

Murton Neighbourhood Development Plan

Examiner's Clarification Note

This Note sets out my initial comments on the submitted Plan. It also sets out areas where it would be helpful to have some further clarification. For the avoidance of any doubt, matters of clarification are entirely normal at this early stage of the examination process.

Initial Comments

The Plan provides a comprehensive vision for the neighbourhood area.

The presentation of the Plan is very good. The difference between the policies and the supporting text is very clear. In addition, the Plan makes good use of various high-quality maps and photographs.

Points for Clarification

I have read the submitted documents and the representations made to the Plan. I have also visited the neighbourhood area. I am now able to raise issues for clarification both with the Parish Council and with the City of York Council.

The comments made on the points in this Note will be used to assist in the preparation of the examination report and in recommending any modifications that may be necessary to the Plan to ensure that it meets the basic conditions. I set out specific policy clarification points below in the order in which they appear in the submitted Plan:

Questions for the Parish Council

Policy ENV1

The policy takes a positive approach towards the designation of Local Green Spaces. It is carefully underpinned by the details in Appendix G.

Policy ENV2

The policy takes a positive approach towards heritage assets. The approach towards non-designated heritage assets is underpinned by the details in the Village Design Statement.

Policies ENV5 and ENV6

The approach taken in these policies is very appropriate. Nevertheless, do they bring any added value to their topic areas beyond existing national and local planning policies?

Policy EMP1

The policy takes a positive approach towards employment development. However, given the overall structure and content of the policy is the word 'only' necessary?

Policy HAC1

The policy takes a positive approach towards housing development. However, given the overall structure and content of the policy, and the current extent of the Green Belt, is the word 'only' necessary?

Policy HAC 3

This first sentence of the policy reads as a statement of fact or intent rather than as a land use planning policy. It would be helpful if the Parish Council elaborated on its intentions. Could the matter be addressed as an additional community action?

Policy TRA1

Is the added value of this policy beyond existing national and local planning policies the identification of the three pressure points?

Policy DC1

This matter reads as a community action rather than as a land use policy. I am minded to recommend accordingly. Does the Parish Council have any comments on this proposition?

The Community Actions

The Actions are both appropriate and locally-distinctive to the neighbourhood area.

Questions for the City of York Council

What is the current progress on the examination of the emerging Local Plan? Is there an anticipated timetable for its adoption?

Representations

The representations made on the Plan are very positive and do not lead me to ask any specific questions. Nevertheless, does the Parish Council wish to comment on any of the representations made to the Plan?

Protocol for responses

I would be grateful for responses to the questions by 17 February 2025. Please let me know if this timetable may be challenging to achieve. It is intended to maintain the momentum of the examination.

If certain responses are available before others, I would be happy to receive the information on a piecemeal basis. Irrespective of how the information is assembled, please could it come to me directly from the City of York Council. In addition, please can all responses make direct reference to the policy or the matter concerned.

Andrew Ashcroft

Independent Examiner

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27 January 2025