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**Murton Parish Neighbourhood Plan Working Party**

**Report to the Parish Council September 13th 2017 of a meeting of the**

**Working Party on September 10th 2017**

**Present: Richard Clancey (Chairman), Denise Rothwell, Denise Wells, David Waddington (Acting Secretary)**

1. **Questionnaire 2**

The analysis of the second questionnaire sent to households in the village and nearby households in June has been completed and a report written (Enclosure 1). It was agreed to recommend to the Parish Council that a copy is sent to every household in the area designated for the questionnaire.

1. **Local Plan**

There are 5 sites included in the Officers Assessment of Employment Sites recently published as Annex 4 which are either in the Parish or adjacent to it and which would have a significant effect on the Parish.

They are

1. Land East of Grimston Bar ST6 (181/847)
2. Greenacres (Murton Lane) 795
3. Brook Nook (Murton Way) 112
4. Land at Grimston Bar 160
5. Land at Murton Lane Industrial Estate 161

The Officers recommendations for each site are that the development should not be allowed except for the site at Greenfields. For the latter, they state:

**Site not included in PSC (2016).**

**Site resubmitted for consideration as B2/B8 employment site. Site previously passed criteria 1 to 4 of SSP but failed technical officer assessment on landscape grounds: “The current site provides openness that can be observed from the A166 although the site is viewed against a backdrop of sheds, warehouses etc associated with Friars Close and the Livestock Centre. A Landscape and visual appraisal should be conducted to investigate these aspects”**

**A landscape assessment has been submitted through the PSC alongside a transport assessment. It is considered that the site may be appropriate for some employment development. The site would represent a logical extension to the adjacent commercial land uses subject to an appropriate scale/density of development and adequate landscape treatment.**

**Officers suggest that consideration is given to the inclusion of a new allocation of 1.95ha to provide approximately 6,000 sqm of floorspace for light industrial units. The ratio of land to floorspace reflects further evidence submitted on out of centre employment plot ratios across the city. These are approximately 3,300 sqm of floorspace per ha.**

The Parish Council will be shortly invited to comment on these proposals and the Working Party suggests the following. It writes:
(a) a letter to all households in the village outlining the proposals and asking for comments

(b) the draft reply to the City Council to be submitted to the Parish Council forconsideration

The Working Party when discussing the proposal for Greenfields considers it to be a reasonable proposal which will not affect the village while providing a useful and logical site for employment. It does not think that grounds such as exacerbating parking problems on busy days at the Auction Centre sufficient grounds for disagreeing with the proposal. Rather, it would prefer to make the point that, in encouraging the proposal, it is incumbent on the City Council to take this problem into account when making the decision.

The complete report from the officers can be found using the url: [**http://democracy.york.gov.uk/documents/g10364/Public%20reports%20pack%2010th-Jul-2017%2017.30%20Local%20Plan%20Working%20Group.pdf?T=10**](http://democracy.york.gov.uk/documents/g10364/Public%20reports%20pack%2010th-Jul-2017%2017.30%20Local%20Plan%20Working%20Group.pdf?T=10)

1. **The Homestead**

The Working Party is very concerned with the application to build a house at the Homestead and has written to the City Council objecting to it:

**The proposal for a Neighbourhood Plan for Murton was formally agreed by the City of York Council in July 2015 with the parish boundary as the boundary for the Neighbourhood Plan. The Murton Neighbourhood Plan Working Party has been working closely with the Council and we have been kept informed throughout with changes in the emerging City of York Local Plan. We have been in complete agreement with both the overall strategy in the emerging Local Plan for Murton and other villages surrounding the city, and the detailed recommendations for Murton itself, in particular the emphasis that there should be no encroachment between the village and the industrial/business sector. Over the years, the disused Derwent Light Railway line and the A 166 have been used in planning applications as the boundaries for the Murton Industrial Park, separating it clearly from the village.**

**As part of the Working Party’s work in obtaining the views of the residents, it has conducted two questionnaires (January 2016 and May 2017). In both, the desire to maintain the present village envelope was emphasised both qualitatively and quantitatively. The second questionnaire had 47 questions, 36 Lickert-type and 11 free response, which had a very high response rate of 83%. Of these, 96% of the respondents said that they did not want to see any coalescence between the village envelope and the Industrial Park.**

**Thus the present proposal runs counter to the emerging Local Plan and the views, democratically sought in this age of Localism, of the vast majority of the residents. Moreover, it is counter to the National Planning guidelines.**

**The Working Party wishes it to be known that it is not against building of houses in the village *per se.* It simply wishes to see any development within the envelope which is sympathetic to the rest of the village, which contains a conservation area, which conforms to National Planning and Local Plan guidance and which in no way affects the openness off the Green Belt.**

**In no way does this present proposal fit these guidelines and if allowed would be a major blow to the emerging Local and Neighbourhood Plans. Further it would go against all the decisions made by the Planning Committee and successive Appeal Inspectors’ reports.**

1. **Boundary of the Parish**

It was reported that no progress had been made on the proposal to alter the boundary of the Parish and we have been advised by the Planning Officer who is advising us, Rachel Harrison, to press ahead as if there are no changes being proposed.

The Working Party therefore recommends that we prepare a second questionnaire for the households on the periphery of the Parish. We will aim to complete the preparation and printing of the questionnaire by early October and ask for help to distribute and collect it in mid-October.

The Working Party suggests that we should invite, in this questionnaire, comments about the proposed boundary change.

The Working Party will also seek further clarity about the *net* contribution of these areas to the overall funding for the Parish.

1. **Correspondence with businesses**

The Working Party recommends that we send a copy of the report on questionnaire 2 to all businesses asking them to comment on its findings, if they wish.

It was noted that the City Council will be writing to all land owners and businesses when the Neighbourhood Plan is published asking or comments prior to the referendum.

1. **Date of the next meeting**

Sunday, October 8th at 10 30 am in Murton Hall