

# **Copmanthorpe Neighbourhood Plan**

## **Part 1**



# **Copmanthorpe Neighbourhood Plan**

**October 2018**



# COPMANTHORPE NEIGHBOURHOOD PLAN 2018 - 2033

## CONTENTS

FOREWORDS	Page 3
SUMMARY	Page 5
THE NEXT STEPS	Page 6
INTRODUCTION	Page 7
POLICY 1 HOUSING QUANTITY	Page 10
POLICY 2 ALLOCATED SITES	Page 11
POLICY 3 AFFORDABLE AND SPECIAL HOUSING	Page 14
POLICY 4 LOCAL OCCUPANCY	Page 16
POLICY 5 COMMUNITY FACILITIES AND ORGANISATIONS	Page 17
POLICY 6 GREEN BELT	Page 18
POLICY 7 GREEN INFRASTRUCTURE	Page 21
POLICY 8 PARISH CONSULTATION	Page 22
SUMMARY OF UPDATES	Page 23
COPMANTHORPE VILLAGE MAP	Page 25

**FOREWORD BY DAVID CARR, CHAIRMAN OF THE NEIGHBOURHOOD PLANNING GROUP**

(at the time of original publication in November 2014)

Dear Resident

We are pleased to present the Copmanthorpe Neighbourhood Plan. This has been promoted by the Parish Council and has been prepared by a group of Parish Councillors and village residents with valuable assistance from planning consultant Mr Tom Woof BA (Hons) MRTPI.

This is very much *your* Neighbourhood Plan. It is an expression of your wishes and is based on what you have told us over recent months. It reflects the needs and aspirations of our community and gives effect to the views, opinions, and information you have provided on how you wish to see the parish and the village of Copmanthorpe develop over the next 15 years.

You don't have to live in the parish long to realise that it is a special place and that we are all rather fortunate to be part of this community. Most of us agree that it should be kept that way, whilst making provision for the changing and growing needs of people.

The vision is to maintain Copmanthorpe as a distinct settlement within the York Green Belt, offering a safe and attractive place in which to live and providing the broadest range of opportunities and facilities for all sections of the community whilst preserving the character, setting and identity of Copmanthorpe.

This Neighbourhood Plan aims to realise that vision. We are confident it will serve its purpose well.

Copmanthorpe Parish Council

November 2014

In the four years since first publication the Neighbourhood Plan has been refined following responses to two public consultations in 2017 and after consultations with respondents and the City of York Council. It now reflects the wishes of the community prior to submission to the local planning authority as provided in the legislation.

At the time of original publication the Neighbourhood Planning Group comprised; Brian Bell, Derek Bowen, David Carr, Diane Greenwell, Eric Innes, Matthew Liston, Kathy Pickard, Martin Pickard, Wendy Rayne-Davis, Megan Taylor, Jim Weeks, and Peter Whitfield.

## **FOREWORD BY JULIAN STURDY MP FOR YORK OUTER**

Dear Constituent

The Copmanthorpe Neighbourhood Plan has been prepared under the provisions of the Localism Act 2011 introduced by this government to give communities a bigger say in how their locality should grow and develop. It puts local residents in charge of setting out plans for the new homes, businesses and local facilities and amenities they wish to see in their community.

The Copmanthorpe Neighbourhood Plan is the first to be submitted for approval in the City of York Council area and, as such, it provides a landmark in the exercise of community rights and localism for the local authority of York.

For me it is imperative that local people play an active role in deciding how their communities are going to grow and evolve over the coming years.

Quite rightly, neighbourhood planning is at the very forefront of delivering real localism and that's why I am so delighted to support and endorse the Copmanthorpe Neighbourhood Plan.

Julian Sturdy MP

November 2014

## **COPMANTHORPE NEIGHBOURHOOD PLAN**

### **SUMMARY**

The Copmanthorpe Neighbourhood Plan 2018-2033 has been produced by Copmanthorpe Parish Council under powers granted in the Localism Act 2011. It has been prepared by a Neighbourhood Planning Group comprising local residents and Parish Councillors following extensive consultation with residents, businesses and representative groups. The Neighbourhood Plan area covers the entire Parish, an area having a population of some 4,300 and around 1,750 dwellings and was formally designated by City of York Council on 7 January 2014.

