### Summary of Written Comments

6.49 Written responses were received from the following organisations:

- The City of York Council. These responses were drawn from the City of York Council Highways Authority and the City of York Council Planning Authority and collated.
- The Campaign to Protect Rural England (CPRE) North Yorkshire Branch.
- The Environment Agency
- Highways England
- York Civic Trust
- The National Trust
- The Coal Authority
- Historic England
- Yorkshire Gardens Trust
- The Guildhall Ward Green Party

6.50 Of these bodies, the Environment Agency, Coal Authority, CPRE and Highways England had no comment to make.

6.51 Detailed comments were received from the other bodies, which are included in the schedule at **Appendix 4**, along with a summary of the response made by the Neighbourhood Forum.

## 7. Summary of Previous Consultations- Pre-submission Draft (Reg. 14) December 2020

7.1 In March 2020, York Minster was put into lock-down and the Neighbourhood Plan paused. As a direct impact of the catastrophic loss of income caused by the crisis, the decision was taken to close The Minster School. As a consequence, a significant area of surplus estate was created which needed to be considered by the Neighbourhood Plan Process and a revised Pre-Submission Draft Plan prepared. Given the material change in content, specific to Area 1 of the Plan a further Pre-Submission consultation was required. This consultation ran for a period of six weeks from 16<sup>th</sup> December 2020 to Midnight on 14 February 2021.

### Consultation Strategy

- 7.2 As a consequence of the Covid-19 pandemic and the resultant ban on public gathering and closure of many public facilities, drop in sessions could not be held for the December 2020 consultation. Instead, all comments were encouraged through the dedicated York Minster Neighbourhood Plan website.
- 7.3 The consultation event was publicised through local radio (BBC Radio York and Jorvic Radio).
- 7.4 Letters were again sent to neighbouring residents and businesses.
- 7.5 York City Council publicised the consultation event on their Neighbourhood Planning webpage.
- 7.6 A dedicated website used in earlier consultation rounds, [www.yorkminster.org/about-us/master-planning/](http://www.yorkminster.org/about-us/master-planning/) was used again to house the display boards, copies of the supporting documents and a link to an online version of the feedback questionnaire, hosted on Survey Monkey.
- 7.7 A social media campaign was launched to encourage interaction with the consultation, including regular updates on York Minster's Twitter and Facebook accounts.
- 7.8 With assistance from the City of York Council, a large number of statutory consultees were notified of the pre-submission draft by email. This included:
- Ward councillors from Guildhall and neighbouring wards
  - Various utilities, including Natural England, Highways England and the Environment Agency
  - Various campaign and interest groups
- 7.9 Following on from the earlier consultation rounds, communication continued with the City of York Council, including representatives of Highways, Planning, York's Conservation Architect and councillors.
- 7.10 In addition, the City of York Council provided a detailed address list to mail to local businesses, landowners and Local Plan contacts. A list of all those notified by email can be found below as **Appendix 3**.

### Consultation Responses

7.11 In total, 64 online feedback forms were received from the website survey, hosted on Survey Monkey.

### Question 1 – Where do you live?

- 7.12 Question 1 asked respondents for their place of origin. Respondents were asked to put the first 3-4 digits of their postcode or write their country of residence.
- 7.13 The purpose of this question is to identify the groups most affected by and involved in the Neighbourhood Plan process, and how views may contrast between those living locally and those from further away.
- 7.14 Of the 63 respondents to the question, 95% of respondents live inside of the York postcode area – defined as YO1, YO10, YO19, YO23, YO24, YO26, YO30, YO31, YO32, YO41, YO42, YO43, YO51, YO60, YO61, YO62, YO90 and YO91.
- 7.15 Only 3 respondents lived outside of this area, however all respondents lived in the United Kingdom.

### Question 2 – How often do you visit York Minster (In normal times, pre- March 2020)?

- 7.16 Question 2 asked respondents how often they visit the Minster Precinct. The aim of this question is to identify the relationship between respondents and the Minster Precinct, especially given the large number of tourists and casual visitors who use the area.

Question 2. How Often do you Visit York Minster (in normal times, pre-march 2020)?		
Responses	Count	%
Daily	6	9
More than once a week	30	47
More than once a month	20	31.5
Less frequently	7	11
I am a visitor – this is my first time to York	0	0
Not Answered	1	1.5
<b>Total</b>	<b>64</b>	

### Question 3 – Do you support our Pre-Submission Draft Neighbourhood Plan Proposals?

- 7.17 This question asked if, based on the information provided, the respondents supported the proposals embedded in the Pre-Submission Draft Neighbourhood Plan.
- 7.18 The aim for this question was to gauge support from residents, users and stakeholders for the overall scheme further detailed in the individual proposals.

Question 3 - Do you support our Pre-Submission Draft NP Proposals?		
	Count	%
Strongly Support	19	31%
Support	29	48%
Neutral	7	12%
Disagree	5	9%
Total	52	100%

7.19 In all, most respondents to question 3 (48 people or 79% of respondents) stated that they either strongly supported or supported the proposals. 7 respondents (12%) were neutral, and 5 respondents (9%) stated that they disagree with the proposals.

7.20 It should be noted that in comparison to the previous pre-submission consultation of January 2020, a larger proportion of respondents stated that they either supported or strongly supported the proposals, indicating that amendments following previous consultation rounds were successful in addressing primary concerns expressed by respondents.

**Question 4- Do you support our proposals to create new visitor facilities including a refectory, public space and ticket office in the Minster Yard?**

7.21 This question asked if respondents supported the proposed changes to the exterior of the south side of the Minster, in the form of a ticket office and café converted from existing buildings on 11 Minster Yard/7-9 Minster Gates and 1 Deangate respectively.

Question 4 - Do you support our proposals to create new visitor facilities including a refectory, public space and ticket office in Minster Yard?		
	Count	%
Strongly Support	28	43.7%
Support	16	25%
Neutral	10	15.6%
Disagree/ strongly disagree	7	11%
No answer	3	4.6%
Total	64	100%

7.22 In all, 68.7% of respondents were in support of the proposals in this location, with 16% being neutral and 11% disagreeing with the proposals.

**Question 5- Do you support our proposals to create a new public square by redesigning Duncombe Place?**

7.23 This question asked respondents if they supported the proposals for the reordering of Duncombe Place, including permanent anti-terrorism measures to replace the existing ones, renaming the square 'Queen's Square' and opening up the area around the Boer War Memorial.

**Question 5 - Do you support our proposals to create a new public square by redesigning Duncombe Place?**

	Count	%
Strongly Support	24	39%
Support	25	41%
Neutral	5	8%
Disagree/ strongly disagree	7	11%
Total	61	100%

7.24 In all, 80% of respondents were in support of the proposals in this location, with 8% being neutral and 11% disagreeing with the proposals.

**Question 6- Do you support proposals for improved facilities for our craftspeople, residential and back-of-house facilities?**

7.25 This question asked respondents about a range of improvements to buildings and areas to the north and east of the Minster, including the residential development of the Deanery garages, additional back-of-house facilities in Chapter House Yard and resurfacing the lane beside Dean’s Park.

**Question 6- Do you support proposals for improved facilities for our craftspeople, residential and back-of-house facilities?**

	Count	%
Strongly Support	25	41%
Support	25	41%
Neutral	7	12%
Disagree/ strongly disagree	4	6%
Total	61	100%

7.26 In all, 82% of respondents were in support of the proposals in this location, with 12% being neutral and 6% disagreeing with the proposals.

**Question 7- Do you support our proposals to create a new sensory garden, access to the city walls, and new learning, education and museum facilities at the Old Palace?**

7.27 This question asked respondents if they supported a number of proposals around Dean’s Park, including creating a sensory garden in the Residence Garden, disabled access to the City Walls, and an extension to the Old Palace to create new learning, education and museum space.

<b>Question 7- Do you support our proposals to create a new sensory garden, access to the city walls, and new learning, education and museum facilities at the Old Palace?</b>		
	Count	%
Strongly Support	27	44%
Support	23	37%
Neutral	9	15%
Disagree/ strongly disagree	2	4%
Total	61	100%

7.28 In all, 81% of respondents were in support of the proposals in this location, with 15% being neutral and 4% disagreeing with the proposals.

**Question 8- Do you have any other comments on the Pre-submission Draft Neighbourhood Plan?**

7.29 In question 8, respondents were invited to leave any additional comments on the Neighbourhood Plan and associated documents. 51 written comments were received in response to this question. The key themes of the responses have been detailed below, with the responses received online included in full at **Appendix 5**.

7.30 Nine comments were received relating to the retention of the existing cycle access through the Precinct. Three comments were made urging the Neighbourhood Plan to address the interaction between cyclists and pedestrians and an additional four comments were made in regard to the provision of cycle parking facilities on site.

**Response-** The Submission Draft Neighbourhood Plan includes for the retention of the cycle access through the precinct. With regard to the safe interaction between cyclists and pedestrians and following discussions with CYC on the same subject, a community action has been added to the plan, to ensure that the matter is addressed through joint working with the relevant stakeholders. An amendment has been made to the plan to specify that proposals should not result in a net loss of cycle parking facilities.

7.31 A total of three comments were received from members of the public regarding the accessibility of the Precinct for Disabled users. Comments specifically referred to the provision of blue badge parking.

**Response-** A community action has been incorporated into the plan to ensure that the provision of blue badge parking within Area 1.

7.32 Through the course of the consultation, it became clear that further consultation with residents of Talbot Court would be necessary to ensure the proposals were properly explained

and any concerns could be addressed. A meeting was held between residents and the Minster on Wednesday 18<sup>th</sup> February 2012, via Zoom. A meeting note of this meeting is included at **Appendix 6**.

### **Summary of Stakeholder Written Comments**

- 7.33 Written responses were received from the following organisations:
- The City of York Council. These responses were drawn from the City of York Council Highways Authority and the City of York Council Planning Authority and collated.
  - Historic England
  - The National Trust
  - Natural England
- 7.34 Of these bodies, Natural England had no comment to make.

#### *City Of York Council*

- 7.35 The City of York Council commented that the proposals presented within the second pre-submission draft were supported and represented a well-considered and welcomed approach to the future of the precinct.
- 7.36 The full comments received are included within **Appendix 7**.
- 7.37 In response to comments received by the City of York Council, Cycling and Walking Routes were added to figures 7 and 14. Wording was amended regarding the need for careful design consideration to minimise conflict between cycling and pedestrians and a community action was added to policy E1 to ensure proposals work with the City Council to resolve the issue of cycling and pedestrians. This approach was agreed with the City Council given the cycle route is a city policy and liaison between the City Council and representations of the Minster would be required.
- 7.38 Detailed wording of policies and supportive text was amended slightly to improve navigation and understanding of the document, this included clarification regarding:
- links between the proposed wayfinding improvements and the connectivity of these with the wider city;
  - Management of controlled access to the City Walls;
  - The use of development briefs to build upon identified project areas; and
  - Car parking within the precinct.

#### *Historic England*

- 7.39 Historic England offered their support for the proposed Neighbourhood Plan and given the extensive previous consultations, suggested no additional amendments at this stage.

#### *National Trust*

- 7.40 The National Trust provided a number of comments regarding the consultation material. These are included in full at **Appendix 8**.
- 7.41 Of note, The National Trust made reference to Policy B1, which requires proposals to provide a 10% Biodiversity Net Gain. Given the Delay to the Environment Bill, the National Trust recommended that this be outlined as an ambition rather than a requirement, to reflect the potential for conflict with the emerging legislative framework. The relevant wording to Policy B1 was amended.

- 7.42 Detailed comments received from all parties are included in the schedule at **Appendix 9**, along with a summary of the response made by the Neighbourhood Forum.

#### **Public Letters**

- 7.43 An objection was received from the owner of Bennett's Café on High Petergate. The letter raised a number of issues about the role of the Neighbourhood Plan and concern over possible trade drawer from his business to the proposed York Minster Refectory. A copy of the letter and Chapter's reply is included from page 40 of **Appendix 9**.
- 7.44 A comment was received from a member of the public who was critical of the Plans lack of simplicity and accessibility. The City Council has confirmed that the plan meets all of the Government's accessibility requirements and indeed noted that Chapter had gone above and beyond the basic consultation requirements. We have suggested that a non-technical summary is provided following adoption of the plan (see page 37 of **Appendix 9**).
- 7.45 The Chair of the Neighbourhood Forum was contacted by a spokesperson on behalf of the residents of Talbot Court, the residential development directly behind the school concerning the proposal to create a new Refectory and public space. A specific special consultation event was held on Zoom on 17<sup>th</sup> February to offer residents an opportunity to ask questions of the Director of Works. Minutes of the meeting were issued to City of York Council.

#### *Care of Cathedral Measure*

- 7.46 Letters of support have been received from the Cathedral's Fabric Commission for England and York's Fabric Advisory Committee. These are included as **Appendix 10**.

## 8. Summary

### Approach

- 7.47 Community consultation has played a fundamental role in shaping the Neighbourhood Plan for the Minster Precinct. Numerous consultation events have been held since the plans inception to reflect the nature of the Precinct and its use as a public space visited by residents of York as well as tourists from the UK and abroad leading to significant changes to the plan at each stage of the process. This has been a genuinely consultation-led plan.
- 7.48 Through the course of preparing the Minster Neighbourhood Plan, a total of four formal (statutory and non-statutory) consultations have been undertaken to ensure that the views of the community can be properly understood and reflected in the Submission Draft Neighbourhood Plan. The development of the plan has benefited from extended pre-application discussion with both City of York Council and Historic England.
- 7.49 In accordance with Regulation 14 of The Neighbourhood Planning (General) Regulations 2012, two pre-submission consultations were held, each running for at least 6 weeks:
- First Pre-submission Consultation- January 11<sup>th</sup> January to 23<sup>rd</sup> February 2020
  - Second Pre-submission Consultation- 16<sup>th</sup> December 2020 to 14 February 2021.
- 7.50 The second Pre-submission Consultation was held following the closure of the Mister School after the Covid-19 outbreak. It was considered necessary to re-consult on the Pre-submission Draft Neighbourhood Plan to ensure the resulting amendments to the Neighbourhood Plan regarding the Minster School were captured in the consultation process.
- 7.51 As the qualifying body, the York Minster Neighbourhood Forum sought to ensure that all key stakeholders were notified of the consultation events. In many cases, the comments received through the formal consultation built upon existing and ongoing engagement with statutory consultees such as Historic England and the City Council.
- 7.52 The public were also invited to make comment on the Pre-Submission Draft Neighbourhood Plans.
- 7.53 The first Pre-submission Consultation included both in-person and online opportunities for comment, where for the second Pre-submission Consultation, the consultation strategy was amended to ensure that consultation efforts were undertaken to be Covid secure, meaning online, email and post comments were accepted.
- 7.54 This statement has been prepared to demonstrate that the public consultation undertaken prior to the submission of the York Minster Neighbourhood Plan has been effective and inclusive. The outcomes of the consultations (statutory and non-statutory) have been used to shape the submission draft Neighbourhood Plan.
- 7.55 This statement outlines how the Pre-submission consultations were undertaken in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. Setting out how the consultation events were publicised in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area as well as consultation bodies and the local planning authority.
- 7.56 This Statement is submitted in accordance with Regulation 15 of the same Regulations, which lists a Consultation Statement as a document required for submission. This document seeks to provide:
- Details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
  - Explanation of how they were consulted;

- A summary of the main issues and concerns raised by the persons consulted; and
- A description of how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

## Appendix 1 – Statement of Public Consultation: Issues and Options

## York Minster Precinct Masterplan



## Statement of Public Consultation

### Issues and Options Stage

## 1. Introduction

### About the Masterplan

- 1.1. York Minster are preparing a masterplan to explore how its Precinct could evolve in the future to meet the changing needs of its community and visitors. It is a sensitive and complex area of the city and its future care must be planned for carefully.
- 1.2. As part of this process, the Chapter of York are working with a wide range of stakeholders, including the City of York Council, Historic England, York Minster's Fabric Advisory Committee, the Cathedral's Fabric Commission for England, local residents and businesses, and the wider community.
- 1.3. The goal of this Masterplan is to guide development and change over the next 20 years to ensure that the Minster and its Precinct are financially viable, properly maintained, and fit for purpose.
- 1.4. This Masterplan aims to be adopted as a Neighbourhood Plan, which will be brought forward by a Neighbourhood Forum and subject to a public referendum. If adopted, it will form a part of York's Local Plan and will provide a framework against which detailed proposals can be developed and investment secured for individual projects.

### Key Issues

- 1.5. York Minster welcomes over 600,000 visitors per year and is a major tourist attraction, but at its heart it remains a house of prayer and worship.
- 1.6. It costs £22,000 per day to care for and run the Minster. The Minster receives no ongoing funding from the Government or the Church of England, and relies entirely on the generosity of donors, paying visitors and funding bodies. Ensuring a viable and sustainable business to underpin the care of the Minster is therefore of paramount importance.
- 1.7. The Precinct is a complex space which serves many functions, including worship, tourism, business activity, education, civic space and as a place of calm and tranquillity.
- 1.8. Some of the main areas of shortcoming are as follows:
  - Dean's Park is an important green space, but feels cut-off from the wider city.
  - The lack of defined Precinct boundaries presents challenges for security and the quality of its public spaces.
  - The Minster School is fragmented and lacks facilities such as a school hall.
  - Other buildings in the Precinct, including St William's College and the Old Palace, require restoration and could be used differently.
  - Unlike many other cathedrals, the Minster has no dedicated café to offer refreshments or provide catering. It also has no welcome centre to handle orientation and ticketing, leading to a cramped 'welcome space' at the West End.

- The Minster is the only cathedral in the UK with museum accreditation, but lacks sufficient space and facilities for storage and display. The Undercroft, which is used at present, is unsuitable due to the high humidity.
- The Minster has no dedicated community space for youth groups or community meetings.

### **About this Consultation**

- 1.9. This consultation belongs at a very early stage of Masterplan development. The main goal of this stage is to gain as wide an idea as possible of community sentiment on some of the following questions:
- What is special about the Minster Precinct?
  - What areas require improvement?
  - Where would change or increased use be inappropriate?
  - What changes would improve the visitor experience?
  - What ideas do the community have for the Precinct and how it could be better used?
  - Whether a Masterplan and its vision are supported?
- 1.10. As this is an 'issues and options' stage consultation, the responses to these questions will inform further development of the Masterplan. Any proposed or suggested areas of change or development are intended to be provisional and subject to change post-consultation.

## 2. Consultation Methodology

### Consultation Strategy

- 2.1. A consultation strategy was agreed by the Chapter of York in April 2018.
- 2.2. It was agreed that the consultation should be focussed around two areas: firstly, consultation with key stakeholders; and secondly, public consultation.
- 2.3. In order to maximise public engagement, the consultation strategy included the following: creation of nine display boards outlining the history of the site and key issues for future change; a press release; a dedicated project website; and a social media campaign intended to elicit responses. These are discussed in greater detail below.

### Stakeholder Consultation

- 2.4. Pre-consultation discussions were held with City of York Council staff including the Chief Executive, and representatives of the planning and highways teams.
- 2.5. The Chapter of York oversaw the masterplan consultation process and were updated regularly of progress.
- 2.6. The Minster's Fabric Advisory Committee, an independent body exercising oversight over development in the Minster's 'Red Line' area in conjunction with the Cathedrals' Fabric Commission for England under the Care of Cathedrals Measure (2011), was briefed on the Masterplan at a special meeting on 25<sup>th</sup> April, 2018.
- 2.7. Discussions were held with Neil Redfern from Historic England on 22<sup>nd</sup> March to discuss the principles of the masterplan. Historic England were supportive of the need to prepare a masterplan and the principle of consulting on the issues and options.
- 2.8. A consultation meeting with key stakeholders was held on 24<sup>th</sup> May 2018, ahead of the public launch. This included the Minster's immediate neighbours, representatives from the University of York, City Council, Civic Trust and York's Fabric Advisory Committee.
- 2.9. Special presentations were given to York Civic Trust, City of York Council, York's Fabric Advisory Committee, The Cathedrals Fabric Commission for England, Cathedral Council, Archbishops Council, York Conservation Advisory Panel and the York Minster Community.

### Public Consultation

- 2.10. The consultation period ran from 25<sup>th</sup> May to 30<sup>th</sup> June 2018.
- 2.11. Nine dedicated display boards were created by the Chapter and Alan Baxter Associates, which were on public display at all events and were left up in the North Transept in the Minster throughout the consultation period with feedback

- forms. These are included below as **Appendix 1**. These outlined the history of the site, identified areas for consideration, and stated the broad goals of the Masterplanning process. The boards were also available as a pdf download from the Minster’s website and the dedicated Masterplan website.
- 2.12. A questionnaire form was developed jointly by the Chapter and Alan Baxter Associates; this is included as **Appendix 2**. This form was the primary means of collecting public feedback, although a number of letters and emails were also received.
  - 2.13. The feedback form was used to identify the groups most affected by and most involved in the Precinct. Due to the diversity of uses and large number of casual visitors, it also aimed to identify the areas of primary importance to users.
  - 2.14. A press release was issued on 23<sup>rd</sup> May, 2018, and was distributed to local media outlets. Articles regarding the consultation process and interviews with Alexander McCallion appeared in the York Press, Yorkshire Post, Minster FM and YorkMix. A notice was also placed in the Minster’s weekly newsheet and on the website of the Diocese of York.
  - 2.15. A dedicated website was established at [www.yorkminster.org/about-us/master-planning/](http://www.yorkminster.org/about-us/master-planning/). This contained the display boards and a link to an online version of the feedback questionnaire, hosted on Survey Monkey.
  - 2.16. A social media campaign was launched to encourage interaction with the consultation, including regular updates on York Minster’s Twitter and Facebook accounts.
  - 2.17. Public feedback events were held in a pop-up marquee in Dean’s Park on Friday the 25<sup>th</sup> and Saturday the 26<sup>th</sup> of May, 11.00 – 19.00. The boards were on display, and personnel from the Chapter and Alan Baxter Associates were on hand to answer questions.



Figure 1: Marquee 2 day exhibition

- 2.18. From 27<sup>th</sup> May to 30<sup>th</sup> June, the display boards and feedback forms were displayed in the North Transept of York Minster so that visitors and worshippers were encouraged to provide feedback.
- 2.19. The display boards were also mounted on the external scaffolding of Saint William's College (currently under refurbishment). These included a link to the website.

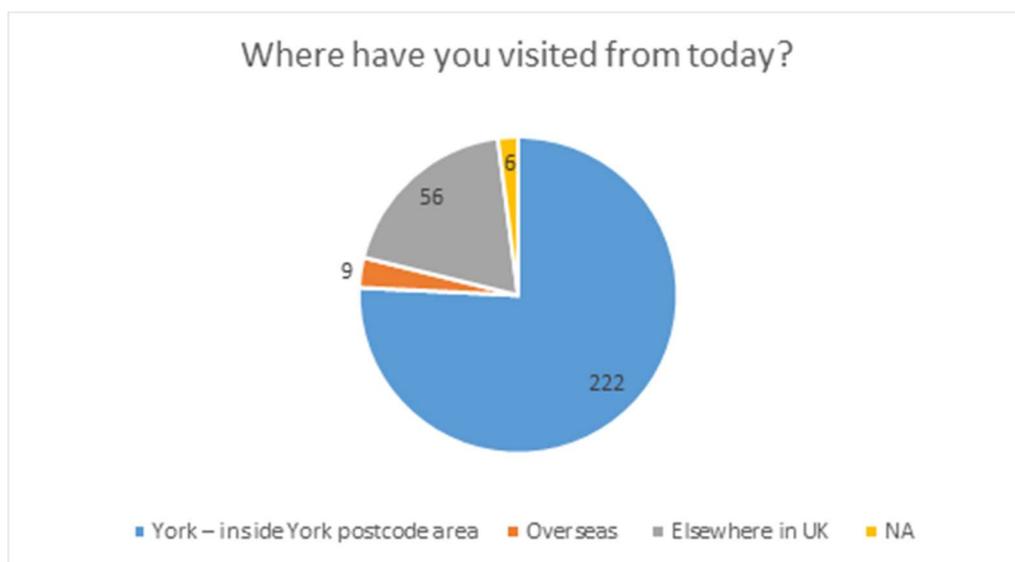
### 3. Analysis of Responses

#### Responses Received

- 3.1. 139 paper feedback forms were received from the consultation sessions held in Dean’s Park and the display in the North Transept.
- 3.2. 153 online feedback forms were received from the website survey, hosted on Survey Monkey, between 23<sup>rd</sup> May and 30<sup>th</sup> June.
- 3.3. 5 additional letters or emails of feedback were received, including from the Minster’s LESS Group and the National Trust.
- 3.4. The complete text of the submitted responses can be found in **Appendix 3**.

#### Question 1 – Where have you visited from today? / Where are you from?

- 3.5. Question 1 asked respondents for their place of origin – in the online survey, this read ‘Where are you from?’, while the paper survey asked ‘Where have you visited from today?’
- 3.6. The purpose of this question is to identify the level of interest in the Masterplan from both the local area and the wider one.



- 3.7. 76% of respondents therefore live inside of the York postcode area – defined as YO1, YO10, YO19, YO23, YO24, YO26, YO30, YO31, YO32, YO41, YO42, YO43, YO51, YO60, YO61, YO62, YO90 and YO91.
- 3.8. 19% of respondents come from elsewhere in the UK, 3% from overseas, and 2% did not answer the question.

### Question 2 – How often do you visit?

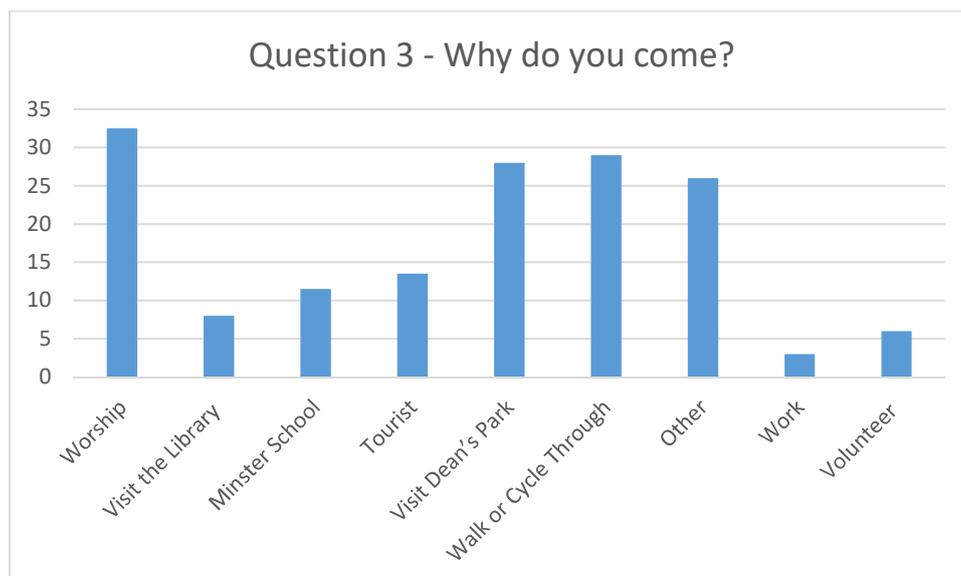
- 3.9. Question 2 asked respondents how often they visit the Minster Precinct. The aim of this question is to identify the relationship between respondents and the Minster Precinct, especially given the large number of tourists and casual visitors who use the area.

Question 2. How Often do you Visit?		
Responses	Count	%
Daily	42	14.5
More than once a week	96	33
More than once a month	82	28
Less frequently	25	8.5
Once a year or less	29	10
I am a visitor – this is my first time to York	16	5.5
Not Answered	3	1
<b>Total</b>	<b>293</b>	

- 3.10. The responses demonstrate that the majority of respondents were frequent users of the precinct, with 75.5% of respondents being at least monthly visitors.

### Question 3 – Why do you come?

- 3.11. Question 3 asks visitors why they use the Minster Precinct, allowing them to select from the options below.
- 3.12. On the online survey, only one option could be selected. As a result, a large number of online respondents entered more than one of these categories under 'Other'. These responses have been incorporated into the chart below.
- 3.13. Two common responses under 'Other' were 'work' and 'volunteering'. These have been incorporated into the chart below.



Question 3 – Why do you come?		
Responses	Count	%
Worship	95	32.5
Visit the Library	23	8
Minster School	34	11.5
Tourist	40	13.5
Visit Dean's Park	82	28
Walk or Cycle Through	86	29
Other	76	26
Work	9	3
Volunteer	17	6
More than one response	127	43.5

3.14. Worshippers at the Minster made up the largest group of respondents, at almost a third, followed by visitors to Dean's Park and those who walk or cycle through the precinct.

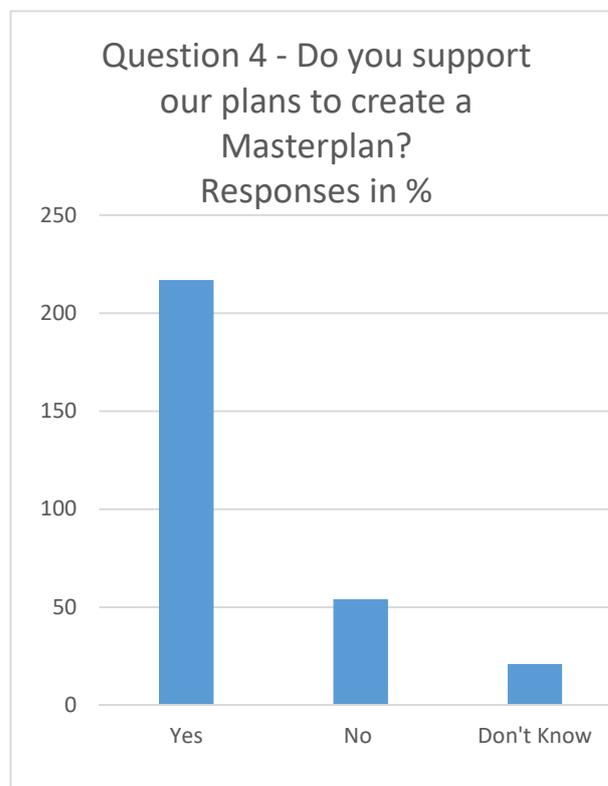
3.15. Given the multi-use nature of the Precinct, it should be noted that there was a high percentage (43.5%) of respondents who selected more than one response.

**Question 4 – Do you support our plans to create a Masterplan?**

3.16. This question asked if, based on the information provided, the respondents supported Chapter’s plans to create a Precinct Masterplan.

3.17. The aim of this question was to gauge support from respondents for the broad goal of creating a Masterplan.

Question 4 – Do you support our plans to create a Masterplan?		
Responses	Count	%
Yes	217	74
No	54	18.5
Don’t Know	21	7
Not answered	1	0.34



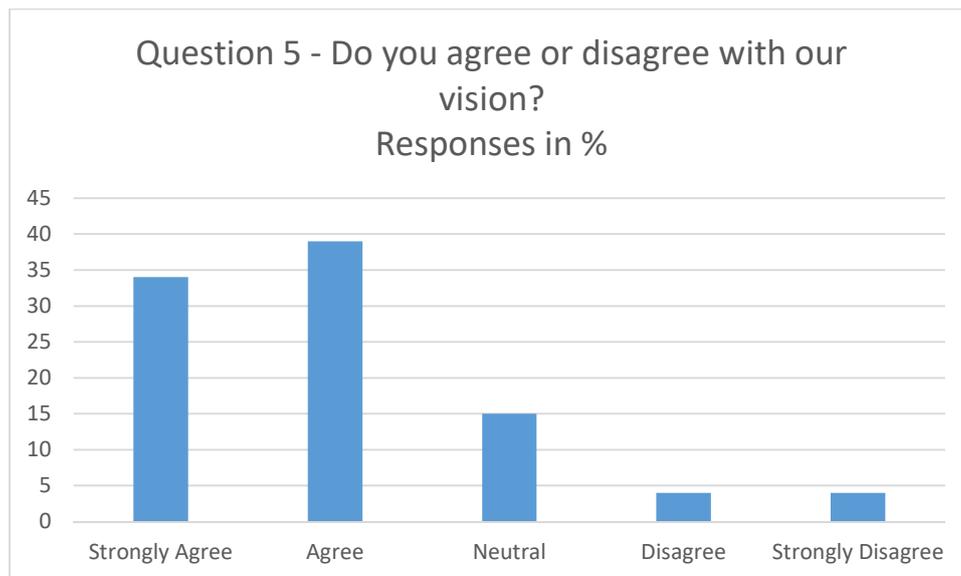
3.18. This demonstrates that a majority of respondents (74%) are in support of the plans to create a Masterplan.

**Question 5 – Do you agree or disagree with our vision?**

3.19. This question was based around the following vision statement, which was included in the questionnaire itself:

*“In 2038 York Minster Precinct continues to be a welcoming and special place loved and used by the local community and visitors from around the world. It is acknowledged as a lynch pin in the cultural identity and daily life of the City of York and reaches out to engage the community in discovering God’s love.”*

3.20. The aim of this question was to lay out a vision for the future of the Precinct, and to gauge the extent to which respondents supported this vision.

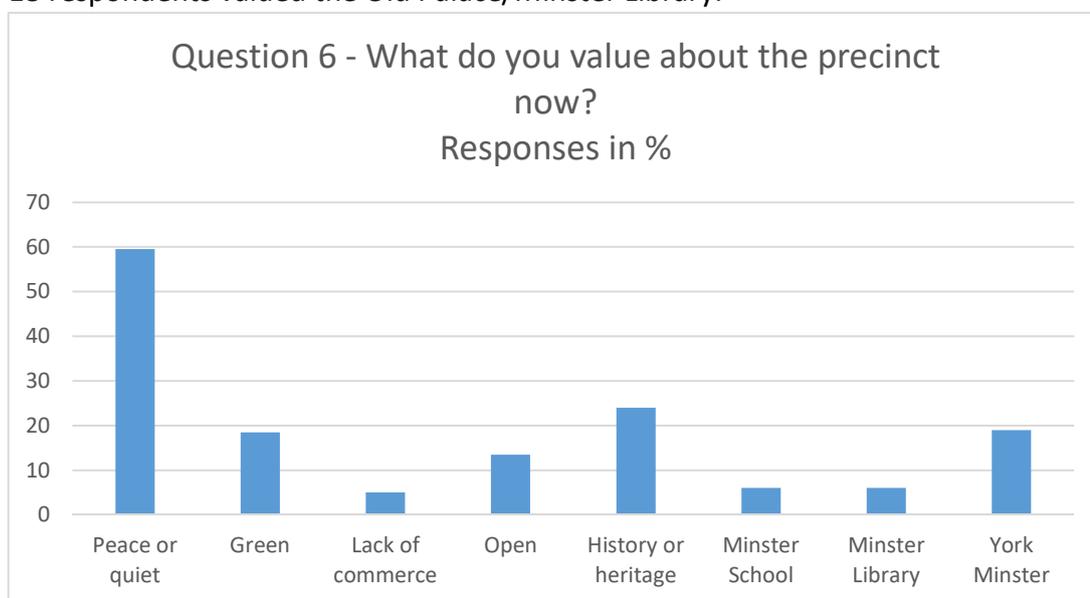


Question 5. Do you agree or disagree with our vision?		%
Strongly Agree	100	34
Agree	114	39
Neutral	44	15
Disagree	12	4
Strongly Disagree	12	4
Not Answered	11	4
Total	282	

3.21. This demonstrates that a majority of respondents (73%) agree with the vision proposed, with 8% disagreeing and 15% neutral.

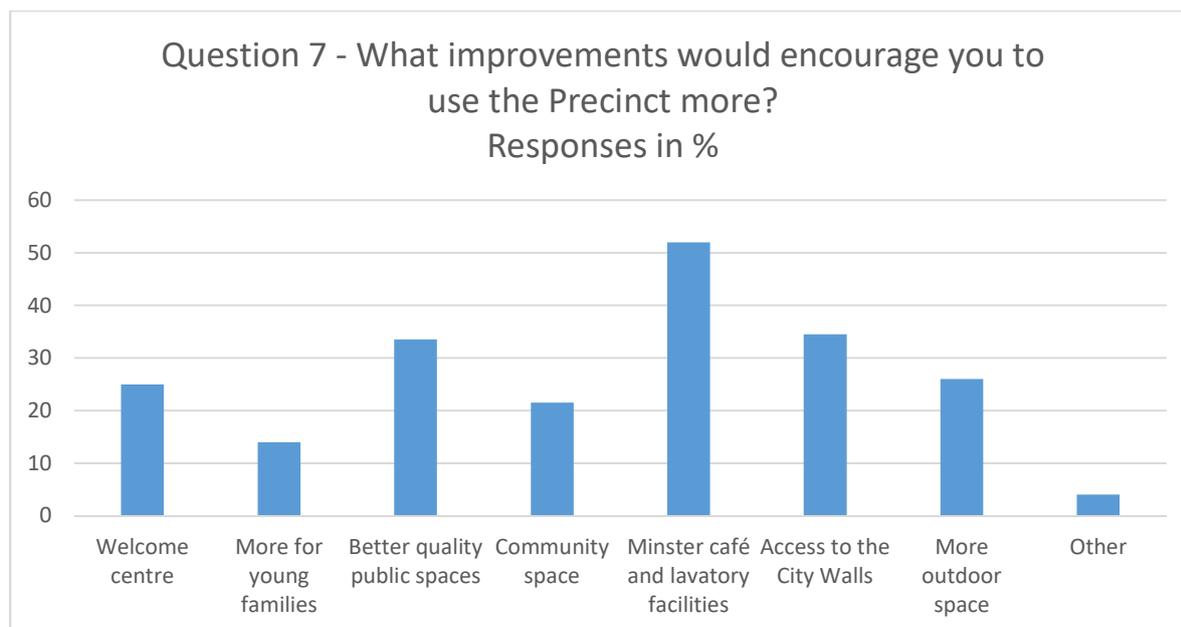
**Question 6 – What do you value about the Precinct Now?**

- 3.22. This was an open question, which aimed to determine the aspects of the Precinct which are most valuable to users and visitors.
- 3.23. 278 respondents answered this question, while 14 did not.
- 3.24. While the responses are too many and varied to provide here, some summary conclusions can be given. For more detail see **Appendix 4**.
- 3.25. 174 respondents indicated that they value the peace, tranquillity or quiet of Dean’s Park, especially in comparison to the rest of York. 54 responses mentioned the green nature of the Park, while 14 respondents valued its lack of commercial activity. 40 respondents valued the open or uncluttered nature of the park.
- 3.26. 70 respondents valued history or heritage.
- 3.27. 56 respondents valued the Minster itself, and the role of the Minster as the centre of the Precinct, and the views that afforded.
- 3.28. 18 respondents valued the Minster School
- 3.29. 18 respondents valued the Old Palace/Minster Library.



- 3.30. The responses were dominated by the role of Dean’s Park in the Minster Precinct, indicating that the peace, openness and greenery of this space are highly important to a large number of respondents.
- 3.31. The history and heritage of the site were also frequently commented on, unsurprisingly for an area dominated by historic buildings and the City Walls. The Minster itself was the most frequently mentioned building.
- 3.32. The Minster School and Minster Library were also mentioned as valued by a significant number of respondents, indicating that while the numbers using these sites is lower than other areas of the Precinct, they are used more intensively.



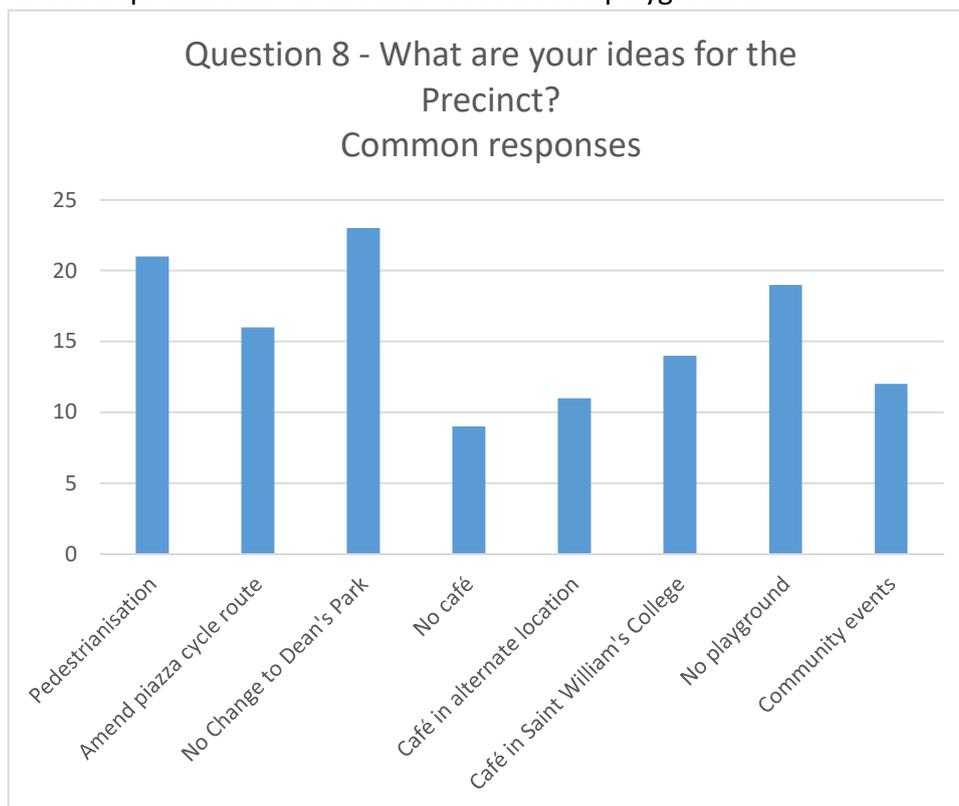


3.35. The responses indicate strong levels of support for a Minster café and lavatory facilities, access to the City Walls, and better quality public spaces. Lower but still significant levels of support were found for community space and a welcome centre. More for young families received 14% support, with many respondents objecting to a playground in Dean’s Park as detrimental to the tranquillity of the space.

3.36. 12 respondents selected ‘other’; these responses are included in those for Question 8 (see below).

**Question 8 – What are your ideas for the Precinct?**

- 3.37. This was an open question, which sought to gather respondent’s ideas for ways in which the Precinct could be improved.
- 3.38. A significant proportion of respondents used this space to emphasise their responses to previous questions. The most common point made was to express concern that Dean’s Park would be ruined by any development, or specific areas of development such as the introduction of a playground.



- 3.39. 23 respondents stated that they did not want to see any alteration whatsoever to Dean’s Park. 19 respondents also stated specifically that they viewed a playground as unsuitable.
- 3.40. 19 stated specifically that a café was not required, with their prevalence in York being the most commonly stated reason. 11 respondents favoured a café, but in a location other than Dean’s Park, with possibilities including the South Transept piazza, inside the Minster, and in Chapter House Yard. 14 respondents favoured using Saint William’s College alone as a café.
- 3.41. The movement of pedestrians, vehicles and cycles in the Precinct received a significant amount of feedback. 21 respondents favoured either partial or complete pedestrianisation of the Precinct, with Duncombe Place and the School drop-off at Deangate being mentioned in particular. In addition, the cycle route from Duncombe Place to Deangate along the South Transept piazza was raised as a particular hazard due to the speed of cyclists. 16 respondents suggested either removing cyclists entirely, moving the cycle route away from pedestrians, or introducing cobbles or barriers to slow cyclists down.

- 3.42. 6 respondents favoured changes relating to the Park's history, such as archaeological digs, additional signage or ground outlines of historic buildings.
- 3.43. 12 respondents proposed additional community events, including music events, markets and community theatre.
- 3.44. 27 responses dealt primarily with the Minster school, with opinions varying. The fragmented nature of the existing school site was mentioned in the display boards as an issue, with some respondents suggesting possibilities as to how the school could be united, and others favouring the existing layout as a way to segregate age groups. The lack of external space for school sports was frequently noted, as was the absence of a sufficient-sized hall for entire-school assemblies.
- 3.45. As noted, the transport situation on Deangate, with a large number of cars, cyclists and pedestrians sharing a crowded space, was frequently noted as an issue requiring resolution.

### Other Responses

- 3.46. The National Trust submitted a written response, included as **Appendix 5**. This response welcomed the Masterplan effort, though it stated that the vision could be more aspirational. The National Trust supported the concept of improving Duncombe Place and College Green as setting to the Minster, as well as the opportunity for a northern-facing exit to the Minster, new visitor activities within the Park and improved access to the Minster Library. The Trust wished to see further details on a possible welcome centre and external ticket office.
- 3.47. The Minster's LESS (Lifestyle, Environment, Sustainability and Stewardship) Group, a sub-group of the Community Committee, submitted their own responses by email, included as **Appendix 6**. The Group stressed the need to conserve the Precinct's existing ecology as paramount. In particular, the existing plants trees and sensory beds should all be retained and developed. The Group supported the proposals for a café and children's playground, as well as expanding to encompass the Residence Gardens. The Group stressed that the existing tranquillity and peace of the space should be maintained, if necessary by expanding the area and designing an area of it as a tranquil space with suitable development.
- 3.48. As noted, the Fabric Advisory Committee participated in a Masterplan Workshop in April. The Committee supported the principles behind the Masterplan. In discussion, it noted that flexibility of use for Dean's Park is best maintained by a minimum of new building. The possibility of pedestrianising Duncombe Place and properly demarcating the Precinct was also supported, as was the possibility of unifying the Minster School.}

### August 2018

# YORK MINSTER PRECINCT MASTERPLAN

*...A sustainable future for York Minster*

*York Minster is the centre of Christian life in the North of England, a place of prayer and pilgrimage, and one of the best known buildings in the United Kingdom. It is a magnet that draws people to visit the City of York from all corners of the globe.*

The Minster sits within a 'Precinct' which contains Dean's Park, the Minster School, a Library and Archive, homes for Minster Clergy, a Stoneyard and Minster offices which all support the day-to-day running and care of the Minster.

We are working with the City of York Council, Historic England, a wide range of stakeholders and the community to get the best plan in place. We are at a very early stage, and this exhibition explains what we hope to achieve through the masterplan process.

## Why do we need a masterplan?

The Minster is preparing a masterplan to explore how the Precinct could evolve in the future to meet the changing needs of its community and visitors. It is a sensitive and complex area of the city and its future care must be planned for carefully.

*Your ideas, suggestions and thoughts will help to shape the masterplan – please let us know what's important to you.*

The intention is the masterplan will be adopted as part of the City's planning policy. It will provide the Minster with a clear strategy for the next twenty years and will be used to secure funding for individual projects.

*Did you know?....  
Beneath your feet are the remains of a Roman fortress and a Saxon cathedral – over 2,000 years of history.*

## Plan showing current land uses and the masterplan boundary

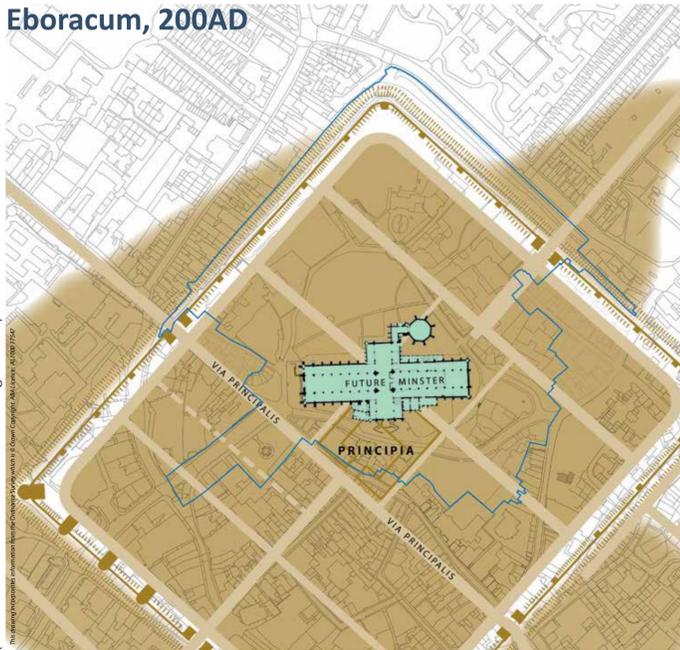


# YORK MINSTER PRECINCT MASTERPLAN

*...The birth of the Precinct*

*York Minster may appear to have changed little in centuries, but its Precinct has been continuously evolving for 2,000 years.*

**Eboracum, 200AD**

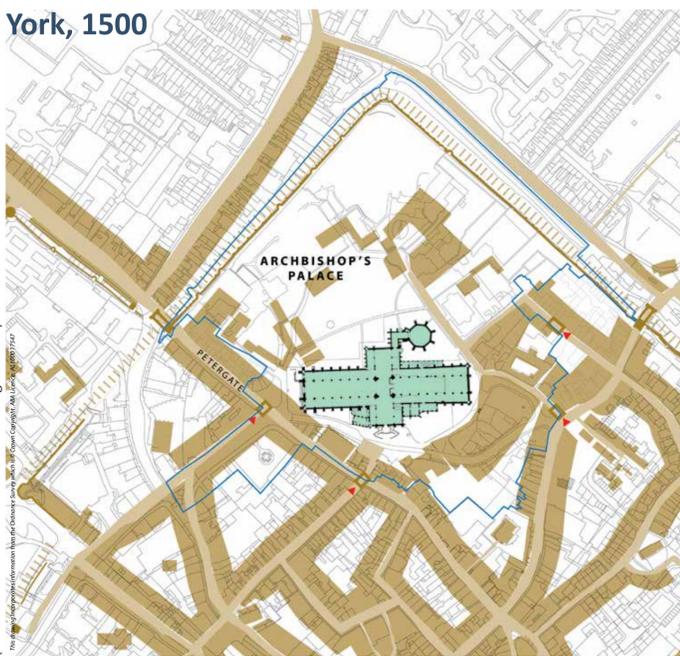


## Roman and Anglo-Saxon York

You are standing on the site of a 2,000 year old Roman legionary fortress, Eboracum. Today's Precinct occupies a quarter of the area of that fortress. Part of the Precinct boundary is still defined by the line of the Roman fortifications, later adapted as the medieval walls of the city. A third side, now Petergate, was the main street of the camp and the headquarters building – the 'Principia' – lies under the Minster itself.

The last Roman soldiers left Britain in 409AD. In the following centuries York was revived as an important city in the Anglo-Saxon kingdom of Northumbria. A Christian cathedral – or Minster – was built in 627. No-one knows for certain where this wooden building was, but it is generally thought to be north of the medieval Minster: perhaps under your feet right now. It would have been surrounded by an enclosure, containing the houses of priests and the bishop, and other facilities.

**York, 1500**

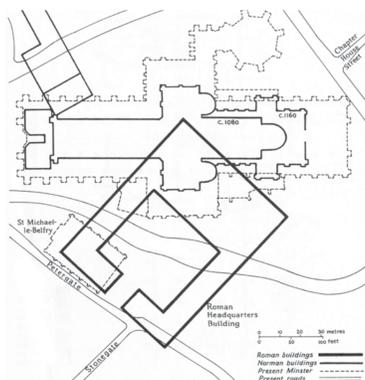


## Medieval Precinct

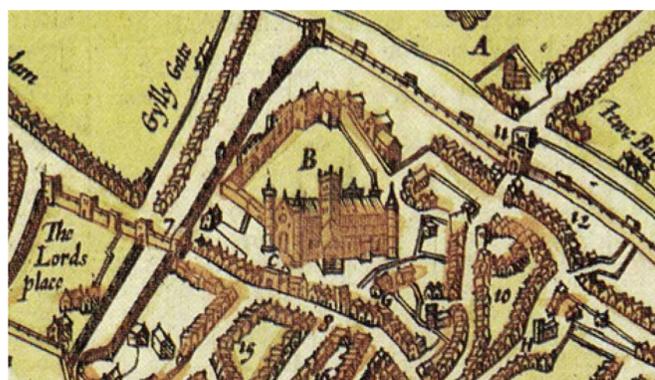
Soon after the Norman Conquest of 1066, a grand new Minster was built on the site of the present cathedral. It was surrounded by a Precinct, extending from the city walls to Petergate. The Precinct was administered by the church: it was subject to separate laws, and was densely built up with streets lined by dozens of houses for the Minster's clergy, churches and chapels, and a large palace for the Archbishop, which occupied most of the area north of the Minster. The chapel of the palace survives as the Minster Library. A school was founded by Alcuin, the pre-eminent York scholar, in the seventh century.

To protect church property and enforce its laws, the Precinct was surrounded by a ditch and wall. Access was via gateways. The most important was on Petergate, outside the west end of the Minster.

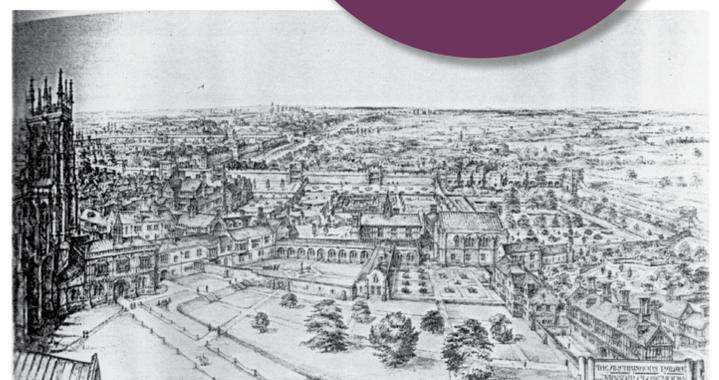
*Did you know?....  
In the Middle Ages the  
Minster was surrounded by a  
wall, with four gateways.  
Only one gateway survives:  
do you know where it is?*



**Relationship between the Roman 'Principia', the Norman Cathedral & the present Minster (derived from Aylmer & Cant, A History of York Minster)**



**Speed's map of York c.1610. One of the very few illustrations of the Archbishop's Palace**



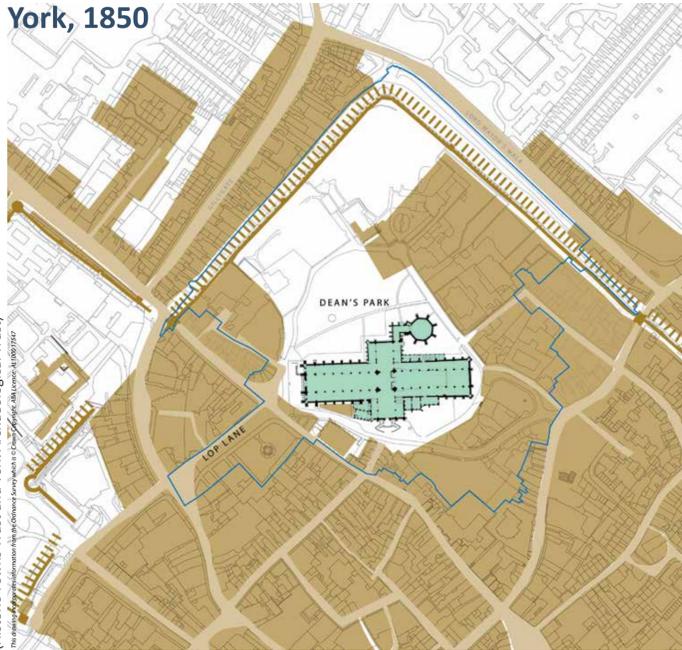
**The Archbishop's Palace as recreated by Edwin Ridsdale in 1917 (Murray et al, York through the eyes of an artist)**

# YORK MINSTER PRECINCT MASTERPLAN

## ...Opening up the Precinct

Following the Reformation, the character of the Precinct began to change: it became a less separate place, increasingly occupied by secular (non-religious) uses.

York, 1850



Mapping based on the British Historic Town Atlas of York (Historic Towns Trust and York Archaeological Trust)

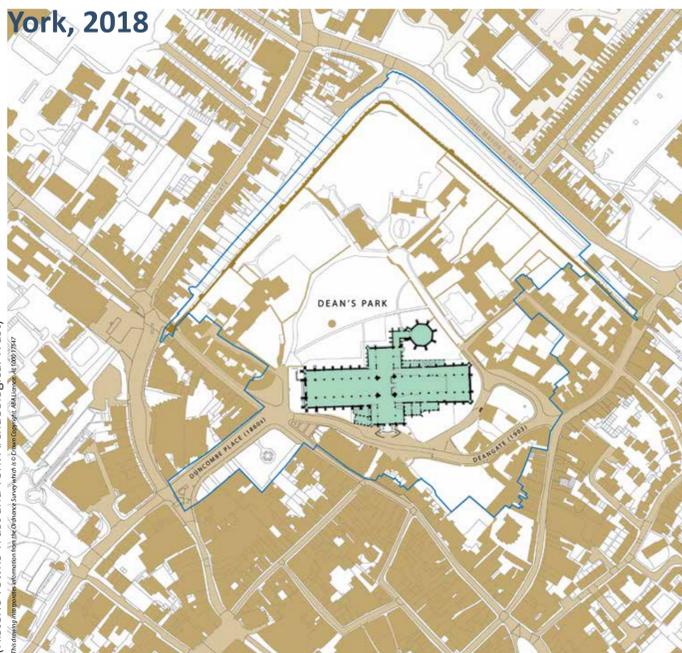
### Opening up the Precinct

By 1600 the Archbishop's Palace had been vacated in favour of Bishopthorpe on the Ouse, south of York. Most clergy also chose to live outside the Precinct. Instead, shops were built against the west end and south transept of the cathedral.

In the eighteenth century the Minster began again to be recognised and celebrated as a magnificent building. Some considered the houses, shops and other buildings cheek-by-jowl around it to be insensitive. They were swept away so that the cathedral could be seen and enjoyed without hindrance. This is the origin of Dean's Park, and how we experience and see the Minster today.

*Did you know?...*  
**In 1633 Charles I criticised shops that had been built against the wall of the Minster: the beginnings of building conservation in York.**

York, 2018



Mapping based on the British Historic Town Atlas of York (Historic Towns Trust and York Archaeological Trust)

### Building roads

The Victorians continued this process of change. A view of the Great East Window was created by demolishing buildings to form College Green. With the arrival of the railway, an entirely new approach to the Minster was created from the station, via a new bridge, Lendal Bridge, and a grand new avenue, Duncombe Place, created by demolishing a warren of medieval housing. Before this, there had been no view of the west end of the Minster.

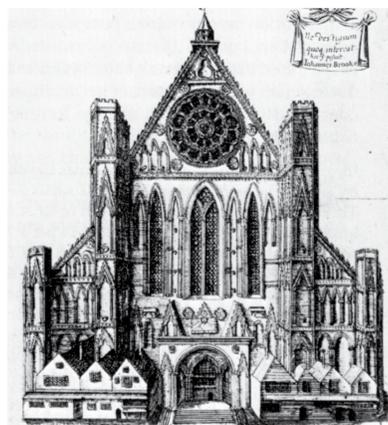
In 1903 this route was extended by demolishing many more historic buildings, to form Deangate. This was not just a street: it was the main road to Hull and Scarborough, and by the 1960s lorries were pounding past the Minster. Thankfully, the road was closed, so that we can all enjoy the Minster in peace and quiet.

The cumulative consequence of these changes is that any sense that there had ever been a defined, separate Precinct is entirely lost south of the Minster.

### Conserving the Precinct today

At over 800 years old, the Grade I listed Minster is subject to a complex and continuous cycle of repair, restoration and conservation, requiring specialist skills fostered in the Stoneyard. The wider Precinct contains many other historically important listed buildings, and the site sits above exceptionally important archaeology from the Roman occupation onwards.

- Gateway into the Precinct
- Historic buildings
- Masterplan boundary
- Historic streets



Shops built against the south transept of the Minster, illustrated c. 1700



Drawing by James Malton in 1794, showing the newly revealed north side of the Minster following the demolition of medieval buildings



Lop Lane in the 1850s, before it was swept away to create Duncombe Place (York City Library)

# YORK MINSTER PRECINCT MASTERPLAN

...The Precinct today

Today, the Minster welcomes over 600,000 visitors per year. It is a major tourist attraction in the North of England but it remains, first and foremost a house of prayer.

**Our Mission at York Minster is to invite everyone to discover God's Love through our Welcome, Worship, Learning and Work.**

The Minster's Mission and our emphasis on caring for the Minster for future generations, have led us to look at how the Precinct could be used differently to address current shortcomings:

- Dean's Park is an important green space, but feels cut-off from the wider city and lacks activity.
- The lack of defined Precinct boundaries presents challenges for security and the quality of our public spaces.
- The Minster School is an important element of Minster life providing choristers for our daily sung services. But its site is fragmented and lacks facilities such as a school hall.
- Other buildings in the Precinct – St William's College and the Old Palace – require restoration and could be used differently.
- Unlike many other cathedrals the Minster has no dedicated cafe to offer our visitors refreshments and no welcome centre for orientation and tickets.
- The Minster itself can be cluttered and noisy and the visitor experience is not consistent.
- The Minster is the only cathedral with museum accreditation, but the artefacts on display in our undercroft are at risk due to the high humidity of this space.
- The Minster has no dedicated community space for youth groups or community meetings.

It costs £22,000 per day to care for and operate the Minster. The Minster receives no ongoing Government funding or central Church of England financial support and relies entirely on the generosity of our community, paying visitors and funding bodies to maintain its care and operations. Ensuring a viable and sustainable business to underpin the care of the Minster lies at the heart of how we plan for the future.

One example of the costly but necessary conservation work at the Minster is the restoration of the South Quire of the York Minster Aisle. This dates from 1361 and its construction took around 60 years to complete. It bears dramatic evidence of six centuries of exposure to the elements and the industrial revolution, with issues including extensive cracking and erosion to the stone work and serious damage to the medieval glass, which has buckled and cracked in places allowing water in. The scheme involves work to repair and replace stone and glass in 15 window bays, which will take around 11 years and cost £11 million.

*Did you know?... Residents of York and worshippers can enter the Minster for free. Why not join us for evensong and experience the Minster in all its glory.*



Dean's Park



Minster entrance



Stone corrosion



Old Palace library



View from the City Walls



St William's College

# YORK MINSTER PRECINCT MASTERPLAN

*...Our vision for the Precinct*

*“In 2038 York Minster Precinct continues to be a welcoming and special place loved and used by the local community and visitors from around the world. It is acknowledged as a lynchpin in the cultural identity and daily life of the City of York and reaches out to engage the community in discovering God’s Love.”*

*It is both a place full of activity and colour, which actively welcomes everyone to engage in exploration, play and learning; and a quiet, safe space for prayer and pilgrimage.*

*It is conserved and managed sustainably for the enjoyment of future generations.*

***Do you agree with our vision for the Precinct?***

***What is important to you?***

We are at a very early stage in thinking about how the Precinct could evolve in the future to deliver the vision. Importantly, the vision is focused on how we care for the Minster over the next 20 years, and how we might better use the Precinct to support this important work. We have identified different areas within the Precinct which might suit certain types of activity or could benefit from improvement.

Our initial ideas are explored in the rest of the exhibition and we welcome your ideas and comments.

*Did you know?...*  
*York Minster is one of only seven cathedrals in the world to maintain its own private police force. Established in the 13th century the York Minster Police constabulary have the same powers as regular police constables within the cathedral's precinct.*



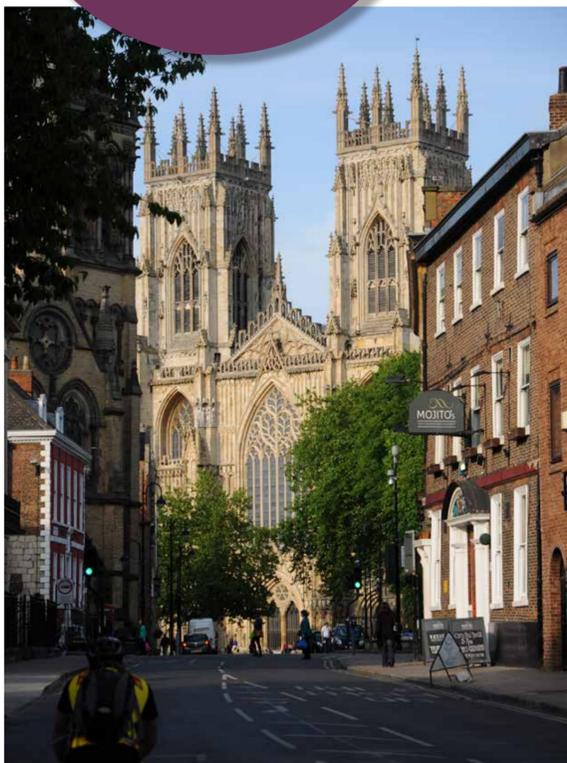
Drawing by Ptolemy Dean Architects

# YORK MINSTER PRECINCT MASTERPLAN

*...A welcoming Precinct*

*Creating a welcoming and safe environment for our visitors is at the heart of the Minster's Mission and our vision for the Precinct.*

*Did you know?...  
Dean Duncombe created Duncombe Place as the main civic approach and grand view to the Minster. The trees have grown to be much larger than anticipated!*



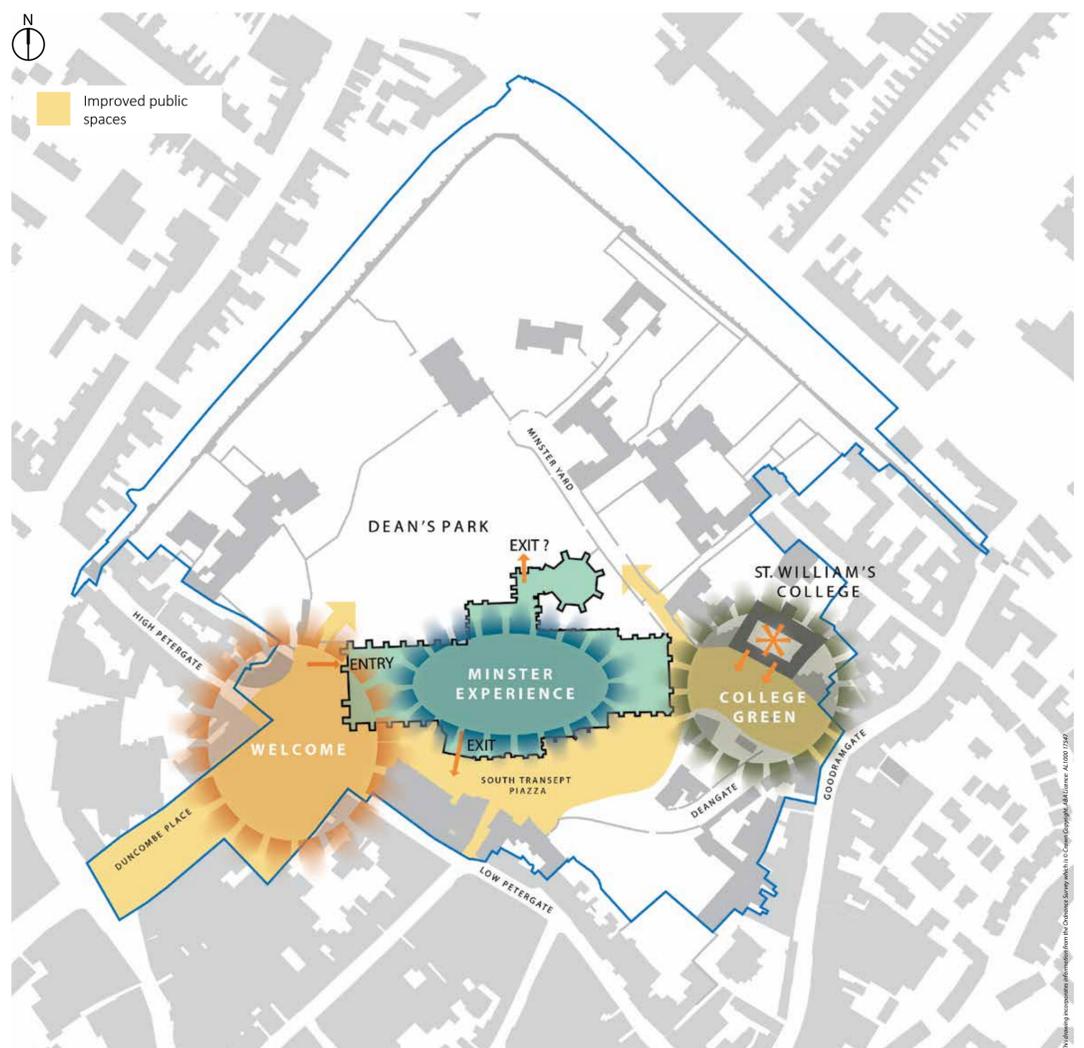
Improvements to Duncombe Place and College Green could create more useable, high quality public spaces, with a similar character to the south transept piazza. The emphasis would be on creating space for people not cars.

By creating a more consistent character in the public spaces surrounding the Minster, the setting of the Minster and sense of entering the Precinct would be enhanced. Security measures (such as the anti-vehicle blocks outside the west front) are sadly necessary to protect the Minster's visitors and heritage, and would be integrated into the design.

A welcome centre and ticket office could be located outside the Minster where it would have more space to provide visitor information, help with orientation and take queues away from the west front.

Within the Minster there is an opportunity to place Saint William's tomb in a more prominent and suitable location for pilgrimage and reorganise the way in which visitors experience the Minster.

The Minster is exploring opportunities for a new public exit, reusing an old door on the northern side of the Minster. This would give direct access to Dean's Park.



**Improving the Minster's welcome and setting**



# YORK MINSTER PRECINCT MASTERPLAN

...A vibrant park at the heart of the City

*Dean's Park is already a well-loved green space, but could offer so much more to visitors of the Minster and the local community, becoming a destination in its own right.*

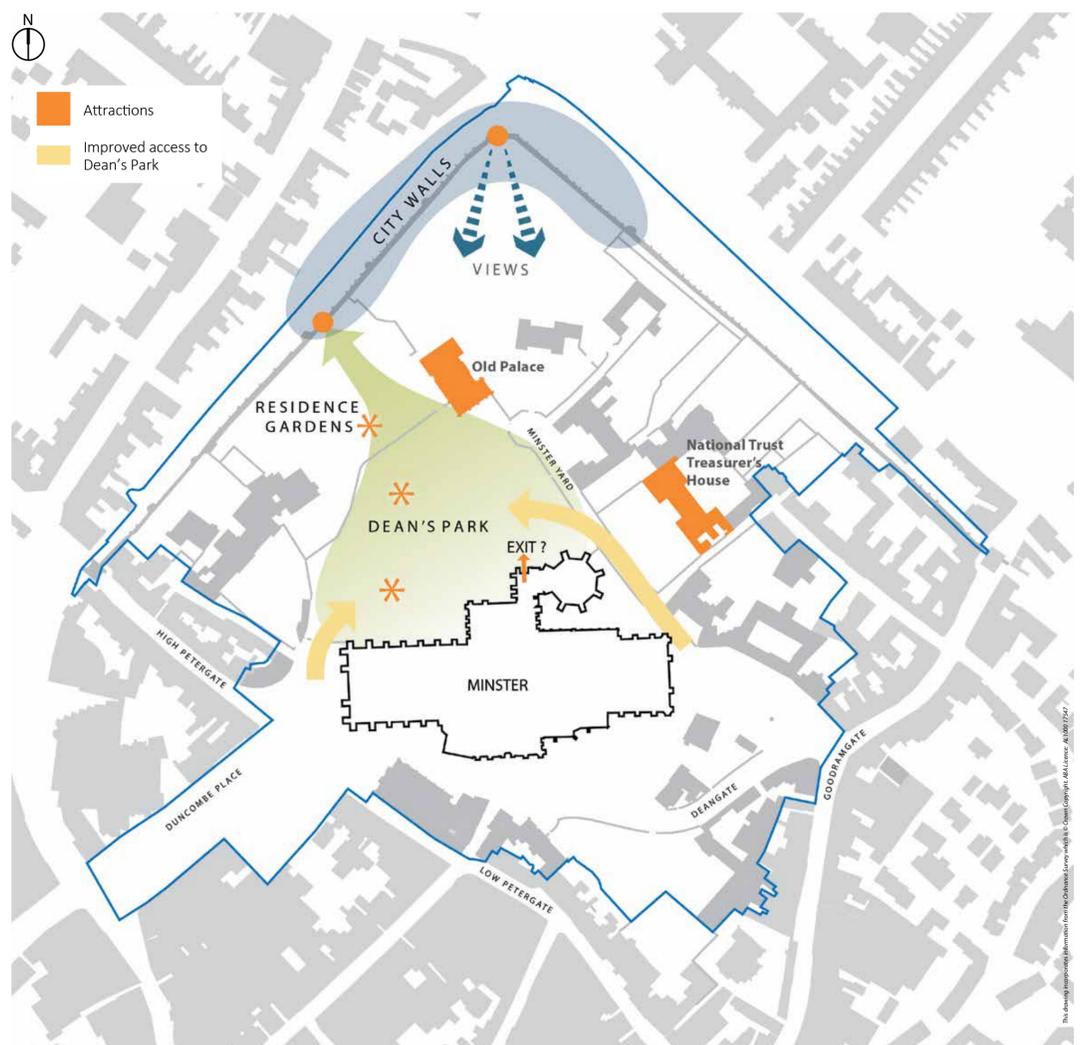
Dean's Park together with the Residence Gardens and Old Palace, occupy a large area which has great potential to provide new visitor attractions. Ideas under consideration include:

- a formal garden
- a high quality children's play and learning area
- a café and toilets
- an exhibition gallery
- a new museum space
- a learning centre
- an events space

## What do you think Dean's Park could provide for the City?

The Minster owns land right up to the City Walls. We are investigating ways to create direct access onto the walls from the Park, so that visitors can more easily experience the fantastic views of the Minster.

The Old Palace houses the Minster's library and archives and is a historic gem. There could be greater public use of this building as part of the Dean's Park plans.



Encouraging greater use of Dean's Park

*Did you know?....  
Underneath the raised section of Dean's Park there is a large water tank which was built during the second world war to provide a supply of water for firefighters.*

Magic Garden playground, Hampton Court Palace



Yorkshire Sculpture Park



Kensington Gardens cafe, London



# YORK MINSTER PRECINCT MASTERPLAN

*...Supporting the life of the Minster*

*Many of the buildings to the north, east and south of the Minster house functions which are essential for the daily operations of the Minster. These have developed in a piecemeal way. There is an opportunity to reorganise and make better use of the spaces available.*

## School and Stoneyard

The Minster School's site is cut in half by Deangate which is no longer needed for vehicle traffic but is a popular cycling route. We are exploring opportunities to reorganise access and redefine the School's boundary together with the Stoneyard to create a more cohesive site.

We are exploring opportunities for new facilities here, such as a school hall with dual community use.

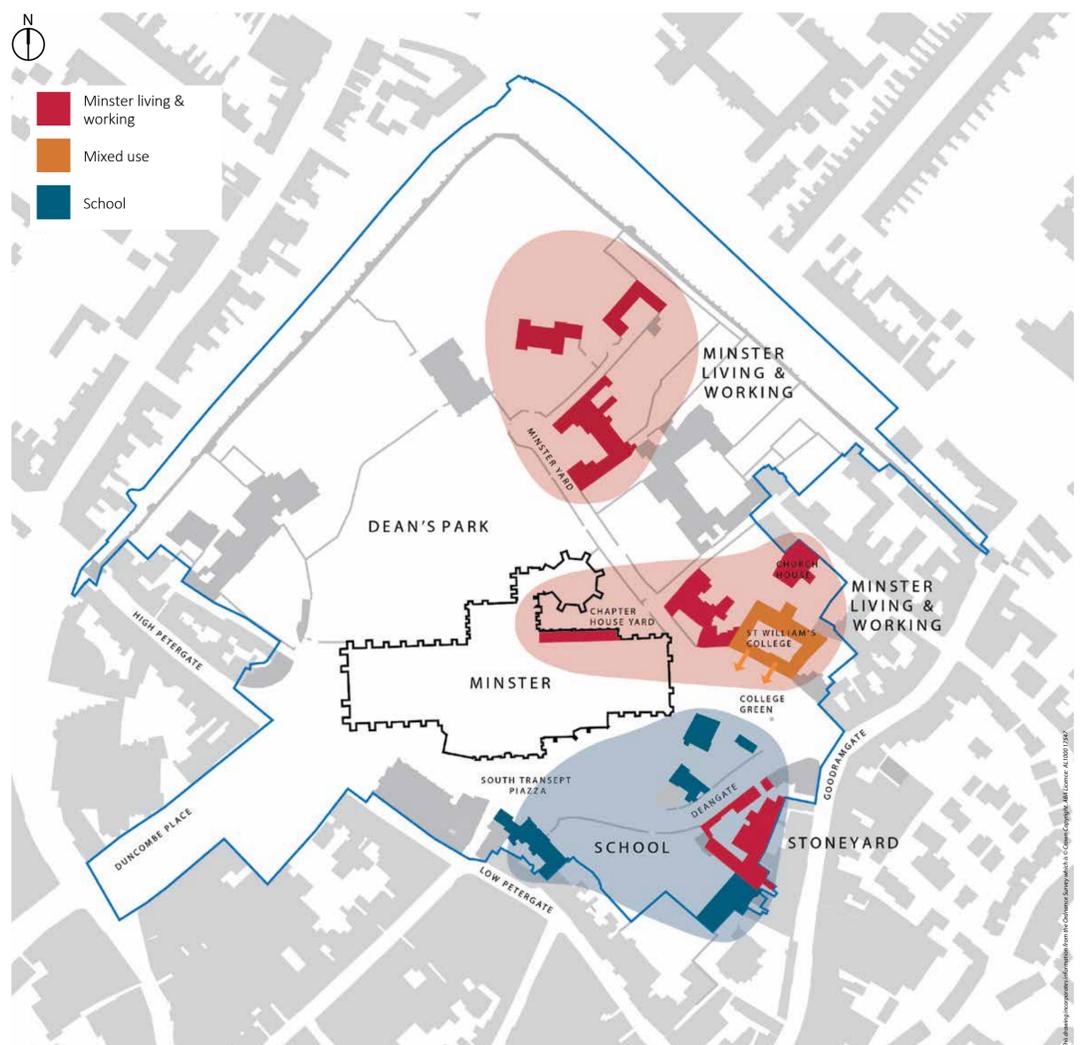
## Minster living and working

Houses for the clergy are located to the north of the Minster. This works well and there may be an opportunity to introduce a small number of new affordable homes for other Minster staff or apprentices.

St William's College was built as a home for medieval priests but has been empty for many years. It is currently undergoing significant restoration works and has potential to house a range of new uses: office space for the Minster and Minster Police, a high quality conference and events space, and a restaurant spilling out onto College Green.

By moving the Minster's offices out of Church House, that building could become a valuable residential development, generating income to support the Minster's restoration work.

Chapter House Yard has potential to provide additional space for Minster back-of-house functions. The unsightly car park could be redesigned and screened.



Living and working within the Precinct

*Did you know?....  
The Minster employs 7 apprentices who are learning the crafts which will help to conserve the Minster for the future.*



# YORK MINSTER PRECINCT MASTERPLAN

*...What happens next?*

*Whatever your reason for visiting the Precinct today, we would encourage you to share your ideas and comments with us and help shape the future of this special place.*

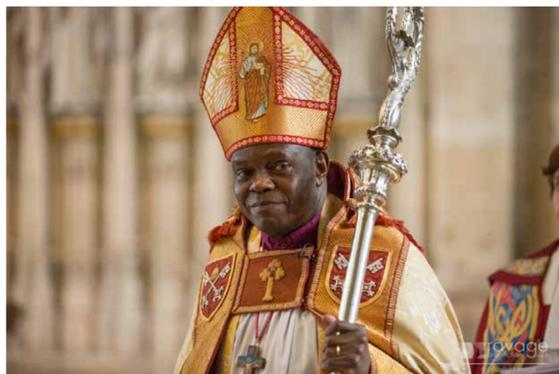
Please provide your feedback online at: [masterplanning.yorkminster.org](http://masterplanning.yorkminster.org) where this exhibition is available to view. The consultation period runs from 24 May – 30 June 2018.

Over the next few months we will review all the comments we have received and develop more detailed proposals which will be presented back to you in the autumn. Comments will be recorded in a Statement of Consultation which will be available on our website. As the masterplan develops we will continue our conversations with stakeholders including the City of York Council, York Minster's Fabric Advisory Committee, Historic England and the Cathedrals Fabric Commission for England.

*In the meantime, the important restoration works to the Minster's medieval stained glass windows and St William's College will continue.*

We are hopeful that the final masterplan will ultimately be adopted by the City Council as a neighbourhood plan and will therefore be subject to statutory public consultation and examination by an independent Planning Inspector. Once adopted it will provide a framework against which detailed proposals can be developed and investment secured for individual projects.

*Did you know?....  
During the summer the Minster's Heart of Yorkshire festival will bring an exciting programme of events to Dean's Park. We hope to see you there.*



*Did you know?....  
From the 18 to 20 August, 80 stonemasons from across Europe will attend our Stone Carving Festival which will celebrate a skilled community who have contributed to some of the most iconic buildings in Europe.*

## Feedback form

*Thank you for visiting today's exhibition. We would be grateful if you could complete this short feedback questionnaire before you leave the exhibition. Your feedback is important to us and will help to shape the Precinct's future.*

**Q1.** Where have you visited from today? Please provide the first part of your postcode i.e. YO1

**Q2.** How often do you visit York Minster Precinct?

- Daily                       More than once a week                       More than once a month  
 Less frequently                       I am a visitor – this is my first time to York.

**Q3.** Why do you come?

- Worship                       Minster School                       Visit Dean's Park  
 Visit the Library                       Visit the Minster as a tourist                       Walk or cycle through  
 Other

If other, please explain:

**Q4.** Do you support our plans to create a Masterplan?

- Yes                       No                       Don't know

**Q5.** Do you agree or disagree with our vision?

*"In 2038 York Minster Precinct continues to be a welcoming and special place loved and used by the local community and visitors from around the world. It is acknowledged as a lynch pin in the cultural identity and daily life of the City of York and reaches out to engage the community in discovering God's love".*

- Strongly agree                       Agree                       Neutral                       Disagree                       Strongly disagree

**Q6.** What do you value about the Precinct now?

**Q7.** What improvements would encourage you to use the Precinct more?

- |   |  |
|---|--|
| <input type="checkbox"/> A welcome centre             | <input type="checkbox"/> A Minster café and lavatory facilities  |
| <input type="checkbox"/> More for young families      | <input type="checkbox"/> Access to the City Walls                |
| <input type="checkbox"/> Better quality public spaces | <input type="checkbox"/> More outdoor space                      |
| <input type="checkbox"/> Community space              | <input type="checkbox"/> Other (please explain in answer to Q8.) |

**Q8.** What are your ideas for the Precinct? Please share these with us:

Thank you for taking the time to provide feedback. The findings of this first consultation will be published later this summer on our website: [masterplanning.yorkminster.org](https://masterplanning.yorkminster.org)

If you would like to be kept up to date on the masterplan, please tick this box  and leave your name, address and/or email below. Your details will be kept for 12 months and then deleted. Further details of our privacy statement can be found on our website <https://yorkminster.org/privacy-notice/>

Name:

Address:

Email:

**Technical Note**

Questions 3 and 7 are numerically coded as follows:

- Question 3. Why do you come?  
 1 - Worship  
 2 - Visit the library  
 3 - Other  
 4 - Minster School  
 5 - Visit the Minster as a tourist  
 6 - Visit Dean's Park  
 7 - Walk or cycle through

- Question 7. What improvements would encourage you to use the Precinct more?  
 1 - A welcome centre  
 2 - More for young families  
 3 - Better quality public spaces  
 4 - Community space  
 5 - A Minster café and lavatory facilities  
 6 - Access to the city walls  
 7 - More outdoor space  
 8 - Other

So, 124 means that the responder worships, visits the library, and uses the Minster School

Precinct Masterplan Feedback										
ID#	Q1	Q2	Q3a	Q3b	Q4	Q5	Q6	Q7	Q8	Response format
1	YO1	Daily	1367	Resident of Precinct	Don't Know	Agree	Dean's Park: green oasis: rare piece of <u>unstructured</u> open space: welcomes people by being <u>inviting</u> for just sitting - children can run & play <u>freely</u> - offers <u>uncluttered</u> respite from crowds & lovely aesthetic. Restful!	NA	This emphasis on "use" & perceived ideas of "quality" appear unfortunately to be a disaster in the making Please allow Dean's Park to live on as a simple green space. Please do not make it "useful", "exciting" & please do not attempt to further monetise the trees, grass and birds that have their home here. No "improvement" necessary. Also: <u>please</u> do not cut down any Duncombe Place trees.	Paper
2	LE12	First time visitor	5	NA	Yes	Agree	NA	NA	NA	Paper
3	HU10	Less frequently	5	NA	Yes	Agree	Chapter House	678	Pretend person e.g. interaction of a priest, angel, monk, etc.	Paper
4	YO31	Daily	17	NA	Yes	Strongly agree	NA	135	The speed cyclists come through the piazza must be reduced	Paper
5	London	First time visitor	5	NA	Yes	Strongly agree	The garden is lovely to relax in	23457	Community space - use it for local grassroots organisations in the city to benefit local people. This could be maintained through grants	Paper
6	EH1	Less frequently	15	NA	No	Agree	It's all confined	15	NA	Paper
7	TN1	First time visitor	5	NA	Don't Know	Neutral	NA	5	NA	Paper
8	Netherlands	First time visitor	1		Yes	Strongly agree	I find it very beautiful	57		Paper
9	Netherlands	First time visitor	3	For school	Yes	Agree	NA	6	NA	Paper
10	YO1	More than once a week	13	Guide	Yes	Agree	NA	35	Plaza is bleak. Flower tubs or hanging baskets on the two lamp standards would considerably improve the welcome. Some seats in the area around the column would provide an alternative to sitting on cold stone!	Paper
11	YO1	More than once a week	13567	A unique place of peace & pilgrimage with a fascinating history. Full of happy memories of visiting with my family and friends over the past thirty years. It has changed our lives and was a strong draw for our coming to live, work and study here. Heartbroken to see some of these proposals, which strike me as very secular in the language & concepts used. Let the children make their own personal and private discoveries of what York Minster has to tell them. They will never forget it. Too often they are burdened with clipboards and tickets that form a barrier between their own observations and the place they have come to see. Let them inquire and discover, because in a very short time they will be the guardians of our heritage. Thank you for your continuing care and specialised maintenance of what we have here. <u>Please</u> don't compromise York Minster.	No		The freedom to think your own thoughts & discover new ones, all the time. Gloriously peaceful Dean's Park needs no embellishment - an oasis in the city. St Mary's Abbey is bursting! You have peace here.		It has evolved into a very beautiful and successful whole. If you're looking for revenue, I think it would actually work against it because people would not stay long enough to care. Sculptures? When you can enjoy the Minster? I love the modern gargoyles but they are very subtle and appropriate.	Paper
12	OX2	First time visitor	5	NA	Yes	Strongly agree	NA	4	NA	Paper
13	YO1	More than once a month	1	NA	No	Neutral	It's quietness in the centre of a bustling noisy, busy city. Hands off the Precinct!		Leave alone! It <u>must</u> remain as it is now, and not be developed with hectic children's play area, and unsightly café. There are plenty of cafes, restaurants a stone throw away.	Paper

14	YO24	More than once a month	7	NA	Yes	Disagree	Open space	7	Why isn't the new South entrance used? It makes a grand statement, and cost a lot of money, but is bypassed in favour of a crowded entrance on the West End. And it has been ignored in the new 'vision'!	Paper
15	YO23	More than once a month	12	NA	Yes	Strongly agree	Space - public access	45	NA	Paper
16	YO23	More than once a month	136	To visit where my Dad is interred outside the North Transept	No	Agree	The fact Dean's Park is the only green place in York which hasn't been turned into an amusement park and that my Dad is currently able to rest in peace.	8	That a private reflection area i.e. Dean's Park is not turned into a noisy, disrespectful area. Why do you need a café & childrens' play area? There are too many cafes/bars as it is. This is hardly a consultation by the way - you've outlined a concept but there are no plans as to where things will be located for residents to give informed feedback.	Paper
17	YO24	Less frequently	3	Concerts & performances (eg Mystery Plays)	Yes	Agree	Quiet of Dean's Park & views from city walls. South Piazza is a wasted opportunity - why not use south door as main entrance?	1356	Make the Minster a true cultural centre for the city - make the building available for more concerts. Currently most locals arts organisations have been priced out of it.	Paper
18	YO31	More than once a week	167	Steward at concert/events/service	Yes	Agree	Dean's park. Piazza.	135	Café should be in St William's, not Dean's Park. <u>No</u> children's play area - open space & Dean's Park is loved by children <u>without</u> extra equipment. Better lighting outside West End - esp. when coming to evening events. Better advertising for specific concert e.g. banner saying 'concert tonight' etc. more welcoming infor outside Minster with service details more prominent. One site for Minster School all linked is a good idea.	Paper
19	BD17	More than once a month	123	I am a Minster Guide.	Yes	Strongly agree	Space. Variety.	15	St William is an interesting saint. We should concentrate on Richard Scrope.	Paper
20	YO10	More than once a week	3567	For concerts	Yes	Agree	Beauty. Peace. Convenient route to work (cycling & walking)	5	There are some good ideas in the proposals. Reservations: a play area could threaten the peace of the site so needs to be carefully placed. I miss St William's College - return of public access to this area would be welcome.	Paper
21	Netherlands	First time visitor	5		Yes	Agree	I think it all special	2567		Paper
22	York	More than once a week	36	To light candles & pray for family members	No	Strongly Disagree	The tranquility of Dean's Park.		Leave it alone!! We do not require a "bear park" as indicated by your proposals. Get rid of the noisy buskers from south transept area. Ignore the event seekers.	Paper
23	Netherlands	First time visitor	5	NA	Yes	Agree	I like the garden and the look of this building.	2567		Paper
24	YO31	Daily	67	NA	Yes	Agree	Historic architecture and peaceful environment		An outdoor café on 'piazza' adjoining Constantine statue. Restricting vehicular access along Duncombe Place by erecting a 'gateway'. Don't move Minster School: its Hogwarts buildings are essential to its character and USP.	Paper
25	York	More than once a week	3	Minster guide.	Yes		Canopy in Chpater House Yard to café - access by side of RAF memorial			Paper
26	YO10	More than once a week	67		Yes	Agree	As a whole of the Minster experience - peaceful area in city - history - as a place to think of 'higher things'	1347	There is no need for a café in the Minster area - except to make money - there is enough in the city itself.	Paper
27	USA	First time visitor	5		Yes	Agree	It's peacefulness.	15	Provide a hole in the ground to the show the Roman Ruins. This will show archaeology in action.	Paper
28	YO31	Daily	7		No	Agree	Open, free from commerce, free from intrusive buildings (like toilets & cafes). A beautiful green space.		Please leave it alone. People bring their children here already. It's a great place to play or just sit. Don't bring trade in. The Caravan Café was an eyesore. Toilets would be worse. Give access to toilets in St William's College, instead.	Paper
29	YO8	More than once a week	123	Minster volunteer	Yes	Strongly agree		15		Paper
30	YO30	Daily	7		Yes	Strongly agree	No traffic	357	More green areas - flowers - trees - benches	Paper
31	YO8	More than once a week	3	Volunteer	Yes	Agree	NA	NA	NA	Paper
32	YO31	More than once a week	7	NA	No	Neutral	Open. A varied space. Your sign mentions "no activity" - at this moment it is full of children enjoying themselves.		I'm not sure of the status of St William's College, but it is clearly a mess at present. Surely it offers potential for ticket office, toilets, exhibition etc. We don't need more coffee, thanks. Nor do visitors.	Paper
33	NA	Daily	167	NA	Yes	Strongly agree	NA	1245	A café is needed inside the Minster not outside. South piazza should be used as an entrance.	Paper
34	YO23	More than once a month	2		Yes	Strongly agree	The calm green space of Dean's Park. The views of the Minster. The Kohima memorial at the wall of the Archbishop's Palace.	168	Opening the piazza area at the West Front - Recreating as much as possible of the green 'close' on the south side of the Minster with its entrance at Minster Gates - Restaurant/café on St William's College ground floor with outdoor area on College Green - Access to Dean's Park from the City Walls - with a lower priority the development of the underground water tanks as a museum, possibly in association with the York Museums Trust	Paper
35	YO23	More than once a week	567		Yes	Agree	York has a great deal of hard architecture but this area is one of few soft (green) areas	367	York has a traffic problem. Deangate and Colle Street are part of it, with random access and car parking. Returning the area to people would be a positive move. Remember Deangate did not exist a hundred or so years ago.	Paper
36	YO31	Daily	167		Yes	Strongly agree	Open space which can be used by anyone, sense of tranquility in Dean's Park should be retained at all costs.		There are lots and lots of cafes close to the Minster. <u>Another</u> café is not required. Public toilets would be beneficial if they are looked after.	Paper
37	YO19	More than once a week	167	I find the peace & sacredness of the Minster & Dean's Park nourishing & uplifting	No	Strongly Disagree	The space, the different atmosphere of peace & healing quiet is shows	5	Creating a welcoming café again as St William's was in the past, & as many cathedrals - St Alban's, Durham, Wells etc have would be wonderful. Once the Minster is reduced to an historical building for tourist & Dean's Park & buildings become a theme park, it becomes devoid of the healing stillness & grace it was built for & that is sadly unavailable elsewhere. Lose that special stillness & it is gone forever.	Paper
38	YO10	More than once a week	167	Sometimes to pray in the quiet space of the Minster <u>but</u> this is very hard when tourists are present, even if I use the side chapels, so, I sit in Dean's Park more usually	No	Strongly Disagree	Uncluttered; buildings in keeping with sense of history & worship. Simplicity of Dean's Park with grass, seats & lovely trees.	5	The Old Palace should not become another costly visitor experience - why not create a centre of excellence for calligraphy and a quiet place for meditation. Keep it simple & spacious. The paved South Door side & traffic-free street is lovely though cyclists are often a hazard. I feel they should dismount & walk from the bollard at Dean's Court end to those by the Minster School. I am very sad to see "theme park" ideas for Dean's Park - setting up entertainment & food etc. will affect the trade of existing York establishments & destroy the peaceful, spiritual setting of the Minster which is a major tourist attraction in it's own right.	Paper
39	YO30	Less frequently	36		Yes	Neutral	It's nice to have peaceful & tranquil space within the city centre, maintenance could be improved.	12345	More Christmas activities could be performed in Dean's Park	Paper
40	YO30	More than once a week	367	To draw.	No	Neutral	The peace & tranquility, uncommercialised, somewhere to sit.	5	Have the confidence to leave history and nature alone. This city is full of attractions & coffee shops. Loose talk of God's love does not justify interfering with a valuable quiet space.	Paper
41	York	More than once a week	67		Yes	Agree	The peaceful area inside the city walls.	36		Paper

42	YO1	More than once a month	7		Yes	Agree	Very pleasant area to enjoy the trees, closeness of the Minster. Also to admire and enjoy the seasonal flowers.	7	Access to another green space would be wonderful. No other facilities, please!	Paper
43	NG23	More than once a month	13	I volunteer in the Minster & occasionally attend services	Yes	Strongly agree	I like the relative calmness of the open space	3456	I think the opportunity should be utilised to improve the visitor offer. In particular I am especially interested in the provision of a café/refectory. Most cathedrals offer simply, reasonably priced catering facilities and I would like to see them here.	Paper
44	YO31	More than once a week	3	Pleasure, I come here on lunch breaks to relax.	Don't Know	Agree	It welcoming & open nature. Both the place & the staff	46	Community events in the Dean's Park. Local festival (music/vendors from local area). Any proceeds going to Minster/Charity.	Paper
45	LS27	Less frequently	6		Yes	Strongly agree	Nice peaceful place to visit whilst in York.	256	Play area for small children.	Paper
46	YO10	More than once a month	1267		Don't Know		Quiet, calm, green open space near the city centre, with place for families to play & relax.		Please <u>do not</u> add building/concreted areas/clutter. Children are now playing out in the open space & don't need special equipment to help them play, which will only clutter the area.	Paper
47	YO10	More than once a week	16		Don't Know	Strongly agree	It is a tranquil space to enjoy nature, birdsong, the Minster & the Minster bells.	6	I don't think the Dean's Park needs to be used more. I agree with opening up some of the garden adjacent to the walls but <u>please</u> do not "develop" Dean's Park in any way - it does not need it/activities	Paper
48		Less frequently	7		Yes	Agree	Green spaces	4	Whatever use the area is put to, please keep the green spaces green	Paper
49	YO24	More than once a week	67		Yes	Agree	The quiet of Dean's Park	568	The stopping of Cycling through Dean Gate, quite dangerous for pedestrians	Paper
50	YO10	More than once a week	17		Yes	Strongly agree	Its beauty in a packed city centre	1567		Paper
51	YO3	Daily	17	Chapter employee	Yes	Strongly agree	A bit of a cliché, but it is a 'green oasis' - this needs to be preserved at all costs. This does not, however, preclude development.	158	Café pref. in existing building. There really should be some serious, long-term archaeology in Dean's Park - to map the Palace and possibly lower for traces of the Anglo-Saxon Minster. The foundations of Oswald's stone version must be somewhere! Dedicated learning/schools centre <u>not</u> shared with general visitors etc. Other cathedrals have gone down that road & education/learning have suffered accordingly. It ought to be possible to provide for both separately.	Paper
52	YO1	Daily	7		Yes	Strongly agree	Heritage architectural value culture green space	36	Definitely redevelopment of Chapter House Yard and more of a cathedral close 'feel'. Public access & use of St William's College, if possible... Access to the city walls would be excellent - joined up approach to heritage tourism in York - link with walls and Treasurer's House.	Paper
53	NA	NA	NA		Yes	Strongly agree	Community - to become the 'heart of the city'	345	A couple of chess/draught tables in Dean's Park - continue using Dean's Park as a community focal point, through all seasons (events) - café is essential - create an event space - create a few holiday homes giving a 'minster' experience - use the Minster trail in the outside spaces for children, with the Easter and Advent trails	Paper
54	YO26	More than once a month	13567	A peaceful moment away from traffic in the city. As a York citizen it is a relief to find a non-commercial area in the city.	No	Strongly agree	A peaceful, quiet, safe area in the city. No cafes or commercialisation is a big relief in this city which has too many eating places.		I like the precinct exactly as it is now. We do not need another café or smelly York-style lavatory. It is a lovely place to sit on the grass with a picnic and a safe area for young children. No sculptures please.	Paper
55	YO1	More than once a week	6		Don't Know	Neutral	The peace and quiet is essential. Green spaces are healing.	6	NA	Paper
56	YO1	More than once a week	126		Don't Know	Neutral	Its open space, solitude, peacefulness, no traffic. Green area allowing views all round the Minster. We have very few green spaces in the centre, don't ruin it, please.	357	To keep it as an open space, especially in Dean's Park. Keep it quiet, as it is. Should there be a café, place it as far away as possible, so as not to intrude or obscure view of our glorious Minster. Thank you.	Paper
57	YO1	More than once a month	67		Yes	Strongly agree	NA	356		Paper
58	YO24	Less frequently	3	Member of Zen meditation group which meets weekly in the Palace Library	Don't Know	Neutral	Historic identity - it is a quiet space in the middle of the city, including the area of Dean's Park - it is surprisingly inclusive: cyclists, children, older people, parents & carers		I like plans for development of Duncombe Place. - The Minster needs to decide more clearly what it is for - There needs to be a balance between access (children, carers, equality issues), raising necessary funds * using it as a place of worship. This is cultural, but at the moment it is seen as a business The minster library collections should not be moved. I accept that office space/meeting rooms are needed	Paper
59	YO19	More than once a month	12		NA	NA	Peace	15		Paper
60	YO26	Less frequently	16		No	NA	A place of peace & quiet which is free of commercial activity. Please keep it that way!	8	None of the above. Please leave it as it is: it functions very well now, as outlined in the vision. Also don't play around with the trees unless there is an <u>actual</u> safety issue. Also, not sculptures please!	Paper
61	YO30	More than once a month	37	For peace & quiet in the gardens. Regularly for access to Goodramgate.	Don't Know		Its openness, with greater control of traffic etc. I would love it as the an extended oasis of peace as the Dean's Park is now.	37	1. Remove 'long' return parking - the car park should be a loading/unloading facility with cars then removed. 2. If alternative delivery access can be provided for the school & Stonyard, green over Deangate permitting pedestrian access only 3. I support opening up Residence Gardens with perhaps access from the walls it would be good to do the same with the Deaney Gardens. 4. Get away from the 'business' atmosphere in the Minster & return it to one of woship throughout the day	Paper
62	YO24	More than once a month	267	1. Have been involved in York Mystery Plays in Dean's Park 2. A group I am part of York Shakespeare Project, once pu ton 'As you like it' in the Residence Gardens'. I was involved in bringing Shakespeare sonnet walks through Dean's Park in 2017 & hoopo to repeat this in 2018.	Yes	Agree	I use Duncombe Place & Deangate as a safe quick cycle route frequently. Dean's Park is a beautiful quiet green space in the centre of the city. Being around the Minster exterior lifts my heart. I love the trees.	5678	A place for musical and theatrical events on a modest scale outdoors in the summer. The quietness and centrality of the Residence Garden and Dean's Park protected by the walls is a unique thing. N access point from the walls into this green space is a fantastic idea. Does the Deaney need all that private space? The walls hve the potential to create an acoustically viable space. The courtyard of St William's College would be a wonderful place for an outdoor musical/theatrical event. Lovely acoustics. Pretty much the sort of location in which Elizabethan theatre developed.	Paper
63	Newcastle	Less frequently	5	I also like to light the candle and worship for my grandma and grandad who have passed away.	Yes	Agree	Quite good I would like a water park here.	25	Water park.	Paper
64	YO32	More than once a month	7		Yes	Agree	The open space in the close built city. Peaceful place to sit and picnic or enjoy the sun. Great view of Minster.	16	* Like other cathedral precincts, to maintain an atmosphere of enclosure and peacefulness (in part at least) * Relocation of the cramped stonyard into Chapter House Yard Re open St William's College for public use, esp. café/toilets, utilising and reusing College Green, a currently sad, & underused space. Improve walkway onto Ogleforth cobbles A ticketing and welcome centre for Minster visitors, NW door	Paper
65	YO10	Less frequently	267		Yes	Strongly agree	I love the Dean's Park as a space to eat lunch but I think & agree that parts of the precinct could be put to better use to encourage better engagement with the space.	13457	St William's college would make a great café and extra exhibition space. Dean's Park does need work doing to it to connect it and the Old Palace to the Minster better to make the space more cohesive. It would be great to have some sort of exhibition about the preinct how the Minster fits into the wider landscape of the city.	Paper

