

# *Marston-cum-Grafton* *Village Design Statement*



## What is the Village Design Statement?

This Village Design Statement is written by the local community about the local environment. It captures the character of Marton-cum-Grafton through the eyes of local residents, and provides guidelines about how we wish to see the village develop in the future. Our aim is to preserve the rural, architectural and historical character of the village by enhancing its natural landscape features, built environment, social cohesion, agricultural activity and open spaces. The Statement endorses and elaborates existing planning guidelines, notably the Conservation Area Statement, by grounding them in the local context of our village.

## Who is the Statement for?

This Statement provides information and guidance for:

- statutory bodies and public authorities
- planners, developers, architects, builders, designers
- local residents, businesses and households
- local community groups

## How does the Statement work?

This Statement has been adopted by Harrogate Borough Council as a Supplementary Planning Document. The Statement supports Local Plan policies as they affect the village of Marton-cum-Grafton and should also assist the work of the Parish Council and other local authorities (e.g. North Yorkshire County Council). The recommendations made here will help architects and developers to understand local views and perceptions at the outset of the design and development process. It will also be useful to residents considering altering or extending their properties whether these require planning permission or are “permitted development”. More specifically, this Statement develops Policy HD20 “Design of New Development and Redevelopment” and Policy H13 “Housing Density, Layout and Design”. It will be considered in the assessment of all planning applications.

## How was the Statement prepared?

A first public meeting was held on June 15<sup>th</sup> 2000 to discuss the possibility of producing a Village Design Statement. All villagers were invited and over 50 people attended. At the end of this meeting six working groups were established to consider different elements of the village including its history, landscape setting, architectural characteristics, roads and footpaths, as well as wildlife and photography. These groups met to discuss ideas and drafting text for the Statement. We also sought advice from various outside bodies, and reviewed other Village Design Statements. A first draft of the Statement was completed and an editorial committee established to finalise the text. A second illustrated draft was exhibited in an Open Day held in the Village Hall, at which written and oral feedback was received from 50 villagers. Following further editing of the text, the Statement was discussed with the Parish Council and presented to Harrogate Borough Council and the Countryside Agency. After extensive consultation, the Borough Council adopted the Statement.  Supplementary Planning Document.

## Were other organisations involved?

Yes. We had particularly helpful feedback on an early draft of this Statement by Mr Mike Dando of Rural Planning Aid. The Parish Council supported the preparation of the Statement and we liaised with staff in the Harrogate Borough Council’s Forward Planning Section. A list of other statutory organisations whom we consulted is provided in Appendix 3.



## A Walk Through The Village

As an introduction to our village we will follow a walk into Marton-cum-Grafton from the south. The road is peaceful with wide grass verges and high hedges. On our right, the first houses appear and ahead the roofscape rises and diversifies so that we see a mixture of colours and designs. Red clay pantiles and bricks abound.

We climb gently. The fields and houses alternate from side to side but gaps always give us long



the many footpaths which link Marton and Grafton but instead we descend, following the short road that links yet separates the two halves of our village. Once more distant views open across the rolling countryside of the Vale of York.

A tall stand of mature yew trees and a narrowing of the road, signals our entry to Grafton. The view opens once more across Grafton green. The Millennium Sundial lies ahead of us. We turn right and climb Thorn Hill Lane.



perspectives into the countryside. Low brick and cobble walls, hedges and garden borders edge the footpath along which we now walk. A tractor rumbles by, reminding us of the agriculture which has moulded and shaped our village for centuries.

Reaching a moderate crest, spread out before us lies the green heart of Marton, its shop and its post office, the 16<sup>th</sup>



century Old Punchbowl Inn and the Memorial Hall. On the left, Dew House is typical of the older farmhouses which formed the nucleus of the early village. Its high brick-walled garden, symmetrical frontage and steeply inclined roof epitomise the local architecture of its time. Around it, other houses and outbuildings vary in age, size and arrangement but all are complementary to each other.



To the right of Thorn Hill Lane lie Grafton Hills. The grassy quarry floor within the hills is home to football and cricket pitches, a new children's playground and skateboard park. We climb the wooded footpath to reach a wooden bench high above the grassy amphitheatre below. There are spectacular views south-east towards York and its Minster, north-east towards the Hambleton Hills and the North York Moors, and west to the Dales. Though we are midway between Grafton and Marton only a scatter of rooftops is in view.