The Copmanthorpe Neighbourhood Plan is pro-growth but its principal aims are to:

- maintain the character, setting and identity of Copmanthorpe
- manage the growth of new development, particularly housing
- ensure that any new development takes place on a sustainable basis
- support and develop community facilities and organisations

To meet these aims, this Neighbourhood Plan contains a number of policies which will:

- promote the development of new housing up to 135 units on two preferred development sites dispersed around the village
- make provision for affordable homes, housing for older people, land for self-build housing, employment space and recreational facilities
- protect the Green Belt and the natural environment

Please note that in this Neighbourhood Plan, the name 'Copmanthorpe' denotes both the Parish and the village unless the context indicates otherwise.

## **COPMANTHORPE NEIGHBOURHOOD PLAN**

### **THE NEXT STEPS**

In September 2013, Copmanthorpe Parish Council made a formal submission to City of York Council to designate the Parish area as a Neighbourhood Plan Area under the Localism Act 2011 with the intention of preparing a Neighbourhood Plan for the Parish of Copmanthorpe.

The consultation process for designation was conducted over a period of six weeks, which allowed people who live, work, and conduct business in the Parish to comment on the application and boundary. City of York Council received more than 120 responses, all supporting the designation of the parish as a neighbourhood planning area. Following the consultation, the Parish Council submission was approved by City of York Council on 7 January 2014.

A number of Parish residents' surveys have been undertaken, details of which can be found in the Copmanthorpe Neighbourhood Plan Consultation Statement. In addition, a number of community engagement events were staged by the Parish Council at both the annual May Day Street Fair on 4 May 2014 and annual Copmanthorpe Carnival on 12 June 2014 and May Day Fairs and Carnivals in Copmanthorpe in the years since.

The Neighbourhood Plan has been prepared on the basis of the evidence gathered of residents' needs, views, and aspirations. Prior to finalising the draft Copmanthorpe Neighbourhood Plan, an all-day exhibition of the Plan was held at the Howell Hall on 12 July 2014. This was attended by approximately 300 residents, the majority of whom were in agreement with the general direction and policies of the Copmanthorpe Neighbourhood Plan.

(Following initial consultation and in accordance with City of York Council feedback a Landscape Character Assessment was added to the Evidence Base document)

The process for approving this Neighbourhood Plan is as follows:

- Pre-submission Consultation - completed
- Amend Plan, if necessary, in response to consultation - completed
- Formal submission to City of York Council - current
- Independent examiner appointed to review Plan
- Examiner's Report published
- Referendum of local residents
- If the referendum is in favour, the Plan is adopted by City of York Council

## INTRODUCTION

### The Parish of Copmanthorpe

The parish of Copmanthorpe lies approximately 3 miles south west of York in the York Green Belt. The parish comprises the village of Copmanthorpe and the surrounding open lowland countryside, which is characterised by fields bounded by native hedgerows and trees and containing a number of dispersed farmsteads. Copmanthorpe is situated in the north of the parish area, broadly at the intersection of the A64 trunk road and the East Coast Main Railway Line. Copmanthorpe is an ancient village settlement located close to the crossing point of the old Roman Road (along what is now Top Lane) connecting York with Tadcaster and an ancient track running south and south-west (eventually along what is now Temple Lane) to meet the River Ouse at Acaster Malbis. The origins of the village can be traced back to before the Norman Conquest. Until the 1960s, the form of the village and its population level had remained virtually unchanged for over a thousand years.