66	YO10	Daily	67		Yes	Agree	I love Dean's Park - the tranquility of the space set within what is a busy city. The greenery & the trees. There is only one other garden - the Museum Garden for green space.	35	I can understand the need to move the ticket area from inside the Minster as this can become a bottleneck and distract from the beauty & tranquility of entering the Minster.	Paper
67	YO30	More than once a month	67		Yes	Neutral	Peace, tranquility, space	3	* Better use of the area in Duncombe Place * Better use of St William's College once it is repaired Beware - the over-commercialisation of a national asset despite the functional imperative	Paper
68	YO23	Less frequently	67	To sketch.	Don't Know	Disagree	A quiet green space inside the walls.	567	I like the idea of access to the walls.	Paper
69	YO31	Daily	126	My greatest worry is about the Dean's Park which I strongly feel should not be touched. A children's play area, café, etc. would spoil it. It is a peaceful, pastoral space which should be maintained with its current character. For the reasons I disagree with the Masterplan. In other respects I am more open. Develop cafe - St William's; form a partnership with the art gallery to exhibit vulnerable undercroft items.	No	Disagree	Its beauty, its quiet, especially in regard to the Dean's Garden. The perspective on the Minster that it offers. I am against cutting down trees - not Duncombe Place area, however.		Do not introduce 'family attractions' of any sort. People come to the Minster and pay to get in anyway. As I have said overleaf, the Dean's Park must be preserved as it is. Certainly a North Door exit would be good, especially if it diverted people to a cafe in St William's College. Discreet toilet facilities in the north side might be a good thing, even for people to not paying to enter the Minster.	Paper
70	YO1	Daily	137	My home abuts Minster property and has a boundary with York Minster precinct	Don't Know	Agree	* I love it being more traffic-free than it used to be, but more needs to be done to make it more so. * I like the design of the Piazza I love hearing the sound of the children's voices & activities from the field/playground of the Minster School * I adore the view of the Rose Window from my staircase	35	Please keep Dean's Park the peaceful place that it is for those of use living nearby with no garden, it's a lovely place to sit. But can the seats near the Kohima memoria be put elsewhere as they get covered in bird mess from the trees overhead * A Minster cafe would be better somewhere within the Minster, especially for visitors. * Give thought to a better drop off / pickup place for Minster pupils. I've witnessed many near-misses between cycles & cars Please do all you can to improve the quality/ standard of the bellringing. The bells are gorgeous & loud, but the noise produced generally now is not of 'Minster Standard'. Bring back the sacked ringers!	Paper
71	YO31	Daily	3	Commercial & voluntary guide	Yes	Strongly agree	Peace & quiet of the gardens. Please ensure the gardens stay as they are.	15	* Get rid of very dangerous cycle track - a major accident waiting to happen there. * Avoid a tea shop. York has enough. * Use St William's College for public access at the courtyard aspect.	Paper
72	YO26	More than once a month	7		Yes	Agree	It's quiet & pleasant both visually & socially.	1245	Something to encourage families to use the space - a park or water garden with café etc.	Paper
73	YO30	More than once a week	167		Yes	Agree	Sense of history & of the community of the Minster. The peace of Dean's Park & its views of the Minster.	1	Move offices from Church House to St William's College, where possible, & develop Church House for residential use. Move cycle route from the west to south side - it is dangerous for both pedestrians & cyclists. Only create a eatery/restaurant if it can be proved to contribute to Minster finances - there is a lot of competition in this as well. Do not develop 'activities' in Dean's Park - it is a valued and valued open space - the crowds on a sunny day prove that it is an asset as it is. And, crucially, respect the library as a repository for an internationally significant collection More exhibitions would be welcome but don't take Explore as a model!	Paper
74	YO1	Daily	1267		Yes	Strongly agree	Space & quietness in Dean's Park early morning.	15	NA	Paper
75	YO23	More than once a week	1		Yes	Agree	NA	5	Only cathedral we know without a café. The Dean's Park would be an ideal site.	Paper
76	YO31	More than once a month	6	NA	Yes	Agree	The pleasure of seeing the buildings & visiting the history of the site!	5	Keep Dean's Park as it is as a quiet space. Move use of the Dean's Garden to other activities. Exit from Minster into Dean's Park. Better use of St William's offices etc!! Café & restaurant in St William's keeping visitors on site.	Paper
77	YO30	Less frequently	7	Keeping an eye on our major cultural asset	Yes	Strongly agree	Setting for the Minster - Dean's Park as a valuable community open space.	347	Major improvements to Duncombe Place and area round the war memorial - managing trees to allow better views of West Front of Minster - Dean's Park should be kept as a quiet space - no music or fairgrounds!	Paper
78	YO30	More than once a week	57		Yes	NA	Quiet green space in the city centre	278	Open space and access to the walls	Paper
79	YO23	More than once a month	16		Yes	Agree	Keep the Dean's Park as it is		St William's College café	Paper
80	YO23	More than once a month	246	Atmosphere	Yes	Strongly agree	Minster library Access to around the Minster Great gathering place for events & marches	34567	I would support the improvement in facilities - toilets, café in park, development of the library for educational functions, wi-fi, more benches, outline markers for Old Deanery	Paper
81	YO61	Daily	8	Staff member	Yes	Agree	car parking for staff Dean's Park tranquility in the city centre	35	Personally, improve the look of the anti-terrorism blocks. Maybe display examples of stonework/skilled work on top of blocks. Make them an attraction, not a deterrent. Café is a must. Signage not adequate for visitors. People always ask how to get in to the minster.	Paper
82	YO30	More than once a week	7		Yes	Neutral	Peaceful, historic, stunning architecture		Better design for anti terrorism blocks!	Paper
83	YO1	More than once a week	6		Yes	Agree	Peaceful	57	Change can be good, but keep it simple and keep plenty of green space	Paper
84	Staff	Daily		Work	Yes		lovely public spaces	567	I think the café should be connected to the Minster (like at Salisbury Cathedral) otherwise visitors will be less attracted to it during winter months. West End is always cold & windy so improvement would make more sense elsewhere. Really like the programme of events for the summer. Also like the idea of a formal garden - would look really pretty especially with colourful borders. Would be nice to have heritage fruit trees/an orchard/kitchen garden.	Paper
85	YO1	Daily	7		Yes	Strongly agree	Tranquility Friendly & welcoming Plenty of open space Greenery	5	More outdoor seating - tables?	Paper
86	YO19	More than once a week	7		Yes	Agree	Views of Minster Sense of history Green space for sitting/walking	1236	I like the idea of linking Dean's Park to the walls. Making use of St William's College and Duncombe Place would be good.	Paper
87	YO32	More than once a week	7	I work part-time in the Visitor's Dept	Yes	Agree	Peace and quiet and gardens which people can enjoy in the summer	5	I liked the idea of housing for Minster Staff apart from the clergy. It would be nice if the space could be developed sensitively considering its closeness to the Minster. I think developing the gardens would be nice.	Paper
88	YO31	Less frequently	3	Visit the Minster + enjoy!	Yes	Neutral	Enjoy the space and the beautiful/peaceful gardens. A very special space	145	Think that in comparison to other cathedrals, York lacks a visitor welcome. This is very noticeable. Plus charges are too expensive. Need more presence of welcoming staff and better value for money - or reduce the costs.	Paper

89	YO10	More than once a week	2567		No	Strongly Disagree	The streets around the Minster & Dean's Park are the historic core of the city. I value the history, heritage, beauty and library. I like areas that are less commercial. Peace, green space, quiet, historic importance, non-commercial area in increasingly commercial city	67	Excavate in Dean's Park. Do not turn the park into a place for a learning centre of café: put these outside in the area that is already urban. Do not do things that will ruin the outstanding universal value of the site. Dean's Park will not be improved by attracting more people. Not to a learning centre in Dean's Park. A Minster close & historic library are precious and are a reason to visit. Cut down traffic. The Dean's Park could not be improved by buildings. Use the St William's College area for loos, welcome & cafes.	Paper
90	YO24	More than once a month	67	Observe the Peregrine Falcons. Sit in a pleasant quiet space.	Don't Know	Agree	A very pleasant quiet green space -- a retreat from the hectic city streets.	7	I think a childrens' play area would be too noisy - I appreciate the quiet. I think opening access to the walls would create dangerous congestion on an already busy stretch of the wall. Cafes & toilets can be noisy, litter strewn place - is this appropriate?	Paper
91	YO30	More than once a week	3	Volunteer at Old Palace	Yes	Strongly agree	Green space. Learning & study area.		Education of the general public regarding the facilities already available but not used.	Paper
92	YO24	More than once a week	67		No	Neutral	It is a lovely quiet, reflective sit - away from the busy city centre full of tourists etc. Peace and quiet and away from the busy city centre.	8	Keep it as it is.	Paper
93	YO1	More than once a week	7		Don't Know	Agree	That it's open and people are able to walk through. Peaceful place to be.	346	More access to public. Get rid of cycle route across South Transept Piazza (or improve it's visibility, some safety ???)	Paper
94	YO31	More than once a week	1		Yes	Disagree	We need to be very careful not to create a noisy, busy area around the Minster. It's peace is important to maintain.	5	We need a café attached to the Minster. Chapter house door leading to perhaps 'domed' café in the park. Only five cathedrals left in the country without a café! St William's College could provide the Minster School with extra facilities e.g. hall. Could also be multifunctional (conference facilities). However, please keep some quiet open spaces in the park.	Paper
95	BT30	Less frequently	3	Will often pass by when in town	Yes	Strongly agree	* Special place * Remarkable architecture * Link with the distant past * Relative lack of commercial activity	1245	To achieve the difficult goal of integrating it in to the life of the city while preserving it as a place apart.	Paper
96	YO24	More than once a week	367	Often when in the city, it's a get away from traffic & noise. It's also full of history, although hidden. At times, it does seem to be private/church like.	Yes	Agree	Its past & present, its history, its quietness and the clerical grounds although some more historical. Evidence may need doing of explaining.	14	Access to city walls - personally the walls were messed about in the Victorian times, there are some exits from the city wall. As for children's area, just a note that this will need careful thought as grass & children don't get on well.	Paper
97	YO24	More than once a week	67		No	Agree	Peace & quiet. Openness. Being surrounded by wonderful buildings.	8	I strongly disagree that the area needs 'more activity'!! We are surrounded in York by crowds of people & noise, & more cafes and restaurants than we need. I support the idea of a mesum or exhibition centre and improved facilities for the Minster school. Please do not turn this area into a theme park.	Paper
98	YO1	More than once a month	7	Local. Walk along the walls regularly & past the Minster.	Yes	Strongly agree	Green & peaceful.		Café in Deanery Gardens. No playground - too noisy.	Paper
99	YO1	More than once a week	7	Work in town, so regularly walk through/visit.	Yes	Strongly agree	Tranquility, green space.	3456	Please do not put in a playground - plenty York and would mean the tranquil corner of the city centre would be spoilt. Open up Deanery Gardens/create formal gardens to visit with café. Move safety concrete bollards/make more aesthetically pleasing. Use St William's College like refectory at St Alban's Cathedral.	Paper
100	YO19	More than once a month	7		Yes	Neutral	Think its very green but not very accessible or as welcoming as areas such as the museum gardens.	356	Make the whole area more like the museum garden: * Maybe a café or tea rooms * Ice cream/drinks stall * Monthly events * Lots of seating * Well maintained	Paper
101	YO24	More than once a week	37	Relax and walk in the gardens	Yes	Strongly agree	Open space and green lung of inner city	2567	Some play equipment for kids, maybe some like sand pully systems - stuff which you find on the continent but nowhere in York Some mini-orchard maybe (small rootstock)	Paper
102	YO10	More than once a week	67		Yes	Strongly agree			I think some of the vision ideas are good - increased use/relevance of St William's College; opportunity for low cost housing and moving visitor welcome outside the Minster and adding exhibition space. Access from wall makes sense. My only reservation is that the air of peace and tranquility within Dean's Park must be largely maintained. I appreciate the walk through in both winter and summer. A delicate balance!	Paper
103	YO1	More than once a month	37	We love the green areas of York. It would be great to open the areas for public access.	Yes	Neutral	Lovely green open spaces	23467	Give access to the gardens at the moment closed to the public. There is more than enough cafes. The toilets would be a good idea.	Paper
104	YO1	More than once a week	6		Yes	Agree	The contrast between the north and south sides of the Minster - south rising from the busy pavements and the north - a lovely peaceful green space with fine trees.	136	A use needs to be found for St William's College. My memory of a tour (Civic Trust) is of ??? Small rooms and thick stone walls. Residential use seems the best prospect to generate income - I would think commercial use would be hard to make viable. The Saxon minster may be under the turf in Dean's Park. What about an ongoing excavation in summer months, visible to the public.	Paper
105	YO1	More than once a month	467		Yes	NA	Open space & reasonable air of tranquility	6	If you develop the precincts too much there is a danger that you will destroy the very features which already attract people - it's a fine balance.	Paper
106	N2	Less frequently	5	Mainly architectural interest.	Yes	Agree	It is comparatively quiet.	18	I am not sure a café is a good idea. York is well provided with these which helps to disperse crowding. Could not lavatory facilities be incorporated in the welcome centre?	Paper
107	Germany	First time visitor	5		Yes	Strongly agree		56		Paper
108	SM1	Less frequently	5		Yes	Strongly agree	The space to walk around.	156	I feel a café & welcome centre would be invaluable.	Paper
109	SM4	Less frequently	5		Yes	Agree	accessibility	13567	Ticket office, café, etc.	Paper
110	SG11	Less frequently	5		Yes	Agree		5		Paper
111	M41	First time visitor	5		Don't Know	Strongly agree	It's a nice space	5		Paper
112	YO24	Less frequently	35	Like historic buildings.	Don't Know	Neutral	Its serenity	36	I do not think there should be café in the MINSTER building. If you must have a café use St William's College. St William's College was used as a wedding venue years ago and its good for that. Let out the buildings that are outside the main area. Do not build anything else!	Paper

113	USA	Less frequently	13567	Zouche Chapel is my special place, as is St John's Chapel. Friends' children were choristers so we enjoyed listening to them. I walk through the Minster in my mind when I'm far away in the US.	Yes	Strongly agree			Please do keep the Dean's Park the glorious open space it is. Please do not confine it in any way. Please continue to protect the trees and the Minster roses. Using St William's College as a café area makes sense to me.	Paper
114	L56	Less frequently	5		Yes	Agree	Park - open spaces	356	NA	Paper
115	YO31	More than once a week	67		Don't Know	Agree	Open space. Green in centre of York. Good meeting area/focal point.	367	Access to Old Palace. Less/no traffic. Fewer shops & touristy stuff. South Piazza too modern/not in keeping with the surroundings.	Paper
116	YO32	More than once a week	127		Yes	Strongly agree	Peaceful space, well maintained and a feeling of security. It is often more tranquil than the Minster itself!	5	To retain the current ambience but augment this with good catering and visitor facilities. The idea of moving the ticketing and admissions away from the Minster is a good one. I should like to see greater control of private car usage in Duncombe Place and something to indicate where the boundaries of the Precinct are to give better definition of this special area. I would <u>not</u> like to see a "vibrant" space if this entails entertainment. Busy yes, noisy, no.	Paper
117	YO32	Less frequently	5		Don't Know	Disagree	I love the green space of Dean's Park		I am against your ideas to cram more in the park. Your ????????	Paper
118	PE37	First time visitor	5		Yes	Agree	NA	8	The Minster itself was very untidy boxes in the Chapter House, tables left like there had just been a function. Hoovers in walkways, boxes in the memorial for soldiers, chairs just stored in view everywhere, visited many cathedrals, this was by far the messiest & untidy. Disappointing.	Paper
119	FY8	First time visitor	5		Yes	Agree		13567	Having read all the proposed suggestions, I agree with a lot of them, in particular a ticket office and welcome centre outside the Minster and better use of Dean's Park.	Paper
120	S10	Less frequently	5		Yes	Strongly agree	NA	13457	Good to see the future is in safe hands. A restaurant/welcome area is a must.	Paper
121	York	Less frequently	3		Don't Know	Neutral		245		Paper
122	NP7	First time visitor	5		Yes	Strongly agree	A wonderful space quiet and learning facility	5	NA	Paper
123	YO30	More than once a week	17		Yes	Agree	It retains much of its characteristics.	3	I would prefer its basically unchanged - an oasis of calmness and peace - a special place	Paper
124	YO19	More than once a month	1		No	Strongly Disagree	Peace and quiet not found in the Minster.		At the moment it is an oasis in a busy city - where locals and tourists can enjoy being away from the crowds. The Minster has lost the feel of being "the house of God".	Paper
125	YO16	Less frequently	5		Yes	Strongly agree	It's beautiful	6	It's overprices, £16 is a lot of money!	Paper
126	L5	More than once a month	16		No	Neutral	Peace & quiet	5	Leave the park alone!	Paper
127	YO30	More than once a month	167		Yes	Agree	North side - Dean's Park a quiet haven	15		Paper
128	WF4	More than once a week	13	As a born & bred Yorkshireman, York and the minster has been and is, a very special place. Above all it provides a bedrock and immovable anchor in a fast changin world. Its glorious Minster is a haven or solace. Sadly, and as welcome as an abundance of visitors/tourists are in terms of funding maintenance, quietness is declining. A 'vibrant' park speaks of commercialisation - too loud. Please don't destroy quietness and preserve the Kohima memorial.	Don't Know	Neutral	Its deep rooted history and space.	16	To be kept largely as it has been for decades. Sadly it is too easy for a 'collective amnesia' to forget that a major religious building is about history and tradition. No mention or pinpointing on plans of Kohima Memorial. Please ensure that the words within the Kohima epitaph do not go unheeded. Don't turn Dean's Park into a pseudo-tourist magnet for those who disown and forget our historic past & sacrifice.	Paper
129	YO31	More than once a week	1		Yes	Agree	A sense of space	5	Use of existing buildings owned by and in the proximity of the Minster for a café which will emphasise our hospitality and be a financial contribution	Paper
130	USA	First time visitor	35		Yes	Neutral	The art & craft of how it was made	5		Paper
131	YO32	More than once a week	3	Volunteer	Yes	Agree	Quiet and lack of activity in Dean's Park. Not a drawback.	7	I'm thinking & will respond later.	Paper
132	Yo32	More than once a month	1367	Sit quietly, eat a sandwich lunch, Minster volunteer.	Don't Know	Neutral	Dean's park is quiet 'oasis' away from the bustle of the city.	5	The south entrance to the Minster could be better used. A north exit to the park would be good if it could be managed. Duncombe Place could be a more dramatic approach.	Paper
133	Yo19	More than once a week	1		Don't Know	Agree	The openness and spaciousness of Dean's Park	7	Please leave Dean's Park as it is. The park is used for gentle relaxation by a large number of people. The openness enables people to have a wonderful view of the Minster. The trees are a real bonus.	Paper
134	YO19	More than once a week	1		No	Agree	It is an open space that is green and peaceful in a very busy city. Appreciated by all as a place of relaxation which is free to all.		Leave it basically as it is where people can choose how to spend their time in peace without buying and selling being involved. Free from commercial enterprises in contrast to the rest of York.	Paper
135	YO31	More than once a month	1367	University Choir	No	Strongly agree	Peace, fresh air, freedom from litter or people misbehaving		1. Please do not pave any more of the area. The piazza has already made barren the south entrance to the church. Activities should be reserved for the piazza. 2. If a café is essential, do as Durham did - site it in the Undercroft. Rehouse the treasures in the library. Please, no cafes in the park. 3. Public lavatories should be the responsibility of the city. The Minster should apply pressure to the council.	Paper
136	YO19	More than once a week	NA		No	Disagree	Quiet peacefulness			Paper
137	USA	First time visitor	5		Yes	Agree		6		Paper
138	YO32	More than once a month	1		Yes	Strongly agree	Lots of greenery. Good biodiversity. Tranquility. Informality of Dean's Park.	5	Prioritise environmental and wildlife areas. Retain sense of place and links with history. Replace ice cream van with small café adjacent to Minster with outside seating. Definitely <u>not</u> childrens' playground or welcome centre (should be in Undercroft)	Paper
139	YO19	NA	NA		No		A traffic-free, quiet, green space which is happily little-known to the general public & to visitors, a haven of peace in an otherwise noisy overcrowded city.		WHY CHANGE IT? For heaven's sake, does York need more cafes? Doesn't it have more than enough? A children's play area, a visitor centre would completely destroy the peaceful atmosphere of this space. My revolutionary suggestion can be summarised in two words: DO NOTHING.	Paper
140	YO1	More than once a week	3	Worship, exploring the wonders of the building, enjoying the peace of Dean's Park	Yes	Strongly agree	The magnificent Minster Building. Dean's Park is an oasis of calm in a city overloaded by visitors (some of whom, sadly, behave inappropriately) and could easily lose its special charm if it is exploited for commercial gain.		Please do not build a new Visitors' Centre in the "Welcome" area. If a Visitors' Centre is required then it should be an adaption of an existing building. Please do not sacrifice the peace and tranquility of Dean's Park by making it a mass tourist and commercial destination. I am most concerned about the effects of residents in Duncombe Place, Precentor's Court and the Purey Cust of possible restrictions on vehicular traffic in the "Welcome" area.	Online
141	Yo318sr	Daily	4		Yes	Neutral	School community events taking place here. Evensong and Matins as a chorister parent.		At the moment I am concerned about any plans for the Minster Precinct expansion whilst the school community is reeling from the absence of their head teacher Mr Donaldson. It strikes me that we need to share love first within the present community before God can bless us within an increased territory.	Online
142	IYO30	More than once a week	1		Yes	Agree	Dean's Park being open and accessible to all, a cafe sited there would be great	56	I think the Minster school should continue on both sites. The children stay until 13 and as such can be intimidating to nursery age. Best to keep them separate.	Online

143	YO31	Daily	6		No	Neutral	The beauty, tranquility and peace of Deans Park, one of the only havens of quietness in central York. It is my favourite place to be in York due to it's simplicity and lack of commercialism.	5	A Minster cafe in st William's college would make sense. Even though I have young children, I would be very opposed to a children's play area (even if 'high quality') as Dean's Park already has plenty for them to entertain themselves with, via the simplicity of the natural environment. My kids love playing with sticks and running around there, and there are plenty of other play areas in parks in York. It would be good to keep the school as one cohesive unit i.e. By moving the cycle path to alongside the east end and making deangate entry to school vehicles only. This will help for the safety and security of the children. I do not agree with making a new entrance off the city walls. There is already one which links into the garden of grays court that could be used.	Online
144	yo19	More than once a week	3	school and worship	Yes	Agree	As members of the Minster community we are happy to engage with this process as we want our school to thrive like Chapter does too -which we love so much with all its excellent staff and Head, and to further encourage and build on what could be an even more wonderful rapport with our Minster clergy whom we respect dearly too. It should be a truly warm and collaborative community for the same cause to uphold our Minster and values of support and love to its people.	63	To uphold and value the fantastic school community as it exists and for The Minster to perhaps involve the school and parents to help with ideas and 2-way consultations in real joint efforts/projects to serve our beloved Minster community	Online
145	Yo31	Daily	4		Yes	Agree	Minster School is a fantastic and caring school with a tight knit and friendly community	6	Please keep the school open!	Online
146	YO8	Daily	4		No	Disagree	The whole area and it's range of buildings and the way they are used is steeped in tradition and character. The plans proposed will turn the site into a money spinning theme park. The true value of the school and good old fashioned standards, principles and character would be lost forever. The objective to drag the school and the minster into the 21st century would be a travesty. The way of the school is should be listed and preserved. The area is as it should be. The school has a hall. If people want a different modern school, might I suggest they try Queen Ethelbergas		Preserve it	Online
147	Yo8	Daily	4		No	Disagree	The Minster School's values, ethos and way of life for the current pupils within a beautiful set of buildings which are not fragmented as you proposal suggests		Your proposal is incorrect. The Minster school buildings are not fragmented. They are split into prep and pre prep and contrary to your proposal it also has a school hall. I object to any change of use of these buildings or that the school hall should have a dual community use. There are numerous facilities in the community for the community to use and the school hall should be kept for school use only. I cannot see how you can safeguard pupils if you open the school up for community use. Access and school boundaries are clearly defined. What needs to change is the cyclists blatant disregard for road traffic laws whilst travelling past the Minster. They cycle in the middle of the road and as ridiculous speeds which are a danger to pedestrians and car users who use the road that runs from Monkbar to the Minster school. Also what needs to be managed is the blatant disregard for pedestrians and other road users as a result of delivery lorries which mount the pavements and block traffic whilst they load and unload	Online
148	YO31	Daily	4		Yes	Neutral	The view of the Minster architecture from the piazza on the South side	67	More encouragement is needed to use the North side of the Minster in the deanery area for meeting, discussion and walking through with dogs	Online
149	Yo31	Daily	4		No	Agree	The Precint is a hidden space and underused. The only beit known to tourists is the piazza. Not many venture fuehter	6	Leave it as it is. Please welcome people, families and dogs (responsible) that sould work	Online
150	Yo1	More than once a week	4		Yes	Agree	History. Architecture. Visitor attraction. Unique commercial opportunities. Attractive living space.	52374	I would like the Minster Precinct thrive and prosper, but I am afraid that it will have a negative affect on the school. I would like to see a solution that everyone who is currently a part of the wider Minster community can benefit from and not just the visitors.	Online
151	YO1	More than once a month	4		Yes	Agree	I value its history and architecture.	52374	As a York resident living within the city walls, I agree with the general need for a Masterplan and I even agree with some of the initial ideas. For example, Dean's Park is indeed under-developed and under-used; considering how central it is and how much it could offer to residents and visitors alike. It certainly has the potential to become a more buzzing community space, rather than just a 'backyard behind the Minster'. As a Minster School parent, however, I would need to see a lot more details about the proposed changes and understand any future arrangements that might affect the school campus, before I can fully and wholeheartedly support any Masterplan. We all chose the Minster School for a reason and its current charm and quirkiness was a contributing factor for many of us. The very fact that it is not a purpose-built school makes it a 'home away from home' - especially for our youngest at the Red House. I firmly believe that this environment, once a family home, is a very important selling point for those parents who would rather send their children to a school that might have less advanced sports facilities, but a big heart, great character and close-knit community, than to an industrial scale institution. I would very much like to see the whole of the Minster Precinct prosper for many years, decades and centuries to come – in fact, I even wanted to be an active part of it myself, as I have, over the years, applied to multiple jobs at York Minster. However, I wouldn't like to witness the necessary commercial elements take away from the historical and architectural beauty of the area or destroy any of the communities thriving around the Minster.	Online

152	YO23	More than once a month	4		Yes	Strongly agree	Its cultural heritage, sense of community, familiarity, architectural beauty, open uncluttered space, and access to all.	52637	Development of open and accessible spaces for the family an community. These spaces to be designed to bring people together in a clean, safe and architecturally imaginative environment. We like the idea of a café, children's playground access to the city walls, and perhaps some development of our interaction with nature, on the environment e.g. a wild garden area. With regard to the development of residential and conference facilities we might have concerns over the potential need for vehicle access and parking in to the area, and how any change of use could affect the wider area. In particular the peace and tranquility that can often be felt in much of this space. The idea of a restaurant and development of St William's College particularly if the inner courtyard could be used sound rather appealing. Finally the potential development of the Minster School where by the facilities could improved, expanded and unified, should be beneficial to the pupils, and wider school community. Provision some sporting space can only be a good outcome for the wellbeing of the pupils. Also the integration to the one site would help nurture the already excellent bond between pre-prep and prep.	Online
153	YO61	More than once a month	1		Yes	Strongly agree	The buildings, the space and peace; with an absence of traffic	54	Completing this on behalf of the Community Social Committee: to use a current building or sympathetically build facilities suitable for minster and community catering and social events	Online
154	yo30	More than once a week	3	worship and school	Yes	Agree	the historical, environmental and educational aspects	15234	To be more vauled as an education centre both with the school and the Minster itself. To be more environmental sustainable and a leader in its main themes and an example globally	Online
155	YO30	Daily	4		Yes	Strongly agree	The historic buildings, the peace and quiet of Dean's Park, Evensong services.	57	I would like the peace of the area to be retained.	Online
156	YO1	Daily	1		Yes	Strongly agree	The area is such an opportunity to show the world about 'God's Love' but most people do not know who God is. It can be very easy to visit the minster and not have any experience of God but just experience a beautiful historic and architectural place.	1526374	Given we are living in the last days, the knowledge of who God is had rapidly disappear from our society. Knowing God and making Him known must be our purpose for the Minster and for the Minster Master planning. The Biblical story has been lost as generations have now grown up with no knowledge of the stories that are in the bible that show us the awesomeness and attributes of the true God. I would love to see the Master planning focusing on these biblical historical facts outside the Minster so that those who would not want to visit inside the church get a glimpse of the Truth. Having biblical words engraved in the areas around the minster would all increase the spiritual impact of the area an put truth at the forefront. I was in evensong a few weeks ago and God really spoke through Jeremiah 6 and said that Dean's Park needs to be an exhibition of the 'Ancient Paths'. I feel that incorporating a walk through biblical stories will make the truth accessible to all and will be a great attraction for visitors. Incorporating a children's play area is crucial as since moving to York with young children this is one thing in the centre that is missing. There are also so many expensive attractions for visitors that any families we have visiting rarely visit the attractions due to cost so having a place for children to play that is free is essential. Our children are at The Minster School and an area for the younger children to play between school pick-ups would be fantastic and only encourage the relationship with the Minster. Naturally parents would need a café near the play area where they can go. Even with the large number of cafes in town the café would be a success if it were adjacent to a play area. Access from the walls if secure would only enhance access to the Minster Precinct area. I did not realize that the library was accessible to the public; development in Dean's Park would highlight this. Next to the library an exhibition centre would be fantastic. Again, looking at biblical exhibitions for older children and adults and would make them more inquisitive and help then develop a seeking attitude about God. The exhibition could have digital displays that regularly change; there are lots of charities that are able to provide exhibition material. Digital displays that encourage young people on their search for God would be great – introducing them to recourses such as 'The Bible App', 'Read Scripture App' and showing them that the bible is totally relevant for current society. Giving them an area where they use the Internet to down load the apps to get them started. Provision for an area where younger children can have story time which can be used by The Minster Mice and the Sunday School etc, which can be used on wet days if the play area is not accessible. For the Dean's Park I had a number of ideas that could be used and would focus on biblical stories, stories that are the foundations of the Jewish faith too so this would enable some close working with the Jewish community in York and surrounding area and help develop links with 'other religions' without being unfaithful to our true God. Sign posted at the entrance to Dean's park - To the Ancient Paths. On entering the park a	Online
157	Yo30	More than once a week	4		Yes	Strongly agree	Pedestrian only	156		Online
158	YO2	Daily	4		Yes	Agree	only if it's beneficial to the school	524	to help in growth and families to come together	Online
159	YO23	More than once a week	1		Yes	Agree	It's beauty and history which makes it feel alive even when there are few people around. There are constant reminders that you are part of history.	134	It requires a high quality welcome centre to draw visitors in to a world class place of worship and attraction. I would like to see the Minster complex be the hub of York's life for locals and visitors.	Online
160	YO32	Daily	4		Yes	Agree	Mix of tourism and normal residential life around the school and work. Beautiful refurbished area in front on Minster.	2	Think it is lovely as it is now!	Online
161	Yo23	More than once a week	4		Yes	Agree	School, pedestrian area, park	52		Online
162	YO31	Daily	4		Yes	Agree	As a parent, I value the wonderful school and the supportive, welcoming educational environment it provides. As a past scholar I value the Minster Library, the Minster itself and the Dean's Park after spending many years working and studying in these peaceful environments.	24	The precinct works well currently. However as each area has multiple functions, while it's important to have engaging events for outreach and tourism, it's also important to remember that many people are there for quiet reflection and prayer or to work and study in the areas, whether these be school children, university scholars, religious scholars and those working in the Minster, library, Glaziers Trust and Stone Yard.	Online
163	YO8	More than once a week	4		Yes	Strongly agree	School. Space for people to congregate outside and in deans park. Well kept Minster	6	Like the idea of the exit from the Minster going into deans park. Access to the walls would be good. Concerned that priority is given to the maintenance and support of the school.	Online
164	YO31	Daily	4		Yes	Agree	The Minster School, the Dean's park, the piazza.	5	Preserve the School, the sanctuary of the Minster and the natural beauty of the Park at all costs. Maybe a visitor centre and cafe carefully and sensitively located in the Park. Review traffic arrangements along Deangate.	Online

165	YO1	More than once a week	1		Yes	Strongly agree	(1) A setting for the Minster and all that the Minster represents. (2) The scale and beauty of the Minster (3) The historical and heritage values of the area covered by the precinct.	156374	(1) Review the routing of the paths to give (a) a more satisfactory circuit within Dean's Park and to give the best views of the Minster as one walks round. As part of this review the line of the path nearest to the Minster. Dean's Park (2) Examine the question of public access to parts of what is currently the Deanery garden, (3) See the report that I prepared, some time ago, on the improvement of Lord Mayor's Walk and linking it to the Walls and Minster Precinct. I can provide a copy. (4) Include links with the areas that adjoin the Precinct in the thinking about the Precinct and how to present it. It is not a self contained island. (5) Prepare a plan for explaining to the public the various aspects of the history of York and York Minster that are evident in the Precinct and adjoining areas. Eg evidence of the Roman fortress and legionary headquarters; the line of the Via Decumana; the Precinct before the construction of Duncombe Place; the archiepiscopal palace; Sir Arthur Ingram's garden;	Online
166	YO31	Daily	1		No	Agree	The access to open space in Dean's garden and evensong	2374	Access to Dean's garden should be free. It is a lovely space that people love for what it is. A café is a nice idea but it shouldn't take over the space. After all there are so many cafés in York. Do we really need another one? Having the school split is actually nice as it means the younger ones aren't overwhelmed especially as the school goes to 13. Building a school hall would be nice. Having a car park for parents is vital.	Online
167	YO10	Daily	4		Yes	Agree	I am a Minster School parent and before the teacher suspensions I would have answered the question on the vision differently, as I'd strongly support instead of just support that notion. I want our school to thrive and the way the governance committee and the chapter have not been on our side in terms of parent voice.	1526	I'd like the school to open a nursery also	Online
168	Yo31	Daily	4		Yes	Strongly agree	The free flow of visitors, Dean's Park	1526	Make the space more welcoming for people of any (or no) faith - you can't hope to touch everyone's lives if a significant group believe that the Minster is not for them.	Online
169	Yo26	Daily	4		No	Neutral	N/a	6	N/a	Online
170	Yo24 1dt	More than once a week	4		Yes	Agree	Much. Please read my detailed response as sent to Alex mccallion last week	5	I look at this from the perspective of a parent of chorister (and in the past non-chorister) children at the Minster school as well as having been part of the Minster congregation for 20 years and a long term resident of the City of York. The proximity of the school to the Minster is particularly important (for practical reasons) for the choristers all of whom are in the Prep department but the younger children also grow to feel part of the Minster community and see the precinct area and the Minster itself as their home. A school hall would be good to bring the two sides together-current one is too small but most beneficial to the older ones who need more sports facilities. The separation of prep from pre-prep by a road presents a challenge but the education at the Minster School is holistic and a balance between protection from "danger" and managing dangers which in the case of crossing roads is one they will face 1 in the outside world is important. Currently I think (and this should be checked with School staff) the younger children cross the road to attend lunch. All children cross the road for various trips and of course choristers do it several times 1. The lunch trip however is not just for lunch. It involves a valuable element of introduction to the upper school and most importantly interaction with the older children during play times. This mix of children across ages is fundamental to the ethos of the school and must be maintained. Were the children's lunch facility to be moved, say, to St Williams college which is divided from pre-prep by a less busy road, it is essential that the fraternisation across the age groups in a social context is not lost. I would suggest working on the surface of the road perhaps with series of cobbles at strategic places to "calm" the speed of cyclists. The cyclists on the faster bikes feel these keenly and are likely to slow effectively. The need for a hall is a challenge. Though it would be possible to put one discretely behind the stone yard facade this would require the complete removal of stonemasons and glaziers to other buildings while only providing a small improvement in games facilities, though probably a valuable space for full school to meet. The sacrifice of significant buildings within the stone yard boundary would need to be considered and would be a significant challenge to conservation architects. It is very worth exploring. There are many spaces within the Minster itself that can be used for all school gatherings. It is the sport which presents the challenge. The school is small. Improved buildings and greater accessibility for those with diverse needs is important. Steps between buildings and stairs make the school unattractive to anyone with mobility problems. Solving this would encourage further the diversity of children attending the school. Diversity is one of the attractive and important things about the school and is valued highly by parents choosing it. Currently it exists across financial boundaries with some choristers on full scholarships and children going on to state funded schools through local day schools to national boarding public schools. The school lacks diversity of physical ability and offers little	Online
171	YO31 1JW	Daily	4		No	Neutral	School. The beauty. History.	64		Online
172	YO24	Daily	6		Yes	Strongly agree	The peace and quiet and the feeling of a special place	523	I would love to see a children's playground: there are no play facilities in the city centre and this would bring York families to the Precinct, and support the community	Online

173	YO24	More than once a week	3	All (except school) plus pray, show friends, view 5 sisters window, volunteer, concerts, archives, bells, buy books and gifts.	Yes	Strongly agree	Location and role at heart of York. Contrast between busy, noisy areas and peaceful, secluded areas. Drunken behaviour is less common so I feel safer.	15	1. Keep the essential contrast between peaceful and busy areas. 2. Dean's Park a) Remove and/or manage trees so that summer sunlight stays on five Sister's window for as long as possible i.e. from 7pm to 9pm May to August. b) Whatever developments chosen, please maintain the contrast between Dean's Park and the Museum Gardens c) Keep the practice of closing off public access at night. 3. St William's Tomb a) Keep it plain and simple. b) Retain the location in the undercroft beneath altar area. c) Relocate (on Minster floor or in new museum) anything not focused on the tomb and pilgrim's. d) Expand pilgrimage experience by using rooms 5 and 6 of current museum area. e) Improve access with new lift in south choir aisle 4. Prioritise reuse and redevelopment of current properties before deciding on new build. a) Welcome centre /toilets in College street/ Ogleforth area. b) St William's College or Dean's Residence - cafe/ restaurant/ conference centre 5. Consider the effect of our plans on local business footfall. a) avoid redirecting flows of people e.g. off the Bar Walls, until collateral damage is known and mitigated for. For example, Newgate Market footfall fell drastically in 2013/4 when a major store closed its access directly onto the market. b) Make it possible to buy entrance tickets in key locations in York e.g. Minster gates, Tourist information centre, retail shops, the universities and college of education and National Rail Museum. 6. Dean's Residence Allocate a plot of land within the Precinct for new build of a Dean's Residence in a location less exposed to public view. Currently Robin Hood's Tower is the best Minster vantage point from the walls (in winter) but overlooks the house. 7. College Close a) Close to traffic and make like the piazza. b) Put seating all the way down College Walk and use for public to eat own food. Expand cafe seating on the other side of the Green 8. The Piazza a) Cyclists and pedestrians should be separated physically or convert cyclists to pedestrians e.g. Use security barriers to make cyclists dismount at both ends of the route. b) Encourage them to walk - use portable lollipop signs - fun. 9. Duncombe Place a) Link up with NRM train bus - terminus in Duncombe Place. b) ticketing from York Information office c) Retain the Plane tree outside the West Door, it provides welcome shelter and contrasts with all the stonework.	Online
174	dn14	More than once a week	3	Worship and Volunteer Guiding	Yes	Agree	Accessibility. Variety.	154	A cafe is essential. It is embarrassing to tell visitors, particularly those with mobility problems, that we have nowhere to offer even a drink but, "There are many cafes close by". Two ideas: 1) As you suggest a cafe in Dean's Park reached through the door in the Chapter House vestibule (remember the temporary buildings during the rebuilding of the new toilets and police office). 2) Salisbury Cathedral has a glazed roof enclosing the space between the nave and the cloisters now used as a cafe and shop. I propose similarly enclosing the western part of Chapter House yard as far enough east to include access to the lavatories through the present emergency exit. This would leave the present CH yard exit and police door outside the cafe. Access to the cafe would therefore be either from the lavatories corridor or from the door in the north transept. This would, incidentally means that during services, e.g. Evensong, in the Quire services would not need to be disturbed by people walking along the north choir aisle. There would be minimal loss of parking space. This idea would appear to require substantial work in attaching the glass roof and walls of the Chapter House, vestibule and north choir aisle. However a semi-permanent structure, such as modern long-stay marquees, may avoid an understandable reluctance to build "into" the walls of the Minster.	Online
175	YO10 5HY	More than once a month	3	Volunteer	Yes	Agree	It's peaceful	5	More boards with historic information	Online
176	YO31	More than once a month	6		Yes	Agree	Being in the centre of a busy pedestrian and vehicular area it is always busy making the Minster a focal point of this area. Cars can stop the flow obviously but there is no way of changing this.	564	I think a café is a good idea as many other Cathedrals have this and this can be run in an ethical way, good for tourists and locals alike. Salisbury Cathedral is a fantastic establishment with great food. I am not sure the best place for this though - St. William's College maybe better for this than in Dean's Park. I like access from the city walls. I really am not sure about a play area as part of Dean's Park - I do not feel this is cut off from the city. I value this space often as a quiet retreat so close to the hustle of town. Even a high quality children's area would alter the great 'feel' of this open space. Trip Advisor has many positive messages of the space as it is. An idea of sculpture/art is a positive which could still retain the feeling of a tranquil place but also bring in more people. I can see why you have compared to well known places but the difference in size is immense: Yorkshire Sculpture Park: 500 acres Hampton Court: 60 formal, 750 parkland Kensington Gardens: 270 acres Using Dean's Park for special events as you are doing this summer is acceptable as this will not change the overall use of the lovely space.	Online
177	Yo23	More than once a week	6		Yes	Agree	Peace, quiet, spirituality, connection with history unspoilt by modern things. The green space and beautiful architecture. Tranquility.	67	Please let the precinct play to it's comparative advantage by allowing the spiritual beauty, green space, history and tranquility to speak for themselves. A lot of heritage sites are made worse by overcomplicating things. Do: Add some native trees to the south transept piazza. It's a beautiful and popular space but a bit bleak. Make Duncombe Place more welcoming for pedestrians, more peaceful, and more explicitly integrated into the precinct. Reducing traffic here would be great. Agree that a welcome centre, toilet and ticket shop on Duncombe Place would reduce congestion and the need for further development directly surrounding the Minster. Open up some of the private gardens between Deans Park and the walls, and add access to the walls. Exciting way to enhance the area and give the city some more much needed green space. Use st William's college productively for the school, as a museum or to host concerts, conferences and revenue-generating events. Please don't: Build a learning centre, play area or public art sculpture on Dean's park. This is possibly the most beautiful spot in the city, and somewhere that I go several times a week as a break from a stressful job. It was a factor in deciding to move to York. The park's tranquility is what makes it unique and valuable; you feel a world away from the noise and congestion. There are many places in the city where we can go for vibrancy. Similarly for College Green; a stunning space that would be made worse by adding to it. The grass, sundial and beautiful buildings (including cafes with tables outside) work very well. These cafes along with those on Goodramgate and High Petergate are enough- I don't think visitors need another one. For background, I'm a young person who moved up from London recently. I think there's this false idea that everything needs to be interactive and tech-based, particularly to be relevant to young people and engage us. The truth is technology and entertainment are everywhere if we want them. We come to places like York Minster precinct to get away from it all.	Online
178	YO23 1BF	More than once a month	4		Yes	Agree	open green space of Dean's park	74		Online
179	YO31	More than once a month	6		Yes	Neutral	Open space. The masterplan is devoid of almost devoid of any detail beyond a vague ambition to have a cafe and so I feel I am obliged to preemptively object to any possibility of building in the park.	637	Access from the walls would be great. Opening up currently private gardens to the public would reduce the impression of hypocrisy between the public statements about encouraging people to use the open space and the preservation of the choice locations for the church hierarchy. For that matter, why is the Archbishop's palace at Bishopthorpe not at least occasionally open to the public?	Online
180	YO23	More than once a month	7		Yes	Agree	the peacefulness of Dean's park when the day trippers have gone	53		Online
181	YO1	More than once a week	4		No	Neutral	The Minster School Deans Gardens	6	The keep Deans Garden as a quiet peaceful oasis in the city. For the Minster School to remain as it is - Vehicle access is still required for pupils and staff	Online

182	St5	Once a year or less	5		Yes	Agree	The peace of the minster, the security in the park for children to run around.	152	Children's trail and hunt. Extended toilet facilities. Faster entrance process. Shop is compact. Easier access for those attending services.	Online
183	YO23	More than once a month	3	Visit Dean's Park AND visit Minster as a tourist AND walking through the area	Yes	Strongly agree	While I can understand the desire to improve it and encourage visitors to use it, Dean's Park is a nice quiet spot in the middle of town for those of us who know it's there!	5		Online
184	Yo31	Once a year or less	7		Yes	Agree	N/a	56374	N/a	Online
185	YO19	More than once a month	1		Yes	Strongly agree	The peace and natural beauty of the garden on the north side of the Minster.	156	It is essential that there is a proper pleasant and welcoming cafe and toilets (see Winchester Cathedral's). I like the idea of access to the Walls as this with an exit from the Minster on the north side might make a cafe successful but its accessibility must be obvious and easy otherwise it will fail. I would like to see the grass area stay as a peaceful place to sit, to meet people, picnic, walk / read quietly with only occasional special events such as the Waggon Plays.	Online
186	YO23	More than once a week	6		Yes	Neutral			No cafes please and no interference with the peace and quiet of the Deans Park	Online
187	YO26 4YL	More than once a month	6		Yes	Strongly agree	The heritage of the space. It inspires pride in the City of York.	1526374	I'd love to see the Precinct make more of it's potential to bring people together to enjoy the beauty and heritage of the city, especially building pride for York residents and inspiring curiosity with visitors to learn about York's broad history.	Online
188	YO23	More than once a month	2		Yes	Strongly agree	The quietness and beauty of Dean's Park, which is an oasis in the middle of an often hectic city.	3	Create more space for pedestrians around Duncombe Place.	Online
189	YO31		7		No	Agree	As far as Dean's Park is concerned, quiet and peace away from the hurly burly. As far as the rest is concerned the magnificence of the building.	63	Leave it as it is generally speaking, esp Dean's Park. No objection to opening up to City Walls but the thought of a "vibrant space" with cafe etc. fills me with horror! Why cannot St. William's College revert to being a restaurant?	Online
190	YO24	More than once a month	1		Yes	Agree	Enjoy being in it.	1	Joined up thinking - needs more. Consider use of Exec bus/coach shuttle to link to further carpark site for more helpers. Above could be of use to concert attendees too.	Online
191	YO26	More than once a week	1		Yes	Neutral	The calm and uncluttered nature of the space	5	Please do not mess with Dean's Park. Everyone loves it the way it is and it would be so easy to destroy its special atmosphere by going with trendy options to attract children, etc. Children love it as it is, and teenagers will never hang out near a church. I don't think offices should relocate to St Williams. ST W's should be a visitor and York residents' resource. It would be a complete waste of its potential to put offices back there. Some more greenery around the precinct would be good	Online
192	YO31	More than once a month	7		No	Strongly Disagree	It is a calm and peaceful area and should be kept as such.		Please leave it alone	Online
193	YO31 9HL	More than once a week	3	Worship, walking through, I've used the library and enjoy to pop into the Minster from time to time.	Yes	Strongly agree	Accessibility, tranquility and the space in which to appreciate the Majesty of the Minster.	1526374	I am certain that whatever plans are undertaken will be sympathetic to the Minster and other historic buildings close by. I understand the need for income generation but would be sad if the area became too corporate and purely tourism focused. The citizens of York have precious little space; I would welcome facilities that visitors and residents can share symbiotically.	Online
194	Yo17	Once a year or less	3	Work in a nearby location	Yes	Strongly agree	I'm not sure how I can interact with the space ... I walk passed it and ignore it.	6374	Public space - for local and visiting communities	Online
195	YO31	More than once a week	3	Dean's Park, Library, walking through .... why allow just one choice?	Yes	Agree	among other things, the tranquillity of Dean's Park. Also Library, architecture/history, ambience ...	3	Above all, retain atmosphere of Dean's Park. Why should an open space such as this be 'vibrant'? In other respects your proposals are too vague to comment on in detail at this stage	Online
196	YO19	More than once a month	1		Yes	Strongly agree	The sense that it is evolving to meet the Chapter's stated aims	56374	To make more of the Precinct boundaries so people are aware they are in a different, historic and welcoming space. Close Deangate to traffic ie cyclists and Minster School parents. The current cycling provision is jarring in a predominately pedestrian space and parents could drop children off in front of the west end of the Minster. The current carpark at the school could be used for a Hall or expanded playing area. Space in Deans Park could be used for substantial kitchen garden with resulting produce for the cafe and/or local people with community gardeners to be involved. Replant vines which I gather were there in Roman times.	Online
197	YO62	More than once a month	3	Visit the peaceful Dean's Park; attend concerts; walking through.	No	Neutral	The historic setting and buildings; the peaceful Dean's Park; and of course the magnificent Minster itself.		My main objection to these proposals is the apparent desire to make the area full of noise and activity instead of keeping it as a haven of peace and tranquility in a busy city. Please no cafe or play area in the Dean's Park. For the same reason I am against opening a Minster door into Dean's Park (it would lead to crowds of noisy visitors congregating there) and against creating access to the Bar Walls (what's wrong with Bootham Bar?) A café could be created at St William's College, which could also become a wedding venue. I don't understand why you want a "consistent" visitor experience: surely different moods in different areas is better e.g. bustling at the West and South doors, but quiet round the back. I think you are in grave danger of killing your golden geese! Better to leave well alone. PS The webpage on your consultation boards doesn't load. You might want to correct it before the deadline.	Online
198	YO17 6SL	Daily	4		Yes	Neutral	The ancient history, beautiful architecture and our school	63		Online
199	LS24	More than once a week	3	work	Yes	Strongly agree	peace and tranquility	53	More storage areas and some dedicated exhibition space so the public can see some of the wonderful items we have in a safe environment	Online
200	Yo19	More than once a month	7		Yes	Strongly agree	minimal traffic, green space, can find quiet places to be able to sit & reflect/enjoy surroundings, haven of peace in a busy city	2374	York has not got a labyrinth accessible to the public - how about creating one in the park area with information boards about their history & with suggestion on how it can be used	Online
201	CV37	Once a year or less	5		Yes	Strongly agree	the contrasts with the bustle of the city, the green space; the setting for the less well-known north side of the Minster	1537	removing the line of Deansgate by the School or rejigging boundaries would potentially enable green space and trees to flow. Would like to see the Old Library/Palace become a visitor welcoming experience (with a top class modern extension). This could be linked to the restored north door of the Minster. Potential for superb garden design in both Dean's Park and College Green. Formal garden, wild space, events arena??? Also suggest that High Petergate be included for paving, to link to west end formal space. This would potentially encourage a better setting for Bootham Bar and, even, the space in front of the Art Gallery. This would be one for the City Council.	Online
202	Yo23	More than once a week	6		No	Strongly Disagree	The peaceful spot in a busy town	6	Leave it as it is	Online

203	YO32	More than once a month	7		Yes	Strongly agree	It's historical and cultural significance as the heart of York and as an oasis of relative calm in a bustling city.	374	It has long been an annoyance that the plane tree in front of the western approach to The Minster obscures the view of this iconic building especially from High Petergate. This tree should be removed and mitigation planting carried out in Dean's Park. Judicious pruning and management of the trees along Duncombe Place would also improve vistas of the Minster. St William's College would make an excellent events space, conference centre and café/restaurant as it used to be with College Green also used for events.	Online
204	YO24 4AP	More than once a week	7		Yes	Strongly agree	In deans Park tranquility is an important element; in "townscape terms" the space is the only remaining feel of a cathedral precinct which deserves to be enlarged. Your vision of the precinct is not clearly defined enough to allow useful comment. The Master Plan must not be cast in stone, it need to be flexible including its strategy.	526374	1. A café needs to open at St Williams - there is nowhere for visitors - and not a "high-end" one the last of which failed. Then it will be like most other cathedrals. If HE are against a "Wallace Collection" glazed roof within the courtyard put up a something like a temporary tent either inside the doughnut or outside on the grass. Kitchens are nowadays smaller. 2. The cobble road need repairing enough to allow parking for Minster users/volunteers. 3. The Undercroft clearly need proper environmental control. 4. Remove the tree at W end of Minster - it will continue to damage paving and is a blocks an iconic view. Recast the paving to remove trip hazards and bring a bit of design to this important front. 5. At South of Minster Yard, the area needs visual closure at East end better than now; the paving would be improved by delineation to give the floor a matrix; more seating would be desirable. At Duncombe Place could the trees be thinned out so the public would be encouraged to use this valuable 'green-lung' space; replace the tarmac with delineated paving. In early C20 Duncombe Place contained abundant railings so could you not erect new railings and gates (with a threshold marking a transition of a different sort of place, twist South end of Deans Court and the former Probate Office so it can act as the other closure point, leaving the taxi rank in-situ and wide enough to allow marching armed forces through. If any of this needs clarification get in touch.	Online
205	WF5	Once a year or less	5		Yes	Strongly agree	Although it's a very busy precinct it has a wonderful peaceful atmosphere which I value.	53	Deans park flowing all around the precinct. More seating areas. Statues/Exhibits displayed upon the Anti-terror blocks would look better. Toilet facilities.	Online
206	Yo32	Daily	3	I work there	Yes	Agree	The green and quiet space, the calm that the minster doesn't always allow. the space for cycling on the south piazza, and the cafes around college green	53	1. Cafe in the residence gardens (where the minibusses are currently parked), with a more formal garden behind (like the one near the quilt museum). 2. Following on from 1., access to the walls through this new park. Access controlled by Minster police, via gates similar to how the walls are controlled, but our access can be controlled separately, i.e. only in cafe opening times. 3. Long term future of the undercroft museum? Would maybe conceptually make sense to have it on the school site, next to the stoneyard, could incorporate stoneyard tours etc following success of the workshop on queens path. 4. Pedestrianise Minster Yard, make the area feel less like an airport drop off stop and incorporate it into the calm but bustling atmosphere around the Piazza. Maybe a walk to school scheme to stop parents driving children right to the school door would be useful. Or a drop off point at the lord mayors walk carpark and a "walking bus" to the school to reduce congestion around the edges of the precinct? 5. St Williams college and learning centre seem underused, maybe a good site for a cafe, but feels separate to the precinct as it is closer to the bustle of goodramgate and the Crossed Keys, deans park feels more suited to a cafe. 5.5. in which case, utilising St Will's properly feels important, there has been a slow move from Church house, but could all of the office operations move to church house, and could church house then be put to better use as something else? 6. Admissions. Ideally a separate area for ticket sales. A perfect property would be Bennett's. Close to the West end, but separate enough that it is it's own entity. warmer, quieter, and inviting less complaints about the charging policy. 7. Following on from 6. a different building for ticket sales would change the atmosphere in the minster (for the better arguably), the tills and queuing add considerable noise to the building, which would be noticeably different (quieter) without. I think this will make peoples visits more impactful spiritually, as they can do the commercial stuff outside and then inside feel the peace and majesty of God's house. 8. Exit via Dean's door would be unpopular with both police and floor staff, having 2 or more doors open requires more staffing and higher security considerations. Unless this exit could be worked in a way that it didn't require manning, and didn't allow people entering this way, only exiting, then it seems impractical. One way in which this could be achieved would be ticketing barriers. 9. Ticketing barriers? If an external ticket office was created, entrance and exit to the minster could be controlled by ticketing barriers, such as those at train stations, where you put your ticket in, the barrier opens, and you get your ticket back on the other side. this would allow access at the West end for those with tickets already, and exit only at the Dean's door into the park. Turnstiles would serve the same purpose. This might look silly though that's the thing. 10. Please consult floor staff (hosts and managers specifically) about any major decisions, we are used to having decisions made on our behalf, yet we are the people who have to work with these changes	Online
207	YO24	More than once a month	3	several of above: woship, library, tourist, visit Park	Yes	Agree	Open spaces, quiet, a good setting for the Minster	56	preserve peace and quiet, improve visitor facilities but not on too large a scale, space for occasional, carefully chosen activities e.g. drama or music, no regular activities, playgrounds etc.	Online
208	yo32	Once a year or less	6		Yes	Agree	the quietness of the area especially Deans Park as there are so few quiet places to sit/wander/think ( eg Museum Gardens can be noisy/busy)and to appreciate the history of the area.	5	make better use of St Williams College - to be able to hire it out/use for events. But please do as little as possible to the rest of the Precinct. It is special as it is.	Online
209	YO31	More than once a month	3	All the above except school and tourist. I am around the precinct nearly every day	No	Neutral	I value the precinct as it is now as a place of calm and quiet appropriate to its proximity to the Minster.	7	I think that it is already fulfilling its purpose and there is no need for additional development or an expensive Master Plan which may well be to the noise and detriment of the area I know and love and detract from the surrounds. Also I find it hard to envisage any external welcome/ticketing area in Duncombe Place or elsewhere that will not be an unwelcome distraction to the surrounds. The ugly new concrete blocks before the west door do not inspire confidence. Above all the area around the Minster should be an area of quietness and not frenetic activity with playgrounds, or additional community or exhibition buildings. On a more positive note St William's College should return to being a Minster café (it used to be very successful as this) and would be an excellent place for exhibitions/welcome or even the place to purchase tickets. Any spare money would be far better spent on St William's College than on the other proposals in the Master Plan.	Online
210	YO30	Once a year or less	7		Yes	Agree	The fact that there is a quiet area of green space within the city walls that can be appreciated by all.	16	I agree that the Minster needs to utilize it's property in a cost effective way. In my opinion stopping cyclist whizzing past tourists would be a bonus for residents and visitors alike	Online

211	YO32	More than once a month	3	Enjoy the Minster and the ambience of the Precinct	Yes	Agree	That the Precinct provides a setting which puts the Minster within the 1 life of the busy City (south and west side) but also in the tranquil setting, so fitting for the Minster, on the north and east sides. The fact that the Minster facilities and staff are spread around the Precinct ensures that there is a continuous interaction between the Minster personnel and the City going about its business, so that the Minster is 'part of the City' but not overwhelmed by the hurly-burly of City life. The reference to the Precinct having no defined boundaries may be challenging from a security aspect, but intermingling with the City is a benefit of greater importance. Comment of Question 5 On the Questionnaire, the 'Vision' is the single paragraph: 'In 2038 York Minster ..... discovering God's love' - which I would support. However in the document Precinct Masterplan – Our Vision for the Precinct consists of three paragraphs – -the above paragraph - which I would support, -a second paragraph 'It is both a place full of activity and colour, which actively welcomes everyone to engage in exploration, play and learning, and a quiet, safe space for prayer and pilgrimage.' -	53	It is vitally important that the overall tranquil setting of Dean's Park is retained, but the siting of a well-designed café/restaurant in one area of the Park would be acceptable. Access into the Park from the north side of the Minster is a good idea. We have concerns about making Dean's Park 'vibrant' - whatever that means. Occasional one-off events suitable for a cathedral close, would be acceptable. College Green and the area in front of St William's College is a pleasant open area, any extended use shouldn't detract from it remaining as such. The number of cars parked 1 in Chapter House Yard and the road leading to the Deanery should be reduced to the absolute minimum to enable a more appropriate use to be made of Chapter House Yard. I would not support an access from Dean's park onto the City Walls – it would destroy the tranquillity of Dean's park. Such an access is not necessary for visitors to enjoy the view of the Minster, as access to the wall is readily available from both Monk Bar and Bootham Bar. The area to the west of the Minster library is underused and its current use as a bus park for the Minster School minibuses is inappropriate. The Deanery garden provides a large area which could be used or developed for better purposes – the Deanery doesn't require anywhere near such a large garden. Whilst it may be appropriate to use part of St William's College as a conference and functions venue, the remainder could sensibly be used as Minster Offices. The area in front of the west front of the Minster needs to be retained as an open area with seating, but please remove the lone tree there, which is now far too big for that area. The area needs extending into Duncombe Place with the removal of the large trees around the South African War Memorial and their replacement with smaller trees if trees are felt to be necessary. The existing large trees present a dark and gloomy approach to the beautiful west front of the Minster. Church House provides useful Minster offices etc close to the Minster, but as attractive as it may be to redevelop it for valuable residential accommodation (and to provide an income stream), I would only support that if the necessary alternative accommodation could be provided without detriment to the Precinct as a whole. The need for a welcome centre for orientation and tickets is recognised, but the earlier Scheme to use premises in Minster Gates for that purpose needs resurrecting – it remains as the most appropriate answer. The Undercroft is the ideal place for the Minster artefacts treasures – the humidity problem should be capable of being solved.	Online
212	YO3	More than once a week	1		Yes	Strongly agree	its sense of peace.	15	Make completely pedestrian. No vehicles of any kind.	Online
213	YO31	Once a year or less	7		Yes	Agree	Traffic free area, peace of Dean's Park	3		Online
214	DY10	Once a year or less	1		No	Strongly agree	Sense of quiet in a busy city which caters for all comers yet still provides a sanctuary for those who wish to worship	3	Update with a view to providing modern facilities yet still retaining the ethos of worship	Online
215	YO24	More than once a month	1		Yes	Strongly agree	The open space of Deans Park and College Green.	153	Perhaps linking in with other city centre churches. The Minster could be a place of Christian education for all in the city.	Online
216	Yo42	More than once a month	5		No	Disagree	Peace and quiet and greenery of the garden and library	7	Leave it alone	Online
217	Ts21	Once a year or less	6		Yes	Agree	It is the focal point of the city for me. The area was a source of inspiration when I was a student. When I asked my wife to marry me I did it in the Minster Gardens as I couldn't think of a better or more beautiful & memorable state even in January. For me it will always be a special place	52	A welcome centre that helped to explain the building and its significance to my children. Also as always with young somewhere with easily accessible family friendly toilets would be a huge boost to the area and allow us to stay longer	Online
218	YO26	More than once a month	1		Yes	Strongly agree	Limited traffic.	637	Extend the precinct idea to include the road up to the traffic lights by St. Wilfrid's church. Definitely improve and sort out the areas around Williams College and Minster Song school - it lack cohesiveness in that area.	Online
219	DN10	More than once a month	3		Yes	Strongly agree	It acceptable to all	5	#God #Jesus #Holyspirit #Holybible	Online
220	YO30	More than once a week	3	School, worship and visiting Dean's Park	Yes	Agree	Central York lacks an abundance of open green space. Dean's Park, together with the Museum Gardens contributes significantly to that green space and acts as an important complement and contrast to the compactness of the warren of narrow streets what is a beautiful historic city of comprising. For these reasons I would not wish to lose that effect due to 'over-development'. I support wholeheartedly the plans to develop to the south and expand for the benefit of the Minster School the area which it presently occupies. It is an excellent, iconic and much-loved school.	56	Opening up the boundaries of the Minster School to provide more space and including development area to the south would represent an investment in the future and undoubtedly provide what is needed to allow the school to thrive and compete with other city centre schools that currently have more space to offer.	Online
221	YO30	More than once a month	6		Yes	Agree	Dean Park is a rare haven and respite. Please don't fill it with activities and commercial interests.	54	It will be great to see St William's College in use again and restored with a tidied up College Green. Being able to use that space for events and film Screenings would be great. It's really precious to have a quiet park for respite and escape (and a sandwich at lunchtime) in the city though, as the mother of a 10 year old it's so valuable to escape the relentless over stimulation. Whatever happened to the fantastic Henry Moore statue that was hidden in trees? Maybe bring that back and get rid of the Constantine monstrosity.	Online
222	YO10	More than once a month	3	Bringing visitors to see the Minster and its precinct	No	Neutral	Since the removal of traffic passing the Minster, the area has become much more peaceful, and in the heart of the city this is extremely valuable and not to be destroyed by further 'tourist attractions', such as unnecessary cafes. 'My house shall be called a house of prayer ....		I think it is vital that the precinct of the Minster should be kept as peaceful and undisturbed as possible. York is full of cafes and 'vibrant hubs', and this is the last place where such things should be planned for. If more space is needed for the Minster School, then surely St William's College fits the bill perfectly, and if the movement of pupils around the area is necessary, as indeed it already is, then the area could be closed to cyclists. There are, after all, alternative routes. It seems to me that there is a danger of money being wasted here on unnecessary and destructive development.	Online

223	YO30	More than once a week	3	Volunteer/ worship	Yes	Strongly agree	sacred space of heritage	53	A cafe is the regular question. Perhaps outside the North Nave with views of Dean Park. So often if people leave to get a cuppa, they simply don't come back	Online
224	yo1	More than once a week	6		No	Strongly Disagree	The natural and beautiful Deans Park		I really like the area of Deans Park with the ruins of St Mary's Abbey but no play area and we have enough cafes in York as it is.	Online
225	YO31 7yq	Daily	4		No	Strongly Disagree	The palace and tranquility of the Minster gardens	4	The Minster gardens re best left as they are, untouched and unspoilt. There are plenty of cafes round the corner and in York. The area near the library would benefit only from improving the garden area.	Online
226	YO30	More than once a week	1		Yes	Agree	It's quietness; slightly apart from the busyness of the city.	6	The fact that Dean's Park 'lacks activity' is good. It is well used, but simply as a quiet open space, which is appreciated. I would not like to see it 'developed'. As a Christian community we should value space and stillness. St. William's Shrine - to put it back in the Quire is sheer antiquarianism and will hinder worship. If the tomb should be moved, then put it in the Lady Chapel. We have plenty of other chapels and worship spaces, so the Lady Chapel is not really needed for worship.	Online
227	YO1	More than once a month	3	I visit the Minster for work purposes	Yes	Agree	It is an inspiring and restful part of the City.	526374	The Precinct could be a great place for art, community and heritage events - more so than it is now.	Online
228	YO31	More than once a month	7		No	Strongly Disagree	Peace and tranquility of Dean's Park - a haven in the midst of the hustle and bustle of York. Not commercialised.	6	Keep it as it is! It does not need to be 'vibrant' - there are plenty of vibrant areas of York.	Online
229	YO10	Once a year or less	2		Yes	Agree	A still small point of calm	4	Don't compromise the Library as a place of learning	Online
230	YO31	More than once a week	7		Yes	Agree	Its peace and quiet and the fact that dogs/ball games etc are not permitted.	537	I would like to ban bicycles through the pedestrianised area (i.e. between Minster School and St Michael le Belfry).	Online
231	YO30	Once a year or less	6		Yes	Strongly agree	I like the greenery in Dean Park and the private areas beyond it. I also like the lack of traffic that runs through the precinct. The historic settings is also a big plus.	15637	I would like to see Deans Park have a wider biodiversity element to encourage butterflies and bees etc. It would be good if College Green could become a more unified and tidy place. Currently the green space feels very isolate and the condition of the paving etc is very poor. Better delineation of the old precinct site would also be good to see. Unifying the school site into something more cohesive can only be a good thing. Remove as much traffic from Duncombe Place as is sensibly possible	Online
232	BD17	More than once a month	3	I have been a Minster Guide for 14 years	Yes	Strongly agree	The beauty and importance of the Minster. The serene Deans park. The views down into it from the walls	154	Making pilgrims from tourists is an important aim. But St William is an unworthy and dull saint, merely made a saint to rival St Thomas of Canterbury. Richard Scrope, named a saint in Yorkshire as is evidenced in various Books of Hours, the high east window of the eastern choir transept etc, should be our focus. He is important and fascinating; moreover he was saintly and sacrificed himself for the common good. We should not let medieval pontifical politics get in the way of acclaiming our own unique saintly figure.	Online
233	YO23	More than once a week	3	A whole variety - reflection; library; walking through; sitting in the quiet	No	Disagree	Its peace and beauty; its openness and comparative insulation from commercial pressures, its green nature; the birdlife - all the things which this commercially-driven double speak will undermine and attack	6	reduce the car parking; reopen King William's college as a cafe - not too difficult with small adaptation; resist the insistent commercialization	Online
234	YO26	More than once a week	7		Yes	Neutral	Reduced motor vehicle use, which creates a pleasant and safer environment for cycling.	16	Greater delineation of the cycle route, to endure that pedestrian users are aware of the shared use. The cycle symbols along the edge of the existing route could be supplemented by cycle symbol pavois inserted at intervals along the line of the cycle route. Existing examples at Monks Cross shopping centre.	Online
235	YO42	More than once a week	3	Work at the Aminster	Yes	Agree	Space and views. Vehicle free access from south side to city.	52637	Cafe. Using St William's college more. Making more emphasis on St William's tomb. Durham have done a good job with their visitor facilities. A better entrance space for visitors.	Online
236	YO42	More than once a month	2		Yes	Agree	An open space with a wonderful resource, ie the library that is free to all visitors. Also a unique war memorial that stirs the emotions.	156	A welcome centre including a cafe and toilets. The historic buildings need to be publicised so that visiting tourists know of their existence	Online
237	YO26	More than once a week	3	Worship and stewarding for concerts etc	Yes	Agree	The sense of history, the stillness and calm (when it can be found, the community feeling, the opportunities for culture, in particular music.	15634	I agree that Dean's Park should be able to be more used and a cafe / toilets leading directly to and from the Minster would be a lovely addition. I do not agree with the idea of a play area in Dean's Park, but am not against the idea of a small formal garden or museum or exhibition space as long as it didn't rob too much of the green space. The Minster School certainly needs attention and a Hall which could double as a community space would be a great addition. St William's College, once finished, should be used for conferences, special events etc. - it is a beautiful space. If room, it would be lovely to have a restaurant there again. It would, however, be a shame if the beautiful rooms were only to be used as offices and not open to the public. Likewise it would be good to see more use made of the Old Palace. I like the idea of access to the City Walls from the precinct - this would certainly attract more visitors. Finally, I do hope that in the forward planning, a more consistent policy can be adopted for entry to the Minster. It is often unclear even to regular attenders which door to use for services and concerts, so it must be a complete mystery to visitors and the floor staff end up taking the flak from those who approach the wrong door or have to queue a long time in the rain....	Online
238	YO26 6HF	Once a year or less	1		Yes	Agree	The peace and centre of where worship has taken place for over 1,000 years.	15634	More benches in the Dean's garden? Maybe also on Deangate where one of the Minster shops could be changed to a Minster cafe. But I would also like to see St William's college opened up again as a Minster restaurant with the upper floors of the rear building used as it used to be as a place to showcase art and craft works from the multi talented people of York - celebrating the talents of these people of whom I am one along with my 2 groups of art and crafts.	Online
239	YO8	More than once a week	3		Yes	Strongly agree	The open spaces in some parts. The wonderful views. The sense of history. A meeting place.	1537		Online
240	YO30	Once a year or less	3	Walj through the Park, visit the shop, attend accessional service, take friends	No	Neutral	It has been there along time, it is peaceful , reasonably untouched and not given over to the demands if Mammon	6	Leave it as it is. Keep it simple, No cafe, No play area	Online
241	YO24	Once a year or less	1		Yes	Strongly agree	The paved area at the side of the Minster, the amazing bosses inside.	563	A cafe with a view of the Minster that locals as well as tourists would use and an adequate number of toilets that avoid lengthy queues.	Online
242	YO31	More than once a week	1		Yes	Strongly agree	The unique space	15634	I've always thought that the are lacked it's own Visitor Centre, Ticket Office and Café, and they would be welcome addition outside the main building.	Online
243	YO30	More than once a month	6		Yes	Agree	Open spaces.	1526374	More open spaces.	Online
244	YO24	Once a year or less	5		No	Neutral	Peace and quiet	5	I don't mind a cafe and toilets but the rest of it should be left to be enjoyed as a peaceful and quiet open space instead of being turned into a bear garden with noisy children and loud entertainment. It isn't Disneyland and it belongs to the people of York, not the people who run the Mindster	Online

245	YO23	More than once a month	3	Several of the above - an oasis of calm , with visitors, skin in Dean's Park etc	Yes	Agree	The beautiful building and grounds	6	Dean's Park should NOT be developed as a "park" and should be retained as a quiet place to retain the Minster's majesty and tranquility. I am opposed to any tipis or cafes in Dean's Park not only because of the above but also because the Minster is surrounded by so many eating and drinking places in close proximity and these businesses may be severely affected by further competition.	Online
246	yo24	More than once a week	1		Yes	Strongly agree	the beauty of Deans gardens	54		Online
247	YO60	Once a year or less	3	Visit with friends and family as tourists who come to stay with us for holidays	No	Agree	Leave it as it is. It is ok as it is. Fed up of everything changing	6	Toilet facilities and seating	Online
248	YO10	More than once a month	6		Yes	Agree	The peace and quiet of Deans Park	156	Separate the commercial and religious aspects by having new areas for the commerce. Keep the Deans Park peaceful!	Online
249	YO1	More than once a week	6		Yes	Neutral	Precious peaceful green space in York. Lack of traffic. Chance for reflection and contemplation away from increasingly crowded city centre. Dean's Park is especially important in this.	7	Please keep the Dean's Park as the peaceful haven it is. Other Cathedral precincts have lost their special reflective space by additional buildings being added. The area outside St. Williams College is underused and not a particularly inviting space but could be better used by the redevelopment, for public use, of St. Williams College. This rather than conference or restricted use space would make this area more attractive as it used to be when the cafe was open. Excluding more traffic would make this more clearly pedestrian friendly.	Online
250	YO30	More than once a month	1		No	Strongly agree	Dean's park as a quiet green space to escape the bustle of the city; the views you get of the Minster; the story of the stoneyard & stone carvings.	2637	Whatever you do, please think about disabled access - for both wheelchairs and other types of special needs. If you do build a cafe, perhaps look at using it as a way to build community and support vulnerable members of society (eg making employment opportunities for people with learning or physical disabilities in a supportive environment). And if you are providing direct access to the city walls, is it a stretch of wall that could be made accessible to all?	Online
251	Yo23	More than once a month	7		Yes	Agree		1567		Online
252	LS10	More than once a month	3	I am a tour guide	Yes	Strongly Disagree	Relatively uncommercialised	7	As uncluttered and as uncommercial a space as possible. The focus is the Minster itself. Secularists will scoff at ideas like recreating St William's pilgrimage. Money is not all, and I hope whoever suggested putting the York Eye inside the Minster under the tower (apparently it would fit) was being satirical. Currently visitors are as much abused than welcomed. Standing outside in long queues in rain or hot sun then to discover the price charged has turned many a less well-off person away. Entry should be free at least on Sundays. I've never paid to enter a cathedral in France. Guiding should be allowed on Sundays after the services. Tourists are not on a normal weekday/weekend schedule. A Welcome Centre is not a bad idea but why not use an existing building, perhaps St William's College, rather than building something new. Children don't need a playground, just space to run around in. Certainly some elegant benches around the precinct to sit and admire the building would be welcomed.	Online
253	YO30	Once a year or less	6		Yes	Strongly agree	Deans garden is a nice outdoor space	2	I really don't think outdoor queuing is a good idea at all. I push a pram and already find it crowded enough around the minster and hard to get my pram through to get to town. Also, I feel this would leave the minster more open to terrorist attacks as there will be larger crowds outside at all times? Bit worrying for me as I have to go past the minster to get from my house to town! Attracting crowds to easy to access public places doesn't seem a good idea?	Online
254	Yo31	Once a year or less	5		Yes	Strongly agree	It's peacefulness	5	Turn St Williams college into a banquetting Hall and host medieval, roman or highwayman banquets like Warwick castle	Online
255	YO26	More than once a month	1		Yes	Agree	The peace in Dean's Park. A quiet green space to sit in the centre of York.		Please leave it alone. Restore the café in St William's College which was another pleasant haven in the centre of York.	Online
256	YO32	More than once a month	7		Yes	Neutral	Traffic-free open space, usually quieter than the centre of town, visible link to the history of the area, one of the few parts of the city centre that's free of shops too.	26374	Increase footfall to the surrounding area (Goodramgate/Gillygate) to encourage trade for the various independent businesses there. Encourage more local people to use this part of the city.	Online
257	YO1	Daily	3	Worship, Dean's Park, Library, Volunteer	Yes	Strongly agree	The calm of the Dean's Park / Library area and the life of the coffee-shops in the College Green area. I do not feel there is any real sense of precinct to the south and west of the cathedral.	537	Expand the area of parkland, define the precinct more clearly on the south and west sides, and provide good and easily-accessible catering/conference areas.	Online
258	Yo31	More than once a month	6		No	Neutral	The quiet green space in the centre of the city	67	Get rid of the Minster School. Buildings could be used for affordable housing for York people rather than giving even more privilege to the children of the wealthy. Singing in church is an extra curricular activity and it is obscene that a Christian organisation like the Church of England continues to encourage division in society by supporting private educational establishments. A few scholarships does not make up for the damage to society. We do not need further cafes in this city either. Local businesses are suffering enough without adding to the competition by having a cafe in the Minster.	Online
259	bd23	Once a year or less	3		Yes	Agree	The unspoilt openness and quiet	16374		Online
260	YO24	More than once a month	3	To worship in the minster and visit Dean's Park	No	Disagree	The quietness and peaceful surroundings. One of the few places in the city where you can have peace.		You could do with toilets but the rest of your ideas are not good for Dean garden. There is need for more seats. Compare Museum Gardens on a busy day, you would lose the quietness. I cannot answer any of question 7 as I am not in favour of any of it. Especially a cafe we have too many as it is in York.	Online
261	YO31	More than once a week	6		Yes	Neutral	The peace and calm of Deans park allows you to breath and relax away from the stresses of 1 life. I like the fact that even though you are in a city there is still an area which feels open and tranquil.	56	I like the idea of a welcome/ticket area outside the Minster, would mean you could just walk into the Minster itself and appreciate it's beauty as soon as you are through the door, without having to negotiate queues and pass unsightly till areas.	Online
262	GUS1	Once a year or less	1		Yes	Neutral	Tranquility	1		Online
263	yo31	Daily	1		No	Strongly agree	The precinct cannot be seen as a whole; different areas have different characters. Dean's Park should remain untouched. The south side gardens eg by the Zouche should be used more eg benches and children free to play on the grass/people to sunbathe there, since they are allowed right up to the building on all other sides.	6	Put the Deanery into 4 Minster Yard. Reshuffle canons' houses. Put the school into a new build where the Deanery is (surely it's not listed?). Remove the security gates (many cathedral cities no longer have such security - it's an anachronism to have high level clergy removed from the world). Make the existing school into a visitors/conference centre such as has been done in Canterbury (new extensions to listed elements). Put a café outside the north side of the Nave with access via the door in St John's Chapel.	Online
264	yo103rj	Once a year or less	3		No	Disagree	Its supposed to be a church but you use it as a tourist attraction with praying as a sideline		forget the cafe yorks blighted enough by them get back to free access to gods house with out all this flammery my local church does not ask me to pay to enter it to speak to the lord so why do you...maybe jesus should come and overturn some of your tables	Online

265	YO2	More than once a week	1		No	Neutral	Peace & quiet in the park	5	do not need a children's play area. The open space is wonderful as it is for running around in	Online
266	YO30	Once a year or less	6		Yes	Strongly agree	It is a wonderful area of York in which there is great pleasure in the circular nature of visiting the Minster, walking through Deans Park, looking at the historic houses along the cobbled road behind the Chapter House and visiting the garden at the Treasurer's House, before calling in at St William's College for coffee (when it reopens) then rejoining the bustle of York along Goodramgate	3	Change the main point of entry to the Minster to the South entrance- a much grander and more obvious and natural entry point and I think more people would be encouraged to visit the Minster as they leave the shopping streets naturally through Minster Gates. Add flower tubs/floral displays to either side of this entrance to indicate that this is the main entrance. The West door would then become the exit, leading naturally on into Deans Park where there could be e.g. exhibition boards about the history of the Minster, music recitals, even ice cream stands! In other words, this would encourage greater footfall through the Park where various historic and cultural events could take place through the seasons	Online
267	YO264ZP	More than once a week	3	Minster Guide	Yes	Strongly agree	The West and South precinct areas really show the Minster at its best, great views and well populated. The East and North aspects are also beautiful but under used.	15634	Overall I agree with all of plans for the future apart from maybe the children's play area which seems inappropriate to me. Removal of the trees from the West end is necessary unfortunately and a real improvement in external signage is required. In particular a dedicated cafe would be a really excellent addition; and an outside visitor centre which would inform visitors and importantly remove the churn at the West entrance.	Online
268	PR	Once a year or less	3	Architecture	Yes	Strongly agree	Heritage and Architecture	5	Cafe and lavatory facilities would be helpful. Although this would reduce some space and impact upon the setting of a Grade I and many Grade II listed buildings in the grounds, so would have to be undertaken very sympathetically. Could also involve the use of a redundant building on the grounds for a cafe/lavatories area. Would recommend usage of conservation Architects and heritage consultant for this. Can recommend Chris O'Flaherty from experience as heritage consultant if required.	Online
269	YO24	More than once a month	7		Yes	Strongly agree	The peacefulness of Dean's Park and the space the precinct gives to see the beauty of the Minster even though it nestles in the heart of the city.	15634	A cafe in Dean's Park is a lovely idea, especially if it has floor-to-ceiling windows to show off the north side of the window. Adding sculptures to the garden would also be interesting, perhaps relating to the city's story throughout the centuries.	Online
270	YO10	More than once a month	1		Yes	Agree	The space and history and, in the case of Dean's Park, the sense of peace and quiet in the middle of a busy city.	3	I like the idea of a formal garden in Dean's Park, access to the walls and the re-opening of the doorway. I don't like the idea of a children's play area or café in/near the Park as this would remove the sense of peace in the area (there aren't many places in York where you can go just to think and be 'one' with yourself). I recognise the need for a formal visitor centre but question whether placing at the current entry point is sensible (if too close to the Minster) as this would ruin the view towards the Minster along Duncombe Place. I would like to see the area around the Minster opened up but clearly defined (with limited access to vehicles) and if a café is required for this to be located in either of the current gift shops. I'd would also like to see more plants/greenery around the Minster (to balance with the Park).	Online
271	YO10	Once a year or less	1		Yes	Strongly agree		1524		Online
272	PR9	Once a year or less	3		Yes	Neutral	The fact that Deans Park is quiet, and undisturbed by unnecessary activity and events. It should remain a peaceful area for people to go and sit, or walk, while enjoying the stillness and calm of the area, sheltered from the business and noise of the rest of the city centre. More trees and planting would add to the feeling of restfulness.	67	No modern buildings, no more trees removed, no additions such as cafes or visitor's centres. These would all spoil the area horribly. York Minster is a place of spiritual calm where a person's focus should be on God, not on worldly activities.	Online
273	YO23	More than once a week	7		Yes	Neutral	The quiet and non-touristy aspect of Dean Park. It's one of the few spaces left in York for residents to enjoy.	3	It should be a peaceful space which can be utilised all year round and properly balances tourism of the site with those residents and businesses who access the precinct on a 1 basis.	Online
274	YO1	More than once a week	6	I'm sad to say some of the questions in this survey are flawed. Why limit the choice to just one choice? I attend services at the Minster weekly. I walk through Dean's Park almost every day. I often sit in Dean's Park. I bring friends (some new to Yfork) to visit the Minster and its Precinct. I use the library occasionally.	Yes		Dean's Park provides a beautiful contemplative green space. I think of it rather as I think about the cloisters at, for example, Norwich Cathedral. Dean's Park is special because although it is well used by all and is particularly valued by local residents, by and large it remains a place where people conduct themselves quietly. Many stand or sit on the seats and grass and gaze and gaze at the Minster. The other side of the Minster is far from quiet. From Dean's Park the wonder and awe of the building, a place of prayer, is very much more striking. It would be a worthwhile, generous act to preserve the existing sense of peace in Dean's Park. Whilst I fully support a master plan of improvements and fully understand that the Minster needs to generate income, I am considerably uneasy about the need for a "vibrant" noise filled space behind the Minster. York is an exceptionally beautiful city but it is extremely congested. The provision of a calm oasis within the walls is truly wonderful and precious. Please preserve as much of it as possible.		Please preserve as much as possible of the green serenity of Dean's Park. I should welcome a two week summer festival (with a temporary toilet block if need be) but otherwise leave as much as possible of this green space undisturbed.	Online
275	yo31	More than once a week	7		No	Agree		3	leave it as it is	Online

276	YO24	More than once a week	3		Yes	Strongly agree	Space for reflection and community. I respect it as a place rooted in history but somewhere brave enough to try new things, progress and adapt for the people it serves. I value the free access to the grounds.	1527	Restrict car access on Duncombe Place Catering facility Utilise Resident's Garden - area for children Access from York Walls	Online
277	yo31	More than once a week	4		Yes	Strongly agree	The pedestrian area outside south door. A lovely place to be on a sunny day.	563	1. more seating for visitors/ tourists 2. pop up cafe for summer months with bistro style chairs and tables 3. an outdoor stage for choir/ musicians to perform on to enable non-worshippers to enjoy the fine music of the Minster	Online
278	YO26	Once a year or less	6		Yes	Agree	The peace and tranquility in Deans Park in the middle of the busy city	57	Make it all pedestrianised, including banning cycles as some ride so quickly and need you to jump out of the way. Keep a tranquil area outside for contemplation and peace with separated areas for families and groups. Introduce some kind of water feature and outdoor sculptures. Find a museum area and exhibition place outside the Minster that can be visited on its own. Bring back a restaurant in St Williams, I used to often go to the one that used to be there.	Online
279	YO24	More than once a month	1		Yes	Strongly agree	Peaceful atmosphere. Scale, History	1567	Fully support the pedestrianisation of Duncombe Place which should be paved (level surface like Deangate) . Concentrate activities here to generate "bustle". Possible themed street market? Recognise that businesses like the Dean Court Hotel have access needs as do the former Purey Cust buildings. Deans Park should be quieter and more reflective (but some scope for improvement) Deans garden is a large space but is a public access challenge (security/privacy) St Williams is underused. Cafe there failed before but high quality restaurant might work. Awkward layout for offices. Needs options appraisal. Devil (hopefully defeated) will be in the detail and finding funding for public infrastructure works. Important to manage expectations.	Online
280	Yo30	More than once a week	3	work/employee of Chapter	Yes	Strongly agree	Public green space in city center	537	Turn some of the area at the West end and Duncan Place into a green zone, i.e. convert tarmacked road surfaces into park like pedestrian zone which will link up with the already existing green space of Deans' Park. i.e. no more cars on Duncan Place. A taxi rank could be provided at the city end of Duncan Place.	Online
281	YO31	More than once a month	7		Yes	Agree	Wide open space; convenient cycle route (particularly the only east-west route through the city centre open during daytime); beautiful parks; area for York Mystery Plays and parades.	374	Stronger use of St William's college for education/hospitality. Open up residence gardens for performances- e.g. Mystery Plays, Summer concerts, family activities- with walls as a backdrop. Amphitheatre?	Online
282	YO61	More than once a month	1		Yes	Agree	The building of the Minster itself	15	A cafe is essential and St William's College is a good idea. Or maybe a clever, sympathetic new building in Dean's Park if funds are available? (Library is not suitable) Or a glass infill building within Chapter House Yard? However it would have to be carefully planned if it was dual purpose with an events/conference centre - the public cafe couldn't close for private events! May be better to keep them separate and St William's College could be a good events/conference facility income instead. I would be concerned about wider access to Dean's Park on the North/East side. How would security of the chapter residences be managed by the police if the public access is closer to the houses? I think the West side access should be more open to the park instead, as most pedestrian traffic is probably at that side and it would feel more welcoming. I like the exit to the park idea from the Chapter house corridor too.	Online
283	yo23	More than once a month	1		Yes	Strongly agree	The green space and the beauty of the built environment as well as the natural environment	56374		Online
284	YO61	More than once a month	6		No	Strongly Disagree	The peace and tranquility Dean's park offers in a city being torn apart by "vibrant" activities. Jesus said "my peace I give you"!		keep the jewel you have ... Dean's park	Online
285	Yo1	More than once a month	3		No	Strongly agree	It's peacefulness. Beauty and relaxing areas	67	More seating, maybe a nice water feature. Access to the walls would be a bonus. Definitely no more cafes etc York is highly saturated with food places. It cannot cope with anymore. Also maybe an entrance into the minster through the precinct.	Online
286	RG22	Once a year or less	1		Yes	Strongly agree	The clean and uncluttered space around the Minster, affording views of the building and enabling people to mingle freely next to this historic, architectural gem	54	I do think the Dean's Park is an underused resource - creating a sensitively designed cafe and potentially relocating the gift shop there would encourage people to linger and relax. It would also create an asset for this part of the city	Online
287	YO30	More than once a week	1		Yes	Strongly agree	The mixed use is important. The South side is busy with tourists, the Park is usually quiet and calm, or on a sunny day a place to relax for workers and tourists. The green of the park contrasts with the less satisfactory darkness of Duncombe Place. Of course, the views of the Minster are so important, but so is the rich variety of architecture in every direction.	1534	If Duncombe Place comes under the Minster, the trees need to be dealt with as they make that side gloomy and they break the view of the West End. As a green space it is mainly inhabited by people with mental and social issues, and it would be good for the churches to find ways to support and help them. There is a desperate need for toilet facilities in York. It is more important than a cafe, and of greater service to the wider community. Entrance to the Minster would be helped with an external ticket office. The Residence Gardens, with the school buses parked there, is unsightly. Could it be used by the public as a quiet place if the main Park is going to be used more for Summer Events? Church House and its surrounding buildings is an opportunity for something creative. Is there a possibility of affordable rental accommodation here? The Minster does not have a good reputation as a landlord of the Precinct (I don't know if this is justified) but the Masterplan might be an opportunity to improve this and how the Minster can be seen as a supporter of small businesses. If the Park is going to be used for a variety of events, a monthly Farmers' Market would offer locals an addition to the very poor fresh food provision within the city walls. This could be supplemented by regular craft or handicrafts markets.	Online
288	721	Once a year or less	5		Yes	Agree	lots of green around, great views from all sides	5		Online
289	YO19	More than once a month	1		Yes	Agree	Peace and QUIET	1	Don't try to turn it into even more of a tourist attraction than it already is. Keep it a quiet space that draws one into it for the right reason - worship. Not an interactive, child - centered play space for noisy 'expression' and large groups of tourists. There must be quiet zones without the ghost tours, entering the precinct should be a respite from York as 'tourist destination' and all that brings	Online
290	YO23	More than once a week	4		Yes	Strongly agree	Green space and wildlife. A place to stop and relax and for children to play.	7	A green oasis in the city. More plants, sensory garden, running water. Changing Places toilet so accessible to all.	Online
291	YO19 6EQ	More than once a month	1		Yes	Strongly agree	The peace of Deans Park, and somewhere for quiet and reflection	153	I would be concerned about making Deans Park too busy. I think there is huge potential to make more use of St Williams college and of Church house.	Online

292	Yo23	More than once a week	4		Yes	Strongly agree	Pedestrian access, open green space, school	53		Online
293	YO30	Daily	1		Yes	Strongly agree	Its tangible link to history and the special character of the place.	153	A new museum	Online



**National  
Trust**

Natasha.Rowland@nationaltrust.org.uk  
Direct line: 07484 910858  
04 July 2018

Mr Alexander McCallion FRICS  
Director of Works & Precinct  
The Works Department,  
4 Deansgate,  
York,  
YO1 7JA

Dear Mr McCallion

### **YORK MINSTER MASTERPLAN**

Thank you for consulting the National Trust on the emerging Masterplan for the York Minster Precinct, we welcome the opportunity to provide our comments at this early stage in the process and we look forward to further engagement as the proposals evolve.

In principle, the National Trust agrees that it is important to have a masterplan for this part of the City, particularly as the York City Plan identifies that the defined Minster Precinct area is one where the Council will work towards the future for its development to better reveal the significance of its special character and appearance.

#### **The vision**

The overall vision is supported, but as a stand alone vision the National Trust considers that it could be more aspirational, if the timeframe is 20 years, conserving and managing the heritage assets are important, but the vision could look more positively to 'enhancement' and to better revealing the significance of the buildings within the Minster's demise for the benefit of the community and visitors. This would then be more consistent with the emerging York City Plan policy SS3 and heritage policy framework.

The Minster owns and manages a range of heritage assets in the Precinct and this provides an opportunity to be a real driver for change which would then benefit other businesses and visitor facilities in this area of the City.

There is an opportunity to create a cultural quarter in this part of the City and encouraging more activity in Dean's Park, providing the opportunity for increased access to the walls has the potential to provide a benefit to this area by bringing more visitors to the Park. This would be supported, subject to an assessment of heritage impacts around the detail of any proposals that are brought forward.

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Regional Chairman: Dr Will Williams  
Director of Region: Mike Innerdale

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Heelis, Kemble Drive, Swindon, Wiltshire SN2 2NA  
Registered charity number 205846

We note the vision intends to provide a strategy for the area for the next 20 years, and whilst this is supported it is worth highlighting that the vision might be best tied into the end date of the new Local Plan. If the document is to be promoted through the Neighbourhood Plan route, then it would be more usual to adopt a similar timeframe or if not to explain why the document needs to have a longer timeframe.

### **Emerging proposals**

Our comments in respect of the specific ideas are as follows;

*Improvements to Duncombe Place and College Green and more consistent character in the public spaces* - improving the setting of the Minster in terms of the character in public spaces would be supported.

*A welcome centre and ticket office outside the Minster* – There is no detail on where this would be accommodated within the precinct. We trust the Minster will engage with Stakeholders on locations once options have developed further.

*Opportunities for a new public exit, to the north side* – Providing access into Dean's Park on the north side sounds a pragmatic suggestion, particularly as it involves the re-use of an existing doorway. It is not clear whether this would provide disability access as well to ensure it is accessible for all.

*New visitor activities within the Park* would be supported again subject to seeing detail and understanding any heritage impacts.

*Public access to the Minster Library and Archive* - would provide an opportunity to better reveal the significance of this building.

We note that Church House is identified as a residential opportunity and NT looks forward to seeing the details of the proposal in due course. In principle this use would be consistent with uses of neighbouring property 5&20 Ogleforth on the northern boundary owned by the National Trust. On a small point, the current land use map (board 1) shows No 5 Chapter House Street owned by the Minster, this appears a typo as the building is owned by the Trust and is currently a let property.

The Trust would welcome the opportunity to be involved in the Neighbourhood Planning Process going forward and looks forward to learning more in due course.

Kind regards



Natasha Rowland MRTPI  
Planning Adviser (North)

Cont/d

## Tim Stead

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**From:** Alex McCallion  
**Sent:** 09 July 2018 15:11  
**To:** Tim Stead  
**Subject:** FW: LESS comments on the Masterplan

For your schedule...

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**From:** grahamtitchener [mailto:grahamtitchener@yahoo.co.uk]  
**Sent:** 30 June 2018 16:17  
**To:** Alex McCallion <alexm@yorkminster.org>  
**Subject:** LESS comments on the Masterplan

Hi Alex!

There wasn't a way I could send the LESS comments to you via the online survey to please accept this email as comments from the LESS committee, made up from a mixture of comments from its members. Sorry this is later than I would have liked to get to you.

The Masterplan is highly supported by the LESS committee and through its membership makes the following comments. The committee expects the values of what LESS is formed on is reflected within the Masterplan and all of its polices going forward for this and future generations.

Other comments include:-

The Dean's Park should be protected as a quiet green space and not invaded by things like children's playgrounds or visitor centre. The visitor centre should be inside the Minster, not a separate building. We should prioritise biodiversity, peace and tranquillity. That would be more in keeping with the Minster's mission than commercial developments. We could also expand on the present sensory beds and do more to get the environmental message across, i.e. stewardship rather than ice creams!

I hope that Dean's Park will still be accessible to the general public and not just for the paying visitors to enjoy. A play area for younger visitors would be lovely, but I think a structure made of natural materials that are from sustainable sources would be preferable to brightly coloured play equipment (as the photo example suggests). Some good examples are at the RHS Gardens (Harlow Carr) in Harrogate and many of the National Trust properties. Maybe we could look to attract more wildlife into the city centre, such as butterflies and birds, with careful planting across the whole area, taking advice from experts, such as Helmsley Walled Garden and Yorkshire Wildlife Trust, etc.