It has taken us twenty minutes to walk through a village which has grown and evolved over one thousand years or more. Its history is etched in its landscape, its lines and curves, its materials and designs, its diversity and coherence. These things matter to us and this is why we write this Design Statement, to celebrate the unity of our village landscape in its rural setting, the tradition of its local styles of architecture and land use, and to protect the qualities that comprise Marton-cum-Grafton and its Conservation Area.



The road forks around Marton village green. One branch leads to Christ Church with its high west-facing clock, surrounded by fields, a second leads to the slate roofed primary school. Beyond both lies open countryside but we continue towards the whitewashed inn where a gap between buildings reveals Grafton Hills, the highest point of our village. We could break off here and follow one of

## The village

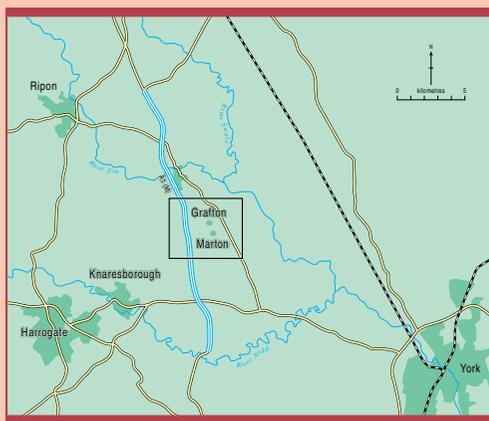
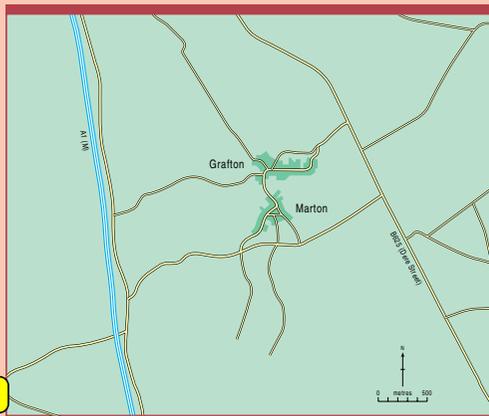
Marton-cum-Grafton consists of two settlements situated within the Harrogate administrative district of the County of North Yorkshire, 3 miles south-east of Boroughbridge and 7 miles north-east of Knaresborough. The village is bounded to the east by the old Roman road (Dere Street, now B6265) which runs from Aldborough to York and to the west by the A1(M) and A168 which have developed from the old Great North Road.

Development within Marton-cum-Grafton and its surroundings is controlled by the policies and guidelines of the **North Yorkshire Structure Plan**, the **Harrogate District Local Plan**, and guided by the **Conservation Area Statement** for the village. Together these have been effective in promoting coherent and sympathetic development which has largely preserved the village's fundamental character and appearance.

Recently the pressures of development have increased and, in response, the village felt that a Design Statement would be a helpful addition to the existing planning process and guidance by enabling local interest, culture, history, built form and landscape to be more fully represented in future planning decisions.

## Settlement history

The fields and hills of Marton-cum-Grafton have a long history of human settlement and activity which spans at least five millennia. In 1927 a local farmer stumbled across an ancient hoe which dates from the Neolithic period, whilst remains of an Iron Age fort on Grafton Hills reminds us of a more warlike time, some 2,500 years ago when the high ground afforded defensive protection. Due to the close proximity of the Roman



road linking Aldborough and York, the village may have once been a Romano-British settlement.

Entries in the Domesday Book detail an estate in Grafton belonging to the Archbishop of York, whilst other lands in Marton belonged to the priory of Nun Monkton. The original village church was probably Norman or 11<sup>th</sup> Century but stood in ruin from 1540 to 1600 when it was rebuilt. It was again rebuilt and moved to its present location in 1876.

From the time of its mention in the Domesday Book, the village has developed in various phases. At times expansion is evident, followed by decline and depopulation. These events are usually linked very closely to agricultural factors but wars and disease have also played their part.

Apart from agriculture, a major contribution to the economy of the village has been the various small scale quarrying activities. Gravel pits are still in evidence in the area and the larger disused quarry is now the village playing field.

A major change to the surrounding landscape came with the Enclosure Acts of the early 1800's. This brought a new field system to the area and was an important factor in increasing wealth within the village. This is evident in some of the farmsteads which were either built or improved at this time.

Agricultural expansion has historically been the driving force behind the development of the village. This is, however, changing and it is now the professional and commercial strength of the economy which has led to increasing demand for property within the village.

As attitudes and perceptions change, great care must be taken to guide the future shape of our village.