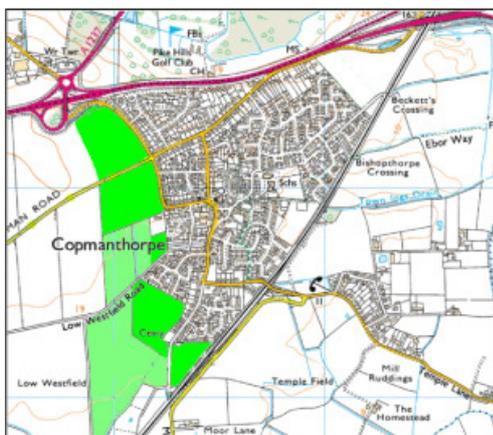
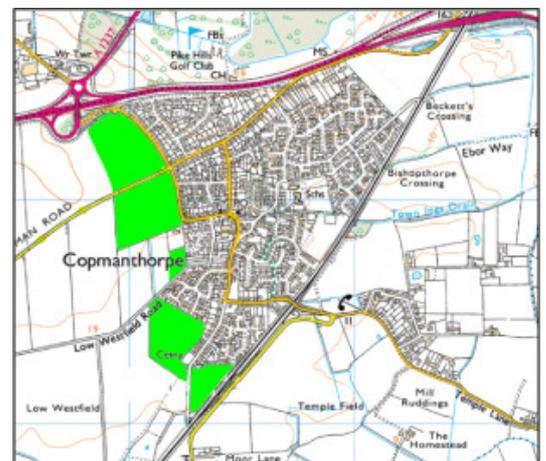
With the development of large housing estates in the latter half of the twentieth century on land surrounding the old village, the resident population expanded significantly from around 1000 in 1961 to around 4300 in 2014, with the present number of households totalling around 1750. The village enjoys a wide range of facilities, both commercially and publicly provided, and has a large number of community groups run predominantly on a voluntary basis.

Given the good access to the A64 trunk road and the regional road network, the great majority of residents in employment commute to York, Leeds and West Yorkshire and further afield. Copmanthorpe may therefore be considered very much a 'dormitory village', a model which, if proposed today, would be rejected as wholly unsustainable.

### Relationship between the Neighbourhood Plan and the draft Local Plan

The Copmanthorpe Neighbourhood Plan is based on the evidence collated from a number of surveys and consultations with residents, businesses and representative groups, and is also informed by the response of residents to the draft City of York Preferred Options Local Plan published in June 2013.

The draft City of York Council Preferred Options Local Plan proposed the development of 562 new houses over the period 2015 - 2030 on prime, high-quality food-producing farmland in the York Green Belt at Manor Heath and Old Moor Lane adjoining the western flank of Copmanthorpe village. It also proposed that a further 22 hectares (55 acres) of Green Belt farmland to the west of the village be 'safeguarded' by removing it from the York Green Belt and allocating it for future housing development of up to a further 600 houses beyond 2030. This overwhelming amount of development in Copmanthorpe seems to have been based on the amount of development land which



Areas Proposed for Development Under CYC Draft Local Plan 2030 - 2045 (shown in pale green)

willing landowners were prepared to make available, rather than on any objective, evidence-based assessment of the amount and spatial distribution of new housing development required.

The draft City of York Preferred Options Local Plan proposals were met with considerable resistance by the residents of Copmanthorpe. Following three local meetings of residents many registered their objections and concerns to City of York Council. The Parish Council submitted a detailed letter of objection dated 11 July 2013 together with a petition of 781 residents' names opposing the proposals in the draft City of York Council Preferred Options Local Plan. This letter is reproduced in Part 4 (Evidence Base and Area Designation) of the Neighbourhood Plan.

Despite the considerable number of objections and responses across the City of York to the draft Preferred Options Local Plan, the Publication Draft of the Local Plan, which was set to be released for consultation in October 2014, was substantially unchanged from the Preferred Options Draft. The Publication Draft of the City of York Local Plan was rejected by the full Council at its meeting on 9 October 2014 following the passing of a resolution in Council.

The Copmanthorpe Neighbourhood Plan Pre-submission consultation version submitted to the City of York Council on 1 September 2014 was very much in tune with the sentiments behind the above resolution.

A revised version of the City of York Local Plan has now been produced and is currently under examination by Central Government. This latest version of the draft Local Plan proposes the removal from the Green Belt of the sites referred to in this Neighbourhood Plan at Tadcaster Road and Old Moor Lane in order to allow development for housing. Based on this planned removal of land from the Green Belt the Neighbourhood Plan seeks to define the actual extent of development permitted.