As for additional ideas for the gardens It is suggested the Deans Park be expanded to cover the Residence gardens and incorporated a quiet/contemplative garden/space.

LESS supports the opening up of the Precinct including the expansion of Minster Yard to cover part of Duncombe Place to better enhance the area around the Minster itself.

The Minster and its Precinct should be an example of excellence for the global audience it has in the main themes it holds, ranging from worship, historical architecture, glass, artefacts, environmental sustainability and as an education centre including the school, Minster itself and its library. There is an underplaying of the educational significance the Minster and its Precinct has and this needs to be highlighted and endorsed within the Masterplan.

Kind regards,  
Graham Titchener  
LESS Committee Chairman

## Appendix 2 – Statement of Public Consultation: Draft Plan



# York Minster Precinct Neighbourhood Plan

Draft Plan Stage

STATEMENT OF PUBLIC CONSULTATION

September 2019



YORK  
MINSTER

## 1. Introduction

### About the Neighbourhood Plan

- 1.1. The York Minster Neighbourhood Plan (YMNP) is a community-led planning document. Neighbourhood Plans are part of community powers to enable local communities to better shape their area introduced by the Government through the 2011 Localism Act.
- 1.2. A Neighbourhood Plan can be used to decide where new development takes place: what use it should have and what it should look like. It can also consider other issues such as open space, public realm and community facilities. It cannot be used as a tool to prevent development and must reflect the strategic policies of the Local Plan. Neighbourhood Plans also provide an opportunity to set out strategic policies for an area voicing the aspirations of the local community for the future.
- 1.3. The York Minster Precinct Neighbourhood Plan is the first time the future care and development of a heritage estate has been brought forward as a Neighbourhood Plan. Once adopted, the plan will form part of the statutory development plan framework for the York and carries significant weight in decision making on future planning applications. This is of particular importance to the Chapter of York, the governing body of York Minster and its Precinct, as it will provide clarity on development parameters when securing funding for the various projects set out within this Neighbourhood Plan.
- 1.4. The decision to create a York Minster Precinct Neighbourhood Plan followed the need to create clarity around planning for future change in such a complicated and sensitive area of the city. It also forms a key objective of Chapter's 15-20 Strategic Plan where Chapter acknowledged it needed a precinct wide Masterplan. Policy SS3 of the draft Local Plan lends it support to developing a plan for the future. The Chapter of York has led the process of establishing a Neighbourhood Forum which was formally ratified by City of York Council on 14th March 2019. It was seen as a positive opportunity to create a genuinely community-led plan for the Precinct with everyone's priority being the care and future sustainability of York Minster.
- 1.5. The Neighbourhood Plan will provide the long term policy framework and a co-ordinated spatial plan against which Chapter can manage its limited resources appropriately to maintain both a viable and sustainable Precinct and business model, ensuring that future generations can enjoy the Minster. Importantly, the Neighbourhood Plan gives residents and businesses the opportunity to create a shared sustainable vision of how they would like the Precinct to develop over the next 20 years, ensuring new development or change fits in and contributes to conserve the character of the Precinct so valued by those who hold this special place in such high regard.

- 1.6. The Neighbourhood Plan responds to a number of challenges: Unlike many other cathedrals York Minster has no dedicated café to offer its visitors refreshments. York Minster is the only cathedral with Museum Accreditation but Chapter has to manage complex environmental issues in the Undercroft which can be harmful to the collection of artefacts. New facilities are needed to display the collection as well as share with other museums on a reciprocal basis. The Minster has no dedicated community space which the Canon Pastor can use for youth groups, community meetings etc. The Minster does not sit in a clearly defined Precinct which presents challenges both in terms of security and presenting a distinct sense of place, quite different from the other parts of the city. The Minster School and the Learning Centre need new facilities to support continued education and outreach learning.
- 1.7. The Precinct is not unaccustomed to change; indeed the area has been continually evolving and changing since the Romans founded the city. It is of the utmost importance, however, that any plans for the future are focused on the care of York Minster and that the vision is carefully articulated to reinforce the message of care, welcome and sustainable change. This Neighbourhood Plan will provide a route map to support Chapter in sustaining and enhancing the significance of the Precinct and its buildings and continuing to make a positive impact on the community and wider city.
- 1.8. Securing planning permission and providing certainty to funders and future donors is essential. Because of the complicated nature of the Precinct, the medieval masterpiece that is York Minster and the attachment people from all over the world place on the Minster, the Neighbourhood Plan must offer a credible route map to delivering the vision for the next 20 years.

#### **About this Consultation**

- 1.9. This consultation followed on from one held May-June 2018 at the ‘issues and options’ stage. Since that time proposals for future change of the Minster Precinct to be include in the Neighbourhood Plan have been extensively discussed and amended, as well as being informed by the feedback from the 2018 consultation.
- 1.10. The purpose of this consultation was to identify areas of public support and criticism of the major policy elements of the emerging Neighbourhood Plan prior the finalisation and submission of that Plan.

## 2. Consultation Methodology

### Consultation Strategy

- 2.1. A consultation strategy was agreed between Chapter and the Chair of the Minster Precinct Neighbourhood Forum in April 2019.
- 2.2. It was agreed that the consultation should be focussed around two areas: firstly, consultation with key stakeholders; and secondly, public consultation. A list of key stakeholders consulted can be found in **Appendix 1**.
- 2.3. Given the large number of key stakeholders in York, it was decided that specific approaches should be made to these in the form of submissions, site visits or presentations where possible. Key stakeholders were also invited to a special evening launch of the draft Plan (see below).
- 2.4. The public consultation was designed to be as inclusive and wide-reaching as possible. In order to maximise public engagement, the consultation strategy included the following: creation of eleven display boards outlining the history of the site and the main emerging policies; a press release; a dedicated project website; and a social media campaign intended to elicit responses. These are discussed in greater detail below.

### Stakeholder Consultation

- 2.5. Following on from the ‘issues and options’ stage consultation, communication continued with the City of York Council, especially as concerned the emerging plans for Duncombe Place.
- 2.6. The Chapter of York oversaw the Neighbourhood Plan consultation process and were updated regularly of progress.
- 2.7. The Minster’s Fabric Advisory Committee (FAC) are an independent body exercising oversight over development in the Minster’s ‘Red Line’ area in conjunction with the Cathedrals Fabric Commission for England (CFCE) under the Care of Cathedrals Measure (2011). Members of the FAC were invited to the launch event and also briefed at their meeting on July 12<sup>th</sup>. The FAC welcomed the creation of a Neighbourhood Plan and expressed support for the emerging proposals.
- 2.8. Discussions were held with Neil Redfern and Kerry Babington from Historic England to discuss the emerging plans.
- 2.9. Presentations on the Neighbourhood Plan were also made to various stakeholder bodies during the consultation period, including:
  - York Civic Trust’s Planning Committee
  - The Historic Core Conservation Area Action Panel (CAAP)
  - The Council’s Executive Committee
  - The Minster’s Community Forum
  - The York Business Improvement District (BID)

- 2.10. Further details of these consultation responses can be found below, Section 6 ‘Other Responses’.

### Public Consultation

- 2.11. The consultation period ran from May 17<sup>th</sup> to June 16<sup>th</sup>.
- 2.12. Eleven dedicated display boards were created by the Chapter and Alan Baxter Associates, which were on public display at all events and were left up in the North Transept in the Minster throughout the consultation period with feedback forms. A copy of these boards is included below as **Appendix 2**. These boards were also available as a pdf download the Minster’s website.
- 2.13. A questionnaire form was developed jointly by the Chapter and Alan Baxter Associates; this is included as **Appendix 3**. This form was the primary means of collecting public feedback, although a number of letters and emails were also received.
- 2.14. A press release was issued on 17<sup>th</sup> May, and was distributed to local and national media outlets. The Dean, the Director of Works and the Chair of the Neighbourhood Forum all took part in interviews at a media event on the same day. Articles about the Draft Plan appeared in the York Press, Yorkshire Post, Minster FM, YorkMix, Church Times, Northern Echo and the BBC. Some samples are included as **Appendix 4**.
- 2.15. A dedicated website was established at [www.yorkminster.org/about-us/master-planning/](http://www.yorkminster.org/about-us/master-planning/). This contained the display boards and a link to an online version of the feedback questionnaire, hosted on Survey Monkey.
- 2.16. A social media campaign was launched to encourage interaction with the consultation, including regular updates on York Minster’s Twitter and Facebook accounts.
- 2.17. Public feedback events were held in a pop-up marquee on the South Transept Piazza on Friday the 17<sup>th</sup> and Saturday the 18<sup>th</sup> of May, 11.00-18.00. The boards were on display, and personnel from the Chapter and Alan Baxter Associates were on hand to answer questions and encourage people to fill out feedback forms.
- 2.18. From 19<sup>th</sup> May to 16<sup>th</sup> June, the display boards and feedback forms were displayed in the North Transept of York Minster so that visitors and worshippers were encouraged to provide feedback. A manned session was also held on Sunday 19<sup>th</sup> May after the morning Eucharist service, with the Director of Works and Chapter Steward on hand to answer questions and encourage people to fill out feedback forms.
- 2.19. The display boards were also mounted on the fence on Queen’s Path outside the Mason’s Lodge. These included a link to the website.

### Issues with Online Survey



Question	Strong Support	Support	Neutral	Disagree	Strongly Disagree
4	1	0	0	2	6
5	1	1	1	2	2
6	2	1	0	7	6
7	2	2	1	0	2
8	1	0	0	0	3

- 2.25. Alternately, where a respondent made it clear that they disagreed with the plans for any reason, but did not specifically write an option, a separate category entitled ‘Disagree for Provided Reasons’ has been added into the feedback responses presented below. This includes where a respondent has stated that they agreed with one part of a proposal, but disagreed with another, as well as where the response is simply ambiguous in any way.
- 2.26. Where a respondent indicated their reasons for disagreement, their response has also been included in the ‘Key Themes’. See below, Section 5.
- 2.27. It is considered that this manner of dealing with the unclassified responses 1) avoids skewing the survey results in positive or negative direction 2) ensures that negative feedback is properly considered by including it under ‘Key Themes’ and 3) avoids those processing the feedback data from making necessarily subjective judgements as to which of the five options ‘best fits’ a given comment.

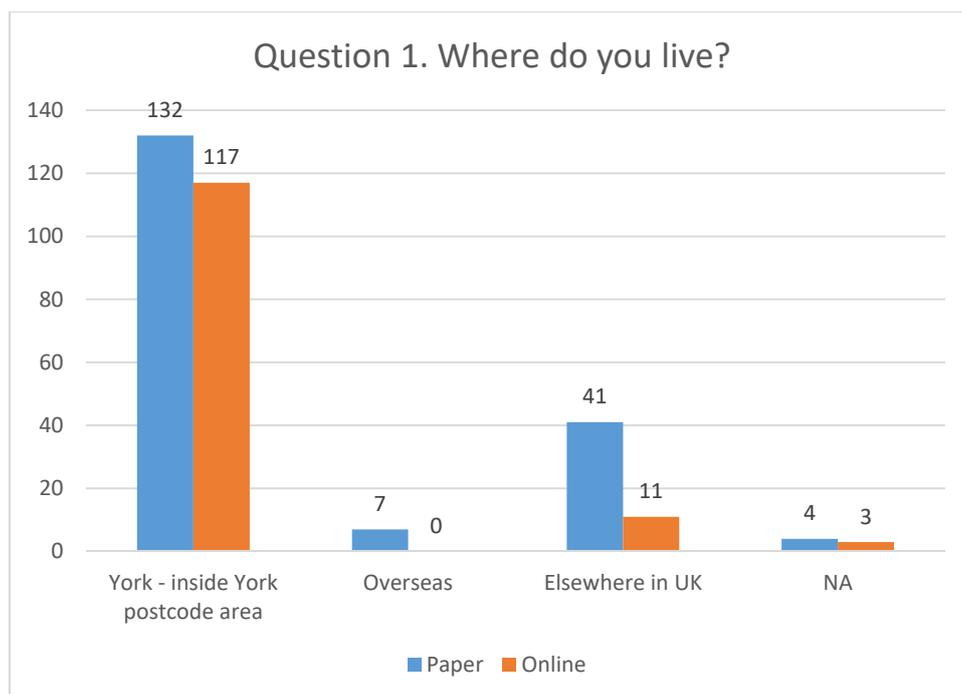
### 3. Feedback Form Responses

#### Responses Received

- 3.1. 184 paper feedback forms were received from the ‘pop-in’ consultation sessions held on the South Transept Piazza and the display in the North Transept.
- 3.2. 131 online feedback forms were received from the website survey, hosted on Survey Monkey, between 17<sup>th</sup> May and 25<sup>th</sup> June.
- 3.3. Other responses, including stakeholders and more length submissions, are detailed below, under Section 5.

#### Question 1 – Where are you from? / Where do you live?

- 3.4. Question 1 asked respondents for their place of origin – in the online survey, this read ‘Where do you live’, while the paper survey asked ‘Where are you from?’ Respondents were asked to put the first 3-4 digits of their postcode or write their country of residence.
- 3.5. The purpose of this question is to identify the groups most affected by and involved in the Neighbourhood Plan process, and how views may contrast between those living locally and those from further away.



- 3.6. 79% of respondents therefore live inside of the York postcode area – defined as YO1, YO10, YO19, YO23, YO24, YO26, YO30, YO31, YO32, YO41, YO42, YO43, YO51, YO60, YO61, YO62, YO90 and YO91.
- 3.7. 16.5% of respondents come from elsewhere in the UK, 2% from overseas, and 1.5% did not answer the question.

#### Question 2 – How often do you visit?

- 3.8. Question 2 asked respondents how often they visit the Minster Precinct. The aim of this question is to identify the relationship between respondents and the Minster Precinct, especially given the large number of tourists and casual visitors who use the area.

<b>Question 2. How Often do you Visit?</b>		
<b>Responses</b>	<b>Count</b>	<b>%</b>
Daily	69	22
More than once a week	107	34
More than once a month	71	23
Less frequently	43	14
I am a visitor – this is my first time to York	21	7
Not Answered	4	1
<b>Total</b>	<b>315</b>	

- 3.9. This response demonstrates that the majority of respondents were frequent users of the precinct, with 78% of respondents visiting at least once per month.

### **Question 3 – Why do you come?**

- 3.10. Question 3 asks visitors why they use the Minster Precinct, allowing them to select from the options below.
- 3.11. Three common responses under ‘Other’ were ‘work’, ‘volunteering’ and ‘resident’. These have been incorporated into the chart below.

<b>Question 3 – Why do you come?</b>		
<b>Responses</b>	<b>Count</b>	<b>%</b>
Worship	80	25
Minster School	5	1.5
Visit Dean’s Park	86	27
Visit the Library	32	10
Visit the Minster as a tourist	65	21
Walk or cycle through	196	62
Other	72	23
Work	15	5
Volunteer	13	4

Resident	6	2
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3.12. Given the diverse nature of the precinct, many respondents selected more than one response.

3.13. The largest single group was those who walk or cycle through the Precinct, making up almost two thirds of all respondents, followed by visitors to Dean’s Park, Minster worshippers and tourists.

**Question 4 – Do you support our Emerging Neighbourhood Plan Proposals?**

3.14. This question asked if, based on the information provided, the respondents supported the overall emerging proposals of the Neighbourhood Plan.

3.15. The aim of this question was to gauge support from residents, users and stakeholders for the overall scheme further detailed in the individual proposals.

Question 4 - Do you support our emerging Neighbourhood Plan Proposals?						
	Paper	%	Online	%	Combined	%
Strongly Support	74	40.2%	25	19.1%	99	31.4%
Support	72	39.1%	46	35.1%	118	37.5%
Neutral	20	10.9%	21	16.0%	41	13.0%
Disagree	8	4.3%	9	6.9%	17	5.4%
Strongly Disagree	1	0.5%	10	7.6%	11	3.5%
No Answer	9	4.9%	3	2.3%	12	3.8%
Disagree for provided reasons	0	0.0%	17	13.0%	17	5.4%
Total	184	100%	131	100%	315	100%

3.16. This demonstrates that 68.9% of respondents were in favour of the Neighbourhood Plan proposals overall, with 14.3% opposed and 13% neutral.

**Question 5 – Do you support our proposals to create new visitor facilities including a café and ticket office in the South Piazza?**

3.17. This questions asked if respondents supported the proposed changes to the exterior of the south side of the Minster, in the form of a new-build ticket office on the grass to the east of the South Transept, and a dedicated café on the site of 1 Deangate.

Question 5 - Do you support our proposals to create new visitor facilities including a café and ticket office in the South Piazza?						
	Paper	%	Online	%	Combined	%
Strongly Support	74	40.2%	20	15.3%	94	29.8%
Support	58	31.5%	43	32.8%	101	32.1%
Neutral	19	10.3%	30	22.9%	49	15.6%
Disagree	11	6.0%	11	8.4%	22	7.0%
Strongly Disagree	12	6.5%	7	5.3%	19	6.0%
No answer	10	5.4%	3	2.3%	13	4.1%

Disagree for provided reasons	0	0.0%	17	13.0%	17	5.4%
Total	184	100%	131	100%	315	100%

3.18. A total of 61.9% of respondents were in favour of these proposals, with 18.4% opposed and 15.6% neutral.

**Question 6 – Do you support our proposals to create a new public square by redesigning Duncombe Place?**

3.19. This question asked respondents if they supported the outlined proposals for reordering of Duncombe Place, including permanent anti-terrorism measures to replace the existing temporary ones, renaming the space ‘Queen Elizabeth Square’ and installing a statue of the Queen, and opening up the area around the Boer War Memorial.

Question 6 - Do you support our proposals to create a new public square by redesigning Duncombe Place?						
	Paper	%	Online	%	Combined	%
Strongly Support	78	42.4%	31	23.7%	109	34.6%
Support	64	34.8%	32	24.4%	96	30.5%
Neutral	22	12.0%	11	8.4%	33	10.5%
Disagree	8	4.3%	12	9.2%	20	6.3%
Strongly Disagree	4	2.2%	11	8.4%	15	4.8%
No Answer	8	4.3%	2	1.5%	10	3.2%
Disagree for provided reasons	0	0.0%	32	24.4%	32	10.2%
Total	184		131		315	100%

3.20. While a total of 65.1% of respondents were in favour of the proposals, 21.3% of respondents were opposed. 10.5% were neutral.

**Question 7 - Do you support our proposals to create a new sensory garden and access to the city walls from Dean's Park, and new learning, education and museum facilities at the Old Palace?**

3.21. This question asked respondents if they supported a number of proposals in and around Dean’s Park, including creating a sensory garden, access to the city walls and the creation of a new learning and education annex to the existing Minster Library.

Question 7 - Do you support our proposals to create a new sensory garden and access to the city walls from Dean's Park, and new learning, education and museum facilities at the Old Palace?						
	Paper	%	Online	%	Combined	%
Strongly Support	99	53.8%	45	34.4%	144	45.7%
Support	54	29.3%	51	38.9%	105	33.3%
Neutral	14	7.6%	22	16.8%	36	11.4%

Disagree	6	3.3%	1	0.8%	7	2.2%
Strongly Disagree	0	0.0%	4	3.1%	4	1.3%
No Answer	11	6.0%	2	1.5%	13	4.1%
Disagree for provided reasons	0	0.0%	6	4.6%	6	1.9%
Total	184		131		315	100%

3.22. This proposal gained the highest level of support, with 79% of respondents in favour. 5.4% of respondents disagreed, and 11.4% were neutral.

**Question 8 – Do you support our proposals for new storage, residential and back-of-house facilities?**

3.23. This question asked respondents about a range of improvements to buildings and areas to the north and east of the Minster, including the residential development of the Deanery garages, additional back-of-house facilities in Chapter House Yard, resurfacing the lane beside Dean’s Park, using St William’s College as office/events space and converting Church House into a residential let. It should be noted that the last two were included for context, and will not form part of the Neighbourhood Plan’s policies.

Question 8 - Do you support our proposals for new storage, residential and back-of-house facilities?						
	Paper	%	Online	%	Combined	%
Strongly Support	51	27.7%	26	19.8%	77	24.4%
Support	74	40.2%	47	35.9%	121	38.4%
Neutral	43	23.4%	45	34.4%	88	27.9%
Disagree	4	2.2%	4	3.1%	8	2.5%
Strongly Disagree	0	0.0%	4	3.1%	4	1.3%
No Answer	12	6.5%	2	1.5%	14	4.4%
Disagree for provided reasons	0	0.0%	3	2.3%	3	1.0%
Total	184		131		315	100%

3.24. 62.4% of respondents were in favour of these proposals, with 4.8% opposed. 27.9% of respondents were neutral.

## 4. Key Themes from Written Comments

- 4.1. This section summarises some of the most common themes found in the written comments.
- 4.2. It should be noted that objections are more likely to receive written comments than supportive responses (indeed, respondents were asked specifically to give their reasons for objecting).

### **Duncombe Place Reordering**

- 4.3. The reordering of Duncombe Place itself was widely supported, with respondents stating that it would create better setting for the Minster itself and community space. Generally speaking, objections revolved around the proposed name and dedication.

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*“The incorporation of part of Duncombe Place is also to be welcomed as it will create a spatial integrity round the Minster, which is currently rather “exposed” on the west side.”*

*“The approach from Dean’s Court needs upgrading from a cul-de-sac drop-off for cars to something more in keeping with the Minster’s stunning architecture. I can’t wait to see the improvements.”*

- 4.4. 21 respondents opposed the dedication of this square to the Queen, with reasons varying between republican sentiment and a belief that it did not represent York. A common response was to suggest that the statue/dedication represent local people or a well-known York resident.

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*“Please select a name which respects York’s history and the local area. I’d suggest ‘Petergate Square’ or ‘Minster Square’.”*

- 4.5. 2 respondents gave specific support to the dedication to the Queen, although it should be noted that 65% of respondents were in favour overall.

### **Trees and Green Space**

- 4.6. The published proposals included the removal of two London Plane trees at the West End of the Minster – one directly outside the West End and the other slightly to the south at the corner of the Boer War Memorial. This was the most contentious single aspect of the proposals, with 53 respondents giving reasons for

opposing their removal. However, 11 wrote comments specifically favouring their removal.

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*“I will be glad to see the back of the plane tree which has grown much too big & never been pruned in any way - it now obscures one of the best views of the Minster.”*

*“Although we prefer to save trees, in this instance we can see the space would be considerably improved by their removal.”*

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4.7. Reasons for objection were divided between:

- Aesthetic reasons – The trees add to the setting of the Minster and its Precinct, preventing the creation of a bland open space.

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*“I love the way a Cathedral peeps out through a city scape. The Minster was never designed to have open vistas, and the trees up Duncombe place just offer something of that hidden-ness.”*

*“Our cities are increasingly becoming vast expanses of build blockiness, and it is very welcome to be able to enjoy views of historic buildings vary with the seasons.”*

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- Environmental reasons – Mention was made especially of the role of trees in removing pollution, including carbon dioxide. Especial note was made of York’s recent declaration of a climate change emergency.

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*“I think we should not be cutting trees down, I think with the environment emergency we should keep the trees and plant more.”*

*“We need to keep existing trees because of their value in tackling the climate crisis and air pollution.”*

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**Café**

- 4.8. 31 respondents objected to creating a café on the South Transept Piazza. Of these, 19 stated that there were either too many in York or that the Precinct risked becoming too commercialised; while 13 were concerned about the impact on other local businesses (some respondents make both objections).

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*“It seems like a mistake for the Minster to operate a café when there are more than sufficient nearby. Unnecessary commercialisation in close proximity to the cathedral and competition with existing eateries.”*

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***New-Build Elements***

- 4.9. The designation of the grassed area off the South Transept Piazza for a new-build ticket office received some objection, with 12 respondents objecting to any new building in this area at all.
- 4.10. 17 respondents expressed concern about or conditional support for the proposal, depending on the final design of such a structure.

***Cycling and Pedestrian Routes***

- 4.11. 37 respondents mentioned the ongoing conflict between cyclists and pedestrians on the South Transept Piazza and the need to sort this out. There was a strong sense, shared between cyclists and pedestrians, that the current 'shared space' arrangement is unsatisfactory, with frequent low-level conflict between the two groups and a strong possibility of a serious accident.

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*“Need to separate cyclists & pedestrians in Minster Precinct - for the benefit of both. I cycle & walk and neither is safe.”*

*“In peak seasons the pedestrian activity levels are too high for a "shared space" to be safe, as pedestrians are unaware of cycle access due to poor delineation - and this has caused collisions... Improved signage, including tactile paving, and careful use of planters marking the cycle route boundary would improve safety for all.”*

*“At present there is a complete 'free for all' with some cyclists hurtling through, weaving in and out of pedestrians, making it extremely dangerous. That situation mustn't be allowed to continue.”*

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- 4.12. Proposals for how to address this varied, largely depending on who was commenting. Some recommended pedestrianising the entire area and making cyclists dismount, while others wished for a larger and more clearly marked cycle lane.
- 4.13. The majority of respondents favoured segregation of pedestrians and cyclists and clear demarcation of the separate routes.

***Other Issues***

- 4.14. 3 respondents mentioned a desire to see social or affordable use of any residential development.
- 4.15. 6 respondents mentioned that they wished to see any new square or the South Transept Piazza to be decorated with planters, public seating, etc.
- 4.16. 3 respondents wanted to make sure that SWC is publically accessible, at least in the courtyard.
- 4.17. 3 respondents wanted more emphasis placed on sustainability.
- 4.18. 7 respondents wished to keep the cobbles on Minster Yard, while 2 wanted rid of them.

## 5. Other Responses

### ***National Trust***

5.1. The National Trust submitted a written response, included as Appendix 5. This response expressed strong support for the emerging direction of the proposals, including the creation of a new square and development of the South Transept Piazza. The following comments were made:

- The Trust pointed that the proposed ‘back of house’ changes in Chapter House Yard involve an area that is visually sensitive for the setting of the Treasurer’s House and which is currently a detractor.
- It also asked that consideration be given to College Green and, especially, to wayfinding and signage throughout the Precinct.
- The Trust argued that highlighting areas for enhancement of the streetscape and providing design principles for this would be useful.

### ***Historic England***

5.2. Historic England submitted a written response, included as Appendix 6. This response followed from an on-site meeting and inspection of the main areas of change held on 19<sup>th</sup> July 2019. HE decided to refer the proposals to their Historic England Advisory Committee (HEAC), while also outlining some areas which required more detailed discussion:

- The South Entrance – HE suggested that a new-build or extension could be oriented to draw attention to a new ticket office, and suggested that the ticket office might be better located facing the south entrance. HE also noted the importance of considering pedestrian and cycle movements through this space.
- Old Palace (Minster Library) extension – HE raised concern about the scale of the extension of the Old Palace and the potential impact on the setting and views of this Grade I listed building. Public use of the Residence Garden and disabled access to the City Walls were encouraged.
- Extension to the Deanery Garages – HE urged caution due to the potential harmful impact on the significance of heritage assets caused by an expansion here, and noted that the design of such a development must ensure that it was not detrimental.
- Duncombe Place – HE noted that they were keen to collaborate in the redesign of this area, while drawing attention to the importance of ensuring a visual connection with the new visitor centre at the south entrance.

### ***St Michael le Belfry***

5.3. St Michael le Belfry submitted a written response, included as Appendix 7. SMLB made the following comments:

- Supported moving visitor entrance/ticketing for the Minster to the south transept, although expressing caution over the potential for congestion. Separating pedestrians from cyclists was supported.
- Supported the creation of an external ticket office, while asking if the café could be incorporated into this new building.

- Concern over the loss of green spaces around the Piazza.
- Supported the creation of a new square at Duncombe Place and the creation of level access throughout. Proposed the use of a water feature to break this space up.
- Requested further consideration of parking/vehicular access for SMLB in the Neighbourhood Plan.
- Mentioned the creation of new wall access as a potential security and congestion risk.
- Concern was expressed over the resurfacing of Minster Yard and the possible loss of cobbles there.

***York Fabric Advisory Committee (FAC)***

- 5.4. The York FAC discussed the emerging proposals at their quarterly meeting on 19<sup>th</sup> July. The FAC welcomed the formulation of a Neighbourhood Plan and gave their in-principle support to the emerging proposals.

***Treemendous***

- 5.5. Treemendous, a local not for profit group supported by City of York Council, submitted a written response, included as Appendix 8. Treemendous objected to the proposed removal of the London Plane tree at the West End, and strongly encouraged the creation of a tree and green space management programme as a support document to the Neighbourhood Plan.
- 5.6. Treemendous noted the ongoing reduction of mature tree canopy in York, as well as the importance of trees in fighting climate change.

***Love Trees York***

- 5.7. Kate Lock from Love Trees York, a local action group, submitted a response specifically in response to the proposed removal of the two London Plane trees, included as Appendix 9. Love Trees York carried out CAVAT and I-Tree assessments of the two trees, and stressed their combined CAVAT value of £321,897 and cooling effect.

## Appendix 1

Stakeholder	Key Contact
Historic England	Kerry Babington, Inspector of Historic Buildings and Areas Neil Redfern, Principal Inspector of Ancient Monuments
York Civic Trust Planning Committee	David Fraser, CEO (since left post)
York Conservation Area Appraisal Panel (CAAP)	
York Business Improvement District (BID)	
York Fabric Advisory Committee (FAC)	John Gough, Chair
York Minster Community Forum	
Cathedrals Fabric Commission for England (CFCE)	

## Appendix 2 – Display Boards

# YORK MINSTER PRECINCT EMERGING NEIGHBOURHOOD PLAN

*...A sustainable future for York Minster*

*York Minster is the centre of Christian life in the North of England, a place of prayer and pilgrimage, and one of the best known buildings in the United Kingdom. It is a magnet that draws people to visit the City of York from all corners of the globe.*

The Minster sits within a 'Precinct' which contains Dean's Park, the Minster School, a Library and Archive, a Stoneyard and Minster offices which all support the day-to-day running and care of the Minster, and homes for Minster Clergy.

## Why do we need a Neighbourhood Plan?

The Minster is developing proposals to explore how the Precinct could evolve in the future to meet the changing needs of its community and visitors. It is a sensitive and complex area of the city and its future care must be planned for carefully.

We intend for the proposals to be adopted as a Neighbourhood Plan to form part of the City's planning policy. The Neighbourhood Plan will provide the Minster with a clear strategy for the next twenty years and will be used to secure funding for individual projects.

We are working with the City of York Council, Historic England, a wide range of stakeholders and the community to get the best plan in place. This exhibition explains our emerging proposals.

*Your comments will help to shape the Neighbourhood Plan – please let us know what's important to you.*

*Did you know?....  
Beneath your feet are the remains of a Roman fortress and a Saxon cathedral – over 2,000 years of history.*

## Plan showing current land uses and the Neighbourhood Plan boundary

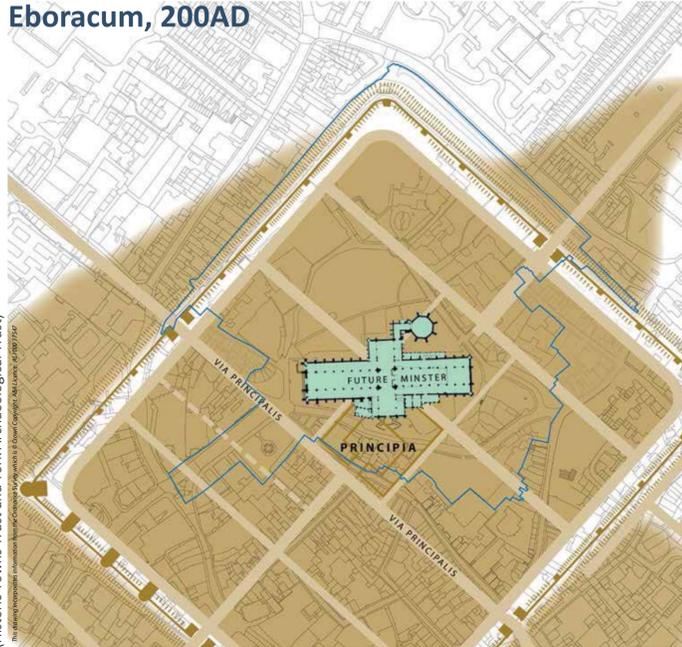


# YORK MINSTER PRECINCT EMERGING NEIGHBOURHOOD PLAN

*...The birth of the Precinct*

*York Minster may appear to have changed little in centuries, but its Precinct has been continuously evolving for 2,000 years.*

## Eboracum, 200AD



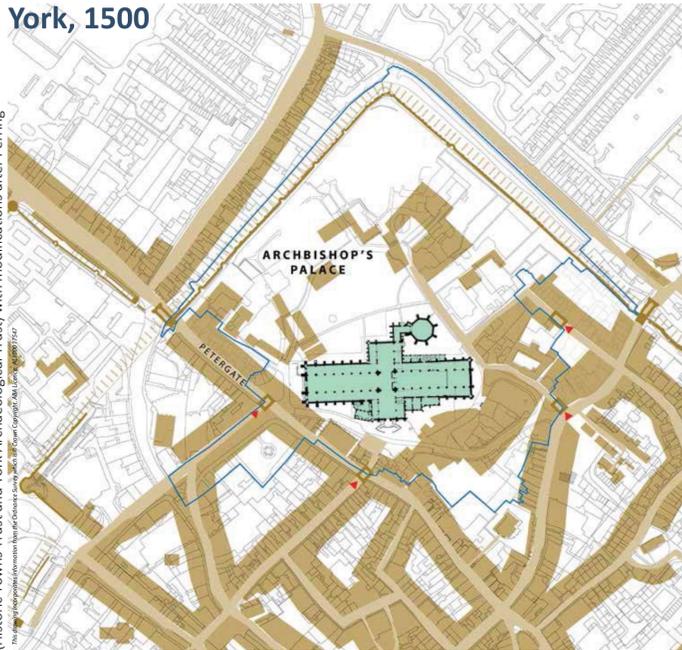
## Roman and Anglo-Saxon York

You are standing on the site of a 2000 year old Roman legionary fortress, Eboracum. Today's Precinct occupies a quarter of the area of that fortress. Part of the Precinct boundary is still defined by the line of the Roman fortifications, later adapted as the medieval walls of the city. A third side, now Petergate, was the main street of the camp. The headquarters building – the 'Principia' – lies under the Minster itself.

The last Roman soldiers left Britain in 409AD. In the following centuries York was revived as an important city in the Anglian kingdom of Northumbria. A Christian cathedral – or Minster – was built in 627. No-one knows for certain where this wooden building was, but it is generally thought to be north of the medieval Minster. It would have been surrounded by an enclosure, containing the houses of priests and the bishop, and other facilities. The facilities included a school founded by Alcuin, the pre-eminent York scholar, in the seventh century.

Mapping based on the British Historic Town Atlas of York (Historic Towns Trust and York Archaeological Trust)

## York, 1500



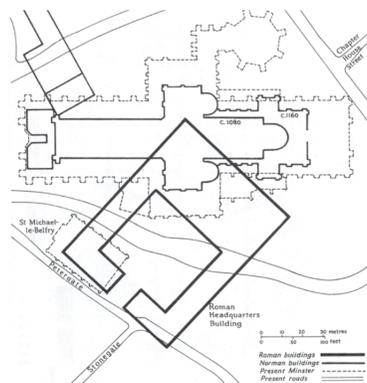
## Medieval Precinct

Soon after the Norman Conquest of 1066, a grand new Minster was built on the site of the present cathedral. It was surrounded by a Precinct, extending from the city walls to Petergate. The Precinct was administered by the church: it was subject to separate laws, and was densely built up with streets lined by dozens of houses for the Minster's clergy, churches and chapels, and a large palace for the Archbishop, which occupied most of the area north of the Minster. The chapel of the palace survives as the Minster Library.

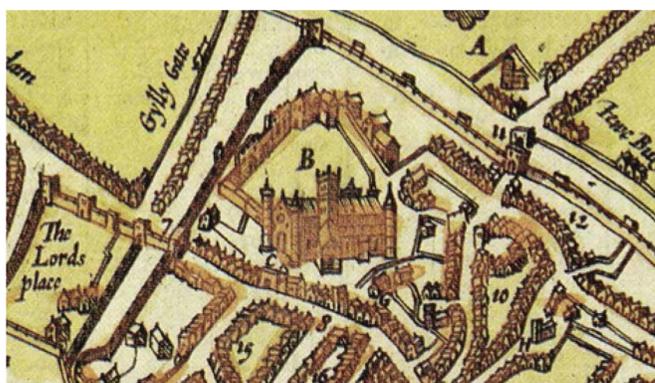
To protect church property and enforce its laws, the Precinct was surrounded by a ditch and wall. Access was via gateways. The most important was on Petergate, outside the west end of the Minster.

Mapping based on the British Historic Town Atlas of York (Historic Towns Trust and York Archaeological Trust) with modifications after Perring

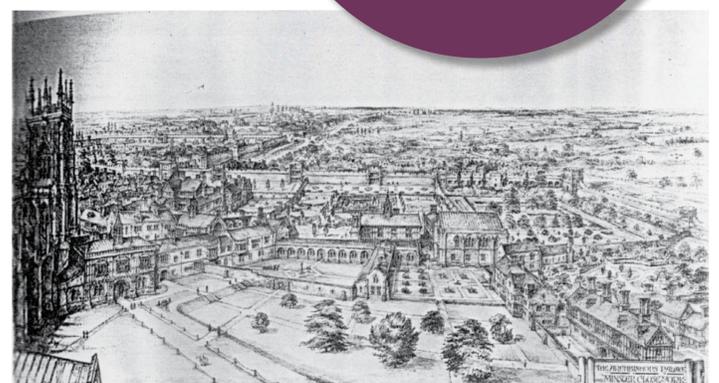
- Gateway into the Precinct
- Historic buildings
- Masterplan boundary
- Historic streets



Relationship between the Roman 'Principia', the Norman Cathedral and the present Minster (derived from G E Aylmer and R Cant, *A History of York Minster*)



Speed's map of York c.1610. One of the very few illustrations of the Archbishop's Palace, shown curving around the letter 'B'



The Archbishop's Palace as recreated by Edwin Ridsdale in 1917 (Murray et al, *York through the eyes of an artist*)

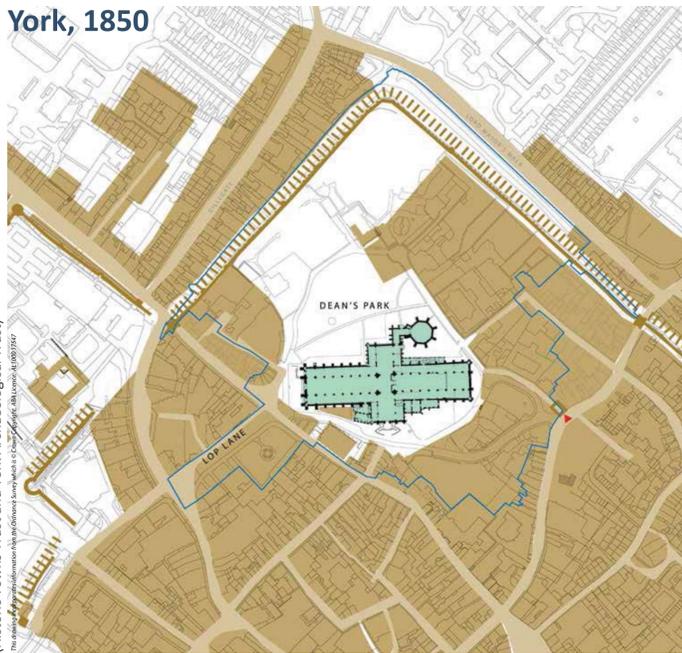
*Did you know?....  
In the Middle Ages the Minster was surrounded by a wall, with four gateways.  
Only one gateway survives: do you know where it is?*

# YORK MINSTER PRECINCT EMERGING NEIGHBOURHOOD PLAN

## ...Opening up the Precinct

Following the Reformation, the character of the Precinct began to change: it became a less separate place, increasingly occupied by secular uses.

York, 1850



Mapping based on the British Historic Town Atlas of York (Historic Towns Trust and York Archaeological Trust)

### Opening up the Precinct

By 1600 the Archbishop's Palace had been vacated in favour of Bishopthorpe on the Ouse, south of York. Most clergy also chose to live outside the Precinct. Instead, shops were built against the west end and south transept of the cathedral.

In the eighteenth century the Minster began again to be recognised and celebrated as a magnificent building. The houses, shops and other buildings cheek-by-jowl with the Minster were swept away.

The Victorians continued this process of change. A view of the Great East Window was created by demolishing buildings to form College Green.

### Building roads

With the arrival of the railway, an entirely new approach to the Minster was created from the station, via a new bridge, Lendal Bridge, and a grand new avenue, Duncombe Place, created by demolishing a warren of medieval housing. Before this, there had been no view of the west end of the Minster.

In 1903 this route was extended by demolishing many more historic buildings, to form Deangate. This was not just a street: it was the main road to Hull and Scarborough, and by the 1960s lorries were pounding past the Minster. Thankfully, the road was closed, greatly improving the setting of the cathedral.

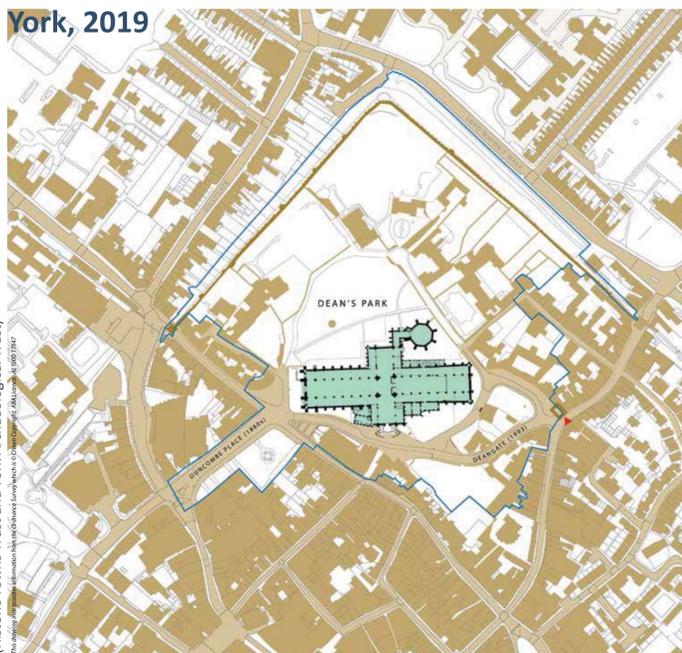
The cumulative consequence of these changes is that any sense that there was once a defined, separate Precinct is lost south of the Minster.

### Conserving the Precinct today

At over 800 years old, the Grade I listed Minster is subject to a complex and continuous cycle of repair, restoration and conservation, requiring specialist skills fostered in the Stoneyard. The wider Precinct contains many other historically important listed buildings, and the site sits above exceptionally important archaeology from the Roman occupation onwards.

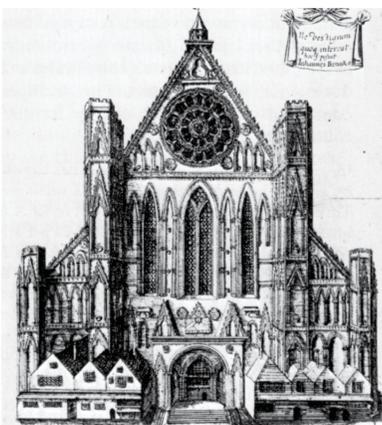
*Did you know?....  
York Minster is one of only seven cathedrals in the world to maintain its own private police force, which was established in the 13th century.*

York, 2019



Mapping based on the British Historic Town Atlas of York (Historic Towns Trust and York Archaeological Trust)

- Surviving gateway into the Precinct
- Historic buildings
- Masterplan boundary
- Historic streets



Shops built against the south transept of the Minster, illustrated c. 1700



Drawing by James Malton in 1794, showing the newly revealed north side of the Minster following the demolition of medieval buildings



Lop Lane in the 1850s, before it was swept away to create Duncombe Place (York City Library)

# YORK MINSTER PRECINCT EMERGING NEIGHBOURHOOD PLAN

...The Precinct today

Today, the Minster welcomes over 600,000 visitors a year. It is a major pilgrimage site and tourist destination but it remains, first and foremost a house of prayer.

**Our Mission at York Minster is to invite everyone to discover God's Love through our Welcome, Worship, Learning and Work.**

The Minster's Mission and our emphasis on caring for the Minster for future generations, have led us to look at how the Precinct could be used differently to address current shortcomings:

- Unlike many other cathedrals the Minster has no dedicated cafe to offer our visitors refreshments and no welcome centre for orientation and tickets.
- Dean's Park is an important green space, but feels cut-off from the wider city.
- The lack of defined Precinct boundaries presents challenges for security and the quality of our public spaces.
- Other buildings in the Precinct – St William's College and the Old Palace – require restoration and could be used differently.
- The Minster itself can be cluttered and noisy and the visitor experience is not consistent.
- The Minster is the only cathedral with museum accreditation, but the artefacts on display in our undercroft are at risk due to the high humidity of this space.
- The Minster has no dedicated community space for youth groups or community meetings.
- The Minster School is an important element of Minster life providing choristers for our daily sung services, but it lacks facilities such as hall space.

It costs £22,000 per day to care for and operate the Minster. The Minster receives no ongoing Government funding or central Church of England financial support and relies entirely on the generosity of our community, paying visitors and funding bodies to maintain its care and operations. Ensuring a viable and sustainable business to underpin the care of the Minster lies at the heart of how we plan for the future.

One example of the costly but necessary conservation work at the Minster is the restoration of the South Choir Aisle. This dates from 1361 and its construction took around 60 years to complete. It bears dramatic evidence of six centuries of exposure to the elements and the industrial revolution, with issues including extensive cracking and erosion to the stone work and serious damage to the medieval glass, which has buckled and cracked in places allowing water in. The scheme involves work to repair and replace stone and glass in 15 window bays, which will take around 11 years and cost £11 million.

Did you know?...  
Residents of York and worshippers can enter the Minster for free. Why not join us for evensong and experience the Minster in all its glory.



Dean's Park



Minster entrance



Stone corrosion



Old Palace library



View from the City Walls



St William's College

# YORK MINSTER PRECINCT EMERGING NEIGHBOURHOOD PLAN

*...Our vision for the Precinct*

*“In 2038 York Minster Precinct continues to be a welcoming and special place loved and used by the local community and visitors from around the world. It is acknowledged as a lynchpin in the cultural identity and daily life of the City of York and reaches out to engage the community in discovering God’s Love.”*

*In May 2018 we held a public exhibition in Dean’s Park which provided an introduction to the Minster Neighbourhood Plan process.*

*We asked visitors to the exhibition what they valued about the Precinct and we received over 290 completed questionnaires.*

*We have taken on board the comments received and developed draft proposals for the Precinct which are explained at this exhibition.*

*73% of people surveyed agreed with the Vision for the Precinct.*

*The emerging Neighbourhood Plan proposals have been developed to reflect the Vision*

## **You said We did**

*The tranquillity of Dean’s Park is highly valued*

*The Park will be protected as a green space and expanded to include a new sensory garden. We have located the main tourist facilities to the south of the Minster away from Dean’s Park. Events in the Park will be temporary in nature, such as the successful Summer in the Park and the International Stone Carving Festival in Summer 2018.*

*A café, toilets and better outdoor spaces would encourage you to visit the Precinct more frequently*

*A new café and ticket office are proposed to the South of the Minster. The public spaces around the Minster are to be improved.*

*You agreed that access to the City Walls from the Precinct was a good idea*

*We are working with Historic England and the City Council to create an access onto the City Walls close to the Old Palace.*

*Cyclists and pedestrians sharing the public space can be a problem*

*We are proposing to create a dedicated cycle route along Deangate and to improve Queen’s Path for pedestrians*



# YORK MINSTER PRECINCT EMERGING NEIGHBOURHOOD PLAN

...A long term plan

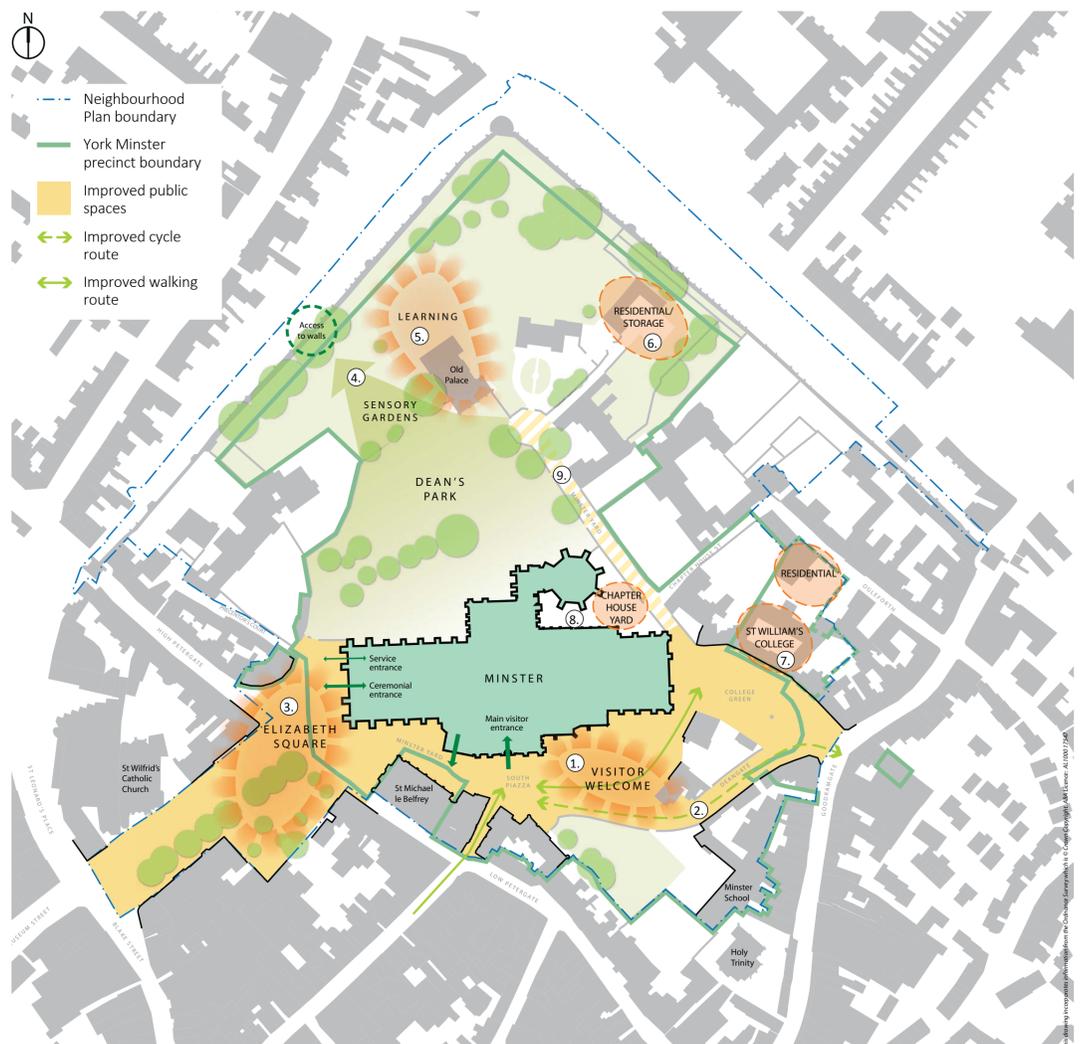
The draft Neighbourhood Plan proposals for the Precinct show areas for potential development and improvement. The plan is at an early stage and we welcome your comments

Did you know?...  
York Minster has the largest collection of in-situ medieval stained glass in Great Britain. Our current work to restore and protect the glass will take another 22 years to complete.



Key features of the draft proposals include:

1. A cluster of new visitor facilities to the south of the Minster including a café and ticket office. This will provide an improved welcome to the Minster, guiding visitors to the main entrance which is to be moved back to the South Door
2. Queen's Path is improved for pedestrians, while Deangate is closed to through traffic and limited to access only to create a dedicated cycle route
3. A high quality public square for the city 'Queen Elizabeth Square' is created at the west end. The west end of the Minster becomes the entrance for services and ceremonial events
4. The public green space of Dean's Park is expanded with a new sensory garden created and access to the City Walls
5. A new space for education, learning and the museum collections is created linked to the Old Palace
6. Improved storage for general works and historic stone with first floor accommodation for Minster apprentices
7. New Minster offices and conference facilities are created in St William's College
8. Improved back of house facilities and public realm improvements in Chapter House Yard
9. The lane alongside Dean's Park is improved with new surfacing and enhanced security



Improving the Minster's welcome and setting



# YORK MINSTER PRECINCT EMERGING NEIGHBOURHOOD PLAN

...A welcoming place

*A new ticket office and café by the South Door will create a warm welcome for the 600,000+ people a year who visit the Minster from around the world.*

*Many people at our exhibition last year, said that they valued the peacefulness of Dean's Park and did not want major tourist facilities to be located in the Park.*

*In response, we are proposing to locate the main visitor facilities to the South of the Minster in small scale new buildings adjacent to the South Piazza.*

The South Piazza is a natural location for visitor facilities as it faces the city and has the space to accommodate large numbers of people. The South Door to the Minster will again become the main visitor entrance to the Minster as it has been historically.

We are exploring ideas for how the different facilities could be accommodated within the space available, in a manner which respects the setting of the Minster. Design parameters will be agreed in consultation with Historic England and will be of exceptional quality. Our emerging proposals include:

1. A new ticket office close to the South Door
2. Entrance to the Minster via the South Door and exit via the shop
3. A new café created in 1 Deangate. Outdoor seating will overlook the Minster
4. The pedestrian route and public spaces around Queen's Path are improved
5. A segregated cycle route is created on Deangate which is closed to vehicle traffic (except access)
6. The statue of Constantine is relocated
7. The Masons' Lodge and working area is retained

*Did you know?...*  
*York Minster's Less group has reduced the consumption of plastic in the Minster by 80% over the last 12 months.*



Emerging proposals for the South Piazza



# YORK MINSTER PRECINCT EMERGING NEIGHBOURHOOD PLAN

*...A new public square for York*

*Duncombe Place is to be transformed into a fine public square for York. Renamed in honour of Queen Elizabeth II it will be a high quality, civic setting for the Minster and a ceremonial space for Yorkshire under the 'Heart of Yorkshire' window.*

*Did you know?...  
York Minster is the  
mother church for the  
northern province of the  
Church of England which  
contains 607 churches in 12  
dioceses.*

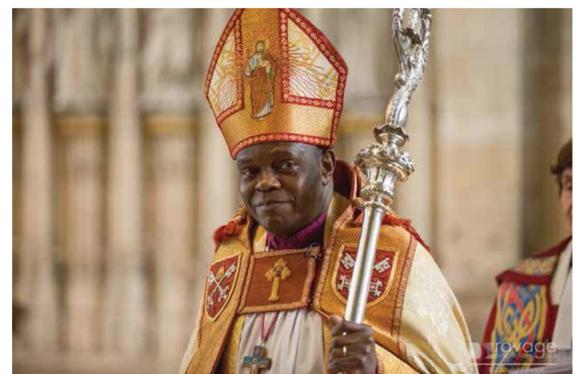
Duncombe Place was created as a grand approach to the Minster. Over time the quality of the spaces at the west end of the Minster has deteriorated and trees have blocked the view. Sadly there is a need for permanent anti-terrorism measures to be put in place.

The redesign of this area will create a high quality public space for the city, reveal views to the Minster and improve security.

- ① A new square 'Queen Elizabeth Square' is created which can host civic and ceremonial events for the city and county
- ② A new statue of Queen Elizabeth II is to be commissioned and will stand in one of the existing empty niches of the Minster's west front
- ③ The west end becomes the entrance for Minster services and ceremonial events
- ④ The setting of the South African War Memorial is much improved
- ⑤ Security measures are designed into the square to restrict vehicle access close to the Minster
- ⑥ Two London plane trees are removed to allow the square to be reconfigured. The lime trees are pollarded to open views to the Minster
- ⑦ Vehicle access for residents, businesses, the National Railway Museum train and taxis is retained
- ⑧ A new drop off/pick up space is provided for the Minster School



**Emerging proposals for Queen Elizabeth Square**

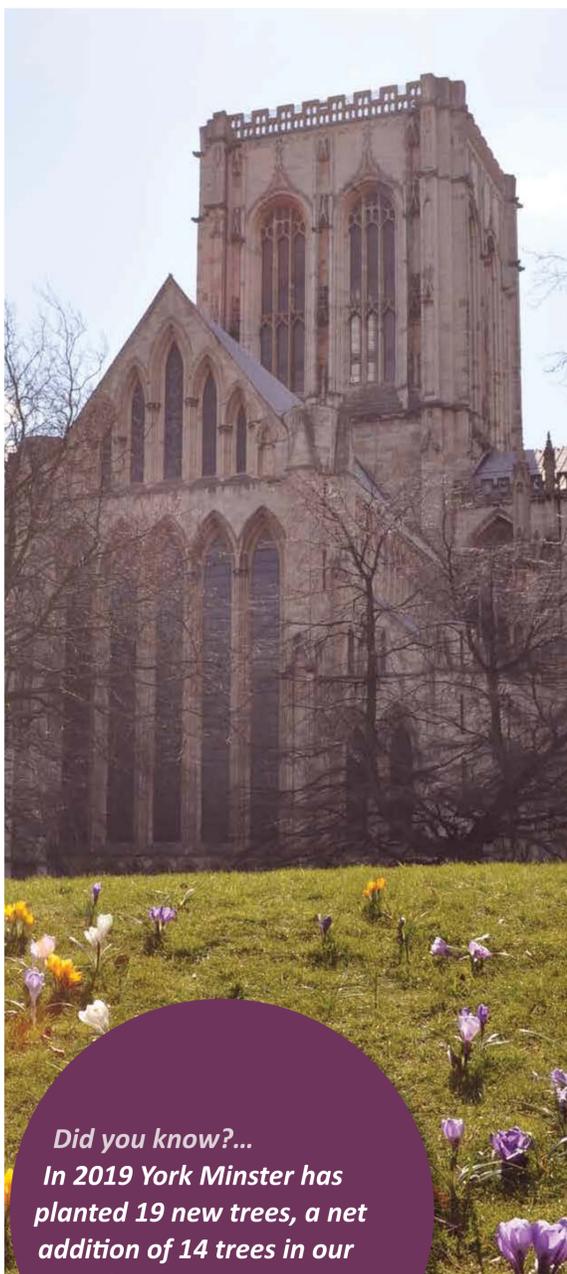


# YORK MINSTER PRECINCT EMERGING NEIGHBOURHOOD PLAN

*...A sense of wellbeing in Dean's Park*

*Dean's Park will be retained and expanded as a quiet green oasis in the centre of the busy city.*

*The Old Palace will become home to a new learning and education centre allowing better access to its library and collections*



*Did you know?...  
In 2019 York Minster has planted 19 new trees, a net addition of 14 trees in our Precinct.*

We received a strong message at the last exhibition that the quiet oasis of Dean's Park was much valued by the residents of York and we have taken that on board.

Our emerging proposals retain the existing character of the Park and provide a new sensory garden and learning centre to support the wellbeing of our community.

- ① Dean's Park is enhanced as an important city centre green space
- ② A sensory garden is created on land which is not currently public. This space for reflection and contemplation is enclosed by the War Memorial to the Second Division, and reflects the Minster's commitment to the wellbeing of its community.
- ③ A small cafe kiosk could open in the Summer months
- ④ A new access will be created onto the City Walls
- ⑤ A new learning and education centre with space to exhibit the Minster's artefacts, will be created alongside the Old Palace. It will have flexible spaces for use by the Minster School, visiting schools, community groups and for adult learning.
- ⑥ The Park will continue to host temporary events to support York Minster.



**Emerging proposals for Dean's Park**



# YORK MINSTER PRECINCT

## EMERGING NEIGHBOURHOOD PLAN

*...Supporting the life of the Minster*

*Many of the buildings to the north, east and south of the Minster house functions which are essential for the daily operations of the Minster.*

*The emerging Neighbourhood Plan provides space for additional facilities to support those who live and work in the Precinct.*

We are hoping to provide a small number of new homes for Minster apprentices, better space for storage, new Minster offices and other back-of-house facilities.

St William's College has been empty for many years. It is currently undergoing significant restoration works and will be used as office space for the Minster and Minster Police, and a high quality conference and events space.

Once the Minster's offices are moved out of Church House, the building will be a valuable residential development, generating income to support the Minster's restoration work.

- ① New homes for Minster staff and apprentices together with improved storage at the Deanery garages
- ② The restored St William's College will house Minster offices and conference and events space
- ③ Homes for private rent at Church House
- ④ Additional back-of house facilities and improvements to the appearance of Chapter House Yard
- ⑤ The lane alongside Dean's Park is improved with new surfacing and enhanced security space



**Emerging proposals for living and working**

*Did you know?...*  
**Planning Permission and Listed Building Consent has recently been granted by City of York Council for the restoration of St William's College to include a new disabled lift and level access.**



# YORK MINSTER PRECINCT EMERGING NEIGHBOURHOOD PLAN

*...What happens next?*

*Whatever your reason for visiting the Precinct today, we would encourage you to comment and help shape the future of this special place.*

*Did you know?....  
Free events this  
Summer in the Precinct  
include:  
Bloom! York 22-23 June  
Summer in Dean's Park:  
Look Up! 27 July - 1 Sept.*

Please complete a feedback form today or online at: [masterplanning.yorkminster.org](http://masterplanning.yorkminster.org) where this exhibition is available to view. The consultation period runs from Friday 17th May to Sunday 16th June 2019.

Over the next few months we will review all the comments we have received and use them to help develop the final Neighbourhood Plan. Comments will be recorded in a Statement of Consultation which will be available on our website. As proposals develop we will continue our conversations with stakeholders including the City of York Council, York Minster's Fabric Advisory Committee, Historic England and the Cathedrals Fabric Commission for England.

*In the meantime, the important restoration works to the Minster's South Choir Aisle and protection of the medieval stained glass windows will continue.*

## *York Minster Precinct Neighbourhood Plan*

We are hopeful that the emerging proposals will become part of the Development Plan for the city and will be adopted as a Neighbourhood Plan. Since our last exhibition, a Neighbourhood Forum made up of church, resident and business representatives from within the Precinct has been established. The City of York has ratified the Neighbourhood Plan boundary which covers the Precinct and its close surroundings.

The next step is to produce a draft Neighbourhood Plan based on the emerging proposals. This will be the subject of statutory public consultation and examination by an independent Planning Inspector, before being adopted by the City Council as a Neighbourhood Plan. Once adopted it will provide a framework against which detailed proposals can be developed and investment secured for individual projects.



## Appendix 3 – Questionnaire

## Feedback form

*We would be grateful if you could complete this short feedback questionnaire.  
Your feedback is important to us and will help to shape the Precinct's future.*

**Q1.** Where do you live? Please provide the first part of your postcode i.e. YO1

**Q2.** How often do you visit York Minster Precinct?

- Daily                       More than once a week                       More than once a month  
 Less frequently                       I am a visitor – this is my first time to York

**Q3.** Why do you come?

- Worship                       Minster School                       Visit Dean's Park  
 Visit the Library                       Visit the Minster as a tourist                       Walk or cycle through                       Other

If other, please explain:

**Q4.** Do you support our emerging Neighbourhood Plan proposals?

- Strongly support                       Support                       Neutral                       Disagree                       Strongly disagree

If you disagree, please explain why:

**Q5.** Do you support our proposals to create new visitor facilities including a café and ticket office in the South Piazza?

- Strongly support                       Support                       Neutral                       Disagree                       Strongly disagree

If you disagree, please explain why:

**Q6.** Do you support our proposals to create a new public square by redesigning Duncombe Place?

- Strongly support                       Support                       Neutral                       Disagree                       Strongly disagree

If you disagree, please explain why:

**Q7.** Do you support our proposals to create a new sensory garden and access to the city walls from Dean's Park, and new learning, education and museum facilities at the Old Palace?

Strongly support    Support    Neutral    Disagree    Strongly disagree

If you disagree, please explain why:

**Q8.** Do you support our proposals for new storage, residential and back-of-house facilities?

Strongly support    Support    Neutral    Disagree    Strongly disagree

If you disagree, please explain why:

**Q9.** Do you have any other comments?

Thank you for taking the time to provide feedback. The findings of this second consultation will be published later this summer on our website: [masterplanning.yorkminster.org](https://masterplanning.yorkminster.org)

If you would like to be kept up to date on the York Minster Precinct Neighbourhood Plan, please tick this box  and leave your name, address and/or email below. Your details will be kept for 12 months and then deleted. Further details of our privacy statement can be found on our website <https://yorkminster.org/privacy-notice/>

Name:

Address:

Email:

## Appendix 4 – Sample Local Press Articles

## Let us know you agree to cookies

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## York Minster proposes new square named for the Queen

17 May 2019



York Minster is proposing to create a new public square dedicated to the Queen as part of a new neighbourhood plan for the area.

Queen Elizabeth Square, at the Minster's West Front, would be the first new public square in the city for almost 200 years.

A life-sized statue of the Queen would also be erected on one of the empty niches at the front of the building.

Access for local residents, businesses and the taxi rank would remain.

The space, at the top of Duncombe Place, would offer a new civic and ceremonial space for the city, the Minster said.

- **More Yorkshire stories**

Other proposed improvements to the Minster Precinct, which includes the area and buildings surrounding the cathedral, include a new cafe on the south side of the building, a new ticket office and welcome centre and a dedicated cycle path at Deangate.

Alex McCallion, director of works and precinct at the cathedral, said the emerging plan was the result of detailed collaboration with the Minster's immediate neighbours, the wider local community and statutory bodies, including City of York Council and Historic England.

## 'Significant and exciting'

He said: "The future of the Minster Precinct is hugely important to many people, particularly to those who live and work in the neighbourhood."

It would be, he said, one of the most "significant and exciting civic improvement projects" anywhere in the UK.

"This is a tremendous opportunity for the city of York to create an outstanding and accessible new public square that draws people to the space and is sympathetic to the city's history and heritage," he added.

The Minster has not indicated how much the scheme would cost or how it would be funded at this stage.

A **consultation on the proposals** will run until 16 June.

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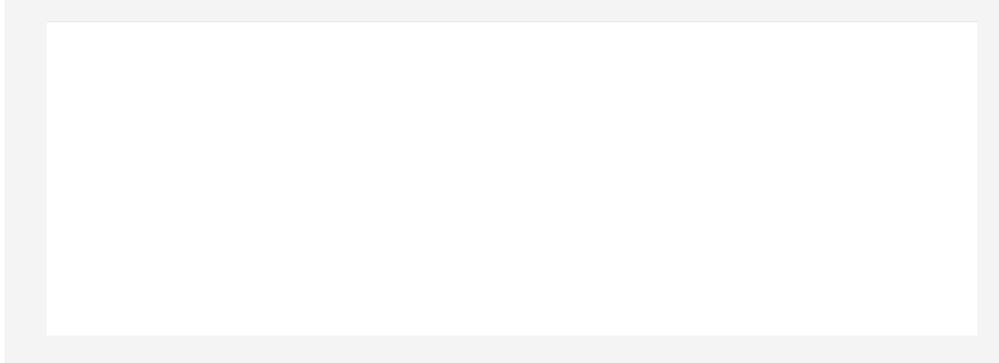
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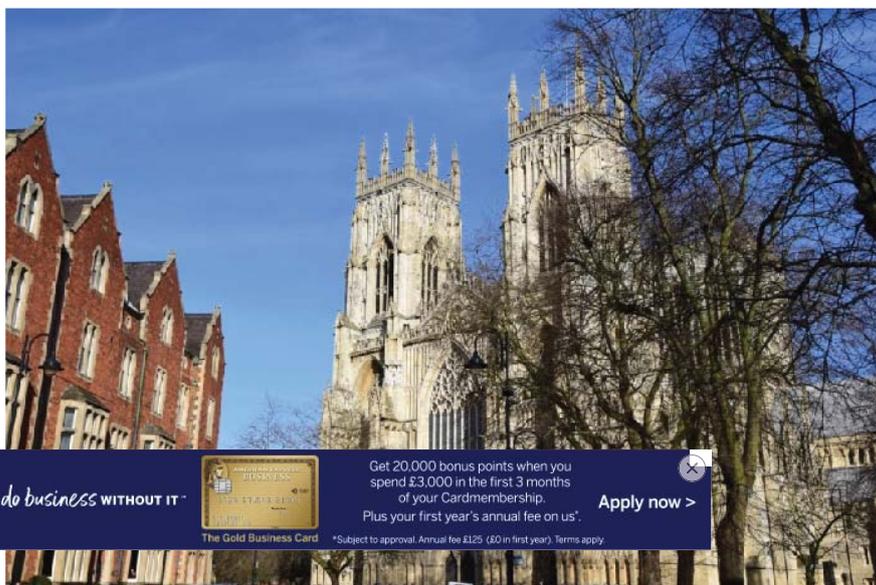
## Related Topics

Queen Elizabeth II

York



## New public square and statue of Queen proposed at York Minster



York Minster

By  
**DAVID BEHRENS**

Published: 00:01  
Friday 17 May 2019

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**A Plan for the first public square to be built in York for nearly 200 years is to be unveiled**

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OK

A civic space to be known as Queen Elizabeth Square would have as its centrepiece a life-size statue of the Queen, carved by one of the Minster's masons and placed in front of the cathedral.

The square would be closed to traffic and landscaped to provide what its developers say will be "a pleasant seating area for visitors, creating a comfortable and safe protected space" that would be used for Christmas markets and other events.

The proposal, which is being published for public consultation, is among those to have emerged from a draft "neighbourhood plan" which sets out strategies for the future care of the Minster grounds and its surrounding six hectare precinct.



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A neighbourhood forum representing the precinct was formally recognised in March under the Localism Act of 2011, which encourages communities to become more involved in planning for their areas by producing plans that will influence new developments. Once a neighbourhood plan is adopted for the Minster, it will become part of the "plan-making framework" for York.

Its 39-member forum is also proposing a new café and outdoor seating on the south side of the cathedral, a welcome centre for visitors, a cycle path at Deangate to separate bikes from pedestrians, and a garden with access to the ancient city walls. A later phase puts forward enhancements to the Minster School and Old Palace, which houses its library and archives.

The proposals were developed after 290 responses were received to a consultation last year on the development and use of the buildings and land within the Minster boundaries.

The site, first occupied more than 2,000 years ago, includes the Minster stoneyard, as well as homes for its clergy, and Dean's Park, the biggest area of green space within the city walls.

Alex McCallion, director of works and precinct at the Minster, said the proposed square at Duncombe Place was "one of the most significant and exciting civic improvement projects anywhere in the country" and would transform the public space at the west end of the Minster.

He said: "This is a tremendous opportunity for the city of York to create an outstanding and accessible new public square that draws people to the space and is sympathetic to the city's history and heritage."

He said the proposals were in the "conceptual stage" and would ultimately have to conform with other plans for the city.

The plans are on view today and tomorrow in the Minster's South Piazza, and online until next month.

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# Life-sized statue of the Queen in a new public square – York Minster reveals ambitious plans



Where would the Queen go? York Minster's West Front. Photograph: YorkMix

May 17, 2019 @ 7.39 am

By YorkMix in Environment, History, Life

A new public square dedicated to the Queen and featuring a life-sized statue of Her Majesty – that’s the remarkable plan unveiled by York Minster today

The first public square in the city for nearly 200 years is one of the proposals in the emerging draft Neighbourhood Plan for the York Minster Precinct.

Queen Elizabeth Square is part of a wider city initiative to improve Duncombe Place at the Minster’s west front by creating a new civic space for York and a ceremonial space for the county.

[www.belvoir.co.uk/offices/york](http://www.belvoir.co.uk/offices/york)

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## Trending

Off to see Rod Stewart? Here’s all you need to know

Godzilla vs. Kong star is filming a new movie in York – pictures

Burglaries more than double in York

Long delays at York Station after trespasser on the line at Leeds causes rail chaos

The BBC’s Today programme will broadcast live from York next week

York’s wildest gig of the year is coming – with a circus, inside a church!

Other plans include:

- a new café and outdoor seating on the south side of the Minster
- a new ticket office and welcome centre for visitors
- a dedicated cycle path at Deangate allowing for safer segregation of cyclists and pedestrians
- a sensory garden with access to the ancient city walls
- improving storage capacity and back of house facilities for the Minster's operations.

## Christmas markets



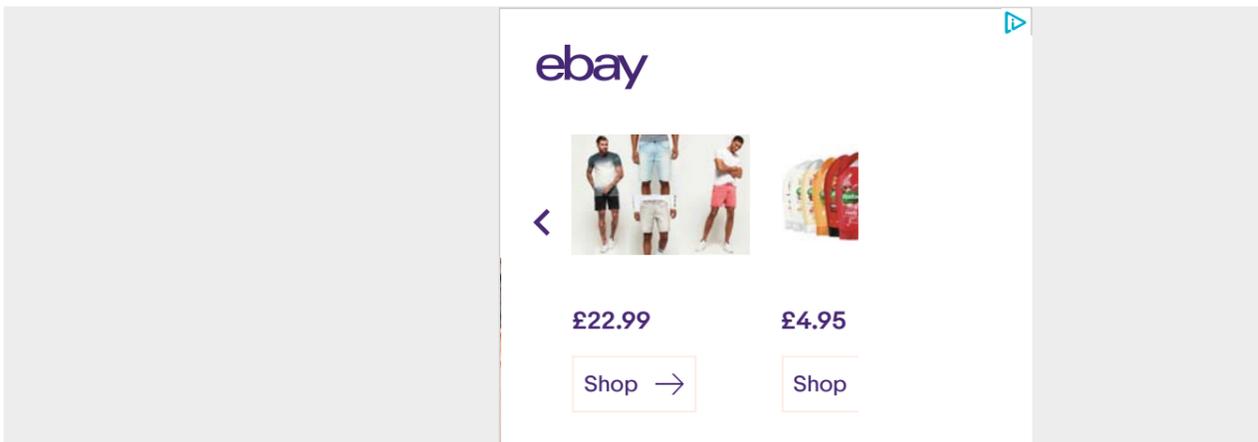
The plan is part of a wider city initiative to improve Duncombe Place at the Minster's west front

The new square will be pedestrianised and landscaped to provide a pleasant seating area for visitors, creating a comfortable and safe protected space where people can gather for major events such as Christmas markets and other activities.

Access for local residents, businesses and the taxi rank will be retained.

A life-sized statue of the Queen, will be installed on one of the empty niches at the front of the Minster.

Honouring her long reign on the throne, the statue will be carved by a stone mason from the Minster's internationally renowned Stoneyard.



## Museum space



They're looking at introducing a dedicated cycle path at Deangate

Phase 2 of the plan will focus on enhancements in education and learning with investment in the Minster School and the Old Palace to make it a centre of excellence for education, learning and as a museum space.

Last May, York Minster launched a public consultation on the future development and use of the buildings and land within the Minster boundaries.

Altogether 290 responses were received and the feedback was used to develop and refine the proposals in the Neighbourhood Plan published today.

Alex McCallion, director of works and precinct at York Minster, said:

**“ The future of the Minster Precinct is hugely important to many people, particularly to those who live and work in the neighbourhood.**

**The draft Neighbourhood Plan has become the catalyst for one of the most significant and exciting civic improvement projects anywhere in the country.**

**This is a tremendous opportunity for the city of York to create an outstanding and accessible new public square that draws people to the space and is sympathetic to the city's history and heritage.**

## See the plans



The exhibition close in the Minster Piazza

Alex McCallion said the York Minster Precinct Neighbourhood Forum has been set up “to ensure that any proposals are viable, sustainable and appropriate for the precinct and the local area”.

Chaired by local resident Mark Calvert, the forum is now 39 strong and will ensure the Neighbourhood Plan is community-led.

The Neighbourhood Plan proposals will be available for public view and comment at a two-day exhibition event in the Minster’s South Piazza on **Friday 17 and Saturday 18 May from 10.00 am until 5.00pm**. The proposals will also [be available online](#) until midnight on Sunday 16 June.

### Related YorkMix stories

- [Easy does it... York Minster conservationists remove 600-year-old stained glass windows](#)
- [Oyez, Oyez! York has a new town crier](#)
- [These stunning pix show Race The Sun competitors in York](#)

## Appendix 5 National Trust Response



**National  
Trust**

Date: 13 June 2019

Email: [REDACTED]

Tel: [REDACTED]

Mr T Stead  
Honorary Secretary,  
Minster Precinct Neighbourhood Forum  
The Works Department,  
4 Deangate,  
York, YO1 7JA.

Dear Mr Stead

### **York Minster Precinct – Emerging Neighbourhood Plan consultation document**

I wanted to drop you a line whilst the consultation is ongoing on the draft master plan to take the opportunity at this stage to confirm that the National Trust continues to strongly support the emerging direction of the proposals.

The General Manager and property team have reviewed the draft master plan and we thought it might be helpful to set out specific areas that we believe the emerging plan might usefully cover in further detail;

#### **Evidence base for Neighbourhood Plan**

To provide some additional historic background for the Plan area we wanted to highlight that there is a personal link between the owner of Treasurer's House (TH) purchased by Frank Green in 1897 and the Minster. During his lifetime he undertook the refurbishment of St William's College and then subsequently sold the property to the Minster and gave money to support Minster refurbishment including a window. He also chaired the committee that commissioned the South African war memorial and the architect's model for this is on display in TH. We consider there may be opportunities to nurture this link between the properties in future.

It might be helpful for NT to confirm some detail on the operation of NT property within the plan area; Treasurer's house currently has 55,500 visitors a year and the house is open to visitors between April and mid-December. The property also includes include retail and café. The café and garden are free to enter on property open days. We currently employ 12 staff with around 250 volunteers supporting the property.

In order for the Neighbourhood Plan to have a full understanding of visitors to this area, NT would be happy to supply information from where our visitors travel from, how long they are in the City, should this be useful for context for the Plan. It may also be interesting to understand the nature of pedestrian movements around this part of the City and we wonder

National Trust  
York Hub  
Goddards, 27 Tadcaster Road,  
Dringhouses, York YO24 1GG  
Tel: +44 (0)1904 702021  
Fax: +44 (0)1904 771970  
[www.nationaltrust.org.uk](http://www.nationaltrust.org.uk)

President: HRH The Prince of Wales  
Regional Chairman: Dr Will Williams  
Director of Region: Mike Innerdale

Registered office:  
Heelis, Kemble Drive, Swindon, Wiltshire SN2 2NA  
Registered charity number 205846

whether Visit York could supply information on visitor footfalls to support the evidence base for the Plan.

There is a residential apartment within the House and NT also owns 4 Chapter House Street. For reference, Page 1 of the consultation boards is still showing number 4 Chapter Street within the ownership of York Minster, which is incorrect. We also own an herb garden plot of 0.02ha to the rear of TH. Currently, therefore NT has 2 residential properties within the neighbourhood plan area.

Immediately beyond the precinct boundary on Goodramgate NT operates a retail shop with a commercial property let as a café and two holiday let properties as well as property on Ogleforth lying alongside the precinct boundary.

### **Comments on the emerging plan proposals**

We support the proposals for enhancements to the public realm areas around the Minster to create a new square, improving Duncombe Place and South of the Minster and the proposals to create new access to the walls and the sensory garden within Dean's Park. We also support proposed new surfacing to Minster Yard in front of Treasurer's House (TH) and would like to understand more about the form of enhanced security measures in this area.

We particularly welcome any improvement to the appearance of Chapter House Yard – this may be 'the back of house' for the Minister, but it is a main view for TH and is currently visible with cars and bins stores which detracts from the setting of the heritage asset.

We consider that as the Neighbourhood Plan is intended to guide development for the next 20 years it would be useful for the plan to explore enhancement of other public realm areas such as College Green, which lies within the boundary, but note that at this stage this part has not been identified for improvements or given the same focus as Duncombe Place and South transept area.

An important consideration across the neighbourhood area will be wayfinding for visitors, particularly so that they can access the new sensory garden in Dean's Park and the walls as well, as improving signage for access to other attractions such as TH. We know that currently our visitors often comment that TH is 'difficult to find'. We would like to see opportunities taken to improve this across the neighbourhood area and consider this would be consistent with the plan vision to support the economic well being of the Neighbourhood area.

The legibility of routes for pedestrians and cyclists in this area is important. We support the removal of traffic as a principle, whilst maintaining access for emergency vehicles.

We are aware that the Council's Historic Core Conservation Area Appraisal [2011] and Streetscape strategy [2014] provides guidance on enhancements to street furniture including pavements, roads street lights, bins, public seating and signage and it is not for the neighbourhood plan to duplicate this advice, but nevertheless the plan could usefully highlight specific areas for enhancement or principles to do so. This might include a suite of

Cont/d

palette of materials, for example, for surfacing that would be considered appropriate in the historic context.

The Conservation Area appraisal [CAA] for the precinct identifies significant and dynamic views across the neighbourhood area and it would be useful to undertake some work to understand the impacts of the new development in the locations where those views may be affected as this may help to guide the height and scale and parameters of new development such as the proposed locations for the ticket office and learning centre.

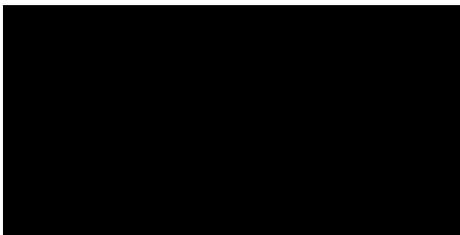
The plan might usefully include design parameters for new development including guidance on materials to inform future planning applications.

The CAA identifies issues and opportunities for the area and it would be good to take this a step further with a more in depth understanding of areas of significance, or areas of less significance where there may be more scope for change.

TH garden is a valuable greenspace and together with Dean's Park provides significant greenspace in this part of the City. Opportunities to enhance nature in this urban setting should not be overlooked. We look forward to seeing proposals for the sensory garden emerge in due course.

We look forward to engaging further in the neighbourhood plan process in coming months.

Yours sincerely



Natasha Rowland MRTPI  
Planning Adviser (North)

Cont/d

## Appendix 6 – Historic England Response



Historic England

Mr Alexander McCallion  
The Chapter of York  
The Stoneyard  
4 Deangate  
York  
North Yorkshire  
YO1 7JA

Direct Dial: 01904 601961

Our ref: PA00865464

1 August 2019

Dear Mr McCallion

### **Pre-application Advice**

#### **YORK MINSTER PRECINCT MASTERPLAN AREA, YORK**

Thank you for inviting Historic England to attend the meeting on 19 July 2019 for our first meeting in accordance of the terms of our agreed 'extended pre-application advice' service.

We welcome and understand the aims and objectives of the emerging York Minster Precinct Neighbourhood Plan. We appreciate that there is an opportunity to improve how people orientate themselves within and experience the York Minster Precinct.

We understand that the draft text for the Neighbourhood Plan is to be presented to the Chapter in September 2019. This letter sets out what we consider to be the main issues that will require further detailed engagement with Historic England. Please note that this should not be taken to infer our acceptance of all other aspects of the proposal which we will be happy to discuss as more information emerges.

We accept the Neighbourhood Plan mechanism and will be happy to comment on draft versions of this document when it becomes available. Please note however that our pre-application advice will focus on the developments that will require planning, listed building consent and scheduled monument consent.

#### **Main issues for further discussions**

At this stage we have identified three main areas of proposed development that have the potential to impact significantly on the historic environment to the degree that we feel further work is required. There are a significant number of designated and non-designated heritage assets that will be affected including the length of the City Walls scheduled area, York City Centre Conservation Area, the setting of York Minster and multiple other listed buildings.



37 TANNER ROW YORK YO1 6WP

Telephone 01904 601948  
HistoricEngland.org.uk



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- Visitor Welcome Space - York Minster south entrance

This area offers a great opportunity to improve the experience and understanding of not only the Minster itself, but also its immediate setting and intimate historic context and townscape.

We advise that the unlisted characterful historic building attached to the Grade II listed 7 Minster Yard should be retained and potentially extended. In order to assist you in 'de-risking' your project, you may wish to consider applying for a screening for potential listing which is one of our 'enhanced advisory services':

<https://historicengland.org.uk/services-skills/our-planning-services/enhanced-advisory-services/screening-for-potential-listing/>

A high quality new build / extension could be orientated to draw attention to the new ticket office which, as discussed on site, could be the most appropriate area for the new development.

The 'potential development area' is shown (drawing 1547/20/17) projecting forward of the existing building. We advise that the area to the west of the existing building, directly facing the south entrance of the Minster, could be the most appropriate area for the new development. It will be critical to consider this area as a whole in terms of how pedestrians and cyclists in particular move through the space and orientate themselves within it.

- Collections extension to the Minster Library (the Old Palace)

The proposal is for a large extension - almost doubling the footprint of the existing Grade I listed Minster Library (the Old Palace). We are concerned in principle about an extension of this scale in relation to the Grade I listed building and the potential impact on view of the building from the City Walls towards the Minster beyond.

We understand that this extension is to serve as a store and interpretation centre for important collections which are currently located in unsatisfactory environmental conditions with the Minster Crypt. This offers potential educational and public benefits and we understand that there is also the intention to open up the Residence Garden as a Sensory Garden with increased public access. The potential to incorporate an equal access point onto the City Walls would be a major public benefit.

- Storage facilities - expanding the Deanery garages

The extension and expansion of the existing 1930's Deanery garage into the curtilage



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and gardens of the Grade II\* listed Minster Court has the potential to have a harmful impact on the significance of designated heritage assets. A key view from the City Walls looking directly over this area has been identified as sensitive to change. Careful attention will therefore need to be given to the positioning, alignment, roofscape and materials of any new built development. This is due to the intimate character of the existing route and the domestic scale roofscape in this area.

We understand that the justification for this extension relates to the proposal to the move the existing harmful storage areas within the Residence Garden and that this has been identified as the optimum location for these facilities to be located.

### Other issues

Duncombe Place (Queen Elizabeth Square) This is an extremely sensitive area where major public space and realm changes are anticipated in collaboration with York City Council and their wider ambitions. We are keen to engage in the re-designing of the layout and public realm works within this area. In particular we draw attention to the visual connection with the new visitor orientation centre to the south entrance and the opportunity to strengthen the perception of the historic route and connection through to High Petergate.

### Next Steps

As discussed, we will be taking this proposal to our Historic England Advisory Committee (HEAC).

We therefore respectfully request the following information to be submitted to us supplement the 'drawing pack for discussion' provided at the meeting:

- A Spatial Audit (visual, colour coded representation) showing where the existing functions that are to be moved are currently located and where they are to be relocated to in the new buildings.
- Justification Statement setting out why the current situation for the facilities to be moved is unsatisfactory and therefore exactly what is needed in each new location and why there is no less impactful location / option.

We hope these initial comments are useful. We fully appreciate how complicated this project is and we are fully committed to helping you realise your aspirations and deliver the major public and heritage benefits that could be achieved.

We will be in touch in due course with regards to the arrangements for the HEAC visit. In the meantime should any further details become available, please do send these through to us, in particular we would welcome the opportunity to comment on the draft Neighbourhood Plan when it becomes available.



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Historic England

Yours sincerely



Kerry Babington  
Inspector of Historic Buildings and Areas

E-mail: 

cc

**YORK MINSTER PRECINCT MASTERPLAN AREA, YORK**  
**Pre-application Advice**

**Information Provided**

Emerging Minster Neighbourhood Plan - Drawing Pack for discussion with Historic England, 19 July 2019



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HistoricEngland.org.uk



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## Appendix 7 – St Michael le Belfrey Response



## Minster Precinct - Emerging Neighbourhood Plan

### St Michael le Belfrey Observations & Response

St Michael le Belfrey welcomes the overall proposal of the Neighbourhood plan and is keen to work alongside the Minster to see how the Precinct plans and the Belfrey's reordering project can complement one another.

There are clear benefits to the Minster and the Belfrey in terms of how Church members, Christians and Visitors are welcomed to and use the space in the future. It is also of key interest as long term tenants of the Parish and something we would be keen to continue.

Our response has been given within each sub heading used in the Neighbourhood plan but key points have been highlighted as follows:

#### Key points

- Opportunities to share and celebrate the Christian faith in the Precinct
- Keen to look at shared use of space within proposed Public Square
- Ongoing vehicular access requirements for the west end of the Church
- Drawing of boundaries around the front of the Belfrey to show the trapezium piece of land to the west end of church.
- Visitor flow around the South exit/entrance funnelling from Stonegate and up to the Belfrey's perimeter with possible congestion
- Including service installations on the vestry as part of the Reordering and how that would affect view/proximity to the Parish Centre.

#### A long term plan

Please note that the boundaries in the plan are currently not showing the small trapezium of land immediately in front of St Michael le Belfrey church.

#### A welcoming place

##### ***Pedestrian footfall, visitor numbers & access***

Creating the main visitor entrance and exit on the south side of the Minster is logical in terms of how people enter and exit the piazza.

Would this have the potential for congestion, particularly with groups of visitors, and how would this be managed? (based on current size of the shop and exit, along with the relocation of Constantine).

People currently sit on the steps to chat, eat lunch, wait for someone - is there another space they could be encouraged to use?

Separating pedestrians from cyclists more clearly is sensible as it can be chaotic.

Creating a secure area all the way from Goodramgate would appear to be better for everyone and improve safety for drop off and pick up from the school etc.

##### ***Ticket Office & Café***

Creating an external ticket office has its merits because as well as freeing up space internally it should be easier to manage advance bookings, timed bookings etc.

Suggestion: could the cafe be incorporated with the ticket office rather than creating two separate buildings? This could help maintain the current simplicity of the piazza and



attract greater numbers, where people are more likely to stop and take refreshment before they go into the Minster.

Concern: A separate café external to the Minster appears a less attractive visitor proposition than creating space within the Minster. The attraction of cafes in other Cathedrals such as St Albans Abbey and Liverpool Hope, is they are an integral part of the 'visitor experience'.

Recommend consideration be given to the café trade in the immediate vicinity i.e. the Treasurer's House café, College Street and Bootham Bar Gateway.

### ***Constantine & Green spaces***

Moving the statue of Constantine fits with the rest of the plan for the piazza although it could be more limited for photo opportunities. Will it remain behind the current small iron fence? The new location appears slightly closed in.

Concern: The corner is close to the Belfrey church entrance and a narrowing of the walkway so possibility of congestion as people congregate to take pictures or listen to a tour guide.

Concern over potential loss of green spaces: Currently the grassed areas provide a welcome relieve to the beautiful but perhaps imposing piazza. Will the ticket office remove the current grassed area outside the Mason's Lodge? Will the café be built on the current triangle of grass and trees, albeit not particularly attractive!

### **A new public square for York**

The proposals for a possible 'Queen Elizabeth' square create a consistently pleasing sweep from the piazza around to the west end of the area.

Opening up the War memorial is a good idea as this is currently dark, shut in and at night off putting.

The sight lines are clearer, while recognising removal of trees will need to be handled sensitively, and the whole area more attractive to residents, businesses and visitors.

The Public square appears to visualise a smoothing over of the curtilage, uneven and different surfaces. SMLB is keen to be involved in the progression of the public square design as it will impact its own land and, done well, provide great opportunities to welcome visitors.

Mention has been made regarding the use of water in the public square. One of the Architects in the RIBA design competition referred to the importance of water in the life of the city and the church. The example given was Italian wells being sited outside churches, providing for people's physical needs as well as being spiritually symbolic.

### ***Vehicular access (and security)***

The Belfrey would appreciate a greater understanding of vehicular access as the proposal appears to indicate that vehicles would only be allowed to the left of the west front of the Minster.

Access will be important for the construction stage of the Impact project as well as ongoing events eg weddings, funerals, concerts etc and building maintenance.

With regard to general access, church congregational members have noted that parking has reduced in recent years and the plan appears to continue that trend. However, there clearly needs to be a balance when creating a new space and considering anti-terrorism measures, as well as supporting those with limited mobility.



### **A sense of wellbeing in Dean's Park**

The proposals to the north of the Minster are cohesive, enhancing the current space and what is currently available to access. The larger learning space seems to fit better here than its current location.

Concern: Would the new access to the walls, even with the walls closed at night, create a security risk? Would it potentially alter the sense of this 'green oasis' which perhaps caters more to residents and City workers as well as visitors?

Will the sensory gardens become part of the free space for all to access?

Presume access for waste services will be considered carefully.

### **Supporting the life of the Minster**

Proposals for improving facilities for staff and apprentices is important for their wellbeing and effectiveness/contentment within their workplace.

The consideration that the homes for private rent might be offered on an 'affordable rent' basis was really pleasing to hear as this fits with Christian morals but should also have a positive bearing on the Minster's reputation.

Would the surfacing improvements remove what is currently one of only two cobbled streets left in York?

### **Other points as a Neighbour**

The development of the Precinct Plan impacts St Michael le Belfrey's staff team as long-term tenants that have appreciated using 11/12 Minster Yard premises. The Belfrey is keen to continue that tenancy and use of those premises on a long term basis.

The Belfrey reordering project could involve another storey built onto the Vestry and/or service installations put on the current single storey extension which would naturally have a bearing on the plan in terms of visibility and proximity to the Parish Centre.

## Appendix 8 – Tremendous

# Tree Health Concerns in York Minster Dean Park

August 2018

Tremendous York group was formed after the publication by York Council in 2010 of the report *York New City Beautiful*, which emphasised the role of trees and green areas in the cultural and economic success of the City

Dean Park is a tranquil and peaceful place away from an increasingly busy year-round York

It was noticeable recently a large event and footfall, we have also noticed a gradual increase of activity in Deans Park. With trees having to be cut down in the park a little time ago and a mature tree opposite Minster School entrance had to have air spade work on tree roots due to ground compaction.

Tremendous wishes to draw attention to some of the values of trees to York – They green-up and soften hard landscapes, increasing peoples physical and mental health and well-being, shade from hot weather and their ability to reduce air pollution and help with flooding

## Here is information on soil compaction - practical considerations

<https://www.forestresearch.gov.uk/tools-and-resources/urban-regeneration-and-greenspace-partnership/greenspace-in-practice/practical-considerations-and-challenges-to-greenspace/soil-compaction-practical-considerations/>

[https://www.google.com/search?q=Environmentaly+benigh+soil+de-compaction&gws\\_rd=ssl](https://www.google.com/search?q=Environmentaly+benigh+soil+de-compaction&gws_rd=ssl)

<https://www.facebook.com/bartletttreeexperts/posts/d41d8cd9/470413749658330/>

<https://www.arborilogical.com/services/air-spade-root-flare-excavation/>

Look forward to hearing from you

Regards,

Barry Otley

Vice-Chairman



The "TREMENDOUS" York partnership, a voluntary, not for profit group supported by City of York Council, was formed in 2011, bringing together organisations and individuals with an interest in tree and hedgerow planting to drive forward a programme of planting 50,000 trees within Greater York. Here is an opportunity for local businesses and the public to come forward with donations of time, trees, land, hands, money and ideas, demonstrate their green credentials, reduce their carbon footprint and make a real difference to our environment. "TREMENDOUS" was a finalist in the York Press Community Pride Awards for "Best Community Project" 2013 and 'Whitby Woodland Slow the Flow project' was a finalist for the Forestry Commission 'Woods for Water Award' at Great Yorkshire Show 2018

Find out more at: [www.facebook.com/TreemendousYork](https://www.facebook.com/TreemendousYork)

Treemendous York is a member of One Planet York: [www.york.gov.uk/OnePlanetYork](http://www.york.gov.uk/OnePlanetYork)

OnePlanetYork 

## **York Minster Master Plan-Neighbourhood Plan consultation - Tremendous York**

Here is our consultation response to the Neighbourhood Plan reference the selection, protection, care and enhancement and the value of trees and green space. *Is it possible we could see the draft management plan?*

**Here's important information for your Vibrant Park, includes care and protection -**  
[-http://www.tdag.org.uk/uploads/4/2/8/0/4280686/tdag\\_trees-in-the-townscape\\_november2012.pdf](http://www.tdag.org.uk/uploads/4/2/8/0/4280686/tdag_trees-in-the-townscape_november2012.pdf)

Also, delivered Aug 2018, and discussed at meeting with Director of works in October 2018 a **Tree Health Concerns** document (soil compaction due to increase footfall and solutions) in Minster Dean Park

We also refer to conversations when Alexander McCallion addressed the York Environment Forum in April 2019.

Its highly important a York Minster tree and green space management programme is introduced to support the Neighbourhood Plan, this should include annual tree management and only if necessary, reducing tree canopy by pollarding or selective pruning ***rather than removing any trees*** (we object to the large mature plane tree in southern Minster Square been removed).

Please also consider Gov Bill to be introduced Autumn 'Biodiversity Nett Gain' in any new developments.

### **Guidance, please read Arboricultural Policy for the management of the City of York Council's Public Trees**

Tremendous York are concerned with the low tree cover in York and the **mature tree canopy reducing at an alarming rate** and *tree canopy not been replaced*.

Example -Two years, sever pollarding of 10 and 5 large Lime mature trees cut down St John College, Lord Mayor Walk. Planned trees removed in Castle gateway project. Trees and over 1000 meters of hedgerow removed when developing seven outer ring road roundabouts.

**About Tree Canopy** - Urban Forestry information is all in one place now : [Urban forestry - GOVUK](#) there is also some interesting information on the Forest Research website [Urban Tree Manual - Forest Research](#) .

### **Trees are vital in the fight against climate change**

The Gov 25 Year Environment Plan supports the Northern (Urban) Forest initiative which includes York. The Northern Forest will cover an area of 13 million people. Woodland cover in this region is currently just 7.6%, well below Europe's average. This NF Initiative will transform this landscape to make it more resilient, beautiful and prosperous. <https://www.woodlandtrust.org.uk/publications/2018/02/a-new-northern-forest/>

## **Why Trees....? Multiple values are explained in the site below**

As well as their aesthetic value, trees have a large part to play in improving the health of the environment - and of the human race.