## Settlement recommendations

- The existing pattern of roads and paths is of ancient origin. It adds greatly to the heritage character of the village. In planning for development, it should be respected and not altered.
- The separation of the two settlements by the natural features of Grafton Hill and the link road corridor between the two should be maintained.

## Landscape setting

The two settlements of Marton and Grafton lie on elevated ground which forms a topographical boundary between the extensive plain to the east of the Vale of York and the gently undulating land towards Ripon and Knaresborough to the west. Reached only by quiet country roads, this geographical positioning of the villages affords a considerable degree of tranquillity.



The villages sit on the remains of a moraine deposited by the British ice sheet as it paused briefly in its northward retreat about 15,000 years ago. The land is made mostly of hummocky boulder clay which is locally capped with sands and gravels laid down by the great meltwater streams which issued from the ice sheet as it melted.

Grafton Hills and neighbouring Wood Hills together form a prominent feature in the local landscape and are the highest point in

the area for some ten miles around. They are extensively wooded and form a significant natural habitat and amenity area within the village. A playing field, children's playground and skateboard park occupy the floor of an old quarry within these hills.

The land surrounding Marton-cum-Grafton is essentially agricultural with mainly arable fields which in places abut the village. There is some livestock (mainly cattle and sheep) and the riding of horses is common in the area. Well established mature trees are a particular feature of the district, not only in managed woodland and hedgerows but also alongside highways and adjacent to many of the local dwellings.



On approach, the majority of the settlement is hidden from view in all directions by the natural contours of the land. A clear boundary exists between the village and the agricultural land which surrounds it. Each settlement can be entered/exited by only a limited number of routes and a single road joins the village centres. These access routes are primarily meandering, narrow lanes and have defined the linear patterns along which most development has taken place.

## Landscape recommendations

- The visual aspect from the approach roads should be preserved by the avoidance of intrusive fringe developments or buildings that impact on the skyline.
- The areas of open countryside from the east and west should remain undeveloped.
- The woodlands and hedgerows and the historic field pattern around and within the settlements should be conserved as landscape amenities and wildlife habitats.
- Green areas penetrating into the village should be preserved.
- The rural aspects of the unspoilt countryside surrounding the village should be preserved.
- Agricultural land within the village should be protected.



## Wildlife

Hedgerows, mature trees, grass verges and swathes of green pasture penetrate into the heart of the village and provide an ideal habitat for wildlife. A village pond and a small beck in Grafton attract a variety of wildfowl and provide important wetland habitats, as do remnants of the alder and willow carrs which are found in the surrounding fields.



Thrushes, yellowhammers, great spotted woodpeckers, many species of finches and tits, swallows, swifts, house martins and spotted flycatchers are among the breeding birds found in the village. Skylarks, curlews, partridges, pheasants and green plovers all breed successfully in the surrounding fields, being replaced in the winter months by flocks of redwing and fieldfare. There appears to be no decline in numbers of resident birds, a telling comment on the benefits of preserving their natural habitat.



## The built environment

The modern built environment of Marton-cum-Grafton, as seen from its main thoroughfares, consists of a variety of property types from large detached homes to smaller cottage-style dwellings of all ages and styles. This mixed housing stock has developed through the centuries as buildings which were originally farmhouses, farm cottages, agricultural buildings, forges and other working buildings and have been converted to domestic use and have been joined over the years by newer properties of a different character.



Despite recent growth, the village today is largely unchanged from the early twentieth century. These comparisons show that the open 'grain' of the village has remained largely intact. Indeed this 'grain', which is characterised by relatively low housing density, with open views into yards, gardens and beyond onto open countryside, is a defining element of the unique aesthetic values of the villagescape which we value.



### Built environment recommendations

- The structure of the village interspersed by agricultural land promotes a feeling of openness which should be maintained. Large uniform cul-de-sac developments or high walls are not compatible with the character of the village.
- Future development should provide off street parking.
- Pavements in the village are mainly informal paths with grass verges to soften their edges and this practice should continue in preference to wide urban-style pavements.
- Street lighting and other street furniture should be avoided to prevent light pollution and avoid urbanizing the character of the village.
- Boundaries of gardens fronting onto roads should be in keeping with the architecture around, especially using evergreen hedges and low / cobble walls.
- Variety of plot size and shape is important and care should be taken in new developments to ensure that appropriate building and landscaping materials are used to blend with existing dwellings.
- Security lighting should not obtrude outside the property boundary.