## Parish Residents' Surveys

A **Community Audit** of all 1,750 households in the village was carried out in July 2013 by the Parish Council, the Methodist Church and consultants Action Planning to assess opinion on a wide range of social issues as well as the further development of the village and parish.

A total of 565 responses (32% of total households) were received which showed 79% of respondents to be against any further housing development in the village and 87% of respondents who attached great importance to the Green Belt surrounding the village. The Executive Summary of this survey report is included in Part 3 of this Neighbourhood Plan.

A **Housing Quantity Survey** of all households in the Parish was conducted by the Parish Council in November 2013 specifically to assess the level of new housing which residents considered the village could absorb, and the most suitable sites for any development. The results of the survey are set out in Part 3 of this Plan.

The Housing Quantity Survey asked residents to consider seven possible sites for future development and rank them in order of preference as being suitable for development. The seven sites were those which landowners had confirmed could be made available for development in response to York City Council's 'Call for Sites' in 2012.

There were 610 responses (35% of total households) to this survey. The consensus view of respondents in this survey published in March 2014 was that the village could absorb up to 135 new houses and the top four sites where development should take place were Temple Lane, New Moor Lane, Tadcaster Road Link, and Old Moor Lane.

A further survey, the **Housing Needs Survey**, of all households in the Parish was conducted by the Parish Council in June 2014. The results of this survey are set out in Part 4 of this Plan.

A total of 527 households (30% of total) comprising 994 adult residents responded to the survey with 11% of respondents (59 households) expressing a need for alternative accommodation.

A day-long exhibition of the draft Neighbourhood Plan was held on Saturday 12 July 2014. This was attended by approximately 300 residents, the majority of whom agreed with the general direction and policies of the emerging Neighbourhood Plan.

The design and sustainability requirements and aesthetic considerations regarding new development are contained in the updated **Village Design Statement** section of this Neighbourhood Plan.

# COPMANTHORPE NEIGHBOURHOOD PLAN

## HOUSING QUANTITY

### Policy CNP1: HOUSING QUANTITY

**Subject to the removal of the relevant pieces of land from the Green Belt by City of York Council, as set out in the Submitted Local Plan, up to 135 dwellings will be permitted within the Parish of Copmanthorpe within the Neighbourhood Plan period and development of these will only be permitted on the two allocated sites set out in Policy CNP2. Development that is likely to breach this overall level will not be permitted except in the case of small scale development of five units or less which can be satisfactorily integrated into the existing built-up area of the village.**

### Reasoned Justification

1. The figure of a total of 135 new dwellings is in line with the overwhelming view of the residents of Copmanthorpe, expressed in the Housing Quantity Survey, that the maximum level should be 135 new houses.
2. It is not considered that a housing figure of 135 dwellings for the period of this Plan would undermine the emerging strategy of housing delivery within the City of York Council district area. This Neighbourhood Plan is therefore 'in general conformity with the strategic policies of the area'. City of York Council's strategy is that 10% of a housing figure of 22,000 should be directed towards the villages. A figure of 135 dwellings for Copmanthorpe is sustainable and generally in line with this strategic figure and strategic pattern of housing delivery.

### Intention

1. This policy seeks to maintain the identity and character of Copmanthorpe and to manage the further growth and expansion of the village on a sustainable basis by setting a limit on the amount of new housing and by directing new development to the two preferred sites set out in Policy CNP2 (and the City of York Council Submitted Local Plan): ie. Site 1 at Tadcaster Road Link, and Site 6 at Old Moor Lane.
2. In this way, the identity and character of Copmanthorpe will be better maintained and the impact on existing facilities, services and infrastructure, while still very significant, will be lessened. In addition, those parts of the surrounding York Green Belt which are considered to contribute most to the setting, identity and character of both Copmanthorpe and the City of York will be preserved as Green Belt.