### **Clean air**

They absorb and filter particulates, carbon dioxide and emit oxygen so necessary in York

<https://www.forestresearch.gov.uk/research/health-benefits-of-street-trees/>

City of York Council new coalition supports Tremendous and Northern Forest Tree planting targets within 2 years given the declared Climate Change Emergency in York and the central call for re-forestation

Please make any future contact with

Regards,

Barry Otley

Vice-Chairman

Tel: [REDACTED]

[REDACTED]



The "TREMENDOUS" York partnership, a voluntary, not for profit group supported by City of York Council, was formed in 2011, bringing together organisations and individuals with an interest in tree and hedgerow planting to drive forward a programme of planting 50,000 trees within Greater York. Here is an opportunity for local businesses and the public to come forward with donations of time, trees, land, hands, money and ideas, demonstrate their green credentials, reduce their carbon footprint and make a real difference to our environment. "TREMENDOUS" was a finalist in the York Press Community Pride Awards for "Best Community Project" 2013 and 'Whitby Woodland Slow the Flow project' was a finalist for the Forestry Commission 'Woods for Water Award' at Great Yorkshire Show 2018

Find out more at: [www.facebook.com/TremendousYork](http://www.facebook.com/TremendousYork)

Tremendous York is a member of One Planet York: [www.york.gov.uk/OnePlanetYork](http://www.york.gov.uk/OnePlanetYork)



## Appendix 9 – Love Trees York

## Tim Stead

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**From:** Alex McCallion  
**Sent:** 17 September 2019 08:01  
**To:** Tim Stead  
**Subject:** FW: York Minster Precinct Emerging Neighbourhood Plan - results of tree assessments  
**Attachments:** CAVAT\_YORK MINSTER\_25\_08\_19.pdf; York\_Minster\_i-Tree\_Summary\_V2\_DRAFT\_HM.pdf

FYI – for May’s SCC

---

**From:** Kate Lock [mailto: ]  
**Sent:** 16 September 2019 23:16  
**To:** Alex McCallion <alexm@yorkminster.org>  
**Subject:** York Minster Precinct Emerging Neighbourhood Plan - results of tree assessments

Hi Alex

Good to meet you on Friday and thank you for sharing with me about the revisions to the York Minster Emerging Neighbourhood Plan, particularly regarding the two London plane trees.

As discussed at our meeting, a group of us from Love Trees York Action Group carried out some assessments of the trees using two tools:

- [CAVAT](#), which is used to put an amenity value on street trees (stands for “Capital Asset Valuation of Amenity Trees”; was developed by Chris Neilan and the London Tree Officers Association (LTOA) in 2008 and is regarded as one of the principal methods of tree valuation in the UK - see this [journal article](#));
- [I-Tree](#), a software application to quantify the structure and environmental effects of urban trees, and calculate their value to society. This was recently used by the University of Leeds to assess the trees on campus.

As you can see, the two trees have quite phenomenal value, especially in terms of the CAVAT assessment: a total of £321,897.

We also recorded the difference in direct sun/shade temperature using a standard thermometer, at close to midday on 25 August 2019. The temperature on the stone blocks outside the west end of the Minster was 39C; the temperature on the ground underneath the shady Minster tree was 26C. Obviously these aren’t ambient air temps but they do illustrate the powerful cooling effect of the tree’s canopy.

I would be grateful if these analyses could be submitted as our response to the consultation.

Kind regards

Kate Lock  
Love Trees York Action Group

**CAVAT survey- York museum gardens and York Minster Trees**  
**Love Trees York Action Group, workshop Sunday 25<sup>th</sup> August 2019**

**Minster tree 1 (Precentors Court)**

- Larger stature
- Near pollution and traffic hotspot
- Street tree
- Is this council land? Land not owned by Minster
- Community tree
- Planted by the mayor in the 1970s
- Attractive bark, spirituality, prominent location, notable person, contribution of major building etc for positives in CAVAT survey

**Survey data:**

Species: London Plane

Circumference: 226cm

DBH: 71.94cm (considered semi-mature under FR large stature tree study)

UVI: 15.88

CTI: 100

Location: 100%

Structure: 90%

Health: 100%

Amenity: +40, -10. +40% given for: important part of avenue/designed landscape, contribution to the entrance of a major public building, a commemorative tree planted by a notable person, attractive visual characteristic (bark). -10% given for: appropriateness to the location, detracts visually from its context (this is the argument being made)

Life expectancy: >80 years (can live for several hundred years)

**CAVAT value: £75,521**

**Minster tree 2 (Memorial Gardens, Duncombe Place)**

- Threatening to pollard trees
- Near pollution and traffic hotspot
- Part of a small garden
- Community tree
- Attractive bark, prominent location, contribution to building
- Obstructs view of minster when walking up from the bridge.

**Survey data:**

Species: London Plane

Circumference: 433cm

DBH: 137.82cm (considered mature under FR large stature tree study)

UVI: 15.88

CTI: 100

Location: 100%

Structure: 80%

Health: 100%

Amenity: +40, -10. +40% given for: important part of avenue/designed landscape (avenue of trees leading up to minster from the museum area), attractive visual characteristic (bark), contribution to the entrance of a major public building, part of a wider grouping of trees giving character to the area. -10% given for: detracts visually from its context (this is the argument being made).

Life expectancy: >80

**CAVAT value: £246,376**

**In comparison to other trees I have CAVAT surveyed in the past, such as the campus trees [University of Leeds], these values are very strong. The second Minster tree is more than 2x greater than the most valuable tree on campus when surveyed using CAVAT. Much of this great value can be attributed to the positive amenity attributes listed above, and the huge diameter which CAVAT uses to infer a grand, large stature mature tree which instantly has added value. Both Minster trees have been discounted in the amenity assessment to account for the current feelings that the trees detract visually from the context of the Minster, however this is countered by the positive aesthetic values listed above.**

<b>i-Tree survey results</b>	<b>London plane 1*</b>	<b>London plane 2*</b>
*Where tree 1 is the first London plane measured directly outside the entrance of the York Minster and opposite cafe. Tree 2 is the larger tree near the war memorial that was measured second.		
Carbon storage (kg)	1575.3	5587.9
Carbon storage value (£)	387.01	1372.74
Carbon sequestration (kg/yr)	57.00	30.50
Carbon sequestration value (£/yr)	14.00	7.49
NO <sub>2</sub> removal (g/yr)	483.30	532.10
NO <sub>2</sub> removal value (£/yr)	10.64	11.71
PM2.5 removal (g/yr)	61.2	67.4
PM2.5 removal value (£/yr)	25.74	28.34
SO <sub>2</sub> removal (g/yr)	61.60	67.80
SO <sub>2</sub> removal value (£/yr)	0.39	0.43
O <sub>3</sub> removal (g/yr)	1645.90	1812.00
CO removal (g/yr)	19.50	21.50
Avoided run-off (m <sup>3</sup> )	3.10	3.40
<b>Carbon footprint equivalent</b>		
	<b>London plane 1</b>	<b>London plane 2</b>
kg to tonnes	1.58	5.59
C to CO <sub>2</sub> (*3.67)	5.78	20.51
CO <sub>2</sub> /11 (UK average)	0.53	1.86
Carbon footprint summary	Carbon storage of this tree is equivalent to the annual average carbon footprint of 0.5 people	Carbon storage of this tree is equivalent to the annual average carbon footprint of almost 2 people
<b>Euro 5 and Euro 6 car emissions equivalents</b>		
	<b>London plane 1</b>	<b>London plane 2</b>
NO <sub>2</sub> g/yr	483.30	532.10
Euro 5 standard emissions g/km diesel	0.18	0.18
Euro 6 standard emissions g/km diesel	0.08	0.08
Euro 5 and 6 standard emissions g/km petrol	0.06	0.06
NO <sub>2</sub> removal in equivalent emissions for Euro5 diesel	2685.00	2956.11
NO <sub>2</sub> removal in equivalent emissions for Euro 6 diesel	6041.25	6651.25
NO <sub>2</sub> removal in equivalent emissions for Euro 5 and Euro 6 petrol	8055.00	8868.33

<p><b>NO<sub>2</sub> car emissions summary</b></p>	<p>The removal of nitrogen dioxide by this tree is equivalent to the NO<sub>2</sub> emitted by a Euro 5 standard diesel car driving 2700km and a Euro 6 standard diesel car driving 6000km, or the NO<sub>2</sub> emitted by a Euro 5 and 6 standard petrol car driving 8000km.</p>	<p>The removal of nitrogen dioxide by this tree is equivalent to the NO<sub>2</sub> emitted by a Euro 5 standard diesel car driving 3000km and a Euro 6 standard diesel car driving 6650km, or the NO<sub>2</sub> emitted by a Euro 5 and 6 standard petrol car driving 8900km.</p>
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## References

**UK non-traded value of carbon dioxide 2019:** Date tables 1 to 19 found at <https://www.gov.uk/government/publications/valuation-of-energy-use-and-greenhouse-gas-emissions-for-appraisal>

Carbon value for 2019 in table 3.

**UK average carbon footprint:** Estimated at 11 tonnes CO<sub>2</sub>e for the i-Tree report using data from: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/794557/Consumption\\_emissions\\_April19.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/794557/Consumption_emissions_April19.pdf)

**Social damage costs for the UK value of SO<sub>2</sub>, NO<sub>2</sub> and PM<sub>2.5</sub>.** Central damage cost (£/t) for transport inner conurbation.

[https://uk-air.defra.gov.uk/assets/documents/reports/cat09/1902271109\\_Damage\\_cost\\_update\\_2018\\_FINAL\\_Issue\\_2\\_publication.pdf](https://uk-air.defra.gov.uk/assets/documents/reports/cat09/1902271109_Damage_cost_update_2018_FINAL_Issue_2_publication.pdf)

**Euro 5 and Euro 6 emissions standards:**

<https://www.dieselnet.com/standards/eu/ld.php> see table 1.

## Appendix 3 – Pre-submission Consultation (Jan 2020) list of people notified by email

The Current Business Owner/Manager			1 Bar Lane	York	Y01 6JU	Batch 1
The Current Business Owner/Manager	Bar Lane Studios		1 Bar Lane	York	Y01 6JU	Batch 1
The Current Business Owner/Manager	Bar Lane Studios	Unit 11	1 Bar Lane	York	Y01 6JU	Batch 1
The Current Business Owner/Manager	Bar Lane Studios	Unit 14	1 Bar Lane	York	Y01 6JU	Batch 1
The Current Business Owner/Manager	Bar Lane Studios	Unit 4	1 Bar Lane	York	Y01 6JU	Batch 1
The Current Business Owner/Manager	Bar Lane Studios	Unit 6	1 Bar Lane	York	Y01 6JU	Batch 1
The Current Business Owner/Manager	Bar Lane Studios	Unit 9	1 Bar Lane	York	Y01 6JU	Batch 1
The Current Business Owner/Manager	Bar Lane Studios	Unit 12	1 Bar Lane	York	Y01 6JU	Batch 1
The Current Business Owner/Manager			1 Barleycorn Yard	York	Y01 9TX	Batch 1
The Current Business Owner/Manager			1 Blake Street	York	Y01 8QJ	Batch 1
The Current Business Owner/Manager			1 Buckingham Street	York	Y01 6DW	Batch 1
The Current Business Owner/Manager			1 Cloisters Walk	York	Y031 7HZ	Batch 1
The Current Business Owner/Manager			1 Coffee Yard	York	Y01 8AR	Batch 1
The Current Business Owner/Manager			1 Coppergate Walk	York	Y01 9NT	Batch 1
The Current Business Owner/Manager			1 Grape Lane	York	Y01 7HU	Batch 1
The Current Business Owner/Manager			1 Kings Square	York	Y01 8BH	Batch 1
The Current Business Owner/Manager			1 Little Shambles	York	Y01 7LY	Batch 1
The Current Business Owner/Manager	Kennedys		1 Little Stonegate	York	Y01 8AX	Batch 1
The Current Business Owner/Manager	Sotano At		1 Little Stonegate	York	Y01 8AX	Batch 1
The Current Business Owner/Manager	The Fort Boutique Hostel		1 Little Stonegate	York	Y01 8AX	Batch 1
The Current Business Owner/Manager	Tramways Wmc		1 Mill Street	York	Y01 9PY	Batch 1
The Current Business Owner/Manager			1 Minster Gates	York	Y01 7HL	Batch 1
The Current Business Owner/Manager			1 Newgate	York	Y01 7LA	Batch 1
The Current Business Owner/Manager			1 Patrick Pool	York	Y01 8BB	Batch 1
The Current Business Owner/Manager			1 Peckitt Street	York	Y01 9SF	Batch 1
The Current Business Owner/Manager			1 Redeness Street	York	Y031 7UU	Batch 1
The Current Business Owner/Manager			1 Spurriergate	York	Y01 9QR	Batch 1
The Current Business Owner/Manager			1 Toft Green	York	Y01 6IT	Batch 1
The Current Business Owner/Manager			1 Whip-Ma-Whop-Ma Gate	York	Y01 8BL	Batch 1
The Current Business Owner/Manager			1 Bisops Court	Bishophill Senior	Y01 6EU	Batch 1
The Current Business Owner/Manager	Victor J'S Artbar		1/1a Finkle Street	York	Y01 8RW	Batch 1
The Current Business Owner/Manager			10 Blake Street	York	Y01 8QG	Batch 1
The Current Business Owner/Manager	Delrios		10 Blossom Street	York	Y024 1AE	Batch 1
The Current Business Owner/Manager		Grd Floor	10 Blossom Street	York	Y024 1AE	Batch 1
The Current Business Owner/Manager			10 Browney Croft	York	Y010 4BX	Batch 1
The Current Business Owner/Manager			10 Cloisters Walk	York	Y031 7HZ	Batch 1
The Current Business Owner/Manager			10 College Street	York	Y01 7JF	Batch 1
The Current Business Owner/Manager			10 Coppergate Walk	York	Y01 9NT	Batch 1
The Current Business Owner/Manager			10 Minster Gates	York	Y01 7HL	Batch 1
The Current Business Owner/Manager			10 Newgate	York	Y01 7LA	Batch 1
The Current Business Owner/Manager			10 Queen Street	York	Y024 1AD	Batch 1
The Current Business Owner/Manager			10 Redeness Street	York	Y031 7UU	Batch 1
The Current Business Owner/Manager			10 Swinegate	York	Y01 8AZ	Batch 1
The Current Business Owner/Manager			10 The Crescent	York	Y024 1AW	Batch 1
The Current Business Owner/Manager	Aesthetica		10 Toft Green	York	Y01 6IT	Batch 1
The Current Business Owner/Manager	Alcoholics Annoymous		10 Toft Green	York	Y01 6IT	Batch 1
The Current Business Owner/Manager			10 Toft Green	York	Y01 6IT	Batch 1
The Current Business Owner/Manager	Blue Fly		10 & 10a New Street	York	Y01 9XA	Batch 1
The Current Business Owner/Manager			10/12 Blossom Street	York	Y024 1AE	Batch 1
The Current Business Owner/Manager			101 Robinson Court	Walmgate	Y01 9TR	Batch 1
The Current Business Owner/Manager			10-14 Ogleforth	York	Y01 7JG	Batch 1
The Current Business Owner/Manager			10a Minster Gates	York	Y01 7HL	Batch 1
The Current Business Owner/Manager	Punch Bowl Inn		11 Blossom Street	York	Y024 1AQ	Batch 1
The Current Business Owner/Manager			11 College Street	York	Y01 7JF	Batch 1
The Current Business Owner/Manager			11 Coppergate Walk	York	Y01 9NT	Batch 1
The Current Business Owner/Manager			11 Little Stonegate	York	Y01 8AX	Batch 1
The Current Business Owner/Manager			11 St Saviours Place	York	Y01 7PJ	Batch 1
The Current Business Owner/Manager			11 Stonegate Court	Blake Street	Y01 8QF	Batch 1
The Current Business Owner/Manager			11 The Crescent	York	Y024 1AW	Batch 1
The Current Business Owner/Manager			116 Centurion Square	Skeldergate	Y01 6DE	Batch 1
The Current Business Owner/Manager		1st Floor	12 Blake Street	York	Y01 8QG	Batch 1
The Current Business Owner/Manager		2nd Flr	12 Blake Street	York	Y01 8QG	Batch 1
The Current Business Owner/Manager			12 Blake Street	York	Y01 8QG	Batch 1
The Current Business Owner/Manager			12 College Street	York	Y01 7JF	Batch 1
The Current Business Owner/Manager	Management Office		12 Coppergate Walk	York	Y01 9NT	Batch 1
The Current Business Owner/Manager			12 Little Stonegate	York	Y01 8AX	Batch 1
The Current Business Owner/Manager			12 Newgate	York	Y01 7LA	Batch 1
The Current Business Owner/Manager			12 Pear Tree Court	York	Y01 7DF	Batch 1
The Current Business Owner/Manager			12 Redeness Street	York	Y031 7UU	Batch 1
The Current Business Owner/Manager			12 Swinegate	York	Y01 8AZ	Batch 1
The Current Business Owner/Manager			12 The Crescent	York	Y024 1AW	Batch 1
The Current Business Owner/Manager	York Brewery		12 Toft Green	York	Y01 6IT	Batch 1
The Current Business Owner/Manager	Transit Motorcycles		12 Toft Green	York	Y01 6IT	Batch 1
The Current Business Owner/Manager			12/16 Spurriergate	York	Y01 9QR	Batch 1
The Current Business Owner/Manager			128 Centurion Square	Skeldergate	Y01 6DE	Batch 1
The Current Business Owner/Manager			12a Pear Tree Court	York	Y01 7DF	Batch 1
The Current Business Owner/Manager			12a St Saviours Place	York	Y01 7PJ	Batch 1
The Current Business Owner/Manager			13 Blake Street	York	Y01 8QJ	Batch 1
The Current Business Owner/Manager			13 Browney Croft	York	Y010 4BX	Batch 1
The Current Business Owner/Manager			13 Emperors Wharf	Skeldergate	Y01 6DQ	Batch 1
The Current Business Owner/Manager			13 Grape Lane	York	Y01 7HU	Batch 1
The Current Business Owner/Manager			13/14 Newgate	York	Y01 7LA	Batch 1
The Current Business Owner/Manager			135 Centurion Square	Skeldergate	Y01 6DE	Batch 1
The Current Business Owner/Manager			13a Grape Lane	York	Y01 7HU	Batch 1
The Current Business Owner/Manager	The Windmill		14 Blossom Street	York	Y024 1AE	Batch 1
The Current Business Owner/Manager			14 Centurion Square	Skeldergate	Y01 6DE	Batch 1
The Current Business Owner/Manager			14 Cloisters Walk	York	Y031 7HZ	Batch 1
The Current Business Owner/Manager			14 Coppergate Walk	York	Y01 9NT	Batch 1
The Current Business Owner/Manager	Abbey Guest House		14 Earlsborough Terrace	York	Y030 7BQ	Batch 1
The Current Business Owner/Manager			14 Little Stonegate	York	Y01 8AX	Batch 1
The Current Business Owner/Manager		Unit 2a & 3	14 Redeness Street	York	Y031 7UU	Batch 1
The Current Business Owner/Manager		Unit 5	14 Redeness Street	York	Y031 7UU	Batch 1
The Current Business Owner/Manager		Unit 8	14 Redeness Street	York	Y031 7UU	Batch 1
The Current Business Owner/Manager	Getaway Cars		14 Redeness Street	York	Y031 7UU	Batch 1
The Current Business Owner/Manager	Gladstone Garage		14 Redeness Street	York	Y031 7UU	Batch 1
The Current Business Owner/Manager		Unit 5	14 Redeness Street	York	Y031 7UU	Batch 1

The Current Business Owner/Manager	Unit 4	14 Redeness Street	York	YO31 7UU	Batch 1	
The Current Business Owner/Manager	Unit 6	14 Redeness Street	York	YO31 7UU	Batch 1	
The Current Business Owner/Manager	Unit 1	14 Redeness Street	York	YO31 7UU	Batch 1	
The Current Business Owner/Manager		14 Swinegate	York	YO1 8AZ	Batch 1	
The Current Business Owner/Manager		14 Talbot Court	York	YO1 7HZ	Batch 1	
The Current Business Owner/Manager		14 Toft Green	York	YO1 6IT	Batch 1	
The Current Business Owner/Manager		1-4 Turk'S Head Court	York	YO1 7AH	Batch 1	
The Current Business Owner/Manager	The Drapers	14 College Street	York	YO1 7JF	Batch 1	
The Current Business Owner/Manager		14-16 Blake Street	York	YO1 8QG	Batch 1	
The Current Business Owner/Manager		15 Blake Street	York	YO1 8QJ	Batch 1	
The Current Business Owner/Manager		15 Coppergate Walk	York	YO1 9NT	Batch 1	
The Current Business Owner/Manager	1st Floor	15 Newgate	York	YO1 7LA	Batch 1	
The Current Business Owner/Manager		15 Newgate	York	YO1 7LA	Batch 1	
The Current Business Owner/Manager		15 Merchant Exchange	York	YO1 6LT	Batch 1	
The Current Business Owner/Manager		15/17 Grape Lane	York	YO1 7HU	Batch 1	
The Current Business Owner/Manager		16 Little Stonegate	York	YO1 8AX	Batch 1	
The Current Business Owner/Manager		16 Swinegate	York	YO1 8AZ	Batch 1	
The Current Business Owner/Manager		16 Toft Green	York	YO1 6IT	Batch 1	
The Current Business Owner/Manager	The Bar Convent Trust	17 Blossom Street	York	YO24 1AQ	Batch 1	
The Current Business Owner/Manager		17 Fewster Way	York	YO10 4AD	Batch 1	
The Current Business Owner/Manager		17 Ogleforth	York	YO1 7JG	Batch 1	
The Current Business Owner/Manager		17 Rougier Street	York	YO1 6HZ	Batch 1	
The Current Business Owner/Manager		17 Stonegate Court	Blake Street	York	YO1 8QF	Batch 1
The Current Business Owner/Manager		17/27 Layerthorpe	York	YO31 7UZ	Batch 1	
The Current Business Owner/Manager	Ground Floor	18 Back Swinegate	York	YO1 8AD	Batch 1	
The Current Business Owner/Manager	Office 1e	18 Back Swinegate	York	YO1 8AD	Batch 1	
The Current Business Owner/Manager	Office 2b	18 Back Swinegate	York	YO1 8AD	Batch 1	
The Current Business Owner/Manager	Office 1d	18 Back Swinegate	York	YO1 8AD	Batch 1	
The Current Business Owner/Manager	Office 2a	18 Back Swinegate	York	YO1 8AD	Batch 1	
The Current Business Owner/Manager	Blake House	Blake & Butler Hair And Nail Boutique	York	YO1 8QG	Batch 1	
The Current Business Owner/Manager	Blake House	Blake House York Ltd	York	YO1 8QG	Batch 1	
The Current Business Owner/Manager	Blake House	Blake House York Two Ltd	York	YO1 8QG	Batch 1	
The Current Business Owner/Manager	Blake House	Friends Provident Charitable Foundati	York	YO1 8QG	Batch 1	
The Current Business Owner/Manager	Blake House	18 Blake Street	York	YO1 8QG	Batch 1	
The Current Business Owner/Manager	Blake House	Room 1	York	YO1 8QG	Batch 1	
The Current Business Owner/Manager	Blake House	Trustist Limited	York	YO1 8QG	Batch 1	
The Current Business Owner/Manager		18 Buckingham Court	York	YO1 6EQ	Batch 1	
The Current Business Owner/Manager		18 Malt Shovel Court	York	YO1 9TB	Batch 1	
The Current Business Owner/Manager		18 Swinegate	York	YO1 8AZ	Batch 1	
The Current Business Owner/Manager		18 Back Swinegate	York	YO1 8AD	Batch 1	
The Current Business Owner/Manager	Blake House	Office 1a 1b & 1c	York	YO1 8AD	Batch 1	
The Current Business Owner/Manager		Christians Care International Ltd	York	YO1 8QG	Batch 1	
The Current Business Owner/Manager		18/20 Spurriergate	York	YO1 9QR	Batch 1	
The Current Business Owner/Manager		19 Fewster Way	York	YO10 4AD	Batch 1	
The Current Business Owner/Manager		19 Grape Lane	York	YO1 7HU	Batch 1	
The Current Business Owner/Manager		19 Mansfield Street	York	YO31 7U5	Batch 1	
The Current Business Owner/Manager		19 New Street	York	YO1 9XA	Batch 1	
The Current Business Owner/Manager		19 Trinity Lane	York	YO1 6EL	Batch 1	
The Current Business Owner/Manager		19/21 Blake Street	York	YO1 8QJ	Batch 1	
The Current Business Owner/Manager		19a Blake Street	York	YO1 8QJ	Batch 1	
The Current Business Owner/Manager		19a Kyme Street	York	YO1 6HG	Batch 1	
The Current Business Owner/Manager		1a Whip-Ma-Whop-Ma Gate	York	YO1 8BL	Batch 1	
The Current Business Owner/Manager	1st Flr Lhs Offices	1a Blossom Street	York	YO24 1AU	Batch 1	
The Current Business Owner/Manager		1a Whip-Ma-Whop-Ma Gate	York	YO1 8BL	Batch 1	
The Current Business Owner/Manager		1a Whip-Ma-Whop-Ma Gate	York	YO1 8BL	Batch 1	
The Current Business Owner/Manager		2 Bar Lane	York	YO1 6IU	Batch 1	
The Current Business Owner/Manager	Office 3 4 & 5	2 Bar Lane	York	YO1 6IU	Batch 1	
The Current Business Owner/Manager	Office 1	2 Bar Lane	York	YO1 6IU	Batch 1	
The Current Business Owner/Manager	Office 2	2 Bar Lane	York	YO1 6IU	Batch 1	
The Current Business Owner/Manager		2 Blossom Street	York	YO24 1AE	Batch 1	
The Current Business Owner/Manager		2 Church Lane	York	YO1 9QT	Batch 1	
The Current Business Owner/Manager		2 Coppergate Walk	York	YO1 9NT	Batch 1	
The Current Business Owner/Manager	York Co-Op Chapel Of Rest	2 Cromwell Road	York	YO1 6DU	Batch 1	
The Current Business Owner/Manager		2 Grape Lane	York	YO1 7HU	Batch 1	
The Current Business Owner/Manager		2 Kings Court	York	YO1 7LD	Batch 1	
The Current Business Owner/Manager		2 Kings Square	York	YO1 8BH	Batch 1	
The Current Business Owner/Manager		2 Little Shambles	York	YO1 7LY	Batch 1	
The Current Business Owner/Manager	Red Lion	2 Merchantgate	York	YO1 9TU	Batch 1	
The Current Business Owner/Manager		2 New Street	York	YO1 9XA	Batch 1	
The Current Business Owner/Manager		2 Newgate	York	YO1 7LA	Batch 1	
The Current Business Owner/Manager		2 Patrick Pool	York	YO1 8BB	Batch 1	
The Current Business Owner/Manager		2 Peckitt Street	York	YO1 95F	Batch 1	
The Current Business Owner/Manager		2 Precentors Court	York	YO1 7EJ	Batch 1	
The Current Business Owner/Manager		2 The Purey Cust	York	YO1 7AB	Batch 1	
The Current Business Owner/Manager		2 Talbot Court	York	YO1 7HZ	Batch 1	
The Current Business Owner/Manager		2/4 Little Stonegate	York	YO1 8AX	Batch 1	
The Current Business Owner/Manager		20 Back Swinegate	York	YO1 8AD	Batch 1	
The Current Business Owner/Manager	Premier Lodge	20 Blossom Street	York	YO24 1AJ	Batch 1	
The Current Business Owner/Manager		20 Emperors Wharf	Skeldergate	York	YO1 6DQ	Batch 1
The Current Business Owner/Manager		20-22 Trinity Lane	York	YO1 6EL	Batch 1	
The Current Business Owner/Manager	Broadcasting House	20 Bootham Row	York	YO30 7BP	Batch 1	
The Current Business Owner/Manager		20 Cromwell Road	York	YO1 6DU	Batch 1	
The Current Business Owner/Manager		20/24 Swinegate	York	YO1 8AZ	Batch 1	
The Current Business Owner/Manager		20/24 Swinegate	York	YO1 8AZ	Batch 1	
The Current Business Owner/Manager		20/24 Swinegate	York	YO1 8AZ	Batch 1	
The Current Business Owner/Manager		20-24 Swinegate	York	YO1 8AZ	Batch 1	
The Current Business Owner/Manager	Las Iguanas	21 Back Swinegate	York	YO1 8AD	Batch 1	
The Current Business Owner/Manager		21 Blake Street	York	YO1 8QG	Batch 1	
The Current Business Owner/Manager		21 Blossom Street	York	YO24 1AQ	Batch 1	
The Current Business Owner/Manager		21 Grape Lane	York	YO1 7HU	Batch 1	
The Current Business Owner/Manager		21 New Street	York	YO1 9XA	Batch 1	
The Current Business Owner/Manager		21 Centurion Square	Skeldergate	York	YO1 6DE	Batch 1
The Current Business Owner/Manager	Flat 1	21 Monkgate Cloisters	York	YO31 7HY	Batch 1	
The Current Business Owner/Manager		22 Blossom Street	York	YO24 1AJ	Batch 1	
The Current Business Owner/Manager	Minster Walk	22 Marygate	York	YO30 7BH	Batch 1	
The Current Business Owner/Manager		22 Monkgate Cloisters	York	YO31 7HY	Batch 1	
The Current Business Owner/Manager	York Railway Institute Club	22 Queen Street	York	YO24 1AD	Batch 1	
The Current Business Owner/Manager	1st Flr	22 Trinity Lane	York	YO1 6EL	Batch 1	

The Current Business Owner/Manager	2nd Floor	22 Trinity Lane	York	Y01 6EL	Batch 1
The Current Business Owner/Manager		22/24 Spurriergate	York	Y01 9QR	Batch 1
The Current Business Owner/Manager		22-24 Toft Green	York	Y01 6JT	Batch 1
The Current Business Owner/Manager	The Slug And Lettuce	22-26 Back Swinegate	York	Y01 8AD	Batch 1
The Current Business Owner/Manager		23 Blake Street	York	Y01 80J	Batch 1
The Current Business Owner/Manager		23 Prices Lane	York	Y023 1AL	Batch 1
The Current Business Owner/Manager		23/25 Swinegate	York	Y01 8AZ	Batch 1
The Current Business Owner/Manager	The Minster Inn	24 Marygate	York	Y030 7BH	Batch 1
The Current Business Owner/Manager		2-4 New Street	York	Y01 9XA	Batch 1
The Current Business Owner/Manager		25 Blake Street	York	Y01 80J	Batch 1
The Current Business Owner/Manager		25 Blossom Street	York	Y024 1AQ	Batch 1
The Current Business Owner/Manager		26 Buckingham Court	York	Y01 6EQ	Batch 1
The Current Business Owner/Manager		26 Hampden Street	York	Y01 6EA	Batch 1
The Current Business Owner/Manager		26 Marygate	York	Y030 7BH	Batch 1
The Current Business Owner/Manager		2-6 Minster Gates	York	Y01 7HL	Batch 1
The Current Business Owner/Manager		26 Swinegate	York	Y01 8AZ	Batch 1
The Current Business Owner/Manager		26a Marygate	York	Y030 7BH	Batch 1
The Current Business Owner/Manager	Oscars	27 Swinegate	York	Y01 8AZ	Batch 1
The Current Business Owner/Manager		28 Back Swinegate	York	Y01 8AD	Batch 1
The Current Business Owner/Manager	Premier Inn	28-40 Blossom Street	York	Y024 1AJ	Batch 1
The Current Business Owner/Manager		28a Swinegate	York	Y01 8AZ	Batch 1
The Current Business Owner/Manager		28b Swinegate	York	Y01 8AZ	Batch 1
The Current Business Owner/Manager		29 Centurion Square	Skeldergate	Y01 6DE	Batch 1
The Current Business Owner/Manager		29 Marygate	York	Y030 7BH	Batch 1
The Current Business Owner/Manager		2a Kings Square	York	Y01 8BH	Batch 1
The Current Business Owner/Manager	Room 6	2a St Martins Lane	York	Y01 6LN	Batch 1
The Current Business Owner/Manager	Room 9	2a St Martins Lane	York	Y01 6LN	Batch 1
The Current Business Owner/Manager	Abcd Financial Services Ltd	2a St Martins Lane	York	Y01 6LN	Batch 1
The Current Business Owner/Manager	Awa Digital	2a St Martins Lane	York	Y01 6LN	Batch 1
The Current Business Owner/Manager	Room 2	2a St Martins Lane	York	Y01 6LN	Batch 1
The Current Business Owner/Manager	Room 5	2a St Martins Lane	York	Y01 6LN	Batch 1
The Current Business Owner/Manager	Room 7	2a St Martins Lane	York	Y01 6LN	Batch 1
The Current Business Owner/Manager	Jones Myers Ltd	2a St Martins Lane	York	Y01 6LN	Batch 1
The Current Business Owner/Manager	1to1 Housing Solutions Ltd	2a St Martins Lane	York	Y01 6LN	Batch 1
The Current Business Owner/Manager	Kendall Bailey Ltd	2a St Martins Lane	York	Y01 6LN	Batch 1
The Current Business Owner/Manager		2b Kings Square	York	Y01 8BH	Batch 1
The Current Business Owner/Manager		3 Blake Street	York	Y01 80J	Batch 1
The Current Business Owner/Manager		3 Blossom Street	York	Y024 1AU	Batch 1
The Current Business Owner/Manager		3 Buckingham Street	York	Y01 6DW	Batch 1
The Current Business Owner/Manager		3 Church Lane	York	Y01 9QT	Batch 1
The Current Business Owner/Manager		3 Cloisters Walk	York	Y031 7HZ	Batch 1
The Current Business Owner/Manager		3 Coffee Yard	York	Y01 8AR	Batch 1
The Current Business Owner/Manager		3 Little Stonegate	York	Y01 8AX	Batch 1
The Current Business Owner/Manager	Suite 7	3 New Street	York	Y01 9XA	Batch 1
The Current Business Owner/Manager	Suite 4	3 New Street	York	Y01 9XA	Batch 1
The Current Business Owner/Manager	Suite 5	3 New Street	York	Y01 9XA	Batch 1
The Current Business Owner/Manager	Suite 1 & 2	3 New Street	York	Y01 9XA	Batch 1
The Current Business Owner/Manager	Suite 6	3 New Street	York	Y01 9XA	Batch 1
The Current Business Owner/Manager	Suite 3	3 New Street	York	Y01 9XA	Batch 1
The Current Business Owner/Manager		3 Spurriergate	York	Y01 9QR	Batch 1
The Current Business Owner/Manager		3 The Old Brewery	Ogleforth	Y01 7IG	Batch 1
The Current Business Owner/Manager		3 Whip-Ma-Whop-Ma Gate	York	Y01 8BL	Batch 1
The Current Business Owner/Manager		3 Norman Court	Grape Lane	Y01 7HU	Batch 1
The Current Business Owner/Manager		3/5 Coppergate Walk	York	Y01 9NT	Batch 1
The Current Business Owner/Manager		3/5 Grape Lane	York	Y01 7HU	Batch 1
The Current Business Owner/Manager		3/5 Minster Gates	York	Y01 7HL	Batch 1
The Current Business Owner/Manager		31 Bishophill Senior	York	Y01 6EF	Batch 1
The Current Business Owner/Manager		31 Swinegate	York	Y01 8AZ	Batch 1
The Current Business Owner/Manager		31/33 Blossom Street	York	Y024 1AQ	Batch 1
The Current Business Owner/Manager		32 Marygate	York	Y030 7BH	Batch 1
The Current Business Owner/Manager		33 Swinegate	York	Y01 8AZ	Batch 1
The Current Business Owner/Manager		33-37 Layerthorpe	York	Y031 7UZ	Batch 1
The Current Business Owner/Manager	Unit C	33-37 Layerthorpe	York	Y031 7UZ	Batch 1
The Current Business Owner/Manager	Unit A	33-37 Layerthorpe	York	Y031 7UZ	Batch 1
The Current Business Owner/Manager	Unit B	33-37 Layerthorpe	York	Y031 7UZ	Batch 1
The Current Business Owner/Manager		33a Swinegate	York	Y01 8AZ	Batch 1
The Current Business Owner/Manager	Duke Of York	3-4 Kings Square	York	Y01 8BH	Batch 1
The Current Business Owner/Manager		35 Blossom Street	York	Y024 1AQ	Batch 1
The Current Business Owner/Manager		3-7 Layerthorpe	York	Y031 7UZ	Batch 1
The Current Business Owner/Manager		37/39 Swinegate	York	Y01 8AZ	Batch 1
The Current Business Owner/Manager		37/39 Swinegate	York	Y01 8AZ	Batch 1
The Current Business Owner/Manager		38 Emperors Wharf	Skeldergate	Y01 6DQ	Batch 1
The Current Business Owner/Manager		38 Huby Court	York	Y01 9UD	Batch 1
The Current Business Owner/Manager		38 Woodsmill Quay	Skeldergate	Y01 6DX	Batch 1
The Current Business Owner/Manager		39 Blossom Street	York	Y024 1AQ	Batch 1
The Current Business Owner/Manager		39 Blossom Street	York	Y024 1AZ	Batch 1
The Current Business Owner/Manager		39 Fewster Way	York	Y010 4AD	Batch 1
The Current Business Owner/Manager		39 Huby Court	York	Y01 9UD	Batch 1
The Current Business Owner/Manager		39 Layerthorpe	York	Y031 7UZ	Batch 1
The Current Business Owner/Manager		39 Layerthorpe	York	Y031 7UZ	Batch 1
The Current Business Owner/Manager		4 Browney Croft	York	Y010 4BX	Batch 1
The Current Business Owner/Manager		4 Church Lane	York	Y01 9QT	Batch 1
The Current Business Owner/Manager		4 Galmanhoe Lane	York	Y030 7DZ	Batch 1
The Current Business Owner/Manager		4 Grape Lane	York	Y01 7HU	Batch 1
The Current Business Owner/Manager		4 Hetherton Street	York	Y030 7DX	Batch 1
The Current Business Owner/Manager		4 Hunt Court	York	Y01 7DE	Batch 1
The Current Business Owner/Manager		4 Jubbergate	York	Y031 7PL	Batch 1
The Current Business Owner/Manager		4 Kings Court	York	Y01 7LD	Batch 1
The Current Business Owner/Manager		4 New Street	York	Y01 9XA	Batch 1
The Current Business Owner/Manager		4 Patrick Pool	York	Y01 8BB	Batch 1
The Current Business Owner/Manager		4 Spurriergate	York	Y01 9QR	Batch 1
The Current Business Owner/Manager		4 The Crescent	York	Y024 1AW	Batch 1
The Current Business Owner/Manager	Office	4 Dewsbury Cottages	York	Y01 6HB	Batch 1
The Current Business Owner/Manager		40 Huby Court	York	Y01 9UD	Batch 1
The Current Business Owner/Manager		41 Huby Court	York	Y01 9UD	Batch 1
The Current Business Owner/Manager	Unit 2	43 Layerthorpe	York	Y031 7UZ	Batch 1

The Current Business Owner/Manager	Unit 1	43 Layerthorpe	York	YO31 7UZ	Batch 1	
The Current Business Owner/Manager		44 Emperors Wharf	Skeldergate	York	YO1 6DQ	Batch 1
The Current Business Owner/Manager		45 Blossom Street	York	YO24 1AZ	Batch 1	
The Current Business Owner/Manager		46 Fewster Way	York	YO10 4AD	Batch 1	
The Current Business Owner/Manager		47 Blossom Street	York	YO24 1AZ	Batch 1	
The Current Business Owner/Manager		47a St Johns Street	York	YO31 7QR	Batch 1	
The Current Business Owner/Manager		49 Blossom Street	York	YO24 1AZ	Batch 1	
The Current Business Owner/Manager		49a Blossom Street	York	YO24 1AZ	Batch 1	
The Current Business Owner/Manager		5 Blake Street	York	YO1 8QJ	Batch 1	
The Current Business Owner/Manager		5 Kings Square	York	YO1 8BH	Batch 1	
The Current Business Owner/Manager		5 Patrick Pool	York	YO1 8BB	Batch 1	
The Current Business Owner/Manager		5 Peckitt Street	York	YO1 95F	Batch 1	
The Current Business Owner/Manager		5 Spurriergate	York	YO1 9QR	Batch 1	
The Current Business Owner/Manager		5 The Crescent	York	YO24 1AW	Batch 1	
The Current Business Owner/Manager		5 Whip-Ma-Whop-Ma Gate	York	YO1 8BL	Batch 1	
The Current Business Owner/Manager		5 Centurion Square	Skeldergate	York	YO1 6DE	Batch 1
The Current Business Owner/Manager		5 Kings Staith	York	YO1 95N	Batch 1	
The Current Business Owner/Manager	City Centre Markets	5 Silver Street	York	YO1 8RY	Batch 1	
The Current Business Owner/Manager		5 Talbot Court	York	YO1 7HZ	Batch 1	
The Current Business Owner/Manager		5/6 Kings Court	York	YO1 7LD	Batch 1	
The Current Business Owner/Manager		Suite F Second Floor	York	YO1 7LD	Batch 1	
The Current Business Owner/Manager	G A Geldart & Co Ltd	5/6 Kings Court	York	YO1 7LD	Batch 1	
The Current Business Owner/Manager	Il Cane Nero Company Ltd	5/6 Kings Court	York	YO1 7LD	Batch 1	
The Current Business Owner/Manager		Second Floor	York	YO1 7LD	Batch 1	
The Current Business Owner/Manager	Unison	5/6 Kings Court	York	YO1 7LD	Batch 1	
The Current Business Owner/Manager	Yorkshire Coastliner Ltd	5/6 Kings Court	York	YO1 7LD	Batch 1	
The Current Business Owner/Manager		5/7 Kings Court	York	YO1 7LD	Batch 1	
The Current Business Owner/Manager		5/8 Kings Court	York	YO1 7LD	Batch 1	
The Current Business Owner/Manager		5/9 Kings Court	York	YO1 7LD	Batch 1	
The Current Business Owner/Manager	Zigzag Media Ltd	51 Blossom Street	York	YO24 1AZ	Batch 1	
The Current Business Owner/Manager		51 St Denys Road	York	YO1 9QD	Batch 1	
The Current Business Owner/Manager	Parisi Hotel	52 Marygate	York	YO30 7BH	Batch 1	
The Current Business Owner/Manager		53 Blossom Street	York	YO24 1AZ	Batch 1	
The Current Business Owner/Manager		53-57 Layerthorpe	York	YO31 7UZ	Batch 1	
The Current Business Owner/Manager		54 Blossom Street	York	YO24 1AP	Batch 1	
The Current Business Owner/Manager		Office 3	York	YO24 1AP	Batch 1	
The Current Business Owner/Manager		Office 5	York	YO24 1AP	Batch 1	
The Current Business Owner/Manager		Office 7	York	YO24 1AP	Batch 1	
The Current Business Owner/Manager		Office 6	York	YO24 1AP	Batch 1	
The Current Business Owner/Manager		Office 8	York	YO24 1AP	Batch 1	
The Current Business Owner/Manager		Office 1	York	YO24 1AP	Batch 1	
The Current Business Owner/Manager		Office 11	York	YO24 1AP	Batch 1	
The Current Business Owner/Manager		Office 13	York	YO24 1AP	Batch 1	
The Current Business Owner/Manager		Office 10	York	YO24 1AP	Batch 1	
The Current Business Owner/Manager		Office 4	York	YO24 1AP	Batch 1	
The Current Business Owner/Manager	Bay Horse Inn	55 Blossom Street	York	YO24 1AZ	Batch 1	
The Current Business Owner/Manager		56 Nunnery Lane	York	YO23 1AJ	Batch 1	
The Current Business Owner/Manager	Eamonn Byrne Landscape Architecture	5-6 Kings Court	York	YO1 7LD	Batch 1	
The Current Business Owner/Manager		56/58 Blossom Street	York	YO24 1AP	Batch 1	
The Current Business Owner/Manager		57 Blossom Street	York	YO24 1AZ	Batch 1	
The Current Business Owner/Manager		57 Centurion Square	Skeldergate	York	YO1 6DE	Batch 1
The Current Business Owner/Manager		5-7 Little Stonegate	York	YO1 8AX	Batch 1	
The Current Business Owner/Manager		5-7 New Street	York	YO1 9XA	Batch 1	
The Current Business Owner/Manager		57 St Denys Road	York	YO1 9QD	Batch 1	
The Current Business Owner/Manager		59 Blossom Street	York	YO24 1AZ	Batch 1	
The Current Business Owner/Manager		5a The Crescent	York	YO24 1AW	Batch 1	
The Current Business Owner/Manager		5a The Crescent	York	YO24 1AW	Batch 1	
The Current Business Owner/Manager		6 Agar Street	York	YO31 7PQ	Batch 1	
The Current Business Owner/Manager		6 Blake Street	York	YO1 8QG	Batch 1	
The Current Business Owner/Manager		6 Blossom Street	York	YO24 1AE	Batch 1	
The Current Business Owner/Manager		6 Browney Croft	York	YO10 4BX	Batch 1	
The Current Business Owner/Manager		6 Coppergate Walk	York	YO1 9NT	Batch 1	
The Current Business Owner/Manager		6 Grape Lane	York	YO1 7HU	Batch 1	
The Current Business Owner/Manager		6 Hunt Court	York	YO1 7DE	Batch 1	
The Current Business Owner/Manager		6 Kings Square	York	YO1 8BH	Batch 1	
The Current Business Owner/Manager		6 Peckitt Street	York	YO1 95F	Batch 1	
The Current Business Owner/Manager		6 Redeness Street	York	YO31 7UU	Batch 1	
The Current Business Owner/Manager		6 Spurriergate	York	YO1 9QR	Batch 1	
The Current Business Owner/Manager		6 Bishops Court	York	YO1 6EU	Batch 1	
The Current Business Owner/Manager	York Minster Centre For School Visits	6 College Street	York	YO1 7JF	Batch 1	
The Current Business Owner/Manager		6 Jubbergate	York	YO31 7PL	Batch 1	
The Current Business Owner/Manager	Pivni	6 Patrick Pool	York	YO1 8BB	Batch 1	
The Current Business Owner/Manager		60 St Denys Road	York	YO1 9QD	Batch 1	
The Current Business Owner/Manager		60/60b Blossom Street	York	YO24 1AP	Batch 1	
The Current Business Owner/Manager		64 Blossom Street	York	YO24 1AP	Batch 1	
The Current Business Owner/Manager		64 Marygate	York	YO30 7BH	Batch 1	
The Current Business Owner/Manager		66 Blossom Street	York	YO24 1AP	Batch 1	
The Current Business Owner/Manager		66 Centurion Square	Skeldergate	York	YO1 6DE	Batch 1
The Current Business Owner/Manager		68 Marygate	York	YO30 7BH	Batch 1	
The Current Business Owner/Manager		7 Barleycorn Yard	York	YO1 9TX	Batch 1	
The Current Business Owner/Manager		7 Buckingham Street	York	YO1 6DW	Batch 1	
The Current Business Owner/Manager		7 Coppergate Walk	York	YO1 9NT	Batch 1	
The Current Business Owner/Manager		7 Hope Street	York	YO10 4UR	Batch 1	
The Current Business Owner/Manager		7 Kings Square	York	YO1 8BH	Batch 1	
The Current Business Owner/Manager		7 Kings Staith	York	YO1 95N	Batch 1	
The Current Business Owner/Manager		7 Minster Gates	York	YO1 7HL	Batch 1	
The Current Business Owner/Manager		7 Monk Bar Court	York	YO1 7LH	Batch 1	
The Current Business Owner/Manager		7 Bishops Court	York	YO1 6EU	Batch 1	
The Current Business Owner/Manager		7 Granary Court	York	YO1 7JR	Batch 1	
The Current Business Owner/Manager		7 Jubbergate	York	YO31 7PL	Batch 1	
The Current Business Owner/Manager		7 New Street	York	YO1 9XA	Batch 1	
The Current Business Owner/Manager	Bennett House	7 Peckitt Street	York	YO1 95F	Batch 1	
The Current Business Owner/Manager		7 The Crescent	York	YO24 1AW	Batch 1	
The Current Business Owner/Manager		7-11 Blake Street	York	YO1 8QJ	Batch 1	
The Current Business Owner/Manager		72 Centurion Square	Skeldergate	York	YO1 6DE	Batch 1
The Current Business Owner/Manager		78 Marygate	York	YO30 7BH	Batch 1	

The Current Business Owner/Manager		1st/2nd Floors	8 Blake Street	York	Y01 8XJ	Batch 1
The Current Business Owner/Manager			8 Browney Croft	York	Y010 4BX	Batch 1
The Current Business Owner/Manager			8 Cloisters Walk	York	Y031 7HZ	Batch 1
The Current Business Owner/Manager			8 Coppergate Walk	York	Y01 9NT	Batch 1
The Current Business Owner/Manager			8 Minster Gates	York	Y01 7HL	Batch 1
The Current Business Owner/Manager			8 New Street	York	Y01 9XA	Batch 1
The Current Business Owner/Manager			8 Redeness Street	York	Y031 7UU	Batch 1
The Current Business Owner/Manager			8 Swinegate	York	Y01 8AZ	Batch 1
The Current Business Owner/Manager			8 The Crescent	York	Y024 1AW	Batch 1
The Current Business Owner/Manager			8 Toft Green	York	Y01 6JT	Batch 1
The Current Business Owner/Manager			8 woodsmill Quay	Skeldergate	Y01 6DX	Batch 1
The Current Business Owner/Manager			8/8a Peckitt Street	York	Y01 9SF	Batch 1
The Current Business Owner/Manager			80 Nunnery Lane	York	Y023 1AJ	Batch 1
The Current Business Owner/Manager			8-10 Grape Lane	York	Y01 7HU	Batch 1
The Current Business Owner/Manager			8-10 Spurriergate	York	Y01 9QR	Batch 1
The Current Business Owner/Manager			8-11 College Street	York	Y01 7JF	Batch 1
The Current Business Owner/Manager			87 Layerthorpe	York	Y031 7UZ	Batch 1
The Current Business Owner/Manager			9 Barleycorn Yard	Walmgate	Y01 9TX	Batch 1
The Current Business Owner/Manager			9 Barleycorn Yard	York	Y01 9TX	Batch 1
The Current Business Owner/Manager			9 Bishophill Senior	York	Y01 6EF	Batch 1
The Current Business Owner/Manager			9 Browney Croft	York	Y010 4BX	Batch 1
The Current Business Owner/Manager			9 Coppergate Walk	York	Y01 9NT	Batch 1
The Current Business Owner/Manager			9 Minster Gates	York	Y01 7HL	Batch 1
The Current Business Owner/Manager			9 New Street	York	Y01 9XA	Batch 1
The Current Business Owner/Manager			9 St Martins Lane	York	Y01 6LN	Batch 1
The Current Business Owner/Manager			9 Stonegate Court	Blake Street	Y01 8QF	Batch 1
The Current Business Owner/Manager			9 The Crescent	York	Y024 1AW	Batch 1
The Current Business Owner/Manager			9a Smales Street	York	Y01 6EW	Batch 1
The Current Business Owner/Manager			Bedern	York	Y01 7LP	Batch 1
The Current Business Owner/Manager	Bedern Hall		Blake Street	York	Y01 8QG	Batch 1
The Current Business Owner/Manager	Assembly Rooms		Blake Street	York	Y01 8QG	Batch 1
The Current Business Owner/Manager	The Cottage Blake House	Blake & Butler Beauty Clinic	Blake Street	York	Y01 8QG	Batch 1
The Current Business Owner/Manager	The Cottage Blake House	Innovate Educate Limited	Blake Street	York	Y01 8QG	Batch 1
The Current Business Owner/Manager	The Cottage Blake House	Room 3	Blake Street	York	Y01 8QG	Batch 1
The Current Business Owner/Manager	The Cottage Blake House	Room 2	Blake Street	York	Y01 8QG	Batch 1
The Current Business Owner/Manager	The Cottage Blake House	The Wellbeing Club Ltd	Blake Street	York	Y01 8QG	Batch 1
The Current Business Owner/Manager	Odeon Buildings No. 4		Blossom Street	York	Y024 1AJ	Batch 1
The Current Business Owner/Manager	Odeon Buildings No.5		Blossom Street	York	Y024 1AJ	Batch 1
The Current Business Owner/Manager	Odeon Buildings No.3		Blossom Street	York	Y024 1AJ	Batch 1
The Current Business Owner/Manager	Odeon Buildings No.2		Blossom Street	York	Y024 1AJ	Batch 1
The Current Business Owner/Manager	British Sugar		Boroughbridge Road	York	Y026 6XF	Batch 1
The Current Business Owner/Manager	Treasurers House		Chapter House Street	York	Y01 7JH	Batch 1
The Current Business Owner/Manager	Grays Court		Chapter House Street	York	Y01 7JH	Batch 1
The Current Business Owner/Manager	Yates Wine Lodge		Church Lane	York	Y01 9QT	Batch 1
The Current Business Owner/Manager	Barley Hall		Coffee Yard	York	Y01 8AR	Batch 1
The Current Business Owner/Manager	St Williams College		College Street	York	Y01 7JF	Batch 1
The Current Business Owner/Manager			Coppergate Walk	York	Y01 9NT	Batch 1
The Current Business Owner/Manager	Bean And Gone		Exhibition Square	York	Y01 7EW	Batch 1
The Current Business Owner/Manager	Cafe No 8 Art Gallery		Exhibition Square	York	Y01 7EW	Batch 1
The Current Business Owner/Manager	Bootham Tower		Exhibition Square	York	Y01 7EW	Batch 1
The Current Business Owner/Manager			Foss Bank	York	Y031 7JB	Batch 1
The Current Business Owner/Manager			Foss Bank	York	Y031 7JB	Batch 1
The Current Business Owner/Manager	Brown Cow Inn		Hope Street	York	Y010 4UR	Batch 1
The Current Business Owner/Manager	Fire Station		Kent Street	York	Y010 4AG	Batch 1
The Current Business Owner/Manager	Kings Arms		Kings Staith	York	Y01 95N	Batch 1
The Current Business Owner/Manager	Lowther Hotel		Kings Staith	York	Y01 95N	Batch 1
The Current Business Owner/Manager	Asda Stores Ltd		Layerthorpe	York	Y031 7UZ	Batch 1
The Current Business Owner/Manager	Explore Libraries & Archives Mutual Ltd		Library Square	York	Y01 70D	Batch 1
The Current Business Owner/Manager	Stonegate Yard Bar & Brasserie		Little Stonegate	York	Y01 8AX	Batch 1
The Current Business Owner/Manager	Friargate Theatre		Lower Friargate	York	Y01 95L	Batch 1
The Current Business Owner/Manager	Police Control Unit		Lower Friargate	York	Y01 95L	Batch 1
The Current Business Owner/Manager	St Michael Le Belfrey Pcc (The Storehouse)		Mansfield Street	York	Y031 7US	Batch 1
The Current Business Owner/Manager	Boathouse		Marygate	York	Y030 7BH	Batch 1
The Current Business Owner/Manager	Academy Of Music Marygate Tower		Marygate	York	Y030 7BH	Batch 1
The Current Business Owner/Manager	Tank and Paddle		Merchant Exchange	Bridge Street	Y01 6LT	Batch 1
The Current Business Owner/Manager	Monk Bar Chambers		Monk Bar	York	Y01 7LH	Batch 1
The Current Business Owner/Manager	Rowntree Wharf		Navigation Road	York	Y01 9XA	Batch 1
The Current Business Owner/Manager	All Bar One		New Street	York	Y01 9XA	Batch 1
The Current Business Owner/Manager	The Dutch House		Ogleforth	York	Y01 7JG	Batch 1
The Current Business Owner/Manager	Northern House	Atkins Ltd	Rougier Street	York	Y01 6HZ	Batch 1
The Current Business Owner/Manager	Rougier House		Rougier Street	York	Y01 6HZ	Batch 1
The Current Business Owner/Manager		3rd Flr	Rougier Street	York	Y01 6HZ	Batch 1
The Current Business Owner/Manager		1st Flr	Rougier Street	York	Y01 6HZ	Batch 1
The Current Business Owner/Manager	Northern House	Arriva Rail North Limited	Rougier Street	York	Y01 6HZ	Batch 1
The Current Business Owner/Manager	Northern House	Network Rail	Rougier Street	York	Y01 6HZ	Batch 1
The Current Business Owner/Manager	Rougier House	2nd Flr	Rougier Street	York	Y01 6HZ	Batch 1
The Current Business Owner/Manager	Society		Rougier Street	York	Y01 6HZ	Batch 1
The Current Business Owner/Manager	Tea Rooms		Skeldergate Bridge	York	Y01 6DH	Batch 1
The Current Business Owner/Manager	The Spurriergate Centre		Spurriergate	York	Y01 9QR	Batch 1
The Current Business Owner/Manager		1st 2nd & 3rd Floors	Spurriergate	York	Y01 9QR	Batch 1
The Current Business Owner/Manager	Peasholme House		St Saviours Place	York	Y01 7PJ	Batch 1
The Current Business Owner/Manager	The Principal York		Station Road	York	Y024 1AA	Batch 1
The Current Business Owner/Manager	Railway Station	Burger King	Station Road	York	Y024 1AY	Batch 1
The Current Business Owner/Manager	Railway Station	Coopers Bar	Station Road	York	Y024 1AY	Batch 1
The Current Business Owner/Manager	Railway Station	Cycle Heaven Ltd	Station Road	York	Y024 1AY	Batch 1
The Current Business Owner/Manager	Railway Station	Enterprise Office	Station Road	York	Y024 1AY	Batch 1
The Current Business Owner/Manager	Railway Station	Peppercorn Mill	Station Road	York	Y024 1AY	Batch 1
The Current Business Owner/Manager	Station Platform	The Current Occupier	Station Road	York	Y024 1AY	Batch 1
The Current Business Owner/Manager	Railway Station	Stop Gap	Station Road	York	Y024 1AY	Batch 1
The Current Business Owner/Manager	Railway Station	W H Smith Plc	Station Road	York	Y024 1AY	Batch 1
The Current Business Owner/Manager	Railway Station	West Cornwall Pasty Co Limited	Station Road	York	Y024 1AY	Batch 1
The Current Business Owner/Manager	Railway Station	Footbridge Cafe Bar	Station Road	York	Y024 1AY	Batch 1
The Current Business Owner/Manager	Railway Station	Forecourt Office (York Station Taxis Lt	Station Road	York	Y024 1AY	Batch 1
The Current Business Owner/Manager	The Biltmore Bar & Grill		Swinegate	York	Y01 8AZ	Batch 1
The Current Business Owner/Manager	Lendal Arches		Tanners Moat	York	Y01 6HU	Batch 1
The Current Business Owner/Manager	The Maltings		Tanners Moat	York	Y01 6HU	Batch 1
The Current Business Owner/Manager	The Bonding Warehouse		Terry Avenue	York	Y01 6FA	Batch 1

The Current Business Owner/Manager	Meridian House		The Crescent	York	YO24 1AW	Batch 1
The Current Business Owner/Manager	Fibbers/Tokyo Industries		Toft Green	York	YO1 6JT	Batch 1
The Current Business Owner/Manager	Hampton By Hilton York		Toft Green	York	YO1 6JT	Batch 1
The Current Business Owner/Manager	First Transpennine Express Limited		Toft Green	York	YO1 6JT	Batch 1
The Current Business Owner/Manager	J H Shouksmith & Sons		Toft Green	York	YO1 6JT	Batch 1
The Current Business Owner/Manager	George Stephenson House		Toft Green	York	YO1 6JT	Batch 1
The Current Business Owner/Manager	The Kiosk		Unit 1 Coppergate Walk	York	YO1 9NT	Batch 1
The Current Business Owner/Manager			Unit 2 Stonegate Walk	York	YO1 8AS	Batch 1
The Current Business Owner/Manager	The Hub Station		Wellington Row	York	YO1 6BE	Batch 1
The Current Business Owner/Manager	York City Rowing Club		West Esplanade	York	YO1 6FZ	Batch 1
The Current Business Owner/Manager			1 Bootham	York	YO30 7BN	Batch 2
The Current Business Owner/Manager			1 Castlegate	York	YO1 9RN	Batch 2
The Current Business Owner/Manager		1st/2nd/3rd Floors	1 Castlegate	York	YO1 9RN	Batch 2
The Current Business Owner/Manager			1 Church Street	York	YO1 8BA	Batch 2
The Current Business Owner/Manager			1 Clifford Street	York	YO1 9RD	Batch 2
The Current Business Owner/Manager		Unit 2	1/5 Davygate	York	YO1 8QR	Batch 2
The Current Business Owner/Manager		Unit 3	1/5 Davygate	York	YO1 8QR	Batch 2
The Current Business Owner/Manager		Unit 4	1/5 Davygate	York	YO1 8QR	Batch 2
The Current Business Owner/Manager		Unit 1	1/5 Davygate	York	YO1 8QR	Batch 2
The Current Business Owner/Manager			10 Bootham	York	YO30 7BL	Batch 2
The Current Business Owner/Manager			10 Castlegate	York	YO1 9RG	Batch 2
The Current Business Owner/Manager			10 Church Street	York	YO1 8BG	Batch 2
The Current Business Owner/Manager			10 Clifford Street	York	YO1 9RD	Batch 2
The Current Business Owner/Manager			10 Colliergate	York	YO1 8BP	Batch 2
The Current Business Owner/Manager			10 Coney Street	York	YO1 9NA	Batch 2
The Current Business Owner/Manager			10 Coppergate	York	YO1 9NR	Batch 2
The Current Business Owner/Manager			10 Feasegate	York	YO1 8SQ	Batch 2
The Current Business Owner/Manager			10 Fossgate	York	YO1 9TA	Batch 2
The Current Business Owner/Manager			10-12 George Hudson Street	York	YO1 6LP	Batch 2
The Current Business Owner/Manager			102 Fishergate	York	YO10 4BB	Batch 2
The Current Business Owner/Manager			10a Coney Street	York	YO1 9NA	Batch 2
The Current Business Owner/Manager			11 Aldwark	York	YO1 7BT	Batch 2
The Current Business Owner/Manager			11 Church Street	York	YO1 8BG	Batch 2
The Current Business Owner/Manager			11 Colliergate	York	YO1 8BP	Batch 2
The Current Business Owner/Manager			11 Coney Street	York	YO1 9QL	Batch 2
The Current Business Owner/Manager			11 Coppergate	York	YO1 9NW	Batch 2
The Current Business Owner/Manager		1st Flr	11 Davygate	York	YO1 8QR	Batch 2
The Current Business Owner/Manager			11/11a Davygate	York	YO1 8QR	Batch 2
The Current Business Owner/Manager			11/13 Clifford Street	York	YO1 9RG	Batch 2
The Current Business Owner/Manager			11-12 Fossgate	York	YO1 9TA	Batch 2
The Current Business Owner/Manager			116 Fishergate	York	YO10 4BB	Batch 2
The Current Business Owner/Manager			11a Castlegate	York	YO1 9RN	Batch 2
The Current Business Owner/Manager		1st/2nd/3rd Floors	12 Bootham	York	YO30 7BL	Batch 2
The Current Business Owner/Manager			1-2 Bridge Street	York	YO1 6DD	Batch 2
The Current Business Owner/Manager			12 Church Street	York	YO1 8BE	Batch 2
The Current Business Owner/Manager			12 Clifford Street	York	YO1 9RD	Batch 2
The Current Business Owner/Manager			1-2 Colliergate	York	YO1 8BL	Batch 2
The Current Business Owner/Manager			12 Coney Street	York	YO1 9NA	Batch 2
The Current Business Owner/Manager	Three Tuns Inn		12 Coppergate	York	YO1 9NR	Batch 2
The Current Business Owner/Manager			12 Feasegate	York	YO1 8SQ	Batch 2
The Current Business Owner/Manager			12/13 Colliergate	York	YO1 8BP	Batch 2
The Current Business Owner/Manager		1st Flr	12/14 Bootham	York	YO30 7BT	Batch 2
The Current Business Owner/Manager		2nd Flr	12/14 Bootham	York	YO30 7BT	Batch 2
The Current Business Owner/Manager			12a Church Street	York	YO1 8BE	Batch 2
The Current Business Owner/Manager			12a Coney Street	York	YO1 9NA	Batch 2
The Current Business Owner/Manager		first floor	12a Coney Street	York	YO1 9NA	Batch 2
The Current Business Owner/Manager			13 Bootham	York	YO30 7BW	Batch 2
The Current Business Owner/Manager			13 Bridge Street	York	YO1 6DA	Batch 2
The Current Business Owner/Manager			13 Church Street	York	YO1 8BE	Batch 2
The Current Business Owner/Manager			13 Coney Street	York	YO1 9QL	Batch 2
The Current Business Owner/Manager			13 Davygate	York	YO1 8QR	Batch 2
The Current Business Owner/Manager			13 Fossgate	York	YO1 9TA	Batch 2
The Current Business Owner/Manager	City Screen		13-17 Coney Street	York	YO1 9QL	Batch 2
The Current Business Owner/Manager			14 Bridge Street	York	YO1 6DA	Batch 2
The Current Business Owner/Manager			14 Church Street	York	YO1 8BE	Batch 2
The Current Business Owner/Manager		Suite 3	14 Clifford Street	York	YO1 9RD	Batch 2
The Current Business Owner/Manager			14 Clifford Street	York	YO1 9RD	Batch 2
The Current Business Owner/Manager			14 Clifford Street	York	YO1 9RD	Batch 2
The Current Business Owner/Manager			14 Clifford Street	York	YO1 9RD	Batch 2
The Current Business Owner/Manager		Suite 1a	14 Clifford Street	York	YO1 9RD	Batch 2
The Current Business Owner/Manager		Suite 2	14 Clifford Street	York	YO1 9RD	Batch 2
The Current Business Owner/Manager			14 Colliergate	York	YO1 8BP	Batch 2
The Current Business Owner/Manager			14 Coney Street	York	YO1 9NA	Batch 2
The Current Business Owner/Manager			14 Coppergate	York	YO1 9NR	Batch 2
The Current Business Owner/Manager			14 Feasegate	York	YO1 8SQ	Batch 2
The Current Business Owner/Manager			14a Church Street	York	YO1 8BE	Batch 2
The Current Business Owner/Manager			15 Church Street	York	YO1 8BE	Batch 2
The Current Business Owner/Manager	Go Down Resaurant	Basement	15 Clifford Street	York	YO1 9RG	Batch 2
The Current Business Owner/Manager			15 Clifford Street	York	YO1 9RG	Batch 2
The Current Business Owner/Manager			15 Davygate	York	YO1 8QR	Batch 2
The Current Business Owner/Manager			15/17 Feasegate	York	YO1 8SH	Batch 2
The Current Business Owner/Manager			15-17 Bootham	York	YO30 7BW	Batch 2
The Current Business Owner/Manager			15-17 Coney Street	York	YO1 9QL	Batch 2
The Current Business Owner/Manager			16 Bridge Street	York	YO1 6DA	Batch 2
The Current Business Owner/Manager			16 Davygate	York	YO1 8RJ	Batch 2
The Current Business Owner/Manager	Dean Court Hotel		1-6 Duncombe Place	York	YO1 7EF	Batch 2
The Current Business Owner/Manager			16 Feasegate	York	YO1 8SQ	Batch 2
The Current Business Owner/Manager			16 Fishergate	York	YO10 4AB	Batch 2
The Current Business Owner/Manager			16 Fossgate	York	YO1 9TA	Batch 2
The Current Business Owner/Manager			16/18 Coney Street	York	YO1 9NA	Batch 2
The Current Business Owner/Manager			17 Bridge Street	York	YO1 6DA	Batch 2
The Current Business Owner/Manager			17 Colliergate	York	YO1 8ZQ	Batch 2
The Current Business Owner/Manager			17 Coney Street	York	YO1 9QL	Batch 2
The Current Business Owner/Manager			17 Coppergate	York	YO1 9NW	Batch 2
The Current Business Owner/Manager			17 Fossgate	York	YO1 9TA	Batch 2
The Current Business Owner/Manager			17 Colliergate	York	YO1 8BN	Batch 2

The Current Business Owner/Manager		17 Davygate	York	YO1 8QR	Batch 2
The Current Business Owner/Manager		17-19 Clifford Street	York	YO1 9RJ	Batch 2
The Current Business Owner/Manager		17-21 Davygate	York	YO1 8QR	Batch 2
The Current Business Owner/Manager		18 Bootham	York	YO30 7BL	Batch 2
The Current Business Owner/Manager		18 Bridge Street	York	YO1 6DA	Batch 2
The Current Business Owner/Manager		18 Castlegate	York	YO1 9RP	Batch 2
The Current Business Owner/Manager		18 Church Street	York	YO1 8BE	Batch 2
The Current Business Owner/Manager		18 Colliergate	York	YO1 8ZQ	Batch 2
The Current Business Owner/Manager		18 Fishergate	York	YO10 4AB	Batch 2
The Current Business Owner/Manager		19 - 23 Feasegate	York	YO1 8SH	Batch 2
The Current Business Owner/Manager		19 Bridge Street	York	YO1 6DA	Batch 2
The Current Business Owner/Manager		19 Castlegate	York	YO1 9RN	Batch 2
The Current Business Owner/Manager		19 Bootham	York	YO30 7BW	Batch 2
The Current Business Owner/Manager	Unit 2	19 Coney Street	York	YO1 9QL	Batch 2
The Current Business Owner/Manager	Unit 1	19 Coney Street	York	YO1 9QL	Batch 2
The Current Business Owner/Manager	Unit 3	19 Coney Street	York	YO1 9QL	Batch 2
The Current Business Owner/Manager		19 Davygate	York	YO1 8QR	Batch 2
The Current Business Owner/Manager		19-22 Fossagate	York	YO1 9TA	Batch 2
The Current Business Owner/Manager		2 Coney Street	York	YO1 9NA	Batch 2
The Current Business Owner/Manager		2 Coppergate	York	YO1 9NR	Batch 2
The Current Business Owner/Manager		2 Cumberland Street	York	YO1 9SW	Batch 2
The Current Business Owner/Manager		2 Fawcett Street	York	YO10 4AH	Batch 2
The Current Business Owner/Manager		20 Bootham	York	YO30 7BL	Batch 2
The Current Business Owner/Manager		20 Castlegate	York	YO1 9RP	Batch 2
The Current Business Owner/Manager		20 Colliergate	York	YO1 8BN	Batch 2
The Current Business Owner/Manager		20 Coney Street	York	YO1 9ND	Batch 2
The Current Business Owner/Manager		20 Davygate	York	YO1 8RJ	Batch 2
The Current Business Owner/Manager	Ground Floor	20 George Hudson Street	York	YO1 6WR	Batch 2
The Current Business Owner/Manager	2nd Floor (West)	20 George Hudson Street	York	YO1 6WR	Batch 2
The Current Business Owner/Manager		20 George Hudson Street	York	YO1 6WR	Batch 2
The Current Business Owner/Manager		21 Castlegate	York	YO1 9RN	Batch 2
The Current Business Owner/Manager		21 Colliergate	York	YO1 8BN	Batch 2
The Current Business Owner/Manager		21 Coney Street	York	YO1 9QL	Batch 2
The Current Business Owner/Manager		21 Coppergate	York	YO1 9NW	Batch 2
The Current Business Owner/Manager		21/23 Bootham	York	YO30 7BW	Batch 2
The Current Business Owner/Manager		21/23 Bridge Street	York	YO1 6DA	Batch 2
The Current Business Owner/Manager		21a Feasegate	York	YO1 8SH	Batch 2
The Current Business Owner/Manager		22 Coney Street	York	YO1 9ND	Batch 2
The Current Business Owner/Manager		22 Coppergate	York	YO1 9NR	Batch 2
The Current Business Owner/Manager		22 Fishergate	York	YO10 4AB	Batch 2
The Current Business Owner/Manager		22 George Hudson Street	York	YO1 6LP	Batch 2
The Current Business Owner/Manager		22/24 Davygate	York	YO1 8RJ	Batch 2
The Current Business Owner/Manager		22-26 Colliergate	York	YO1 8BN	Batch 2
The Current Business Owner/Manager	2nd Floor	22a Fishergate	York	YO10 4AB	Batch 2
The Current Business Owner/Manager	1st Floor Front	22a Fishergate	York	YO10 4AB	Batch 2
The Current Business Owner/Manager	Basement	22a Fishergate	York	YO10 4AB	Batch 2
The Current Business Owner/Manager	1st Floor Rear	22a Fishergate	York	YO10 4AB	Batch 2
The Current Business Owner/Manager	Offices Ground Floor	22a Fishergate	York	YO10 4AB	Batch 2
The Current Business Owner/Manager		23 Bootham	York	YO30 7BW	Batch 2
The Current Business Owner/Manager	Flat 5	23 Castlegate	York	YO1 9RN	Batch 2
The Current Business Owner/Manager	St Georges Keep	23 Clifford Street	York	YO1 9RJ	Batch 2
The Current Business Owner/Manager		23 Coney Street	York	YO1 9QL	Batch 2
The Current Business Owner/Manager		23 Fossagate	York	YO1 9TA	Batch 2
The Current Business Owner/Manager		24 Coney Street	York	YO1 9ND	Batch 2
The Current Business Owner/Manager		24 Fishergate	York	YO10 4AB	Batch 2
The Current Business Owner/Manager	Apartment 1-5	24 Fossgate	York	YO1 9TA	Batch 2
The Current Business Owner/Manager		24 Fossgate	York	YO1 9TA	Batch 2
The Current Business Owner/Manager		24/26 Coppergate	York	YO1 9NR	Batch 2
The Current Business Owner/Manager	Apartment 1	25 Bootham	York	YO30 7BL	Batch 2
The Current Business Owner/Manager	Apartment 2	25 Bootham	York	YO30 7BW	Batch 2
The Current Business Owner/Manager	Apartment 3	25 Bootham	York	YO30 7BW	Batch 2
The Current Business Owner/Manager		25 Fishergate	York	YO10 4AE	Batch 2
The Current Business Owner/Manager		25 Fossgate	York	YO1 9TA	Batch 2
The Current Business Owner/Manager		25/27 Coney Street	York	YO1 9QL	Batch 2
The Current Business Owner/Manager		25a Bootham	York	YO30 7BW	Batch 2
The Current Business Owner/Manager		26 Coney Street	York	YO1 9ND	Batch 2
The Current Business Owner/Manager		26 Davygate	York	YO1 8RJ	Batch 2
The Current Business Owner/Manager		26 Fishergate	York	YO10 4AB	Batch 2
The Current Business Owner/Manager		26 Fossgate	York	YO1 9TA	Batch 2
The Current Business Owner/Manager		27 Bootham	York	YO30 7BW	Batch 2
The Current Business Owner/Manager		27 Fossgate	York	YO1 9TA	Batch 2
The Current Business Owner/Manager		27 George Hudson Street	York	YO1 6IL	Batch 2
The Current Business Owner/Manager	The Last Drop Inn	27 Colliergate	York	YO1 8BN	Batch 2
The Current Business Owner/Manager		28 Castlegate	York	YO1 9RP	Batch 2
The Current Business Owner/Manager		28 Colliergate	York	YO1 8BN	Batch 2
The Current Business Owner/Manager		28 Coppergate	York	YO1 9NR	Batch 2
The Current Business Owner/Manager		28/30 Coney Street	York	YO1 9ND	Batch 2
The Current Business Owner/Manager		28a Fossgate	York	YO1 9TA	Batch 2
The Current Business Owner/Manager	Gnd Flr Rear	28a Fossgate	York	YO1 9TA	Batch 2
The Current Business Owner/Manager	Unit 1 Franklins Yard	28a Fossgate	York	YO1 9TA	Batch 2
The Current Business Owner/Manager	The Bootham Tavern	29 Bootham	York	YO30 7BW	Batch 2
The Current Business Owner/Manager		29 Castlegate	York	YO1 9RN	Batch 2
The Current Business Owner/Manager		29 Colliergate	York	YO1 8BN	Batch 2
The Current Business Owner/Manager		29 George Hudson Street	York	YO1 6IL	Batch 2
The Current Business Owner/Manager		29/31 Coney Street	York	YO1 9QL	Batch 2
The Current Business Owner/Manager		2a Coney Street	York	YO1 9NA	Batch 2
The Current Business Owner/Manager		2a/4 Bootham	York	YO30 7BL	Batch 2
The Current Business Owner/Manager		3 Aldwark	York	YO1 7BX	Batch 2
The Current Business Owner/Manager		3 Bootham	York	YO30 7BN	Batch 2
The Current Business Owner/Manager	2nd Floor	3 Castlegate	York	YO1 9NR	Batch 2
The Current Business Owner/Manager		3 Castlegate	York	YO1 9NR	Batch 2
The Current Business Owner/Manager		3 Church Street	York	YO1 8BA	Batch 2
The Current Business Owner/Manager		3 Colliergate	York	YO1 8BP	Batch 2
The Current Business Owner/Manager		3 Fawcett Street	York	YO10 4AH	Batch 2
The Current Business Owner/Manager		3 Feasegate	York	YO1 8SH	Batch 2
The Current Business Owner/Manager		3 George Hudson Court	York	YO31 7NJ	Batch 2

The Current Business Owner/Manager			3/4 Bridge Street	York	YO1 6DD	Batch 2	
The Current Business Owner/Manager			3/4 Colliergate	York	YO1 8BP	Batch 2	
The Current Business Owner/Manager		Unit 2	3/7 Coney Street	York	YO1 9QL	Batch 2	
The Current Business Owner/Manager		Unit 3	3/7 Coney Street	York	YO1 9QL	Batch 2	
The Current Business Owner/Manager		Unit 4	3/7 Coney Street	York	YO1 9QL	Batch 2	
The Current Business Owner/Manager		Unit 1	3/7 Coney Street	York	YO1 9QL	Batch 2	
The Current Business Owner/Manager		C B T Clinics Limited	31 Bootham	York	YO30 7BT	Batch 2	
The Current Business Owner/Manager		Expert Psychological Reports Ltd	31 Bootham	York	YO30 7BT	Batch 2	
The Current Business Owner/Manager		Future Lifestyle	31 Bootham	York	YO30 7BT	Batch 2	
The Current Business Owner/Manager		Ldt Design	31 Bootham	York	YO30 7BT	Batch 2	
The Current Business Owner/Manager		Rethink It Ltd	31 Bootham	York	YO30 7BT	Batch 2	
The Current Business Owner/Manager		Sainsbury'S Supermarkets Ltd	31 Bootham	York	YO30 7BT	Batch 2	
The Current Business Owner/Manager		T.W. Fields (Clifton Moor) Ltd	31 Bootham	York	YO30 7BT	Batch 2	
The Current Business Owner/Manager			31 Bootham	York	YO30 7BT	Batch 2	
The Current Business Owner/Manager			31 Castlegate	York	YO1 9RN	Batch 2	
The Current Business Owner/Manager			31 Colliergate	York	YO1 8BN	Batch 2	
The Current Business Owner/Manager			31 Fossgate	York	YO1 9TA	Batch 2	
The Current Business Owner/Manager			32 Coney Street	York	YO1 9ND	Batch 2	
The Current Business Owner/Manager			32 Coppergate	York	YO1 9NR	Batch 2	
The Current Business Owner/Manager			32 Fishergate	York	YO10 4AB	Batch 2	
The Current Business Owner/Manager			32/34 Fossgate	York	YO1 9TA	Batch 2	
The Current Business Owner/Manager			33 Coney Street	York	YO1 9QL	Batch 2	
The Current Business Owner/Manager			34 Coney Street	York	YO1 9ND	Batch 2	
The Current Business Owner/Manager			35 Bootham	York	YO30 7BT	Batch 2	
The Current Business Owner/Manager			35 Coney Street	York	YO1 9QL	Batch 2	
The Current Business Owner/Manager			35 Fossgate	York	YO1 9TF	Batch 2	
The Current Business Owner/Manager		Flat 10	35 Fossgate	York	YO1 9TF	Batch 2	
The Current Business Owner/Manager		Flat 5	35 Fossgate	York	YO1 9TF	Batch 2	
The Current Business Owner/Manager			36 Bootham	York	YO30 7BL	Batch 2	
The Current Business Owner/Manager			36 Coney Street	York	YO1 9ND	Batch 2	
The Current Business Owner/Manager			36 Fishergate	York	YO10 4AB	Batch 2	
The Current Business Owner/Manager			36 Fossgate	York	YO1 9TF	Batch 2	
The Current Business Owner/Manager			37 Coney Street	York	YO1 9QL	Batch 2	
The Current Business Owner/Manager			37 Fossgate	York	YO1 9TF	Batch 2	
The Current Business Owner/Manager			37a Coney Street	York	YO1 9QL	Batch 2	
The Current Business Owner/Manager			38 Bootham	York	YO30 7BL	Batch 2	
The Current Business Owner/Manager			38 Coney Street	York	YO1 9QL	Batch 2	
The Current Business Owner/Manager			38/40 Coney Street	York	YO1 9ND	Batch 2	
The Current Business Owner/Manager			38-39 Fossgate	York	YO1 9TF	Batch 2	
The Current Business Owner/Manager			39/41 Coney Street	York	YO1 9QL	Batch 2	
The Current Business Owner/Manager	Clifford Chambers	2nd Floor Office 2	4 Clifford Street	York	YO1 9RD	Batch 2	
The Current Business Owner/Manager	Clifford Chambers		4 Clifford Street	York	YO1 9RD	Batch 2	
The Current Business Owner/Manager	Clifford Chambers	2nd Floor Office 1	4 Clifford Street	York	YO1 9RD	Batch 2	
The Current Business Owner/Manager			4 Colliergate	York	YO1 8BP	Batch 2	
The Current Business Owner/Manager			4 Coney Street	York	YO1 9NA	Batch 2	
The Current Business Owner/Manager	Gaultres Chambers	Flat 1	4 Coppergate	York	YO1 9NR	Batch 2	
The Current Business Owner/Manager			4 Davygate	York	YO1 8QZ	Batch 2	
The Current Business Owner/Manager			4 Deangate	York	YO1 7JA	Batch 2	
The Current Business Owner/Manager			4 Feasegate	York	YO1 8SQ	Batch 2	
The Current Business Owner/Manager		Flat 3	4 Coppergate	York	YO1 9NR	Batch 2	
The Current Business Owner/Manager			4 Merchant Exchange	2 Bridge Street	York	YO1 6LT	Batch 2
The Current Business Owner/Manager			4/5 Church Street	York	YO1 8BG	Batch 2	
The Current Business Owner/Manager			40 Coney Street	York	YO1 9ND	Batch 2	
The Current Business Owner/Manager			41 Fossgate	York	YO1 9TF	Batch 2	
The Current Business Owner/Manager			42 Bootham	York	YO30 7BL	Batch 2	
The Current Business Owner/Manager			42 Fishergate	York	YO10 4AB	Batch 2	
The Current Business Owner/Manager			42 Fossgate	York	YO1 9TF	Batch 2	
The Current Business Owner/Manager			42 Fossgate	York	YO1 9TF	Batch 2	
The Current Business Owner/Manager			42/44 Coney Street	York	YO1 8ND	Batch 2	
The Current Business Owner/Manager			43 Coney Street	York	YO1 9QL	Batch 2	
The Current Business Owner/Manager			43 Fossgate	York	YO1 9TF	Batch 2	
The Current Business Owner/Manager			44 Fossgate	York	YO1 9TF	Batch 2	
The Current Business Owner/Manager			45 Fossgate	York	YO1 9TF	Batch 2	
The Current Business Owner/Manager			46 Fossgate	York	YO1 9TF	Batch 2	
The Current Business Owner/Manager	Yorkshire Bank Ltd		46 Coney Street	York	YO1 9NQ	Batch 2	
The Current Business Owner/Manager	Smiths Gore		46/48 Bootham	York	YO30 7BZ	Batch 2	
The Current Business Owner/Manager			47 Aldwark	York	YO1 7BX	Batch 2	
The Current Business Owner/Manager			47/48 Fossgate	York	YO1 9TF	Batch 2	
The Current Business Owner/Manager			48 Coney Street	York	YO1 9ND	Batch 2	
The Current Business Owner/Manager			49 Fossgate	York	YO1 9TF	Batch 2	
The Current Business Owner/Manager			5 Bootham	York	YO30 7BN	Batch 2	
The Current Business Owner/Manager			5 Bridge Street	York	YO1 6DD	Batch 2	
The Current Business Owner/Manager			5 Colliergate	York	YO1 8BP	Batch 2	
The Current Business Owner/Manager			5 Cumberland Street	York	YO1 9SW	Batch 2	
The Current Business Owner/Manager			5 Fawcett Street	York	YO10 4AH	Batch 2	
The Current Business Owner/Manager			5 Feasegate	York	YO1 8SH	Batch 2	
The Current Business Owner/Manager			5 Aspire Apartments	Bootham	York	YO30 7BT	Batch 2
The Current Business Owner/Manager	Blue Boar		5 Castlegate	York	YO1 9RN	Batch 2	
The Current Business Owner/Manager			5 Fossgate	York	YO1 9TA	Batch 2	
The Current Business Owner/Manager		Flat 3	5 Franklins Yard	York	YO1 9TN	Batch 2	
The Current Business Owner/Manager			50 Coney Street	York	YO1 9ND	Batch 2	
The Current Business Owner/Manager			50 Fossgate	York	YO1 9TF	Batch 2	
The Current Business Owner/Manager			51 Fossgate	York	YO1 9TF	Batch 2	
The Current Business Owner/Manager			52 Coney Street	York	YO1 9ND	Batch 2	
The Current Business Owner/Manager			52 Fossgate	York	YO1 9TF	Batch 2	
The Current Business Owner/Manager			53 Fossgate	York	YO1 9TF	Batch 2	
The Current Business Owner/Manager			54-56 Fossgate	York	YO1 9TF	Batch 2	
The Current Business Owner/Manager			6 Church Street	York	YO1 8BG	Batch 2	
The Current Business Owner/Manager			6 Clifford Street	York	YO1 9RD	Batch 2	
The Current Business Owner/Manager			6 Colliergate	York	YO1 8BP	Batch 2	
The Current Business Owner/Manager			6 Coney Street	York	YO1 9NA	Batch 2	
The Current Business Owner/Manager			6 Coppergate	York	YO1 9NR	Batch 2	
The Current Business Owner/Manager			6 Deangate	York	YO1 7JB	Batch 2	
The Current Business Owner/Manager			6 Feasegate	York	YO1 8SQ	Batch 2	
The Current Business Owner/Manager			6 Bootham	York	YO30 7BL	Batch 2	
The Current Business Owner/Manager			6 Fishergate	York	YO10 4AB	Batch 2	

The Current Business Owner/Manager		6/14 Davygate	York	Y01 8RJ	Batch 2		
The Current Business Owner/Manager		60/62 Aldwark	York	Y01 78U	Batch 2		
The Current Business Owner/Manager		61 Bootham	York	Y030 7BT	Batch 2		
The Current Business Owner/Manager		61 Bootham	York	Y030 7BT	Batch 2		
The Current Business Owner/Manager		6-7 Bridge Street	York	Y01 6DD	Batch 2		
The Current Business Owner/Manager		68 Fishergate	York	Y010 4AR	Batch 2		
The Current Business Owner/Manager		6-8 George Hudson Street	York	Y01 6LP	Batch 2		
The Current Business Owner/Manager		7 Castlegate	York	Y01 9RN	Batch 2		
The Current Business Owner/Manager		7 Church Street	York	Y01 8BG	Batch 2		
The Current Business Owner/Manager		7 Colliergate	York	Y01 8BP	Batch 2		
The Current Business Owner/Manager		7 Davygate	York	Y01 8QR	Batch 2		
The Current Business Owner/Manager		7 Fossgate	York	Y01 9TA	Batch 2		
The Current Business Owner/Manager		7 Castlegate	York	Y01 9RN	Batch 2		
The Current Business Owner/Manager		7 Cumberland Street	York	Y01 9SW	Batch 2		
The Current Business Owner/Manager		7 Fossgate	York	Y01 9TA	Batch 2		
The Current Business Owner/Manager		7/7a Feasegate	York	Y01 8SH	Batch 2		
The Current Business Owner/Manager	Clifford House	7/9 Clifford Street	York	Y01 9RA	Batch 2		
The Current Business Owner/Manager		8 Bootham	York	Y030 7BL	Batch 2		
The Current Business Owner/Manager		8 Bridge Street	York	Y01 6DD	Batch 2		
The Current Business Owner/Manager	Golden Lion	8 Church Street	York	Y01 8BG	Batch 2		
The Current Business Owner/Manager		8 Colliergate	York	Y01 8BP	Batch 2		
The Current Business Owner/Manager		8 Coney Street	York	Y01 9NA	Batch 2		
The Current Business Owner/Manager		8 Coney Street	York	Y01 9NA	Batch 2		
The Current Business Owner/Manager		8 Coppergate	York	Y01 9NR	Batch 2		
The Current Business Owner/Manager		8 Feasegate	York	Y01 8SQ	Batch 2		
The Current Business Owner/Manager		8 Fossgate	York	Y01 9TA	Batch 2		
The Current Business Owner/Manager		8 Franklins Yard	York	Y01 9TN	Batch 2		
The Current Business Owner/Manager		9 Bridge Street	York	Y01 6DD	Batch 2		
The Current Business Owner/Manager		9 Castlegate	York	Y01 9RN	Batch 2		
The Current Business Owner/Manager		9 Colliergate	York	Y01 8BP	Batch 2		
The Current Business Owner/Manager		9 Coney Street	York	Y01 9QL	Batch 2		
The Current Business Owner/Manager		9 Davygate	York	Y01 8QR	Batch 2		
The Current Business Owner/Manager		9 Feasegate	York	Y01 8SH	Batch 2		
The Current Business Owner/Manager		9 Franklins Yard	York	Y01 9TN	Batch 2		
The Current Business Owner/Manager		9 Fossgate	York	Y01 9TA	Batch 2		
The Current Business Owner/Manager		9a Davygate	York	Y01 8QR	Batch 2		
The Current Business Owner/Manager	Fairfax House	Castlegate	York	Y01 9RN	Batch 2		
The Current Business Owner/Manager	Heritage Centre	Castlegate	York	Y01 9RN	Batch 2		
The Current Business Owner/Manager	Castlegate House	Bivouac Ltd	York	Y01 9RP	Batch 2		
The Current Business Owner/Manager	Castlegate House	Castlegate House Charitable Trust	York	Y01 9RP	Batch 2		
The Current Business Owner/Manager	Castlegate House	Suite 3	York	Y01 9RP	Batch 2		
The Current Business Owner/Manager	Castlegate House	Suite 1	York	Y01 9RP	Batch 2		
The Current Business Owner/Manager	Pairings	Castlegate	York	Y01 9RP	Batch 2		
The Current Business Owner/Manager	Castlegate House	Suite 2	York	Y01 9RP	Batch 2		
The Current Business Owner/Manager	La Rustique	Castlegate	York	Y01 9RP	Batch 2		
The Current Business Owner/Manager	Talbot House	Church Street	York	Y01 8BA	Batch 2		
The Current Business Owner/Manager	St Sampsons Community Centre	Church Street	York	Y01 8BE	Batch 2		
The Current Business Owner/Manager	York Dungeon	Clifford Street	York	Y01 9RD	Batch 2		
The Current Business Owner/Manager	Law Courts	Clifford Street	York	Y01 9RE	Batch 2		
The Current Business Owner/Manager		Coney Street	York	Y01 9NA	Batch 2		
The Current Business Owner/Manager		Coney Street	York	Y01 9ND	Batch 2		
The Current Business Owner/Manager	Pitcher & Piano Bar	Coney Street	York	Y01 9QL	Batch 2		
The Current Business Owner/Manager	Cumberland House	Cumberland Street	York	Y01 9SR	Batch 2		
The Current Business Owner/Manager		Cumberland Street	York	Y01 9SW	Batch 2		
The Current Business Owner/Manager	York Bid	2nd Floor	Duncombe Place	York	Y01 7ED	Batch 2	
The Current Business Owner/Manager	Duncombe Place Masonic Hall Charitable Trust		Duncombe Place	York	Y01 7ED	Batch 2	
The Current Business Owner/Manager	Grays Solicitors Llp		Duncombe Place	York	Y01 7ED	Batch 2	
The Current Business Owner/Manager	Red House Antiques Ltd		Duncombe Place	York	Y01 7ED	Batch 2	
The Current Business Owner/Manager	Woolpack Hotel		Fawcett Street	York	Y010 4AH	Batch 2	
The Current Business Owner/Manager	The Sea Horse Hotel		Fawcett Street	York	Y010 4AH	Batch 2	
The Current Business Owner/Manager	Waterloo House		Fawcett Street	York	Y010 4AJ	Batch 2	
The Current Business Owner/Manager	7 Paragon House		Fawcett Street	York	Y010 4BZ	Batch 2	
The Current Business Owner/Manager			Fishergate	York	Y010 4FD	Batch 2	
The Current Business Owner/Manager	Foss Islands House		Foss Islands Road	York	Y031 7UJ	Batch 2	
The Current Business Owner/Manager	Foss House Garage		Foss Islands Road	York	Y031 7UR	Batch 2	
The Current Business Owner/Manager	Travis Perkins Trading Company Ltd		Foss Islands Road	York	Y031 7UY	Batch 2	
The Current Business Owner/Manager		1st & 2nd Flrs	Foss Place	Foss Islands Road	York	Y031 7AF	Batch 2
The Current Business Owner/Manager		Apartment 21	Foss Place	Foss Islands Road	York	Y031 7AF	Batch 2
The Current Business Owner/Manager	Merchant Adventurers Hall		Fossgate	York	Y01 9XD	Batch 2	
The Current Business Owner/Manager		1st Floor (East)	George Hudson Street	York	Y01 6WR	Batch 2	
The Current Business Owner/Manager		Fishergate Postern Tower	Piccadilly	York	Y01 9AF	Batch 2	
The Current Business Owner/Manager			Rear Of 25 Bootham	York	Y030 7BW	Batch 2	
The Current Business Owner/Manager	1 Dixons Yard		Walmgate	York	Y01 9TJ	Batch 2	
The Current Business Owner/Manager	2 Dixons Yard		Walmgate	York	Y01 9TJ	Batch 2	
The Current Business Owner/Manager	3 Dixons Yard		Walmgate	York	Y01 9TJ	Batch 2	
The Current Business Owner/Manager	4 Dixons Yard		Walmgate	York	Y01 9TJ	Batch 2	
The Current Business Owner/Manager	5 Dixons Yard		Walmgate	York	Y01 9TJ	Batch 2	
The Current Business Owner/Manager	6 Dixons Yard		Walmgate	York	Y01 9TJ	Batch 2	
The Current Business Owner/Manager			1 Goodramgate	York	Y01 7LJ	Batch 3	
The Current Business Owner/Manager			1 High Ousegate	York	Y01 8RZ	Batch 3	
The Current Business Owner/Manager			1 Low Ousegate	York	Y01 9QU	Batch 3	
The Current Business Owner/Manager			1 Market Street	York	Y01 8SR	Batch 3	
The Current Business Owner/Manager			10 Gillygate	York	Y031 7EQ	Batch 3	
The Current Business Owner/Manager			10 Gillygate	York	Y031 7EQ	Batch 3	
The Current Business Owner/Manager			10 Goodramgate	York	Y01 7LQ	Batch 3	
The Current Business Owner/Manager			10 High Petergate	York	Y01 7EH	Batch 3	
The Current Business Owner/Manager	O'Neills		10 Low Ousegate	York	Y01 9QU	Batch 3	
The Current Business Owner/Manager			11 Gillygate	York	Y031 7EA	Batch 3	
The Current Business Owner/Manager			11 Goodramgate	York	Y01 7LW	Batch 3	
The Current Business Owner/Manager			11 High Ousegate	York	Y01 8RZ	Batch 3	
The Current Business Owner/Manager			11 Lendal	York	Y01 8AQ	Batch 3	
The Current Business Owner/Manager			11 Market Street	York	Y01 8SR	Batch 3	
The Current Business Owner/Manager			12 Gillygate	York	Y031 7EQ	Batch 3	
The Current Business Owner/Manager			12 Goodramgate	York	Y01 7LQ	Batch 3	
The Current Business Owner/Manager			12 High Ousegate	York	Y01 8RZ	Batch 3	
The Current Business Owner/Manager			12 High Petergate	York	Y01 7EH	Batch 3	

