

Fulford Neighbourhood Plan Boundary

Persimmon Plc is responding to the formal consultation being carried out by the City of York Council on the Neighbourhood Plan Boundary proposed by Fulford Parish Council. The Company does not object to the preparation of a Neighbourhood Plan for Fulford subject to the following comments.

1. Supporting Statement

The Neighbourhood Planning (General) Regulations 2012, section 5 (b) requires a statement explaining why the proposed Neighbourhood Plan boundary is considered appropriate to be designated as a neighbourhood area. It is noted the Parish Council in its Neighbourhood Plan Boundary application letter dated 14 June 2014 states that:

“In accordance with 61G(4) of the Town and country Planning Act 1990, the presumption is that the area of a parish is designated as the neighbourhood plan area.”

This statement refers to a presumption in a Regulation rather than justifying why the proposed boundary is appropriate.

Comment

The Parish Council should provide justification to explain why the proposed boundary is appropriate.

2. Multi-Parish Neighbourhood Plans

Persimmon Plc notes that the proposed Neighbourhood Plan follows exactly the boundary of Fulford Parish. The proposal letter from Fulford Parish Council, 14 June 2014, states the Regulations presume the boundary of a neighbourhood plan to be the same as the Parish boundary but the National Planning Policy Guidance makes it clear Neighbourhood Plans can include land in more than one Parish and makes provisions to cover that situation.

Comment

There is no reason in principle why a Neighbourhood Plan boundary should not include land in an adjacent Parish

3. Proposed Neighbourhood Plan Boundary and Justification

Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead.

For the reasons provided below, Persimmon Plc considers decisions made about the future of Fulford inevitably need take account of the future of Persimmon House and the impact on Persimmon House as a business and its employees because of its proximity and influence on the wider locality. It is only correct therefore for this

significant property and business, together with the neighbouring six houses, to be included within the Neighbourhood Plan rather than excluded.

The attached plan shows the proposed amendment to the Neighbourhood Plan boundary.

The justification for the boundary amendment is:

- The postal address for Persimmon House, Lingcroft Lane is Fulford and its proximity to Fulford naturally means it should be included within the proposed Neighbourhood Plan boundary.
- Persimmon House, which was built as a country residence in the 19th century, has an independent access directly off Selby Road, together with a vehicular and pedestrian access via Lingcroft Lane to the rear of the property, the latter being shared with other properties.
- The delineation of the Parish boundary preceded the construction of Persimmon House so whilst Lingcroft Lane is used to define the Parish Boundary, Persimmon House and the other properties happened to be constructed alongside but south of the Parish Boundary.
- Ownership and use of Persimmon House has changed over the years. Persimmon Plc, a FTSE 100 company, acquired the property in 1982; the main property is the Group's head office. Some of the outbuildings have been converted and extended and provide the offices for Persimmon Homes (Yorkshire), one of the Group's 25 house building regional businesses and part of Persimmon Homes Ltd, the Group's main trading subsidiary
- Approximately 100 staff are employed at Persimmon House. After the Designer Outlet at McArthur Glen, Persimmon is the second largest private employer in the area.
- Persimmon staff live across a wide area but a majority live in York and a number within Fulford itself.
- Persimmon House has a functional relationship with Fulford as both the Company and its staff draw on businesses and facilities within Fulford Parish. It follows therefore that the future nature and development of Fulford will have a great impact on Persimmon Group and its staff.
- Fulford is the closest settlement to Persimmon House. The junction of Main Street with Heslington Lane is 1.25 km from Persimmon House. This compares with other settlement destinations as follows:

Bishopthorpe	5 km
Escrick	8 km
Naburn	7 km
- It is only the chance of history that Persimmon House is not included in Fulford Parish. If the Parish boundary were being defined today it would be inexplicable to exclude Persimmon House because of its clear functional relationship to the remainder of the Parish.

- As a responsible FTSE100 company with its head office so close to Fulford, Persimmon wants Persimmon House to be included in the Neighbourhood Plan so it can be considered alongside other key land uses in the Fulford area.
- In addition to Persimmon House, there are six private houses accessed by Lingcroft Lane. These have the same close, functional relationship to Fulford as does Persimmon House, but with the addition that children in the houses use Fulford schools.

Comment

The above reasons clearly support the extension of the Fulford Neighbourhood Plan area to include Persimmon House and six houses, as shown on the attached plan.

4. Conclusion

Persimmon House is the location of a major private employer and the headquarters office of a FTSE100 company with a strong functional relationship to Fulford. It would be inexplicable for a Neighbourhood Plan to be prepared that did not take into account this important property that history happened to locate immediately adjacent to, but not inside, Fulford Parish boundary.

The Government accepts that Neighbourhood Plans do not have to follow parish boundaries.

A plan is attached that proposes a minor amendment to the Neighbourhood Plan boundary so that it includes Persimmon House and the six neighbouring houses.

The City of York Council is requested to support the suggested boundary amendment which better reflects the contemporary land use and function rather than relying on a boundary defined in wholly different circumstances for wholly different purposes than preparation of a Neighbourhood Plan.