

Murton

Neighbourhood

Plan



Murton Lane looking towards Murton village

This leaflet shares our progress in developing Murton's own Neighbourhood Plan. Crucially it invites you to examine the latest proposals and to offer any comments you may have on them.

After this stage of the consultation with Parish residents, businesses and landowners, the draft plan will be revised if necessary (following your feedback) and then submitted to the City of York Council for the next step, which is submission.

What's inside?

In Part 1 of this leaflet we explain what the Plan is, and how it fits into the bigger picture, locally and nationally. Then in Part 2 we summarise each of the SIX topics included in the Plan.

Enclosed with the leaflet is a form you can use to provide your comments or questions.



Redbarn Drive, together with Moins Court and Meam Close, was built at the turn of the century

PART ONE

1. WHAT IS NEIGHBOURHOOD PLANNING?

Neighbourhood planning (part of the Government's Localism Act) is a new way for communities to shape the places in which they live and work.

There is a National Policy Planning Framework which defines the Government's policy. In turn, this is interpreted by Local Plans and the City of York has written one which is, at this moment, being examined by Government inspectors. In turn, local communities may interpret these national and local plans in terms of their neighbourhoods.

Murton is helping lead the way as one of only 17 parishes in York creating their own Neighbourhood Plans.

"It means Murton can be central to influencing local planning decisions"

2. WHAT IS IN OUR NEIGHBOURHOOD PLAN?

We have consulted you throughout the process, particularly through five questionnaires which had a very high level of responses.

This helped us to choose SIX topics that can each be affected by future planning decisions and which our Plan will safeguard

- 1. Murton Parish and the Proposed City of York Green Belt**
- 2. Murton's Green Infrastructure and Landscape**
- 3. Heritage, Character and Sustainable Design**
- 4. Employment**
- 5. Housing and Community**
- 6. Transport and Movement.**

3. IS IT ALL WORTH IT?

We think so – and your feedback so far shows that it is. Here's why.

Currently, **without** our own Neighbourhood Plan, Murton as a community can struggle to influence planning decisions that affect our lives.

"Supported by national guidelines but making our own choices"

If we write our own Neighbourhood Plan, and this conforms to national and City of York policies, we will be included in the overall planning process, and, with our own priorities and wishes, we will be at the heart of local decision-making. This means that our Neighbourhood Plan can have distinctive policies for Murton which have legal standing and become part of the City of York's Local Plan.

4. WHY IS YOUR FEEDBACK SO IMPORTANT?

There are two reasons.

Firstly, the final Plan, once adopted, will shape our community in the Parish for the next 12 years. That's a long time to live with the consequences if we don't all get it right.

And secondly, it's your community, your Parish, and so your feedback counts. We've sought the views of residents and business from the start – and having developed those up into proposed policies, we now need you to make sure we've got them right.

"It's really important to have your views on this!"

Enclosed with this pamphlet is a request for comments and instructions on how to send these back to us.



Main Street, Murton.

5. WANTING MORE INFORMATION?

There are two ways in which you can see the whole Plan:

1. Access it on a Parish Council website:
<https://murtonneighbourhoodplan.org.uk>
2. Get in touch with our Parish Clerk, Alastair McFarlane, either by phone 01904 481306 or by email murtonyorkparishclerk@yahoo.com and he will arrange for you to receive a copy.

If you want more information about the National and emerging Local Plans, you can get it on the following websites:

<https://www.gov.uk/guidance/national-planning-policy-framework> (The National Plan)
https://www.york.gov.uk/info/20051/planning_policy/710/new_local_plan (The emerging City of York Local Plan)

6. AND FINALLY – WHAT HAPPENS AFTER THIS FEEDBACK?

There are a series of steps before we finalise our Neighbourhood Plan:

1. After this consultation, we will revise the Plan to take account of responses received from residents, businesses and official bodies before sending it to the City of York Council.

2. The City of York Council will publish the Plan for 6 weeks and ensure that the Plan conforms to the Local Plan.
3. The City of York Council will then send the Plan to an independent examiner who will ensure that the Plan complies with all relevant national legislation and guidelines. This is known as the *examination*.
4. After the examination, the Plan will then be referred back to all residents and businesses in the Parish for a *referendum*. If it is approved by a simple majority, the Plan will become a statutory document.