The Current Business Owner/Manager	Suite 4 Kings House	12 King Street	York	Y01 9WP	Batch 3
The Current Business Owner/Manager	Suite 2	12 King Street	York	Y01 9WP	Batch 3
The Current Business Owner/Manager		12 Low Ousegate	York	Y01 9QU	Batch 3
The Current Business Owner/Manager	Suite 1 At 12	12 King Street	York	Y01 9WP	Batch 3
The Current Business Owner/Manager		12/16 Market Street	York	Y01 8ST	Batch 3
The Current Business Owner/Manager		12a Gillygate	York	Y031 7EQ	Batch 3
The Current Business Owner/Manager		12a King Street	York	Y01 9WP	Batch 3
The Current Business Owner/Manager		13 Gillygate	York	Y031 7EA	Batch 3
The Current Business Owner/Manager		13 Goodramgate	York	Y01 7LW	Batch 3
The Current Business Owner/Manager		13 High Ousegate	York	Y01 8RZ	Batch 3
The Current Business Owner/Manager	2nd & 3rd Floors	13 High Petergate	York	Y01 7EN	Batch 3
The Current Business Owner/Manager		13 King Street	York	Y01 9WP	Batch 3
The Current Business Owner/Manager		13 Lendal	York	Y01 8AQ	Batch 3
The Current Business Owner/Manager		13 Lord Mayors Walk	York	Y031 7HB	Batch 3
The Current Business Owner/Manager		13 Low Ousegate	York	Y01 9QX	Batch 3
The Current Business Owner/Manager		13 Market Street	York	Y01 8SR	Batch 3
The Current Business Owner/Manager		13a High Ousegate	York	Y01 8RZ	Batch 3
The Current Business Owner/Manager		13a Lendal	York	Y01 8AQ	Batch 3
The Current Business Owner/Manager		14 George Hudson Street	York	Y01 6LP	Batch 3
The Current Business Owner/Manager		14 Gillygate	York	Y031 7EQ	Batch 3
The Current Business Owner/Manager		14 Goodramgate	York	Y01 7LQ	Batch 3
The Current Business Owner/Manager		14 High Ousegate	York	Y01 8RZ	Batch 3
The Current Business Owner/Manager		14 King Street	York	Y01 9WP	Batch 3
The Current Business Owner/Manager		14 Lendal	York	Y01 8AA	Batch 3
The Current Business Owner/Manager		14 Low Ousegate	York	Y01 9QU	Batch 3
The Current Business Owner/Manager		15 Goodramgate	York	Y01 7LW	Batch 3
The Current Business Owner/Manager		15 High Ousegate	York	Y01 8RZ	Batch 3
The Current Business Owner/Manager		15 High Petergate	York	Y01 7FJ	Batch 3
The Current Business Owner/Manager	1st & 2nd Floors	15 High Petergate	York	Y01 7FJ	Batch 3
The Current Business Owner/Manager		15 Lendal	York	Y01 8AQ	Batch 3
The Current Business Owner/Manager		15 Low Ousegate	York	Y01 9QX	Batch 3
The Current Business Owner/Manager		15/17 Market Street	York	Y01 7LA	Batch 3
The Current Business Owner/Manager		15a Gillygate	York	Y031 7EA	Batch 3
The Current Business Owner/Manager	Unit 1	16 George Hudson Street	York	Y01 6LP	Batch 3
The Current Business Owner/Manager		16 Gillygate	York	Y031 7EQ	Batch 3
The Current Business Owner/Manager		16 Goodramgate	York	Y01 7LG	Batch 3
The Current Business Owner/Manager		16 High Petergate	York	Y01 7EH	Batch 3
The Current Business Owner/Manager		17 Gillygate	York	Y031 7EA	Batch 3
The Current Business Owner/Manager		17 Goodramgate	York	Y01 7LW	Batch 3
The Current Business Owner/Manager		17/18 High Ousegate	York	Y01 8RX	Batch 3
The Current Business Owner/Manager		18 Goodramgate	York	Y01 7LG	Batch 3
The Current Business Owner/Manager		18 High Petergate	York	Y01 7EH	Batch 3
The Current Business Owner/Manager		18 Lendal	York	Y01 8AU	Batch 3
The Current Business Owner/Manager		18 Lord Mayors Walk	York	Y031 7HA	Batch 3
The Current Business Owner/Manager		19 Goodramgate	York	Y01 7LW	Batch 3
The Current Business Owner/Manager		19 High Ousegate	York	Y01 8RX	Batch 3
The Current Business Owner/Manager		19 High Petergate	York	Y01 7EN	Batch 3
The Current Business Owner/Manager		19 Lendal	York	Y01 8AQ	Batch 3
The Current Business Owner/Manager		19 Market Street	York	Y01 8SL	Batch 3
The Current Business Owner/Manager		19 Gillygate	York	Y031 7EA	Batch 3
The Current Business Owner/Manager		19 Gillygate	York	Y031 7EA	Batch 3
The Current Business Owner/Manager		1a High Petergate	York	Y01 7EN	Batch 3
The Current Business Owner/Manager	Bridge House	1a Low Ousegate	York	Y01 9QU	Batch 3
The Current Business Owner/Manager		1a King Street	York	Y01 9FY	Batch 3
The Current Business Owner/Manager	Suite 1a	1b High Petergate	York	Y01 7EN	Batch 3
The Current Business Owner/Manager		2 Gillygate	York	Y031 7EQ	Batch 3
The Current Business Owner/Manager		2 Goodramgate	York	Y01 7LQ	Batch 3
The Current Business Owner/Manager		2 Lendal	York	Y01 7DN	Batch 3
The Current Business Owner/Manager		2 Low Ousegate	York	Y01 9QU	Batch 3
The Current Business Owner/Manager	4th Floor	2/2a Low Ousegate	York	Y01 9QU	Batch 3
The Current Business Owner/Manager	2nd Flr	2/2a Low Ousegate	York	Y01 9QU	Batch 3
The Current Business Owner/Manager		2/4 George Hudson Street	York	Y01 6LP	Batch 3
The Current Business Owner/Manager	Lamb & Lion	2/4 High Petergate	York	Y01 7EN	Batch 3
The Current Business Owner/Manager		20 George Hudson Street	York	Y01 6WR	Batch 3
The Current Business Owner/Manager	Suite 2a 2nd Floor	20 Gillygate	York	Y031 7EQ	Batch 3
The Current Business Owner/Manager		20 Goodramgate	York	Y01 7LG	Batch 3
The Current Business Owner/Manager		20 High Petergate	York	Y01 7EH	Batch 3
The Current Business Owner/Manager		20-22 Lord Mayors Walk	York	Y031 7HA	Batch 3
The Current Business Owner/Manager		21 Gillygate	York	Y031 7EA	Batch 3
The Current Business Owner/Manager		21 Goodramgate	York	Y01 7LW	Batch 3
The Current Business Owner/Manager		21 High Ousegate	York	Y01 8RX	Batch 3
The Current Business Owner/Manager		21 Lendal	York	Y01 8AQ	Batch 3
The Current Business Owner/Manager		21 Market Street	York	Y01 8SL	Batch 3
The Current Business Owner/Manager		21 High Petergate	York	Y01 7EN	Batch 3
The Current Business Owner/Manager	First Floor	21 High Petergate	York	Y01 7EN	Batch 3
The Current Business Owner/Manager		22 Gillygate	York	Y031 7EQ	Batch 3
The Current Business Owner/Manager		22 Goodramgate	York	Y01 7LG	Batch 3
The Current Business Owner/Manager		22 High Ousegate	York	Y01 8RX	Batch 3
The Current Business Owner/Manager	1st & 2nd Flr	22 High Petergate	York	Y01 7EH	Batch 3
The Current Business Owner/Manager		22 High Petergate	York	Y01 7EH	Batch 3
The Current Business Owner/Manager	1st Floor	22 Lendal	York	Y01 8AU	Batch 3
The Current Business Owner/Manager		22 Lendal	York	Y01 8AU	Batch 3
The Current Business Owner/Manager		22/24 Market Street	York	Y01 8SJ	Batch 3
The Current Business Owner/Manager		22a Lendal	York	Y01 8AU	Batch 3
The Current Business Owner/Manager		2-2a Low Ousegate	York	Y01 9QU	Batch 3
The Current Business Owner/Manager	1st Flr	23 George Hudson Street	York	Y01 6IL	Batch 3
The Current Business Owner/Manager		23 Gillygate	York	Y031 7EA	Batch 3
The Current Business Owner/Manager		23 Goodramgate	York	Y01 7LW	Batch 3
The Current Business Owner/Manager	2nd Floor	23 High Petergate	York	Y01 7HS	Batch 3
The Current Business Owner/Manager	Ground Floor	23 High Petergate	York	Y01 7HS	Batch 3
The Current Business Owner/Manager	1st Floor	23 High Petergate	York	Y01 7HS	Batch 3
The Current Business Owner/Manager	3rd Floor Attic	23 High Petergate	York	Y01 7HS	Batch 3
The Current Business Owner/Manager		23 Market Street	York	Y01 8SL	Batch 3
The Current Business Owner/Manager		24 Gillygate	York	Y031 7EA	Batch 3
The Current Business Owner/Manager		24 Goodramgate	York	Y01 7LG	Batch 3
The Current Business Owner/Manager		24 Lord Mayors Walk	York	Y031 7HA	Batch 3





The Current Business Owner/Manager			8 High Ousegate	York	Y01 8RZ	Batch 3	
The Current Business Owner/Manager			8 Low Ousegate	York	Y01 9QU	Batch 3	
The Current Business Owner/Manager	The Old White Swan		80 Goodramgate	York	Y01 7LF	Batch 3	
The Current Business Owner/Manager			81 Gillygate	York	Y031 7EA	Batch 3	
The Current Business Owner/Manager			81 Low Petergate	York	Y01 7HY	Batch 3	
The Current Business Owner/Manager			8-10 King Street	York	Y01 95P	Batch 3	
The Current Business Owner/Manager			82 Gillygate	York	Y031 7EQ	Batch 3	
The Current Business Owner/Manager			83 Goodramgate	York	Y01 7LS	Batch 3	
The Current Business Owner/Manager			83 Low Petergate	York	Y01 7HY	Batch 3	
The Current Business Owner/Manager			84 Gillygate	York	Y031 7EQ	Batch 3	
The Current Business Owner/Manager			84 Goodramgate	York	Y01 7LF	Batch 3	
The Current Business Owner/Manager			86 Gillygate	York	Y031 7EQ	Batch 3	
The Current Business Owner/Manager			87 Low Petergate	York	Y01 7HY	Batch 3	
The Current Business Owner/Manager			89 Low Petergate	York	Y01 7HY	Batch 3	
The Current Business Owner/Manager			9 Gillygate	York	Y031 7EA	Batch 3	
The Current Business Owner/Manager			9 Goodramgate	York	Y01 7LW	Batch 3	
The Current Business Owner/Manager			9 High Petergate	York	Y01 7EN	Batch 3	
The Current Business Owner/Manager			9 King Street	York	Y01 95P	Batch 3	
The Current Business Owner/Manager			9 Lendal	York	Y01 8AQ	Batch 3	
The Current Business Owner/Manager			9 Lord Mayors Walk	York	Y031 7HB	Batch 3	
The Current Business Owner/Manager			9 Market Street	York	Y01 85R	Batch 3	
The Current Business Owner/Manager			91/93 Low Petergate	York	Y01 7HY	Batch 3	
The Current Business Owner/Manager			9-10 High Ousegate	York	Y01 8RZ	Batch 3	
The Current Business Owner/Manager			9-11 Low Ousegate	York	Y01 9QX	Batch 3	
The Current Business Owner/Manager			95 Low Petergate	York	Y01 7HY	Batch 3	
The Current Business Owner/Manager			97 Low Petergate	York	Y01 7HY	Batch 3	
The Current Business Owner/Manager			99 Low Petergate	York	Y01 7HY	Batch 3	
The Current Business Owner/Manager	University Of York		Exhibition Square	York	Y01 7EP	Batch 3	
The Current Business Owner/Manager			George Hudson Street	York	Y01 6JP	Batch 3	
The Current Business Owner/Manager	George House	1st Flr	George Street	York	Y01 9AB	Batch 3	
The Current Business Owner/Manager	George House	2nd Flr	George Street	York	Y01 9AB	Batch 3	
The Current Business Owner/Manager	George House	Gnd Floor	George Street	York	Y01 9AB	Batch 3	
The Current Business Owner/Manager	Stamford House		George Street	York	Y01 9PP	Batch 3	
The Current Business Owner/Manager	Cross Keys Inn		Goodramgate	York	Y01 7LF	Batch 3	
The Current Business Owner/Manager		Apartment 2	Goodramgate	York	Y01 7LS	Batch 3	
The Current Business Owner/Manager			High Newbiggin Street	York	Y031 7QS	Batch 3	
The Current Business Owner/Manager		Ground & 1st Floor	High Petergate	York	Y01 7EH	Batch 3	
The Current Business Owner/Manager		Suite 3	King Street	York	Y01 9WP	Batch 3	
The Current Business Owner/Manager			Lendal	York	Y01 8AA	Batch 3	
The Current Business Owner/Manager	Postern Tower		Lendal Bridge	York	Y01 7DJ	Batch 3	
The Current Business Owner/Manager	West Lodge		Lendal Bridge	York	Y01 7DP	Batch 3	
The Current Business Owner/Manager		York Boat	Lendal Bridge	York	Y01 7DP	Batch 3	
The Current Business Owner/Manager	One He Limited		Lord Mayors Walk	York	Y031 7EX	Batch 3	
The Current Business Owner/Manager	College Of York St John		Lord Mayors Walk	York	Y031 7EX	Batch 3	
The Current Business Owner/Manager	York St John University		Lord Mayors Walk	York	Y031 7EX	Batch 3	
The Current Business Owner/Manager			Lord Mayors Walk	York	Y031 7EX	Batch 3	
The Current Business Owner/Manager			1 Micklegate	York	Y01 6IG	Batch 4	
The Current Business Owner/Manager			1 Museum Street	York	Y01 7DT	Batch 4	
The Current Business Owner/Manager			100 Micklegate	York	Y01 6IX	Batch 4	
The Current Business Owner/Manager			10-12 North Street	York	Y01 6ID	Batch 4	
The Current Business Owner/Manager			102 Micklegate	York	Y01 6IX	Batch 4	
The Current Business Owner/Manager	The Priory		103 Micklegate	York	Y01 6LB	Batch 4	
The Current Business Owner/Manager			104 Micklegate	York	Y01 6IX	Batch 4	
The Current Business Owner/Manager			104 Micklegate	York	Y01 6IX	Batch 4	
The Current Business Owner/Manager	Rattleowl	3rd Flr	106 Micklegate	York	Y01 6IX	Batch 4	
The Current Business Owner/Manager		1st Flr	106 Micklegate	York	Y01 6IX	Batch 4	
The Current Business Owner/Manager		2nd Flr	106 Micklegate	York	Y01 6IX	Batch 4	
The Current Business Owner/Manager			107 Micklegate	York	Y01 6LB	Batch 4	
The Current Business Owner/Manager			108 Micklegate	York	Y01 6IX	Batch 4	
The Current Business Owner/Manager			109 Micklegate	York	Y01 6LB	Batch 4	
The Current Business Owner/Manager			11 Micklegate	York	Y01 6IH	Batch 4	
The Current Business Owner/Manager			11 Museum Street	York	Y01 7DT	Batch 4	
The Current Business Owner/Manager			112 Micklegate	York	Y01 6IX	Batch 4	
The Current Business Owner/Manager	Brigantes		114/116 Micklegate	York	Y01 6IX	Batch 4	
The Current Business Owner/Manager			12 Minster Yard	York	Y01 7HH	Batch 4	
The Current Business Owner/Manager	County House		12 Monkgate	York	Y031 7PF	Batch 4	
The Current Business Owner/Manager			122 Micklegate	York	Y01 6IX	Batch 4	
The Current Business Owner/Manager			123-127 Micklegate	York	Y01 6LB	Batch 4	
The Current Business Owner/Manager			126 Micklegate	York	Y01 6IX	Batch 4	
The Current Business Owner/Manager			127 Micklegate	York	Y01 6LB	Batch 4	
The Current Business Owner/Manager		Gibsons	129 Micklegate	York	Y01 6LB	Batch 4	
The Current Business Owner/Manager			13 Micklegate	York	Y01 6IH	Batch 4	
The Current Business Owner/Manager			1-3 Monkgate	York	Y031 7PB	Batch 4	
The Current Business Owner/Manager			13 Museum Street	York	Y01 7DT	Batch 4	
The Current Business Owner/Manager		1st Floor	130/134 Micklegate	York	Y01 6IX	Batch 4	
The Current Business Owner/Manager			130/134 Micklegate	York	Y01 6IX	Batch 4	
The Current Business Owner/Manager		1st Flr Offices	13-15 Micklegate	York	Y01 6IH	Batch 4	
The Current Business Owner/Manager			138 Micklegate	York	Y01 6IX	Batch 4	
The Current Business Owner/Manager			13a Museum Street	York	Y01 7DT	Batch 4	
The Current Business Owner/Manager			140 Micklegate	York	Y01 6IX	Batch 4	
The Current Business Owner/Manager			144 Micklegate	York	Y01 6IX	Batch 4	
The Current Business Owner/Manager			148/150 Micklegate	York	Y01 6IU	Batch 4	
The Current Business Owner/Manager			15 Micklegate	York	Y01 6IH	Batch 4	
The Current Business Owner/Manager			17 Micklegate	York	Y01 6IH	Batch 4	
The Current Business Owner/Manager	River House	Pizza Express	17 Museum Street	York	Y01 7DJ	Batch 4	
The Current Business Owner/Manager	Savills		17 Museum Street	York	Y01 7DJ	Batch 4	
The Current Business Owner/Manager			18 Monkgate	York	Y031 7PF	Batch 4	
The Current Business Owner/Manager			19 Micklegate	York	Y01 6IH	Batch 4	
The Current Business Owner/Manager			1a Monkgate	York	Y031 7PB	Batch 4	
The Current Business Owner/Manager	Travel Lodge York Central		2 Micklegate	York	Y01 6IG	Batch 4	
The Current Business Owner/Manager			2 Monkgate	York	Y031 7PE	Batch 4	
The Current Business Owner/Manager			2 Millers Yard	Gillygate	York	Y031 7EB	Batch 4
The Current Business Owner/Manager			23/23a Micklegate	York	Y01 6IH	Batch 4	
The Current Business Owner/Manager		1st Flr	23a Micklegate	York	Y01 6IH	Batch 4	
The Current Business Owner/Manager			24/26 Monkgate	York	Y031 7PF	Batch 4	
The Current Business Owner/Manager		Office 3 1st Flr	25 Micklegate	York	Y01 6IH	Batch 4	

The Current Business Owner/Manager	Office 1 1st Flr	25 Micklegate	York	YO1 6JH	Batch 4	
The Current Business Owner/Manager	Office 2 1st Flr	25 Micklegate	York	YO1 6JH	Batch 4	
The Current Business Owner/Manager	Office 5 1st Flr	25 Micklegate	York	YO1 6JH	Batch 4	
The Current Business Owner/Manager	2nd Floor	25 Micklegate	York	YO1 6JH	Batch 4	
The Current Business Owner/Manager		27 Micklegate	York	YO1 6JH	Batch 4	
The Current Business Owner/Manager		28 Monkgate	York	YO31 7PF	Batch 4	
The Current Business Owner/Manager		29 Micklegate	York	YO1 6JH	Batch 4	
The Current Business Owner/Manager		29 Monkgate	York	YO31 7PB	Batch 4	
The Current Business Owner/Manager		2a Monkgate	York	YO31 7PE	Batch 4	
The Current Business Owner/Manager		3 Millers Yard	Gillygate	York	YO31 7EB	Batch 4
The Current Business Owner/Manager		3 Museum Street	York	YO1 7DT	Batch 4	
The Current Business Owner/Manager		30 Monkgate	York	YO31 7PF	Batch 4	
The Current Business Owner/Manager		30-34 Micklegate	York	YO1 6LF	Batch 4	
The Current Business Owner/Manager		30a Monkgate	York	YO31 7PF	Batch 4	
The Current Business Owner/Manager	3rd Flr	31 Micklegate	York	YO1 6JH	Batch 4	
The Current Business Owner/Manager	1st Flr Office 3	31 Micklegate	York	YO1 6JH	Batch 4	
The Current Business Owner/Manager	1st Flr Offices 2 4 & 5	31 Micklegate	York	YO1 6JH	Batch 4	
The Current Business Owner/Manager	2nd Flr Offices	31 Micklegate	York	YO1 6JH	Batch 4	
The Current Business Owner/Manager		31-35 Monkgate	York	YO31 7PB	Batch 4	
The Current Business Owner/Manager	2nd Flr At	34 Micklegate	York	YO1 6LF	Batch 4	
The Current Business Owner/Manager	1st Flr At	34 Micklegate	York	YO1 6LF	Batch 4	
The Current Business Owner/Manager		35 Micklegate	York	YO1 6JH	Batch 4	
The Current Business Owner/Manager		35-41 North Street	York	YO1 6ID	Batch 4	
The Current Business Owner/Manager		36 Micklegate	York	YO1 6LF	Batch 4	
The Current Business Owner/Manager	Ground Floor	37 Micklegate	York	YO1 6JH	Batch 4	
The Current Business Owner/Manager	Pt 1st 37	37 Micklegate	York	YO1 6JH	Batch 4	
The Current Business Owner/Manager	Office 6 2nd Flr	37a Micklegate	York	YO1 6JH	Batch 4	
The Current Business Owner/Manager	Office 3 1st Flr	37a Micklegate	York	YO1 6JH	Batch 4	
The Current Business Owner/Manager	Office 1 1st Flr	37a Micklegate	York	YO1 6JH	Batch 4	
The Current Business Owner/Manager	Office 2 1st Flr	37a Micklegate	York	YO1 6JH	Batch 4	
The Current Business Owner/Manager	Office 7 2nd Flr	37a Micklegate	York	YO1 6JH	Batch 4	
The Current Business Owner/Manager		39 Monkgate	York	YO31 7PB	Batch 4	
The Current Business Owner/Manager		4 Monkgate	York	YO31 7PF	Batch 4	
The Current Business Owner/Manager		4 Nessgate	York	YO1 9NF	Batch 4	
The Current Business Owner/Manager		4 Millers Yard	Gillygate	York	YO31 7EB	Batch 4
The Current Business Owner/Manager		4 Queens House	Micklegate	York	YO1 6JH	Batch 4
The Current Business Owner/Manager		40 Micklegate	York	YO1 6LF	Batch 4	
The Current Business Owner/Manager	Flat 1	40a Micklegate	York	YO1 6LF	Batch 4	
The Current Business Owner/Manager		41 Micklegate	York	YO1 6JH	Batch 4	
The Current Business Owner/Manager	John Cooper Studio Theatre	41 Monkgate	York	YO31 7PB	Batch 4	
The Current Business Owner/Manager		42 Micklegate	York	YO1 6LF	Batch 4	
The Current Business Owner/Manager		44/46 Micklegate	York	YO1 6LG	Batch 4	
The Current Business Owner/Manager		45 Monkgate	York	YO31 7PB	Batch 4	
The Current Business Owner/Manager	The Artful Dodger	47/49 Micklegate	York	YO1 6JH	Batch 4	
The Current Business Owner/Manager		5 Museum Street	York	YO1 7DT	Batch 4	
The Current Business Owner/Manager		50 Micklegate	York	YO1 6LF	Batch 4	
The Current Business Owner/Manager		53 Micklegate	York	YO1 6LJ	Batch 4	
The Current Business Owner/Manager		53 Monkgate	York	YO31 7PB	Batch 4	
The Current Business Owner/Manager		56 Micklegate	York	YO1 6LF	Batch 4	
The Current Business Owner/Manager		56 Micklegate	York	YO1 6LF	Batch 4	
The Current Business Owner/Manager		57 Micklegate	York	YO1 6LJ	Batch 4	
The Current Business Owner/Manager		5-7 Nessgate	York	YO1 9NP	Batch 4	
The Current Business Owner/Manager		58 Micklegate	York	YO1 6LF	Batch 4	
The Current Business Owner/Manager		59 Monkgate	York	YO31 7PB	Batch 4	
The Current Business Owner/Manager		59a Monkgate	York	YO31 7PB	Batch 4	
The Current Business Owner/Manager		5a Museum Street	York	YO1 7DT	Batch 4	
The Current Business Owner/Manager		6 Nessgate	York	YO1 9FY	Batch 4	
The Current Business Owner/Manager		60 Micklegate	York	YO1 6LF	Batch 4	
The Current Business Owner/Manager		61 Micklegate	York	YO1 6LJ	Batch 4	
The Current Business Owner/Manager		64 Micklegate	York	YO1 6JH	Batch 4	
The Current Business Owner/Manager		67 Micklegate	York	YO1 6LJ	Batch 4	
The Current Business Owner/Manager		68 Micklegate	York	YO1 6LF	Batch 4	
The Current Business Owner/Manager		68 Monkgate	York	YO31 7PF	Batch 4	
The Current Business Owner/Manager		69/71 Micklegate	York	YO1 6LJ	Batch 4	
The Current Business Owner/Manager	Office 2nd Flr	69/71 (Part) Micklegate	York	YO1 6LJ	Batch 4	
The Current Business Owner/Manager		7 Minster Yard	York	YO1 7JD	Batch 4	
The Current Business Owner/Manager		7 Museum Street	York	YO1 7DT	Batch 4	
The Current Business Owner/Manager		70 Micklegate	York	YO1 6LF	Batch 4	
The Current Business Owner/Manager		74 Micklegate	York	YO1 6LF	Batch 4	
The Current Business Owner/Manager		76 Micklegate	York	YO1 6LF	Batch 4	
The Current Business Owner/Manager		78 Monkgate	York	YO31 7PF	Batch 4	
The Current Business Owner/Manager		79 Micklegate	York	YO1 6LJ	Batch 4	
The Current Business Owner/Manager		80/82 Micklegate	York	YO1 6JR	Batch 4	
The Current Business Owner/Manager		84 Micklegate	York	YO1 6LF	Batch 4	
The Current Business Owner/Manager		84 Monkgate	York	YO31 7PF	Batch 4	
The Current Business Owner/Manager		85 Micklegate	York	YO1 6LE	Batch 4	
The Current Business Owner/Manager		86 Micklegate	York	YO1 6LQ	Batch 4	
The Current Business Owner/Manager		87 Micklegate	York	YO1 6LJ	Batch 4	
The Current Business Owner/Manager		88/90 Micklegate	York	YO1 6LQ	Batch 4	
The Current Business Owner/Manager		89 Micklegate	York	YO1 6LE	Batch 4	
The Current Business Owner/Manager		91 Micklegate	York	YO1 6LE	Batch 4	
The Current Business Owner/Manager		92 Micklegate	York	YO1 6IX	Batch 4	
The Current Business Owner/Manager		93 Micklegate	York	YO1 6LE	Batch 4	
The Current Business Owner/Manager	Falcon Tap	94 Micklegate	York	YO1 6IX	Batch 4	
The Current Business Owner/Manager		95 Micklegate	York	YO1 6LE	Batch 4	
The Current Business Owner/Manager		96 Micklegate	York	YO1 6IY	Batch 4	
The Current Business Owner/Manager		97 Micklegate	York	YO1 6LE	Batch 4	
The Current Business Owner/Manager		98 Micklegate	York	YO1 6IX	Batch 4	
The Current Business Owner/Manager		Marygate Lane	York	YO30 7BJ	Batch 4	
The Current Business Owner/Manager	The Parish	Micklegate	York	YO1 6IG	Batch 4	
The Current Business Owner/Manager	Queens House	Micklegate	York	YO1 6IH	Batch 4	
The Current Business Owner/Manager	Queens House	Micklegate	York	YO1 6JH	Batch 4	
The Current Business Owner/Manager	Micklegate Bar Museum	Micklegate	York	YO1 6JU	Batch 4	
The Current Business Owner/Manager	County House	Monkgate	York	YO31 7NS	Batch 4	
The Current Business Owner/Manager	County House	Monkgate	York	YO31 7NS	Batch 4	
The Current Business Owner/Manager	St Wilfreds C E	Monkgate	York	YO31 7PB	Batch 4	

The Current Business Owner/Manager	The Beehive		Monkgate	York	YO31 7PF	Batch 4	
The Current Business Owner/Manager	Club Chambers	Hunter Gee Holroyd Ltd	Museum Street	York	YO1 7DN	Batch 4	
The Current Business Owner/Manager	Club Chambers	1sr floor	Museum Street	York	YO1 7DN	Batch 4	
The Current Business Owner/Manager	Club Chambers	Locked In Games York Ltd	Museum Street	York	YO1 7DN	Batch 4	
The Current Business Owner/Manager	Lendal Tower		Museum Street	York	YO1 7DP	Batch 4	
The Current Business Owner/Manager	Lendal Engine House	The Star Inn The City (York) Ltd	Museum Street	York	YO1 7DR	Batch 4	
The Current Business Owner/Manager	The Lodge		Museum Street	York	YO1 7DR	Batch 4	
The Current Business Owner/Manager	York Museum And Gallery Trust		Museum Street	York	YO1 7FR	Batch 4	
The Current Business Owner/Manager	Mill House	Suite 5 2nd Flr	North Street	York	YO1 6JD	Batch 4	
The Current Business Owner/Manager	Mill House	2nd Flr Suite 4	North Street	York	YO1 6JD	Batch 4	
The Current Business Owner/Manager	Chapel House		North Street	York	YO1 6JD	Batch 4	
The Current Business Owner/Manager	Mill House	3rd Flr	North Street	York	YO1 6JD	Batch 4	
The Police And Crime Commissioner For No	Mill House		North Street	York	YO1 6JD	Batch 4	
The Current Business Owner/Manager	The Whippet Inn		North Street	York	YO1 6JD	Batch 4	
The Current Business Owner/Manager	Park Inn hotel		North Street	York	YO1 6JF	Batch 4	
The Current Business Owner/Manager	Mill House	1st Flr Suite 2	North Street	York	YO1 6IQ	Batch 4	
The Current Business Owner/Manager	Mill House	1st Flr Suite 3	North Street	York	YO1 6IQ	Batch 4	
The Current Business Owner/Manager			1 Peter Lane	York	YO1 8SW	Batch 5	
The Current Business Owner/Manager			1 Shambles	York	YO1 7LZ	Batch 5	
The Current Business Owner/Manager			1 St Helens Square	York	YO1 8QN	Batch 5	
The Current Business Owner/Manager			1 St Mary'S Square	York	YO1 9WT	Batch 5	
The Current Business Owner/Manager			1 Stonegate	York	YO1 8AX	Batch 5	
The Current Business Owner/Manager			1 Reubens Court	Prospect Terrace	York	YO1 6LU	Batch 5
The Current Business Owner/Manager		1st Floor	1/5 Shambles	York	YO1 7LZ	Batch 5	
The Current Business Owner/Manager			10 Parliament Street	York	YO1 8SE	Batch 5	
The Current Business Owner/Manager			10 Pavement	York	YO1 9UP	Batch 5	
The Current Business Owner/Manager			10 Shambles	York	YO1 7LZ	Batch 5	
The Current Business Owner/Manager			10 St Sampsons Square	York	YO1 8RN	Batch 5	
The Current Business Owner/Manager			10 Stonegate	York	YO1 8AS	Batch 5	
The Current Business Owner/Manager			10 Strand House	York	YO1 9QY	Batch 5	
The Current Business Owner/Manager			11 Piccadilly	York	YO1 9PB	Batch 5	
The Current Business Owner/Manager			11 Shambles	York	YO1 7LZ	Batch 5	
The Current Business Owner/Manager			11 St Sampsons Square	York	YO1 8RN	Batch 5	
The Current Business Owner/Manager		Unit 3	11-15 Piccadilly	York	YO1 9PB	Batch 5	
The Current Business Owner/Manager	Merchants House	2nd Floor	11a Piccadilly	York	YO1 9PB	Batch 5	
The Current Business Owner/Manager	Merchants House	3rd Floor	11a Piccadilly	York	YO1 9PB	Batch 5	
The Current Business Owner/Manager	Merchants House	1st Floor	11a Piccadilly	York	YO1 9WB	Batch 5	
The Current Business Owner/Manager			12 Pavement	York	YO1 9UP	Batch 5	
The Current Business Owner/Manager			12 Priory Street	York	YO1 6EX	Batch 5	
The Current Business Owner/Manager			12 Shambles	York	YO1 7LZ	Batch 5	
The Current Business Owner/Manager			12 St Sampsons Square	York	YO1 8BA	Batch 5	
The Current Business Owner/Manager			1-2 St Sampsons Square	York	YO1 8RL	Batch 5	
The Current Business Owner/Manager			12 Stonegate	York	YO1 8AX	Batch 5	
The Current Business Owner/Manager			12/13 Swingate Court East	York	YO1 8AZ	Batch 5	
The Current Business Owner/Manager			12a Stonegate	York	YO1 8AX	Batch 5	
The Current Business Owner/Manager			13 Parliament Street	York	YO1 8RS	Batch 5	
The Current Business Owner/Manager			13 Piccadilly	York	YO1 9PB	Batch 5	
The Current Business Owner/Manager			13 Priory Street	York	YO1 6ET	Batch 5	
The Current Business Owner/Manager			13 St Sampsons Square	York	YO1 8RR	Batch 5	
The Current Business Owner/Manager			13 Stonegate	York	YO1 8AN	Batch 5	
The Current Business Owner/Manager		1st floor	13 Stonegate	York	YO1 8AS	Batch 5	
The Current Business Owner/Manager			13/14 Shambles	York	YO1 7LZ	Batch 5	
The Current Business Owner/Manager			13a Piccadilly	York	YO1 9PB	Batch 5	
The Current Business Owner/Manager			14 Parliament Street	York	YO1 8SG	Batch 5	
The Current Business Owner/Manager			14 Pavement	York	YO1 9UP	Batch 5	
The Current Business Owner/Manager			14 St Sampsons Square	York	YO1 8RR	Batch 5	
The Current Business Owner/Manager			14 Stonegate	York	YO1 8AS	Batch 5	
The Current Business Owner/Manager			15 Parliament Street	York	YO1 8SE	Batch 5	
The Current Business Owner/Manager			15 Shambles	York	YO1 7LZ	Batch 5	
The Current Business Owner/Manager		2nd Flr	1-5 Shambles	York	YO1 7LZ	Batch 5	
The Current Business Owner/Manager		2nd Flr	1-5 Shambles	York	YO1 7LZ	Batch 5	
The Current Business Owner/Manager	R S M Consultancy	2nd Flr	1-5 Shambles	York	YO1 7LZ	Batch 5	
The Current Business Owner/Manager	Urban Media Publishing Ltd	2nd Flr	1-5 Shambles	York	YO1 7LZ	Batch 5	
The Current Business Owner/Manager		Offices 1 2nd Flr	1-5 Shambles	York	YO1 7LZ	Batch 5	
The Current Business Owner/Manager			15 St Sampsons Square	York	YO1 8RR	Batch 5	
The Current Business Owner/Manager			15 Stonegate	York	YO1 8ZW	Batch 5	
The Current Business Owner/Manager			15/17 Priory Street	York	YO1 6ET	Batch 5	
The Current Business Owner/Manager			15-19 Shambles	York	YO1 7LZ	Batch 5	
The Current Business Owner/Manager		Suite 2 2nd Flr	15-19 Shambles	York	YO1 7LZ	Batch 5	
The Current Business Owner/Manager			15a Prospect Terrace	York	YO1 6EP	Batch 5	
The Current Business Owner/Manager			16 Paragon Street	York	YO10 4AH	Batch 5	
The Current Business Owner/Manager			16 Parliament Street	York	YO1 8SG	Batch 5	
The Current Business Owner/Manager			16 Pavement	York	YO1 9UP	Batch 5	
The Current Business Owner/Manager			16 Stonegate	York	YO1 8AS	Batch 5	
The Current Business Owner/Manager			16/17 Shambles	York	YO1 7LZ	Batch 5	
The Current Business Owner/Manager			1-7 St Saviourgate	York	YO1 8ZQ	Batch 5	
The Current Business Owner/Manager			17/19 Stonegate	York	YO1 8ZW	Batch 5	
The Current Business Owner/Manager			17-20 Parliament Street	York	YO1 8SG	Batch 5	
The Current Business Owner/Manager			18 Pavement	York	YO1 9UP	Batch 5	
The Current Business Owner/Manager			18 Shambles	York	YO1 7LZ	Batch 5	
The Current Business Owner/Manager			18 St Maurices Road	York	YO31 7J5	Batch 5	
The Current Business Owner/Manager			18 St Saviourgate	York	YO1 8NS	Batch 5	
The Current Business Owner/Manager			18/20 Stonegate	York	YO1 8AT	Batch 5	
The Current Business Owner/Manager			19 Shambles	York	YO1 7LX	Batch 5	
The Current Business Owner/Manager			1a Peter Lane	York	YO1 8SW	Batch 5	
The Current Business Owner/Manager			2 Pavement	York	YO1 9LB	Batch 5	
The Current Business Owner/Manager			2 Peter Lane	York	YO1 8SW	Batch 5	
The Current Business Owner/Manager			2 Shambles	York	YO1 7LZ	Batch 5	
The Current Business Owner/Manager			2 Skeldergate	York	YO1 6DG	Batch 5	
The Current Business Owner/Manager			2 St Mary'S Square	York	YO1 9WY	Batch 5	
The Current Business Owner/Manager			2 Stonegate	York	YO1 8AS	Batch 5	
The Current Business Owner/Manager			2 Reubens Court	Prospect Terrace	York	YO1 6LU	Batch 5
The Current Business Owner/Manager			20 Pavement	York	YO1 9UP	Batch 5	
The Current Business Owner/Manager			20 Piccadilly	York	YO1 9PB	Batch 5	
The Current Business Owner/Manager			20 Shambles	York	YO1 7LZ	Batch 5	
The Current Business Owner/Manager			21 Parliament Street	York	YO1 8SG	Batch 5	

The Current Business Owner/Manager			21 Shambles	York	YO1 7LZ	Batch 5	
The Current Business Owner/Manager			21 Stonegate	York	YO1 8AW	Batch 5	
The Current Business Owner/Manager	Cadet Headquarters		21/22 Skeldergate	York	YO1 6DH	Batch 5	
The Current Business Owner/Manager		2nd Floor	22 Pavement	York	YO1 9UP	Batch 5	
The Current Business Owner/Manager		1st Floor	22 Pavement	York	YO1 9UP	Batch 5	
The Current Business Owner/Manager			22 Piccadilly	York	YO1 9PB	Batch 5	
The Current Business Owner/Manager			22 Shambles	York	YO1 7LX	Batch 5	
The Current Business Owner/Manager			22 Stonegate	York	YO1 8AS	Batch 5	
The Current Business Owner/Manager			22/23 Parliament Street	York	YO1 8RS	Batch 5	
The Current Business Owner/Manager			23 Shambles	York	YO1 7LX	Batch 5	
The Current Business Owner/Manager			23 Stonegate	York	YO1 8AW	Batch 5	
The Current Business Owner/Manager	Stonegate Medical Clinic		23 Stonegate	York	YO1 8AW	Batch 5	
The Current Business Owner/Manager		Basement	23 Piccadilly	York	YO1 9PG	Batch 5	
The Current Business Owner/Manager		First Floor	23 Piccadilly	York	YO1 9PG	Batch 5	
The Current Business Owner/Manager		Gnd Flr Offices Front	23 Piccadilly	York	YO1 9PG	Batch 5	
The Current Business Owner/Manager		Second Floor	23 Piccadilly	York	YO1 9PG	Batch 5	
The Current Business Owner/Manager		Third Floor	23 Piccadilly	York	YO1 9PG	Batch 5	
The Current Business Owner/Manager			24 Parliament Street	York	YO1 8RS	Batch 5	
The Current Business Owner/Manager			24 Pavement	York	YO1 9UP	Batch 5	
The Current Business Owner/Manager			24 Woodsmill Quay	Skeldergate	York	YO1 6DX	Batch 5
The Current Business Owner/Manager			24a Priory Street	York	YO1 6EX	Batch 5	
The Current Business Owner/Manager	Albion Wharfe		25 Skeldergate	York	YO1 6DH	Batch 5	
The Current Business Owner/Manager			25 Stonegate	York	YO1 8ZW	Batch 5	
The Current Business Owner/Manager			25/27 Parliament Street	York	YO1 8RS	Batch 5	
The Current Business Owner/Manager			26 Pavement	York	YO1 9UP	Batch 5	
The Current Business Owner/Manager			27 Shambles	York	YO1 7LX	Batch 5	
The Current Business Owner/Manager			27 Stonegate	York	YO1 8AW	Batch 5	
The Current Business Owner/Manager			27a Shambles	York	YO1 7LX	Batch 5	
The Current Business Owner/Manager			28 Parliament Street	York	YO1 8RS	Batch 5	
The Current Business Owner/Manager			28 Pavement	York	YO1 9UP	Batch 5	
The Current Business Owner/Manager			28 Shambles	York	YO1 7LX	Batch 5	
The Current Business Owner/Manager			28 Stonegate	York	YO1 8AS	Batch 5	
The Current Business Owner/Manager			29 Parliament Street	York	YO1 8RS	Batch 5	
The Current Business Owner/Manager			29 Stonegate	York	YO1 6GA	Batch 5	
The Current Business Owner/Manager			3 Shambles	York	YO1 7LZ	Batch 5	
The Current Business Owner/Manager			3 Skeldergate	York	YO1 6DG	Batch 5	
The Current Business Owner/Manager			3 St Helens Square	York	YO1 8QN	Batch 5	
The Current Business Owner/Manager			3 St Mary'S Square	York	YO1 9NY	Batch 5	
The Current Business Owner/Manager			3 St Sampsons Square	York	YO1 8RL	Batch 5	
The Current Business Owner/Manager			3 Stonegate	York	YO1 8AN	Batch 5	
The Current Business Owner/Manager		Suite 2f	3 Swingate Court East	York	YO1 7HU	Batch 5	
The Current Business Owner/Manager		Suites 2d & 2g	3 Swingate Court East	York	YO1 7HU	Batch 5	
The Current Business Owner/Manager		Suite 2e	3 Swingate Court East	York	YO1 7HU	Batch 5	
The Current Business Owner/Manager		Suite 2b	3 Swingate Court East	York	YO1 7HU	Batch 5	
The Current Business Owner/Manager			3 Reubens Court	Prospect Terrace	York	YO1 6LU	Batch 5
The Current Business Owner/Manager			3 St Maurices Road	York	YO31 7JS	Batch 5	
The Current Business Owner/Manager		Suite 1c	3 Swingate Court East	York	YO1 7HU	Batch 5	
The Current Business Owner/Manager		Suite 1d	3 Swingate Court East	York	YO1 7HU	Batch 5	
The Current Business Owner/Manager		Suite 1a	3 Swingate Court East	York	YO1 7HU	Batch 5	
The Current Business Owner/Manager	Queens House (Unit 5		3/9 Skeldergate	York	YO1 6DG	Batch 5	
The Current Business Owner/Manager			30 Shambles	York	YO1 7LX	Batch 5	
The Current Business Owner/Manager			30 St Saviourgate	York	YO1 8NN	Batch 5	
The Current Business Owner/Manager			31 Parliament Street	York	YO1 8RS	Batch 5	
The Current Business Owner/Manager			31 Shambles	York	YO1 7LX	Batch 5	
The Current Business Owner/Manager			31 St Saviourgate	York	YO1 8NQ	Batch 5	
The Current Business Owner/Manager			31 Stonegate	York	YO1 8AW	Batch 5	
The Current Business Owner/Manager			32 Parliament Street	York	YO1 8SG	Batch 5	
The Current Business Owner/Manager			32 Parliament Street	York	YO1 8SG	Batch 5	
The Current Business Owner/Manager			32 Shambles	York	YO1 7LX	Batch 5	
The Current Business Owner/Manager			32 Stonegate	York	YO1 8AS	Batch 5	
The Current Business Owner/Manager			33 Parliament Street	York	YO1 8RT	Batch 5	
The Current Business Owner/Manager			33 Shambles	York	YO1 7LX	Batch 5	
The Current Business Owner/Manager			33 Stonegate	York	YO1 8AW	Batch 5	
The Current Business Owner/Manager			34 Parliament Street	York	YO1 8RU	Batch 5	
The Current Business Owner/Manager			34 Piccadilly	York	YO1 9TU	Batch 5	
The Current Business Owner/Manager			34 Shambles	York	YO1 7LX	Batch 5	
The Current Business Owner/Manager			34 Stonegate	York	YO1 8AS	Batch 5	
The Current Business Owner/Manager			34a Shambles	York	YO1 7LX	Batch 5	
The Current Business Owner/Manager			35 Stonegate	York	YO1 8AW	Batch 5	
The Current Business Owner/Manager			35/36 Parliament Street	York	YO1 8RU	Batch 5	
The Current Business Owner/Manager			35a Stonegate	York	YO1 8AW	Batch 5	
The Current Business Owner/Manager			36 Piccadilly	York	YO1 9NX	Batch 5	
The Current Business Owner/Manager			36 Stonegate	York	YO1 8AS	Batch 5	
The Current Business Owner/Manager			37 Parliament Street	York	YO1 8RU	Batch 5	
The Current Business Owner/Manager			37 Shambles	York	YO1 7LX	Batch 5	
The Current Business Owner/Manager			37 Stonegate	York	YO1 8AW	Batch 5	
The Current Business Owner/Manager			37/43 Parliament Street	York	YO1 8RU	Batch 5	
The Current Business Owner/Manager			38 Parliament Street	York	YO1 8RU	Batch 5	
The Current Business Owner/Manager			38 Piccadilly	York	YO1 9NX	Batch 5	
The Current Business Owner/Manager			38 Shambles	York	YO1 7LX	Batch 5	
The Current Business Owner/Manager			38 Stonegate	York	YO1 8AS	Batch 5	
The Current Business Owner/Manager			39 Parliament Street	York	YO1 8RU	Batch 5	
The Current Business Owner/Manager			39 Shambles	York	YO1 7LX	Batch 5	
The Current Business Owner/Manager		Gnd Floor	39 Stonegate	York	YO1 8AW	Batch 5	
The Current Business Owner/Manager			4 Skeldergate	York	YO1 6DG	Batch 5	
The Current Business Owner/Manager			4 St Helens Square	York	YO1 8QP	Batch 5	
The Current Business Owner/Manager			4 Stonegate	York	YO1 8AS	Batch 5	
The Current Business Owner/Manager			4 Reubens Court	Prospect Terrace	York	YO1 6LU	Batch 5
The Current Business Owner/Manager			40 Shambles	York	YO1 7LX	Batch 5	
The Current Business Owner/Manager			40 Stonegate	York	YO1 8AS	Batch 5	
The Current Business Owner/Manager			40/42 Piccadilly	York	YO1 9NX	Batch 5	
The Current Business Owner/Manager		2nd Floor	41 Shambles	York	YO1 7LY	Batch 5	
The Current Business Owner/Manager			41 Stonegate	York	YO1 8AW	Batch 5	
The Current Business Owner/Manager			42 Shambles	York	YO1 7LX	Batch 5	
The Current Business Owner/Manager			42 Stonegate	York	YO1 8AS	Batch 5	
The Current Business Owner/Manager			43 Shambles	York	YO1 7LX	Batch 5	

The Current Business Owner/Manager			43 Stonegate	York	YO1 7HT	Batch 5
The Current Business Owner/Manager		1st & 2nd Floors	43a Shambles	York	YO1 7LX	Batch 5
The Current Business Owner/Manager			44 Piccadilly	York	YO1 9NX	Batch 5
The Current Business Owner/Manager			44 Shambles	York	YO1 7LX	Batch 5
The Current Business Owner/Manager			44 Stonegate	York	YO1 8AS	Batch 5
The Current Business Owner/Manager			45 Shambles	York	YO1 7LX	Batch 5
The Current Business Owner/Manager			45 Stonegate	York	YO1 8AW	Batch 5
The Current Business Owner/Manager			46 Parliament Street	York	YO1 8RU	Batch 5
The Current Business Owner/Manager			46 Shambles	York	YO1 7LX	Batch 5
The Current Business Owner/Manager			46 Stonegate	York	YO1 8AS	Batch 5
The Current Business Owner/Manager			47 Parliament Street	York	YO1 8RU	Batch 5
The Current Business Owner/Manager			4-7 Parliament Street	York	YO1 8SE	Batch 5
The Current Business Owner/Manager			47 Shambles	York	YO1 7LX	Batch 5
The Current Business Owner/Manager			47 Stonegate	York	YO1 8AW	Batch 5
The Current Business Owner/Manager			48 Stonegate	York	YO1 8AS	Batch 5
The Current Business Owner/Manager		2nd Floor	49 Stonegate	York	YO1 8AW	Batch 5
The Current Business Owner/Manager		1st Floor	49 Stonegate	York	YO1 8AW	Batch 5
The Current Business Owner/Manager		3rd Floor	49 Stonegate	York	YO1 8AW	Batch 5
The Current Business Owner/Manager			5 Shambles	York	YO1 7LZ	Batch 5
The Current Business Owner/Manager			5 St Helens Square	York	YO1 8QN	Batch 5
The Current Business Owner/Manager			5 St Mary'S Square	York	YO1 9NY	Batch 5
The Current Business Owner/Manager			5 Stonegate	York	YO1 8AN	Batch 5
The Current Business Owner/Manager			5 Skeldergate	York	YO1 6DG	Batch 5
The Current Business Owner/Manager			5 St Maurices Court	York	YO31 7JS	Batch 5
The Current Business Owner/Manager		Unit 16	5 Swinegate Court East	York	YO1 7AJ	Batch 5
The Current Business Owner/Manager			50 Stonegate	York	YO1 8AS	Batch 5
The Current Business Owner/Manager			51 Stonegate	York	YO1 8AW	Batch 5
The Current Business Owner/Manager			52 Skeldergate	York	YO1 6DS	Batch 5
The Current Business Owner/Manager			52-54 Stonegate	York	YO1 8AW	Batch 5
The Current Business Owner/Manager			53 Picadilly	York	YO1 9PL	Batch 5
The Current Business Owner/Manager			55 Picadilly	York	YO1 9ST	Batch 5
The Current Business Owner/Manager	Piccadilly House		56/58 Stonegate	York	YO1 8AS	Batch 5
The Current Business Owner/Manager			6 Shambles	York	YO1 7LZ	Batch 5
The Current Business Owner/Manager			6 Stonegate	York	YO1 8AS	Batch 5
The Current Business Owner/Manager			6 St Maurices Court	York	YO31 7JS	Batch 5
The Current Business Owner/Manager			60 Stonegate	York	YO1 8AS	Batch 5
The Current Business Owner/Manager			62 Skeldergate	York	YO1 6WN	Batch 5
The Current Business Owner/Manager			6-8 St Helens Square	York	YO1 8QP	Batch 5
The Current Business Owner/Manager			7 Shambles	York	YO1 7LZ	Batch 5
The Current Business Owner/Manager			7 monk Bar mews	St Maurices Road	YO31 7JA	Batch 5
The Current Business Owner/Manager		1st Flr	7 Piccadilly	York	YO1 9PB	Batch 5
The Current Business Owner/Manager		2nd Flr	7 Piccadilly	York	YO1 9PB	Batch 5
The Current Business Owner/Manager			7 Priory House	York	YO1 6EX	Batch 5
The Current Business Owner/Manager			7 Stonegate	York	YO1 8AN	Batch 5
The Current Business Owner/Manager		1st Floor	8 Shambles	York	YO1 7LY	Batch 5
The Current Business Owner/Manager		2nd Floor	8 Shambles	York	YO1 7LY	Batch 5
The Current Business Owner/Manager			8 St Sampsons Square	York	YO1 8RN	Batch 5
The Current Business Owner/Manager			8 Stonegate	York	YO1 8AX	Batch 5
The Current Business Owner/Manager			8 Popeshead Court	Peter Lane	YO1 8SU	Batch 5
The Current Business Owner/Manager			8-10 Parliament Street	York	YO1 8SE	Batch 5
The Current Business Owner/Manager			9 Piccadilly	York	YO1 9PB	Batch 5
The Current Business Owner/Manager			9 Shambles	York	YO1 7LZ	Batch 5
The Current Business Owner/Manager			9 St Sampsons Square	York	YO1 8RN	Batch 5
The Current Business Owner/Manager			9 St Saviourgate	York	YO1 8NL	Batch 5
The Current Business Owner/Manager	St Saviour House	3rd Flr	9 St Saviourgate	York	YO1 8NL	Batch 5
The Current Business Owner/Manager	Saviour House	2nd Flr	9 St Saviourgate	York	YO1 8NL	Batch 5
The Current Business Owner/Manager			9 Stonegate	York	YO1 8AN	Batch 5
The Current Business Owner/Manager			9 Priory House	York	YO1 6EX	Batch 5
The Current Business Owner/Manager			9/11 Stonegate	York	YO1 8AX	Batch 5
The Current Business Owner/Manager			90 Piccadilly	York	YO1 9NX	Batch 5
The Current Business Owner/Manager			90 Piccadilly	York	YO1 9NX	Batch 5
The Current Business Owner/Manager			Paragon Street	York	YO10 4AH	Batch 5
The Current Business Owner/Manager		Co-Operative Group Limited	Paragon Street	York	YO10 4AH	Batch 5
The Current Business Owner/Manager		Staycity York Limited	Paragon Street	York	YO10 4AH	Batch 5
The Current Business Owner/Manager		The Barbican	Paragon Street	York	YO10 4AH	Batch 5
The Current Business Owner/Manager	Sentinel House		Peasholme Green	York	YO1 7PP	Batch 5
The Current Business Owner/Manager	The Hiscox Building		Peasholme Green	York	YO1 7PR	Batch 5
The Current Business Owner/Manager	Black Swan Inn		Peasholme Green	York	YO1 7PR	Batch 5
The Current Business Owner/Manager	The Old Coach House		Peasholme Green	York	YO1 7PW	Batch 5
The Current Business Owner/Manager	St Anthonys Hall		Peasholme Green	York	YO1 7PW	Batch 5
The Current Business Owner/Manager	The Old School House		Peasholme Green	York	YO1 7PW	Batch 5
The Current Business Owner/Manager	St Anthonys Hall		Peasholme Green	York	YO1 7PW	Batch 5
The Current Business Owner/Manager	St Margaret'S Church		Percy's Lane	York	YO1 9TL	Batch 5
The Current Business Owner/Manager	Peter Warehouse		Peter Lane	York	YO1 8SW	Batch 5
The Current Business Owner/Manager	The Pavement Vaults		Piccadilly	York	YO1 9NU	Batch 5
The Current Business Owner/Manager	Infinity Motorcycles	Piccadilly Residence	Piccadilly	York	YO1 9NX	Batch 5
The Current Business Owner/Manager	Shopmobility York		Piccadilly	York	YO1 9NX	Batch 5
The Current Business Owner/Manager	Saxby House		Piccadilly	York	YO1 9NX	Batch 5
The Current Business Owner/Manager			Piccadilly	York	YO1 9PE	Batch 5
The Current Business Owner/Manager	Ryedale Building	4th Floor	Piccadilly	York	YO1 9PE	Batch 5
The Current Business Owner/Manager	Ryedale Building	Ground Floor	Piccadilly	York	YO1 9PE	Batch 5
The Current Business Owner/Manager		Basement Offices B	Popeshead Court	Peter Lane	YO1 8SU	Batch 5
The Current Business Owner/Manager		Basement Offices A	Popeshead Court	Peter Lane	YO1 8SU	Batch 5
The Current Business Owner/Manager	Queens Hotel		Skeldergate	York	YO1 6DH	Batch 5
The Current Business Owner/Manager	Lady Anne Middleton Hotel.		Skeldergate	York	YO1 6DS	Batch 5
The Current Business Owner/Manager	Cock & Bottle		Skeldergate	York	YO1 6DS	Batch 5
The Current Business Owner/Manager	The Mansion House		St Helens Square	York	YO1 9QL	Batch 5
The Current Business Owner/Manager	De Grey House	1st Flr	St Leonards Place	York	YO1 7HD	Batch 5
The Current Business Owner/Manager	Theatre Royal		St Leonards Place	York	YO1 7HD	Batch 5
The Current Business Owner/Manager	Rockingham House	Basement	St Maurices Road	York	YO31 7JA	Batch 5
The Current Business Owner/Manager	Exhibition Centre		St Saviourgate	York	YO1 8NN	Batch 5
The Current Business Owner/Manager	Central Methodist Church		St Saviourgate	York	YO1 8NQ	Batch 5
The Current Business Owner/Manager	The Masonic Hall		St Saviourgate	York	YO1 8NQ	Batch 5
The Current Business Owner/Manager	Central Methodist Church		St Saviourgate	York	YO1 8NQ	Batch 5
The Current Business Owner/Manager	Central Methodist Church		St Saviourgate	York	YO1 8NQ	Batch 5
York & Dist. Citizens Advice Bureau	West Offices		Station Rise	York	YO1 6GA	Batch 5
The Current Business Owner/Manager	Grand Hotel & Spa		Station Rise	York	YO1 6GD	Batch 5

The Current Business Owner/Manager	Sainsbury'S Supermarkets Ltd		Unit 1 Swan Court		York	YO1 9NU	Batch 5
The Current Business Owner/Manager	The Continuum Group Ltd				York	YO10 4UX	Batch 5
The Current Business Owner/Manager		1st floor	1 Victoria House	Micklegate	York	YO1 6JG	Batch 6
The Current Business Owner/Manager			10 Tower Street		York	YO1 9SA	Batch 6
The Current Business Owner/Manager	The Olive Tree		10 Tower Street		York	YO1 9SA	Batch 6
The Current Business Owner/Manager			103 Walmgate		York	YO1 9UA	Batch 6
The Current Business Owner/Manager			105 Walmgate		York	YO1 9UA	Batch 6
The Current Business Owner/Manager			107/109 Walmgate		York	YO1 9UA	Batch 6
The Current Business Owner/Manager			11 Walmgate		York	YO1 9TX	Batch 6
The Current Business Owner/Manager			11 The Walk	Holgate Road	York	YO24 4EL	Batch 6
The Current Business Owner/Manager			111 Walmgate		York	YO1 9UA	Batch 6
The Current Business Owner/Manager			11a Tower Street		York	YO1 9SA	Batch 6
The Current Business Owner/Manager			12 Walmgate		York	YO1 9TJ	Batch 6
The Current Business Owner/Manager			12/13 Tower Street		York	YO1 9SA	Batch 6
The Current Business Owner/Manager	Quartz Point	1st Flr	13 The Stonebow		York	YO1 7NP	Batch 6
The Current Business Owner/Manager	Quartz Point		13 The Stonebow		York	YO1 7NP	Batch 6
The Current Business Owner/Manager			13 Walmgate		York	YO1 9TX	Batch 6
The Current Business Owner/Manager			14a Tower Street		York	YO1 9SA	Batch 6
The Current Business Owner/Manager			15 The Stonebow		York	YO1 7NP	Batch 6
The Current Business Owner/Manager			15 Walmgate		York	YO1 9TX	Batch 6
The Current Business Owner/Manager			17 Walmgate		York	YO1 9TX	Batch 6
The Current Business Owner/Manager	Corner Pin		17 Tanner Row		York	YO1 6JB	Batch 6
The Current Business Owner/Manager			19 Tanner Row		York	YO1 6JB	Batch 6
The Current Business Owner/Manager			19 Walmgate		York	YO1 9TX	Batch 6
The Current Business Owner/Manager			2 Victoria Bar Apartments	Victor Streer	York	YO1 6HQ	Batch 6
The Current Business Owner/Manager		Flats 5 & 3	2 Walmgate		York	YO1 9TJ	Batch 6
The Current Business Owner/Manager			20 Walmgate		York	YO1 9TJ	Batch 6
The Current Business Owner/Manager			22 Walmgate		York	YO1 9TJ	Batch 6
The Current Business Owner/Manager			23 Walmgate		York	YO1 9TX	Batch 6
The Current Business Owner/Manager			24 Walmgate		York	YO1 9TJ	Batch 6
The Current Business Owner/Manager			24 Walmgate		York	YO1 9TJ	Batch 6
The Current Business Owner/Manager			25 Walmgate		York	YO1 9TX	Batch 6
The Current Business Owner/Manager			25 The Walk	Holgate Road	York	YO24 4EL	Batch 6
The Current Business Owner/Manager			26/28 Walmgate		York	YO1 9TJ	Batch 6
The Current Business Owner/Manager			27 Tanner Row		York	YO1 6JP	Batch 6
The Current Business Owner/Manager			29a Walmgate		York	YO1 9TX	Batch 6
The Current Business Owner/Manager			29b Walmgate		York	YO1 9TX	Batch 6
The Current Business Owner/Manager			3/3a Tower Street		York	YO1 9SB	Batch 6
The Current Business Owner/Manager			3/5 Tanner Row		York	YO1 6JB	Batch 6
The Current Business Owner/Manager			30 Walmgate		York	YO1 9TJ	Batch 6
The Current Business Owner/Manager			32 Walmgate		York	YO1 9TJ	Batch 6
The Current Business Owner/Manager			34 Walmgate		York	YO1 9TJ	Batch 6
The Current Business Owner/Manager			35 Walmgate		York	YO1 9TX	Batch 6
The Current Business Owner/Manager			37 Tanner Row		York	YO1 6WP	Batch 6
The Current Business Owner/Manager			37 Walmgate		York	YO1 9TX	Batch 6
The Current Business Owner/Manager		Room T9 3rd Flr	37 Tanner Row		York	YO1 6WP	Batch 6
The Current Business Owner/Manager	Historic England		37 Tanner Row		York	YO1 6WP	Batch 6
The Current Business Owner/Manager			39 Tanner Row		York	YO1 6JP	Batch 6
The Current Business Owner/Manager			4 The Stonebow		York	YO1 7NY	Batch 6
The Current Business Owner/Manager	Darwin Mcgrogan Solicitors	2nd Floor	4 Tower Street		York	YO1 9SB	Batch 6
The Current Business Owner/Manager	Ferguson & Knowles		4 Tower Street		York	YO1 9SB	Batch 6
The Current Business Owner/Manager	Rowley Ward Certified Accountants		4 Tower Street		York	YO1 9SB	Batch 6
The Current Business Owner/Manager			4 Walmgate		York	YO1 9TJ	Batch 6
The Current Business Owner/Manager			40 Walmgate		York	YO1 9TJ	Batch 6
The Current Business Owner/Manager			41 The Walk	Holgate Road	York	YO24 4EL	Batch 6
The Current Business Owner/Manager			43 The Walk	Holgate Road	York	YO24 4EL	Batch 6
The Current Business Owner/Manager			46 Walmgate		York	YO1 9TJ	Batch 6
The Current Business Owner/Manager			46 The Walk	Holgate Road	York	YO24 4EL	Batch 6
The Current Business Owner/Manager			48 The Walk	Holgate Road	York	YO24 4EL	Batch 6
The Current Business Owner/Manager			48 Victor Street		York	YO1 6HL	Batch 6
The Current Business Owner/Manager			48 Walmgate		York	YO1 9TJ	Batch 6
The Current Business Owner/Manager			5 Victoria Bar Apartments	Victor Streer	York	YO1 6HQ	Batch 6
The Current Business Owner/Manager			50 The Walk	Holgate Road	York	YO24 4EL	Batch 6
The Current Business Owner/Manager			50/52 Walmgate		York	YO1 9TJ	Batch 6
The Current Business Owner/Manager			51 Walmgate		York	YO1 9TY	Batch 6
The Current Business Owner/Manager	Maxwells Guest House		52-54 Walmgate		York	YO1 9TJ	Batch 6
The Current Business Owner/Manager			53 Walmgate		York	YO1 9TY	Batch 6
The Current Business Owner/Manager			55 Walmgate		York	YO1 9TY	Batch 6
The Current Business Owner/Manager			57 Walmgate		York	YO1 9TY	Batch 6
The Current Business Owner/Manager			58 Walmgate		York	YO1 9TL	Batch 6
The Current Business Owner/Manager			59-63 Walmgate		York	YO1 9TY	Batch 6
The Current Business Owner/Manager			6 The Stonebow		York	YO1 8NW	Batch 6
The Current Business Owner/Manager			6 Walmgate		York	YO1 9TJ	Batch 6
The Current Business Owner/Manager	Flares		6 Tanner Row		York	YO1 6JB	Batch 6
The Current Business Owner/Manager			64 Walmgate		York	YO1 9TL	Batch 6
The Current Business Owner/Manager			65 Walmgate		York	YO1 9TZ	Batch 6
The Current Business Owner/Manager			66 Walmgate		York	YO1 9TL	Batch 6
The Current Business Owner/Manager			67 Walmgate		York	YO1 9TZ	Batch 6
The Current Business Owner/Manager			69 Walmgate		York	YO1 9TZ	Batch 6
The Current Business Owner/Manager			69a Walmgate		York	YO1 9TZ	Batch 6
The Current Business Owner/Manager			7 Tanner Row		York	YO1 6JB	Batch 6
The Current Business Owner/Manager			7 Tower Street		York	YO1 9RZ	Batch 6
The Current Business Owner/Manager			7 Aspire Apartments	Bootham	York	YO30 7BT	Batch 6
The Current Business Owner/Manager			7 Melroses Yard	Walmgate	York	YO1 9XF	Batch 6
The Current Business Owner/Manager			70 Walmgate		York	YO1 9TL	Batch 6
The Current Business Owner/Manager			71 Walmgate		York	YO1 9TZ	Batch 6
The Current Business Owner/Manager			72 Walmgate		York	YO1 9TL	Batch 6
The Current Business Owner/Manager	Calmswell Chambers		72a Walmgate		York	YO1 9TL	Batch 6
The Current Business Owner/Manager			73 Walmgate		York	YO1 9TZ	Batch 6
The Current Business Owner/Manager			74 Walmgate		York	YO1 9TL	Batch 6
The Current Business Owner/Manager			75 Walmgate		York	YO1 9TZ	Batch 6
The Current Business Owner/Manager		1st Flr	75 Walmgate		York	YO1 9TZ	Batch 6
The Current Business Owner/Manager			75a Walmgate		York	YO1 9TZ	Batch 6
The Current Business Owner/Manager			7a Bartizan House	Lord Mayors Walk	York	YO31 7HB	Batch 6
The Current Business Owner/Manager			8 Tower Street		York	YO1 9SA	Batch 6
The Current Business Owner/Manager			8/8a Walmgate		York	YO1 9TJ	Batch 6

The Current Business Owner/Manager			85 Walmgate	York	YO1 9UA	Batch 6	
The Current Business Owner/Manager			88-96 Walmgate	York	YO1 9TL	Batch 6	
The Current Business Owner/Manager			8a Tower Street	York	YO1 9SA	Batch 6	
The Current Business Owner/Manager	1st Floor		9 Tower Street	York	YO1 9SA	Batch 6	
The Current Business Owner/Manager			9 Tower Street	York	YO1 9SA	Batch 6	
The Current Business Owner/Manager			9 Walmgate	York	YO1 9TX	Batch 6	
The Current Business Owner/Manager			9 Melroses Yard	York	YO1 9XF	Batch 6	
The Current Business Owner/Manager			95 Walmgate	York	YO1 9UA	Batch 6	
The Current Business Owner/Manager			97 Walmgate	York	YO1 9UA	Batch 6	
The Current Business Owner/Manager	Spread Eagle Inn		98 Walmgate	York	YO1 9TL	Batch 6	
The Current Business Owner/Manager			99-101 Walmgate	York	YO1 9UA	Batch 6	
The Current Business Owner/Manager	Yacro		Robinson Court	Walmgate	York	YO1 9TR	Batch 6
The Current Business Owner/Manager	The Lawrance	First Floor	Tanner Row	York	YO1 6LF	Batch 6	
The Current Business Owner/Manager			The Hub Station	Wellington Row	York	YO1 6HY	Batch 6
The Current Business Owner/Manager	Stonebow House		The Stonebow	York	YO1 7NP	Batch 6	
The Current Business Owner/Manager	Stonebow House No.4/5		The Stonebow	York	YO1 7NP	Batch 6	
The Current Business Owner/Manager	Woolpack House		The Stonebow	York	YO1 7NP	Batch 6	
The Current Business Owner/Manager	Stonebow House	Supersonic Fitness Limited	The Stonebow	York	YO1 7NP	Batch 6	
The Current Business Owner/Manager	Castle Museum		Tower Street	York	YO1 9RY	Batch 6	
The Current Business Owner/Manager	Cliffords Tower		Tower Street	York	YO1 9SA	Batch 6	
The Current Business Owner/Manager	Hilton		Tower Street	York	YO1 9WD	Batch 6	
The Current Business Owner/Manager	Crown Court		Tower Street	York	YO1 9WZ	Batch 6	
The Current Business Owner/Manager	Fossbridge House		Walmgate	York	YO1 9SY	Batch 6	
The Current Business Owner/Manager	Enterprise Complex	Unit 2	Walmgate	York	YO1 9TT	Batch 6	
The Current Business Owner/Manager	Enterprise Complex		Walmgate	York	YO1 9TT	Batch 6	
The Current Business Owner/Manager	Enterprise Complex	Unit 4	Walmgate	York	YO1 9TT	Batch 6	
The Current Business Owner/Manager	Enterprise Complex	Unit 3	Walmgate	York	YO1 9TT	Batch 6	
The Current Business Owner/Manager	Calvary Chapel York	Barbican Road	Walmgate	York	YO10 5AA	Batch 6	
The Current Business Owner/Manager			1 Minster Reach	High Newbiggin Street	York	YO31 7RD	Batch 7
The Current Business Owner/Manager			1 And 1a Bartizan House	Lord Mayors Walk	York	YO31 7HB	Batch 7
The Current Business Owner/Manager			1 Newgate Market	Newgate	York	YO1 7LA	Batch 7
The Current Business Owner/Manager			1 Norman Court	Grape Lane	York	YO1 7HU	Batch 7
The Current Business Owner/Manager			1 Powells Yard	Goodramgate	York	YO1 7LS	Batch 7
The Current Business Owner/Manager			1 Priory House	Priory Street	York	YO1 6BY	Batch 7
The Current Business Owner/Manager			1/2 Stonebow House	The Stonebow	York	YO1 7NP	Batch 7
The Current Business Owner/Manager			10 Abbots Mews Apartments	Marygate Lane	York	YO30 7BJ	Batch 7
The Current Business Owner/Manager			10 Summerhouse Mews	Marygate Lane	York	YO30 7ED	Batch 7
The Current Business Owner/Manager			10 The Old Brewery	Ogleforth	York	YO1 7JG	Batch 7
The Current Business Owner/Manager			100 Centurion Square	Skeldergate	York	YO1 6DP	Batch 7
The Current Business Owner/Manager			11 & 12 Popeshead Court	Peter Lane	York	YO1 8SU	Batch 7
The Current Business Owner/Manager			11 Feversham House	Jewbury	York	YO31 7PL	Batch 7
The Current Business Owner/Manager			11 Melroses Yard	Walmgate	York	YO1 9XF	Batch 7
The Current Business Owner/Manager			12 Emperors Wharf	Skeldergate	York	YO1 6DQ	Batch 7
The Current Business Owner/Manager	Sainsbury'S Supermarkets		1-3 Queens House	Micklegate	York	YO1 6JH	Batch 7
The Current Business Owner/Manager			14 Merchants Place	Merchantgate	York	YO1 9TU	Batch 7
The Current Business Owner/Manager			15 Stonegate Court	Blake Street	York	YO1 8QF	Batch 7
The Current Business Owner/Manager			16 Newgate Market	Newgate	York	YO1 7LA	Batch 7
The Current Business Owner/Manager			16 Victoria Bar Apartments	Victor Street	York	YO1 6HQ	Batch 7
The Current Business Owner/Manager			18 Biggin Mews	High Newbiggin Street	York	YO31 7QS	Batch 7
The Current Business Owner/Manager			18 Emperors Wharf	Skeldergate	York	YO1 6DQ	Batch 7
The Current Business Owner/Manager			19 Woodsmill Quay	Skeldergate	York	YO1 6DB	Batch 7
The Current Business Owner/Manager			2 Minster Reach	High Newbiggin Street	York	YO31 7RD	Batch 7
The Current Business Owner/Manager			2 Popeshead Court	Peter Lane	York	YO1 8SU	Batch 7
The Current Business Owner/Manager			2 St Maurices Court	Peter Lane	York	YO31 7JS	Batch 7
The Current Business Owner/Manager		3rd Floor	2/2a Low Ousegate	York	YO1 9QU	Batch 7	
The Current Business Owner/Manager			20 Popeshead Court	Peter Lane	York	YO1 8SU	Batch 7
The Current Business Owner/Manager			21 Popeshead Court	Peter Lane	York	YO1 8SU	Batch 7
The Current Business Owner/Manager			2-6 Monkbar Mews	St Maurices Road	York	YO31 7JA	Batch 7
The Current Business Owner/Manager			3 Minster Reach	High Newbiggin Street	York	YO31 7RD	Batch 7
The Current Business Owner/Manager			316 Westgate Apartments	Leeman Road	York	YO26 4ZF	Batch 7
The Current Business Owner/Manager			4 Aspire Apartments	Bootham	York	YO30 7BT	Batch 7
The Current Business Owner/Manager			4 Blake Mews	Blake Street	York	YO1 8QU	Batch 7
The Current Business Owner/Manager			4 Crambeck Court	Fetter Lane	York	YO1 6BZ	Batch 7
The Current Business Owner/Manager			5 High Ousegate	York	YO1 8RZ	Batch 7	
The Current Business Owner/Manager			6 Stonebow House	The Stonebow	York	YO1 7NP	Batch 7
The Current Business Owner/Manager			8 Fossbridge House	Walmgate	York	YO1 9SY	Batch 7
The Current Business Owner/Manager			8 Merchants Place	Merchantgate	York	YO1 9TU	Batch 7
The Current Business Owner/Manager			8-12 Stonebow House	The Stonebow	York	YO1 7NP	Batch 7
The Current Business Owner/Manager			Adj 8 Franklins Yard	Fossgate	York	YO1 9TN	Batch 7
The Current Business Owner/Manager	22 John Walker House		Dixons Yard	Walmgate	York	YO1 9SX	Batch 7
The Current Business Owner/Manager			Flat 1 Norman Court	Grape Lane	York	YO1 7HU	Batch 7
The Current Business Owner/Manager			Flat 1 Queens Court	Fetter Lane	York	YO1 6EH	Batch 7
The Current Business Owner/Manager			Flat 3 Norman Court	Grape Lane	York	YO1 7HU	Batch 7
The Current Business Owner/Manager	Stamford House	3rd Floor	George Street	York	YO1 9PP	Batch 7	
The Current Business Owner/Manager			Moatside Gate	Moatside Court	York	YO31 7PH	Batch 7
The Current Business Owner/Manager	The Old Brewery	Apt 6	Ogleforth	York	YO1 7JG	Batch 7	
The Current Business Owner/Manager	York Railway Institute		Queen Street	York	YO24 1AD	Batch 7	
The Current Business Owner/Manager			St Maurices Road	Monkgate	York	YO31 7JA	Batch 7
The Current Business Owner/Manager			Unit 10 Spark York	Piccadilly	York	YO1 9PB	Batch 7
The Current Business Owner/Manager			Unit 11 Spark York	Piccadilly	York	YO1 9PB	Batch 7
The Current Business Owner/Manager			Unit 12 Spark York	Piccadilly	York	YO1 9PB	Batch 7
The Current Business Owner/Manager			Unit 14 Spark York	Piccadilly	York	YO1 9PB	Batch 7
The Current Business Owner/Manager			Unit 15 Spark York	Piccadilly	York	YO1 9PB	Batch 7
The Current Business Owner/Manager			Unit 16 Spark York	Piccadilly	York	YO1 9PB	Batch 7
The Current Business Owner/Manager			Unit 17 Spark York	Piccadilly	York	YO1 9PB	Batch 7
The Current Business Owner/Manager			Unit 18 Spark York	Piccadilly	York	YO1 9PB	Batch 7
The Current Business Owner/Manager			Unit 23 Spark York	Piccadilly	York	YO1 9PB	Batch 7
The Current Business Owner/Manager			Unit 27 Spark York	Piccadilly	York	YO1 9PB	Batch 7
The Current Business Owner/Manager			Unit 28 Spark York	Piccadilly	York	YO1 9PB	Batch 7
The Current Business Owner/Manager			Unit 29 Spark York	Piccadilly	York	YO1 9PB	Batch 7
The Current Business Owner/Manager			Unit 3 Spark York	Piccadilly	York	YO1 9PB	Batch 7
The Current Business Owner/Manager			Unit 30 Spark York	Piccadilly	York	YO1 9PB	Batch 7
The Current Business Owner/Manager			Unit 31 Spark York	Piccadilly	York	YO1 9PB	Batch 7
The Current Business Owner/Manager			Unit 32 Spark York	Piccadilly	York	YO1 9PB	Batch 7
The Current Business Owner/Manager			Unit 4 Spark York	Piccadilly	York	YO1 9PB	Batch 7
The Current Business Owner/Manager			Unit 5 Spark York	Piccadilly	York	YO1 9PB	Batch 7

The Current Business Owner/Manager			Unit 6 Spark York	Piccadilly	York	YO1 9PB	Batch 7
The Current Business Owner/Manager			Unit 7 Spark York	Piccadilly	York	YO1 9PB	Batch 7
The Current Business Owner/Manager			Unit 8 Spark York	Piccadilly	York	YO1 9PB	Batch 7
The Current Business Owner/Manager			Unit 9 Spark York	Piccadilly	York	YO1 9PB	Batch 7
The Current Business Owner/Manager			Units 1&2 Spark York	Piccadilly	York	YO1 9PB	Batch 7
The Current Business Owner/Manager			Units 21&22 Spark York	Piccadilly	York	YO1 9PB	Batch 7
To	Building Name	Floor/Room or Building Number	Street1	Street2	City	Postcode	

Appendix 4 – Statement of Consultation: Pre-submission Draft (Jan 2020)

## York Minster Precinct Neighbourhood Plan



Statement of Public Consultation  
Pre-Submission Draft Plan Stage  
March

## 1. Introduction

### **About the Neighbourhood Plan**

- 1.1. The Minster Precinct Neighbourhood Plan (MPNP) is a community-led planning document. Neighbourhood Plans are part of community powers to enable local communities to better shape their area introduced by the Government through the 2011 Localism Act.
- 1.2. A Neighbourhood Plan can be used to decide where new development takes place: what use it should have and what it should look like. It can also consider other issues such as open space, public realm and community facilities. It cannot be used as a tool to prevent development and must reflect the strategic policies of the Local Plan. Neighbourhood Plans also provide an opportunity to set out strategic policies for an area voicing the aspirations of the local community for the future.
- 1.3. The York Minster Precinct Neighbourhood Plan is the first time the future care and development of a heritage estate has been brought forward as a Neighbourhood Plan. Once adopted, the plan will form part of the statutory development plan framework for the York and carries significant weight in decision making on future planning applications. This is of particular importance to the Chapter of York, the governing body of York Minster and its Precinct, as it will provide clarity on development parameters when securing funding for the various projects set out within this Neighbourhood Plan.
- 1.4. The decision to create a York Minster Precinct Neighbourhood Plan followed the need to create clarity around planning for future change in such a complicated and sensitive area of the city. It also forms a key objective of Chapter's 15-20 Strategic Plan where Chapter acknowledged it needed a precinct wide Masterplan. Policy SS3 of the draft Local Plan lends it support to developing a plan for the future. The Chapter of York has led the process of establishing a Neighbourhood Forum which was formally ratified by City of York Council on 14th March 2019. It was seen as a positive opportunity to create a genuinely

community-led plan for the Precinct with everyone's priority being the care and future sustainability of York Minster.

- 1.5. The Neighbourhood Plan will provide the long term policy framework and a co-ordinated spatial plan against which Chapter can manage its limited resources appropriately to maintain both a viable and sustainable Precinct and business model, ensuring that future generations can enjoy the Minster. Importantly, the Neighbourhood Plan gives residents and businesses the opportunity to create a shared sustainable vision of how they would like the Precinct to develop over the next 20 years, ensuring new development or change fits in and contributes to conserve the character of the Precinct so valued by those who hold this special place in such high regard.
- 1.6. The Neighbourhood Plan responds to a number of challenges: Unlike many other cathedrals York Minster has no dedicated café to offer its visitors refreshments. York Minster is the only cathedral with Museum Accreditation but Chapter has to manage complex environmental issues in the Undercroft which can be harmful to the collection of artefacts. New facilities are needed to display the collection as well as share with other museums on a reciprocal basis. The Minster has no dedicated community space which the Canon Pastor can use for youth groups, community meetings etc. The Minster does not sit in a clearly defined Precinct which presents challenges both in terms of security and presenting a distinct sense of place, quite different from the other parts of the city. The Minster School and the Learning Centre need new facilities to support continued education and outreach learning.
- 1.7. The Precinct is not unaccustomed to change; indeed the area has been continually evolving and changing since the Romans founded the city. It is of the utmost importance, however, that any plans for the future are focused on the care of York Minster and that the vision is carefully articulated to reinforce the message of care, welcome and sustainable change. This Neighbourhood Plan will provide a route map to support Chapter in sustaining and enhancing the significance of the Precinct and its buildings and continuing to make a positive impact on the community and wider city.

- 1.8. Securing planning permission and providing certainty to funders and future donors is essential. Because of the complicated nature of the Precinct, the medieval masterpiece that is York Minster and the attachment people from all over the world place on the Minster, the Neighbourhood Plan must offer a credible route map to delivering the vision for the next 20 years.

#### **About this Statement**

- 1.9. This statement fulfils in part the requirements of the Regulation 15 of the Neighbourhood Planning (General) Regulations 2012, which prescribes the requirements for a valid submission of a neighbourhood plan, one of which is a consultation statement.
- 1.10. The same regulations also clarifies the contents of this statement, which must include:
- a. The details of the persons and bodies who were consulted about the proposed plan;
  - b. An explanation of how they were consulted;
  - c. A summary of the main issues and concerns raised by the persons consulted; and
  - d. A description of how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

#### **Consulting on the Neighbourhood Plan**

- 1.11. Neighbourhood planning is intended to empower communities to develop a shared vision for their area, and it is therefore vital that as broad a conversation as possible is had about that area and that the local community and stakeholders are engaged early and regularly in the plan-making process. In an area as sensitive and significant as the Minster Precinct, it is also entirely proper that many members of the public will wish to make their opinions heard on potential changes.
- 1.12. In addition to consultation as good practice, Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 requires a pre-submission consultation on a draft neighbourhood plan of at least 6 weeks. It is this consultation which this Statement details.

1.13. This is the third round of public consultation carried out in addition to a constant process of stakeholder engagement during the development of the Plan. The other two (non-statutory) phases are detailed below.

<b>Consultation</b>	<b>Date</b>	<b>Purpose</b>
Issues and Options	May-June 2018	To identify areas of public significance attached to the Minster Precinct, listen to ideas as to how the space might be used better and get feedback on some main options for change.
Draft Plan	May-June 2019	To engage with public and stakeholder feedback on the main principles of the Neighbourhood Plan and the key areas of change.
Pre-submission draft and Regulation 14 consultation	January-February 2020	To engage with public and stakeholder feedback on the detailed draft policies of the Neighbourhood Plan along with its supporting documents prior to submission.

1.14. This report focuses specifically on the Regulation 14 consultation detailed above.

1.15. The purpose of this consultation was to identify areas of public and stakeholder support and criticism of the detailed draft policies of the Neighbourhood Plan prior to submission. While primarily based on the policy elements identified at the draft plan stage, the pre-submission draft includes some significant changes from these, and puts them in formal policy language.

### **Summary of Previous Consultations**

#### *Issues and Options*

1.16. The results of this consultation phase are detailed further in the 'Statement of Public Consultation: Issues and Options Stage'.

1.17. 293 respondents gave feedback. Of these 76% were local and 75% visited the Minster Precinct at least monthly.

- 1.18. 74% of respondents were in favour of creating a masterplan and 73% in favour of the following vision:

*“In 2038 York Minster Precinct continues to be a welcoming and special place loved and used by the local community and visitors from around the world. It is acknowledged as a lynchpin in the cultural identity and daily life of the City of York and reaches out to engage the community in discovering God’s love.”*

- 1.19. In response to a question asking them to identify the aspects of the Precinct most valuable to them, 174 referred to the quiet and tranquillity of Dean’s Park, 54 referred to greenery, 70 to history or heritage, 56 to the Minster itself, and 18 each referred to the Minster School and the Old Palace.

- 1.20. When asked to indicate improvements which would encourage them to use the Precinct more from a list of seven options, strong support was found for a café, access to the city walls, better quality public spaces, a welcome centre and more community space.

- 1.21. When asked to give their ideas for the Precinct, strong support was found for avoiding any change to Dean’s Park, pedestrianisation of the Precinct and changes to the cycle route to avoid clashes with pedestrians.

- 1.22. Stakeholder feedback was minimal at this point due to the nature of the consultation, but most stakeholders were made aware of the masterplanning process and invited to comment informally.

- 1.23. In response to this consultation, Dean’s Park was abandoned as an area of potential change. Focus was instead given to improved public space, creating room for a café and visitor facilities, and increasing pedestrianisation and potential changes to the cycle route.

#### *Draft Plan*

- 1.24. The results of this consultation are detailed further in the ‘Statement of Public Consultation: Draft Plan Stage’.
- 1.25. 315 respondents gave feedback. Of these, 79% were local to the York area and 79% visited the Precinct at least monthly.

Minster Precinct Neighbourhood Plan  
Statement of Public Consultation

- 1.26. 68.9% of respondents supported the overall Neighbourhood Plan proposals.
- 1.27. 61.9% supported the proposals to create new visitor facilities outside the South Piazza including a new-build ticket office.
- 1.28. 65.1% of respondents supported the creation of a new public square by redesigning Duncombe Place.
- 1.29. 79% of respondents supported the creation of a new sensory garden, access to the city walls from Dean's Park and new learning, education and museum facilities at the Old Palace.
- 1.30. 62.4% supported the back-of-house proposals, including the creation of new storage and residential space at the Deanery garages.
- 1.31. Public objections were dominated by a number of issues:
  - 21 respondents objected to the dedication of Queen Elizabeth Square.
  - 53 respondents objected to the proposed removal of two trees at the West End which were detailed under the plans for Duncombe Place, with 11 supporting their removal.
  - There was concern over the proposal to build a new ticket office outside the Minster, with 12 objecting to any new-build and 17 expressing concern over the final design.
  - 37 respondents expressed a desire to resolve the ongoing conflict between cyclists and pedestrians on the South Transept Piazza, though there was no consensus on how this should be done or in whose favour.
- 1.32. Stakeholder responses were received from Historic England, the National Trust, St Michael le Belfry, York's Fabric Advisory Committee, Treemendous and Love Trees York.
- 1.33. The National Trust expressed strong support for the emerging proposals, while asking that consideration was given to wayfinding and streetscape enhancement, especially in Chapter House yard.

- 1.34. Historic England welcomed the proposals and referred them to their central Advisory Committee, while raising concerns over the potential scale and impact on setting of the Old Palace and Deanery Garages redevelopment.
- 1.35. St Michael le Belfry expressed support, especially to the creation of a new public square and the move of welcome facilities to the south. Concern was expressed over any loss of green spaces and the resurfacing of Minster Yard.
- 1.36. York's FAC expressed strong in-principle support for the emerging proposals.
- 1.37. Tremendous and Love Trees York both stressed the value of the trees at the West End and objected to their removal.
- 1.38. In response to this consultation, the following changes were made to the draft proposals:
  - Reference to the removal of the trees at the West End was removed, and a policy requirement that 'due regard' be given to them was inserted.
  - It was decided to house the ticket office in existing buildings, and the proposals for a new-build element were removed.
  - The proposed dedication was changed to 'Queen's Square' to match the existing 'King's Square' in York, with a note making clear that this is only an indicative title.
  - Proposals for a new cycle route were included in the pre-submission draft, though this is a strategic planning concern of the Council.

## 2. Consultation Methodology

### **Consultation Strategy**

- 2.1. A consultation strategy was agreed between Chapter and the Chair of the Minster Precinct Neighbourhood Forum in December 2019, following advice from the Planning team at the City of York Council. This advice concerned the complete list of stakeholders who would need to be contacted directly and invited to provide comment.
- 2.2. It was agreed, as in previous rounds, that consultation should be focussed around three areas: close consultation with key stakeholders; notification and invitation to comment for other stakeholders (a much wider pool) and public consultation.

- 2.3. Given the large number of key stakeholders based in York, it was decided that specific approaches should be made to these in the form of submissions, site visits or presentations where possible. Key stakeholders were also invited to a special launch event held on 9<sup>th</sup> January in the Chapter House of York Minster.

#### **Regulation 14 Notification**

- 2.4. With assistance from the City of York Council, a large number of statutory consultees were notified of the pre-submission draft by email. This included:

- Ward councillors from Guildhall and neighbouring wards
- Various utilities, including Natural England, Highways England and the Environment Agency
- Various campaign and interest groups

- 2.5. A copy of the notice is included as **Appendix 1**.

- 2.6. In addition, the City of York Council organised a mail to local businesses, landowners and Local Plan contacts.

- 2.7. Physical copies of the following documents were placed on public deposit:

- The pre-submission draft of the Neighbourhood Plan
- Strategic Environmental Assessment incorporating Sustainability Appraisal
- Habitat Regulations Assessment
- Statement of Public Consultation

- 2.8. These were accessible at the following places:

- The City of York Council's West Office on Station Rise
- York Explore Library
- Church House, 10-14 Ogleforth, York
- The North Transept of York Minster

#### **Stakeholder Consultation**

- 2.9. Following on from the earlier consultation rounds, communication continued with the City of York Council, including representatives of Highways, Planning, York's Conservation Architect and councillors, especially those on the Planning Committee, throughout the development of the pre-submission draft.
- 2.10. The Chapter of York oversaw the Neighbourhood Plan consultation process and were updated regularly of progress.
- 2.11. The Minster's Fabric Advisory Committee (FAC) are an independent body exercising oversight over development in the Minster's 'Red Line' area in conjunction with the Cathedrals Fabric Commission for England (CFCE) under the Care of Cathedrals Measure (2011). Members of the FAC were invited to the launch event and also briefed at their meeting on March 6<sup>th</sup>.
- 2.12. Regular discussions were held with Historic England, including detailed discussions on February 18<sup>th</sup> and March 11<sup>th</sup>. Historic England provided detailed feedback which is included below as **Appendix 2**.
- 2.13. Presentations on the pre-submission draft were also made to various stakeholder bodies during the consultation period, including:
- The Cathedrals Fabric Commission for England (CFCE)
  - The City of York Council's Planning Committee
  - The Yorkshire Gardens Trust

#### **Public Consultation**

- 2.14. The public consultation period ran from January 11<sup>th</sup> to February 23<sup>rd</sup>.
- 2.15. Eleven dedicated display boards were created by Chapter and Alan Baxter Associates, which were on public display at all events. These summarised the context to the Neighbourhood Plan, as well as the key areas of change proposed. These boards were left up in the North Transept of York Minster throughout the consultation period with copies of the Plan, HRA, SA and Consultation Statement, as well as feedback forms. Copies of the boards were also mounted on Queen's Path near the East End of the Minster. A copy of these boards is included below as

**Appendix 3.** These boards and documents were also available to download from the Minster's website.



Figure 1: Public exhibition, St William's College

- 2.16. A questionnaire form was developed jointly by the Chapter and Alan Baxter Associates; this is included as **Appendix 4**. This form was the primary means of collecting public feedback, although a number of letters and emails were also received.
- 2.17. A press release was issued and local media reported on the pre-submission consultation.
- 2.18. A dedicated website used in earlier consultation rounds, [www.yorkminster.org/about-us/master-planning/](http://www.yorkminster.org/about-us/master-planning/) was used again to house the display boards, copies of the supporting documents and a link to an online version of the feedback questionnaire, hosted on Survey Monkey.

- 2.19. A social media campaign was launched to encourage interaction with the consultation, including regular updates on York Minster's Twitter and Facebook accounts.
- 2.20. Public feedback events were held in St Wiliam's College on Friday the 10<sup>th</sup> and Saturday the 11<sup>th</sup> of January. The boards were on display and personnel from Chapter and Alan Baxter Associates were on hand to answer questions and encourage people to fill out feedback forms. A further session was held on Sunday 12<sup>th</sup> January in York Minster after the morning Eucharist service, with the Director of Works and Chapter Steward on hand to answer questions.

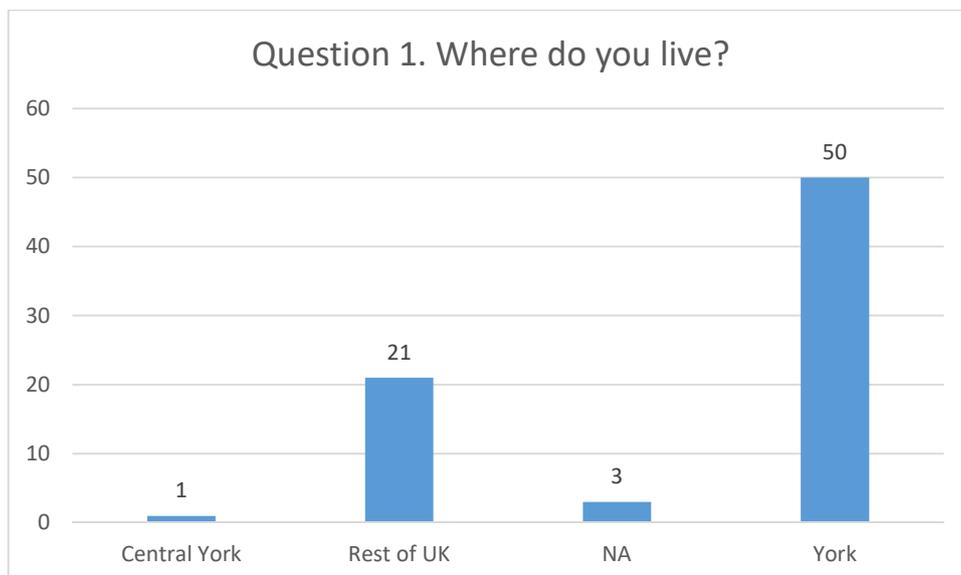
### 3. Public Feedback Form Responses

#### **Responses Received**

- 3.1. 52 paper feedback forms were received from the 'pop-in' consultation sections held in St William's College on 10-11 January and on the floor of the Minster, including the permanent display between 12<sup>th</sup> January and 23<sup>rd</sup> February.
- 3.2. 22 online feedback forms were received from the website survey, hosted on Survey Monkey between 10<sup>th</sup> January and 23<sup>rd</sup> February.
- 3.3. It should be noted that this total of 74 respondents was considerably lower than that received in earlier consultation rounds: 292 and 315 received at the 'Issues and Options' and 'Draft Plan' stages respectively. Some potential factors for this drop-off include:
  - 3.3.1. This round of consultation was held in January rather than May/June, reducing public footfall.
  - 3.3.2. This was the third round of consultation and a sense of 'consultation fatigue' may have set in.
  - 3.3.3. The policies represent an evolution of the main principles contained in the 'Draft Plan' consultation, rather than a substantial change.
- 3.4. Stakeholder and other responses are considered below, under Section \_\_\_.

#### **Question 1 – Where do you live?**

- 3.5. Question 1 asked respondents for their place of origin. Respondents were asked to put the first 3-4 digits of their postcode or write their country of residence.
- 3.6. The purpose of this question is to identify the groups most affected by and involved in the Neighbourhood Plan process, and how views may contrast between those living locally and those from further away.



- 3.7. 68% of respondents therefore live inside of the York postcode area – defined as YO1, YO10, YO19, YO23, YO24, YO26, YO30, YO31, YO32, YO41, YO42, YO43, YO51, YO60, YO61, YO62, YO90 and YO91.
- 3.8. 27% of respondents come from elsewhere in the UK, none from overseas, and 4% did not answer the question.

**Question 2 – How often do you visit York Minster Precinct?**

- 3.9. Question 2 asked respondents how often they visit the Minster Precinct. The aim of this question is to identify the relationship between respondents and the Minster Precinct, especially given the large number of tourists and casual visitors who use the area.

Question 2. How Often do you Visit?		
Responses	Count	%
Daily	17	23
More than once a week	16	21.5

Minster Precinct Neighbourhood Plan  
Statement of Public Consultation

More than once a month	16	21.5
Less frequently	13	17.5
I am a visitor – this is my first time to York	12	16
Not Answered	1	1.5
<b>Total</b>		

3.10.

**Question 3 – Why do you come?**

3.11. This question asked respondents why they use the Minster Precinct, allowing them to select from the options below.

<b>Question 3 – Why do you come?</b>		
<b>Responses</b>	<b>Count</b>	<b>%</b>
Worship	22	29.5
Minster School	1	1.5
Visit Dean’s Park	17	23
Visit the Library	3	4
Visit the Minster as a tourist	23	31
Walk or cycle through	39	52
Other	23	31

3.12. Given the diverse nature of the precinct, many respondents selected more than one response.

3.13. The largest single group was made up of those who cycle or walk through the Precinct, followed by Minster worshippers, tourists and visitors to Dean’s Park.

**Question 4 – Do you support our Pre-Submission Draft Neighbourhood Plan proposals?**

3.14. This question asked if, based on the information provided, the respondents supported the proposals embedded in the Pre-Submission Draft Neighbourhood Plan.

3.15. The aim for this question was to gauge support from residents, users and stakeholders for the overall scheme further detailed in the individual proposals.

Question 4 - Do you support our Pre-Submission Draft NP Proposals?						
	Paper	%	Online	%	Combined	%
Strongly Support	15	28.8%	4	18.2%	19	25.7%
Support	18	34.6%	11	50.0%	29	39.2%
Neutral	14	26.9%	5	22.7%	19	25.7%
Disagree	4	7.7%	0	0.0%	4	5.4%
Strongly Disagree	0	0.0%	0	0.0%	0	0.0%
No Answer	1	1.9%	0	0.0%	1	1.4%
Disagree for provided reasons	0	0.0%	2	9.1%	2	2.7%
<b>Total</b>	<b>52</b>	<b>100%</b>	<b>22</b>	<b>100%</b>	<b>74</b>	<b>100%</b>

3.16. This demonstrates that 64.9% of respondents were in favour of the Neighbourhood Plan proposals overall, with 9.5% opposed and 25.7% neutral.

**Question 5 – Do you support our proposals to create new visitor facilities including a café and ticket office in Minster Yard?**

3.17. This question asked if respondents supported the proposed changes to the exterior of the south side of the Minster, in the form of a ticket office and café converted from existing buildings on 11 Minster Yard/7-9 Minster Gates and 1 Deangate respectively.

Question 5 - Do you support our proposals to create new visitor facilities including a café and ticket office in Minster Yard?						
	Paper	%	Online	%	Combined	%
Strongly Support	20	38.5%	6	27.3%	26	35.1%
Support	23	44.2%	10	45.5%	33	44.6%
Neutral	4	7.7%	4	18.2%	8	10.8%
Disagree	1	1.9%	0	0.0%	1	1.4%
Strongly Disagree	2	3.8%	0	0.0%	2	2.7%
No answer	2	3.8%	0	0.0%	2	2.7%
Disagree for provided reasons		0.0%	2	9.1%	2	2.7%
<b>Total</b>	<b>52</b>	<b>100%</b>	<b>22</b>	<b>100%</b>	<b>74</b>	<b>100%</b>

3.18. This demonstrates that 79.7% of respondents were in favour of these proposals, with 6.8% opposed and 10.8% neutral.

**Question 6 – Do you support our proposals to create a new public square by redesigning Duncombe Place?**

3.19. This question asked respondents if they supported the proposals for the reordering of Duncombe Place, including permanent anti-terrorism measures to replace the existing ones, renaming the square ‘Queen’s Square’ and opening up the area around the Boer War Memorial.

Question 6 - Do you support our proposals to create a new public square by redesigning Duncombe Place?						
	Paper	%	Online	%	Combined	%
Strongly Support	21	40.4%	4	19.0%	25	34.2%
Support	16	30.8%	12	57.1%	28	38.4%
Neutral	7	13.5%	0	0.0%	7	9.6%
Disagree	4	7.7%	0	0.0%	4	5.5%
Strongly Disagree	2	3.8%	1	4.8%	3	4.1%
No Answer	2	3.8%	1	4.8%	3	4.1%
Disagree for provided reasons		0.0%	3	14.3%	3	4.1%
Total	52		21		73	

3.20. This demonstrates that 72.6% of respondents were in favour of the proposals, with 13.7% opposed and 9.6% neutral.

**Question 7 – Do you support our proposals to create a new sensory garden, access to the city walls, and new learning, education and museum facilities at the Old Palace?**

3.21. This question asked respondents if they supported a number of proposals around Dean’s Park, including creating a sensory garden in the Residence Garden, disabled access to the City Walls, and an extension to the Old Palace to create new learning, education and museum space.

Question 7 - Do you support our proposals to create a new sensory garden, access to the city walls, and new learning, education and museum facilities at the Old Palace?						
	Paper	%	Online	%	Combined	%
Strongly Support	28	53.8%	10	45.5%	38	51.4%
Support	14	26.9%	12	54.5%	26	35.1%

Neutral	7	13.5%	0	0.0%	7	9.5%
Disagree	0	0.0%	0	0.0%	0	0.0%
Strongly Disagree	2	3.8%	0	0.0%	2	2.7%
No Answer	1	1.9%	0	0.0%	1	1.4%
Disagree for provided reasons		0.0%	0	0.0%	0	0.0%
Total	52		22		74	

3.22. This question gained the highest level of support, with 86.7% of respondents in favour. 2.7% disagreed and 9.5% were neutral.

**Question 8 – Do you support our proposals for new storage, residential and back-of-house facilities?**

3.23. This question asked respondents about a range of improvements to buildings and areas to the north and east of the Minster, including the residential development of the Deanery garages, additional back-of-house facilities in Chapter House Yard and resurfacing the lane beside Dean’s Park.

Question 8 - Do you support our proposals for new storage, residential and back-of-house facilities?						
	Paper	%	Online	%	Combined	%
Strongly Support	17	32.7%	5	22.7%	22	29.7%
Support	18	34.6%	7	31.8%	25	33.8%
Neutral	14	26.9%	9	40.9%	23	31.1%
Disagree	1	1.9%	0	0.0%	1	1.4%
Strongly Disagree	0	0.0%	0	0.0%	0	0.0%
No Answer	2	3.8%	1	4.5%	3	4.1%
Disagree for provided reasons	0	0.0%	0	0.0%	0	0.0%
Total	52		22		74	

3.24. This demonstrates that 63.5% of respondents were in favour of the proposals. 1.4% were opposed, while 31.1% were neutral.

**Summary of Written Comments**

3.25. Compared to previous rounds of consultation, relatively few written comments were received. This can be regarded as indicative that respondents feel that their earlier objections have been dealt with in the Pre-Submission Draft.

3.26. 9 comments concerned the Precinct’s trees, with 7 wishing to retain existing trees or plant more trees. 2 comments wished to see the tree at the West End removed.