## Architectural character



The architecture of Marton-cum-Grafton reflects changes in the village economy and trends in building design over the past 250 years, leading to a diversity of built fabric. For example, the illustrations on this page show typical use of locally driven cobbles and brick. Most of Marton-cum-Grafton is included within a Conservation Area, reflecting the value placed on this diversity.



It is difficult to characterise the varied architecture of the village in a few short words. So, in an effort to illustrate this and to provide a context for our guidelines, we describe below three different examples that represent many elements of Marton-cum-Grafton's architectural vernacular.



It is important to note when considering these examples and the accompanying design recommendations that planning guidelines should not be followed slavishly. It should be recognised that what is good design in one part of the village may be less appropriate in another.



## The village farmhouse

Marton-cum-Grafton contains many properties which originated as farmhouses. Some have been progressively enlarged whilst others have changed very little since they were built. Many farmhouses are typically two storey detached, symmetrically designed, 'double pile' farmhouses, which date from the seventeenth century onwards.

These farmhouses are scattered throughout the village and are typically placed on a good-sized plot with front and side gardens and with a prominent front door which is reached by a footpath leading from the street. Steeply pitched clay pantile roofs with large gable walls and prominent chimneys are common. Roof lines vary, often reflecting the renovation and incorporation of various outbuildings. Foundations of cobbles support brick walls that may be embroidered with single or double brick stringers at mid height or below the eaves. Sash windows with clearly defined stone lintels and window cappings are often symmetrically positioned.



These houses were built before the advent of the car and their design reflects this. Modest driveways typically lead to concealed parking areas at the side or rear of the property.

## The village terrace

Several areas of the village, such as Thorny Hill Lane, Grafton and the Priest Cottages, Marton support a more linear style of design with several houses forming a terrace of narrow cottages, typically less than 36 feet (11 m) in width, that abut directly onto the pavement. Rooflines vary here, with coverings of red clay pantiles or the less common grey/blue slate, commonly interspersed by chimneys. Most cottages have a single or dual pitch roof with eaves onto the street.



Walls in these old properties often comprise a combination of cobble and brick, whilst on gable ends the meandering course of chimneys can be traced by more recent brickwork. At ground level the corners of many of these cottages are fronted by stone quoins which rise to head height before giving way to continuous brick or cobble. In some cases, such as the Priest Cottages, the original cobble and brickwork has been rendered and painted to provide a more uniform frontage. Doors often open straight onto the street; rarely they may be enclosed by wooden porches.

## The renovated or new build property

As the economy of the village has changed in recent years, so many former outbuildings have been converted into residential properties. Developers are faced with two options here; complete demolition, resulting in the loss of historical architecture, or renovation using a combination of existing and reclaimed materials. There are several examples of successful renovation within the village, including the Town House Farm development.



Recent in-fill has tended to mean the construction of several houses on one plot. Here the need for coherent design is essential, with houses built to an appropriate mass and in sympathy with adjoining properties. Recent examples use reclaimed brick and incorporate exposed timber and varied brickwork or local cobble as seen in the Town House and Peacock Farm developments, Marton. These blend

well with the scale and nature of their surroundings, featuring appropriate open spaces and gardens, retention of modest original boundary walls and discrete use of parking areas.

Where it has proved possible, a conscious attempt has been made to re-use existing buildings, such as the Old Wheel House on Miller's Barn. Although there is a tendency for these types of houses to be large, there are other examples of smaller scale renovation within the village, such as the Old Smithy and Beck House Farm, Grafton.



## Architectural recommendations

- New developments should respect and interpret, but not necessarily imitate, the character of the existing property base, incorporating aspects of the local vernacular where appropriate
- Developers must provide scaled perspective or isometric drawings to show proposed development in the context of surrounding buildings.
- New building should be of an appropriate scale, massing and size in relation to neighbouring properties and the ratio of building footprint to plot size should be such as to provide adequate garden space.
- Existing buildings should be renovated rather than demolished.
- Conversions or extensions should complement and reflect the design, materials, texture and proportions of the existing building.
- Local building materials, especially cobbles, should be incorporated sympathetically into the design of new dwellings.
- Steeply pitched, simply designed clay pantile roofs are most commonly found in the village, whilst variable roof heights can reflect the original character of former farm outbuildings.
- Large areas of hard, uniform paving within curtilages should be avoided.

## Roads

Treatment of the ‘floorscape’ varies within the village. Adopted roads are surfaced, but the Nookin in Grafton remains an unmade access lane. Road verges in Marton and Grafton are commonly grassed. This softens the edges of surfaced roads and suits the rural setting of the village, although in some areas verges are accompanied by narrow surfaced pavements. Recent developments have been required to provide fully surfaced pavements and kerbs, which detract from the rural nature of the village by producing unnecessarily hard edges to the roads. This should not be repeated.