“Our plan will make a real difference!”

This is the opportunity for us all to have a say in the future of our community so do please get involved to help us produce a document which really is OUR PLAN. Thank you.



The peloton in the first Tour de Yorkshire leaving the village and entering Murton Way on its way to Osbaldwick

PART TWO THE POLICIES

1. Murton Parish and the Proposed City of York Green Belt

Purpose of the policy

The policy seeks to protect the countryside in Murton and prevent it from sprawl or from merging into the main urban mass of York. In doing this, it also protects the rural setting and character of the historic village centre and encourages development in more sustainable locations.

MGB1 Proposed York Green Belt

The general extent of the York Green Belt within the Parish of Murton, is shown on the RSS Key Diagram. The Green Belt will be defined through the Local Plan process. This policy shall apply to land included within the Green Belt boundary that is defined under the adopted Local Plan.

Decisions on whether to treat land as falling within the Green Belt for development purposes in advance of the adoption of the Local Plan will be taken in accordance with the decisions made in the judgement for *Wedgewood v City of York Council* [2020] EWHC 780 (admin), taking into account the RSS general extent of the Green Belt, the draft Local Plan (April 2005), the emerging Local Plan and site specific features in deciding whether land should be regarded as Green Belt in advance of the adoption of the Local Plan.

Within the general extent of the Green Belt inappropriate development will not be supported except in very special circumstances. New buildings are regarded as inappropriate development and will not be supported other than in the circumstances identified in the National Planning Policy Framework.

Development proposals for the following uses will be supported provided that they preserve the openness of the general extent of the Green Belt and do not conflict with the purposes of including land in the Green Belt:

Minerals extraction;
Engineering Operations;
Local Transport Infrastructure that can demonstrate a requirement for a Green Belt location;
The re-use of buildings provided that the buildings are of permanent and substantial construction; and
Development brought forward under a Community Right to Build Order.

2. Murton's Green Infrastructure and Landscape

Purpose of the Policies

To protect and enhance Murton's rural environment and green spaces.



The pond in Murton village

ENV1 Local Green Space

Local Green Spaces must remain as open space and their community value must be maintained or enhanced. These are:

The village pond, off Moor Lane;
The village green, Murton Way;
Allotments, Moor Lane;
The Copse, Moor Lane, and Moor Lane verge;
The Churchyard of St James's Church; and
The Grassed area, off Osbaldwick Link Road.

Development proposals that would result in the loss of, or have a significant adverse effect on, an identified Local Green Space or adjacent to one will not be supported.

ENV2 Green Infrastructure

Small size development proposals will only be supported if they meet all of the following:

- *The open and green character of the Green Space is not compromised, and they provide facilities to support the community use of space; and*
- *Community, wildlife, amenity space or other values are preserved or enhanced, and particular regard must be made to avoiding harmful impacts on hedgerows and trees and Public Rights of Way.*

Where harmful impacts on the environment cannot be avoided, they must be mitigated and, as a last resort, must be compensated.

ENV3 Edges of the village

Development which harms the character and approach to the village of Murton will not be supported. Care must be taken to keep the fields, where not cultivated, in good order.

3. Heritage, Character and Sustainable Design

Purpose of the Policies

To ensure that development is well-designed, sustainable, and contributes to the distinctive character of Murton Parish, complementing the historic and rural character.

ENV4 Historic Environment

Development proposals will only be supported that preserve or enhance the historic character of the Parish and setting of the historic village through high-quality, creative, site-specific design, in line with the Murton Village Design Statement. Particular regard must be to avoid impacts on key features of the village and their settings which are shown below.

Collectively these must be preserved to maintain the Murton village conservation area.