**Response:** Reference to removing any particular tree/s has been removed from the Pre-Submission Draft in favour of a biodiversity policy (SE1) and a requirement that due regard be given to existing trees at the West End (PA2).

3.27. 5 comments supported the separation of pedestrians and cyclists on the South Piazza.

**Response:** The areas concerned being largely adopted highway, there is only limited scope for the Plan's policies to effect this change. Policy MP2 recognises the importance of cycling and commits the Forum to working with the Council to ensure appropriate routes are maintained. It also makes clear that pedestrian movement is expected to have priority. Policy PA1 has been amended to remove the possibility of moving the cycle path around Queen's Path.

## 4. Stakeholder Responses

4.1. Written responses were received from the following organisations:

- The City of York Council. These responses were drawn from the City of York Council Highways Authority and the City of York Council Planning Authority and collated.
- The Campaign to Protect Rural England (CPRE) North Yorkshire Branch.
- The Environment Agency
- Highways England
- York Civic Trust
- The National Trust
- The Coal Authority
- Historic England
- Yorkshire Gardens Trust
- The Guildhall Ward Green Party

4.2. Of these bodies, the Environment Agency, Coal Authority, CPRE and Highways England had no comment to make.

4.3. Detailed comments are included in as **Appendix 5**, along with a summary of the response made by the Neighbourhood Forum.

By Post

The Stoneyard  
4 Deangate  
York  
YO1 7JA

17<sup>th</sup> January, 2020

Dear Sir or Madam,

Please take note that the York Minster Precinct Neighbourhood Forum has today begun a six-week consultation on the Pre-Submission Draft of its Neighbourhood Plan. This Plan has been developed jointly by the Forum and the Chapter of York, in close cooperation with the City of York Council and Historic England. It represents over two years of discussion and stakeholder engagement, including two rounds of public consultation, on how York Minster and its surrounding Precinct can be sustained and allowed to flourish in the decades to come.

We have placed on public deposit the following documents:

- The pre-submission draft of the Neighbourhood Plan
- Strategic Environmental Assessment incorporating Sustainability Appraisal
- Habitats Regulations Assessment
- Statement of Public Consultation

The consultation period officially closes at midnight on Sunday 23<sup>rd</sup> February, but due to the delay in sending this letter out, this has been extended to Sunday 1<sup>st</sup> March. All the above documents can be viewed on our website: <https://yorkminster.org/about-us/master-planning/>

Hard copies can also be accessed at:

- City of York Council West Offices, Station Rise, York, YO1 6GA
- York Explore, Library Square, York, YO1 7DS
- Church House, 10-14 Ogleforth, York, YO1 7JN
- The North Transept of York Minster

The above link contains a questionnaire if you wish to give feedback online, alternately, written responses can be returned to myself at the postal address above or at [tims@yorkminster.org](mailto:tims@yorkminster.org).

If you have any questions, please do not hesitate to contact me.

Yours faithfully,

Timothy Stead  
**Honorary Secretary, Minster Precinct Neighbourhood Forum &  
Major Projects Officer, York Minster Works Department**



Historic England

YORKSHIRE

Mr. Timothy Stead  
Major Projects Officer and Honorary Secretary,  
The Minster Precinct Neighbourhood Forum,  
The Works Department,  
4 Deangate,  
York,  
YO1 7JA.

Our ref: PL00677444  
Your ref:  
  
Telephone 01904 601 879  
Mobile 0755 719 0988

20 February 2020

Dear Mr. Stead,

### York Minster Precinct Neighbourhood Development Plan Regulation 14, Pre-Submission Consultation Response

Thank you for consulting Historic England about the Pre-submission Draft of the York Minster Precinct Neighbourhood Plan.

We welcome the opportunity to participate the revision of the draft Neighbourhood Plan, in advance of the preparation of the Submission version of the document. We have therefore produced a schedule of comments and recommendations, which will contribute to the process of revising the document.

Policy	Comment	Recommendation
GP2	The wording of clause (3) does not align with pre-amble	Re-word clause (3)
GP3	Identified areas in the text do not all appear on the maps	Ensure all identified areas appear on maps
A4	Clause 1 identifies a specific Local Plan policy, which may change in final version of the Local Plan (if adopted).	Identify both Local Plan policy number and name and add text to clarify the intent of the Policy.
A4	Clause 2 refers to the distinctive character of the Precinct, but does not cite where this is identified. It also does not mention the distinct character of the project areas.	Cite where the distinctive character is identified, set out the character of the project areas, and require development proposals to set out the character of the development site.
A4	Clause 5 only refers to physical and not intellectual or sensory accessibility.	Re-word to incorporate intellectual and sensory accessibility.
A4	In the "Development should" section, there is no mechanism to question the necessity for the development, as opposed to conversion and re-use of existing buildings.	Insert new sub-clause: "Should be supported by an options appraisal, in the case of new build development, to demonstrate that the facilities cannot be provided in alternative existing buildings."

A4	In the “Development should” section, there is no mention of making use of vacant or under used buildings.	Add a clause committing to the use of vacant or under used buildings.
SE1	Clause 1 refers to a specific British Standard (BS), which may be replaced in the future.	Re-word to allow for the BS to be superseded or updated.
SE1	Is it necessary to use the term “becomes a reality”?	Consider alternative wording
HE1	The 2020 York Minster Conservation Management Plan which may be replaced in the future.	Re-word to allow for Conservation Management Plan to be superseded or updated.
HE1	This policy refers to a single heritage asset being harmed, although there are multiple heritage assets within the Precinct.	Re-word to allow for multiple heritage assets.
HE1	Final bullet point refers to mitigating, reducing or compensating for any harm. This appears to be on an ‘either / or’ basis, rather than a logical order.	Suggest re-wording to “harm will be avoided if at all possible. The level of harm will then be reduced to the minimum necessary. The harm will then be mitigated or compensated for”
HE1	‘Applications leading to substantial harm will not be supported’.	Suggest adding another sentence – “applications that will lead to any of level of unjustified harm will not be supported”.
HE1	Engagement in pre-application discussions with CYC and HE is suggested for development that ‘might result in harm to the significance of a heritage asset’	Re-word to suggest any applicants are strongly encouraged to engage in pre-application discussions with City of York Council and Historic England on any development within the Precinct that would require Planning Permission or Listed Building Consent
HE2	Typographical error in line 1.	Correct typographical error.
HE3	There is no policy setting out how archaeological remains will, if discovered be dealt with.	Suggest a new sub-clause is inserted requiring a staged archaeological strategy is produced, for any development site with the Precinct
HE3/MP1-MP3/M1	In the main, these are statements, not policies.	Amend or incorporate into main text.
MP3	No reference is made to managing parking within the Precinct	Add new Clause MP4 relating to the management of parking within the Precinct.
Project Areas	This section is effectively a Masterplan	Suggest a single clause referring to compliance with Masterplan and Design Code Appendices.
PA1	Clause A, B do not define the acceptable extent or scale of development	Define maximum acceptable extent and scale of development in Design Code Appendix
PA1	Clause B suggests demolition of 1 Deansgate.	Omit “if feasible”
PA1	Clause F refers to the wrong area	Re-letter as E, and re-letter all subsequent Clauses.
Area 1 Parameter Plan	Extent of hatching for Area A is too great	Reduce or remove these area of hatching
Area 1 Parameter Plan	Hatched Areas B is inappropriate	Remove this area of hatching

Area 1 Parameter Plan	The line of the “Potential cycling and walking routes” is inappropriate	Remove “Potential cycling and walking routes” line
PA3	Clause G-the reference to poor quality trees only partly addresses tree issues in Area 2	Add new tree clause, covering removal of poor quality trees, tree management and tree planting.
PA3	There is no Clause referring to the need to protect key views	Add new Clause I, relating to the protection of key views, through restriction on development, management of trees and removal inappropriately located trees.
PA3	There is no Clause referring to the need to repair and maintain deteriorating structures.	Add new Clause I, relating to the repair and maintenance of deteriorating structures.
Area 3 Parameter Plan	The “Potential development for learning and development” is too extensive and ill-defined.	Define acceptable extents of development in Design Code Appendix

If you have any queries about any of the matters raised above or would like to discuss anything further, please do not hesitate to contact us.

Yours sincerely,



Craig Broadwith  
Historic Places Adviser  
E-mail: [Craig.Broadwith@HistoricEngland.org.uk](mailto:Craig.Broadwith@HistoricEngland.org.uk)

# YORK MINSTER PRECINCT

## Pre-Submission Draft Neighbourhood Plan

...A sustainable future for York Minster

*York Minster is the centre of Christian life in the North of England, a place of prayer and pilgrimage, and one of the best known buildings in the United Kingdom. It is a magnet that draws people to visit the City of York from all corners of the globe.*

The Minster sits within a 'Precinct' which contains Dean's Park, the Minster School, a Library and Archive, a Stoneyard and Minster offices which all support the day-to-day running and care of the Minster, and homes for Minster Clergy.

### Why do we need a Neighbourhood Plan?

The Minster is developing proposals to explore how the Precinct could evolve in the future to meet the changing needs of its community and visitors. It is a sensitive and complex area of the city and its future care must be planned for carefully.

We intend for the proposals to be adopted as a Neighbourhood Plan to form part of the City's planning policy. The Neighbourhood Plan will provide the Minster with a clear strategy for the next fifteen years and will be used to secure funding for individual projects.

We are working with the City of York Council, Historic England, a wide range of stakeholders and the community to get the best plan in place.

### Pre-Submission Consultation

We have reached an important stage in writing the Neighbourhood Plan. This stage is called the Pre-Submission Consultation. We are now required to consult statutory bodies, local organisations and the wider community on the draft Neighbourhood Plan for a period of 6 weeks.

The consultation begins **10 January 2020** and closes **21 February 2020**

This exhibition explains our draft Neighbourhood Plan proposals.

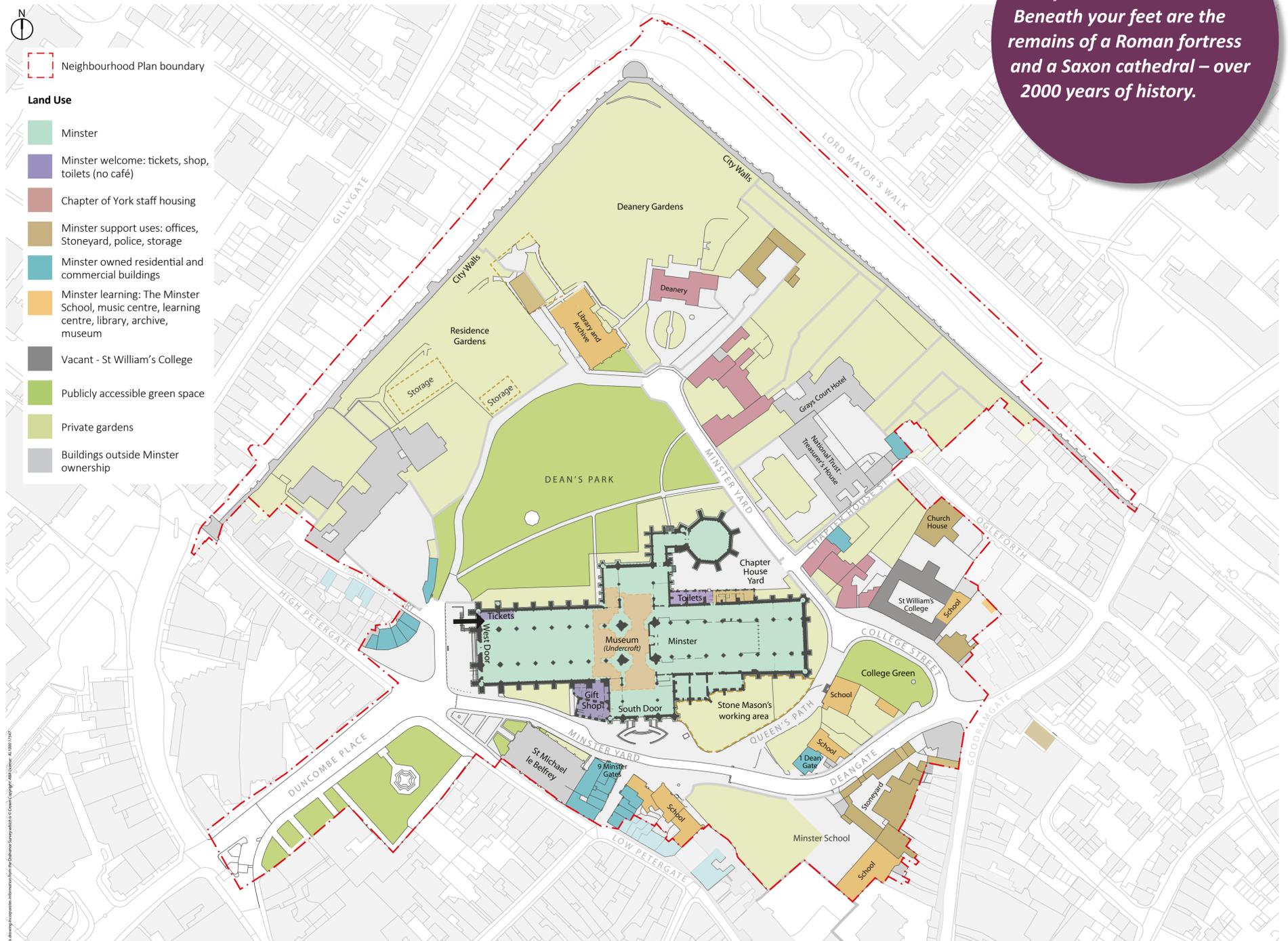
You can read and comment on the full draft of the York Minster Precinct Neighbourhood Plan and the accompanying Sustainability Appraisal online at [masterplanning.yorkminster.org](http://masterplanning.yorkminster.org).

You can also view hard copies of these documents and collect a feedback form at:

- The North Transept of York Minster
- Church House, 10-14 Ogleforth
- York Explore, Library Square
- City of York Council, West Offices, Station Rise

This is the last chance to comment on the draft Neighbourhood Plan before it is submitted to City of York Council. Your comments will help to shape the final version – please let us know what's important to you.

### Plan showing current land uses and the Neighbourhood Plan boundary



Did you know?...  
Beneath your feet are the remains of a Roman fortress and a Saxon cathedral – over 2000 years of history.

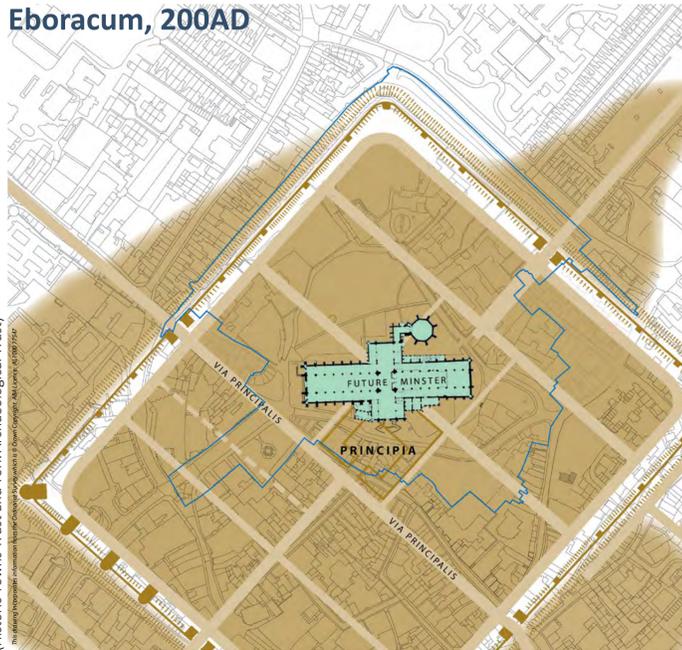
# YORK MINSTER PRECINCT

## Pre-Submission Draft Neighbourhood Plan

*...The birth of the Precinct*

*York Minster may appear to have changed little in centuries, but its Precinct has been continuously evolving for 2,000 years.*

### Eboracum, 200AD



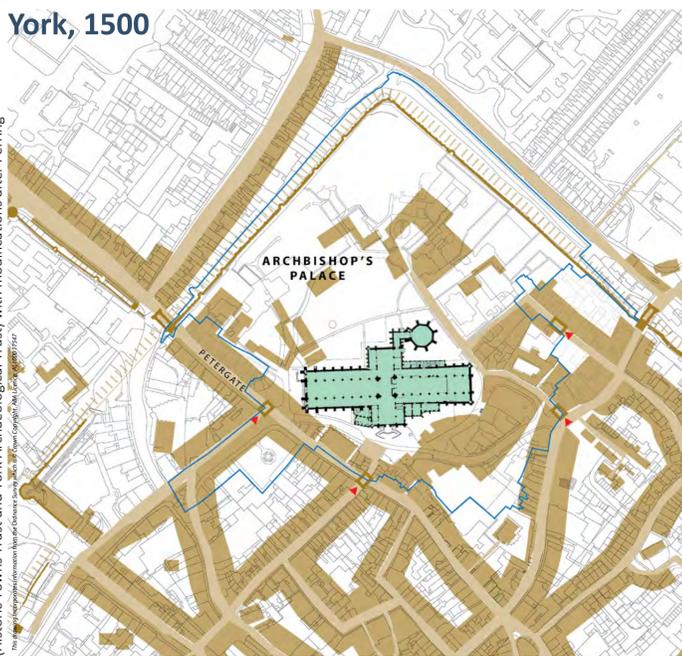
Mapping based on the British Historic Town Atlas of York (Historic Towns Trust and York Archaeological Trust)

### Roman and Anglo-Saxon York

You are standing on the site of a 2000 year old Roman legionary fortress, Eboracum. Today's Precinct occupies a quarter of the area of that fortress. Part of the Precinct boundary is still defined by the line of the Roman fortifications, later adapted as the medieval walls of the city. A third side, now Petergate, was the main street of the camp. The headquarters building – the 'Principia' – lies under the Minster itself.

The last Roman soldiers left Britain in 409AD. In the following centuries York was revived as an important city in the Anglian kingdom of Northumbria. A Christian cathedral – or Minster – was built in 627. No-one knows for certain where this wooden building was, but it is generally thought to be north of the medieval Minster. It would have been surrounded by an enclosure, containing the houses of priests and the bishop, and other facilities. The facilities included a school founded by Alcuin, the pre-eminent York scholar, in the seventh century.

### York, 1500



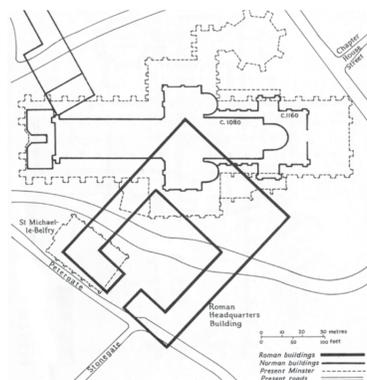
Mapping based on the British Historic Town Atlas of York (Historic Towns Trust and York Archaeological Trust) with modifications after Perring

### Medieval Precinct

Soon after the Norman Conquest of 1066, a grand new Minster was built on the site of the present cathedral. It was surrounded by a Precinct, extending from the city walls to Petergate. The Precinct was administered by the church: it was subject to separate laws, and was densely built up with streets lined by dozens of houses for the Minster's clergy, churches and chapels, and a large palace for the Archbishop, which occupied most of the area north of the Minster. The chapel of the palace survives as the Minster Library.

To protect church property and enforce its laws, the Precinct was surrounded by a ditch and wall. Access was via gateways. The most important was on Petergate, outside the west end of the Minster.

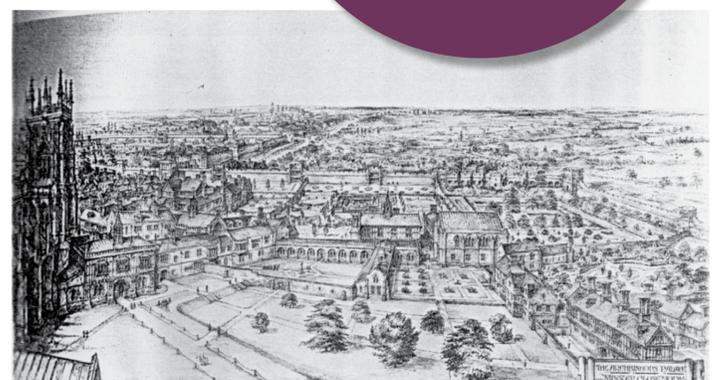
- Gateway into the Precinct
- Historic buildings
- Masterplan boundary
- Historic streets



Relationship between the Roman 'Principia', the Norman Cathedral and the present Minster (derived from G E Aylmer and R Cant, *A History of York Minster*)



Speed's map of York c.1610. One of the very few illustrations of the Archbishop's Palace, shown curving around the letter 'B'



The Archbishop's Palace as recreated by Edwin Ridsdale in 1917 (Murray et al, *York through the eyes of an artist*)

*Did you know?....  
In the Middle Ages the Minster was surrounded by a wall, with four gateways. Only one gateway survives: do you know where it is?*

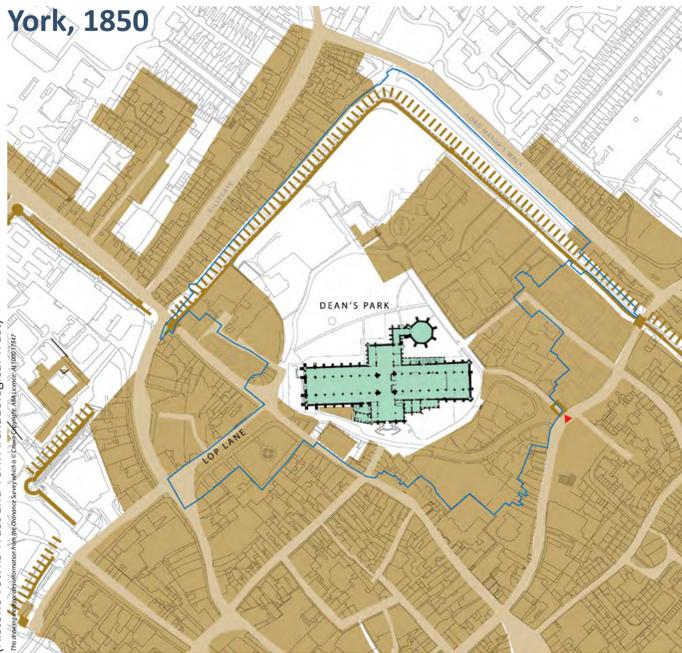
# YORK MINSTER PRECINCT

## Pre-Submission Draft Neighbourhood Plan

### ...Opening up the Precinct

Following the Reformation, the character of the Precinct began to change: it became a less separate place, increasingly occupied by secular uses.

York, 1850



Mapping based on the British Historic Town Atlas of York (Historic Towns Trust and York Archaeological Trust)

### Opening up the Precinct

By 1600 the Archbishop's Palace had been vacated in favour of Bishopthorpe on the Ouse, south of York. Most clergy also chose to live outside the Precinct. Instead, shops were built against the west end and south transept of the cathedral.

In the eighteenth century the Minster began again to be recognised and celebrated as a magnificent building. The houses, shops and other buildings cheek-by-jowl with the Minster were swept away.

The Victorians continued this process of change. A view of the Great East Window was created by demolishing buildings to form College Green.

### Building roads

With the arrival of the railway, an entirely new approach to the Minster was created from the station, via a new bridge, Lendal Bridge, and a grand new avenue, Duncombe Place, created by demolishing a warren of medieval housing. Before this, there had been no view of the west end of the Minster.

In 1903 this route was extended by demolishing many more historic buildings, to form Deangate. This was not just a street: it was the main road to Hull and Scarborough, and by the 1960s lorries were pounding past the Minster. Thankfully, the road was closed, greatly improving the setting of the cathedral.

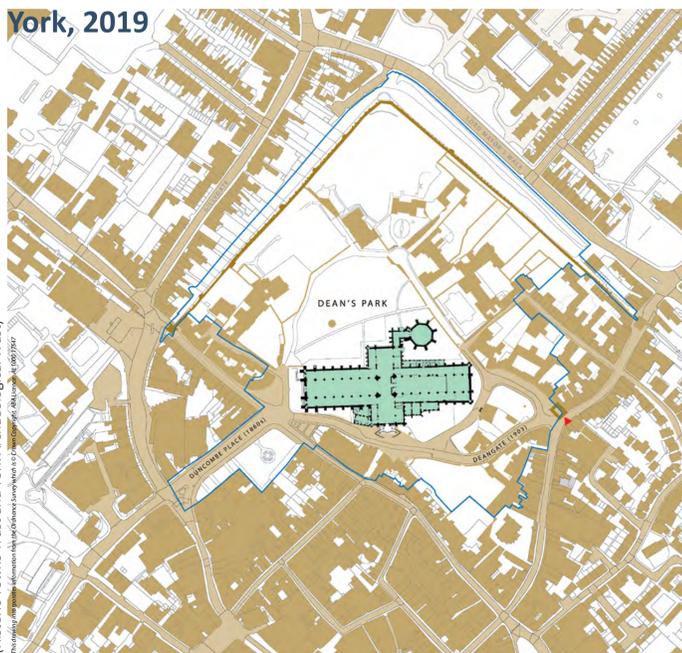
The cumulative consequence of these changes is that any sense that there was once a defined, separate Precinct is lost south of the Minster.

### Conserving the Precinct today

At over 800 years old, the Grade I listed Minster is subject to a complex and continuous cycle of repair, restoration and conservation, requiring specialist skills fostered in the Stoneyard. The wider Precinct contains many other historically important listed buildings, and the site sits above exceptionally important archaeology from the Roman occupation onwards.

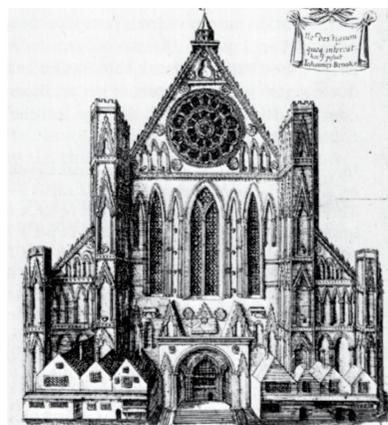
*Did you know?...*  
**York Minster is one of only seven cathedrals in the world to maintain its own private police force, which was established in the 13th century.**

York, 2019



Mapping based on the British Historic Town Atlas of York (Historic Towns Trust and York Archaeological Trust)

- Surviving gateway into the Precinct
- Historic buildings
- Masterplan boundary
- Historic streets



Shops built against the south transept of the Minster, illustrated c. 1700



Drawing by James Malton in 1794, showing the newly revealed north side of the Minster following the demolition of medieval buildings



Lop Lane in the 1850s, before it was swept away to create Duncombe Place (York City Library)

# YORK MINSTER PRECINCT

## Pre-Submission Draft Neighbourhood Plan

...The Precinct today

Today, the Minster welcomes over 700,000 visitors a year. It is a major pilgrimage site and tourist destination but it remains, first and foremost a house of prayer.

**Our Mission at York Minster is to invite everyone to discover God's Love through our Welcome, Worship, Learning and Work.**

The Minster's Mission and our emphasis on caring for the Minster for future generations, have led us to look at how the Precinct could be used differently to address current shortcomings:

- Unlike many other cathedrals the Minster has no dedicated cafe to offer our visitors refreshments and no welcome centre for orientation and tickets.
- Dean's Park is an important green space, but feels cut-off from the wider city.
- The lack of defined Precinct boundaries presents challenges for security and the quality of our public spaces.
- Other buildings in the Precinct – St William's College and the Old Palace – require restoration and could be used differently.
- The Minster itself can be cluttered and noisy and the visitor experience is not consistent.
- The Minster is the only cathedral with museum accreditation, but the artefacts on display in our undercroft are at risk due to the high humidity of this space.
- The Minster has no dedicated community space for youth groups or community meetings.
- The Minster School is an important element of Minster life providing choristers for our daily sung services, but it lacks facilities.

It costs £22,000 per day to care for and operate the Minster. The Minster receives no ongoing Government funding or central Church of England financial support and relies entirely on the generosity of our community, paying visitors and funding bodies to maintain its care and operations. Ensuring a viable and sustainable business to underpin the care of the Minster lies at the heart of how we plan for the future.

One example of the costly but necessary conservation work at the Minster is the restoration of the South Choir Aisle. This dates from 1361 and its construction took around 60 years to complete. It bears dramatic evidence of six centuries of exposure to the elements and the industrial revolution, with issues including extensive cracking and erosion to the stone work and serious damage to the medieval glass, which has buckled and cracked in places allowing water in. The scheme involves work to repair and replace stone and glass in 15 window bays, which will take around 11 years and cost £11 million.

*Did you know?... Residents of York and worshippers can enter the Minster for free. Why not join us for evensong and experience the Minster in all its glory.*



Dean's Park



Minster entrance



Stone corrosion



Old Palace library



View from the City Walls



St William's College

# YORK MINSTER PRECINCT

## Pre-Submission Draft Neighbourhood Plan

*...Our vision for the Precinct*

*“In 2035 York Minster Precinct continues to be a welcoming and special place loved and used by the local community and visitors from around the world. It is acknowledged as a lynchpin in the cultural identity and daily life of the City of York and reaches out to engage the community in discovering God’s Love.”*

*In May 2019 we held a public consultation in Minster Yard which introduced our emerging Neighbourhood Plan proposals to the public.*

*We asked visitors to the consultation whether they supported our proposals and we received over 315 completed questionnaires. We have taken on board the comments received and refined our proposals for the Precinct which are explained at this consultation.*

*69% of people surveyed supported the emerging Neighbourhood Plan proposals in May 2019*

### **You said We did**

*You liked the idea of a sensory garden next to the Old Palace*

*To make this a special quiet space we have moved the proposed City Wall access closer to the Old Palace*

*You supported our proposals to create new visitor facilities to the south of the Minster, but there were some concerns about the location of new buildings*

*We are now proposing to reuse existing buildings to the south of the Minster for the main visitor facilities*

*Trees and green space are highly valued*

*We are preparing a Tree Planting and Maintenance Strategy for the Precinct’s trees with The Royal Horticultural Society*

*There were different opinions about pedestrian and cycling routes to the south of the Minster*

*We are working with the City Council on the best solution for cycling and pedestrian access and we intend to improve Queen’s Path*



# YORK MINSTER PRECINCT

## Pre-Submission Draft Neighbourhood Plan

...A long term plan

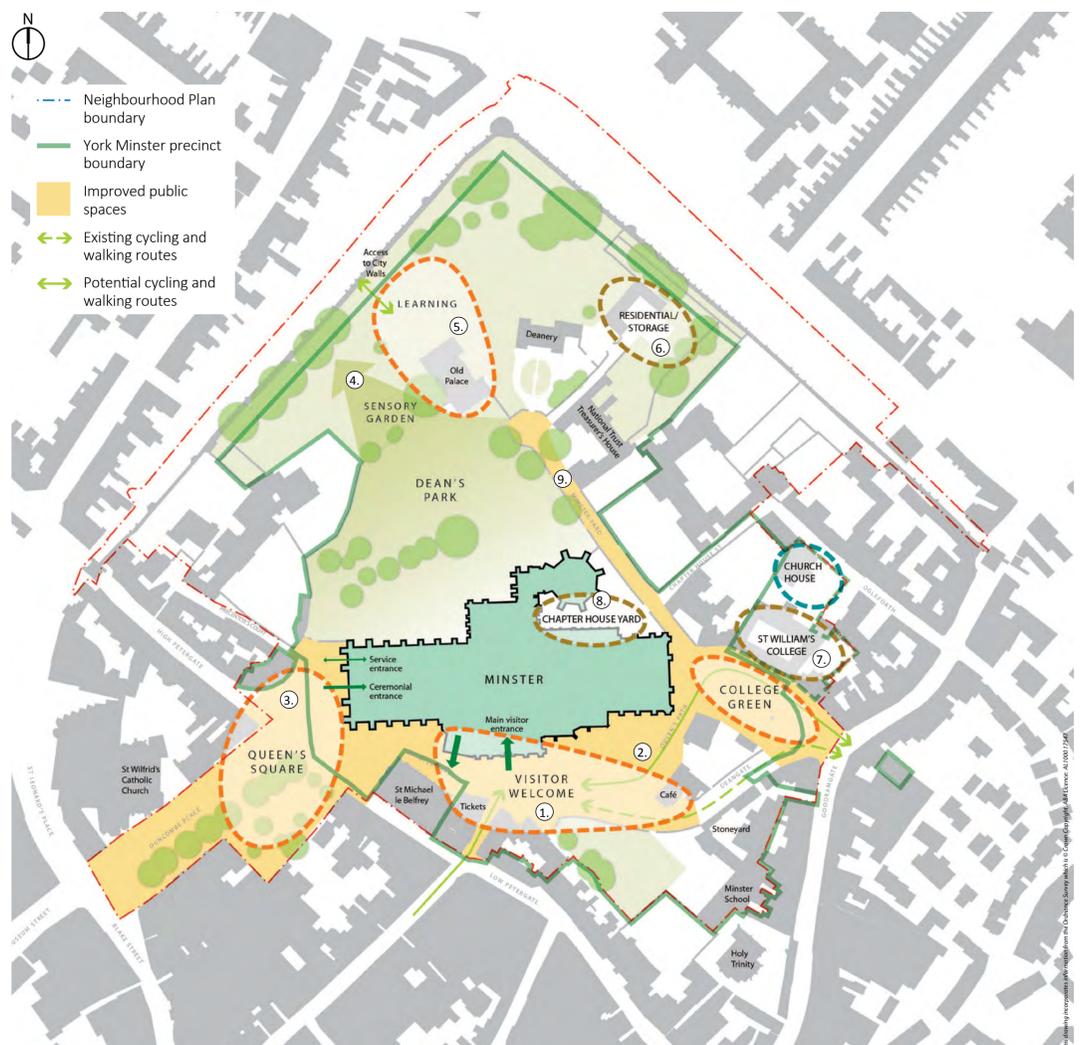
The draft Neighbourhood Plan proposals for the Precinct show areas for potential development and improvement. The plan is at the pre-submission draft stage and we welcome your comments.

Did you know?...  
York Minster has the largest collection of in-situ medieval stained glass in Great Britain. Our current work to restore and protect the glass will take another 22 years to complete.



Key features of the draft proposals include:

1. A cluster of new visitor facilities to the south of the Minster including a café and ticket office. This will provide an improved welcome to the Minster, guiding visitors to the main entrance which is to be moved back to the South Door
2. A vision to improve Queen's Path for pedestrians and cyclists
3. A high quality public square for the city 'Queen's Square' is created at the west end. The west end of the Minster becomes the entrance for services and ceremonial events
4. The public green space of Dean's Park is expanded with a new sensory garden created
5. A new space for education, learning and the museum collections is created linked to the Old Palace. New access to the City Walls is created
6. Improved storage for general works and historic stone with first floor accommodation for Minster apprentices
7. New Minster offices, support facilities and conference and event facilities are created in St William's College with possible additional learning space
8. Improved back of house facilities and public realm improvements in Chapter House Yard
9. The lane alongside Dean's Park is improved with new surfacing and enhanced security



Improving the Minster's welcome and setting



# YORK MINSTER PRECINCT

## Pre-Submission Draft Neighbourhood Plan

*...A welcoming place*

*A new ticket office and café by the South Door will create a warm welcome for the 700,000+ people a year who visit the Minster from around the world.*

*Many people supported our proposals to create new visitor facilities including a café and ticket office in Minster Yard. There were some concerns about new buildings too close to the Minster.*

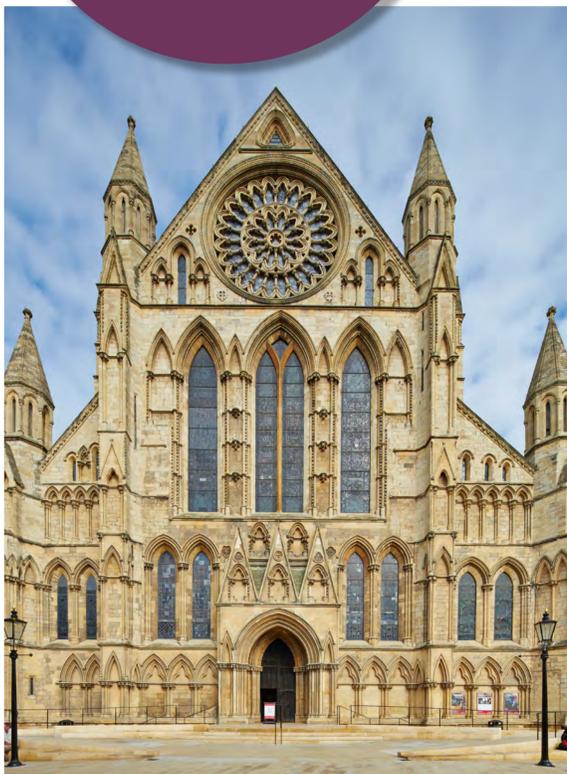
*In response, we are proposing to locate the main visitor facilities in existing buildings on the corner of Minster Gates and at 1 Deangate.*

The south of the Minster is a natural location for visitor facilities as it faces the city and has the space to accommodate large numbers of people. The South Door to the Minster will again become the main visitor entrance to the Minster as it has been historically.

Design parameters for the new facilities will be agreed in consultation with Historic England and will be of exceptional quality respecting the setting of the Minster. Our emerging proposals include:

- ① A new ticket office close to the South Door making use of 11 and part of 12 Minster Yard and 9 Minster Gates
- ② Entrance to the Minster via the South Door and exit via the shop
- ③ A new café created in 1 Deangate. Outdoor seating will overlook the Minster
- ④ Deangate is closed to vehicle traffic (except access)
- ⑤ A vision to improve the route and public spaces around Queen's Path for pedestrians and cyclists
- ⑥ The statue of Constantine is relocated
- ⑦ The Masons' Lodge and working area is retained

*Did you know?...*  
 York Minster's Less group has reduced the consumption of plastic in the Minster by 80% over the last 12 months.



**Minster Yard proposals**



# YORK MINSTER PRECINCT

## Pre-Submission Draft Neighbourhood Plan

*...A new public square for York*

*Duncombe Place is to be transformed into a fine public square for York. Renamed in honour of the Queen, it will be a high quality, civic setting for the Minster and a ceremonial space for Yorkshire under the 'Heart of Yorkshire' window.*

*Did you know?... York Minster is the mother church for the northern province of the Church of England which contains 607 churches in 12 dioceses.*



Duncombe Place was created as a grand approach to the Minster. Over time the quality of the spaces at the west end of the Minster has deteriorated. Sadly there is a need for permanent anti-terrorism measures to be put in place.

The redesign of this area will create a high quality public space for the city, reveal views to the Minster and improve security.

- ① A new square 'Queen's Square' is created which can host civic and ceremonial events for the city and county
- ② A new statue of Queen Elizabeth II is to be commissioned and will stand in one of the existing empty niches of the Minster's west front
- ③ The west end becomes the entrance for Minster services and ceremonial events
- ④ South African War Memorial is to be incorporated in the design of the new square
- ⑤ Security measures are to be designed into the square to restrict vehicle access close to the Minster
- ⑥ Vehicle access for residents, businesses, the National Railway Museum train and taxis is retained
- ⑦ The design will give due regard to the existing trees



**Queen's Square proposals**



# YORK MINSTER PRECINCT

## Pre-Submission Draft Neighbourhood Plan

*...A sense of wellbeing*

*Dean's Park will be retained and expanded as a quiet green oasis in the centre of the busy city.*

*The Old Palace will become home to a new learning and education centre allowing better access to its library and collections.*

We received strong support at the May 2019 exhibition for the idea of creating a sensory garden and learning centre. Our proposals retain the existing character of Dean's Park and support the wellbeing of our community.

- ① Dean's Park is enhanced as an important city centre green space
- ② A sensory garden is created on land which is not currently public. This space for reflection and contemplation is enclosed by the War Memorial to the Second Division, and reflects the Minster's commitment to the wellbeing of its community
- ③ A small cafe kiosk could open in the Summer months
- ④ A new learning and education centre with space to exhibit the Minster's artefacts, will be created alongside the Old Palace. It will have flexible spaces for use by the Minster School, visiting schools, community groups and for adult learning
- ⑤ A new access outside the sensory garden will be created onto the City Walls which will allow disabled access from this point up to Robin Hood's Tower
- ⑥ Dean's Park will continue to host temporary events to support York Minster



*Did you know?...  
In 2019 York Minster has planted 19 new trees, a net addition of 14 trees in our Precinct.*



**Learning and wellbeing proposals**



# YORK MINSTER PRECINCT

## Pre-Submission Draft Neighbourhood Plan

*...Supporting the life of the Minster*

*Many of the buildings to the north, east and south of the Minster house functions which are essential for the daily operations of the Minster.*

*The pre-submission draft Neighbourhood Plan provides space for additional facilities to support those who live and work in the Precinct.*

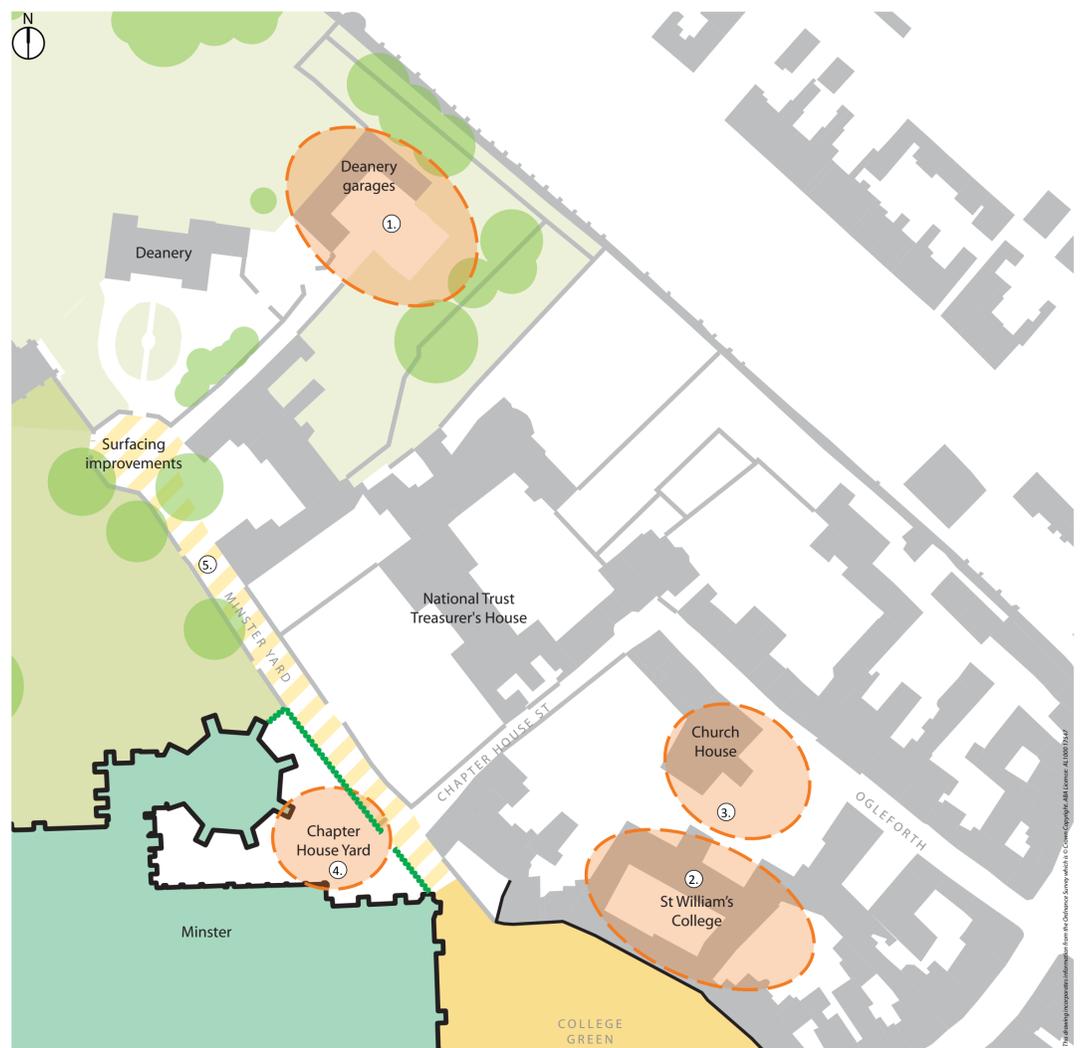
*Did you know?...  
Planning Permission and Listed Building Consent has been granted by City of York Council for the restoration of St William's College to include a new disabled lift and level access.*

We are hoping to provide a small number of new homes for Minster apprentices, better space for storage, new Minster offices and other back-of-house facilities.

St William's College has been empty for many years. It is currently undergoing significant restoration works and will be used as office space for the Minster support and Minster Police, and a high quality conference and events space.

Once the Minster's offices are moved out of Church House, the building will be a valuable residential development, generating income to support the Minster's restoration work.

- ① New homes for Minster staff and apprentices together with improved storage at the Deanery garages
- ② The restored St William's College will house Minster offices, support facilities and conference and events space
- ③ Homes for private rent at Church House
- ④ Additional back-of house facilities and improvements to the appearance of Chapter House Yard
- ⑤ The lane alongside Dean's Park is to be improved with new surfacing and enhanced security



**Living and working proposals**



# YORK MINSTER PRECINCT

## Pre-Submission Draft Neighbourhood Plan

*...What happens next?*

*Whatever your reason for visiting the Precinct today, we would encourage you to comment and help shape the future of this special place.*

Did you know?...  
Events in the Precinct include:

Residents' Festival 25 – 26 Jan 2020  
Silence in the Minster 5 Mar – 2 Apr  
Chapter House Choir: Brahms – Ein Deutsches Requiem 21 Mar 2020

Please complete a feedback form today or online at: [masterplanning.yorkminster.org](http://masterplanning.yorkminster.org) where this exhibition is available to view. The consultation period runs from Friday 10th January to Friday 21st February 2020.

Over the next few months we will review all the comments we have received and use them to finalise the submission draft Neighbourhood Plan. Comments will be recorded in a Statement of Consultation which will be available on our website.

As proposals develop we will continue our conversations with stakeholders. We have already engaged with and received support from Historic England, the City of York Council, York Minster's Fabric Advisory Committee and the Cathedrals Fabric Commission for England.

*In the meantime, the important restoration works to the Minster's South Choir Aisle and protection of the medieval stained glass windows will continue.*

### *York Minster Precinct Neighbourhood Plan*

We are hopeful that the draft proposals will become part of the Development Plan for the city and will be adopted as a Neighbourhood Plan. A Neighbourhood Forum made up of church, resident and business representatives from within the Precinct has been established. The City of York has ratified the Neighbourhood Plan boundary which covers the Precinct and its close surroundings.

Following this consultation the submission draft Neighbourhood Plan will be the subject of a further period of statutory public consultation and examination by an independent Planning Inspector, before being adopted by the City Council. The Plan will then be brought to the Neighbourhood Forum in a referendum for members to vote whether or not to adopt the plan for 'development control purposes' before being adopted by the City Council. Once adopted it will provide a framework against which detailed proposals can be developed and investment secured for individual projects.



### Feedback form

We would be grateful if you could complete this short feedback questionnaire.

This is the third round of consultation on the York Minster Precinct Neighbourhood Plan following consultation in 2018 on issues and options, and in 2019 on our emerging proposals. We welcome any further comments you wish to make at this point. A final, statutory round of consultation will take place on the Submission Draft Neighbourhood Plan.

**Q1.** Where do you live? Please provide the first part of your postcode i.e. YO1

**Q2.** How often do you visit York Minster Precinct?

- Daily                       More than once a week                       More than once a month  
 Less frequently                       I am a visitor – this is my first time to York

**Q3.** Why do you come?

- Worship                       Minster School                       Visit Dean's Park  
 Visit the Library                       Visit the Minster as a tourist                       Walk or cycle through                       Other

If other, please explain:

**Q4.** Do you support our Pre-Submission Draft Neighbourhood Plan proposals?

- Strongly support                       Support                       Neutral                       Disagree                       Strongly disagree

If you disagree, please explain why:

**Q5.** Do you support our proposals to create new visitor facilities including a café and ticket office in Minster Yard?

- Strongly support                       Support                       Neutral                       Disagree                       Strongly disagree

If you disagree, please explain why:

**Q6.** Do you support our proposals to create a new public square by redesigning Duncombe Place?

- Strongly support                       Support                       Neutral                       Disagree                       Strongly disagree

If you disagree, please explain why:

**Q7.** Do you support our proposals to create a new sensory garden, access to the city walls, and new learning, education and museum facilities at the Old Palace?

Strongly support     Support     Neutral     Disagree     Strongly disagree

If you disagree, please explain why:

**Q8.** Do you support our proposals for new storage, residential and back-of-house facilities?

Strongly support     Support     Neutral     Disagree     Strongly disagree

If you disagree, please explain why:

**Q9.** Do you have any other comments on the Pre-Submission Draft Neighbourhood Plan?

Thank you for taking the time to provide feedback. You can also read and comment on the full draft of the Neighbourhood Plan and the accompanying Sustainability Appraisal online at ***masterplanning.yorkminster.org***. The findings of this consultation will be published in a Statement of Consultation which will be available on our website at the same address.

If you would like to be kept up to date on the York Minster Precinct Neighbourhood Plan, please tick this box  and leave your name, address and/or email below. Your details will be kept for 12 months and then deleted. Further details of our privacy statement can be found on our website ***https://yorkminster.org/privacy-notice/***

Name:

Address:

Email:

**Q7.** Do you support our proposals to create a new sensory garden, access to the city walls, and new learning, education and museum facilities at the Old Palace?

Strongly support     Support     Neutral     Disagree     Strongly disagree

If you disagree, please explain why:

**Q8.** Do you support our proposals for new storage, residential and back-of-house facilities?

Strongly support     Support     Neutral     Disagree     Strongly disagree

If you disagree, please explain why:

**Q9.** Do you have any other comments on the Pre-Submission Draft Neighbourhood Plan?

**Q10.** Do you have any comments relating specifically to the accompanying Sustainability Appraisal?

Thank you for taking the time to provide feedback. The findings of this consultation will be published in a Statement of Consultation which will be available on our website: [masterplanning.yorkminster.org](http://masterplanning.yorkminster.org)

If you would like to be kept up to date on the York Minster Precinct Neighbourhood Plan, please tick this box  and leave your name, address and/or email below. Your details will be kept for 12 months and then deleted. Further details of our privacy statement can be found on our website [here](#)

Name:

Address:

Email:

No.	Key: CoYC – City of York Council NT – National Trust HE – Historic England YGT – Yorkshire Gardens Trust GGP – Guildhall Ward Green Party			No Comment: Coal Authority CPRE Environment Agency Highways England		
	Page	Policy/ Para./Section/Table/Map ref	Body	Comments	Response	Actions 04-03-20
1		General comment	CoYC	It is considered that some of the current draft policies in the plan are of a format more akin to a masterplan or business strategy rather than a Neighbourhood Plan. The policies need to set out criteria/ an approach to help Development Management when they judge planning applications against the policies, rather than just general statements. Please also refer to individual comments on policies in the schedule.	This is exactly what this is, a shared vision for the neighbourhood to shape development of the area. This was particularly important for an estate with such national and international importance in the absence of a Local Plan or a dedicated draft York Minster policy in the emerging Plan. Indeed, until 2017 – York Minster had no reference in the draft Plan.	Development briefs to be agreed with city council – state this in policy.  Confirm at meeting that this is appropriate to area.
2		General comment	CoYC	The context; consultation feedback; the summary of challenges; and the vision & objectives are clear and helpful.  In addition to this, it may be useful to carry out a further analysis of the merits of the existing spaces and more detail as to what is hoped any redesign would achieve.	Noted	
3		General comment	CoYC	The Council would like to see greater recognition of the surrounding area to the Minster precinct and any developments and their impacts on the area, e.g. neighbouring streets and car parks.	Noted	
4		General comment	CoYC	Contents page missing 7.0 Project Areas	Noted	
5		General Comment	CoYC	An overall policies map should be included to meet Basic Conditions.	Noted	Discussed with CoYC
6		Policy content : general observation	NT	Given that there are two distinct boundaries defined to the Minster Precinct and then to the wider Neighbourhood Plan area, I think it would be helpful for the Plan to provide an overview at the start of the policy section to be clear for users of the plan, to outline specifically which policies are to apply across the Neighbourhood Plan area and which apply only to the Minster and its Precinct. It is within this context we have the detailed comments below.	Everything is across the NP area which is essentially the Precinct Boundary as defined in the draft Local Plan – we just need to make this clearer. Our boundary has to conform with the Local Plan.	
7		Policy omission	NT	We consider it would be helpful for the plan to have a policy supporting improvements in wayfinding across the precinct and to other attractions in this area. We would like to see opportunities taken to improve this across the neighbourhood area and consider this would be consistent with the plan vision to support the economic well being of the Neighbourhood area.  We are aware that the Council's Historic Core Conservation Area Appraisal [2011] and Streetscape strategy [2014] provides guidance on enhancements to street furniture including pavements, roads street lights, bins, public seating and signage and it is not for the neighbourhood plan to duplicate this advice, but nevertheless the plan could usefully highlight specific areas for enhancement or principles to do so. This might include a suite of palette of materials, for example, for surfacing that would be considered appropriate in the historic context.	For discussion	To be referred to in overarching precinct policy. AB to suggest how to deal with materials suite.

No.	Key: CoYC – City of York Council NT – National Trust HE – Historic England YGT – Yorkshire Gardens Trust GGP – Guildhall Ward Green Party			No Comment: Coal Authority CPRE Environment Agency Highways England		
	Page	Policy/ Para./Section/Table/Map ref	Body	Comments	Response	Actions 04-03-20
8	9	Section 1: Introduction, Paragraph 1.6	CoYC	Paragraph 1.6 lists a number of challenges that the YMPNP responds to. One other challenge that the YMPNP needs to respond to is York Minster being a Tier 1 site within the UK's Critical National Infrastructure and the need to protect it from terrorist attack. Therefore, this challenge needs to be added to the bulleted list. In this regard, higher levels of effective and visible protective security at national infrastructure sites are, generally, likely to act as a deterrent to terrorists.	Chapter	This has been explained to Graham Titchener – College Green needs to be added.
9	13	Section 2: Policy Context, York Local Plan, Paragraph 2.2.3	CoYC	Suggest that wording is updated as follows: "Although not formally adopted, publically available correspondence between the Planning Inspectorate and CYC strongly indicates that the primary areas of <b>States that the Local Plan Phase 1 hearings (December 2019) focussed on legal compliance, including the duty to cooperate and sustainability appraisal, and matters in principles relating to York's housing requirements and green belt. Matters pertaining to more detailed policies will be discussed in the next phase of hearings</b> <del>contention are housing needs, green belt development and infrastructure.</del> "	Incorporate in revised draft.	Done
10	17-30	Section 3: The Minster Precinct in Context General Comment	CoYC	It should be noted in chapter 3 that all of the trees across the precinct area are subject to a conservation area.	Incorporate in revised draft.	Done
11	17	Para 3.14	NT	'Areas of interest' – we are not sure how this list has been defined; it appears it is not solely historic interest, for example it includes a school and hotel, indeed it appears more a list of an area of 'activities' within the precinct and might be better described as such. Either way we would suggest this list also include reference to 'a National Trust visitor property' as an area of interest in this area.	Incorporate in revised draft.	Done
12	18	Section 3: The Minster Precinct in Context, Paragraph 3.2.4	CoYC	Paragraph 3.2.4 needs to be amended to state that Minster Yard and Deangate were closed to motor vehicle through traffic in the 1980s.		Done
13	18	Section 3: The Minster Precinct in Context, Paragraph 3.2.5	CoYC	Paragraph 3.2.5 needs to be amended to reflect that an existing strategic south-west to north-east cycle route through the city centre (part of the National Cycle Network Route 658) was incorporated in the refurbished public space incorporating the highway as part of the York Minster Revealed Project.		Done
14	22	Section 3: The Minster Precinct in Context, Paragraph 3.4.1	CoYC	Paragraph 3.4.1 should be amended to state in line 2 'There is currently no <b>direct</b> pedestrian access off the City Walls into the Precinct.'		Done
15	22 and 23	Section 3: The Minster Precinct in Context, Paragraph 3.4.2 and Figure 7	CoYC	Paragraph 3.4.2 should include an additional sentence at the start, placing the Minster Precinct within the context of the Footstreets and the associated restrictions to vehicle access. This would also obviate the need to show the ' <i>pedestrian zone except for loading and disabled</i> ' on High Petergate in Figure 7.		Done

No.	Key: CoYC – City of York Council NT – National Trust HE – Historic England YGT – Yorkshire Gardens Trust GGP – Guildhall Ward Green Party			No Comment: Coal Authority CPRE Environment Agency Highways England		
	Page	Policy/ Para./Section/Table/Map ref	Body	Comments	Response	Actions 04-03-20
16	23	Section 3: The Minster Precinct in Context, Figure 7	CoYC	<p>Figure 7 appears to contain several inaccuracies, these being:</p> <ul style="list-style-type: none"> <li>There is no differentiation between the areas of adopted highway that <ul style="list-style-type: none"> <li>are Footstreets (High Petergate and Goodramgate (between the junctions with Deangate and Low Petergate))</li> <li>are not Footstreets (e.g. St Leonard's Place, Duncombe Place, Goodramgate and Deangate)</li> <li>area closed to motor vehicles at all times, but on which cycling is permitted (Minster Yard and Deangate)</li> </ul> </li> <li>The part of the key describing an 'off-road shared use cycle track' should be amended to 'shared use cycle track on highway closed to motor vehicles at all times, but on which cycling is permitted'</li> <li>The cycle route on Aldwark is not shown</li> <li>Areas of cycle parking are not shown</li> </ul> <p>In addition to correcting these inaccuracies, Figure 7 should also be amended thus:</p> <ul style="list-style-type: none"> <li>Delete the annotation '<i>pedestrian zone except for loading and disabled</i>' on the western part of High Petergate (see also paragraph 1.8)</li> <li>Delete the dashed green line denoting a Footstreet along the western section of High Petergate together with the corresponding symbol and descriptor in the key.</li> <li>Insert a footnote stating the Footstreets have restrictions to vehicle access between certain times of the day with a link to City of York Council's Footstreets web page (<a href="https://www.york.gov.uk/info/20114/york_city_centre/1434/footstreets">https://www.york.gov.uk/info/20114/york_city_centre/1434/footstreets</a>)</li> </ul>	AB – Map annotation.	<p>AB to pick up.</p> <p>Insert – NF to support expansion of footstreet to Minster Yard, PC, etc.</p>
17	25	Section 3: The Minster Precinct in Context, Paragraph 3.8.2	CoYC	<p>The following bullet should be added to the bullet list below paragraph 3.8.2</p> <ul style="list-style-type: none"> <li>York Minster is a Tier 1 site within the UK's Critical National Infrastructure</li> </ul>		No it shouldn't.
18	25	Para 3.8.2	NT	The paragraph quite rightly highlights heritage assets of the highest significance within the precinct, but should include Treasurer's House as Grade I in the list alongside St William's college. This is a relevant point of clarity for the policies that follow later in the document.		Done
19	27	Figure 8	NT	The colour de-noting assets that are grade I should also demark the attached garden walls and gate piers to Treasurer's House (as depicted by the City Walls being highlighted).	AB – plans amendment.	Done
20	29	Figure 9	NT	'Important building frontage' as highlighted at the Workshop the plan is not particularly clear but Treasurer's House is indicated by black hatching which is very difficult to distinguish, hopefully this can be clarified. I note there is no explanation in the Neighbourhood Plan that this definition has come from the Conservation area appraisal, perhaps this should appear on the Plan or in text. Again, the garden walls and gate piers need highlighting in the Grade I colouring. The dark green arrow denoting existing access to adjacent properties does not appear on the plan? The primary visitor access to Treasurer's house which lies in close proximity to Chapter House Yard should be made clear in our view.	AB – plans amendment.	Done

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21	35	Section 4: Preparing the Plan, 4.4 Emerging Draft Plan Consultation Figure 11 and Figure 12	CoYC	The key feedback points received during consultations during the May 2018 and May 2019 public consultations listed beside Figure 11 and Figure 12 respectively, include concerns about cyclists and pedestrians sharing public space. However, no balancing view expressing concerns about the potential for increased conflict between cyclists and all other classes of motor vehicles, should cyclists be diverted away from the current shared space route through the Minster Yard / Deangate, has been included. If such concerns were raised in the consultations they should be included in the key feedback points listed beside Figure 11 and Figure 12.	* I will double check this – cyclist/pedestrian comments were split about 50/50 but I don't remember seeing any comments on these lines.	
22	36	Section 4 Preparing the Plan, 4.6 Pre-Submission Draft, examination and adoption, Paragraph 4.6.1	CoYC	The submitted plan (including the finalised appendices and an overall policies map) will also need to be accompanied by a basic conditions statement and any additional evidence base documents. These additional documents need to be added to this paragraph to be in line with Neighbourhood Plan Regulation 15.  Reference to the Strategic Environmental Assessment should be amended to <b>“Sustainability Appraisal incorporating the requirements of Strategic Environmental Assessment”</b> to reflect the process undertaken.  Referendum is not just open to all register forum members but everyone who is on the electoral register within the York Minster Precinct boundary. We recommend that this is clarified.		Done
23	40	Section 5.2 Objectives Paragraph 5.2.1	CoYC	The ninth bullet below paragraph 5.2.1 should be amended to read 'To ensure financial, <b>social</b> and environmental sustainability, sit at the heart of how we care for the Minster over the Plan period with the target of achieving Eco Gold Church status by 2020; and'.  It would be useful to explain what Eco Gold Church Status is this could be included as a footer.		Done
24	43	Section 6 The Policies	CoYC	Paragraph 6.1.3 sets out the evidence base which sits behind the policies these should also be incorporated into the policy sections themselves so that the correlation between the two can be easily understood.		Add references to specific documents – OP, Tree Survey, TMP, strategic plan, CR, CMP. Also HIA and Design Code. Ecology report. Check on DDA survey.  Justification statement - heritage equivalent of habitat statement. Statement of needs. Café need; Stoneyard move and

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						accommodation; centre of excellence. AM/TS to produce, if HE/CoYC confirm need.
25	44	Section 6 The Policies, Section 6.2 Section A – General Principles, Paragraph 6.2.1	CoYC	<p>Paragraph 6.2.1 states that <i>'The Chapter of York wishes to enhance the quality of life for existing and current residents.'</i> In this context there are additional policies from the Local Plan, as listed below, which would contribute to achieving this and they should be added to the list of policies in the box below paragraph 6.2.1 containing the relevant policies from the City of York Local Plan – Publication Draft (February 2018):</p> <ul style="list-style-type: none"> <li>• <b>Policy T1:</b> Sustainable Access – relevant, for example, through clause T1, b(iv) They create safe and secure layouts for motorised vehicles (including public transport vehicles), cyclists, pedestrians that minimise conflict'</li> <li>• <b>Policy T5:</b> Strategic Cycle and Pedestrian Network Links and improvements – relevant, for example, through clause T5 xxii Strategic north-south and east west cycle routes through the city centre [to be implemented in the Long-Term (2027/28 – 2032/33)] and 'The Plan will also support proposals that improve access to and around new development' [...] 'and proposals that improve other cycle and pedestrian routes that are neither strategic links nor routes included in the Proposals Map.'</li> <li>• <b>Policy T8:</b> Demand Management - relevant, for example, through 'Positive consideration will be given to development proposals incorporating appropriate demand management measures that reduce congestion' [...] 'ease pedestrian and cycle access to, within and through the development and improve the streetscape'</li> </ul> <p>The above Local Plan policies also support the relevant policies for Sustainable Environment (Para 6.3.1), Historic Environment (Para 6.4.2) and Wellbeing, so they should be added to the boxes containing the relevant policies from the City of York Local Plan – Publication Draft (February 2018) on pages 50, 52 and 55.</p>		Section reviewed and amended.
26	44	Section 6 The Policies: Policy GP1 - Sustainable Development	CoYC	<p>Ensure that the policy is NPPF compliant, in relation to page 6 of the 2019 NPPF and specifically footnote 6. The presumption in favour of sustainable development would not apply for areas that need to be protected including designated heritage assets.</p> <p>Please refer to the NPPF wording below:</p> <p><b><i>The presumption in favour of sustainable development</i></b></p> <p><i>11. Plans and decisions should apply a presumption in favour of sustainable development.</i></p>	<p>This does <i>not</i> state that the sustainable development presumption does not apply. It states that it should be legitimately restricted in order to safeguard protected areas, especially the need to carry out housebuilding.</p> <p>Development which respects and protects heritage <i>is</i> sustainable development.</p>	Amend 'subject to'

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				<p><i>For <b>plan-making</b> this means that:</i></p> <p><i>a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;</i></p> <p><i>b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas<sup>5</sup>, unless:</i></p> <p><i>i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area<sup>6</sup>; or</i></p> <p><i>ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.</i></p> <p><sup>6</sup> <i>The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 176) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 63); and areas at risk of flooding or coastal change.</i></p>		
27	44	Section 6 The Policies: Policy GP1 - Sustainable Development	CoYC	<p>Social Objective, - Insert '<b>health</b>' between 'social' and 'and cultural'.</p> <p>Maintaining the existing pedestrian / cycle route through the precinct is important for both Item 3 and Item 4 listed below the paragraph 'With regard to New development within the Precinct will be supported which:'</p> <p>For Item 4, in particular, the benefits stretch beyond the Minster Precinct as the route links the city centre and station with routes heading out towards Huntington, Heworth and beyond.</p>		Done
28	44/45	Section 6 Policies, General Policies Policy GP1: Sustainable Development and GP2: Achieving Sustainable Development	CoYC	<p>We suggest that these two policies be combined into one overarching Sustainable Development Policy. This combined policy will also need to reference the 2019 NPPF where it states that the presumption in favour of sustainable development would not apply for areas that need to be protected including designated heritage assets.</p>		Amend 'subject to'.
29	44	Policy GP1 – Sustainable Development	NT	<p>Bullet point 3. For clarity, we understand the aspiration to include of sustainable features where it is financially viable to do so in the precinct, but perhaps this bullet should also reference 'and whilst respecting heritage assets and their settings' in recognition that a careful balance will be required in consideration of such matters.</p>		Done

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				Bullet point 5 We agree that sustaining and enhancing the visitor operations in the precinct is important but this paragraph should contain some recognition that the Minster should be a good neighbour and should cause no unacceptable harm to neighbours in the plan area.		
30	44	Policy GP1 – Sustainable Development	GGP	Policy GP1  Add a further bullet point following 'New development within the precinct will be supported which...' to read 'In respect of new build, demonstrably achieves as close as possible to Passivhaus levels of thermal efficiency as part of zero carbon development.'	Passivhaus is a housing measure of efficiency, BREEAM is more applicable here.  This would need to be heavily caveated with reference to historic fabric and heritage – reference to BS 7913 would be good.	Amend: 'to meet and exceed current requirements'.
	44		NT	Typo page 49 – The policies jump to A4 – there does not appear to be policies A1-A4.		
	45	Section 6 The Policies: Policy GP2 – Achieving Sustainable Development	CoYC	Insert the following below point (3):  <b><u>(4) Comply with highway legislation and regulations, and other relevant legislation (e.g. legislation relating to services and utilities).</u></b>  The above is particularly relevant for policies or proposals that seek to encourage development on or over the existing highway.	Agree - legislation must be followed.	Refer to point above.
	45	Policy GP2	HE	The wording of clause (3) does not align with pre- amble	Re-word clause (3)	
	46	Section 6 Policies, Paragraph 6.2.9	CoYC	Typing Error Paragraph 6.2.9 Figure 14 'Indicates'.		
	46	Policy GP3	HE	Identified areas in the text do not all appear on the maps	Ensure all identified areas appear on maps	
	46	Policy GP3	GGP	<u>Policy GP3 Area 2</u> – after 'The new square will create improved public realm in a safe and useable space...' , <i>whilst ensuring that trees are protected and significant green infrastructure maintained and enhanced.</i>	There is no 'significant' green infrastructure present in this area, unless one takes a very broad definition. That 'trees be protected' is a very blanket policy requirement – they should be given 'due consideration' and the requirement included for overall biodiversity net gain.	Need to discuss with CoYC, but include 'incorporates green infrastructure'.  Redraft biodiversity and include NBG of 10%.
	46-48	Section 6 The Policies: Policy GP3 – The Spatial Plan Paragraph 6.2.7, Figure 13 and Figure 14	CoYC	Para 6.2.7, line 7 – delete 'necessary'  Figure 13 - Not all the existing cycling and walking routes (e.g. High Petergate and Duncombe Place etc.) are shown and those that are shown, together with the proposed cycling and walking routes are confined to the Minster Precinct boundary. These should be extended beyond the boundary to show the outward	AB to prepare new illustration.	

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				<p>connectivity to the rest of the city (e.g. those shown heading to Goodramgate from Deangate and College Street should extend towards Monk Bar).</p> <p>Figure 14 – The 'Public realm improvements' and 'Reconfiguration of private and public open space and boundaries' descriptors are somewhat vague and need further clarification. More specifically, the areas of 'public realm improvements' as land use proposals do not appear to show how hostile vehicle mitigation measures will be incorporated within the improvements.</p> <p>The area of public realm improvement at Queen's Path, which is proposed to accommodate a potential cycling and walking route, appears to ignore that a substantial part of the area required for this route is currently grassland and not a paved area and it is unclear whether it is intended to widen the paved area to provide sufficient width for this route. Furthermore, if this route is being provided as an alternative to the existing route on Minster Yard / Deangate, such that the latter can be closed as a through route, it will result in a less safe running surface for cyclists and create more conflict than at present, contrary to Local Plan Policy T1 b(iv) and NPPF clause 104(d).</p>	There is further detail below under the policies. HVM is subject to design level detail, but this could be further clarified in the policy text.	
	48	Section 6 Policies, Figure 14	CoYC	<p>Figure 14: Indicative proposed land uses</p> <p>This plan is open to interpretation and its ambiguity is risky. If this document were approved, the suggestion is that it would be okay in principle for new buildings to be added (and trees lost) within the hatched areas which would give weight to planning applications which might not otherwise be suitable.</p>	Noted.	<p>AB to update this drawing; split into hard/soft redevelopment, use as basis for policies map.</p> <p>Note that all drawings must align perfectly.</p>
	49	Section 6 Policies, Policy A4 – Design Excellence	CoYC	Criterion 1 includes reference to Policy SS3 of the Draft Local Plan, for clarity it should state that Policy SS3 relates to York City Centre.	Noted.	
	49	Section 6 Policies Policy A4 – Design Excellence	CoYC	While not wanting to draw attention to it in this plan, does point 4: 'creates a safe environment for visitors, residents of York and our local Community'; cover hostile vehicle measures when the word 'safe' is used?	Yes it does. 'Safe and secure' perhaps?	
	49	Section 6 Policies Policy A4 – Design Excellence	CoYC	Other York Neighbourhood Plans have included essential and desirable parts of the policy and the Planning Inspector has asked how they differ. Suggest that they are all essential.	Noted.	
	49	Section 6 The Policies: Policy A4 – Design Excellence	CoYC	<p>Insert the following bullet in the box containing 'Development should'</p> <ul style="list-style-type: none"> <li>- Allow for, or incorporate as necessary, hostile vehicle mitigation measures.</li> </ul> <p>Paragraph 6.2.10, Line 4 – after city.' insert 'It is, therefore, designated a Tier 1 site in the UK's Critical National Infrastructure and to ensure a safe environment for residents and visitors alike there is a need to protect it from terrorist attack.</p>	Noted.	

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				Paragraph 6.2.10 - People who travel past the Minster on a regular basis should also be consulted to have an opportunity to influence change.	They have been, exhaustively, and are look at separately in the feedback.	
	49	Policy A4 – Design Excellence	NT	<b>Policy A4 Design excellence</b> in reference to the above comments about being clear on the application of policies Policy A4 applies across the whole Neighbourhood Plan area and therefore applies to all developments regardless of size or scale of proposals. Reading this literally, for example a small development to a retail property, listed building alterations which constitute development will be supported where it promotes accessibility and public realm to the Minster? Is this the intention of the policy I think it would be helpful for this to be clearer or for it to say 'where relevant'. <b>Policy A4 second part development should</b> 'achieve the highest practicable energy efficiency where financially viable to do so' again this needs a caveat that this must also be subject to an assessment of impacts on Heritage Assets and their settings.	Noted.  Noted. – reference to BS 7913 would be good.	
	49	Policy A4 – Design Excellence	HE	Ensure all identified areas appear on maps	Noted.	
				Clause 2 refers to the distinctive character of the Precinct, but does not cite where this is identified. It also does not mention the distinct character of the project areas.		
				Clause 5 only refers to physical and not intellectual or sensory accessibility.		
				In the "Development should" section, there is no mechanism to question the necessity for the development, as opposed to conversion and re-use of existing buildings.	Fair point this.	
				In the "Development should" section, there is no mention of making use of vacant or under used buildings.		
	49	Policy A4 – Design Excellence	GGP	Policy A4 – after 'development should...' add a bullet point as follows ' <i>Seek to ensure that all new build demonstrably achieves as close as possible to Passivhaus levels of thermal efficiency as part of zero carbon development.</i> '	Passivhaus for residential, not commercial. Reference to BREEAM should be made – note that almost any development would be 'refurbishment' not 'new-build'.	See above comment.
	51	Section 6 Policies, Policy SE1 – Landscape and Biodiversity Net Gain	CoYC	It is considered that this policy should be re-written to provide a better idea of how the Minster Neighbourhood Plan wants to approach and manage the Precinct's landscape and biodiversity. This should include how it wants to look after the tree stock rather than provide a list of the documents that the local	Noted.	

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				<p>authority would be requesting in any planning application. This is an opportunity for the Minster to consolidate their approach and address management of the precinct's landscape and biodiversity drawing on the context provided at paragraph 3.3.3 and section 3.7, including the loss of tree stock, tree replacements, the value of trees specific to this area, and a strategic approach to views from the walls.</p> <p>This policy focuses on enacting action when there are effects on existing trees as it starts with "<i>Where development proposals effect existing trees, any planning application will be expected to be supported by...</i>". The intention of this policy therefore needs to be clarified and should either be renamed to relate to the precinct approach to trees or the opportunity taken to broaden out to precinct wide consideration for Landscape and biodiversity (or Green Infrastructure).</p> <p>In respect of policies SE1 2.3 and 2.4 - On the one hand this is a list of items we would expect to be submitted with any planning application; on the other hand it is not a comprehensive list. It would be more helpful to have a policy of intent and/or performance expected from the management of the trees across the neighbourhood so this can be appropriately considered at the application stage.</p> <p>Should the Forum continue with the current policy, the following wording changes suggested include:</p> <ul style="list-style-type: none"> <li>• Intro - "Where development proposals <del>e</del>ffect existing trees.."</li> <li>• Point 1 - A tree survey in accordance with <b><u>the most up to date edition of BS 5837:2005–Trees in Relation to Design Demolition &amp; Construction - Recommendations.</u></b></li> </ul> <p>NB: The latest British Standard is BS 5837: <u>2012</u> and has a different title. Each time a revision is issued, the preceding one is superseded so it is best not to put a date on at all - it is feasible it would be reviewed within the 15 year life span of the neighbourhood plan.</p> <ul style="list-style-type: none"> <li>• Point 3 - the reference to 'no dig' should be removed because in the first instance hard surfacing within the root protection areas of trees to be retained should be avoided altogether.</li> <li>• Point 4 - an arboricultural impact assessment would be required for any development that could impact on existing trees – not just in the more complex parts of the Precinct. This must be clarified.</li> </ul> <p>It is noted by the Council's Landscape Architect that the document regards the highest quality trees – presumably the category A trees taken from a tree survey. The document should probably include a more in-depth look at the function of the trees and not just their arboricultural quality. Trees of lower quality may also perform a viable function in terms of environment or setting. Any proposed works</p>	Redraft – perhaps split into two?	

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				to trees within the conservation area would be assessed by the local planning authority on a case by case basis.  The final paragraph starting “As climate change becomes a reality..” is not policy but commentary better suited to the justification as rationale for why tree management is considered to be beneficial. Points regarding the type of tree best suited for the environment and which will be considered through application stages could be translated into the policy.		
	51	Section 6 Policies: Policy SE1 – Landscape and Biodiversity Net Gain  Paragraph 6.3.2  Section B - Justification	CoYC	The justification does not seem to match the intention of the policy. Currently the policy focuses on actions where development affects existing trees and does not provide an overarching approach as to the intentions of how to manage biodiversity. Whilst trees form an important role in this, there are other biodiversity (and green infrastructure) aspects to the NP area drawn out in paragraph 3.3.3 and section 3.7. Further consideration should be given to this justification to reflect any policy amendments and ensure that the different elements of the policy are justified,		Noted – make mention of BNG. Note other biodiversity/green infrastructure.
	51	Policy SE1 – Landscape and Biodiversity Net Gain	HE	Clause 1 refers to a specific British Standard (BS), which may be replaced in the future.	Re-word to allow for the BS to be superseded or updated.	Noted.
				Is it necessary to use the term “becomes a reality”?	Consider alternative wording	
	51	Policy SE1 – Landscape and Biodiversity Net Gain	GGP	We are a little surprised by the current wording in this policy – most of it refers to what would be the minimum legally required in any case through the planning system. It should be clearer and more focussed in representing the Minster’s evident commitment to promoting biodiversity and the benefits of green landscape within the precinct. Perhaps something like ‘We will retain and enhance significant proportions of green infrastructure and soft landscaping throughout the precinct including in more ‘urban’ parts such as Duncombe Place and College Green, recognising the aesthetic and health related value to the urban landscape.’		Noted.
	52	Section 6 Policies  Historic Environment  Section C - Justification	CoYC	Given that this is a key area for the NP, it is suggested that the commentary further explains and justifies why the policies for the historic environment are anticipated to meet the NP’s vision and intentions for the historic environment		Noted.
	53	Section 6 Policies, Policy HE1 Historic Environment	CoYC	It is noted that a York Minster Conservation Management Plan is referred to. If the Neighbourhood Plan is approved then by way of reference, that document would be approved as well and should be <u>included as an annex to the Plan</u> . This should be made available for consideration to inform ongoing engagement and preparation of the next stages of the plan.  Amend the first bullet in the first paragraph to read:		Noted.  Chapter happy to have the CMP as a public document. RP to produce. To be received by 18-03.

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				<p>“respond positively to, <b>protect</b> and reinforce, the significance and distinctiveness of heritage assets and the internationally important historic environment of the Precinct and city of York.”</p> <p>The justification section to the policy must clearly explain what is meant by ‘harm’ and ‘substantial harm’ and how this amount of harm can be measured and assessed.</p> <p>While not wanting to draw attention to it in this plan, does the second part of the policy relating to “cases where development might result in harm to the significance of a heritage asset, including its setting..” cover hostile vehicle measures? This will need further consideration.</p>		This is in the NPPF – reference to that.
	53	Policy HE1 – Historic Environment	NT	<p>Policy HE1 – we note that the Heritage policies are subject to further discussion with Historic England and the National Trust would welcome the opportunity to see a further draft at the appropriate time, particularly as HE1 will apply across the Plan area and therefore have an impact on how proposals are assessed outside of the Precinct.</p> <p>As highlighted the last sentence which states substantial harm to heritage assets will not be supported is not consistent with NPPF advice at paragraph 194 which states harm should be ‘ wholly exceptional’. I believe the policy should also identify how harm has been avoided to Heritage assets, before moving straight to reduce and mitigate harm.</p> <p>We think it would be helpful for this section of the plan to have much more explanatory text about the complexity of the historic environment in this Neighbourhood plan area. As highlighted in the introductory section there are 60 listed buildings and as a townscape with many heritage assets where there are historic associations between many of them a complex layered heritage assessment is likely to be required, recognising that the settings are nested or have settings of their own. Cumulative impact considerations may also become relevant.</p> <p>Whilst we accept the Plan seeks to guide the future of the Minster’s own development projects this of itself may have an impact on other heritage assets in the neighbourhood plan area, which will need to be fully assessed particularly where there are heritage assets of the highest significance in close proximity [Treasurer’s House]. Whilst we believe most are likely to be positive impacts it will require due consideration.</p>	Noted.	Policy re-drafted.
	53	Policy HE1 – Historic Environment	HE	<p>The 2020 York Minster Conservation Management Plan which may be replaced in the future.</p>	<p>Re-word to allow for Conservation Management Plan to be superseded or updated.</p>	Policy re-drafted.

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				This policy refers to a single heritage asset being harmed, although there are multiple heritage assets within the Precinct.	Re-word to allow for multiple heritage assets.	Policy re-drafted.
				Final bullet point refers to mitigating, reducing or compensating for any harm. This appears to be on an 'either / or' basis, rather than a logical order.	Suggest re-wording to "harm will be avoided if at all possible. The level of harm will then be reduced to the minimum necessary. The harm will then be mitigated or compensated for"	Policy re-drafted.
				'Applications leading to substantial harm will not be supported'.	Suggest adding another sentence – "applications that will lead to any of level of unjustified harm will not be supported".	Policy re-drafted.
				Engagement in pre-application discussions with CYC and HE is suggested for development that 'might result in harm to the significance of a heritage asset'	Re-word to suggest any applicants are strongly encouraged to engage in pre-application discussions with City of York Council and Historic England on any development within the Precinct that would require Planning Permission or Listed Building Consent	Policy re-drafted.
	54	Section 6 Policies, Policy HE2 – Listed Building Consent	CoYC	Typing error on the first line of the policy replace effect with <b>affect</b> .  Suggest that you include all relevant stakeholders including York Civic Trust and Historic England.  The second paragraph is not policy but commentary on the process following consent and should be moved to the justification aiding explanation of the process.		'Such as'
	54	Policy HE2 – Listed Buildings	NT	I am not sure how helpful the list of documents that 'will be expected to provide' to support an application is within the Plan. For example, you would not do elevations for a roof repair. Again as the policy is Neighbourhood wide. It might be better to have this policy more adaptable and state 'or as agreed with York City Council'.	Noted. Policy re-drafted.	

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	54	Policy HE2 – Listed Buildings	HE	Typographical error in line 1.	Correct typographical error.	Noted
	54	Policy HE3 – Scheduled Monument Consent	HE	There is no policy setting out how archaeological remains will, if discovered be dealt with.	Suggest a new sub-clause is inserted requiring a staged archaeological strategy is produced, for any development site with the Precinct	Policy re-drafted.
		Policy HE3/MP1-MP3/M1	HE	In the main, these are statements, not policies.	Amend or incorporate into main text.	
	55	Section 6 Policies, Section D Justification  Paragraph 6.5.4	CoYC	Typing error: "...how satisfied people are with their life a <b>as</b> whole".		Noted
	56/57	Section E Movement and Place	CoYC	The policy reference MP2 is duplicated and therefore policies need renumbering.		Noted
	56	Section 6 Policies, Policy MP1 Public Realm	CoYC	<p>Consideration in policy for the public realm is supported. However, this policy is a set of statements as opposed to policy, which can be enforced. These should be clarified to ensure that the intentions of the policy can be incorporated into and considered in future planning applications/proposals to understand what will be supported.</p> <p>Specifically in relation to the existing wording:</p> <ul style="list-style-type: none"> <li>1st Paragraph, line 1 amend to: "...spaces <b>and the buildings set around or within them</b> should.."</li> <li>3<sup>rd</sup> paragraph - Clarification is required to set out what is envisaged through the public realm improvements. Care needs to be taken to ensure that the improvements provide better access for all users (and exploit the opportunities to attract more visitors travelling by non-motorised modes, such as cyclists using a national coast-to-coast cycle route running past the south entrance to the Minster ), do not prevent existing or future users from travelling through the areas improved or from visiting the assets within the Minster Precinct and ensure the provision of features that may be required to ensure public safety.</li> </ul> <p>We also suggest that this policy considers the need to physically protect the Minster from any potential threats to it and those who visit it in line with local agreements and national advice.</p>		<p>Can be reworded as 'community statement' or just reword overall.</p> <p>'Universally accessible' need to be caveated to incorporate heritage considerations.</p>

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	56	Section 6 Policies, Policy MP2 Accessibility	CoYC	<p>This policy is commentary and written as an introduction to a policy; this needs to be amended. It is suggested that this could be positively rephrased to set out the policy requirements for accessibility and include for example “to ensure improvements to the public realm, development will incorporate the needs of all abilities at all stages of life”.</p> <p>If continuing with the existing policy wording, we suggest the following addition at Line 6 after “...considered <b>with due regard to the need to ensure public safety.</b>’</p> <p>In addition, the policy could seek to provide better cycle parking for visitors to the Minster as well as staff, not just vehicles under the parking policy?</p>	Noted	
	57	Section 6 The Policies: Policy MP2 – Movement & Access	CoYC	<p>This should be renumbered <u>Policy MP3</u>.</p> <p>The policy currently sets out the policy intention and rationale. However, this should be clarified to ensure that the intentions of the policy can be incorporated into and considered in future planning applications/proposals to understand what will be supported.</p> <p>Amend third paragraph to read: ‘The Neighbourhood Forum recognises that the Minster Precinct is an important route for cyclists and will continue to work with City of York Council and key stakeholders to ensure appropriate <b>sufficient suitable safe routes are maintained or provided</b> through the Precinct for cyclists to travel at low speeds <b>appropriate to the location of the route and the prevailing conditions on it.</b>’</p> <p>Amend the fourth paragraph to read: ‘Improvements to public open space and existing footpaths for the benefit of all pedestrians <del>regardless of ability</del> <b>and people with reduced mobility</b> will be supported’</p> <p>If the intention of this policy is to place greater emphasis on pedestrian priority and safety over other vehicles. The policy should also consider reducing vehicle movement within the Minster Precinct as this has a beneficial impact on realising this intention, coordinates with Policy MP3 – Parking, and has a positive benefit for achieving a reduction in unnecessary vehicle movement and parking as set out in Policy MP3 – Green Travel Plan.</p>	Noted	<p>Amended to incorporate. Accept this change.</p> <p>Reasonable – make an aspiration.</p>
	57	Section 6 The Policies: Policy MP3 – Parking	CoYC	<p>This should be renumbered <u>Policy MP4</u>.</p> <p>Amend first paragraph to read :</p>		

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				<p>‘Applications for <b>suitable</b> electric charging points which are appropriately positioned will be supported’</p> <p>The second paragraph states ‘In the future, priority for parking will be given to visitors and staff using electric cars.’ The location, availability and prioritisation of parking should be considered with due regard to</p> <ul style="list-style-type: none"> <li>• the measures, that may be required to ensure public safety;</li> <li>• the potential for parking to be displaced into neighbouring streets and car parks; and</li> <li>• the needs of blue badge holders</li> </ul> <p>This policy appears to be in conflict with Policy MP3 – Green Travel Plan in that it makes no reference to reducing the availability of car parking at the Chapter House car park, which is a measure that could be implemented to effect a reduction in unnecessary vehicle movement and parking as set out in Policy MP3 – Green Travel Plan. In the short term the car parking could be allocated for electric vehicles only to reduce availability, however in the long term this measure may become less effective as more vehicles become electric powered. Reducing the availability of car parking at the Chapter House car park should be considered with due regard to</p> <ul style="list-style-type: none"> <li>• the potential for parking to be displaced into neighbouring streets and car parks, and</li> <li>• the needs of blue badge holders</li> </ul> <p>The policy makes no reference to cycle parking, which should be provided to encourage visitors travelling to the Minster Precinct by bike and to effect a reduction in unnecessary vehicle movement and parking as set out in Policy MP3 – Green Travel Plan.</p> <p>The term ‘visitors’ needs to be clarified to confirm whether it relates to visitors who have business with the Minster and not tourist visitors.</p>		<p>We can't do this.</p> <p>Policy – the Minster will look to positively reduce its carparking requirements.</p> <p>Noted.</p>
	57	Section 6 Policies, Policy MP3 Parking	CoYC	<p>Would like to see something here about being cognisant of the impacts of reducing parking on the precinct on neighbouring areas. This could see an increase in parking for the Minster on neighbouring streets and car parks therefore impacting on capacity.</p> <p>Consideration will also need to be given to blue badge holders and where they can park.</p>		
	57	Section 6 The Policies: Policy MP3 – Green Travel Plan	CoYC	<p>This should be renumbered to <u>MP5</u>.</p> <p>The Green Travel Plan will need to clearly state what are deemed to be unnecessary vehicle movements, because most drivers will otherwise state that their journeys to the Minster Precinct and their need to park there are necessary. If the Green Travel Plan is to include actions to reduce the availability of car parking within the Minster Precinct, it should be considered with due regard to</p>		

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				<ul style="list-style-type: none"> <li>the potential for parking to be displaced into neighbouring streets and car parks, and</li> <li>the needs of blue badge holders.</li> </ul> <p>The Green Travel Plan should also (as a minimum) highlight possible future demand for cycle and car parking in the precinct and how this will be facilitated and/or influenced.</p>			
	57	Policy MP3 – Parking	HE	No reference is made to managing parking within the Precinct	Add new Clause MP4 relating to the management of parking within the Precinct.		This is already in there.
	58	Section 6 Policies: Section E Justification Paragraph 6.6.2	CoYC	<p>Amend paragraph 6.6.2 to read: “The Minster Precinct is an important and busy part of the city. Consideration of movement through the Precinct forms a vital part of the Plan with an emphasis on greater pedestrian safety and priority over vehicles. <b><u>These policies intend to appropriately manage this movement across and through the precinct.</u></b></p> <p>The majority of the footpaths and roads within the Precinct are adopted highway and therefore any future changes will be subject to both the Town and Country Planning Act (1990), and the Highways Act (1980) <b><u>and other relevant legislation relating, primarily to services and utilities.</u></b> City of York Council, in its capacity as Local Highways Authority will play a key role in working delivering any change involving the adopted highway.”</p>			
	59-70	Section 7 Project Areas:	CoYC	<p>For the council to support this section of the Neighbourhood Plan, we consider that significant amendments are required. It is our view that the policies covering the four project areas either need to include more evidence, information and detail about the projects <u>or</u> the policies should be scaled back to shaping policies with more detail to be provided through the planning application process. The Council cannot agree to the current policies as they are worded at this stage of the process and are keen to work with you to resolve this significant concern.</p>			<p>Determine where to draw back and where to expand i.e. where to take option 1 or 2.</p> <p>Must state which it is.</p>
	59-70	Section 7 Project Areas: General comment	CoYC	<p>The quality and condition of trees will change over the 15 year life span of the neighbourhood plan therefore it would be more appropriate if all of the existing trees across the project areas were annotated the same, simply as ‘Existing trees’.</p>			
		Project Areas	HE	This section is effectively a Masterplan	Support a single clause referring to compliance		For discussion with HE.

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					with Masterplan and Design Appendices	
	62	Section 7 Project Areas: Policy PA1 – Minster Yard & College Green	CoYC	<p>Area A: It would be beneficial to provide cycle parking specifically for the Minster in this area.</p> <p>Area B: It would appear that this zone extends across an existing highway which is currently the only strategic north-east to south-west strategic cycle route through the city centre. If it is envisaged to provide an access through this area by means of an arch over a highway as set out in B (ii) then it, together with the potential reconfiguration of private / public boundary in Area D, should enable the existing cycle route to continue on its current alignment on Minster Yard / Deangate, in preference to the proposed route on Queen’s Path / College Street which has a higher risk of conflict. Clarification of the term ‘controlled vehicle access’ is required as failing to adequately define this could undermine Policy MP3 – Green Travel Plan. Consideration should also be given to the vertical and horizontal clearances required for the safe passage of vehicles (including emergency vehicles) and easements for maintenance of underground sewers or utilities. These clearances may make it impossible to construct the envisaged number of usable storeys within the overall building height constraints that may be imposed in this historic part of the city centre and thus render the intended use undeliverable. Furthermore, records indicate that there is an existing combined public sewer in the existing carriageway at this location. Therefore, confirmation should be sought from Yorkshire Water whether it is permissible to build over an existing sewer or its easement, If it isn’t permissible, the existing sewer (and, potentially, other services) will need to be diverted at considerable expense.</p> <p>If it is envisaged to not provide this access and allow development to take place across the existing highway, then a stopping-up order will need to be obtained for it to cease being a highway permanently. The existing sewer (and, potentially, other services) will need to be diverted at considerable expense. Consideration will also need to be given to how emergency vehicle access can be maintained if the highway in area B (and potentially area D) is stopped up, and how vehicles currently accessing Deangate (for the Stoneyard and Minster School) turnaround as a result of the loss of the existing turning areas (e.g. the turning head to the west of 1 Deangate). It is likely that vehicles will turn around at the Deangate / Goodramgate College Street junction creating a further conflict for cyclists on the alternate cycle route on Queen’s Path / College Street. Stopping-up the highway in area B (and potentially area D) will displace cyclists onto the proposed alternate cycle route on Queen’s Path / College Street which has a higher risk of conflict.</p>	This is to be removed.	<p>Must retain: 1 Deangate café plan. Ticket office.</p> <p>Bridge to come out.</p> <p>Cycle route remains open, remove bridge, public/private boundary changes. Mention rising bollard at bottom of Deangate (or similar). Take out potential walk/cycle route. Area A remains as is. Priority for Wednesday.</p> <p>Retain widening of Queen’s Path (but not for cycles).</p> <p>Remove Constantine.</p>

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				<p>Area C: Consideration should be given to consolidating the Minster Visitor facilities in this area to minimise the impact on the existing highway.</p> <p>Area D: A stopping up order will be required for permanently closing any part of the existing highway for reconfiguring the public / private boundary. Alternatively, the existing areas of highway may be redesignated for different uses.</p> <p>(ii) Careful consideration should be given to the amount of outdoor seating proposed to avoid blocking any cycle route along the existing highway alignment.</p> <p>(iii) It is not possible at this stage to determine which highway alignments are redundant. For example, the section of highway running through areas B and D is the route of the only strategic north-east to south-west strategic cycle route through the city centre and the proposed alternate cycle route on Queen's Path / College Street has a higher risk of conflict. Therefore, further discussions should take place with City of York Council before determining which, if any, highways in the Minster Precinct could be considered to be redundant before the YMPNP is submitted for examination.</p> <p>Area F: Should this be Area E?</p> <p>Area G: Should this be Area F?</p> <p>The existing paved width of Queen's Path (an adopted highway) is narrower than shown on Figure 19. It is not clear whether a suitable width for a cycle path and footway (combined or segregated) is available. The 2.5m width proposed is insufficient in an area where a high number of cyclists and pedestrians can be expected. The steps to the entrance to Minster School also encroach into the paved area resulting in a further localised narrowing. There is more scope for conflict between cyclists and other vehicles in this area than in areas B, D and G (as shown in Figure 19). The existing road surfacing on College Road (cobble) is very uneven and unless resurfaced in another material (unlikely in this area) presents a higher risk to cyclists falling off, compared to areas B, D and G.</p> <p>Can sufficient emergency access be provided if the measures that may be required to protect Minster Yard &amp; College Green area and the people and buildings within it are implemented?</p> <p>Area H: Should this be Area G?</p>		

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				<p>The on road cycle route on the existing alignment should be maintained as the proposed alternate cycle route on Queen's Path / College Street has a higher risk of conflict. How will other vehicles be prevented from using this part of Deangate (and subsequently need to turn round as a result of the loss of the existing turning areas if the proposals in areas B and D are realised? It is likely that vehicles will turn around at the Deangate / Goodramgate College Street junction creating a further conflict for cyclists on the alternate cycle route on Queen's Path / College Street.</p> <p>This should also take account of vehicles, such as coaches, who will be bringing VIPs to the various special York Minster services, such as services for the military and the police, where these vehicles usually park on Minster Yard and Deangate. Consideration for loading and unloading areas need to at least be considered, and their intended locations should be shown on Figure 19 and other maps as appropriate.</p> <p>Area I: Should this be Area H? It doesn't appear to be shown in Figure 19.</p> <p>Area J: Should this be area I?</p> <p>The general description is somewhat vague and should contain more detail of the improvements envisaged. Consideration needs to be given to how the measures that may be required to protect Minster Yard &amp; College Green area and the people and buildings within it be accommodated in and coordinated with the public realm improvements. In this regard, the potential changes in traffic movements for access etc. on Deangate arising from the proposals in areas B and D altering the current access arrangements to the Stoneyard and Minster School and, potentially, removing the existing turning areas (e.g. the turning head to the west of 1 Deangate), will need to be taken into account, as it is likely that it could result in the measures that may be required to protect Minster Yard &amp; College Green being moved closer to the Goodramgate / Deangate / College Street junction, thereby increasing the complexity and cost of the measures required to manage access to ensure security for the area.</p> <p>Due regard should be given to the Department for Transport's call for a pause on the development of shared space schemes which incorporate a level surface.</p>		
	62	Section 7 Project Areas: Policy PA1 - Minster Yard and College Green	CoYC	Controlled vehicle access to school grounds.  Need to ensure that somewhere in the policy area sections that the security of these areas is made clear. Hostile vehicles do not need to be mentioned but		

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				physical measures to protect these areas, the people within them and the buildings should be highlighted.		
	62	Section 7 Project Areas: Policy PA1 - Minster Yard and College Green, Figure 19	CoYC	<p>The following comments are referenced to Figure 19.</p> <p>A: Potential development zone 1 for Minster Welcome uses. There are opportunities for development at single storey here that could improve the setting of the various heritage assets in this area. Any development proposals would obviously have to be very carefully considered and follow statutory heritage guidance.</p> <p>B: Potential development zone 1 for Minster Welcome uses. The suggested maximum storey height raises concerns as does the suggestion that 1 Deangate should be retained if 'feasible'. There is also confusion between the text suggesting 2 storeys here and the plan which describes 2.5 storeys. The mention of an arch suggests that the development could link either side of Deangate, which again raises concerns. The proposed uses are also all very 'back of house' and include refuse storage which may not be appropriate in such a prominent location. I have serious concerns about the broad parameters mentioned here, in relation to the possible scale, use and extent of the development proposals and the affect this would have on the setting of so many heritage assets. The loss of 1 Deangate would be resisted in terms of the harm to the Scheduled Monument, character and appearance of the Conservation Area and the setting of numerous listed buildings.</p> <p>F: The 'secure' boundary suggested for the stone mason's working area raises concerns as the location is very sensitive in terms of the introduction of any permanent fencing/ barrier.</p>		
	62	Section 7 Project Areas: Policy PA1 - Minster Yard and College Green	CoYC	<p>Area 1 – Minster Yard &amp; College Green</p> <p>The policies under the project areas include a number of very specific and some quite radical measures such as the potential closure of Deangate and the extension of development into existing garden space and public realm within the purple hatched area, that are far too binding at this stage. (please see general comment for the project areas)</p> <p>Queens path is currently a pleasant quiet route for pedestrians which avoids any conflict with cyclists (who use Deangate), which allows visitors to stop and take in the views, and suits the intimate connection between 1 Deangate/the school buildings and The Minster.</p> <p>It's not clear how or why college green would be improved.</p>		To be amended.

