



Welburn Parish Council

NEIGHBOURHOOD PLAN APPLICATION

APPLICATION FOR DESIGNATION OF A NEIGHBOURHOOD PLAN AREA

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INTRODUCTION

Welburn is an historic, attractive small village located within the Howardian Hills Area of Outstanding Natural Beauty. It is a classic example of a linear village with a designated Conservation Area at its heart, both aspects of which, over many years, the Local Planning Authority and the Parish Council working together, through successive Local Plans and decisions on planning applications, have successfully sought to protect.

The village is positioned adjacent to the A64, some 5 miles west of Malton and approximately 15 miles east of York. The Parish consists of some 254 households with an estimated population in 2013 of 523 persons. Main Street is at the heart of the village with several Listed Buildings and a registered Village Green which is also designated as a Visually Important Undeveloped Area. Church Lane to the south of Main Street gives access to a small area of housing mainly developed in the 1960s. Chestnut Avenue and Holmes Crescent are further clusters of housing located as one leaves the centre of the village heading towards the A64. Apart from a small number of houses on Castle Howard Station Road, the outlying Mount Pleasant Farm and a single residence known as Hardy Flatts, the remaining properties within the Parish and known collectively as Crambeck are located on the other side of the A64 being homes converted from the former reformatory school. Located within the centre of the village are Welburn Community School, The Crown & Cushion pub, Dogh (a delicatessen/café), Welburn Garage and the Village Hall. At the top of Church Lane, overlooking the village is St. John The Evangelist Church built in 1858.

Generally, Welburn Village is regarded as a fine example of a typical North Riding Village with outstanding landscape views which have been safeguarded through the designated Conservation Area and the AONB management plan to which the Planning Authority have consistently, and strongly, aligned their long-term planning strategy statements.

OBJECTIVE

The development of a Neighbourhood Plan for the Parish of Welburn (Malton) is being facilitated by the Parish Council with assistance and input from volunteers across the community. Parishioners believe that this is their opportunity to take some ownership on future planning policy together with infrastructure and traffic problems as they affect their parish. A professionally managed market research survey across the entire parish has recently been completed and the results are currently being analysed with further consultations planned. Through the creation of the Plan people who live in the parish will have the opportunity to help shape the future policies for land use and particularly the scale of any residential development within the parish. There is particular concern for the quality of life throughout the village caused

by ever increasing traffic and a strong objective will be to call for better alignment and consultation between the Highway Authority and the Planning Authority.

The Neighbourhood Plan Area for Welburn (Malton) is delineated by red edging on the plan attached and subject to passing the formal tests, a local referendum and examination, we look forward to the Neighbourhood Plan becoming part of the local planning framework.

STATEMENT EXPLAINING WHY THIS AREA IS CONSIDERED APPROPRIATE TO BE DESIGNATED AS A NEIGHBOURHOOD AREA

The parish of Welburn (Malton) is considered to be appropriate for designation as a neighbourhood area for the following main reasons:

- The Plan is being developed to ensure recognition and inclusion of the views, ambitions and needs of the local community in the planning process.
- The Plan will inform, guide and promote balanced and sustainable development to a scale appropriate to the landscape and the Parish.
- The Plan will aim to preserve the natural and physical heritage and character of the Parish, safeguarding its historic linear form whilst supporting small appropriate residential infill development.
- The Plan will seek to support wherever possible development of housing for local occupancy and will look to oppose second home ownership.
- The Plan will seek to secure infrastructure improvements whenever appropriate and possible in any planning process.

It is hoped that once this initial application has been received and acknowledged by the Local Authority, a full plan, based around this submission, will be formulated and finalised in the early part of 2023.

STATEMENT THAT THE ORGANISATION OR BODY MAKING THE AREA APPLICATION IS A RELEVANT BODY FOR THE PURPOSE OF SECTION 61G OF THE TOWN & COUNTRY PLANNING ACT 1990

In accordance with Section 61G of the Town & Country Planning Act 1990 it is confirmed that the body making this application is Welburn (Malton) Parish Council established in pursuance of the Local Government Act 1972 and is thereby a relevant body.

6 December 2022