The following buildings are Grade II listed:

- *The Church of St James and churchyard, ca 1200*
- *Murton Hall, Late 18th century with 19th century additions*
- *The coach house to Murton Hall, Late 18th century*
- *The garden wall and gazebo to Murton Hall, Late 18th century*

The following are designated Local Green Spaces within the Conservation area:

- *The village pond*
- *The village green*
- *Grass verges*
- *The churchyard*

The following are designated in the Murton Village Design Statement. The statement suggests that 'Development must also preserve or enhance [the following] buildings and their setting. These are:

- *Red and Buff Cottages*
- *Anvil Cottage and the several buildings in Prospect Farm*
- *Fern View*
- *Rose Farm*
- *The Villa*
- *Lilac Tree House*
- *Jasmine Cottage*

- *The Bay Horse*
- *The Old Smithy*

- *Cherry Tree House (formerly Lornik House)*
- *Pear Tree Farm House*
- *South View*

ENV5 Design and Sustainability

New development will only be supported where the design of the development, its landscaping and planting create an attractive, locally distinctive and well-functioning environment, with a sense of place appropriate to Murton Parish. The development must:

- Comprise creative, site-specific design solutions, responding to topography and other contextual features, and complementing the established character in terms of scale, massing, height, garden provision, and degree of set-back from streets;
- Use high quality materials, to complement those used in the surroundings;
- Use permeable ground surface materials;
- Use sustainable and implement low carbon or carbon neutral techniques and materials.

In addition, any larger scale developments should not compromise rural employment or operations of local farms and agricultural businesses.



The new Welcome lobby to St James's Church, funded mainly through efforts of the village to enable the church to be used for the whole community

ENV6 Alterations and Extensions

Alterations to historic buildings must take account of the architectural and building characteristics and utilise appropriate, authentic materials. Original features, such as chimney-stacks, must be retained. Reinstatement of missing historical features is encouraged and would be supported.

Extensions to historic buildings will be supported where they are designed and landscaped to complement the original building, and do not dominate the original building.

Where buildings are proposed for conversion to new uses, evidence of their former historic use where possible should be retained as part of the scheme.

4. Employment



The industrial estate on Murton Lane. The farm leading to the boundary is devoted to livestock. In the foreground on the right of the road is Murton Park Station of the Derwent Valley Light Railway and Murton Park which contains the Yorkshire Farming Museum. Beyond them are the ABP Food Group abattoir and the York Auction Centre. The buildings on the left include William Thomson (York) grain depot and L Clancey and Sons recycling centre.

Purpose of the policies

To create a sustainable settlement with a balanced mix of uses, including employment opportunities.

EMP1: Employment

New commercial and industrial developments will only be supported in the following locations where they help the rural economy:

- *The established industrial estate*
- *Urban brownfield sites*
- *Reuse of use of existing agricultural buildings.*

This is subject to:

- *Causing no significant adverse impact on traffic congestion and safety;*
- *Causing no significant adverse impact on the amenities of nearby residents, and are an appropriate use within the Green Belt.*
- *Not compromising rural development or operations of local farms and agricultural businesses*

For a new-build development, a landscaped buffer zone must be provided to screen the development from any existing and adjacent housing and amenities.

EMP2: Broadband Internet

New development must incorporate superfast-speed Internet connectivity where technically viable. This must be provided before the first occupation of development permitted.



Passengers waiting to board the Derwent Valley Light Railway, one of many attractions at Murton Park

5. Housing and Community

Purpose of the policies

To enable housing development to meet local needs and to ensure that the Parish is served by local community facilities.

HAC1 Housing development

Housing development will only be supported in the following locations:

- *Redevelopment of housing within the built-up area of the village;*
- *Change of use of former agricultural buildings;*
- *Urban brownfield locations as part of a mixed-use scheme.*

This is subject to:

- *Causing no significant adverse impact on traffic congestion and safety;*
- *Causing no significant adverse impact on the amenities of nearby residents;*
- *Being an appropriate use within the Green Belt; and*
- *Not compromising rural employment or operations of local farms and agricultural businesses.*

HAC2 Houses in Multiple Occupation

Change of use to a house in multiple occupation (HMO) will only be supported where:

- *The proposal would not harm the character and appearance of the building, adjacent buildings or the local landscape context. This is subject to the design, layout and intensity of use of the building not having an unacceptable impact on neighbouring residential amenities;*
- *Internal and external amenity space, refuse storage and car and bicycle parking is provided at an appropriate quantity and is of a high standard so as not to harm visual amenity;*
- *The proposal would not cause unacceptable highway problems; and*
- *The proposal would not result in a contravention of the threshold 'tipping points' set out in the CYC Article 4 Direction.*

Applications for change of use from HMO back to dwelling house would be encouraged.