## COPMANTHORPE NEIGHBOURHOOD PLAN

### ALLOCATED SITES

#### POLICY CNP2: ALLOCATED SITES

1. Subject to the removal of the relevant pieces of land from the Green Belt by City of York Council, as set out in the Submitted Local Plan, the following sites will be allocated for the uses and the maximum level of development as shown below:

<u>Site</u>	<u>Use</u>	<u>Size</u>	<u>No of Units</u>	<u>Notes</u>
Site 1	Housing	3ha	75	25 units/ha
Site 2	Recreation, ) Leisure and ) Open Space, ) Allotments )	12ha		
Site 3	Employment	3ha	20 @ 185m <sup>2</sup>	
Site 6	Housing	2.5ha	60	25 units/ha

2. All new development will be required to meet the appropriate standards of design, construction, layout, sustainability and local distinctiveness as set out in the Copmanthorpe Village Design Statement

3. Developers will be required to ensure that the development of Site 1 does not result in damage to the notified features of Askham Bog Site of Special Scientific Interest (SSSI) and nature reserve through changes to the water levels at Askham Bog. In particular developers should consider potential impacts on water quality and water levels at Askham Bog SSSI from water drainage into the SSSI as a consequence of the development of this site

4. Developers will be required to ensure that the development of Sites 2 and 3 does not result in water draining into the current surface water drainage system or to a raised water table in the area

#### Reasoned Justification

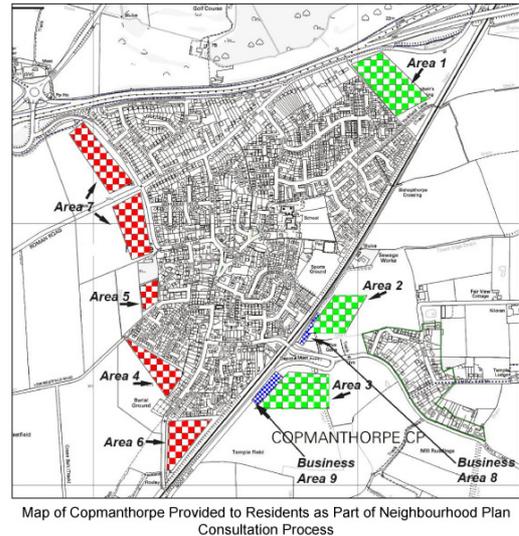
1. The Housing Quantity Survey carried out in November 2013 sought residents' preferences on the sites which might be developed for new housing and a limited amount of space for accommodating small businesses. The latter would only be developed if the present anecdotal evidence of need were translated into demonstrable demand. Seven potential sites adjoining the village were put forward for residents to consider. All of these were sites, or parts of sites, which had been submitted by their respective owners as suitable for development in the City of York 'Call for Sites' in October 2012 as a first step towards producing the draft City of York Council Preferred Options Local Plan.
2. All of the sites are situated on the fringes of the village on Green Belt land since there are no substantial infill sites available within the built-up area of Copmanthorpe and the village is contained on all sides by the York Green Belt. However, some of the sites are, by virtue of their location, considered to be of greater amenity and countryside value than the others.
3. The Housing Quantity Survey confirmed residents' order of preference of the sites for proposed housing development as follows (with the most preferred listed first):

- Site 2: Temple Lane
- Site 3: New Moor Lane
- Site 1: Tadcaster Road Link (now including land to the south of Yorkfield Lane)
- Site 6: Old Moor Lane
- Site 4: Wilstrop Farm
- Site 5: Back Lane
- Site 7: Manor Heath