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				The environment around the Minster already has a very distinct sense of place (although admittedly this could be improved) and in many ways it is good that it is integrated with the city, rather than an exclusive environment, although understandably security is a concern – especially for the schools.		
	62	Policy PA1	HE	Clause A, B do not define the acceptable extent or scale of development	Define maximum acceptable extent and scale of development in Design Code Appendix	Refer to Design Briefs.
				Clause B suggests demolition of 1 Deansgate.	Omit “if feasible”	
				Clause F refers to the wrong area	Re-letter as E, and re-letter all subsequent Clauses.	
	63	Area 1 Parameter Plan	HE	Extent of hatching for Area A is too great	Reduce or remove these area of hatching	
				Hatched Areas B is inappropriate	Remove this area of hatching	
				The line of the “Potential cycling and walking routes” is inappropriate	Remove “Potential cycling and walking routes” line	
	62	Policy PA1	GGP	We have some reservations about the detail of what is proposed in terms of new build around 1, Deangate but we believe these will generally be addressed through the planning, listed buildings and highways processes. We would like to see an addition to the final point J. with reference to ‘reconfiguring’ College Green. Something like ‘ <i>We will ensure that significant green infrastructure and soft landscaping is retained.</i> ’		
	64	Section 7 Project Areas: Policy PA2 – West Front and Queens Square and Figure 20	CoYC	Paragraph 7.2.2 - states that detailed proposals for Queen Square will be brought forward by way of a design competition. Care needs to be taken to ensure that the resultant detailed proposals are buildable an in line with historical constraints.  Paragraph 7.2.2, 1st bullet – states that restricted access to numerous premises must be maintained as well as making adequate provision for a taxi rank and a turning circle for the National Railway Museum Road Train in Duncombe Place. Meeting all of these vehicular access requirements and maintaining access to High Petergate outside the hours of Footstreets operation may dilute, or even cancel out any improvements to the public realm that may be achieved, encourage more vehicle use and reduce the potential to give more priority to		For discussion with CoYC and HE.

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				<p>pedestrians in a safe way. Consideration should also be given to how access restrictions can be enforced.</p> <p>B - The area of public realm improvements also extends across High Petergate which is a Footstreet and outside the Footstreets' hours of operation vehicular access is permitted (for deliveries, servicing and general traffic). The design parameters for the public realm improvements should, therefore, consider the requirements for a turning circle for heavy Goods Vehicles at the northern end of Duncombe Place. Furthermore, cycling is shortly to be permitted along High Petergate on a trial basis and, therefore, a potential permanent cycle route on High Petergate should be a consideration in the design parameters for the public realm improvements.</p> <p>No mention is made of accommodating the existing cycle route along Duncombe Place and Minster Yard. Neither this route nor the existing cycle parking in the area are shown in Figure 20. Any net loss of cycle parking in this area will not be supported by the Council</p> <p>Due regard should be given to the Department for Transport's call for a pause on the development of shared space schemes which incorporate a level surface.</p>		
	64	Section 7 Project Areas: Policy PA2 – West Front and Queens Square	CoYC	Need to ensure that somewhere in the policy area sections that the security of these areas is made clear. Hostile vehicles do not need to be mentioned but physical measures to protect these areas, the people within them and the buildings should be highlighted.		
	64	Section 7 Project Areas: Policy PA2 – West Front and Queens Square	CoYC	<p>Area 2 – West Front and Queen's Square</p> <p>The proposals for Area 2 are more broad-brush with reasonable and simple criteria.</p> <p>A more comprehensive and specific brief would be required for a design competition at a later date.</p> <p>It would be good to know the reasoning behind wishing to relocate the statue of Constantine to this area.</p>		
	64	Policy PA2 – West Front and Queens Square	GGP	The statement <i>in the narrative</i> that 'Due regard must be given to the existing trees in any design' seems a little weak given the public assurances given in the media recently. We would like to see this strengthened by including something like the following as an additional bullet point in policy PA2 ' <i>The existing mature trees in Duncombe Place will be protected in any design along with the 'Minster Tree' at the west end of the Minster.</i> ' As well as specifying access for vehicles the Design Brief needs to specify the retention of the mature trees. This would be completely in line with Policy SE1 – regarding 'Landscape and Biodiversity', aiming at Net Gain, and also for the health and wellbeing of residents and		NBG, soft, green infrastructure. Due regard.

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				visitors. There is also concern for the four trees at the South side, near to the Queen's Walk, which should be retained and protected. This policy also seems to need more reference to cycling provision. This would be the right place to reiterate the commitment to ensuring access for a strategic cycle route via the precinct (as already mentioned in policy MP2) and in this case with reference to the key route via High Petergate, which will become 24/7 for cycling through from Bootham Bar towards the Minster on March 3 <sup>rd</sup> .		
	66	Section 7 Project Areas: Area 3 – Learning & Gardens	CoYC	The titles of: 'Area 3 – Learning & Gardens' and 'Policy PA3 – Learning centre & gardens', do not coordinate		
	66	Section 7 Project Areas: Policy PA3 – Learning centre & gardens	CoYC	Paragraph 7.3.3 and element F – More clarification is needed on how the access for the controlled visitor / disabled access on to the city walls will be provided and the extent of the city walls that is envisaged will be able to safely accommodate people with physical or mental mobility impairments.  Consideration should also be given to the security implications of providing an additional point of access onto the city walls.		Huge public benefit. But how specific can it be? Detail is in explanatory text. What does controlled access mean? It is an area aspiration, not the building.
	66	Section 7 Project Areas: Policy PA3 - Learning Centre and Gardens, Figure 21	CoYC	The following comments referenced to Figure 21.  B, C & D: Reconfiguration or redevelopment of existing twentieth century extensions to the Old Palace  No objection to the redevelopment of the existing twentieth century extension to the Old Palace in principle (again following statutory heritage guidance) there are serious concerns relating to any proposed extension. The setting of the Scheduled Monument and the very important listed buildings is critical here as is the character and appearance of the Conservation Area. The setting of the Minster, City Walls, Old Palace, St Williams's College and the Deanery will all be immediately affected. There is potential for their heritage significance to be seriously harmed by development within this setting. Setting is defined as the surroundings in which an asset is experienced and Historic England clarify this as follows:  <i>The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.</i>  <i>The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access</i>		Change H to 'leaf mulch' – garden storage, no development. Could just be 'garden'.

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				<p><i>or experience that setting. This will vary over time and according to circumstance.</i></p> <p>The setting, therefore, of all these assets is very sensitive to change and this is not just dependant on views. More intensive use and traffic, for instance, could also play a part in our experience of setting. To reiterate, I have very serious concerns about the potential for the Old Palace to be extended and certainly the extent of the possible footprint is alarming in terms of the historic environment. Any proposed development would need very careful and detailed assessment and it is noted the Neighbourhood Plan acknowledges this. The potential impact, however, I believe is underestimated at this stage, and the aspiration for potential development sites is excessive considering the historic context.</p>		
	66/67	Section 7 Project Areas Policy PA3 - Learning Centre and Gardens	CoYC	<p>Area 3 – Learning &amp; Gardens</p> <p>The tree in front of the west end is picked out as being a 'moderate quality tree'. The others on Duncombe place appear to be all the same but I'm sure these vary in quality. The quality and condition of trees will change over the 15 year life span of the neighbourhood plan therefore it would be more appropriate if all of the existing trees across the project areas are annotated the same, as 'Existing trees'.</p> <p>The hatched area for 'Potential development for learning' does not entirely overlap the 'outdoor education &amp; learning', suggesting that the former is referring to new buildings only – within a heavily treed area. This hatching also covers a number of trees.</p> <p>It is too simplistic to state that healthy mature trees would be incorporated and poor quality trees, replaced.</p>		
	66	Policy PA3	HE	<p>Clause G-the reference to poor quality trees only partly addresses tree issues in Area 2</p>	Add new tree clause, covering removal of poor quality trees, tree management and tree planting.	
				<p>There is no Clause referring to the need to protect key views</p>	Add new Clause I, relating to the protection of key views, through restriction on development, management of trees and removal	

No.	Key: CoYC – City of York Council NT – National Trust HE – Historic England YGT – Yorkshire Gardens Trust GGP – Guildhall Ward Green Party			No Comment: Coal Authority CPRE Environment Agency Highways England		
	Page	Policy/ Para./Section/Table/Map ref	Body	Comments	Response	Actions 04-03-20
					inappropriately located trees.	
				There is no Clause referring to the need to repair and maintain deteriorating structures.	Add new Clause I, relating to the repair and maintenance of deteriorating structures.	
	67	Area 3 Parameter Plan	HE	The “Potential development for learning and development” is too extensive and ill-defined.	Define acceptable extents of development in Design Code Appendix	
	68	Section 7 Project Areas: Area 4 – Back of House & Storage	CoYC	The titles of: ‘Area 4 – Back of house & storage’ and ‘Policy PA4 – Own Use Properties’, do not coordinate.		Policy re-worded.
	68	Section 7 Project Areas: Policy PA4 – Own Use Properties	CoYC	Paragraph 7.4.3 and element C - Consideration should be given to reducing (or even removing) parking at the Chapter House Yard to improve its appearance. This would then facilitate a new access route for staff to and from other church buildings. Reducing the availability of car parking at the Chapter House car park should be considered with due regard to: <ul style="list-style-type: none"> <li>the potential for parking to be displaced into neighbouring streets and car parks, and</li> <li>the needs of blue badge holders</li> </ul>		
	68	Section 7 Project Areas: Policy PA4 – Own Use Properties, Figure 22.	CoYC	The following comments are referenced to Figure 22.  A & E: Potential development zones No objection to the principle of the existing garages in A being converted but the extent of potential and additional development is a concern.  Area E is another extremely sensitive location and even the possibility of any development on this site is questioned at this stage. Area E is a quiet and unassuming courtyard, surrounded by listed buildings, with a very distinctive character. Whether any development is possible here is questioned and cannot be guaranteed.  Reiterate the points made about Area 3 above, in relation to setting. The potential impact is underestimated and it is recommend that a more cautious approach is taken in terms of the extent of development opportunity in these very sensitive locations.		

No.	Key: CoYC – City of York Council NT – National Trust HE – Historic England YGT – Yorkshire Gardens Trust GGP – Guildhall Ward Green Party			No Comment: Coal Authority CPRE Environment Agency Highways England		
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	68	Section 7 Project Areas: Policy PA4 – Own Use Properties	CoYC	Area 4 – Back of House & Storage  There may be elements that would be supported but much more detail is required if to be included in the Neighbourhood Plan. Either the policies need to be less prescriptive or further detail is required.		
	68	7 Project Areas, Policy PA4 – Own Use Properties	CoYC	Need to ensure that somewhere in the policy area sections that the security of these areas is made clear. Hostile vehicles do not need to be mentioned but physical measures to protect these areas, the people within them and the buildings should be highlighted.		
	68- 69	Project Area 4	NT	<b>Project Area 4</b> The National Trust supports the proposals for Area 4 and support public realm improvements to Minster Yard in front of Treasurer's House (TH) and would welcome the opportunity to understand the nature of the improvements to surfacing and to have further discussion around the timing of any improvements, particularly in relation to visitor access to TH which needs to be maintained. We particularly welcome improvements to the appearance of Chapter House Yard – this may be 'the back of house' for the Minister, but it is a main view for TH and is currently visible with cars and bins stores which detracts from the setting of the heritage asset. It would be helpful for the plan to identify detail around any changes to boundary treatment within this area. <b>Figure 22 Page 69</b> It would help to have the principal access to TH marked up with existing pedestrian access routes across the rear of Dean's Park. The legibility of routes for pedestrians in this area is important. Chapter House Street is the principle point of access for deliveries to TH which needs to be maintained when considering public realm improvements in this vicinity.	NOTED	
	68- 69	Area 4	YGT	We would like to make the following points of concern:  - The loss of the main lawn would compromise the historic setting and integrity of the whole property, a grade II* listed building in a residential area. - The proposed new building would remove the current verdant view of trees and garden from the City Walls and should be protected. - There may be archaeology which would be disturbed/damaged. - Fig 22 of the draft plan shows two 'high quality' trees and four 'moderate quality' trees which will be too close to the proposed build and will require removal. - none of the houses in Minster Court have front gardens. Compared with many other cathedrals' precincts, York Minster has relatively few gardens to maintain and should not be reducing them further. - The city's green spaces need to be protected and nurtured, to maintain biodiversity, air quality and amenity for residents and visitors alike.	NOTED	For discussion with CoYC and HE.

No.	Key: CoYC – City of York Council NT – National Trust HE – Historic England YGT – Yorkshire Gardens Trust GGP – Guildhall Ward Green Party			No Comment: Coal Authority CPRE Environment Agency Highways England		
	Page	Policy/ Para./Section/Table/Map ref	Body	Comments	Response	Actions 04-03-20
				<p>We have noted the laudable Church of England plans to be carbon neutral by 2045 and the York Minster Precinct draft, p44, Policy GP1 Sustainable Development. We are not convinced that development on the garden of No2 Minster Court complies with either and offer the following:</p> <ul style="list-style-type: none"> <li>- plant an orchard, juice the apples and either sell the bottled juice or serve it in the proposed café. This is a long- term plan as is the café.</li> <li>- remove the lawn and plant a vegetable garden to support the proposed café ie to reduce our carbon footprint and food miles.</li> <li>- establish a 'Friends of the Precinct Gardens' group to support the Minster in the maintenance of its green spaces.</li> <li>- Explore working with NT gardens staff and those who work at Greys Court - a 'gardening collective' to raise the profile of all garden spaces in that area (and to attract a team of volunteers).</li> <li>- Lease the garden to a local chef eg Tommy Banks at Roots on Marygate, so that he might develop a walled kitchen garden in the city centre. As the Minster was never a monastery, it doesn't have a refectory, hospitium, cloisters etc but it could now have a kitchen garden.</li> <li>- plant a meadow, such as Kings College Cambridge plans to do</li> </ul>		
	68	Policy Area PA4 – Back of House and Storage	GGP	We suggest adding to bullet point B on Church House something like ' <i>Any new development will take into account views of St William's College from Oglethorpe.</i> ' We are aware that this has been a concern for some residents on Oglethorpe and whilst the Minster has engaged very positively with these concerns it would be helpful to make reference to this in the policy.	Noted.	Plans revised.

#### Actions 04-03-20

- Area 4 – change of use for Mason's carving shop.
- Policy plan need noted.
- Need Rachel/Allison to confirm that high-level shaping plan is sound.
- An overarching policy for care of the precinct to be added – to include wayfinding.

## Appendix 5 – Pre-submission Consultation (December 2020) Details of Online Comments received

## Q8 Do you have any other comments on the Pre-Submission Draft Neighbourhood Plan?

Answered: 51 Skipped: 13

#	RESPONSES	DATE
1	<p>I would urge that the cycle access via Deansgate which passes the site of what will be the refectory area, be retained and the Monster continue to support active travel around the city. It is a key cycle route not only for essential workers, and carbon-free deliveries but also for residents and their families, and for those with mobility problems it is part of a limited number of safe routes to cycle around the city. It would be wonderful to see the Minster not only accommodate but encourage cycling and present a model example of how design can provide an ideal route as well as cycle parking in a secure area - it would be a very welcome addition to find it were possible to cycle to the café, for example and park your bike to enjoy a coffee, snack or lunch with your bike safely in view. Please look to consult with local advocates and mobility groups to provide parking for adapted bikes, cargo bikes and family bikes, as well as mobility scooters.</p>	2/15/2021 8:47 AM
2	<p>York Minster Precinct draft Neighbourhood Plan (December 2020):- York Civic Trust observations There is much to support in the draft Minster Precinct Neighbourhood Plan [hereafter MPNP]. It proposes a number of positive changes to the local built, historic and natural environments. It also contends with existing known issues in this location, such as: • access problems to the City Walls • a shared pedestrian and cycle route along Deangate, as well as the use of the High to Low Petergate road axis and Duncombe Place by restricted transport users • the public realm area around the Boer War Memorial • “tidying up” of work yards near the City Walls • an uncertain future use of the former Minster School buildings • need for improved access and orientation options in and around the Minster itself, including the necessity for temporary counter-terrorism infrastructure. The MPNP also offers new additions and development that might enhance the streetscape and character of the area, such as: • a new public square connected with Duncombe Place / Boer War Memorial (and statue in a West End niche of the Minster) • an improved educational facility associated with the Minster’s Old Palace Library • a Sensory Garden to the rear of Dean’s Park. The Trust therefore welcomes this Neighbourhood Plan, and how it is introduced to the people of York through a thorough, public consultation, external adjudication by a Planning Inspector, and then to be voted upon by local stakeholders. It offers to be a fine example of democratic placemaking. This document details the Civic Trust’s consultation comments and are submitted to assist development of the MPNP. On occasion we have highlighted where and when we feel additional details are necessary to be able to assess issues that have immediate implications for the MPNP area itself, or how the plan and area interconnects with the wider city. We have divided our comments between, first of all, the broader concepts that underpin the MPNP, or have implications for the other aspects of the city – be these neighbouring communities, the transport system or natural environment – and then, secondly, on the specific four Proposed Areas identified in the plan for development.</p> <p>1. BROAD CONCEPTS AND WIDER IMPLICATIONS</p> <p>1.1 Stakeholders The Civic Trust has contributed to many Neighbourhood Plan consultations in the city in recent years, including the Upper and Nether Poppleton Neighbourhood Plan and ongoing Heslington Neighbourhood Plan. Those plans offered a more traditional focus and consultations that sought the input of a range of stakeholders and predominantly local residents. The MPNP area and consultation is perhaps atypical and rather unique as a Neighbourhood Plan in the city. The centrality of the Minster in the MPNP draft document and consultation is understandable; the Dean and Chapter and its estate is clearly the largest stakeholder here in terms of having the most prominent building associated with the area of the Neighbourhood Plan. It holds the strongest heritage credentials (of international importance), and is the most dynamic commercial enterprise, employer and cultural attraction in the MPNP area. The number of residents in the MPNP area are few compared to most Neighbourhood Plans, and yet the MPNP area is amongst the busiest localities in the city – and certainly holding the highest footfall of any of York’s existing Neighbourhood Plans. (The MPNP says there were 700,000 visitors to the Minster in 2019, but those drawn to the precinct area for all reasons and in addition to visiting the Minster itself must surely be in the millions.) Development proposals that primarily enhance and improve the Dean and Chapter’s estate understandably come to the fore in the MPNP. Proposed changes will affect smaller stakeholders in the precinct area, too, such as The Treasurer’s House, Grays Court Hotel, St. Wilfrid’s Church, Dean Court Hotel, and the Cross Keys public house on Goodramgate. A comprehensive survey of all stakeholders’ opinions, including those of visitors, is less evident in the MPNP. Is this a missed opportunity?</p> <p>1.2 MPNP boundary It is unclear at times in the MPNP why its red boundary line has been determined in the way it has. It predominately complies with the Area of Scheduled Monument (MPNP, p.27) – even if Monk Bar is omitted (and yet Bootham Bar included). But then there are anomalies. There are additions, which might well be to include all of the Minster’s estate? – namely the stoneyard on Deangate and commercial properties (eg. Bennett’s café) at the end of High Petergate, but also include non-</p>	2/14/2021 1:40 PM

Minster estate buildings which are not part of the Area of Scheduled Monument, such as the Cross Key's public house on Goodramgate, a property setback on Ogleforth and that abuts St. Williams College, St. Michael Le Belfrey's, and properties on Minster Gates. Elsewhere, there are additions that have understandable visual and traffic connections with the Minster, such as Duncombe Place and Minster Gates, even if important buildings are excluded, such as St. Wilfrid's Catholic Church and Dean Court Hotel. And yet, High Petergate is excluded from the MPNP area, despite having similar traffic connectivity and noted as an 'other notable view' (p.27) – similar in both aspects to that of Duncombe Place (which is included). Given the historical importance of the Via Principalis to the modern Minster Precinct (then the Principia) in the origins of the city in the Roman era, the inclusion of High Petergate and some of Low Petergate is recommended.

1.3 Interconnectivity of the MPNP site and York The enclosure of the northern end of the MPNP site by the City Walls creates an "impenetrable boundary" (p.22). To the southern, eastern and western edges, however, there is greater fluidity of how the MPNP area might have been determined (see above), as well as how these areas interconnect with the precinct area. The MPNP misses the opportunity to contribute positively to tackling wider traffic problems from which we question the conclusion that 'the Neighbourhood Plan will have a minor positive impact on transport and access' (MPNP Sustainability Appraisal, p.6). In transport terms there are two important through routes in the MPNP area: through traffic outside footstreet hours on High and Low Petergate, and cyclists on CR658. The first, we suggest, intrudes unnecessarily into the Precinct. The second is essential but presents a safety hazard for cyclists leaving to the north and west, and for pedestrians crossing by the South Transept. We propose alternatives in our detailed comments below. By addressing these, the MPNP would contribute positively to tackling wider transport problems in the city.

1.4 Reorientation of the city centre? Another wider implication that is not given due consideration in the MPNP is that by enhancing public realm provision through greater pedestrianisation and limitation of traffic (Duncombe Place) and new provision (eg. the sensory gardens, new museum space in an expansion of the Old Palace Library), there is the potential for a relocation of the heart of the city centre. Thinking here especially of visitors to the city, but also York's residents in seeking out 'quiet' and green spaces, any such reorientation would likely impact the wider city. The MPNP is silent on how routes leading to and from the Minster Precinct would be affected if, for example, the Minster's visitors grow from 700,000 to a million, and general footfall in the wider precinct area doubles as a response to the proposed changes.

1.5 Further information We understand the need to balance level of detail and clarity of presentation. But it is difficult to adequately assess some aspects of the MPNP without further information: a.) For example, it is not clear how the ambitions of the MPNP will contribute to the City's commitment to being Carbon Neutral by 2030. b.) Given the number of proposed new structures in the Precinct area (where there is scope for the use of cutting-edge C21 design excellence), a design manifesto should offer insight on how these new buildings and/or extensions might positively contribute to the streetscape. c.) Given the predominance of the Dean and Chapter's estate changes in the MPNP, and how these ambitions have changed recently as a result of the vacancy of The Minster Song School buildings, detail of a schedule of accommodation required to meet the Dean and Chapter's current and future needs would assist assessment of the proposed changes. This may also help identify alternative solutions that could make a stronger, more coherent use of the Minster estate within the precinct. For example, the grouping together of stonework-related buildings, rather than having them dotted in clusters either side of the Minster. d.) How will the proposed access to the City Walls from the Residence or Deanery Gardens be facilitated? Will it be via the use of a ramp or a lift?

## 2. DETAILED COMMENTS

### 2.1 PROJECT AREA 1 – Minster Yard & College Green

#### 2.1.1 Welcome /Ticket Office

The Civic Trust welcomes the provision of a dedicated, external welcome/ ticket office for the Minster. It will provide greater opportunity to appreciate the wonders of the Minster when entering, rather than being confronted with an initial experience of a ticket-processing procedure. While we welcome the provision of a purpose-built visitor centre, we suggest that it would be better to locate it at the corner of Minster Gates and Deangate, or in Queen Elizabeth II Square. Having to divert away from the South Transept to the proposed ticket office will be disruptive of the use of the space, and confusing for visitors. If the welcome/ ticket office building has to be at location 'E' and needed to be expanded (as suggest, p.71), a piece of cutting-edge C21 architecture of the highest calibre might be appropriate.

#### 2.1.2 Shift to use of South Transept as entrance to the Minster

By switching the visitor entrance to the Minster from the West Door to the South Transept, this offers gains in decluttering the more ceremonial West Door entrance. It will, however, likely require considerable use of signage – potential clutter in itself – to draw visitors to the South Transept and welcome/ ticket office as their primary point of arrival (when using the well-trodden route of Duncombe Place or High or Low Petergate to arrive at the Minster). (We admire the confidence that the new public square "should support intuitive wayfinding for visitors to the Precinct"

(p.72) but feel this is optimistic to deliver them to the welcome/ ticket office without a more substantial form of wayfinding.) Just as important is a consideration of how the visitor experience of the Minster will be altered by starting at the South Transept rather than West Door. The building was designed to be entered from the west, with also the font always being at that end symbolising entry into the community of the church, so it is perhaps a more radical reorientation than many visitors would be aware of. It will give a very different feel to the Minster. How will this be managed?

2.1.3 Use of the Minster School building / Refectory It is admirable that attempts are being made to re-purpose and make use of the former Minster Song School building ('A'). There are concerns, however, how this building will interconnect with the other Minster provision in this area (and beyond). What visual pointers will identify it as an amenity provision? As a proposed Minster refectory, it is too setback for this purpose, and segmented from the public realm by historic railings. The desired refectory building might be better housed in building 'D' instead.

2.1.4 St William's College It is regrettable that the earlier ambitions as seen in a recent planning application to allow public access to parts of St. William's College will now be lost. The Civic Trust would urge a reconsideration of its use so as to allow some access to this important, historic building.

2.1.5 The Stoneyard Given the historic associations of the Charles Watson & James Pigott Pritchett-designed school building ('A') as a School of Design (c.1844-52 – making it amongst the oldest provincial design schools in the country), repurposing it as a formal entrance to the Minster's adjoining 'stoneyard', instead of using it as a refectory (see above), this could provide new public engagement opportunities with the important stonework carried out by the Dean and Chapter's conservation team. It would offer a stronger presence than the stonework "cage" on Queen's Path.

2.1.6 Green space The provision of the green space in 'B' and 'C' would be a positive outcome of the MPNP. Such provision offers the potential to enhance this area's public realm if successfully integrated and given an ambitious landscaping scheme. Area 'C', in particular, offers opportunities for greater biodiversity (which is otherwise underpromoted throughout the MPNP).

2.1.7 Traffic flow along Minster Yard / Deangate The relocation of the main entrance of the Minster and new welcome/ ticket office will increase the volume of pedestrians using Minster Yard. This can only increase conflict with cyclists using the National Cycle Route CR658. (The Minster's staff reported two serious collisions with pedestrians there in 2019). The risk is greatest to visitors walking via Stonegate and Minster Gates to the South Transept and intersecting with silent, unexpected cyclists – some at high speed. Many visitors are looking at the Minster via the lenses of their cameras, phones or tablets. Their cone of vision is highly concentrated. The existing demarcation of the cycleway is too subtle. We are concerned that the only reference to this states that the Minster "will continue to work with the City of York Council and key stakeholders to facilitate safe access for cyclists through the Precinct" (p.65). We consider it essential that this issue is resolved within the Neighbourhood Plan. Three alternative solutions are suggested: I. Painting informal pedestrian crossings where pedestrian flows are greatest (as used in superstore car parks). II. Placing faux tramlines having the same appearance as those found in many continental cathedral precincts and squares. They could be emulated by fixing two pairs of continuous, flat metal rails to the pavements and resin-coated asphalt. Visitors would recognise them and the likelihood of vehicular movements along Minster Yard. The standard spacing of tramlines provides sufficient space for single-file bicycles, cargo-bikes and tricycles (used by disabled people). The metal strip would also provide a guide for visually-impaired people. III. Rerouting the cycleway between 8.00am and 5.00pm via Dean's Park and Minster Yard.

2.1.8 Constantine Statue Given the Constantine Statue's popularity with visitors to York and York citizens alike, as well as how it strengthens the association of the Dean and Chapter and York Civic Trust, we consider its current location and prominence should be maintained (this is assumed, but not clearly stated in the MPNP).

2.2 PROJECT AREA 2 – West Front and Queen's Square

2.2.1 Church of St Michael Le Belfrey The Civic Trust remains concerned by the future use of this important historic building that has strong communal and aesthetic values, especially given its prominent position in the precinct and association with the Minster. Should its future use by The Belfrey project not come to fruition, the Civic Trust would welcome this building to be better incorporated within the MPNP. Its use as an exhibition space – rather than the Old Palace Library extension space – or a concert hall for music events would be preferred options.

2.2.2 Creation of a new public square We welcome in principle the creation of a new public square at the West End of the Minster. It holds the potential to become amongst the finest public realm spaces within the city, and we believe this should be the aspiration for it. If so, it would need to be executed to a high standard in terms of use of materials and free of clutter.

2.2.3 Green provision While the green aspects of the proposed public square are to be applauded, an over-use of trees, especially of the wrong type, could hinder the future plans and the openness and lightness of a new square. As a result, the Trust would recommend all the trees should be rethought – including the plane tree at the West End of the Minster (for which

we understand City of York Council is responsible). 2.2.4 Boer War Memorial The incorporation and better presentation of the Boer War Memorial as part of a new public square is a very welcome opportunity. It is often thought of as the nearest thing the UK has to a national Boer War Memorial. More detail would be welcome here: what is to happen to the missing sculpture, will it be reproduced, is there not opportunity to create a new figure, perhaps giving a more balanced, C21 view on those controversial campaigns? 2.2.5 Duncombe Place: Shared access space Given the ambitious use of shared space in a reconfigured Duncombe Place – of which we have a number of specific transport concerns (see below) – in general terms, it will be necessary to resurface the whole area. It is currently overused for drop-offs, taxis, public seating, kiosk(s), green space and trees, cycle storage, pavements, the NRM train (and turning circle), cycleways and public highway. These uses need streamlining and alternative locations found for some of these users. Of the latter, finding alternative provision for blue-badge parking would be paramount, as the members of our community had previously been rehomed to Duncombe Park when they lost parking provision on Blake Street. 2.2.6 Duncombe Place: Transport issues The full extent of the precinct shaded yellow should be paved as a continuous surface, with vehicular access limited to the minimum space needed, and clearly identified as such for drivers and pedestrians. (It is unclear how this will work alongside the new space's design that "should support intuitive wayfinding for visitors to the Precinct" (p.72).) We are concerned that nothing is said in the MPNP about the two routes which pass through the precinct, and their treatment on its boundaries: i. The first is the access for all vehicles which is permitted in a south-easterly direction on High and Low Petergate outside footstreet hours. This results in this being a through route, which is inappropriate given the character of the streets, and intrudes into the public realm of what will become Queen Elizabeth II Square. This problem could easily be addressed, while retaining access for servicing, by changing the direction of traffic on Low Petergate. Since this would in turn alter the provision for vehicle movements in the new precinct, we recommend that the Minster seek the Council's agreement to this change. ii. Beyond the treatment of National Cycle Route CR658 past the Minster, we are also concerned about current provision for it to enter and leave the precinct to the west. While the route is signposted via St Leonard's Place, inbound cyclists typically use High Petergate, and we recommend that this be designated as the official route, and signed and provided for as such. Outbound cyclists are required to turn right from Duncombe Place into St Leonard's Place, which is a hazardous and unprotected manoeuvre. Action should be taken within the Neighbourhood Plan to remedy this, and we see two options. a. The first would provide an advanced stop line and advanced green signal for cyclists leaving Duncombe Place, which should be designed into the layout of the precinct. b. The second, which we would prefer, would allow cyclists to travel two way in High Petergate, with separate provision for them to enter the junction with Gillygate. Since proposals for redesigning this junction are currently being developed by the Council, we recommend that the Minster support such provision. 2.2.7 A Continental-style Precinct? Many arrangements appropriate to a cathedral precinct are not currently permissible by the Department for Transport or City of York Council on a public highway, which raises the question whether - to achieve solutions and other uses more appropriate to the historic cathedral precinct – the public highway should be extinguished between Project Areas 1 and 2. This would enable opportunities for more public seats and planters to be provided and crossing points demarcated for pedestrians and cyclists, and outdoor cafes and exhibitions of the type seen around cathedrals in continental Europe. Of course, safe routes would continue to have to be provided for emergency service vehicles (especially largest fire appliances), occasional VIPs, wedding limousines and funeral corteges. An approved neighbourhood plan could provide a basis on which an application to extinguish the public highway could be made. 2.3 PROJECT AREA 3 – Learning and Gardens 2.3.1 Sensory Garden The provision of a sensory garden is a welcome proposal in the MPNP. Dean's Park Gardens has a measured and controlled environment of its own, but the provision of a separate space for such a sensory experience would be a positive contribution for the MPNP and wider city. Scope for other types of sensory experience – such as for the blind - might also be designed into the garden's landscaping. Gaining insight through discussions with York Museums Trust concerning the Sensory Garden in the Museum Gardens might be useful. (Whereas the Museum Garden's Sensory Garden suffers from the 'flatness' of usual low growing herbs and scented shrubs, there is an opportunity here to make a garden more three-dimensional, even using any structure required for access to the walls (ie ramp wall or lift motor room) to support something a little more unusual. There are some wonderful plants with huge deep textured leaves for example that are great to touch and make wonderful shadows patterns in there dimples and folds and tall grasses that make rustling sounds in the wind and are soft to the touch, or the mosses and lichens that cling to concrete to create undulating carpets of weirdness. 2.3.2 New Library Extension The Trust is sympathetic to the need to replace a modern, failing extension of the Old Palace Library. The provision of a new, purpose-

built museum is an interesting one and worthy of being explored further. Below-ground archaeology will be of interest and, inevitably, a concern regarding the foundations for the new building. Given the significant size of the replacement building, there are concerns on how this building will look – especially without a design manifesto provided. It is unclear how the extension would contribute to the aesthetics of the library and surroundings. It might loom over the new sensory gardens and besides the City Walls. (Alternatively, it could offer improved access to the City Walls via an internal or external lift associated with the building and lightweight bridge to the Walls.) There are also concerns that should the new museum become a success, it and any new access to and from the walls would risk disrupting the tranquillity of Dean's Park. If so, it would likely limit the success of the sensory garden as a quiet space. Furthermore, there is also concern that the proposed museum could lead to commercialisation of this area. It is currently an uncommercialised space, generously provided by the Dean and Chapter mostly for the general public's use. We would not want to see this success put at risk by an overtly commercial venture.

2.4 PROJECT AREA 4 – Back of House and Storage

2.4.1 "Clean-up" The proposed tidying-up of various work yards in this area is to be welcomed (although some visual signs of the Dean and Chapter as a working estate do offer character too).

2.4.2 City Walls The views of the Minster Precinct from the City Walls are particularly fine in this location. We would welcome initiatives to provide better accessibility to the Walls here – perhaps by recourse to widening them.

2.4.3 Nurseries It is understood that this area ('B' on the boundary wall with 'A'), has heritage credentials associated with heritage variety Apple Trees. Should this be the case, we would petition for their retention. Building on such a legacy, we offer the suggestion that some aspects of this project area – perhaps near buildings 'A' and 'B' and area 'C' – might be given over to developing fruit gardens, possibly as part of a community project? The success of Shenley Walled Garden and Park (<http://www.shenleypark.co.uk/shenley-park/>), which has a lovely calm atmosphere, in a heritage context, with ancient apple orchard, and yet is informal and very family/visitor friendly, might acts a good exemplar. York Civic Trust ([info@yorkcivictrust.co.uk](mailto:info@yorkcivictrust.co.uk)) 12th February 2021

3	An extremely well thought out plan that will favourably alter the character of the Minster precinct and be an asset to the civil community as well.	2/14/2021 12:32 PM
4	I feel priority should be given to the creation of the refectory and welcome area, and to the extension and building opportunities at Church House. An injection of a further source of income for the Minster is essential after the disastrous effects of the closure during the pandemic.	2/14/2021 9:12 AM
5	It looks very exciting!	2/13/2021 4:21 PM
6	Just very, very exciting	2/13/2021 2:26 PM
7	I support measures to allow pedestrians and cyclists to mix safely- such as 10 mph speed limit, and pavement demarcation; which could also demark the line of High Petergate which runs across the area. Note. It is not possible to add comments to Q6 & 7 unless the 'disagree' box is ticked.	2/11/2021 10:52 AM
8	There is a problem with this questionnaire because it will only allow me to comment on questions 3-7 if I disagree with them. Broadly speaking, I support the Draft but I have reservations and suggestions. See my 'Comments' of 10 February sent separately to Alex McCallion.	2/10/2021 3:43 PM
9	Seems sensible and will be an improvement for the Minster as an organisation whilst enhancing the area for visitors.	2/9/2021 7:58 PM
10	The cycle lane is a vital safe link. It needs to be clearer than it is. ie painted green so all can see. Serious lack of cycle parking is a problem. Still too many private vehicles around the minster	2/8/2021 8:24 AM
11	I would just like to re-emphasise the importance of planting more trees, reinstating previous historic names (i.e. Lop Lane) and features (i.e. cobbles) as well as raising concerns at the potential hazards associated with cyclists colliding with pedestrians.	2/7/2021 2:12 PM
12	The plans make reasonable use of the additional space resulting from the loss of the school, but there are a number of things which need addressing. The separate ticket office seems pointless – why not have it in the café? There seems to be no additional provision for volunteer parking – an opportunity lost and a problem those living on-site seem not to understand. The education provision is exciting but must be funded properly. A building alone is not enough.	2/7/2021 10:54 AM

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The Minster has not been able to use St. William's for some time. I assume it will finally get adequate kitchen facilities?

13	I think it is very exciting that the Minster will be surrounded by buildings and spaces compatible with its beauty and meaning	2/4/2021 9:01 PM
14	Simply to say that this is a terrific scheme and it would be churlish to find fault. I particularly welcome the plans for a new extension to the Old Palace and the conversion if the old school buildings into a refectory.	2/4/2021 6:53 PM
15	I welcome this plan, which should improve the Minster area in a huge number of ways for a variety of stakeholders including visitors and Minster workers. One point that I would like to stress is that it is vital that the current cycling access through the Minster Yard and Deansgate is retained - this is a key cycling route and any degradation of it would have severe consequences for cycling in this part of the City. The proposed changes e.g. the siting of the refectory at the old Minster School has the potential to increase the traffic of pedestrians across the cycle-way and it would be good to ensure that provision is made to reduce any possible conflict between cyclists and pedestrians in a way that does not limit the effectiveness of the cycle-way (e.g. by ensuring that in high foot-fall areas both the cycle-way and pedestrian crossing across the cycle-way are clearly marked).	2/3/2021 10:27 PM
16	Question best position for Minster office space. St W's College May not be best suited to redesigning for modern office space and technology.	2/3/2021 12:09 PM
17	The plans are both sensitive and innovative, with the potential for significant improvement of the precinct. The proposed building extensions must be designed with great care to avoid detracting from the site's existing heritage, appearance and the user experience.	1/31/2021 3:05 PM
18	It would be really helpful to have a lot my cycle racks- the existing ones fill up really fast and then we end up with bikes all over the place.	1/31/2021 12:58 PM
19	It is extremely important for encouraging sustainable transport in York that the cycle route through Minster Yard connecting Goodramgate and Duncombe Place / High Petergate is retained. This is an essential part of safe East-West travel by cycle across the city, and also North South across the City Centre.	1/31/2021 10:50 AM
20	I object to the creation/display of (yet another) statue - piece of clutter. I don't see the need for or connection with the Queen.	1/30/2021 4:18 PM
21	It is vital that cycle access is maintained past the Minster from Monkbar down towards Duncombe Place. The current arrangement even with designated cycle routes is very tricky to cycle in busy periods. Some cyclists get frustrated with pedestrians in this area, who often aren't aware that bikes might be moving in this area. Serious thought needs to be given to better segregation or to allowing free access for cyclists and pedestrians. I think perhaps the notion of free access might ensure cyclists slow down more in this busy area.	1/30/2021 12:44 PM
22	Agree that cycling and walking should be strongly encouraged and motor traffic limited. More cycle parking please	1/29/2021 10:10 PM
23	Please provide open seating areas where public can eat and drink during the day. Please maintain access for cyclists through the precinct and improve cycle parking.	1/29/2021 6:19 PM
24	Please maintain cycle access including High Petergate	1/29/2021 5:37 PM
25	Please insure that you consult and follow the guidance set out in LTN 1/20. This area mostly works well for accessible and active travel (walking, cycling, scooting, wheelchairs, etc), which is very welcomed. More "cycle parking" would be of benefit if it was accessible (e.g. allowed storing accessibility trikes, scooters, bikes) as this lacking throughout york and one of the many reasons that people struggle to choose active/accessible travel. It would be good to see more double yellow lines or enforcement of the current ones in the area. routes can be blocked by inconsiderate private drivers.	1/29/2021 2:53 PM
26	NO	1/29/2021 2:45 PM
27	There seems to be a very large amount of land and facilities made over to the exclusive use of Minster employees. There is an underlying message that visitors are suffered so as to pay the bills, but not really welcome. Large electronically controlled gates at the end of Minster Yard epitomise this attitude. Notably these have been kept firmly locked during the Covid pandemic, for no good reason, apart from the people employed by the Minster being opportunist to keep	1/29/2021 12:50 PM

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the riff-raff out. Also, do we really need another Queen Elizabeth square? I appreciate she's head of the church of England, but surely we can think more broadly? How about statues of people who have really done something important, and not simply born to be privileged? Let's recognise issues raised by Black Lives Matter, and not continue to patronise ordinary people by reminding us constantly of the power of church and state.

28	It's good to see the cycle route retained in its current location, rather than being sent on a detour quite literally around the houses. Improvements to the public realm will be nice, especially in Duncombe Place which is at the moment a glorified car park and taxi rank. Hopefully the improvements will edge the allocation of space over to pedestrians and cyclists in the same way Minster Yard has.	1/25/2021 5:41 PM
29	I welcome the plan to use pre-existing buildings for the refectory and other visitor spaces, rather than creating new builds. The idea of a new public space using the school yard is particularly exciting and I'm sure will be an excellent space for the local community.	1/22/2021 5:52 PM
30	Please please please employ someone who can write the plans (and the pages explaining what they are about etc) in a way that the ordinary person can understand them and the reason for the consultation. What in heavens name is a 'Pre-Submission Draft Neighbourhood Plan', for example.	1/22/2021 3:53 PM
31	Since the last consultation I participated in, the Minster School has closed. My home is joined to 8 Minster Yard (formerly the school office). Whilst feeling very sad about the closure of the school with which we had very good relations over many years, I understand that things have changed and it is prudent to look at alternative use for the school buildings. I guess my only concern is what kind of "pop up" activities are envisaged for the former playing field in front of the Refectory. I am currently objecting to the property beneath mine (the former Cafe Rouge), being developed into a restaurant and late night music and drinking venue (if the license applicant gets their way). I guess I feel my usually quiet way of life is being threatened on all sides.	1/21/2021 12:05 PM
32	Will there be toilets in the current School yard area as an easy access facility? There should not just be some inside as part of the Refectory. For example - Harlow Carr gardens where the loos are off the ticket office so you can go before beginning your visit!	1/18/2021 6:21 PM
33	It might be worthwhile considering using the skills of those who ran the Spurriergate Cafe, when setting up the new cafe.	1/17/2021 1:18 PM
34	When security required the closure of easy access for disabled people to services, there were some previously regular worshippers who found themselves excluded. Could secure parking for a limited number of ticket-holding worshippers be provided close to an access point? St Michael-le-Belfrey ran a successful cafe at St Michael, Spurriergate for many years - might they be able to provide the catering facilities for the new refectory in the old Minster school? The Spurriergate centre provided volunteering opportunities, as well as many of the amenities outlined in the Minster Precinct plan. An increased number of bike racks near the entrances would be much appreciated!	1/16/2021 3:28 PM
35	Remove trees blocking views of the Minister from the walls , particularly Robin Hood Tower, and outside the west door and reduce trees in Duncombe Place	1/12/2021 4:42 PM
36	I hope that resiting the ticket office won't mean the eventual closing off of free pedestrian access along Queen's Path and Deangate. The idea of outdoor seating and an event space in front of the Refectory might permit the summer playing of some of the Mystery Plays, among other performances.	1/11/2021 7:09 PM
37	Belfrey building as Community Hall / Refreshments area.	1/3/2021 4:41 PM
38	The closure of the school has helped free up extra space for children's activities, previously allocated to Dean's Park. I am pleased that this area will continue to be a peaceful area.	1/3/2021 1:18 PM
39	To make York a lovely city to visit and the Minster a wonderful place to go to and explore and worship in also.	1/2/2021 1:41 PM
40	Cycle access is mentioned in the text. I believe that this should be maintained.	1/2/2021 12:10 PM
41	no	1/1/2021 6:23 PM
42	I strongly feel that the length of Petergate from Bootham Bar to the new Queen Elizabeth Square should be considered as an important 'gateway' and consideration be given to paving	12/20/2020 2:10 PM

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the street to remove the carriageway (while retaining service and residential access)

43	I believe that the new Refectory's (restaurant's) relationship with the Holy Trinity Church need to be strengthened. There is a strong case for including the latter within the neighbourhood boundary plan. An access could be provided to it from the Minster Yard direction. Additional footfall would be to all parties benefit. Careful consideration needs to be given as to whether the railings on the Deangate frontage of the school playing field should be retained. If they are, then ticketed events could be staged there, providing the Minster with an additional revenue stream.	12/20/2020 10:57 AM
44	The Refectory concept is a little bewildering - when there was a cafe at St William's College, it wasn't really a success... part of this is curb appeal and being set so far back from the pavement, not sure if this will work. Still very sad not to see those classic red blazers/uniforms in the centre of York. It would be nice if the dioceses could acknowledge the education and choral history on this site a bit more.....	12/19/2020 6:55 PM
45	Please ensure that you consult with disabled groups throughout the city. York Disability Rights Forum may be worth approaching.	12/17/2020 1:37 PM
46	I have not re-read the hundreds of pages of documents above. I thought the closure of the Minster School was going to lead to different proposals: perhaps I have missed these. Some years ago I wrote to Katherine Blacker suggesting the closure of the school on grounds of equity. I said that the choir should be drawn from the local comprehensive schools, not just those families who could pay. Now that these buildings are not going to be used for education, as I earlier suggested to Katherine Blacker, some of them might well be altered to provide storage for our nationally important collection of artefacts. At present we are presumably paying a lot of money to store items off-site. To have them near to the Minster would have manifest advantages for convenience and security.	12/17/2020 9:55 AM
47	Please please reconsider the closure of The Minster School. There are so many children who have been able to do amazing things with their lives (both musically and academically) because of the education that the school provides. Without the choral scholarships, some would never have had those opportunities. The school environment was one of community and aspiration that St Peter's does not replace.	12/16/2020 10:20 PM
48	All residents of Talbot Court and the homes line ourselves which is part of the historic old girls school need urgent engagement and consultation. These proposals infer public spaces that will directly look into our properties and quiet private gardens. The Minster school was always closed after 6pm and weekends. There cannot be proposed public areas and a cafe/restaurant for 'large visitor groups' !?! What with an alcohol licence? In the Cumulative impact Zone? What next weddings each weekend and noise in the evenings ? We absolutely do not agree with these draft proposals in this conservation area and will be strongly objecting.	12/16/2020 9:02 PM
49	It would be good that any new public space considers improving the level of biodiversity in the area	12/16/2020 7:28 PM
50	This is so exciting, the Minster is already central to York's wider ambitions, the plans will enhance this. I do have a query, what is plan in terms of timing? My preference would be to focus on ticketing and restaurant, generating extra space in the Minster itself and, importantly a much needed source of income.	12/16/2020 7:15 PM
51	Plans for changes to Duncombe Place should not give too much deference to the existing trees - these have grown far too large for the space and obscure key views of the Minster from Museum Street. Considerations should be given to introduction of disabled parking on this street (daytime use of taxi bays?) in line with the recent changes to the footstreets and the council's proposed review of city centre parking.	12/16/2020 6:08 PM

Appendix 6 – Pre-submission Consultation (December 2020) Meeting  
Note of meeting with residents of Talbot Court

**Meeting with the residents of Talbot Court  
Wednesday 18<sup>th</sup> February 2021, 19:00 via zoom**

The meeting was opened by Mark Bennett with a briefing of the conversations which have taken everyone to this point. Many of the concerns have been brought directly to Alex.

Alex introduced himself and explained his role. Alex offered an apology for the way the consultation had initially landed and acknowledged a zoom call prior to the launch would have been beneficial.

Alex gave a short presentation explaining why the Chapter of York needed to prepare a masterplan which set out how it intended to care for the Minster and its Precinct over the next 15 years.

The following questions and answers were discussed during the course of the meeting.

**Will there be anything was happening with the library?** Alex confirmed the Minster was in discussion with the University of York about the renewal of the partnership for this. Alex confirmed that the library was an integral part of the emerging plans for a Centre of Excellence and that the vision to create new learning and museum space could only be delivered in partnership with institutions like the University of York.

**Will the opening times of the café be the same as the opening times for the grounds? Will this area be used for any other purposes, such as weddings?** Alex confirmed he was not sure as the Neighbourhood Plan was only a conceptual document, establishing principles for future change in the Precinct. The detail of each area of change would be brought forward under individual planning applications. In terms of venues for wedding receptions, St. William's College has three large medieval rooms for banqueting etc. and this is where any potential events such as weddings would be focussed.

**In regards to the boundary with Talbot court, who owns this? The Minster or Talbot court?** Alex has asked for a report on title and will share this with the residents when the response to his enquiry has been answered. There was an issue raised about trees that are possibly in Talbot ownership and not the Minster. Alex will come back once he has received the necessary information about this.

**ACTION ALEX**

**In regards of the wall and railings between the school and Public Square, will this be removed to create an open space?** It was confirmed the wall and railings would need to stay to allow the open grass space to be secured at night along the same lines as Dean's Park. These need to remain in place in order to be able to control the space open to the public. The Minster police will close and secure the space, it is also within their duties to monitor the area 24/7 in line with the rest of the precinct. Alex offered to include in the revised draft of the Neighbourhood Plan set opening times for the public space (former school field) to sync with the visitor opening hours of the Minster (10:00 to 17:00).

It was noted an important question from the residents was concerning the operating hours of the possible future Refectory. The preference of residents was that any future Refectory would open in line with the Minster's opening hours. It was noted that this was an important question for the residents as it could have a major impact. Alex noted that there were no detailed proposal to discuss and that when there was, this would be shared with residents.

**The Minster School car park has previously been used for out of hours and events, is the intention to make a permanent disabled car park for the Minster? If so would there be an intention to widen the gates as the entrance is narrow?** Alex confirmed that there will be no parking within the old school yard. The focus of the Neighbourhood Plan is to try to reduce the number of cars within the Precinct. Alex confirmed he would also like to reduce the number of cars parked on the cobbled road. There will be no parking at the school. The electric gates are no longer required so this is something that will need looking at as part of the landscaping strategy for the area.

**Is the intention to grass the school yard?** Alex confirmed the current look of the playground was no longer appropriate. There will need to be a landscape strategy for this but it is too early to say what this will look like. The Minster will need to appoint a landscape architect and consult on the detail. There needs to be a landscaping strategy for the whole space including both the playground and field.

**Some residents explained when they first bought their property in Talbot court they had a view of the South transept of the Minster. Over time the trees have now severely impacted this view, is it part of the plan to do something with or remove these trees?** It was noted that while the removal or reduction of the tree would improve the view of the Minster it would also impact on the current privacy of the gardens. Alex noted that work was carried out in 2018 to the large sycamore behind 58 Low Petergate to thin the crown of the tree. This tree will need further work in the next 5 years, possibly felling as the tree is undermining the foundations of an adjacent building. Alex reassured residents that there was no need to do anything to trees at this time but would liaise with the resident's forum on all matters like this moving forwards. Alex confirmed he would be happy to share the tree survey within the forum, when looking at trees going forward it can be discussed together. **ACTION ALEX**

There was a request that Alex respond to the written questions submitted and issue the responses to the residents. Mark confirmed he had circulated Alex's original response to the residents (see letter dated 5<sup>th</sup> February).

**The main area of focus for most is the use of this area going forward. It would be helpful to build a picture with regard to the song school. We appreciate it should and needs to be used for something but it is early days. It would be helpful to have some information and clarity on opening hours, vehicles access and traffic. If this is to become a café it will have deliveries, what time would these take place? It would be good to know when the Minster has firmed up proposals around this, acknowledge it is hard at this stage as there is a whole series of questions will follow on. Everyone respects it cannot be left to be a derelict building but understanding what that is is important. Most people bought property here as it is a tranquil space despite being in the city centre. That could be significantly affected by something on the other side of the boundary. If this is within restricted hours this could be less problematic than extended opening.** Alex confirmed as more detail becomes available he will update the forum, hopefully at some point in the near future there will be an opportunity to meet in person. The nature of the document at this time is conceptual. The school is an important part of the precinct which is why it needs to be incorporated into the plan at this stage, if only at conceptual level.

There are two important elements, the first is the timeframe for the development of the properties. The second is that there are some repair works that needs to be done to the former song school building which may require access from the gardens, the building is also being scanned for example to give Chapter accurate floor plans.

In terms of time scale, due to the pandemic plans have had to change. We are currently making changes to the approved plans for St. William's College which will need to go back to the City Council for Listed Building Consent in the spring. The planning for Church House has been submitted to the council. Chapter's principal offices will move into the old school buildings 8,9,10 Minster Yard in the early summer. This is an interim move until St. William's College has been completed and ready for Chapter to move into this building (late 2023).

For the proposed refectory we need to look at the detail ASAP and share the concepts of the use of the space with residents. The hope is to have something ready to share in late spring. In the meantime, The Works Department does need to carry out some repair work to the old song school building as there is some structural movement to the rear of the property and some of the weathered stone needs to be replaced. We also need to carry out repairs to the roof to make it water tight. This work is funding dependent but any work to the building will be repair work in the first instance. Before anything takes place Alex will liaise with Mark and then arrange a meeting with residents.

**There have been rumours that the former song school might make an ideal venue for wedding receptions and parties, can this be ruled out?** Alex noted there were all sorts of rumours going round about the future of the old school buildings. Chapter's priority is the use of St. William's College as this building has the space and necessary licenses. Alex explained he cannot see Chapter allowing weddings in this space as its function is York Minster's Refectory. Alex noted he could not categorically say no at this point but Alex's belief was that this space would be inappropriate for wedding receptions.

**Would the old school building need additional planning permissions to host weddings?** It would require licensing etc. The old song school building is not as big as it looks, it would be much better to host weddings in St. William's college. To reassure residents, Alex confirmed it was certainly not the plan to use the lawn for wedding marquees every weekend. As a post script, there are special criteria for getting married at York Minster.

**On noise there would be the need to assess the levels in normal circumstances and that anything taking place on other side of boundary doesn't exceed this. This query is in reference to the pop ups noted in the Neighbourhood plan.** Alex explained the term pop ups referred to events that would take place occasionally such as the stone carving festival in 2018. Alex explained he may come to the residents on behalf of the Minster with a proposal of something we would like to do in this area. Alex noted the space around the school is different to the park. Alex confirmed it was not the case that there would be something there every weekend but instead would be an occasional use of the space in the future. Alex noted that the wording in the draft plan was unhelpful, and the use of the term 'pop up' was too broad and misleading and would be re-drafted.

**The residents noted the school fate, while supported and only taking place once a year, generated a lot of noise.** Alex explained that one thing suggested in the letter is the wording of the policy for this space and that this wording needs to be revisited. Alex will rewrite the policy and share for comment. Alex noted the residents of Talbot court are neighbours, if we can work together to shape the document then that would be welcome.

**There were questions about the development timeline, would we expect to see works on the refectory begin this summer?** No. There will need to be a thorough consultation on the planning application which will be at the end of spring (at the earliest). The planning application will then be submitted to the council. All of this could take until autumn. The work on the building likely to take

place this year will be the repair works to the stone and roof, and this is funding dependant. Alex confirmed the Minster may need to ask for access to inspect the wall facing Talbot Court gardens and that he would keep Mark updated on any planned repair works (which will be primarily focused on the front and rear of the property as well as the roof). Alex assured residents he would keep them updated on any planned works to the building.

If there are any further questions or thoughts please do email or call Alex. Alex will set up another meeting when there is more detail to share.

Mark closed the meeting at 19:40.

**Sarah Megson**  
**York Minster**

## Appendix 7 – Pre-submission Consultation (December 2020) CYC Response



Forward Planning  
Economy and Place  
City of York Council  
West Offices  
Station Rise, York  
YO1 6GA

(01904) 553312  
[neighbourhoodplanning@york.gov.uk](mailto:neighbourhoodplanning@york.gov.uk)

Date: 16<sup>th</sup> February 2021

Dear Sir/Madam,

### **York Minster Precinct Neighbourhood Plan 2<sup>nd</sup> Pre-Submission Consultation Draft**

Thank you for the opportunity to comment on the 2<sup>nd</sup> pre-submission draft of the York Minster Precinct Neighbourhood Plan.

We appreciate the amount of hard work and dedication that the Neighbourhood Forum has put into this process to produce a locally representative document, detailing the issues which affect York Minster Precinct.

We also recognise that the absence of an up-to-date adopted York Local Plan and the timing of the emerging Local Plan may have proved problematic for you and we appreciate work undertaken in this respect.

We would like to continue to work closely with you to move this Plan forward in tandem with the production of our Local Plan resulting in the creation of two sound plans that fit together and serve the best interests of the people, environment and economy of York Minster Precinct and York as a whole.

We would also like to work with you and statutory bodies collaboratively as part of ongoing engagement to ensure a consistent approach to moving the Neighbourhood Plan forward to the next stages of preparation.

The Council gave detailed advice and comments on the 1<sup>st</sup> Pre-Submission Neighbourhood Plan for the York Minster Precinct on 25<sup>th</sup> February 2020. The Council welcome the incorporation of the majority of that advice in this 2<sup>nd</sup> version of the Pre-Submission Neighbourhood Plan.

A schedule identifying the Council's comments/ recommended amendments for the main document is enclosed with this letter. These comments are a coordinated response from the City of York Council Highways Authority and City of York Council Planning Authority. We would like to work in partnership with you to address these issues ahead of the Plan's submission. Additionally, we note the intention to develop

specific development briefs for certain aspects of the plan; we would welcome being a partner in their development.

### **Sustainability Appraisal (SA) and Habitat Regulation Assessment**

We welcome the production of a draft Sustainability Appraisal incorporating the requirements of Strategic Environmental Assessment. This approach is welcomed to enable environmental, social and economic effects of the neighbourhood plan to be considered holistically. Please see our comments on the SA in the attached schedule.

We also welcome the production of a HRA Screening Assessment. We concur with the conclusions that there are no likely effects on the integrity of European sites as a result of the Neighbourhood Plan. However, for consistency, this will need to be updated to incorporate comments in relation to the Local Plan HRA which was submitted to the Local Plan Planning Inspectors on 22nd December 2020 and to reflect an update in relation to the Selby Local Plan, which is now at its Preferred Options stage. We are happy to advise on this separately prior to Submission.

We welcome the significant progress made with the development of a Neighbourhood Plan for York Minster Precinct. We would welcome the opportunity to work with the Neighbourhood Forum to consider and address the comments made in this response and look forward to the Zoom meeting with you on Thursday 25<sup>th</sup> February 2021. If you wish to discuss anything before this date please contact Anna Pawson in the Council's Forward Planning Team.

Yours faithfully,

*Alison Cooke*

**Alison Cooke**

Forward Planning Team Manager (Interim)

**Schedule of City of York Council Comments on the Pre-Submission Draft York Minster Precinct Neighbourhood Plan  
February 2021  
Main Document**

Page	Policy/ Para./Section/Table/Map ref	Comments
	General Comment	Generally a positive, well-considered and welcomed approach to the future of the precinct, which is a key asset to the City Centre, and central part of York's success and wellbeing.
	General Comment	The Council welcomed the opportunity to see the Minster Precinct proposals and are supportive of them, whilst accepting that they are currently concepts which will require much more detailed development. The Council would be particularly keen to see the re-ordering of the approach to the Minster from the west.
9	Section 1: Introduction, Paragraph 1.0.6	Paragraph 1.0.6 lists a number of challenges that the YMPNP responds to. One other challenge that the YMPNP needs to respond to is York Minster being a Tier 1 site within the UK's Critical National Infrastructure and the need to protect it from terrorist attack. Therefore, this challenge needs to be added to the bulleted list. In this regard, higher levels of effective and visible protective security at national infrastructure sites are, generally, likely to act as a deterrent to terrorists. This was mentioned in the first pre-submission comments made by the Council in February 2020. Actions points from the Minster Precinct indicated that more information would be added to this section about College Green. Can this be added?
23	Section 3: The Minster Precinct in Context, Figure 7	High Petergate one-way cycle route is not shown on Figure 7 and is also not shown as being part of NCN route 658. It is recommended that the North-South cycle route is shown in a different colour to other cycle routes.
38	Section 4: Preparing the Plan, Paragraph 4.7.3	Para 4.7.3 It should be also made clear where the highway is adopted, the decisions rest with the Highway Authority. The cycle route will need to be retained.
52	Section 6: The Policies: Policy A4: Design Excellence	<p>The last bullet point of Policy A4 has an overarching statement that says, '<i>Allows for, or incorporates as necessary, appropriate security measures including measures to address hostile vehicle movements, as advised by Government, taking in to account City of York Council's city centre strategy.</i>' This could cover the necessary security measures but there are apparent security omissions in the descriptions of the Project Areas in Section 7.</p> <p>Policy A4, bullet 3 references "Parameter plans (Policies PA1-4)". However, the Policies in these section are Project Areas and the associated figures are Parameter plans – please clarify - are you wanting them to comply with policy or plans?</p>

**Schedule of City of York Council Comments on the Pre-Submission Draft York Minster Precinct Neighbourhood Plan**

<b>Page</b>	<b>Policy/ Para./Section/Table/Map ref</b>	<b>Comments</b>
50	Section 6: The Policies: Policy A3 – Policies Map and Figure 14	<p>Figure 14- It is recommended that the existing cycling and walking routes (e.g. High Petergate and Duncombe Place etc.) are shown on the policies map and these routes could be extended to show how they relate to the wider area, as they are shown on Figure 7.</p> <p>Figure 14 – The ‘Public realm improvements’ descriptor is somewhat vague and needs further clarification. More specifically, the areas of ‘public realm improvements’ as land use proposals do not appear to show how hostile vehicle mitigation measures will be incorporated within the improvements. This was mentioned previously in the Councils’ pre-submission comments from February 2020. Suggest that the hostile vehicle measures be added to the policy.</p>
57	Section 6: The Policies, Policy C1: Historic Environment	<p>It is noted that a York Minster Conservation Management Plan is referred to. If the Neighbourhood Plan is approved then by way of reference, that document would be approved as well and should be <u>included as an annex to the Plan</u>. This should be made available for consideration to inform ongoing engagement and preparation of the next stages of the plan. The Minster Precinct’s action points state that the Chapter is happy to have the York Minster Conservation Management Plan as a public document. Has this now been produced and can it be added as an evidence base?</p> <p>While not wanting to draw attention to it in this plan, does the second part of the policy relating to “<i>cases where development might result in harm to the significance of a heritage asset, including its setting.</i>” cover hostile vehicle measures? This will need further consideration. This was mentioned in the Council’s comments to the first pre-submission consultation.</p>
62	Section 6: The Policies Section E – Movement and Place	Additional provision of cycle parking and identification of areas for electric scooter/rental bike parking would be welcome.
64	Section 6: The Policies Policy E1: Movement and Public Realm.	<p>Policy E1: Movement and Public Realm says, “Provide appropriate routes throughout the Precinct for cyclists to travel at low speeds”. This is a major route for cyclists through the city so although cyclists should proceed with caution, we are not sure that we can necessarily expect low speeds.</p> <p>Lessons need to be learned about demarcation of cycle routes from the South Transept Public Realm project where the route provided was too low key and has resulted in more conflict than may have occurred otherwise if the route was more obvious. This will avoid the need for signs warning that it is shared use. Agree that cyclists will need to travel slowly through</p>

**Schedule of City of York Council Comments on the Pre-Submission Draft York Minster Precinct Neighbourhood Plan**

<b>Page</b>	<b>Policy/ Para./Section/Table/Map ref</b>	<b>Comments</b>
		the area when it is busy with pedestrians but we are not sure how this will be achieved. There is no mention of the need for high quality cycle parking in the Minster Precinct to cater for cycle tourists.
64	Section 6: The Policies Policy E1: Movement and Public Realm.	Policy E1: Movement and Public Realm states, “Use high quality hard landscape materials, street furniture and planting...”. Where in the adopted highway, the highway authority will need to be consulted and approve of the proposed changes, street furniture and planting.
64	Section 6: The Policies Policy E2 Accessibility and Wayfinding	Policy E2: Accessibility and Wayfinding states “Proposals for wayfinding improvements”. These should link to wider city centre wayfinding improvements currently led by the BiD.
65	Section 6: The Policies Policy E4 – Green Travel Plan Justification, Paragraph 6.6.4	Care needs to be taken that in creating the high quality public realm it isn’t just a sea of York stone which won’t help people with sight problems orientate themselves through the area.
69	Section 7: Project Areas Figure 15	Figure 15 which includes in the key “Reconfigured Stone Mason’s area”. Could the phrase “(this does not represent a development footprint)” be added here in a similar way to its use under “Potential development zone 1 storey for Minster Welcome uses”?
69-77	Section 7: Project Areas: Policy PA1: Minster Yard and College Green	At the start of Policy PA1 – add the following: ‘Development at Minster Yard will be supported in accordance with the parameters plan (Figure 16) <b>and detailed planning applications for change of use and new buildings</b> ’:  PA1 is on Figure 15 twice. Please clarify whether the area outside of the redline boundary should be included.  Consider adding reference in the Figures to the legend to be clear regarding ‘A-J’ policy refs.
70	Section 7: Project Areas: Policy PA1 – Minster Yard and College Green	The creation of a new public space at the proposed Minster Refectory is welcomed. Will the refectory be open to the general public, and will the open spaces be freely available to the public use or available to patrons of the refectory only? Our strong preference is for the former approach to form at least part of the open space proposals.

**Schedule of City of York Council Comments on the Pre-Submission Draft York Minster Precinct Neighbourhood Plan**

<b>Page</b>	<b>Policy/ Para./Section/Table/Map ref</b>	<b>Comments</b>
70	Section 7: Project Areas: Policy PA1 – Minster Yard and College Green	Reconfiguring Deangate will need to take account of highway requirements such as loading, Blue Badge parking, vehicular servicing to various premises and turning areas for larger vehicles accessing Deangate and College Green (as well as cyclist and pedestrian movements). More detail is needed, including for College Green. Enhanced Blue Badge parking and loading facilities are likely to be required in this area. Cycle parking should be retained.
70	Section 7: Project Areas: Policy PA1 – Minster Yard and College Green	Due regard should be given to the Department for Transport's call for a pause on the development of shared space scheme which incorporate a level surface as mentioned in the Council's previous pre-submission comments from February 2020. Suggest that this is incorporated into the policy and justification.
70	Section 7: Project Areas: Policy PA1 - Minster Yard and College Green, Section 7.1	Policy PA1 – Minster Yard and College Green  <i>J. Enhancement of College Green.....incorporating.....improved security features whilst maintaining access for essential vehicles.</i>  Not clear whether this includes access to Deangate where vehicular access to the stone yard, the nursery and the proposed redeveloped school will be necessary. Do parents using the nursery travel by car? There will need to be turning space retained. Any access control will need to be managed with security in mind to prevent access for any possible hostile vehicle.
71	Section 7: Project Areas: Policy PA1 - Minster Yard and College Green, Figure 16	Deangate and the space immediately south of the proposed new Minster Entrance form part of an important and busy arterial cycle route through the City. The neighbourhood plan recognises and maintains this, which is welcomed. Proposed new ticket office facilities will concentrate and introduce additional foot traffic into this area, and careful consideration will be required to minimise conflict with cyclists.
71	Section 7: Project Areas: Policy PA1 - Minster Yard and College Green	Environmental investment at College Green is welcomed, the space proved popular for the covid related pop-up leisure use in 2020. Can the investment be made in such are way that would facilitate this type of use in future, and are there further opportunities for pop-up spaces within the precinct, additional to those already identified in the plan?
72	Section 7: Project Areas: Policy PA2 – West Front and Queen Elizabeth Square	The start of Policy PA2 should be amended to read: Development at the West Front & Queen Elizabeth Square will be supported in accordance with the parameters plan (Figure 17), <b><u>incorporated into the development brief which is prepared in collaboration with and agreed with City of York Council and Historic England:</u></b>

**Schedule of City of York Council Comments on the Pre-Submission Draft York Minster Precinct Neighbourhood Plan**

<b>Page</b>	<b>Policy/ Para./Section/Table/Map ref</b>	<b>Comments</b>
72/73	Section 7: Project Areas: Policy PA2 – West Front and Queen Elizabeth Square and Figure 17	<p>Reconfiguring Duncombe Place will need to take account of highway requirements such as loading, Blue Badge parking, and turning areas for larger vehicles (as well as cyclist and pedestrian movements). What does “restricted access” intend to cover/exclude and how it will be enforced? Enhanced Blue Badge parking and loading facilities are likely to be required in this area.</p> <p>No mention is made of accommodating the existing cycle route along Duncombe Place and Minster Yard. Neither this route nor the existing cycle parking in the area are shown in Figure 17. Any net loss of cycle parking in this area will not be supported by the Council.</p> <p>Due regard should be given to the Department for Transport’s call for a pause on the development of shared space schemes which incorporate a level surface.</p>
72/73	Section 7: Project Areas: Policy PA2 – West Front and Queen Elizabeth Square Section 7.2, Paragraph 7.2.2	<p>Paragraph 7.2.2 First bullet point says restricted access is maintained but this needs to include access to High Petergate south east of Duncombe Place for all deliveries and servicing of businesses/properties along High Petergate and Low Petergate. This area cannot be accessed by vehicles from anywhere else. Two way traffic from King’s Square is not an option, the street is narrow and there is no place to turn vehicles of any size. The plan should show access in to High Petergate and also egress from the Bootham Bar direction.</p> <p>City centre security measures are planned for High Petergate to control access, these were originally assumed to link with the measures at the Minster West Front. The extended foot streets are potentially being made permanent which could bring forward this element of the scheme. Measures may be located adjacent to St Michael-le-Belfry, at least temporarily until the Queen Elizabeth Square is developed.</p>
72/73	Section 7: Project Areas: Policy PA2 – West Front and Queen Elizabeth Square	<p>The proposed Queen Elizabeth Square will form an important new civic space and the approach to design competition is welcomed. Duncomb place currently accommodates blue badge parking use and loading bays, it is important that these are considered as part of any detailed design of the space. The City Centre also faces significant pressure around St Nicholas Markets, and demand for event space within a constrained urban fabric is ever increasing. Queen Elizabeth Sq could play a useful role in accommodating some of these types of uses, and we would welcome the consideration of this in detailed design.</p>
74	Section 7: Project Areas: Policy PA3 – Learning and Gardens, Paragraph 7.3.3	<p>Policy PA3 : Zone E – what is meant by “controlled access onto the city walls”?</p>

**Schedule of City of York Council Comments on the Pre-Submission Draft York Minster Precinct Neighbourhood Plan**

Page	Policy/ Para./Section/Table/Map ref	Comments
		<p>Paragraph 7.3.3 states that disabled access will be provided onto the walls however how much of it will be accessible, given the number of steps along it, and will wheelchairs etc be able to turn round safely?</p> <p>Has consideration been given to the security implications of providing an additional point of access onto the city walls?</p>
74	Section 7: Project Areas: Policy PA3 – Learning & Gardens	<p>The creation of a new public space at the Sensory Gardens is welcomed.</p> <p>Points E and F need further explanation. The paragraph above in the policy refers to zones A- D. These points read separately and should be reconfigured into for example:                      “ Development will also be supported at the following locations where it:                      E. Supports controlled and authorised access to the City Walls                      F. Delivers a new sensory garden; design appropriately incorporates the Kohima War Memorial and consideration of healthy and mature trees.</p>
76	Section 7: Project Areas: Policy PA4 – Own Use Properties	<p>Point B – second sentence needs grammatical clarification</p>
76	Section 7: Project Areas: Policy PA4 – Own Use Properties	<p>Text referring to “<i>Development of areas A-C will be the subject of a development Brief...</i>” should be moved to the beginning of the policy.</p> <p>Additional text then required to introduce points D-F. For example:                      “Permission will be ascertained and/or implemented to:                      D. Reconfigure and extend Church House....                      E. Enhance Chapter House Car park                      F. Deliver additional back of house space for Minster staff...”</p>
76	Section 7: Project Areas: Policy PA4 – Own Use Properties	<p>As previously stated in the Council’s comments from the first pre-submission consultation in 2020. Policy PA4 Part E - Consideration should be given to reducing (or even removing) parking at the Chapter House Yard to improve its appearance. This would then facilitate a new access route for staff to and from other church buildings. Reducing the availability of car parking at the Chapter House car park should be considered with due regard to:</p> <ul style="list-style-type: none"> <li>• the potential for parking to be displaced into neighbouring streets and car parks, and</li> </ul>

**Schedule of City of York Council Comments on the Pre-Submission Draft York Minster Precinct Neighbourhood Plan**

<b>Page</b>	<b>Policy/ Para./Section/Table/Map ref</b>	<b>Comments</b>
		<ul style="list-style-type: none"> <li>• the needs of blue badge holders</li> </ul> <p>This is still considered an important point given that the majority of this plan is about maximising the conservation and heritage aspects of the Minster and surrounding area, how can the use of Chapter House Yard still be considered to be appropriate as a car park? What is the point of ignoring this area when parking on the adjacent road is identified as not appropriate?</p>
76	Section 7: Project Areas: Policy PA4 – Own Use Properties	The plan proposes new residential uses at Church House - opportunities to provide sustainable city living are welcomed, and the City has a shortage of, and acute need for affordable housing – particularly in sustainable locations such as this. Residential development should incorporate affordable housing as appropriate, and given the associated moral imperative, development opportunities ought to be considered cumulatively when assessing the level of provision made.
81	Appendix A	For clarity, it would be useful to ensure dates associated with publication of the documents referenced is included for all documents

## Appendix 8 – Pre-submission Consultation (December 2020) National Trust Response



**National  
Trust**

Date: 11 February 2021  
Email: [Natasha.rowland@nationaltrust.org.uk](mailto:Natasha.rowland@nationaltrust.org.uk)  
Tel: 07484 910858

Mr T Stead  
Honorary Secretary,  
Minster Precinct Neighbourhood Forum  
The Works Department,  
4 Deangate,  
York, YO1 7JA.

Dear Mr Stead

### **York Minster Precinct Neighbourhood Plan – Pre submission draft**

I am writing on behalf of the National Trust to respond to the pre-submission draft plan. We continue to support the Neighbourhood Plan process for the Precinct area and I hope the comments that follow are helpful observations on this latest version so that it can move forward towards submission;

#### **Strategic planning context**

Section 2.2 sets out the complicated planning framework for the City of York and it helpfully explains the approach taken in respect of the Neighbourhood Plan. Given that the City of York Local Plan appears to be delayed now by several months it seems there is an increasing prospect this Neighbourhood plan could be adopted before the City Plan. As the law requires ‘general conformity’ with the strategic policies of the adopted Local Plan for the area, (for which there is none), I believe it might help to provide clarity that a Neighbourhood Plan can come before an adopted Local Plan and it will have potential to fill a policy vacuum.

An additional sentence may help to state ‘once this Plan becomes a ‘made plan’ it can help to provide certainty in an area where may otherwise be an absence of up to date policy’.

I note that policy B1 states proposals should provide 10% biodiversity net gain. Whilst National Trust welcomes this commitment, I understand the Environment Bill which is expected to introduce this metric has also been delayed and I am unclear if it is legally compliant to currently refer to this % in a Neighbourhood Plan policy at this stage? It may be prudent to have this as an ‘ambition’ to deliver rather than ‘should’ or to have the 10% figure included within the supporting text to reduce any potential for conflict arising.

I note that in the Area 1 parameter plan there is reference to D1, B1 uses etc. The plan should be amended to reflect the changes in the Use Classes Order as of 1 September 2020 as these classes are replaced by the new ‘Commercial, Business and Service’ class ‘E’ or ‘F1 learning or non-residential institutions’.

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[www.nationaltrust.org.uk](http://www.nationaltrust.org.uk)

President: HRH The Prince of Wales  
Regional Chairman: Dr Will Williams  
Director of Region: Mike Innerdale

Registered office:  
Heelis, Kemble Drive, Swindon, Wiltshire SN2 2NA  
Registered charity number 205846

## The Policies

**A1 and A2** Whilst understanding the purpose and ambition for the Plan set out in Policy A1 – the policy introduces a test that states;

proposals will be supported within the Minster Precinct Neighbourhood Area where they

- 3. *'Accord with the requirements for sustainable development set out in policies A1 and A2'*.

I struggle to see how a business/property (that is not the Minster) lying within the neighbourhood area can hope to comply with the first parts of A1 which is more a statement of ambitions for the future of the Minster?

Conversely, within A2 the policy sets the approach for *'New development within the Precinct'* when this would be better phased as *'new development within the neighbourhood area'* as the principles listed here are those that could be enshrined across the plan area, so that all development aspires to meet the tests set out here.

**Policy A3 -development briefs.** This sets out that development briefs will be prepared in collaboration with YCC and Historic England but it does not explain if there will be community consultation on the briefs. As these will contain the detailed parameters to guide the individual development sites and this may well impact on stakeholders in the plan area, in the interests of transparency, we recommend that consultation should be included with those within the Neighbourhood area.

**Policy C1 C.** This paragraph should make clear whether the *'harm'* referred to in this paragraph is that which falls into *'less than substantial harm'* category or to *'substantial harm'* in terms of NPPF and perhaps this needs some clarity. It should also perhaps include the reference *'including where appropriate securing its optimum viable use'* which would be consistent with assessment of public benefits contained in NPPF (para 196).

In respect of Changes of Use, *Such a change of use will support the sustainable maintenance or enhancement of heritage assets* it is not clear what is meant by *'sustainable'* maintenance whether this relates to economic viability or sustainability in reference to climate change?

It might help to make clear in references in this section that the changes of use of buildings can include *'putting them to viable uses consistent with their conservation'* and *including economic vitality* both of which supported in NPPF (192)

## Policy D1 – Well being

The tests of this policy again apply to all development proposals within the Neighbourhood area and there may in certain instances not be the opportunity to *'create'* new spaces for people to enjoy. The addition of the words *'where appropriate'* after the words *'proposals should'* and also add the option to be able to *'improve existing spaces'* may help here.

Cont/d

#### **Project areas – policy area PA4**

As highlighted in our earlier responses we welcome proposals to improve the appearance of Chapter House Yard, appreciating that whilst this is 'back of house' activities for the Minster it is a prominent aspect for Treasurer's House.

We would welcome clarity in criteria F to which consented scheme is being relied upon to implement here and consider it would be helpful to include the planning application reference number again for clarity.

Finally, as highlighted previously, we welcome the intention for the resurfacing of the lane to provide improved access to Dean's Park and the learning centre.

We recognise that there has been substantial work in getting the plan to this point and congratulate the Minster in moving this forward particularly in the light of such difficult circumstances with the ongoing pandemic. We look forward to engaging further in the neighbourhood plan process in coming months.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Natasha Rowland', written in a cursive style.

Natasha Rowland MRTPI  
Planning Adviser (North)

Cont/d

Appendix 9 – Pre-submission Consultation (December 2020)  
Comment and Response table

No.	Date: 16/04/21					
Page	Policy/ Para./Section/Table/Map ref	Body	Comments	Response	Actions	Complete?
	General Comment	COYC	Generally a positive, well-considered and welcomed approach to the future of the precinct, which is a key asset to the City Centre, and central part of York's success and wellbeing.	Noted.	No action required.	Y
	General Comment	COYC	The Council welcomed the opportunity to see the Minster Precinct proposals and are supportive of them, whilst accepting that they are currently concepts which will require much more detailed development. The Council would be particularly keen to see the re-ordering of the approach to the Minster from the west.	Noted.	No action required.	Y
9	Section 1: Introduction, Paragraph 1.0.6	COYC	1.1 Paragraph 1.0.6 lists a number of challenges that the YMPNP responds to. One other challenge that the YMPNP needs to respond to is York Minster being a Tier 1 site within the UK's Critical National Infrastructure and the need to protect it from terrorist attack. Therefore, this challenge needs to be added to the bulleted list. In this regard, higher levels of effective and visible protective security at national infrastructure sites are, generally, likely to act as a deterrent to terrorists. This was mentioned in the first pre-submission comments made by the Council in February 2020. Actions points from the Minster Precinct indicated that more information would be added to this section about College Green. Can this be added?	For security reasons it is not appropriate to make public Chapter's response to security threats in the NP. We will continue to work with City of York Council and the Home Office in ensuring the safety of the Minster and Precinct.	No change – offline discussions with City Council to develop proposals in line with wide city measures.  Government and City Council involvement referred to in Para 6.2..3	Y  Y
23	Section 3: The Minster Precinct in Context, Figure 7	COYC	High Petergate one-way cycle route is not shown on Figure 7 and is also not shown as being part of NCN route 658. It is recommended that the North-South cycle route is shown in a different colour to other cycle routes.	Agree	Diagram amended as requested	Y
38	Section 4: Preparing the Plan, Paragraph 4.7.3	COYC	Para 4.7.3 It should be also made clear where the highway is adopted, the decisions rest with the Highway Authority. The cycle route will need to be retained.	Noted. 4.7.3 probably isn't the right place to reference this. Suggest adding to section 6.6 Movement and Placemaking.	Add reference to adopted highway /Highways Authority in section 6.6.	Y
52	Section 6: The Policies: Policy A4: Design Excellence	COYC	The last bullet point of Policy A4 has an overarching statement that says, ' <i>Allows for, or incorporates as necessary, appropriate security measures including measures to address hostile vehicle movements, as advised by Government, taking in to account City of York Council's city centre strategy.</i> ' This could cover the necessary security measures but there are apparent security omissions in the descriptions of the Project Areas in Section 7. Policy A4, bullet 3 references "Parameter plans (Policies PA1-4)". However, the Policies in these section are Project Areas and the associated figures are Parameter plans – please clarify - are you wanting them to comply with policy or plans?	As above  Agree. Need to clarify	No change  Amend and remove direct references to parameter plans instead refer to...policy A1 see figure 12, rather than directly to parameter plans.	Y  Y
50	Section 6: The Policies: Policy A3 – Policies Map and Figure 14	COYC	Figure 14- It is recommended that the existing cycling and walking routes (e.g. High Petergate and Duncombe Place etc.)	Agree add cycling routes. Walking routes would potentially clutter the	Add cycling routes to figure 14.  Add walking routes to figure 7 and include reference to Fig 7 in figure 14	Y  Y

			<p>are shown on the policies map and these routes could be extended to show how they relate to the wider area, as they are shown on Figure 7.</p> <p>Figure 14 – The ‘Public realm improvements’ descriptor is somewhat vague and needs further clarification. More specifically, the areas of ‘public realm improvements’ as land use proposals do not appear to show how hostile vehicle mitigation measures will be incorporated within the improvements. This was mentioned previously in the Councils’ pre-submission comments from February 2020. Suggest that the hostile vehicle measures be added to the policy.</p>	<p>diagram too much – for discussion.</p> <p>As above re: security details.</p>	<p>Note that more detail on public realm design to follow in devt briefs / planning applications. Added to Policy A3 text.</p>	Y
57	Section 6: The Policies, Policy C1: Historic Environment	COYC	<p>It is noted that a York Minster Conservation Management Plan is referred to. If the Neighbourhood Plan is approved then by way of reference, that document would be approved as well and should be included as an annex to the Plan. This should be made available for consideration to inform ongoing engagement and preparation of the next stages of the plan. The Minster Precinct’s action points state that the Chapter is happy to have the York Minster Conservation Management Plan as a public document. Has this now been produced and can it be added as an evidence base?</p> <p>While not wanting to draw attention to it in this plan, does the second part of the policy relating to “cases where development might result in harm to the significance of a heritage asset, including its setting.” cover hostile vehicle measures? This will need further consideration. This was mentioned in the Council’s comments to the first pre-submission consultation.</p>	<p>Agreed. The CMP will be made available for the submission consultation.</p>	<p>Make CMP available for submission consultation.</p>	Y
62	Section 6: The Policies Section E – Movement and Place	COYC	<p>Additional provision of cycle parking and identification of areas for electric scooter/rental bike parking would be welcome.</p>	<p>For discussion. Add reference to additional provision of cycle parking etc, and identify locations (or not).</p>	<p>Add reference to no net loss of cycle parking spaces, note that opportunities for cycle parking etc will be identified in the devt briefs / planning applications in Policy E1.</p>	Y
64	Section 6: The Policies Policy E1: Movement and Public Realm.	COYC	<p>Policy E1: Movement and Public Realm says, “Provide appropriate routes throughout the Precinct for cyclists to travel at low speeds”. This is a major route for cyclists through the city so although cyclists should proceed with caution, we are not sure that we can necessarily expect low speeds.</p> <p>Lessons need to be learned about demarcation of cycle routes from the South Transept Public Realm project where the route provided was too low key and has resulted in more conflict than may have occurred otherwise if the route was more obvious. This will avoid the need for signs warning that it is shared use. Agree that cyclists will need to travel slowly through the area when it is busy with pedestrians but we are not sure how this will be achieved. There is no mention of the need for high quality cycle parking in the Minster Precinct to cater for cycle tourists.</p>	<p>For discussion – appropriate speed and demarcation of cycle routes.</p> <p>There is an existing conflict, but the cycle route is city policy.</p>	<p>Discuss with Helena.</p> <p>Add community action point to policy E1 to work with the City Council to resolve the issue of cycling and pedestrians – separate box or bold, colour outside the main policy box.</p> <p>Andy Kerr dealing with city centre public realm proposals. Alex to make contact.</p>	Y
64	Section 6: The Policies Policy E1: Movement and Public Realm.	COYC	<p>Policy E1: Movement and Public Realm states, “Use high quality hard landscape materials, street furniture and planting...”.</p> <p>Where in the adopted highway, the highway authority will need to be consulted and approve of the proposed changes, street furniture and planting.</p>	<p>Agreed.</p>	<p>Reference will be added to start of section 6.6.</p>	Y

64	Section 6: The Policies Policy E2 Accessibility and Wayfinding	COYC	Policy E2: Accessibility and Wayfinding states “Proposals for wayfinding improvements”. These should link to wider city centre wayfinding improvements currently led by the BiD.	Agreed.	Review wording regarding public realm and wider city wayfinding.	Y
65	Section 6: The Policies Policy E4 – Green Travel Plan Justification, Paragraph 6.6.4	COYC	Care needs to be taken that in creating the high quality public realm it isn't just a sea of York stone which won't help people with sight problems orientate themselves through the area.	Noted.	No change.	Y
69	Section 7: Project Areas Figure 15	COYC	Figure 15 which includes in the key “Reconfigured Stone Mason's area”. Could the phrase “(this does not represent a development footprint)” be added here in a similar way to its use under “Potential development zone 1 storey for Minster Welcome uses”?	Agreed.	Add phrase to figure 15.	Y
69- 77	Section 7: Project Areas: Policy PA1: Minster Yard and College Green	COYC	At the start of Policy PA1 – add the following: ‘Development at Minster Yard will be supported in accordance with the parameters plan (Figure 16) <b>and detailed planning applications for change of use and new buildings</b> ’: PA1 is on Figure 15 twice. Please clarify whether the area outside of the redline boundary should be included. Consider adding reference in the Figures to the legend to be clear regarding ‘A-J’ policy refs.	Agreed.  Agreed – PA1 label is incorrect  Agreed.	Agreed. Add suggested wording regarding detailed planning...  Remove unnecessary PA1 label.  Add reference to the policy refs in the key of policy area diagrams	Y  Y
70	Section 7: Project Areas: Policy PA1 – Minster Yard and College Green	COYC	The creation of a new public space at the proposed Minster Refectory is welcomed. Will the refectory be open to the general public, and will the open spaces be freely available to the public use or available to patrons of the refectory only? Our strong preference is for the former approach to form at least part of the open space proposals.	To be managed in same way as Dean's Park under Minster Police etc	Add clarification to the text.	Y
70	Section 7: Project Areas: Policy PA1 – Minster Yard and College Green	COYC	Reconfiguring Deangate will need to take account of highway requirements such as loading, Blue Badge parking, vehicular servicing to various premises and turning areas for larger vehicles accessing Deangate and College Green (as well as cyclist and pedestrian movements). More detail is needed, including for College Green. Enhanced Blue Badge parking and loading facilities are likely to be required in this area. Cycle parking should be retained.	Noted - potentially add text reference to these requirements which will be addressed in subsequent detailed design work.  Blue badge parking Deangate is problematic.	Add Community Action regarding dealing with blue badge parking with City Council.  Add in that we will do a detailed planning application for Area J College Green considering security measures in consultation with the Home Office.	Y  Y
70	Section 7: Project Areas: Policy PA1 – Minster Yard and College Green	COYC	Due regard should be given to the Department for Transport's call for a pause on the development of shared space scheme which incorporate a level surface as mentioned in the Council's previous pre-submission comments from February 2020. Suggest that this is incorporated into the policy and justification.	Noted.	Add reference in the text to DfT pause on shared spaces.	Y
70	Section 7: Project Areas: Policy PA1 - Minster Yard and College Green, Section 7.1	COYC	Policy PA1 – Minster Yard and College Green <i>J. Enhancement of College Green.....incorporating.....improved security features whilst maintaining access for essential vehicles.</i> Not clear whether this includes access to Deangate where vehicular access to the stone yard, the nursery and the proposed redeveloped school will be necessary. Do parents using the nursery travel by car? There will need to be turning space retained. Any access control will need to be managed with security in mind to prevent access for any possible hostile vehicle.	For discussion – continuing access for uses of Deangate vs. security measures.	As above – include in community action.	Y
71	Section 7: Project Areas: Policy PA1 - Minster Yard and College Green, Figure 16	COYC	Deangate and the space immediately south of the proposed new Minster Entrance form part of an important and busy arterial cycle route through the City. The neighbourhood plan recognises and maintains this, which is welcomed. Proposed new ticket office facilities will concentrate and introduce	Agreed.	Strengthen wording around need for careful design consideration to minimise conflict between cycling route and pedestrians.	Y

			additional foot traffic into this area, and careful consideration will be required to minimise conflict with cyclists.			
71	Section 7: Project Areas: Policy PA1 - Minster Yard and College Green	COYC	Environmental investment at College Green is welcomed, the space proved popular for the covid related pop-up leisure use in 2020. Can the investment be made in such a way that would facilitate this type of use in future, and are there further opportunities for pop-up spaces within the precinct, additional to those already identified in the plan?	Chapter do want to encourage better use of its space – but where appropriate. Talbot Court not keen on pop-ups on the lawn.  NP already includes reference to this in general vision.	No change.	Y
72	Section 7: Project Areas: Policy PA2 – West Front and Queen Elizabeth Square	COYC	The start of Policy PA2 should be amended to read: Development at the West Front & Queen Elizabeth Square will be supported in accordance with the parameters plan (Figure 17), <b>incorporated into the development brief which is prepared in collaboration with and agreed with City of York Council and Historic England:</b>	Agreed.	Change text as requested. Include Civic Trust as stakeholder	Y Y
72/73	Section 7: Project Areas: Policy PA2 – West Front and Queen Elizabeth Square and Figure 17	COYC	Reconfiguring Duncombe Place will need to take account of highway requirements such as loading, Blue Badge parking, and turning areas for larger vehicles (as well as cyclist and pedestrian movements). What does “restricted access” intend to cover/exclude and how it will be enforced? Enhanced Blue Badge parking and loading facilities are likely to be required in this area. No mention is made of accommodating the existing cycle route along Duncombe Place and Minster Yard. Neither this route nor the existing cycle parking in the area are shown in Figure 17. Any net loss of cycle parking in this area will not be supported by the Council. Due regard should be given to the Department for Transport’s call for a pause on the development of shared space schemes which incorporate a level surface.	For discussion – restricted access coverage and enforcement. Blue badge parking and loading facilities.  Noted.  Noted	To be covered in development brief  Show cycle route on figure 17. Add reference to no net loss of cycle parking.  Add reference in the text to DfT pause on shared spaces.	Y  Y  Y
72/73	Section 7: Project Areas: Policy PA2 – West Front and Queen Elizabeth Square Section 7.2, Paragraph 7.2.2	COYC	Paragraph 7.2.2 First bullet point says restricted access is maintained but this needs to include access to High Petergate south east of Duncombe Place for all deliveries and servicing of businesses/properties along High Petergate and Low Petergate. This area cannot be accessed by vehicles from anywhere else. Two way traffic from King’s Square is not an option, the street is narrow and there is no place to turn vehicles of any size. The plan should show access in to High Petergate and also egress from the Bootham Bar direction. City centre security measures are planned for High Petergate to control access, these were originally assumed to link with the measures at the Minster West Front. The extended foot streets are potentially being made permanent which could bring forward this element of the scheme. Measures may be located adjacent to St Michael-le-Belfry, at least temporarily until the Queen Elizabeth Square is developed.	For discussion. To agree text and diagram amendments.	Diagram amended to show access from Bootham Bar	Y
72/73	Section 7: Project Areas: Policy PA2 – West Front and Queen Elizabeth Square	COYC	The proposed Queen Elizabeth Square will form an important new civic space and the approach to design competition is welcomed. Duncomb place currently accommodates blue badge parking use and loading bays, it is important that these are considered as part of any detailed design of the space. The City Centre also faces significant pressure around St Nicholas Markets, and demand for event space within a	Noted. See above	No change.	Y

			constrained urban fabric is ever increasing. Queen Elizabeth Sq could play a useful role in accommodating some of these types of uses, and we would welcome the consideration of this in detailed design.	Agreed. For discussion reference to markets could be added of included in subsequent development brief. Already covered by the vision.	No change.	Y
74	Section 7: Project Areas: Policy PA3 – Learning and Gardens, Paragraph 7.3.3	COYC	Policy PA3 : Zone E – what is meant by “controlled access onto the city walls”? Paragraph 7.3.3 states that disabled access will be provided onto the walls however how much of it will be accessible, given the number of steps along it, and will wheelchairs etc be able to turn round safely? Has consideration been given to the security implications of providing an additional point of access onto the city walls?	For discussion- what is meant by controlled access, and what extent will be wheelchair accessible.  Gate security managed by Minster Police. Detailed work required to design the level access.	Add in clarification about management and expand the justification.	Y
74	Section 7: Project Areas: Policy PA3 – Learning & Gardens	COYC	The creation of a new public space at the Sensory Gardens is welcomed. Points E and F need further explanation. The paragraph above in the policy refers to zones A- D. These points read separately and should be reconfigured into for example: “ Development will also be supported at the following locations where it: E. Supports controlled and authorised access to the City Walls F. Delivers a new sensory garden; design appropriately incorporates the Kohima War Memorial and consideration of healthy and mature trees.	Agreed.	Add suggested text clarification to Policy wording.	Y
76	Section 7: Project Areas: Policy PA4 – Own Use Properties	COYC	Point B – second sentence needs grammatical clarification	Agreed.	Reword to clarify meaning.	Y
76	Section 7: Project Areas: Policy PA4 – Own Use Properties	COYC	Text referring to “ <i>Development of areas A-C will be the subject of a development Brief...</i> ” should be moved to the beginning of the policy. Additional text then required to introduce points D-F. For example: “Permission will be ascertained and/or implemented to: D. Reconfigure and extend Church House.... E. Enhance Chapter House Car park F. Deliver additional back of house space for Minster staff...”	Agreed.	Add suggested text clarification to Policy wording.	Y
76	Section 7: Project Areas: Policy PA4 – Own Use Properties	COYC	As previously stated in the Council’s comments from the first pre-submission consultation in 2020. Policy PA4 Part E - Consideration should be given to reducing (or even removing) parking at the Chapter House Yard to improve its appearance. This would then facilitate a new access route for staff to and from other church buildings. Reducing the availability of car parking at the Chapter House car park should be considered with due regard to: • the potential for parking to be displaced into neighbouring streets and car parks, and • the needs of blue badge holders This is still considered an important point given that the majority of this plan is about maximising the conservation and heritage aspects of the Minster and surrounding area, how can the use of Chapter House Yard still be considered to be appropriate as a car park? What is the point of ignoring this area when parking on the adjacent road is identified as not appropriate?	Car park needed for the functioning of the Minster. Plan looks to screen it here. Can’t be screened on cobbled street. Overall commitment to reducing car parking included.	Further justification added to 7.4.3	Y

76	Section 7: Project Areas: Policy PA4 – Own Use Properties	COYC	The plan proposes new residential uses at Church House - opportunities to provide sustainable city living are welcomed, and the City has a shortage of, and acute need for affordable housing – particularly in sustainable locations such as this. Residential development should incorporate affordable housing as appropriate, and given the associated moral imperative, development opportunities ought to be considered cumulatively when assessing the level of provision made.	For discussion – implication of cumulative assessment for affordable housing.  Comment came from Regeneration. A general point.  Apprentice housing to support apprentices. Pre-app in on Church House.	No change.	Y
81	Appendix A	COYC	For clarity, it would be useful to ensure dates associated with publication of the documents referenced is included for all documents	Agreed.	Add dates to Appendix.	Y
	General Comment	HE	<p>Thank you for consulting Historic England about the revised Draft of the York Minster Precinct Neighbourhood Plan. We gave detailed advice on the last iteration of the Neighbourhood Plan in our letter of 13<sup>th</sup> May 2020 and welcome the incorporation of our advice into the current draft Plan.</p> <p>We note that the Neighbourhood Plan has been expanded to take into account consultations upon previous iterations of the Plan. We also note that Section 6 The Policies has been reviewed and revised.</p> <p>As we understand it the most significant changes relate to the consequence of the closure of the Minster School, and the need to better accommodate the crafts people in appropriate facilities and locations within the Precinct. The closure of the Minster School, though regrettable has presented the opportunity to improve the "offer" to worshippers, visitors and those living and working in the Precinct, and we consider that the policy proposals, focussed in the main on revised Policy A3 - Policies Map, Area 1, Minster Yard and College Green (pg.SO) are a positive enhancement of the Neighbourhood Plan.</p> <p>We are therefore pleased to offer our support for the revised York Minster Precinct Neighbourhood Plan and look forward to being consulted upon the Submission Draft in due course.</p>	Noted.	No change required.	Y
	General Comment	YCT	There is much to support in the draft Minster Precinct Neighbourhood Plan [hereafter MPNP]. It proposes a number of positive changes to the local built, historic and natural environments. It also contends with existing known issues in this location, such as: • access problems to the City Walls • a shared pedestrian and cycle route along Deangate, as well as the use of the High to Low Petergate road axis and Duncombe Place by restricted transport users • the public realm area around the Boer War Memorial • “tidying up” of work yards near the City Walls • an uncertain future use of the former Minster School buildings • need for improved access and orientation options in and around the Minster itself, including the			

		<p>necessity for temporary counter-terrorism infrastructure. The MPNP also offers new additions and development that might enhance the streetscape and character of the area, such as: • a new public square connected with Duncombe Place / Boer War Memorial (and statue in a West End niche of the Minster) • an improved educational facility associated with the Minster's Old Palace Library • a Sensory Garden to the rear of Dean's Park.</p> <p>The Trust therefore welcomes this Neighbourhood Plan, and how it is introduced to the people of York through a thorough, public consultation, external adjudication by a Planning Inspector, and then to be voted upon by local stakeholders.</p> <p>It offers to be a fine example of democratic placemaking.</p> <p>This document details the Civic Trust's consultation comments and are submitted to assist development of the MPNP. On occasion we have highlighted where and when we feel additional details are necessary to be able to assess issues that have immediate implications for the MPNP area itself, or how the plan and area interconnects with the wider city. We have divided our comments between, first of all, the broader concepts that underpin the MPNP, or have implications for the other aspects of the city – be these neighbouring communities, the transport system or natural environment – and then, secondly, on the specific four Proposed Areas identified in the plan for development.</p> <p><b>1. BROAD CONCEPTS AND WIDER IMPLICATIONS 1.1 Stakeholders</b></p> <p>The Civic Trust has contributed to many Neighbourhood Plan consultations in the city in recent years, including the Upper and Nether Poppleton Neighbourhood Plan and ongoing Heslington Neighbourhood Plan. Those plans offered a more traditional focus and consultations that sought the input of a range of stakeholders and predominantly local residents. The MPNP area and consultation is perhaps atypical and rather unique as a Neighbourhood Plan in the city. The centrality of the Minster in the MPNP draft document and consultation is understandable; the Dean and Chapter and its estate is clearly the largest stakeholder here in terms of having the most prominent building associated with the area of the Neighbourhood Plan. It holds the strongest heritage credentials (of international importance), and is the most dynamic commercial enterprise, employer and cultural attraction in the MPNP area. The number of residents in the MPNP area are few compared to most Neighbourhood Plans, and yet the MPNP area is amongst the busiest localities in the city – and certainly holding the highest footfall of any of York's existing Neighbourhood Plans. (The MPNP says there were 700,000 visitors to the Minster in 2019, but those drawn to the precinct area for all reasons and in addition to visiting the Minster itself must surely be in the millions.) Development proposals that primarily enhance and improve the Dean and Chapter's estate understandably come to the fore in the MPNP. Proposed changes will affect smaller stakeholders in the</p>	<p>Visitors &amp; stakeholders were invited to comment</p>		
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		<p>precinct area, too, such as The Treasurer's House, Grays Court Hotel, St. Wilfrid's Church, Dean Court Hotel, and the Cross Keys public house on Goodramgate. <b>A comprehensive survey of all stakeholders' opinions, including those of visitors, is less evident in the MPNP. Is this a missed opportunity?</b></p> <p><b>1.2 MPNP boundary It is unclear at times in the MPNP why its red boundary line has been determined in the way it has.</b> It predominately complies with the Area of Scheduled Monument (MPNP, p.27) – even if Monk Bar is omitted (and yet Bootham Bar included). But then there are anomalies. There are additions, which might well be to include all of the Minster's estate? – namely the stoneyard on Deangate and commercial properties (eg. Bennett's café) at the end of High Petergate, but also include non-Minster estate buildings which are not part of the Area of Scheduled Monument, such as the Cross Key's public house on Goodramgate, a property setback on Ogleforth and that abuts St. Williams College, St. Michael Le Belfrey's, and properties on Minster Gates. Elsewhere, there are additions that have understandable visual and traffic connections with the Minster, such as Duncombe Place and Minster Gates, even if important buildings are excluded, such as St.Wilfrid's Catholic Church and Dean Court Hotel. And yet, High Petergate is excluded from the MPNP area, despite having similar traffic connectivity and noted as an 'other notable view' (p.27) – similar in both aspects to that of Duncombe Place (which is included). Given the historical importance of the Via Principalis to the modern Minster Precinct (then the Principia) in the origins of the city in the Roman era, the inclusion of High Petergate and some of Low Petergate is recommended.</p> <p><b>1.3 Interconnectivity of the MPNP site and York</b> The enclosure of the northern end of the MPNP site by the City Walls creates an "impenetrable boundary" (p.22). To the southern, eastern and western edges, however, there is greater fluidity of how the MPNP area might have been determined (see above), as well as how these areas interconnect with the precinct area. <b>The MPNP misses the opportunity to contribute positively to tackling wider traffic problems from which we question the conclusion that 'the Neighbourhood Plan will have a minor positive impact on transport and access'</b> (MPNP Sustainability Appraisal, p.6). In transport terms there are two important through routes in the MPNP area: through traffic outside footstreet hours on High and Low Petergate, and cyclists on CR658. The first, we suggest, intrudes unnecessarily into the Precinct. The second is essential but presents a safety hazard for cyclists leaving to the north and west, and for pedestrians crossing by the South Transept. <b>We propose alternatives in our detailed comments below. By addressing these, the MPNP would contribute positively to tackling wider transport problems in the city.</b></p>	<p>as part of the public consultation over three years. This will be set out in the detailed Statement of Consultation to be submitted to City of York Council.</p> <p>Boundary explained in para 2.2.4.</p> <p>It is not the remit of a Neighbourhood Plan to set traffic policy. This is the statutory responsibility of the City Council in its capacity as Highways Authority. Similarly, the Neighbourhood Plan can only influence city policies for example foot streets (conflict between cyclists and pedestrians) but ultimately these are political decisions.</p> <p>Noted</p>	<p>No change</p> <p>No change</p> <p>Community Action added in relation to cycling route/ped conflict in Minster Yard.</p>	<p>Y</p> <p>Y</p> <p>Y</p>
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			<p>1.4 Reorientation of the city centre?  <b>Another wider implication that is not given due consideration in the MPNP is that by enhancing public realm provision through greater pedestrianisation and limitation of traffic (Duncombe Place) and new provision (eg. the sensory gardens, new museum space in an expansion of the Old Palace Library), there is the potential for a relocation of the heart of the city centre.</b> Thinking here especially of visitors to the city, but also York's residents in seeking out 'quiet' and green spaces, any such reorientation would likely impact the wider city. <b>The MPNP is silent on how routes leading to and from the Minster Precinct would be affected if, for example, the Minster's visitors grow from 700,000 to a million, and general footfall in the wider precinct area doubles as a response to the proposed changes.</b></p> <p>1.5 Further information  We understand the need to balance level of detail and clarity of presentation. <b>But it is difficult to adequately assess some aspects of the MPNP without further information:</b></p> <p>a.) <b>For example, it is not clear how the ambitions of the MPNP will contribute to the City's commitment to being Carbon Neutral by 2030.</b></p> <p>b.) Given the number of proposed new structures in the Precinct area (where there is scope for the use of cutting-edge C21 design excellence), <b>a design manifesto should offer insight on how these new buildings and/or extensions might positively contribute to the streetscape.</b></p> <p>c.) Given the predominance of the Dean and Chapter's estate changes in the MPNP, and how these ambitions have changed recently as a result of the vacancy of The Minster Song School buildings, <b>detail of a schedule of accommodation required to meet the Dean and Chapter's current and future needs would assist assessment of the proposed changes.</b> This may also help identify alternative solutions that could make a stronger, more coherent use of the Minster estate within the precinct. For example, the grouping together of stonework-related buildings, rather than having them dotted in clusters either side of the Minster.</p> <p>d.) <b>How will the proposed access to the City Walls from the Residence or Deanery Gardens be facilitated? Will it be via the use of a ramp or a lift?</b></p>	<p>Noted</p> <p>HPA to pick up these aspects.</p> <p>Development briefs cover this.</p> <p>Making use of existing buildings first - covered by historic building policy. Check wording and strengthen in options analysis section – guiding principle. Strengthen wording around looking at all the buildings and their potential for reuse.</p>	<p>Reference made to connections with wider city centre public realm proposals / working with City Council and Highways Authority.</p> <p>No change to NP</p> <p>No change</p> <p>Wording added to section 4.5 options appraisal.</p> <p>As above.</p>	<p>Y</p> <p>Y</p> <p>Y</p> <p>Y</p> <p>Y</p>
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				Detailed design to be agreed in partnership with City Council.		
PROJECT AREA 1 – Minster Yard & College Green	YCT	2.1.1 Welcome /Ticket Office The Civic Trust welcomes the provision of a dedicated, externalwelcome/ ticket office for the Minster. It will provide greater opportunity to appreciate the wonders of the Minster when entering, rather than being confronted with an initial experience of a ticket-processing procedure. <b>While we welcome the provision of a purpose-built visitor centre, we suggest that it would be better to locate it at the corner of Minster Gates and Deangate, or in Queen Elizabeth II Square.</b> Having to divert away from the South Transept to the proposed ticket office will be disruptive of the use of the space, and confusing for visitors <b>If the welcome/ ticket office building has to be at location 'E' and needed to be expanded (as suggest, p.71), a piece of cutting-edge C21 architecture of the highest calibre might be appropriate.</b>		Covered by the options assessment and HIA.	No change	Y
		2.1.2 Shift to use of South Transept as entrance to the Minster By switching the visitor entrance to the Minster from the West Door to the South Transept, this offers gains in decluttering the more ceremonial West Door entrance. It will, <b>however, likely require considerable use of signage – potential clutter in itself</b> – to draw visitors to the South Transept and welcome/ ticket office as their primary point of arrival (when using the well-trodden route of Duncombe Place or High or Low Petergate to arrive at the Minster). (We admire the confidence that the new public square “should support intuitive wayfinding for visitors to the Precinct” (p.72) but feel this is optimistic to deliver them to the welcome/ ticket office without a more substantial form of wayfinding.) <b>Just as important is a consideration of how the visitor experience of the Minster will be altered by starting at the South Transept rather than West Door.</b> The building was designed to be entered from the west, with also the font always being at that end symbolising entry into the community of the church, so it is perhaps a more radical reorientation than many visitors would be aware of. <b>It will give a very different feel to the Minster. How will this be managed?</b>		Noted.	No change	Y
		2.1.3 Use of the Minster School building / Refectory It is admirable that attempts are being made to re-purpose and make use of the former Minster Song School building ('A'). <b>There are concerns, however, how this building will interconnect with the other Minster provision in this area (and beyond). What visual pointers will identify it as an amenity provision?</b> As a proposed Minster refectory, it is too setback for this purpose, and segmented from the public realm by historic railings. <b>The desired refectory building might be better housed in building 'D' instead.</b>		CMP to acknowledge that. Reference liturgical plan in the NP.	Add reference to liturgical plan under Area 1 and include in evidence base.	Y
		2.1.4 St William's College		To be addressed through signage and long term redesign of public realm.	No change.	Y
					No change	?