The principal thoroughfare of Grafton is Thorn Hill Lane. This is enclosed and rising, with most properties fronting directly onto the footpath. In contrast, properties in Marton are mostly set back from the roadways with open green verges or gardens in front. Grafton has a mixture of on and off street parking, whilst parking in Marton is mainly off street. Street lighting and ‘street furniture’ are rare and mainly associated with newer developments where they introduce a more urban feel that can be visually intrusive. This should be avoided in future.

## Paths

One of the appealing features of Marton-cum-Grafton is the unsurfaced footpath network that connects the two centres to each other and to the surrounding countryside. Often grassed and passing through or by woodland, these paths are especially well connected across Grafton Hills, linking Thorn Hill Lane, Millfield and the playing field in Grafton with Main Street and the Old Punchbowl Inn in Marton.



Footpaths, tracks and bridleways are essential for walking, horse-riding, dog exercising and playing. They should, therefore,



Footpaths, tracks and bridleways are essential for walking, horse-riding, dog exercising and playing. They should, therefore,

be maintained and extended wherever possible because they encourage people to walk instead of drive; integrate the village with the surrounding landscape by promoting greater access to and use of the countryside; and provide extensive views to the east and the North York Moors, in particular from Grafton Hills and the playing fields.

### Highway recommendations

- Footpaths, tracks and bridleways should be maintained and extended wherever possible.
- Grass verges are preferred for all roads within the village with additional surfaced paths on the inside on sections of heavy use.

## Community and economy

The population of Marton-cum-Grafton is approximately 430. Whilst most houses are owner-occupied, there are clusters of council housing of several sizes and styles. A recent housing association development was built on the understanding that the houses would be available firstly to families with local connections and this diversity of housing has been beneficial in maintaining the village’s balanced and cohesive social and cultural profile.

Today most residents work away from the village in urban centres such as Leeds, Harrogate and York. However farming and its related activities are still important and the development of livery stables and fishing lakes. Other small businesses include a thriving pub with restaurant, a village shop and post office, bed and breakfast and holiday cottages, and a number of home-workers.

### Community recommendations

- Changes to essential services in the village must conform with the existing conservation policy guidelines.
- Farming activity should be given priority including appropriate diversification that does not conflict with the rural character of the village.

## Amenities

The community has worked together to preserve the village’s amenities, including the village greens and playing field, and social meeting places such as the post office and shop, primary school, village hall and church as well as the Punch Bowl Inn. In 1992, when the village shop was threatened with closure, residents took up 108 bonds of £50 each which, combined with grants, made possible the building of new premises. Fund-raising recently enabled a complete overhaul and redecoration of the Village Hall which is now used on a regular basis for community activities.

The school and church play their part in the local community. Parents are brought together through their children and school fund-raising activities and the church welcomes newcomers with a lunch and runs an annual village fete.



## Conclusion

This Statement is not intended to prevent change. Rather it seeks to ensure that, when change occurs, it is informed by the views of the local community who live and work in Marion-cum-Grafton. Our overarching aim is to preserve and enhance the rich and varied character of our village by reducing the threat from standardisation and poor design. To this end, we hope that this Design Statement informs, and expect it to guide, development in the future as a Supplementary Planning Document



## *The objectives of the Conservation Area Statement*

1. The primary objective is to protect the history and enhance the character of Mar-ton-cum-Grafton Conservation Area.
2. Regard will be had to maintain the historic relationship of the village with the agricultural setting.
3. The Council will seek the use of traditional materials and the adoption of traditional proportions, styles and details when considering proposals for the restoration or alteration of existing buildings or the erection of new buildings within the Conservation Area.
4. Landscape features such as walls, hedges, trees and traditional floorscape materials which are important to the Conservation Area should be retained, and the Council will exercise its powers to protect these. Hedges and trees have a finite life and consideration will be given to the need for their replacement. Bearing in mind that Mar-ton-cum-Grafton has changed and evolved over the centuries, its economic wellbeing and development needs will be fully considered.



## *Enhancement proposals in the Conservation Area Statement*

1. Long term undergrounding of overhead wires, with the removal of poles and the replacement of street lamps with traditional fittings.
2. Appropriate repairs and enhancements of the floorscape, using traditional materials. Protection and edging of the grassed areas, where necessary.
3. Repairs and enhancement to the untidy corner at the junction of Reas Lane and Town Street, Mar-ton.
4. Making up the road to Pear Tree Cottages using appropriate materials.
5. The management of the woodland at Grafton Hills and enhancement of the disused pit area at Wood Hills.
6. Dissuading households from the installation of UPVC windows.