HAC3: Community Facilities

The Parish Council will work with the City of York Council to help in the development of existing community facilities providing that the community value of the facility is maintained or enhanced. New community facilities will be supported, subject to:

- *Causing no significant adverse impact on traffic congestion and safety;*
- *Causing no significant adverse impact on the amenities of nearby residents.*



The houses built in Tranby Avenue at the Hull Road end were built in the 1930s and are considered of architectural interest.

6. Transport and Movement

Purpose of the policy

To ensure that new development is supported by sustainable transport options and takes account of safety, road capacity and the impact of transport infrastructure on local character.

TRA1: Traffic and Movement

New developments must not have any significant detrimental impact on traffic safety and congestion on rural lanes in Murton. This includes impacts on the following, existing pressure points:

- *Murton Way;*
- *Murton Lane; and*
- *Moor Lane and Bad Bargain Lane.*

Where highway upgrades are proposed as part of development to address capacity or safety issues, and the development caused significant harm to the Parish and in particular to the rural and historic character of the village and its setting, any harm should as far as possible be mitigated. If development cannot be mitigated it should be resisted.



One of alpacas guarding sheep in a field in the centre of Murton village

Community Actions

The focus of our consultations was on 'planning', the core rationale for a Neighbourhood Plan. However, discussions with residents and the responses written in the questionnaires highlighted some issues that extend beyond this remit. These are nevertheless very important to the everyday lives of residents in the Parish and so we include them here.

a) Traffic Through the Parish

Purpose of the policies

To reinforce and take further steps to ensure safer roads in the Parish

CA 1 Traffic Calming

The Parish Council will work with the Highways Authority and other relevant authorities to give active consideration to traffic speed calming through the Parish. Any forms of traffic control should be in character with the local environment.

CA 2 Safer Routes for Cyclists and Pedestrians

Opportunities will be sought to create improved and safer routes for cyclists and pedestrians.

CA3 Parking

The Parish Council should initiate a discussion with the residents and businesses on viable ways to reduce the parking of cars in the roadway and on grass verges.

b) Enhancing Parish Ambience

Purpose of the policies

To enhance the work already done to make the Parish a pleasant place in which to live and work.

CA4 Anti-social behaviour

The Parish Council should continue its programme, in collaboration with the City of York Council to reduce the litter left by fly-tipping, and to work with landlords to improve the results of poor behaviour by some residents.

CA5 Signage, Street Furniture, Lighting and Tidiness in the Parish

Where signage or street furniture is proposed it should seek to reflect local materials and features evident in the immediate surrounding area. Where lighting is proposed it should be designed to:

- Avoid intruding into areas where darkness is a characteristic of the Parish; and
- Minimise impacts on adjacent rural habitats and wildlife.

The Parish Council should enlarge its work on keeping the Parish tidy.

c) General Policies

Purpose of the policies

To address other concerns raised by residents and to safeguard/improve existing standards.

CA6 Public Rights of Way and Footpaths

Opportunities to secure improvements in the network of Public Rights of Way, other footpaths and cycleways should be encouraged.

CA7 Allotments

The Parish Council should ensure that the present provision is being used effectively and undertake a detailed survey of residents' wishes. If there is sufficient demand, they should work in collaboration with the City of York Council to provide more allotment space.

CA8 Communications with the Parish Council

The Parish Council will work with residents to improve communications through notice boards and the website.

CA9 Public Transport

Reducing reliance on cars requires an improved public transport system serving Murton village, and is particularly relevant if the age profile increases. The Parish Council, in collaboration with the City of York Council and other authorities and organisations, should keep this under review.

Developer Contributions

DC 1: Developer Contributions

The Parish Council will prioritise the use of financial contributions, Section 106 or Community Infrastructure Levy funds to mitigate negative impacts due to development in the Parish or

adjacent to the Parish and to improve and enhance community facilities.