

## COMMENTS TO HBC ON LOCAL PLAN:

Comments from Marton cum Grafton Parish Council:

We note that that Yew Tree Farm has been added as an additional site to the already identified land to the North of Braimber Lane. We append our comments on both sites that are now proposed for this village.

### **Yew Tree Farm**

This site is owned by NYCC and comprises a tenant farm. It is at the heart of Marton cum Grafton and extends from the centre of the village to Church Lane.

The Parish Council would not be averse to some development on this site, but strongly recommend that this be limited to far fewer than the potential volume of 32 houses identified on the additional sites map. This number would be totally inappropriate for the planning reasons set out in the bullet points below. We believe any development should not extend to Church Lane at the rear of the site. This is a narrow lane unsuitable for increased traffic or access to a building site. It is also one of the attractive entry points to the Conservation Area.

In summary may we refer you to the planners' views expressed in HBC's own October 2016 Site Assessment Volume document (Lingerfield to Minskip) - in which Marton cum Grafton's entry commences at p.102. The following comments in respect of Yew Tree Farm are those set out by yourselves in that document:

- Sensitivity rating of this site - high. This is at the heart of the village and is a sensitive area
- Capacity rating low - very limited capacity to accommodate the type and scale of development proposed and few opportunities for mitigation
- Would be a major extension into open landscape within a conservation area
- Would significantly extend the development footprint of the village to the south
- Development is likely to harm elements which contribute to the significance of a heritage asset and the harm is not capable of mitigation (marked as high risk)
- Would have a negative impact on local distinctiveness
- Development of the field site would harm the existing grain and be harmful to the character of the area generally
- Any other than very limited development of the site would be very harmful to the character and appearance of the conservation area and also the setting of the designated and non-designated heritage assets present

In conclusion, we urge you to take account of your own findings and limit development on this site to a small scale, sympathetically designed group of housing that would be based on the existing footprint and not be detrimental to the heart of the conservation area.

### **Land to the North of Braimber Lane at the entry to Marton**

You will be aware that the owner of this land has already applied to HBC to build 22 houses on this site (16/01277/OUTMAJ). This application was refused by yourselves in March this year - for reasons of impact on the conservation area, over-intensification,

potential impact on protected species contrary to Core Strategy Policy EQ2 and possible increased flood risk (Core Strategy Policy EQ1).

The Parish Council would have no objection to a small number of homes built in linear fashion at this entry point to the village. However, we would object to more than a small number of houses or a site of any depth, mainly for the reasons that were set out by yourselves in the October 2016 Site Assessment Volume document under Lingerfield to Minskip, Marton cum Grafton starting at page 102.

Your comments at that time, with which we agree, are summarised below:

- The site adjoins a conservation area
- It is prominently located with clear views from adjacent roads and open countryside
- Development is likely to result in harm to elements which contribute to the significance of a heritage asset and the harm is not capable of mitigation
- Built development will have a negative impact on local distinctiveness
- A large scale development would have an adverse impact on the character and appearance of this attractive rural field and would be against the grain where, apart from the anomaly of the Orchards, linear development leads away to the edge of the village.
- Marton Carr is 600m to the SW (a SINC) and there is a pond, significant hedgerows with nesting birds and roosting bat opportunities noted on site. Development could lead to significant adverse effects on wider ecological habitat.
- The pond, hedges and woodland are significant features.

To summarise, we would agree that bearing in mind the above, a linear configuration of a handful of houses built in sympathetic style would be not be inappropriate at this site.

21/08/17