The Statement also summaries the duties of the Local Planning Authority with regard to Conservation Areas and the additional controls in respect of Permitted Development which apply within them. The latter relate principally to:

- a) Demolition of buildings
- b) Demolition of walls
- c) Work to trees
- d) Extension to dwelling houses
- e) Curtilage buildings
- f) Dormers
- g) Satellite dishes
- h) External cladding

## Appendix 1: Harrogate District Local Plan references



The Village Design Statement for Marton-cum-Grafton should be read in conjunction with the Harrogate District Local Plan Proposals Map Insert No. 33. Marton-cum-Grafton. The main policies likely to affect the design of development in and around the village are as follows:

### Countryside:

- Policy C2 Landscape Character

### Nature Conservation:

- Policy NC7 Enhancement of nature conservation

### Heritage and Design:

- Policy HD1 Statutory list of buildings of special architectural or historic interest
- Policy HD16 Approaches to settlements
- Policy HD20 Design of new development and redevelopment
- Policy HD22 Advertisement control
- Policy HD23 Satellite dishes and antennae

### Recreation:

- Policy R1 Existing recreation open space
- Policy R2 Existing recreational facilities
- Policy R4 Open space requirements for new residential development
- Policy R5 New sports and recreational facilities
- Policy R11 Rights of Way
- Policy R12 Sport and recreation development in the countryside

### Amenity:

- Policy A1 Impact on the environment and amenity

### Housing:

- Policy H5 Affordable housing
- Policy H6 Housing development in the main settlements and villages
- Policy H7 Housing development in the countryside
- Policy H8 Rural affordable housing
- Policy H9 Sub-division of dwellings
- Policy H13 Housing density, layout and design
- Policy H14 Housing amenity
- Policy H15 Extensions to dwellings
- Policy H16 Annexes to dwellings
- Policy H17 Housing type
- Policy H18 Siting and design of dwellings in the countryside
- Policy H19 Agricultural occupancy
- Policy H20 Replacement dwellings in the countryside

### Employment:

- Policy E2 Retention of industrial/business land and premises
- Policy E5 Existing non-conforming uses

- Policy E6 Redevelopment and extension of industrial and business development
- Policy E7 New industrial and business development in the main settlements and villages
- Policy E8 New industrial and business development in the countryside

### Shopping:

- Policy S3 Small shops
- Policy S4 Shopping in the countryside
- Policy T2 Vehicle access
- Policy T3 Traffic management
- Policy T4 Traffic calming
- Policy T16 Disabled parking
- Policy T17 Cycle parking
- Policy T21 Foot and cycle access
- Policy T22a Measures to promote cycling
- Policy T22b Measures to promote walking

### Tourism:

- Policy TR1 Visitor accommodation
- Policy TR3 Camping and caravan development - safeguarded locations
- Policy TR4 Camping and caravan development - site characteristics
- Policy TR6 Tourist attractions

### Community Facilities & Utility Services:

- Proposal CF9 Other new community facilities
- Policy CF10 Telecommunications development
- Policy CF11 Major utilities networks
- Policy CF12 Renewable energy

The Local Plan is in the process of being amended through a Selective Alteration. The following policies are being amended:

- Policy H3 Renewal of Planning Permission for Housing
- Policy H5 Affordable Housing
- Policy H13 Housing Density
- Policy H17 Housing Type

and the following policies are being added:

- Managed Housing Release
- Hotel and Guest House Protection
- Community Facilities Protection

The proposed change to the Local Plan through the new policy on Managed Housing Site Release is already used for Development Control purposes through the approval of the Council's Interim Housing Release Policy.

## Appendix 1: Harrogate District Planning Policies

The Village Design Statement for Marton-cum-Grafton should be read in conjunction with national planning policies and with the adopted planning policies of Harrogate Borough Council that are likely to affect the design of development in and around the village.

Up-to-date details setting out the planning policies of Harrogate Borough Council that include site allocations and policies to manage development in the village, are available to view on the Harrogate Borough Council website at [www.harrogate.gov.uk/ldf](http://www.harrogate.gov.uk/ldf)

At the time of adoption of the Village Design Statement the main policies of Harrogate Borough were included in the following documents:

- Saved policies in the Harrogate District Local Plan, adopted in 2001 as amended by a Selective Alteration in 2004;
- Policies in the Harrogate District Core Strategy adopted in 2009 that have deleted or replaced some of the saved Local Plan policies.