			<p><b>It is regrettable that the earlier ambitions as seen in a recent planning application to allow public access to parts of St. William's College will now be lost. The Civic Trust would urge a reconsideration of its use so as to allow some access to this important, historic building.</b></p> <p>2.1.5 The Stoneyard Given the historic associations of the Charles Watson &amp; James Pigott Pritchett-designed school building ('A') as a School of Design (c.1844-52 – making it amongst the oldest provincial design schools in the country), <b>repurposing it as a formal entrance to the Minster's adjoining 'stoneyard', instead of using it as a refectory (see above), this could provide new public engagement opportunities with the important stonework</b> carried out by the Dean and Chapter's conservation team. It would offer a stronger presence than the stonework "cage" on Queen's Path.</p> <p>2.1.6 Green space The provision of the green space in 'B' and 'C' would be a positive outcome of the MPNP. Such provision offers the potential to enhance this area's public realm if successfully integrated and given an ambitious landscaping scheme. Area 'C', in particular, offers opportunities for greater biodiversity (which is otherwise underpromoted throughout the MPNP).</p> <p>2.1.7 Traffic flow along Minster Yard / Deangate <b>The relocation of the main entrance of the Minster and new welcome/ ticket office will increase the volume of pedestrians using Minster Yard. This can only increase conflict with cyclists using the National Cycle Route CR658.</b> (The Minster's staff reported two serious collisions with pedestrians there in 2019). The risk is greatest to visitors walking via Stonegate and Minster Gates to the South Transept and intersecting with silent, unexpected cyclists – some at high speed. Many visitors are looking at the Minster via the lenses of their cameras, phones or tablets. Their cone of vision is highly concentrated. The existing demarcation of the cycleway is too subtle. We are concerned that the only reference to this states that the Minster "will continue to work with the City of York Council and key stakeholders to facilitate safe access for cyclists through the Precinct" (p.65). <b>We consider it essential that this issue is resolved within the Neighbourhood Plan.</b></p> <p>Three alternative solutions are suggested: I. Painting informal pedestrian crossings where pedestrian flows are greatest (as used in superstore car parks). II. Placing faux tramlines having the same appearance as those found in many continental cathedral precincts and squares. They could be emulated by fixing two pairs of continuous, flat metal rails to the pavements and resin-coated asphalt. Visitors would recognise them and the likelihood of</p>	<p>St William's College will be restored as Chapter's principal officers and form the hub of the Precinct. Access will be available for community use and activities.</p> <p>Noted – but this is the best location for the refectory. We are creating a state of the art workshop for our masons. Conversion of this building to form a workshop would not be appropriate and give Chapter the facilities it is trying to achieve. Public engagement from the City Walls is a key part of the emerging plans for the new workshop.</p> <p>Noted.</p> <p>Policy B1 focuses on biodiversity net gain.</p> <p>Noted</p> <p>Noted - to be resolved with the City Council through a Community Action. This has to be led by City of York Council as this is a Highways/political issue.</p>	<p>No change</p> <p>No change</p> <p>Add Community Action regarding cycling route</p>	<p>Y</p> <p>Y</p> <p>Y</p>
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			<p>vehicular movements along Minster Yard. The standard spacing of tramlines provides sufficient space for single-file bicycles, cargo-bikes and tricycles (used by disabled people). The metal strip would also provide a guide for visually-impaired people. III. Rerouting the cycleway between 8.00am and 5.00pm via Dean's Park and Minster Yard.</p> <p>2.1.8 Constantine Statue Given the Constantine Statue's popularity with visitors to York and York citizens alike, as well as how it strengthens the association of the Dean and Chapter and York Civic Trust, we consider its current location and prominence should be maintained (this is assumed, but not clearly stated in the MPNP).</p>	<p>greed – it is to stay where it is.</p>	<p>No change – statue in current position is shown on the baseplans</p>	<p>Y</p>
	2.2 PROJECT AREA 2 – West Front and Queen's Square	YCT	<p>2.2.1 Church of St Michael Le Belfrey <b>The Civic Trust remains concerned by the future use of this important historic building that has strong communal and aesthetic values, especially given its prominent position in the precinct and association with the Minster. Should its future use by The Belfrey project not come to fruition, the Civic Trust would welcome this building to be better incorporated within the MPNP.</b> Its use as an exhibition space – rather than the Old Palace Library extension space – or a concert hall for music events would be preferred options.</p> <p>2.2.2 Creation of a new public square We welcome in principle the creation of a new public square at the West End of the Minster. It holds the potential to become amongst the finest public realm spaces within the city, and we believe this should be the aspiration for it. If so, it would need to be executed to a high standard in terms of use of materials and free of clutter.</p> <p>2.2.3 Green provision While the green aspects of the proposed public square are to be applauded, an over-use of trees, especially of the wrong type, could hinder the future plans and the openness and lightness of a new square. As a result, <b>the Trust would recommend all the trees should be rethought – including the plane tree at the West End of the Minster (for which we understand City of York Council is responsible).</b></p> <p>2.2.4 Boer War Memorial <b>The incorporation and better presentation of the Boer War Memorial as part of a new public square is a very welcome opportunity. It is often thought of as the nearest thing the UK has to a national Boer War Memorial. More detail would be welcome here:</b> what is to happen to the missing sculpture, will it be reproduced, is there not opportunity to create a new figure, perhaps giving a more balanced, C21 view on those controversial campaigns?</p> <p>2.2.5 Duncombe Place: Shared access space</p>	<p>Noted – but Belfrey project outside Minster control</p> <p>Agreed</p> <p>Will be considered in the development brief</p> <p>As above detail tbc</p> <p>As above detail tbc</p>	<p>No change</p> <p>No change</p> <p>No change</p> <p>No change</p> <p>No change</p>	<p>Y</p> <p>Y</p> <p>Y</p> <p>Y</p> <p>Y</p>

		<p>Given the ambitious use of shared space in a reconfigured Duncombe Place – of which we have a number of specific transport concerns (see below) – in general terms, it will be necessary to resurface the whole area. It is currently overused for drop-offs, taxis, public seating, kiosk(s), green space and trees, cycle storage, pavements, the NRM train (and turning circle), cycleways and public highway. <b>These uses need streamlining and alternative locations found for some of these users. Of the latter, finding alternative provision for blue- badge parking would be paramount, as the members of our community had previously been rehomed to Duncombe Park when they lost parking provision on Blake Street.</b></p> <p>2.2.6 Duncombe Place: Transport issues  <b>The full extent of the precinct shaded yellow should be paved as a continuous surface, with vehicular access limited to the minimum space needed, and clearly identified as such for drivers and pedestrians.</b> (It is unclear how this will work alongside the new space's design that "should support intuitive wayfinding for visitors to the Precinct" (p.72).) <b>We are concerned that nothing is said in the MPNP about the two routes which pass through the precinct, and their treatment on its boundaries:</b> i. The first is the access for all vehicles which is permitted in a south-easterly direction on High and Low Petergate outside footstreet hours. This results in this being a through route, which is inappropriate given the character of the streets, and intrudes into the public realm of what will become Queen Elizabeth II Square. This problem could easily be addressed, while retaining access for servicing, by changing the direction of traffic on Low Petergate. Since this would in turn alter the provision for vehicle movements in the new precinct, we recommend that the Minster seek the Council's agreement to this change. ii. Beyond the treatment of National Cycle Route CR658 past the Minster, we are also concerned about current provision for it to enter and leave the precinct to the west. While the route is signposted via St Leonard's Place, inbound cyclists typically use High Petergate, and we recommend that this be designated as the official route, and signed and provided for as such. Outbound cyclists are required to turn right from Duncombe Place into St Leonard's Place, which is a hazardous and unprotected manoeuvre. <b>Action should be taken within the Neighbourhood Plan to remedy this, and we see two options. a. The first would provide an advanced stop line and advanced green signal for cyclists leaving Duncombe Place, which should be designed into the layout of the precinct. b. The second, which we would prefer, would allow cyclists to travel two way in High Petergate, with separate provision for them to enter the junction with Gillygate. Since proposals for redesigning this junction are currently being developed by the Council, we recommend that the Minster support such provision.</b></p>	<p>Not within remit of NP to change wider traffic movements, however these issues will be addressed in the development brief / ongoing working with the City Council</p> <p>Noted</p>	<p>No change</p> <p>Community Action added under E1</p>	<p>Y</p> <p>Y</p>
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			<p>2.2.7 A Continental-style Precinct?  Many arrangements appropriate to a cathedral precinct are not currently permissible by the Department for Transport or City of York Council on a public highway, which raises the question whether - to achieve solutions and other uses more appropriate to the historic cathedral precinct – <b>the public highway should be extinguished between Project Areas 1 and 2.</b> This would enable opportunities for more public seats and planters to be provided and crossing points demarcated for pedestrians and cyclists, and outdoor cafes and exhibitions of the type seen around cathedrals in continental Europe. Of course, safe routes would continue to have to be provided for emergency service vehicles (especially largest fire appliances), occasional VIPs, wedding limousines and funeral corteges. <b>An approved neighbourhood plan could provide a basis on which an application to extinguish the public highway could be made.</b></p>	Not within remit of NP. City policy.	No change.	Y
	2.3 PROJECT AREA 3 – Learning and Gardens	YCT	<p>2.3.1 Sensory Garden  The provision of a sensory garden is a welcome proposal in the MPNP. Dean’s Park Gardens has a measured and controlled environment of its own, but the provision of a separate space for such a sensory experience would be a positive contribution for the MPNP and wider city. Scope for other types of sensory experience – such as for the blind - might also be designed into the garden’s landscaping. Gaining insight through discussions with York Museums Trust concerning the Sensory Garden in the Museum Gardens might be useful. (Whereas the Museum Garden’s Sensory Garden suffers from the ‘flatness’ of usual low growing herbs and scented shrubs, there is an opportunity here to make a garden more three-dimensional, even using any structure required for access to the walls (ie ramp wall or lift motor room) to support something a little more unusual. There are some wonderful plants with huge deep textured leaves for example that are great to touch and make wonderful shadows patterns in there dimples and folds and tall grasses that make rustling sounds in the wind and are soft to the touch, or the mosses and lichens that cling to concrete to create undulating carpets of weirdness.</p> <p>2.3.2 New Library Extension  The Trust is sympathetic to the need to replace a modern, failing extension of the Old Palace Library. The provision of a new, purpose-built museum is an interesting one and worthy of being explored further. Below-ground archaeology will be of interest and, inevitably, a concern regarding the foundations for the new building. <b>Given the significant size of the replacement building, there are concerns on how this building will look – especially without a design manifesto provided.</b> It is unclear how the extension would contribute to the aesthetics of the library and surroundings. It might loom over the new sensory gardens and besides the City Walls. (Alternatively,</p>	Noted.	No change	Y
				Details tbc in development brief. Agree highly sensitive location requiring very special design.	No change	Y

			<p>it could offer improved access to the City Walls via an internal or external lift associated with the building and lightweight bridge to the Walls.) <b>There are also concerns that should the new museum become a success, it and any new access to and from the walls would risk disrupting the tranquillity of Dean's Park. If so, it would likely limit the success of the sensory garden as a quiet space.</b></p> <p><b>Furthermore, there is also concern that the proposed museum could lead to commercialisation of this area.</b> It is currently an uncommercialised space, generously provided by the Dean and Chapter mostly for the general public's use. We would not want to see this success put at risk by an overtly commercial venture.</p>	<p>Element of balance here, would like to increase access to the Minster artefacts / learning. Design of the sensory garden will seek to create quiet spaces.</p> <p>Noted and agreed. This is about learning and increasing access to the Museum collections.</p>	<p>Wording added to Area 3 introduction</p> <p>No change.</p>	<p>Y</p> <p>Y</p>
	2.4 PROJECT AREA 4 – Back of House and Storage	YCT	<p>2.4.1 "Clean-up" The proposed tidying-up of various work yards in this area is to be welcomed (although some visual signs of the Dean and Chapter as a working estate do offer character too).</p> <p>2.4.2 City Walls The views of the Minster Precinct from the City Walls are particularly fine in this location. <b>We would welcome initiatives to provide better accessibility to the Walls here – perhaps by recourse to widening them.</b></p> <p>2.4.3 Nurseries It is understood that this area ('B' on the boundary wall with 'A'), has heritage credentials associated with heritage variety Apple Trees. Should this be the case, we would petition for their retention. <b>Building on such a legacy, we offer the suggestion that some aspects of this project area – perhaps near buildings 'A' and 'B' and area 'C' – might be given over to developing fruit gardens, possibly as part of a community project?</b> The success of Shenley Walled Garden and Park (<a href="http://www.shenleypark.co.uk/shenley-park/">http://www.shenleypark.co.uk/shenley-park/</a>), which has a lovely calm atmosphere, in a heritage context, with ancient apple orchard, and yet is informal and very family/visitor friendly, might acts a good exemplar.</p>	<p>Noted.</p> <p>Noted</p> <p>Noted</p>	<p>No change</p> <p>No change</p> <p>No change</p>	<p>Y</p> <p>Y</p> <p>Y</p>
		NT	<p>Strategic planning context</p> <p>Section 2.2 sets out the complicated planning framework for the City of York and it helpfully explains the approach taken in respect of the Neighbourhood Plan. Given that the City of York Local Plan appears to be delayed now by several months it seems there is an increasing prospect this Neighbourhood plan could be adopted before the City Plan. As the law requires 'general conformity' with the strategic policies of the adopted Local Plan for the area, (for which there is none), I believe it might help to provide clarity that a Neighbourhood Plan can come before an adopted Local Plan and it will have potential to fill a policy vacuum.</p> <p><b>An additional sentence may help to state 'once this Plan becomes a 'made plan' it can help to provide</b></p>	<p>Agreed.</p>	<p>Wording changed as suggested – but added to 4.1.2</p>	<p>Y</p>

		<p><b>certainty in an area where may otherwise be an absence of up to date policy’.</b></p> <p>I note that policy B1 states proposals should provide 10% biodiversity net gain. Whilst National Trust welcomes this commitment, I understand the Environment Bill which is expected to introduce this metric has also been delayed and I am unclear if it is legally compliant to currently refer to this % in a Neighbourhood Plan policy at this stage? <b>It may be prudent to have this as an ‘ambition’ to deliver rather than ‘should’ or to have the 10% figure included within the supporting text to reduce any potential for conflict arising.</b></p> <p>I note that in the Area 1 parameter plan there is reference to D1, B1 uses etc. <b>The plan should be amended to reflect the changes in the Use Classes Order as of 1 September 2020 as these classes are replaced by the new ‘Commercial, Business and Service’ class ‘E’ or ‘F1 learning or non-residential institutions’.</b></p> <p>The Policies A1 and A2 Whilst understanding the purpose and ambition for the Plan set out in Policy A1 – the policy introduces a test that states; proposals will be supported within the Minster Precinct Neighbourhood Area where they - 3. ‘Accord with the requirements for sustainable development set out in policies A1 and A2’. <b>I struggle to see how a business/property (that is not the Minster) lying within the neighbourhood area can hope to comply with the first parts of A1 which is more a statement of ambitions for the future of the Minster?</b> Conversely, within A2 the policy sets the approach for ‘New development within the Precinct’ when this would be better phased as <b>‘new development within the neighbourhood area’ as the principles listed here are those that could be enshrined across the plan area, so that all development aspires to meet the tests set out here.</b></p> <p>Policy A3 -development briefs. This sets out that development briefs will be prepared in collaboration with YCC and Historic England but it does not explain if there will be community consultation on the briefs. As these will contain the detailed parameters to guide the individual development sites and this may well impact on stakeholders in the plan area, <b>in the interests of transparency, we recommend that consultation should be included with those within the Neighbourhood area.</b></p> <p>Policy C1 C. This paragraph should make clear whether the ‘harm’ referred to in this paragraph is that which falls into ‘less than substantial harm’ category or to ‘substantial harm’ in terms of NPPF and perhaps this needs some clarity. It should also perhaps include the reference</p>	<p>Agreed.</p> <p>Agreed</p> <p>Add further point in A1 / A2 to cover non Precinct proposals</p> <p>Agreed.</p> <p>Agree – review text and amend for clarity</p>	<p>Wording changed to refer to current Government standards as a minimum.</p> <p>Change to E/F1/C3 use classes on figure 16.</p> <p>Wording of policy A1 and A2 amended to be more widely applicable.</p> <p>Reference to public consultation added in.</p> <p>Text amended to read (substantial or less than substantial)</p>	<p>Y</p> <p>Y</p> <p>Y</p> <p>Y</p> <p>Y</p>
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			<p>'including where appropriate securing its optimum viable use' which would be consistent with assessment of public benefits contained in NPPF (para 196).</p> <p>In respect of Changes of Use, Such a change of use will support the sustainable maintenance or enhancement of heritage assets it is not clear what is meant by 'sustainable' maintenance whether this relates to economic viability or sustainability in reference to climate change?</p> <p>It might help to make clear in references in this section that the changes of use of buildings can include 'putting them to viable uses consistent with their conservation' and including economic vitality both of which supported in NPPF (192)</p> <p>Policy D1 – Well being The tests of this policy again apply to all development proposals within the Neighbourhood area and there may in certain instances not be the opportunity to 'create' new spaces for people to enjoy. The addition of the words 'where appropriate' after the words 'proposals should' and also add the option to be able to 'improve existing spaces' may help here.</p> <p>Project areas – policy area PA4 As highlighted in our earlier responses we welcome proposals to improve the appearance of Chapter House Yard, appreciating that whilst this is 'back of house' activities for the Minster it is a prominent aspect for Treasurer's House. We would welcome clarity in criteria F to which consented scheme is being relied upon to implement here and consider it would be helpful to include the planning application reference number again for clarity.</p> <p>Finally, as highlighted previously, we welcome the intention for the resurfacing of the lane to provide improved access to Dean's Park and the learning centre.</p> <p>We recognise that there has been substantial work in getting the plan to this point and congratulate the Minster in moving this forward particularly in the light of such difficult circumstances with the ongoing pandemic. We look forward to engaging further in the neighbourhood plan process in coming months.</p>	<p>Agree – review text and amend for clarity</p> <p>Agreed</p> <p>Agree – amend wording</p> <p>Noted – include planning application reference details</p>	<p>Amended to refer to economic viability</p> <p>Text amended to include 'consistent with their conservation'.</p> <p>Text amended</p> <p>Planning application reference added.</p>	<p>Y</p> <p>Y</p> <p>Y</p> <p>Y</p>
	General comments	PG	<p><b>1. I support the objectives of the Neighbourhood Plan (December 2020)</b> as set out in section 5.2.1 (page 42) of the Draft and note that Policy E1 (page 64) refers to the creation of a cohesive series of public spaces that help to define the character and distinctive sense of place of the Precinct. It seems to me that Policy E1 is a very important one from the point of view of a very</p>	Noted	No change	Y

		<p>significant aspect of the Precinct which is that it is an ‘outdoor environment’.</p> <p><b>2.</b> I note and strongly support <b>the statement about wellbeing in item 6.5.4 (page 61)</b> of the December 2020 draft. It says that: <i>“Having access to greenspace and cultural heritage is proved to have a positive impact on our lives and these policies have been prepared to keep wellbeing at the heart of the plans for the Precinct, particularly how greenspace, natural environment and cultural heritage have the ability to enrich people’s lives.”</i> The words ‘greenspace, natural heritage and cultural heritage’ cover the general points I have made below.</p> <p><b>3.</b> I also note and strongly support the first criterion given in section E1 (page 64) for the acceptability of proposals to enhance the public realm of the Precinct is: <i>“Create a cohesive series of public spaces that help to define the character and distinctive sense of place of the Precinct and that connect with the wider public realm of the city centre”</i>. This is a key principle.</p> <p><b>4. The word ‘environment’</b> is used in several different ways in the Draft, such as in:  - ‘historic environment’ (pp.25, 56)  - ‘environmental quality’ (p.25)  - ‘sustainable environment’ (p.45)  - ‘environmental sustainability target’ (p.46)  These all clearly relate to outdoor environments, but they are aspects of it rather than the full and essential concept. The New Penguin English Dictionary (2000) defines ‘environment’ as <b>1</b> the circumstances, objects, or conditions by which somebody or something is surrounded. <b>2</b> the natural surroundings of or the complex of external factors that acts upon on organism, an ecological community, or plant and animal life in general’. <b>The concept of ‘outdoor environment’</b>, which I use in my comments below, is much closer to this broad definition and contains other aspects in addition to those cited above. The counterpart of ‘outdoor environment’ is ‘indoor environment’</p> <p><b>5.</b> This point about the use of the word ‘environment’ is that it is necessary to recognise that <b>a whole is made up</b></p>	<p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>No change</p> <p>No change</p> <p>No change</p> <p>No change</p> <p>Outdoor environment term added to Section B and character area analysis.</p>	<p>Y</p> <p>Y</p> <p>Y</p> <p>Y</p> <p>Y</p>
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		<p><b>of constituent parts, or ingredients</b>, and that it is the balance between all the ingredients that make the whole. If significant ingredients are missing or if certain of them are too dominant the whole may well be unbalanced and unsatisfactory. The balance between the parts and the whole is important.</p> <p><b>6.</b> My impression is that <b>the question of the relationship between the parts and the whole</b> is much better represented in the December 2020 draft, but there are still some points in relation to this that need to be addressed.</p> <p><b>7.</b> When reading through the Draft, I receive a good idea of the general nature of the proposed individual ingredients but not of how they will come together to make a satisfactory whole with the rest of the Precinct or what the guidelines might be that will achieve this. I think that a main factor in this may be <b>the absence of an overall analysis and assessment of the present-day visual character of the Precinct</b>. I would strongly urge that such an analysis and assessment should be undertaken and added to the Draft as an extra Appendix. An important part of this would be to identify the different present-day ‘character or component areas’ that make up the Precinct as a whole.</p> <p><b>8. ‘Character Areas’</b> are identifiable areas that have a particular character that distinguishes them from neighbouring and other areas nearby. ‘Character’ can be described as the overall effect of a combination of factors in the mind of the person that is experiencing them.</p> <p><b>9.</b> I suggest that <b>the main character areas</b> are as follows:</p> <table border="1" data-bbox="756 1644 1436 1856"> <tr> <td data-bbox="756 1644 825 1776"><b>1.0</b></td> <td data-bbox="825 1644 1436 1776"><b>The Minster</b> (the Principal Building).</td> </tr> <tr> <td data-bbox="756 1776 825 1856"><b>2.0</b></td> <td data-bbox="825 1776 1436 1856"><b>The South Area</b> (along the South Front of the Minster, including the Old Residence and the</td> </tr> </table>	<b>1.0</b>	<b>The Minster</b> (the Principal Building).	<b>2.0</b>	<b>The South Area</b> (along the South Front of the Minster, including the Old Residence and the	<p>For discussion – character area analysis</p> <p>Noted</p> <p>Agreed</p> <p>Noted</p>	<p>Character area analysis added to 3.3.</p> <p>Overall vision plan added</p> <p>As above</p>	<p>Y</p> <p>Y</p>
<b>1.0</b>	<b>The Minster</b> (the Principal Building).								
<b>2.0</b>	<b>The South Area</b> (along the South Front of the Minster, including the Old Residence and the								

			<p>grounds and buildings of the former Minster School, and also St Michael-le-Belfrey.).</p>							
			<p><b>3.0 The West Area</b> (from the West Front of the Minster to Museum Street, including the South African War Memorial Garden, Duncombe Place, High Petergate west of Duncombe Place up to Bootham Bar, Precentor’s Court and the former Purey-Cust building).</p>							
			<p><b>4.0 The North Area</b> (from the North Front of the Minster to the City Walls, and as far as Chapter House Street, including Dean’s Park, the Residentiary Garden, the Minster Library, the fronts of the Deanery, the Canons Houses, and the Treasurers House. but excluding the ‘Backs’).</p>							
			<p><b>5.0 The East Area</b> (from Chapter House Street to the Old Residence, including St Williams College and College Green).</p>							
			<p><b>6.0 The ‘Backs’</b> (The gardens and yards <u>behind</u> the Deanery and through to the backs of The Treasurer’s House and St William’s College).</p>							
			<p><b>7.0 The Ramparts and City Wall</b> (Both sides of the ramparts and City Wall, and also the City Ditch along Lord Mayor’s Walk are shown in figures such as Fig.6 as being within the Minster Plan Neighbourhood Area).</p>							
			<p>I suggest that the sub-divisions are as follows:</p>							
			<table border="1"> <thead> <tr> <th>Character area</th> <th>Sub-divisions</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> </tr> </tbody> </table>	Character area	Sub-divisions					
Character area	Sub-divisions									

			<b>1.0 The Minster</b>			
			<b>2.0 The South Area</b>	<p><b>2.1</b> From the Old Residence to Minster Gates.</p> <p><b>2.2</b> From Minster Gates to the West end of St Michael-le-Belfry.</p>		
			<b>3.0 The West Area</b>	<p><b>3.1</b> The former Purey-Cust building.</p> <p><b>3.2</b> Precentor's Court.</p> <p><b>3.3</b> The Apron, from the West Front of the Minster to the far side of High Petergate, and as far as the West Front of St Michael-le-Belfrey and the gates into Deans Park.</p> <p><b>3.4</b> The northern part of Duncombe Place between the South African War Memorial Garden and The Dean Court Hotel.</p> <p><b>3.5</b> The South African War Memorial Garden.</p> <p><b>3.6</b> The southern part of Duncombe Place between St Wilfred's Church and The Red House on its western side, and Grays the Solicitors etc on its eastern side.</p>		
			<b>4.0 The North Area</b>	<p><b>5.1</b> Dean's Park.</p> <p><b>5.2</b> The former 'New Residence'</p> <p><b>5.3</b> The Minster Library (Old Palace) and the former New Residence gardens.</p> <p><b>5.4</b> The frontages of the Deanery, Canons' Houses,</p>		

				Grays Court and the Treasurer's House.					
			<b>5.0</b>	<b>The East Area</b>					
			<b>6.0</b>	<b>The 'Backs'</b>	<p><b>6.1</b> The Backs on the northern side of Chapter House Street.</p> <p><b>6.2</b> The Backs on the southern side of Chapter House Street on both sides of Ogleforth.</p>				
			<b>7.0</b>	<b>The Ramparts and City Wall</b>	<p><b>7.1</b> From Bootham Bar to the Robin Hood Tower, on the north-west side of the Precinct.</p> <p><b>7.2 From the Robin Hood Tower to Monk Bar</b>, on the north-east side of the Precinct.</p>				
			<p><b>10.</b> These character areas and their subdivisions provide a <b>present-day spatial structure for the Precinct as a whole</b>. They can be used as a starting point for thinking about and planning the future appearance and character of the Precinct. In making use of them it must, of course, be remembered that a delineated area is often not completely self-contained from a visual point of view and may well be intervisible with its neighbouring areas or ones further afield or beyond the boundary of the Precinct. A guide of this kind, is not provided in the Pre-submission Draft (December 2020) but it would be very helpful in connection with analysing, assessing and making recommendations to improve the character of the Precinct.</p>					Noted	
			<p><b>11.</b> The spatial structure given above also provides a way of relating the parts of the Precinct to the whole and of identifying the character of the whole. <b>But what is the 'whole' and how can it be characterised?</b> One answer to this is that it consists of a magnificent and awe-inspiring centrepiece (the Minster) surrounded by a rich and irregular necklace, as it were.</p>					Noted	

		<p><b>12. The ‘necklace’</b> is made up of various ingredients such as built structures, spaces, trees and other vegetation, and the ideas, emotions, and memories that are associated with it or that they inspire. Through the course of time the necklace has been altered, depleted, and fragmented and is now in need of repair and renewal to make it once more a worthy partner for the Minster and to reunite them.</p>	Noted	‘Minster and necklace’ included in character analysis section 3.3.	Y
		<p><b>13.</b> Like the repair and renewal of the Minster itself, that of its Precinct requires specialist advice and skills because it is a complex and sensitive matter both in connection with the parts and the whole. In particular, <b>specialist advice and skills are needed in relation to the Precinct as a complex, sensitive, and very special outdoor environment.</b> Various skills and disciplines are required, including specialists in outdoor heritage (cultural and natural) and its conservation. There must also be a way of integrating specialist advice from different sources to achieve balanced solutions that are in sympathy with the character of the affected part of the Precinct and the whole.</p>	Noted	No change	Y
		<p><b>14.</b> Identifying character areas is one important technique in relation to the appreciation and care of outdoor environments. Another is the application of a principle that helps to explain <b>how people experience outdoor environments, or any environment.</b> Sight is the primary sense through which most people experience their physical surroundings. What people see is determined by the precise spot from which they are looking, the direction and angle of their head, and the line along which they are moving. The way in which they interpret or understand what they see depends on the emotions, memories, and ideas that are either stimulated in their mind or that their mind projects onto what they see. It might be a combination of both. These emotions, memories, and ideas may already be in their mind, but on the other hand they may arise from what they see, experience, or learn while in an outdoor environment.</p>	Noted	No change	Y

		<p><b>15. This principle of how people experience what is around them is of fundamental importance in the planning, design, presentation, management and care of outdoor environments.</b> It applies, for example, to the routes taken by people through the place in question, the sequence of the scenes that are presented to them, and the quality of the experiences they receive as they move through and around it. The same place can be pleasing or unpleasing depending on these factors. When applied to the Precinct, it is evident that many individual improvements are possible. The nature of these needs to be identified and recorded at this stage of thinking about the Precinct so that they can be incorporated into the long-term thinking and allowance can be made for their implementation at whatever point it becomes possible to do so. They could be prepared for each of the main character areas listed above.</p>	Noted	Considered as part of character analysis	Y
		<p><b>16. In connection with the ‘landscape’ of the Precinct,</b> the December 2020 Draft gives the impression that is conceived primarily in terms of trees, green space, gardens, and major views. While these are important aspects of it, they are by no means the only ones. Landscapes are one kind of outdoor environment, one in which natural elements are significant, prominent, dominant, or the only ones. Being one kind of outdoor environment, the general principles of ‘character areas’ and ways of experiencing them, as outlined above, also apply to them. Like other outdoor environments, they can contain any of a wide range of ingredients, including built structures, paths and paving, roads, other man-made objects and, of course, plants, animals and people and their associated activities. Landscapes can be divided into various broad categories: 1. Uncultivated landscapes (natural and semi-natural landscapes), 2. Cultivated rural landscapes. 3. Urban and industrial landscapes. 4. Gardens, parks, amenity landscapes, and settings. The Precinct belongs to the last of these.</p>	Noted	No change.	Y
		<p><b>17. From a conceptual point of view,</b> the context of the Precinct is partly that it belongs to the fourth category of landscape given above, but also that it belongs to the</p>			

			wider topics of ‘landscapes’ and ‘outdoor environments’. The reason for saying this is that this circumstance is relevant to the educational objectives of York Minster (Precinct and Minster). <b>It represents a significant opportunity for it to develop the Minster’s engagement with environmental matters and environmental ways of thinking, and also to make a distinctive contribution to addressing the current environmental crisis.</b> This may be done through its educational programmes, exhibitions and displays; the ways in which it presents and interprets the Precinct; the quality of the experiences provided by the Precinct; and the examples that it sets in its policies and actions. The focus might be on ‘environmental heritage’. One only has to think of the topics of the Creation, human use and stewardship of the Creation, the Garden of Eden, Paradise, the Trees of Life and Knowledge, and The Temple to see the link, but there are many others.	Noted	New bullet point added to Policy B1 <ul style="list-style-type: none"> <li>Development proposals will be supported which encourage greater understanding and appreciation of the Precinct’s environmental and landscape heritage and the need for environmental stewardship.</li> </ul>	Y
Fd	2	PG	I note that in the foreword (by the Dean of York Minster and the Chair of the Minster Neighbourhood Forum) the Precinct is described as a “treasure of exceptional beauty”. It is significant that this characteristic has been identified as one of its key attributes.	Noted	No change	Y
7	1.0.2		I note that the York Minster Neighbourhood Plan (YMNP) is to be used “to decide where new development takes place, what it should be used for, and what it should look like”.	Noted	No change	Y
7	1.0.5		I note that the YMNP is to be “a long-term policy framework and a co-ordinated spatial plan”. These need to cover the whole of the Precinct and not just the areas covered by the 4 areas of action (see the Policy Map, p.51, fig 14)	Noted – discuss policy plan / need for an overall vision plan	Overall vision plan to be included in Chapter 5.0. Policy A3 Policies Map made clearer that there are 4 Principal Project Areas and a Precinct wide approach.	Y

17	3.1.1		I note and strongly agree with the statement “the Minster and Precinct are recognised as being a highly sensitive and complicated area of the City of York, whose future care must be carefully planned.” It is a very special case, requiring very special care and attention.	Noted	No change	Y
24	3.6		‘Community and wellbeing’ are being interpreted here in a rather narrow socio-economic sense of its residents. Where do non-residents fit into the picture? According to the December 2020 draft there are some 700,000 annual visitors and also non-resident users as well. These are recognised elsewhere in the draft but ought also to be acknowledged here.	Noted – add reference to non-residents	Non residents referenced in new text 3.6.5	Y
25	3.7. 1-5		‘Environmental quality’ is being expressed in terms of biodiversity, air quality, water courses, extreme weather and the effects of climate change, and built-up areas. This is according to a particular and circumscribed definition of ‘environment’. They are important factors but not the only ones in relation to the quality of ‘outdoor environments’ as habitats for humans.	Noted	No change	Y
26	3.8.3		A list of visual characteristics of the Precinct is provided. It needs developing with more emphasis on the visual aspects of the 7 character areas of the Precinct that I have suggested above.	Noted – for discussion, we could add further descriptive detail here. Potentially add a character areas plan.	Add character area plan and description	Y
27	Fig. 8		This plan of the ‘Historic Environment’ focuses on buildings and areas that have official protective designations and also major views. It needs to be complemented and related to a plan showing the 7 character areas that I have suggested above.	Noted	No change	Y
28	3.9.1		One of the current shortcomings of the Precinct that is listed is ‘inadequate space for teaching’. No mention is made of which age groups are included in this. Also, the Minster School having closed, there is presumably a significant amount of teaching space available. It needs to be explained why this is not to be used for teaching.	Noted – add detail of type of space required for teaching/learning.	Text clarified in 3.10	Y
28	3.9.1		Another of the listed shortcomings is that the Precinct is not clearly defined and lacks a distinct sense of place. I agree very much with this but an overall plan or	Noted	Vision plan added	Y

			guidelines for the Precinct as a whole are needed to successfully address it. The approach in the December 2020 draft appears to rely on separate sets of improvements in the 4 areas of action without indicating how they might be co-ordinated with the Precinct as a whole and create an integrated and unified entity. Over-focussing on the 4 action areas is likely to produce a piecemeal effect. Making use of the 7 character areas identified above would help to produce a more integrated and comprehensive result.			
35	4.4.3		I note that “the tranquillity of Dean’s Park is highly valued”.	Noted	No change	Y
35	4.4.3		I note that ‘... “better outdoor spaces would encourage people to visit the Precinct more frequently”.	Noted	No change	Y
35	4.4.3		I support the idea of providing pedestrian access to the City Walls from the Precinct.	Noted	No change	Y
36	4.5.2		One of the key feedback points from the May 2019 public consultation was general support for the Sensory Garden opposite the Minster Library (Old Palace). This garden needs to be an integral component of the North Area (Character Area 4.0) and not conceived in isolation.	Agree	Addressed in new text at 7.3.4	Y
36	4.5.2		Another of the feedback points (expressed elsewhere) was concern that people accessing the City Wall from the vicinity of the Minster Library (New Palace) would disturb the peace and quiet of the proposed Sensory Garden. There are also other factors that might have the same effect, for instance visitors including children, to the proposed learning centre who would presumably approach it from Dean’s Park and close to the Sensory Garden.	Agreed – balance needed.	Addressed in new text at 7.3.4	Y
37	Fig.13		The Emerging Spatial Plan (January 2020) focus’s on the 4 main action areas but it needs to address the Precinct as a whole, i.e. all 7 of the character areas I have suggested above. Otherwise, the overall effect is likely to be piecemeal and not sufficiently co-ordinated.	Noted	Vision plan added to Chapter 5.0. Text relating to Precinct-wide approach added to Policy A3.	Y
41	5.1.1		Seeing York Minster Precinct as a lynch pin in the cultural identity of the City of York is a good aspiration. To achieve it will require the highest levels of skill and	Noted	No change	Y

			attention to details, but this is a very good challenge to take on.			
42	5.2.1		In general, nearly all these all objectives are good ones. One of them that is worth emphasising is that of achieving exemplary design quality reflecting the special character and history of the Precinct.	Noted	No change	Y
42	5.2.1		It is not clear what is meant by ‘enhancing the stock of trees’. This needs to be clarified. It could be taken to mean only the planting of more trees, but Dean’s Park is probably already overstocked and gives the impression that the views and pattern of spaces on the north side of the Minster have not been adequately considered. It would be better to review the contribution that the stock makes to the character of the Precinct and its management. The latter might include some felling as well as planting.	Noted	..and manage added to wording of this objective	Y
45	6.1.3		There needs to be a background document, perhaps an appendix in the final report, that provides an analysis and assessment of the present-day visual, aesthetic, and intangible aspects of the Precinct. This should include identifying the present-day character areas and their subdivisions along the lines I have suggested above under ‘General Points’.	Noted. See also CMP.	A summary character area description and diagram has been added to chapter 3.	Y
46	6.2.2		The points about the unique cultural heritage of the Minster and its Precinct and also the future vitality of the Minster Visitor’s Experience are noted and endorsed.	Noted	No change	Y
48	A1 introd and A1.1		The roles of the Precinct in (1) the Minster’s mission and worship , (2) the Minster’s role as a cultural lynchpin in the City, and (3) the Minster’s stewardship of the heritage that is in its possession for the benefit of all including the Northern Province and visitors, and (4) increasing the number of people who benefit from this heritage, are noted and endorsed.	Noted	No change	Y
48	1.		I note and strongly support the Neighbourhood Plan being founded on public benefit and ambitious standards of excellence in all parts of the Precinct. One of the questions this raises is what actual measures will be	Noted	No change. Proposals coming forward will be developed with the City Council and Historic England and be subject to rigorous review and critique.	Y

			taken to achieve the ambitious standards of excellence in practice and in the long term?			
48	2.		I also strongly support the ideas that the policies should serve the values, character, biodiversity, and heritage significance of the Precinct. In particular, I note the inclusion of the word 'character'.	Noted	No change	Y
49	A2		I support all these aspects of sustainable development if they incorporate the general points that I have set out above.	Noted	No change	Y
49	A2		Again the question arises about the actual measures that will be taken to ensure that 'inspired high-quality design' will be achieved on a long term basis. Another related question is what is 'inspired' intended to mean? It needs explaining otherwise it could easily be misinterpreted with negative results and particularly if it is not understood as being in the context of conservation. This is not an argument against modern design but simply against inappropriate designs.	Noted – review text for clarity	Reworded to 'ambitious standards of design excellence and locally appropriate design of buildings and outdoor environments.'	Y
49	A2		The environmental factors referred to under 'Environmental objectives' are categorised as natural and historic environment including biodiversity, waste, pollution, urban footprint, and green infrastructure. In this context it is not at all clear what is the scope of 'landscape character'. Does it include the visual, aesthetic, and historical aspects of landscape? These are important and need to be incorporated.	Noted – review text for clarity	'Character' added for clarity.	Y
49	A2		I note that the concepts of 'landscape character' and 'local distinctiveness' are being advocated. In principle I very much support this, but my support depends on whether they are accompanied by 'ambitious standards of excellence' in design and subsequent management, and also with reference to the concept of character areas.	Noted - review text for clarity	Ambitious standards of excellence added to list of requirements	Y
50	A3		The co-ordinated spatial plan to deliver the vision and objectives, focuses on the 4 action areas that have been identified rather dealing with the Precinct as a whole. This needs rectifying if the vision and objectives are to be properly and comprehensively realised throughout the Precinct.	Noted	Vision plan added to chapter 5.0	Y

50	A3, Area 1.		Is the so called ‘Roman Forum’ actually a forum? I have always thought of it as the courtyard of the Roman legionary headquarters building rather than a public space. This needs to be correct.	Noted – RP check text for accuracy	Changed to Principia – military HQ	Y
50	A3		Each of the areas of action is assigned a general character in terms of its main use. This can easily give the impression that these uses will be confined to these areas whereas a more flexible allocation of uses would be more appropriate. For example, some of the ‘visitor experience facilities’ and ‘learning and gardens’ could with advantage also be located in other parts of the Precinct. Amongst other things a more flexible approach might help to make the Precinct cohere as an entity.	Noted	Reference to proposed land use changes in wider precinct area added to policy A3	Y
52			I note and endorse the objectives of demonstrating design excellence in relation to improving the distinctiveness and historic nature of the Precinct as long as it is led by a conservatorial, integrated and comprehensive approach and it responds sensitively to the character of the Precinct.	Noted	No change	Y
53	6.2.8		I strongly support the idea that the Precinct should be an ‘inspirational example of planning for the care of an important heritage estate’ and particularly if it incorporates the general ideas that I have set out above.	Noted	No change	Y
53	6.2.8		I also strongly support the idea of enhancing the cultural heritage of the Precinct and the Minster.	Noted	No change	Y
53	6.2.8		Achieving an exemplary status will require special measures to ensure that it is actually achieved in practice and continued on a long-term basis.  The nature of these measures needs to be established.	Noted	No change	Y
53	6.2.8		Establishing and maintaining an exemplary status could provide very valuable opportunities for education, learning, and training in connection with the appreciation, care, and management of outdoor environments and heritage.	Noted	No change	Y
53	6.2.10		In connection with preserving the tranquillity of Dean’s Park, is the proposed increase in people visiting the Old Palace (children and adults) and for temporary events	Noted	Text of policy Area 3 amended to refer to this balance.	Y

			compatible with maintaining the tranquillity of Dean's Park and the proposed Sensory Garden?			
54	6.3		I note that the Precincts green infrastructure is regarded as being of fundamental importance as a setting for the built heritage and space for relaxation, but it is also more than these. It is an integral part of the heritage and character of the Precinct and of significance in itself. This needs to be openly recognised.	Noted – add stronger wording on this	Wording amended.	Y
54	6.3 Section B		The impression given here is that green infrastructure is seen and restricted primarily as made up of trees, grass, and gardens. There is little sense that is an integral part of the outdoor environment and heritage of the Precinct. Whilst trees, grass and gardens are important components of the Precinct it is also important not to see them in isolation but as 3 of the ingredients of a composition which includes other elements as well, such as the built structures. 'Silo thinking' is to be avoided.	Noted	Wording amended	Y
55	G16 and 'In relation to green space'		The provision of new open space is welcome but it must be combined with improving the character the open space that already exists.	Noted. Improvements to existing covered under policy B1	No change	Y
55	B1		The importance attached to trees is noted and generally I support this, but they must not be seen in isolation of other factors such whether or not they interfere with views and the quality of the spaces associated with them. It is noticeable that in Dean's Park recent tree planting gives the impression that the park is being gradually filled with trees and the articulation of the spaces is being lost. This is not an uncommon problem. The spaces are just as important to the character of a place as the trees and other solid objects. Spaces can be a very important ingredient of the character of a place. They are not just voids waiting to be filled. Some of the trees in Dean's Park may have been planted with the intention of replacing the older trees in due course but this is not necessarily a wise policy as in the meantime (which may be many years) the younger trees will interfere with the spaces.	Agreed.	Wording of Policy B1 amended to refer to the impact of tree planting on character and views.	Y
55	B1		Considered management of the trees is probably more important than simply adding to or 'enhancing' the	Noted	As above wording of 5.2.1. adjusted	Y

			present stock. It is not clear what is intended by 'enhancement' (p.42 item 5.2.1) in this case.			
56	6.4.1		The impression given here is that 'historic environment' is that the emphasis is very much on officially designated built structures and archaeological components. This is problematical because although these are indeed primary factors, it deflects attention from other aspects of the 'historic environment' such as its overall character including the non-designated and landscape components. These are, however, recognised in 6.4.3 in the form of 'spaces' that are part of the setting of the Minster. The problem is one of balance. At present there is a strong bias in favour of buildings and archaeology, whereas what is needed in the context of the Neighbourhood Plan is a more integrated and comprehensive approach.	Noted	Wording of 6.4.1 amended for greater emphasis on landscape	Y
57	C1, A		In connection with the 'significance of assets', I note that landscape interest is included. This is welcome but at the same time it is not clear what is the intended scope of 'landscape' in this context because elsewhere it seems to be interpreted in a more limited way (see p. 49, A2).	Noted	No change	Y
61	6.5.4		I note and strongly support this statement about wellbeing and particularly as the words 'greenspace, natural heritage and cultural heritage' cover the general points I have made above.	Noted	No change	Y
64	E1		The first criterion given in section E1 for the acceptability of proposals to enhance the public realm of the Precinct is: "Create a cohesive series of public spaces that help to define the character and distinctive sense of place of the Precinct and that connect with the wider public realm of the city centre". I strongly support this. It needs to be given a higher status and be adopted as a general principle by the YMNP.	Noted	This principle has been added to Policy A2	Y
70 and 71	Item E		I don't agree about the suitability of the proposed location for the ticket office. It is too far and disconnected from the proposed main public entrance to the Minster. Why cannot the former Minster School	Noted – best location developed through options analysis. Buildings suggested have been considered but do	No change	Y

			building that is directly opposite the South Door be used?	not have appropriate internal spaces.		
71	Item C		Figure 16 suggests a longitudinal (north-west to south-east) division of the playground of the former Minster School. It would be much better to divide it at 90 degrees to this, i.e. on a north-east to south-west axis. This will give the proposed Minster Refectory a dedicated and separate space. It will also allow a much more satisfactory shape and handling of the paved area on the south side of the Minster by disguising the line of Deangate and allowing it to be absorbed into the paved area. This is an instance of where some attention to the eventual design of the area would be of benefit.	Noted – The design of the public realm in this area is to be developed post-NP.	No change	Y
72	7.2.2		Bearing in mind the intention for the Precinct to be an exemplar of how to treat a heritage estate and that the highest standards of design are to be applied, I am not convinced that an open design competition without the participants being very carefully selected and a very carefully prepared brief, is a suitable or the best way of determining a design for the proposed Queen’s Square. I can appreciate that it is a tempting proposition and I have no objection in principle to public consultation, but it is a very sensitive site and not as straight forward as it might appear. I have long puzzled over it. It requires a special level of contextual awareness and sensibility, as does the rest of the Precinct, even for a simple solution to be arrived at. It must not be designed in isolation of its setting and without a full appreciation of its visual and historical context. I would suggest that a special working group be established to consider how an exemplary result for Queen’s Square (and other outdoor spaces in the Precinct) can be achieved. I would also suggest that it would be very good if the ‘home team’ can develop its own expertise in connection with matters concerning the design and character of the outdoor environment of the Precinct.	Noted	Wording amended around design competition and public involvement.	Y
74	7.3.2		I strongly support the Chapter’s wish to invest in learning and participation. However, the proposed uses of the Old Palace by visiting school groups, adult learning, and community groups, raises the question of what impact they will have on the intended tranquillity	Noted - balance	As above.	Y

			of the Sensory Garden and Dean's Park, What measures will be taken to ensure the two things are compatible? This is the same point as raised in 6.2.10 (page 53).			
74	7.3.3		I also strongly support the proposal to provide access to the City Walls from the Dean's Park area. But where is it proposed to locate it? Will it be in the area of the Old Palace and Sensory Garden, and if so what impact will it have on the intended tranquillity of the proposed Sensory Garden and how might negative impact on this be avoided?	Noted	Wording of 7.3.3 amended to clarify approach.	Y
74	7.3.4		The same point relating to the intended tranquillity of Dean's Park and the North Area generally, apply to temporary events being held in Dean's Park.	Noted, however temporary events have been well received.	No change	Y
74	B		The proposed alterations to the new part of the Minster Library raises the question of what are the future plans for the library itself?	Noted. Final mix of uses for the Old Palace to be agreed.	No change	Y
		Public comment (PC)	<p>The main point of writing is your revised Precinct plan, so here are my comments.</p> <p>It is a much better document so well done on the improvements, etc.</p> <p>P 20, 3.3.3. As you know, I think this is the Minster's greatest terrorist threat, something that needs early attention.</p> <p>P 22, 3.4.3. Should you explain what is negative on impact - it isn't obvious.</p> <p>P 24, 3.5.4. They are the same numbers as the last version so what are they now, which can always be added to as revenue returns. As you know this is a sensitive issue with the regulars many of whom are horrified by the number of staff compared with the likes of Westminster, St Pauls, etc., you have lost the School, other staff have gone all of which will give a new p</p> <p>P 37, 4.6.2, 3rd bullet. As this is likely to tie things down it will need careful drafting so as not to suffocate imagination.</p> <p>P54 – 63. In what state are the water tanks, do they need attention, presumably they are now safe enough. Is there potential development ?</p> <p>P 55, B1. In relation to trees, should there be a policy re views and open spaces around the entrances</p> <p>P 69. E. It will be very important the ticket office is highly visible and its location be known as the immediate entrance for any visitor will always be the W doors.</p> <p>P 70, I. I think this is very important indeed.</p>	<p>Noted</p> <p>Agreed – visual impact and hinders access to park gates</p> <p>Noted</p> <p>Noted – this is the plan included in Policy A3 and has been agreed with COYC</p> <p>The water tanks have been considered but have limited potential use.</p> <p>Agree wording could be strengthened</p> <p>Noted. However, south doors are where people congregate naturally. Signage may be necessary at the west door.</p> <p>Noted</p> <p>Noted</p>	<p>No change</p> <p>Text of 3.4.3 clarified.</p> <p>Update text if appropriate. Alex</p> <p>No change.</p> <p>No change,</p> <p>Policy B1 expanded to include reference to Precinct character and views when considering tree planting locations.</p> <p>No change.</p>	<p>Y</p> <p>Y</p> <p>Y</p> <p>Y</p> <p>Y</p> <p>Y</p>

			<p>P 70. J. Nicely said !</p> <p>P 72. I think there needs to be a 'threshold' over which the visitors step, delineating the point where a different environment of calm, tranquillity, and reverence exists without being cloying - it exists in most foreign religious sites and should here.</p> <p>P 76. I am delighted the apprenticeship issue is being addressed as I suspect cathedrals will be one of the few places where they can be trained (as they have the wherewithal) and the state should be contributing.</p>	<p>Noted. To be considered in design of College Green and Queen's Square</p> <p>Noted</p>	<p>No change</p> <p>Reference to sense of entering the precinct added to Area 2 policy.</p> <p>No change</p>	<p>Y</p> <p>Y</p> <p>Y</p>
		PC	<p>I would urge that the cycle access via Deansgate which passes the site of what will be the refectory area, be retained and the Monster continue to support active travel around the city. It is a key cycle route not only for essential workers, and carbon-free deliveries but also for residents and their families, and for those with mobility problems it is part of a limited number of safe routes to cycle around the city. It would be wonderful to see the Minster not only accommodate but encourage cycling and present a model example of how design can provide an ideal route as well as cycle parking in a secure area - it would be a very welcome addition to find it were possible to cycle to the café, for example and park your bike to enjoy a coffee, snack or lunch with your bike safely in view. Please look to consult with local advocates and mobility groups to provide parking for adapted bikes, cargo bikes and family bikes, as well as mobility scooters.</p>	<p>Noted. Cycle access is to be retained.</p>	<p>No change</p>	<p>Y</p>
		PC	<p>An extremely well thought out plan that will favourably alter the character of the Minster precinct and be an asset to the civil community as well.</p>	<p>Noted.</p>	<p>No change</p>	<p>Y</p>
		PC	<p>I feel priority should be given to the creation of the refectory and welcome area, and to the extension and building opportunities at Church House. An injection of a further source of income for the Minster is essential after the disastrous effects of the closure during the pandemic.</p>	<p>Noted</p>	<p>No change</p>	<p>Y</p>
		PC	<p>I support measures to allow pedestrians and cyclists to mix safely- such as 10 mph speed limit, and pavement demarcation; which could also demark the line of High Petergate which runs across the area. Note. It is not possible to add comments to Q6 &amp; 7 unless the 'disagree' box is ticked</p>	<p>Noted</p>	<p>No change</p>	<p>Y</p>
		PC	<p>The cycle lane is a vital safe link. It needs to be clearer than it is. ie painted green so all can see. Serious lack of cycle parking is a problem. Still too many private vehicles around the minster</p>	<p>Noted.</p>	<p>To be addressed through a Community Action.</p>	<p>Y</p>
		PC	<p>I would just like to re-emphasise the importance of planting more trees, reinstating previous historic names (i.e. Lop Lane) and features (i.e. cobbles) as well as raising concerns at the potential hazards associated with cyclists colliding with pedestrians.</p>	<p>Noted</p>	<p>See above re: cycling. Tree policy strengthened.</p>	<p>Y</p>
		PC	<p>The plans make reasonable use of the additional space resulting from the loss of the school, but there are a number of things which need addressing. The separate ticket office seems pointless – why not have it in the café?</p>	<p>Noted. Spaces available have been assessed and Minster School building not large</p>	<p>No change</p>	<p>Y</p>

			There seems to be no additional provision for volunteer parking – an opportunity lost and a problem those living on-site seem not to understand. The education provision is exciting but must be funded properly. A building alone is not enough. The Minster has not been able to use St. William’s for some time. I assume it will finally get adequate kitchen facilities?	enough. Parking to be retained in Chapter House Yard.		
		PC	I welcome this plan, which should improve the Minster area in a huge number of ways for a variety of stakeholders including visitors and Minster workers. One point that I would like to stress is that it is vital that the current cycling access through the Minster Yard and Deansgate is retained - this is a key cycling route and any degradation of it would have severe consequences for cycling in this part of the City. The proposed changes e.g. the siting of the refectory at the old Minster School has the potential to increase the traffic of pedestrians across the cycle-way and it would be good to ensure that provision is made to reduce any possible conflict between cyclists and pedestrians in a way that does not limit the effectiveness of the cycle-way (e.g. by ensuring that in high foot-fall areas both the cycle-way and pedestrian crossing across the cycle-way are clearly marked).	Noted	Cycling – as above	Y
		PC	Question best position for Minster office space. St W’s College May not be best suited to redesigning for modern office space and technology.	Noted.	No change	Y
		PC	The plans are both sensitive and innovative, with the potential for significant improvement of the precinct. The proposed building extensions must be designed with great care to avoid detracting from the site's existing heritage, appearance and the user experience.	Noted	No change	Y
		PC	It would be really helpful to have a lot my cycle racks- the existing ones fill up really fast and then we end up with bikes all over the place.	Noted	No net loss of cycle parking added.	Y
		PC	It is extremely important for encouraging sustainable transport in York that the cycle route through Minster Yard connecting Goodramgate and Duncombe Place / High Petergate is retained. This is an essential part of safe East-West travel by cycle across the city, and also North South across the City Centre.	Noted	No change	Y
		PC	I object to the creation/display of (yet another) statue - piece of clutter. I don't see the need for or connection with the Queen.	Objection to statue noted. It is to fill a blank space on the West Front, so will not impede the public realm.	No change	Y
		PC	It is vital that cycle access is maintained past the Minster from Monkbar down towards Duncombe Place. The current arrangement even with designated cycle routes is very tricky to cycle in busy periods. Some cyclists get frustrated with pedestrians in this area, who often aren't aware that bikes might be moving in this area. Serious thought needs to be given to better segregation or to allowing free access	Noted	To be addressed through Community Action	Y

			for cyclists and pedestrians. I think perhaps the notion of free access might ensure cyclists slow down more in this busy area.			
		PC	Agree that cycling and walking should be strongly encouraged and motor traffic limited. More cycle parking please	Noted	No change	Y
		PC	Please provide open seating areas where public can eat and drink during the day. Please maintain access for cyclists through the precinct and improve cycle parking.	Noted	No change	Y
		PC	Please maintain cycle access including High Petergate	Noted	No change	Y
		PC	Please insure that you consult and follow the guidance set out in LTN 1/20. This area mostly works well for accessible and active travel (walking, cycling, scooting, wheelchairs, etc), which is very welcomed. More "cycle parking" would be of benefit if it was accessible (e.g. allowed storing accessibility trikes, scooters, bikes) as this lacking throughout York and one of the many reasons that people struggle to choose active/accessible travel. It would be good to see more double yellow lines or enforcement of the current ones in the area. routes can be blocked by inconsiderate private drivers.	Noted. LTN 1/20 guidance will be considered in design of public spaces.	Community action to address cycle/ped design	Y
		PC	There seems to be a very large amount of land and facilities made over to the exclusive use of Minster employees. There is an underlying message that visitors are suffered so as to pay the bills, but not really welcome. Large electronically controlled gates at the end of Minster Yard epitomise this attitude. Notably these have been kept firmly locked during the Covid pandemic, for no good reason, apart from the people employed by the Minster being opportunist to keep the riff-raff out. Also, do we really need another Queen Elizabeth square? I appreciate she's head of the church of England, but surely we can think more broadly? How about statues of people who have really done something important, and not simply born to be privileged? Let's recognise issues raised by Black Lives Matter, and not continue to patronise ordinary people by reminding us constantly of the power of church and state.	Noted.	No change	Y
		PC	It's good to see the cycle route retained in its current location, rather than being sent on a detour quite literally around the houses. Improvements to the public realm will be nice, especially in Duncombe Place which is at the moment a glorified car park and taxi rank. Hopefully the improvements will edge the allocation of space over to pedestrians and cyclists in the same way Minster Yard has.	Noted	No change	Y
		PC	Please please please employ someone who can write the plans (and the pages explaining what they are about etc) in a way that the ordinary person can understand them and the reason for the consultation. What in heavens name is a 'Pre-Submission Draft Neighbourhood Plan', for example.	Noted – the NP is a technical planning document. Exhibition boards provide a non-technical summary.	A non-technical summary will produced following adoption of the plan and provided on the York Minster website.	Y
		PC	Since the last consultation I participated in, the Minster School has closed. My home is joined to 8 Minster Yard	The sensitivity of adjacent residential properties will be	No change – to be addressed through subsequent planning application and licensing agreements.	Y

			(formerly the school office). Whilst feeling very sad about the closure of the school with which we had very good relations over many years, I understand that things have changed and it is prudent to look at alternative use for the school buildings. I guess my only concern is what kind of "pop up" activities are envisaged for the former playing field in front of the Refectory. I am currently objecting to the property beneath mine (the former Cafe Rouge), being developed into a restaurant and late night music and drinking venue (if the license applicant gets their way). I guess I feel my usually quiet way of life is being threatened on all sides.	considered by the Minster in managing the uses of this space.		
		PC	Will there be toilets in the current School yard area as an easy access facility? There should not just be some inside as part of the Refectory. For example - Harlow Carr gardens where the loos are off the ticket office so you can go before beginning your visit!	Noted. This can be considered in the detailed design.	No change.	Y
		PC	It might be worthwhile considering using the skills of those who ran the Spurriergate Cafe, when setting up the new cafe.	Noted	No change	Y
		PC	When security required the closure of easy access for disabled people to services, there were some previously regular worshippers who found themselves excluded. Could secure parking for a limited number of ticket-holding worshippers be provided close to an access point? St Michael-le-Belfrey ran a successful cafe at St Michael, Spurriergate for many years - might they be able to provide the catering facilities for the new refectory in the old Minster school? The Spurriergate centre provided volunteering opportunities, as well as many of the amenities outlined in the Minster Precinct plan. An increased number of bike racks near the entrances would be much appreciated!	Noted	Blue badge parking to be considered through a Community Action for Area 1	Y
		PC	Remove trees blocking views of the Minister from the walls , particularly Robin Hood Tower, and outside the west door and reduce trees in Duncombe Place	Noted	No change	Y
		PC	I hope that resiting the ticket office won't mean the eventual closing off of free pedestrian access along Queen's Path and Deangate. The idea of outdoor seating and an event space in front of the Refectory might permit the summer playing of some of the Mystery Plays, among other performances.	Noted. Closure of Queen's Path is not something that the Minster would support.	No change	Y
		PC	Belfrey building as Community Hall / Refreshments area.	Noted – outside remit of NP	No change	Y
		PC	The closure of the school has helped free up extra space for children's activities, previously allocated to Dean's Park. I am pleased that this area will continue to be a peaceful area.	Noted	No change	Y
		PC	I strongly feel that the length of Petergate from Bootham Bar to the new Queen Elizabeth Square should be considered as an important 'gateway' and consideration be	Noted. Although High Petergate is outside the boundary of the NP, plans for Queen's Square will need to	No change	Y

			given to paving the street to remove the carriageway (while retaining service and residential access)	consider connectivity /design relationship to surrounding streets.		
		PC	I believe that the new Refectory's (restaurant's) relationship with the Holy Trinity Church need to be strengthened. There is a strong case for including the latter within the neighbourhood boundary plan. An access could be provided to it from the Minster Yard direction. Additional footfall would be to all parties benefit. Careful consideration needs to be given as to whether the railings on the Deangate frontage of the school playing field should be retained. If they are, then ticketed events could be staged there, providing the Minster with an additional revenue stream.	Noted. Boundary for NP Area has been agreed – no change. Opportunity for connection with Holy Trinity Church could be explored through detailed design. (Not sure how practical this would be).	No change	Y
		PC	The Refectory concept is a little bewildering - when there was a cafe at St William's College, it wasn't really a success... part of this is curb appeal and being set so far back from the pavement, not sure if this will work. Still very sad not to see those classic red blazers/uniforms in the centre of York. It would be nice if the dioceses could acknowledge the education and choral history on this site a bit more.....	Noted. The Refectory will be highly visible to the main visitor entrance to the Minster and offer outside space.	No change	Y
		PC	Please ensure that you consult with disabled groups throughout the city. York Disability Rights Forum may be worth approaching.	Noted.	No change	Y
		PC	I have not re-read the hundreds of pages of documents above. I thought the closure of the Minster School was going to lead to different proposals: perhaps I have missed these. Some years ago I wrote to Katherine Blacker suggesting the closure of the school on grounds of equity. I said that the choir should be drawn from the local comprehensive schools, not just those families who could pay. Now that these buildings are not going to be used for education, as I earlier suggested to Katherine Blacker, some of them might well be altered to provide storage for our nationally important collection of artefacts. At present we are presumably paying a lot of money to store items off-site. To have them near to the Minster would have manifest advantages for convenience and security.	Noted	No change	Y
		PC	Please please reconsider the closure of The Minster School. There are so many children who have been able to do amazing things with their lives (both musically and academically) because of the education that the school provides. Without the choral scholarships, some would never have had those opportunities. The school environment was one of community and aspiration that St Peter's does not replace.	Noted.	No change	Y
		PC	All residents of Talbot Court and the homes line ourselves which is part of the historic old girls school need urgent engagement and consultation. These proposals infer public spaces that will directly look into our properties and quiet	Noted. Consultation with residents has now taken place and we have agreed a strategy	Policy PA1 updated to confirm that the new park will be run along the same lines as Dean's Park (i.e. secured at night and monitored by York Minster Police). Figure 18 updated to specifically show the limit of outdoor seating.	Y



		<p>stated the concerns about the future income of the Minster. Very little attention has been paid to improving the social well-being and so far as I can see none of the proposals improve the environmental well-being of the Area. Items which are of considerable financial benefit to the Minster include:-</p> <ul style="list-style-type: none"> <li>The conversion of the Deanery garages to houses.</li> <li>The extension of Church House over the existing car park.</li> <li>The conversion of Church House to residential use.</li> <li>The closure of the Minster school.</li> </ul> <p>Regarding the subject of “promoting the environmental well-being” of the Precinct Area, firstly I would like to consider specifically the plans for Duncombe Place. The following are two quotes from the Draft Plan:-3.2.5 To the north and west of the Minster the sense of separateness survives behind the railings of Dean’s Park and Minster Court, ..... To the west, however, Duncombe Place remains an underutilised part of the city.</p> <p>3.3.4 In addition, Duncombe Place provides a further public space at the Minster’s West End which is a popular space for people to congregate. Is it underused or is it popular? Clause 3.2.5 states Duncombe Place is an underused part of the city. Really? York Marathon, York 10k, military parades, freedom of the city, I’ve seen a Spitfire parked there, Scout parades, cycle races, marquees erected on it for Shop Local Saturday, Senior Lawyer’s parade, Ellie Goulding’s wedding, buskers there most days when visitors are about, ice cream vendors, mulled wine vendors, open air baptisms, New Years Eve celebration with several thousand every year, ice sculptures, Remembrance day commemorations, St John’s Graduation days. I suspect that few other places in York are used more often for ceremonial purposes. It’s not a lack of space or paving that causes any lack of use, it’s much more to do with pedestrian flow compared to other areas of the city. This will be exacerbated if the Minster authorities get their way and redirect coach tour visitors to use Lord Mayor’s Walk rather than Gillygate. In addition to losing the drama of the Minster West front suddenly appearing to people as they emerge from High Petergate and gasp at its grandeur.(In spite of the tree)</p> <p>From the plans, it is intended to dig up the existing lawned area around the South African war memorial and hard pave the area. This seems astonishing given how many comments were initially made about trying to introduce some soft landscaping to the South Piazza because of its existing harsh nature. Apparently, the proposal is to make</p>	<p>of the Statement of Community Involvement which will be submitted to City of York Council in due course.</p> <p>You will recall from our very early meetings in 2018 that the purpose of developing a masterplan for the Precinct was to create a single strategic plan to allow Chapter to properly plan its care of the Minster and Precinct over the next 15 years and to avoid the piecemeal approach of the past. Chapter is responsible for an incredibly complicated part of York City Centre but there is no clearly defined policy for its future care in the Development Plan for York. In the current draft Local Plan, York Minster is mentioned briefly in the emerging City Centre Policy PS33 and only because of representations submitted by the Chapter of York in 2017.</p> <p>The Precinct has every layer of heritage protection within the English planning system. It is also a very precious part of the City, loved by many and quite rightly under intense scrutiny when any change is proposed. Because of the absence of any clear policy guidance in the emerging Local Plan for the city, it was important that any plan for the future carried weight in decision making terms to offer a clear strategy for the future informed by thorough consultation. The Neighbourhood Plan doesn’t navigate due process, it provides policy guidance for a vision and sets parameters for appropriate change. Each of</p>	<p>Text of 3.2.5 and 3.3.4 amended to reflect both the current use and future potential of Duncombe Place.</p> <p>No change</p>	<p>Y</p> <p>Y</p>
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		<p>Duncombe Place similarly “green free.” Surely, for a war memorial an area of nature is much more fitting as illustrated by the National War Memorial at Alrewas, Staffordshire. Certainly of all the people that I’ve discussed the matter with, none have been in favour of digging up the grass and laying paving instead. It seems a very questionable aesthetic decision.</p> <p>Duncombe Place is regularly used already for ceremonial occasions and as far as I am aware quite satisfactorily by simply closing it to traffic. The gain if any from the proposed plan will be negligible and I fear the losses will be considerable. Without felling the line of existing trees I do not see any gain for ceremonial purposes and hopefully such an idea of felling has already been dismissed. Although I seem to recall that it was initially planned to fell the London Plane Tree on that side of the road.</p> <p>The plan shows a new road is to be excavated and laid to provide access to Precentor’s Court and the Purey Cust development. The building of such a road near to the roots of the London Plane Tree will threaten its survival. This is a tactic used by developers to get rid of nuisance trees on a regular basis. I cannot believe that such a ploy would be used by The Minster Neighbourhood Precinct Forum and so I hope that the threat to the tree has been very seriously considered in this proposal.</p> <p>The destruction of this tree was in the Masterplan at an earlier stage of the plan and I know many of us were pleased that the idea was eventually dropped. I would hate for the much loved tree to have to be felled because it became necessary due to the new road. With regards to making the area more attractive to the public, it already enjoys just as many if not more people congregating in the area as congregate in the South Piazza in spite of the frequently howling gale.</p> <p>The Mission of York Minster is to “Invite everyone to discover God’s love through our Welcome, Worship, Learning and Work.” A new learning and education space is to be built adjacent to the Old Palace in Dean’s Park at a very considerable financial and environmental cost. A sensory garden is proposed nearby. Without the construction of the new education centre the garden could be further developed.</p> <p>I would like to acknowledge at this point how pleased I and many others were that the frightful suggestion of building elsewhere in Dean’s Park was dropped at an early stage after objections from members of the public and the forum.</p>	<p>the projects set out in the Neighbourhood Plan will require planning permission, listed building consent and, in many cases, scheduled monument consent. What the Plan does do, is remove ambiguity around the principles of development. You will recall that over the last three years, options for new build development have gradually been deleted from the plan and now focus on the new museum facilities and the mason’s workshop only. The York Minster Neighbourhood Plan is unique in the fact that it is the first time a neighbourhood plan has been used to plan for the care of a heritage estate. It is to the benefit of all businesses and residents in the area, and indeed the City, that the Minster, a symbol of York, is properly cared for so future generations might enjoy what many take for granted today.</p> <p>With regard to your comment on the objectives of the Forum, this returns to my earlier point and the special circumstances under which this Neighbourhood Plan has been developed. It is to everyone’s benefit, residents and businesses alike, that the Minster and Precinct flourish. Welcome and environmental sustainability are core parts of the Plan as the Minster seeks to be a leader in addressing climate change: we are very aware of the climate emergency declared by City of York Council in 2019 and our role as the Metropolitan Cathedral of the North in responding to climate change.</p>	<p>Clarify by amending figure 17 key to add ‘indicative alignment’ after access routes.</p> <p>No change</p> <p>No change</p> <p>No change</p>	<p>Y</p> <p>Y</p> <p>Y</p> <p>Y</p>
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		<p>Given that one of the three express purposes of the Neighbourhood Forum Constitution is to promote the well-being of the environment, I think careful consideration should be given to unnecessary construction work. The Draft states “...6.2.2 The Chapter of York wishes to enhance the social and economic sustainability of the Precinct to improve the quality of life for existing and future residents, and achieve a pattern of development which improves the use of its existing assets.”</p> <p>Therefore, would it not be more in line with the aims of the Constitution if rather than erecting an expensive new building in Dean’s Park, the existing buildings of the now vacated school were used to house the valuable artefacts that cannot be housed in the undercroft and provide the relevant areas for learning? In the school buildings they would be far more accessible than hidden away in the far corner of Dean’s Park. Thereby helping with the learning aspect of the Minster’s missions. I note that in the plans for the development of Canterbury Cathedral they chose to make similar spaces available near the entrance to the Precinct. It is widely accepted now that the opportunity to commune with nature is of enormous benefit to the psychological well being of man and Dean’s Park provides such a benefit in spades. Additionally, if the area of the sensory garden was extended to the area currently designated for the new building it could be extended even further then into the Deanery gardens, possibly with the planting of some new trees at the same time, which would significantly enhance the environmental well-being of the users of Dean’s Park.</p> <p>The planting of new trees is mentioned in the draft but not referred to specifically on the Plans. Again, enhancing the environmental well-being of the Precinct is one of the three express purposes of the Forum. One which I sense has so far taken a distant second precedence to the economic well-being of the Minster. It is becoming ever more apparent that the state of our built environment is crucially important to man’s well-being, green spaces need to be protected, especially in cities. Residents and visitors alike will appreciate it if York promotes the protection and enhancement of such green spaces. Clause 6.3 states “ The Precinct’s green infrastructure is a fundamental part of its character, creating a setting for built heritage assets, providing spaces for relaxation and recreation for the City’s residents and visitors and supporting biodiversity. Important spaces include Dean’s Park, the City Walls ramparts green corridor and private gardens across the Precinct. The Plan supports the enhancement and expansion of public green spaces to support environmental and social sustainability objectives.”</p>	<p>Moving to your comments on Duncombe Place. We have amended paragraphs 3.2.5 and 3.3.4 to better reflect the current use and future potential of Duncombe Place, thank you for your comments here. You are quite right that Duncombe Place is a busy part of the Precinct, the Neighbourhood Plan is establishing a vision for how the space might be enhanced so people can enjoy the space safely. It is important to be very clear here; the Neighbourhood Plan is setting a vision, the drawings are conceptual only – these are not designs. Ultimately Queen Elizabeth Square will be a city improvement project, led by City of York Council with key stakeholders, not least the city’s Highway Department. The accompanying plan of Duncombe Place is simply setting out the key issues any future project will need to address. Any detail will need to be fully consulted with the public as funding to realise the vision becomes available. A key part of any development brief will be the need for a detailed landscaping strategy incorporating hard and soft landscaping, taking account of the existing trees and stakeholder needs.</p> <p>No building has ever been suggested in Dean’s Park. We are proposing to extend the existing Old Palace to create a purpose built facility in the Residence Garden. Such a facility could not be created in</p>	<p>No change</p> <p>Policy wording around trees and green infrastructure strengthened.</p>	<p>Y</p> <p>Y</p>
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		<p>Surely the plan as proposed is reducing the amount of green space by the erection of the new learning centre and by paving over the lawned area by the South African war memorial. The introduction to the draft states that many cathedrals have dedicated cafes, which is true but it is equally true that many do not, including Canterbury, where the newly created cafe was closed to be replaced by the ticket office.</p> <p>On several occasions within the published draft there is mention of care being taken to not do unacceptable harm to neighbours of the Minster. Typically as follows:-</p> <p>5.2 Objectives 5.2.1 The vision informs all Neighbourhood Plan policies. It is underpinned by the following objectives which have been set by Neighbourhood Forum and the Chapter of York in consultation with City of York Council, York Civic Trust and Historic England:.</p> <ul style="list-style-type: none"> <li>•... To make best use of Chapter’s assets within the Precinct for the good of the Minster without causing unacceptable harm to its neighbours.</li> <li>• To create a dedicated museum to display the Minster’s collection and create opportunities to host temporary exhibitions including touring exhibitions of national and international importance.</li> <li>• To create new flexible community space with improved facilities for learning and participation. The creation of the new refectory in the old school buildings might improve the economic situation of the Minster but it is deleterious to the well-being of my business, Bennetts, at 30-32 High Petergate, and to the other hospitality outlets in the Minster Precinct Area. Those being Crumbs Cupcakery, The Blue Bell Tea Room, The Vanilla Cafe and the National Trust cafe at The Treasurer’s House in College Street, The Cross Keys in Goodramgate and Grays Court Hotel. Therefore, is the purpose of the Forum, as described in its Constitution, to “...improve the economic well-being of the Area” or just to improve the finances of the Minster? I accept that the Minster may well suffer a drop in visitor numbers for various reasons, however when that occurs the other businesses in the Precinct are also suffering, as does the rest of the city. Just like the Minster, York, as a whole is quieter in Winter than it is in Summer because there are fewer visitors generally. Is there really a shortage of hospitality outlets in York? Is the lack of a Minster café really what is stopping people from visiting the Minster? I’m sure it will be suggested that in surveys taken by the Minster, respondents suggested that they would like there to be a cafe. I’m equally sure that if they were asked if they would like a crèche, a left luggage facility, a choir chanting</li> </ul>	<p>the former school given the listed status of these properties and the modular layout of rooms. York Minster is the only cathedral in England which is an accredited museum in its own right but we do not have the bespoke facilities in which to display many of these objects or the ability to share our collection with other museums and vice versa. These ambitious plans will again be the subject of a detailed development brief, prepared in consultation with the City Council and Historic England. Detailed plans will be fully consulted with the public when funding for such a project becomes available. This is a long-term vision and as we prepare to deliver this project we continue to build our connections with other institutions in the UK and overseas.</p> <p>With regard to the planting of trees, since 2017 Chapter have planted over 15 trees. You are right to note that enhancing the environmental well-being of the Precinct is one of the express purposes of the Forum. Indeed it is one of the principal threads of the Plan and embedded in Chapter’s ambition to gain Eco Gold status by 2025 which, amongst other environmental initiatives anticipates us installing PV cells around the Precinct. As mentioned previously, the Residence Garden adjacent to the Old Palace is currently private and is to be made public as the sensory garden. Additional public green spaces are to be created on the former Minster School playing</p>	<p>No change.</p>	<p>Y</p>
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		<p>plainsong during their visit or umpteen other additions they would say yes to those as well. In fact given the success of musical events held in the Minster that really do attract more visitors to the Precinct perhaps that's the direction the Minster should be looking. It has been suggested that the existing hospitality outlets are too far away from the Minster which discourages people from returning after refreshments. The distance difference between the existing school buildings and the existing cafes is negligible if at all. It has been suggested that the existing outlets are not big enough for large parties, I wonder how many occasions occur throughout the year when there is a demand by large parties for hospitality. There are other larger hospitality venues in the city that are able to cope with such parties when required. For example, the senior figures of the judiciary following their service retired to the Assembly Rooms in October. Also, I have to wonder how all the cathedrals that do not have their own dedicated cafes manage. The suggestion is that the creation of the cafe will bring extra visitors to the Precinct. Given the unique nature of the Minster, it is very difficult to believe that a significant number of large parties are choosing to visit another attraction because York Minster does not have a catering facility. If they are choosing other venues which ones are they? How will the new refectory be able to offer such capacity unless it is continually servicing large numbers of customers? If it is successful in attracting large numbers it will have to draw them from the existing outlets thereby killing them. If it is not then it will remove some of the customers from the existing, threatening their viability and not having enough customers itself to avoid losing money. Although with the financial strength of the Minster it can presumably stand several years of losses until the competition is destroyed. So much for the several mentions in the draft Plan of not doing harm to the neighbours.</p> <p>It was stated at the forum meeting at Church House that there was no intention to make a profit from the cafe that was at that time to be built at No 1 Deangate. The tenants of Bennetts, Vanilla Cafe, Blue Bell Tea Room and Crumbs Cupcakery pay a rent to York Minster Chapter in the region of £80,000 per annum. Whether the Minster refectory makes a profit or not, even if it starts to operate as a wedding venue, it will be a relatively insignificant part of the Minster's income compared to the rest of its business interests, even compared to the savings that will be made by the closure of the school</p>	<p>field offering further public greenspace in the city centre in addition to College Green and Dean's Park. There are no detailed plans for Queen Elizabeth Square so I am unable to comment on the split between soft and hard landscaping.</p> <p>We have noted your comments about the impact of the proposed refectory on your business. It is intended that the refectory will offer a complementary rather than competitive offer to the existing hospitality businesses in the Precinct. It is not in the Minster's interest to cause a detrimental impact to the business of any of its tenants or neighbours. The implementation of the Neighbourhood Plan will only increase footfall in the Precinct and encourage dwell time. It is our strong opinion that the new square at the West Front will only benefit businesses in this area, particularly those who are able to offer one of the best views in the city, particularly when the statue of the Queen is erected in 2022 – a symbol of the city's recovery from the pandemic and 'open for business' message. Similarly, the improvements to College Green will improve dwell time as seen through the success of our partnership with York BID in 2020 and again this summer.</p> <p>Turning to your comments on Chapter's financial position; you are quite correct in stating that the Minster's financial position as of 31st December 2019 showed total assets of</p>		
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		<p>(£300,000 pa). Whereas the competitive threat that it poses to Bennetts, Vanilla Cafe, The Blue Bell tea rooms and Crumbs Cupcakery is existential given that hospitality is 100% of their business model. If it does operate as a wedding venue it may well have a significantly harmful effect on Grays Court as well. These businesses and the people who rely on them for their livelihoods are all in the Minster Precinct Neighbourhood Area, could it be that because the Masterplan has been drawn up by Minster employees there has been an unconscious bias in favour of the Minster even if contrary to its stated aim it is at the expense of other organisations covered by the Neighbourhood Plan Area?</p> <p>Looking at the recent accounts, I suspect that the money saved by the closure of the Minster school will save far more money than the “non-profit making” refectory will generate. Reading the introduction to the draft, one might get the impression that the Minster Chapter is on its uppers and yet when reading the accounts it has managed to increase its funds during a decade of austerity for most of us from £41.1m in 2009 to £52.6m in 2019. (In 2003 funds were £17.4m. In the period up to the last set of accounts it shows a growth of £35.2m in 16 years) During that decade of austerity many millions of pounds were spent on the refurbishment of the Minster, probably the largest amount ever spent on refurbishment and yet still the Minster balance sheet grew. As I suggest, by not erecting the new building adjacent to the Old Palace will save an exceptionally large amount of money. One wonders just how much money Chapter wants to squirrel away into its own bank accounts even at the expense of others’ livelihoods. The Minster rightly enjoys various tax breaks similar to a charity and enjoys the patronage of generous benefactors, neither of which is available to its neighbours who will be harmed by the creation of the refectory.</p> <p><b>Conclusion</b> By using the existing situation in Duncombe Place rather than the proposals in the new plan, the environmental well-being will be protected from harmful and unnecessary steps. If it was not for Chapter’s almost obsessive desire for a Minster cafe then by using the vacated space of the existing school buildings to house the proposed artefact space and learning areas, much less damage would be done to the environment than by erecting a new building, additionally saving the Minster a great deal of building expense. By extending the sensory garden the environmental well-being will be enhanced.</p>	<p>£52.6M. However, a full interrogation of the accounts, publically available here, <a href="https://yorkminster.org/about-us/mission-statement-accounts-policies/">https://yorkminster.org/about-us/mission-statement-accounts-policies/</a> demonstrates that the £52.6M is held in three different categories of funds, endowed, restricted and unrestricted. Each of those designations gives Chapter a different level of flexibility in how to use the funds. Page 27 demonstrates that of the £52.6M, 16.1M was held as unrestricted, available to spend, (and of that 1.4M held as property). Chapter’s Reserve Policy, outlined at page 16 of the document, demonstrates the level at which Chapter deems it necessary to hold unrestricted financial reserves in order to weather a crisis and also to meet contractual obligations: that approach demonstrating its value during the lockdowns of 2020.</p> <p>Of the remaining funds, the largest part (34.9M as of 31.12.19) is held as “endowed” funds, and by that designation Chapter is not permitted to spend the capital, only the interest. The capital can be realised, but can only be re-invested as endowed funds. That 34.9M is made up primarily of property assets (the very buildings which make up the precinct) and also some funds invested for a long-term return. The final, smallest portion as of 31.12.19 was held as a “restricted”, 1.5M. These are funds which have been given/gifted to Chapter for a specific purpose, for</p>	<p>Changes as listed above.</p>	<p>Y</p>
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			<p>If the new cafe is not intended to make a profit then it is hard to see its justification on economic grounds, and if it is to make a profit then it is designed to do even more economic damage to existing businesses in the Precinct which is contrary to the stated aims of the Forum Constitution.</p> <p>Given the current justified concerns for the environment, it is more important than ever to consider the differences between that we want and that we need. Perhaps we should be more focused on what the Minster needs rather than what it wants. The closure of the Minster school provides an opportunity to radically rethink the development of the area. Therefore, for the above reasons I strongly object to the proposed plans as they currently exist.</p> <p>Archbishop Justin Welby, 9th April 2020 on the closure of churches due to the pandemic said the following:- “We don’t depend on the buildings, wonderful as they are and they are treasures. What we depend on is the presence of God, through Jesus Christ.”</p> <p>Please consider the green spaces. Please consider your neighbours.</p> <p>Yours faithfully, Mike Fisher</p>	<p>instance a donation or legacy where there is a legal requirement Chapter spend the funds on the intended purpose.</p> <p>You have also noted the change in Chapter’s assets since 2003. The majority of that change is due to the re-valuation of property assets, and the growth in property prices since the early 2000’s: Chapter is required by the Cathedral Accounting Regulations to revalue its property assets every five years. However, and given Chapter receive no central government funding to care for the 6 hectare site which includes the iconic Minster and that caring for the Minster costs at least 2.5M per year, we have striven since 2013 to return an unrestricted surplus to fund Mission, one of the key elements of which is the care of the fabric of the Precinct and Minster.</p>		
General	NE	<p>Natural England does not have any specific comments on the Pre-submission draft of the York Minster Neighbourhood Plan. However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.</p>	Noted	No change	Y	
	York City Campaign	<p>The Campaign supports the proposals for their commitment to supporting and improving cycling with the Minster area of the city. It also greatly welcomes the revision from the early plans that would have seen a crucial part of the cycle network diverted away from the direct route along Deansgate, the latest plans retain cycling access along Deansgate as it currently is. We note that perceived conflict between cyclists and pedestrians in the area has been raised during the consultation period, however police STATS19 data shows a single reported incident between a cyclist and pedestrian between 2005-2019 - compared to 14 relating to motor-vehicles.</p> <p>Going forward, we would hope to see best practice from the new cycle infrastructure guidance followed in all improvements of the public realm to ensure that proposals</p>	<p>Noted</p> <p>Noted – to be utilised in subsequent planning</p>	<p>Cycling/ ped conflicts to be reviewed through a Community Action</p> <p>No change to NP</p>	<p>Y</p> <p>Y</p>	

			<p>are of the highest quality. We would welcome if reference to the need to consult and follow the guidance set out in LTN 1/20, or any superseding documents, were to be included in the proposed plan.</p> <p>We also hope that a commitment to cycle parking could be made within the improved public realm. Currently cycle parking is limited to opposite St Michael le Belfrey and on College Street, both of which are hugely popular and often fill-up during peak times. Introducing more formal cycle parking opportunities in the area will benefit visitors to the Minster, as well as businesses in the north eastern edge of the city centre, and help reduce fly-parking which can be seen to have a negative impact on the heritage setting.</p>	<p>applications / development briefs.</p> <p>Noted.</p>	<p>Commitment to no net loss of cycle parking now included.</p>	<p>Y</p>
General	Cathedral Fabric Commission for England	<p>Dear Alex</p> <p>YORK MINSTER: Draft neighbourhood plan</p> <p>Thank you for consulting the Cathedrals Fabric Commission on your draft Neighbourhood Plan. The plan was circulated to the members of the Commission via email and their comments have been combined to form the advice below.</p> <p>It was noted that during consultation on earlier drafts of your Plan in 2018 and 2019 the Commission had warmly commended the Minster for the process you have followed in the development of the Plan and welcomed the direction of travel, whilst offering detailed comments on some aspects of the proposals.</p> <p>The Commission reiterated this commendation of your ambition and the process you have followed in developing this plan, which we hope will have blazed a trail for other cathedrals.</p> <p>The Commission was content with the detail of the finalised Plan with one exception, which is the continued use of Chapter House Yard for car parking. The Chapter House is one of the great gems of English medieval architecture, in architectural terms (and in respect of its listed status) nothing inferior to the main Minster to which it forms such an important adjunct. The Commission's advice of September 2018 drew attention to the desirability of enhancing the context of the Chapter House and the Commission was disappointed to see that the Plan reinforces the use of Chapter House Yard as a car park.</p> <p>In relation to policy PA3, the Commission recommended a thorough engineering review to the twentieth-century extensions to the Archbishop's Palace to establish exactly what has caused</p>	<p>FAC and York Civic Trust raised a similar point about the car park. A working car park, immediately adjacent to the Minster is essential to the basic operation of the Minster particularly when we have large civic/county events with the need for secure VVIP access. We simply do not have a suitable alternative elsewhere in the Precinct. Our FAC have advised specifically on the need to improve the surface treatment and encouraged us to consider planting a hedge along the boundary to soften the impact of the car park. I have added this as an explicit 'community action' in the final draft.</p> <p>Noted</p>	<p>Community action added re improvements to car park.</p>	<p>Y</p>	

		<p>the problems with the existing building and whether the cause was a one-off or ongoing event, to inform any decision over its reconfiguration or redevelopment.</p> <p>As ever, I will be happy to discuss any aspect of this with you in greater detail.</p>			
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Appendix 10 – Pre-submission Consultation (December 2020)  
Cathedral’s Fabric Commission for England

## Cathedrals Fabric Commission for England

Alex McCallion FRICS  
Director of Works and Precinct  
York Minster

alexm@yorkminster.org  
(via email)

Tom Ashley  
Senior Cathedrals Officer and  
Deputy Secretary to the CFCE

12 April 2019

Dear Alex

### **YORK MINSTER: Draft neighbourhood plan**

Thank you for consulting the Cathedrals Fabric Commission on your draft Neighbourhood Plan. The plan was circulated to the members of the Commission via email and their comments have been combined to form the advice below.

It was noted that during consultation on earlier drafts of your Plan in 2018 and 2019 the Commission had warmly commended the Minster for the process you have followed in the development of the Plan and welcomed the direction of travel, whilst offering detailed comments on some aspects of the proposals.

The Commission reiterated this commendation of your ambition and the process you have followed in developing this plan, which we hope will have blazed a trail for other cathedrals.

The Commission was content with the detail of the finalised Plan with one exception, which is the continued use of Chapter House Yard for car parking. The Chapter House is one of the great gems of English medieval architecture, in architectural terms (and in respect of its listed status) nothing inferior to the main Minster to which it forms such an important adjunct. The Commission's advice of September 2018 drew attention to the desirability of enhancing the context of the Chapter House and the Commission was disappointed to see that the Plan reinforces the use of Chapter House Yard as a car park.

In relation to policy PA3, the Commission recommended a thorough engineering review to the twentieth-century extensions to the Archbishop's Palace to establish exactly what has caused the problems with the existing building and whether the cause was a one-off or ongoing event, to inform any decision over its reconfiguration or redevelopment.

As ever, I will be happy to discuss any aspect of this with you in greater detail.

Yours sincerely,



Tom Ashley  
Senior Cathedrals Officer and Deputy Secretary to the CFCE

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# Cathedrals Fabric Commission for England

cc. The Rt Reverend Dr Jonathan Frost, Dean of York  
Ms Kathryn Blacker, Chapter Steward  
Mr John Gough, FAC Chair  
Mr David Demack, FAC Secretary  
Mr Oliver Caroe, Surveyor of the Fabric  
Mr Stuart Harrison, Cathedral Archaeologist

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