The Saved Policies will be deleted on the adoption of a new Sites and Policies Development Plan Document (DPD), which has recently undergone public consultation.

### Local Development Framework Core Strategy

<b>Settlement Growth</b>	
<b>SG1</b>	Settlement Growth: Housing Distribution
<b>SG2</b>	Settlement Growth: Hierarchy and Limits *
<b>SG3</b>	Settlement Growth: Conservation of the Countryside including Green Belt
<b>SG4</b>	Settlement Growth: Design and Impact
<b>SG5</b>	Settlement Growth: Managed Release of Housing
<b>Homes for Local People</b>	
<b>HLP3</b>	Affordable Housing Provision: Rural Exception Sites
<b>HLP4</b>	Affordable Housing Provision: New Build associated with Rural Conversion Schemes
<b>Jobs and Business</b>	
<b>JB1</b>	Supporting the Harrogate District Economy
<b>JB2</b>	Conference and Business Tourism
<b>JB3</b>	Land for Jobs and Business
<b>Travel</b>	
<b>TRA1</b>	Accessibility
<b>TRA2</b>	Transport Infrastructure
<b>TRA3</b>	Travel Management
<b>Environment and Quality of Life</b>	
<b>EQ1</b>	Reducing Risks to the Environment
<b>EQ2</b>	The Natural and Built Environment and Green Belt
<b>Communities</b>	
<b>C1</b>	Inclusive Communities
<b>C2</b>	Gypsies and Travellers

\*Policy SG2 allows housing and other development within the main built up areas of the listed settlements provided the proposal complies with Policy SG4. Marton-cum-Grafton has an established development limit marked on the local plan proposals map and this will continue to be used for development control purposes.

### **The Harrogate District Local Plan (as amended) – Saved Policies**

<b>Countryside</b>	
<b>C2</b>	Landscape Character
<b>Heritage &amp; Design</b>	
<b>D20</b>	Design of new development and redevelopment
<b>HD22</b>	Advertisement control
<b>Recreation</b>	
<b>R1</b>	Existing recreation open space
<b>R2</b>	Existing recreational facilities
<b>R5</b>	New sports and recreational facilities
<b>R11</b>	Rights of Way
<b>Housing</b>	
<b>H5</b>	Affordable housing
<b>H15</b>	Extensions to dwellings
<b>H20</b>	Replacement dwellings in the countryside
<b>Employment</b>	
<b>E2</b>	Retention of industrial/business land and premises
<b>Shopping</b>	
<b>S4</b>	Shopping in the countryside
<b>Transportation</b>	
<b>T22a</b>	Measures to promote cycling
<b>Tourism</b>	
<b>TR4</b>	Camping and caravan development – site characteristics
<b>Community Facilities and Utility Services</b>	
<b>CF9</b>	Other new community facilities

## Appendix 2: Listed buildings of special architectural and historic interest

The following are Grade II listed buildings:

Christ Church, Marton	<i>Church Lane (east)</i>
Orchard Cottage, Marton	<i>Church lane (west)</i>
Beck Farmhouse, Grafton	<i>Grafton Lane (east)</i>
Corner House, Grafton	<i>Thorn Hill Lane (south)</i>
Majestic House, Grafton	<i>Thorn Hill Lane (north)</i>
Dew House, Marton	<i>Main Street (west)</i>
Front garden wall, Dew House	<i>Main Street (west)</i>
Punch Bowl Inn, Marton	<i>Main Street (north)</i>
Peach Tree Farmhouse, Marton	<i>Reas Lane (north)</i>
Prospect House, Grafton	<i>Thorn Hill Lane (north)</i>



## Appendix 3: Consultations

This appendix will list those organisations consulted during the preparation of this Statement. These will include:

Parish, District and County Council  
 Countryside Agency  
 English Heritage  
 English Nature  
 Environment Agency  
 Yorkshire Water  
 Yorkshire Wildlife Trust  
 Ramblers Association  
 Sustrans  
 Bridleways Association  
 Council for the Protection of Rural England

## Appendix 4: The Conservation Area

Marton-cum-Grafton was designated a conservation area in October 1979 and the boundary was amended in October 1994. Most of the conservation area consists of gently winding roads with farms and cottages generally set back from the street frontage. Gaps between buildings afford views of farmyards, fields or open country beyond. However, the principal thoroughfare of Grafton, an unusually straight road, rises up from The Old Manor with its houses and cottages built directly off the footpath and giving a view looking down the street of open countryside.

Grafton Hills and Wood Hills are a very important feature of the conservation area with paths, totally enclosed by mature woodland, winding through them. These open out onto the plateau of the playing fields which offers spectacular views of the surrounding countryside. The other principal area of open space is around Marton church, which is set on one of the high points of the village.

### Architectural significance

There are 10 listed buildings in Marton-cum-Grafton – all grade II. Houses and farm buildings of Marton-cum-Grafton are predominantly brick with pantiled roofs. Houses are two storey and of simple form. Most have sash windows with rubbed brick heads and stone cills. Roofs have pointed ridges with little eaves overhang. Chimneys are at the ridge. Many of the cottages are rendered and some of the later houses have slate roofs. Farm buildings are generally of brick, with cobbles commonly used as an infill material. The rebuilt church, of sandstone, incorporates much of material of the previous church. The old chapel in Marton and the Wesleyan Methodist Church in Grafton have both been converted to dwellings. The Punch Bowl Inn dates from the late 16th century, though much extended in recent times, and is of timber frame construction.

### Landscape features

Much of the Conservation Area consists of open green space, with large grass verges at the main road junctions of each village providing an additional focus. Indeed, grass verges are a particular feature of many of the village streets. The most important landscape feature is the hillside covered with mature trees which are prominent when viewed from the northern approaches to Grafton and form a backdrop to both villages. On the edge of the Conservation Area are fields surrounded by hedgerows.

The two villages are separated by fields and the road between is enclosed with hedgerows which accentuates its bend. This forms an important element to the character of the Conservation Area and should be retained. A footpath link between the villages passes along the high ridge above the playing fields.

## Appendix 5: Full list of recommendations

### Settlement recommendations

- The existing pattern of roads and paths is of ancient origin. It adds greatly to the heritage character of the village. In planning for development, it should be respected and not altered.
- The separation of the two settlements by the natural features of Grafton Hill and the link road corridor between the two should be maintained.

### Landscape recommendations

- The visual aspect from the approach roads should be preserved by the avoidance of intrusive fringe developments or buildings that impact on the skyline.
- The areas of open countryside from the east and west should remain undeveloped.
- The woodlands and hedgerows and the historic field pattern around and within the settlements should be conserved as landscape amenities and wildlife habitats.
- Green areas penetrating into the village should be preserved.
- The rural aspects of the unspoilt countryside surrounding the village should be preserved.
- Agricultural land within the village should be protected.

### Built environment recommendations

- The structure of the village interspersed by agricultural land promotes a feeling of openness which should be maintained. Large uniform cul-de-sac developments or high walls are not compatible with the character of the village.
- Future development should provide off street parking.
- Pavements in the village are mainly informal paths with grass verges to soften their edges and this practice should continue in preference to wide urban-style pavements.
- Street lighting and other street furniture should be avoided to prevent light pollution and avoid urbanizing the character of the village.
- Boundaries of gardens fronting onto roads should be in keeping with the architecture around, especially using hedges and low/cobble walls.
- Variety of plot size and shape is important and care should be taken in new developments to ensure that appropriate building and landscaping materials are used to blend with existing dwellings.
- Security lighting should not obtrude outside the property boundary.

### Architectural recommendations

- New developments should respect and interpret, but not necessarily imitate, the character of the existing property base, incorporating aspects of the local vernacular where appropriate
- Developers must provide scaled perspective or isometric drawings to show proposed development in the context of surrounding buildings.
- New building should be of an appropriate scale, massing and size in relation to neighbouring properties and the ratio of building footprint to plot size should be such as to provide adequate garden space.
- Existing buildings should be renovated rather than demolished.
- Conversions or extensions should complement and reflect the design, materials, texture and proportions of the existing building.
- Local building materials, especially cobbles, should be incorporated sympathetically into the design of new dwellings.
- Steeply pitched, simply designed clay pantile roofs are most commonly found in the village, whilst variable roof heights can reflect the original character of former farm outbuildings.
- Large areas of hard, uniform paving within curtilages should be avoided.

### Highway recommendations

- Footpaths, tracks and bridleways should be maintained and extended wherever possible.
- Grass verges are preferred for all roads within the village with additional surfaced paths on the inside on sections of heavy use.

### Community recommendations

- Changes to essential services in the village must conform with the existing conservation policy guidelines.
- Farming activity should be given priority including appropriate diversification that does not conflict with the rural character of the village.