4. The site numbering above follows that of the map attached to the survey questionnaire.

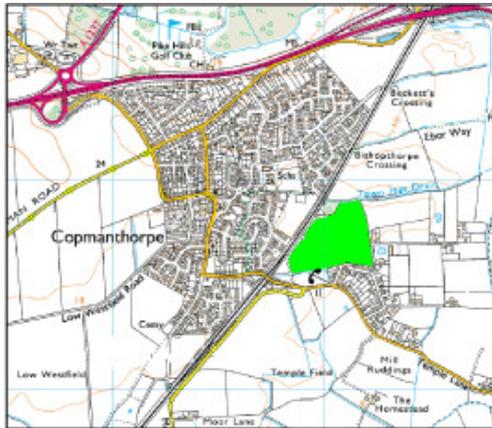
5. In the period since this survey, it has been confirmed by the landowners of Sites 2 and 3 listed above that these two sites are no longer available for the development of new housing and no longer appear in the City of York Submitter Local Plan. Therefore, after taking the next site in order of residents' preferences, the two sites to be allocated for housing development in this Neighbourhood Plan are Site 1 at Tadcaster Road Link and Site 6 at Old Moor Lane. Both sites are well defined on the ground by the marked natural barriers of established highways and the East Coast Main Railway Line and both could be described as 'infill' sites. In addition, both of these sites are considered to be of lower amenity and countryside value than the other sites offered, especially those on the western flank of the village where the Green Belt makes its greatest contribution to 'openness' and the setting of York and Copmanthorpe, and where there is no clear defensible natural boundary to limit the westwards growth of development. It should be noted that the Plan includes development only of the upper half of the site at Tadcaster Road, the lower half being of considerable value as a natural habitat and which should not, therefore, be developed. It is acknowledged that only City of York Council has the authority to modify the Green Belt in its Local Plan

6. In addition, it is understood that the site (or part) at Temple Lane (Site 2) could be made available for recreational, leisure and open space use. Site 2 lies opposite, and over the railway line, from the existing village Recreation Centre. Subject to the necessary funding and approvals being forthcoming, a cycle and pedestrian bridge or underpass, as appropriate, constructed in this vicinity would link the two recreation areas and provide a safe, and shorter, route from the Drome Road area of the village to the shops, school and other amenities in the centre of Copmanthorpe.

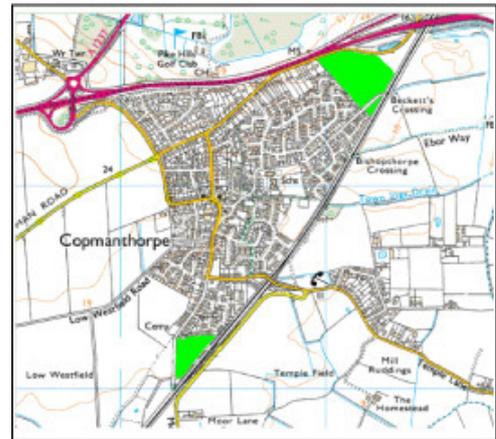


## Intention

1. Site 1 and Site 6 will be allocated for new housing development (areas shown are for illustration purposes but it is not proposed that the whole of the field at site 1 be developed)

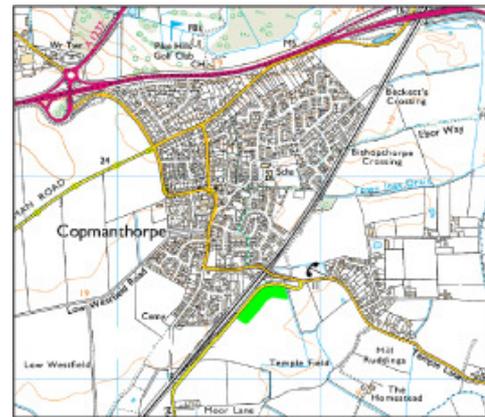


Neighbourhood Plan Site 2  
(shown in green)



Neighbourhood Plan Sites 1 & 6  
(shown in green)

2. Site 2 will be allocated for the provision of open space and recreation and leisure use
3. and Site 3 will be allocated for a limited amount of employment space development subject to the land being removed from the Green Belt by City of York Council in the future.
4. The Neighbourhood Plan does not make any assumptions about the pace of development. Depending on market conditions, the level of demand, and especially the availability of housing finance, it may well be that the development of the sites under this Neighbourhood Plan is 'front-end loaded' with the majority of development taking place in the early years of the Plan period.
5. The Neighbourhood Plan will be reviewed towards the end of its current plan period in 2033. It is believed that that is the right occasion on which to consider the need for further development land in the light of more accurate assessments of housing growth figures and economic circumstances at the time



Neighbourhood Plan Site 3  
(shown in green)

## **COPMANTHORPE NEIGHBOURHOOD PLAN**

### **AFFORDABLE AND SPECIAL HOUSING & HOUSING FOR OLDER PEOPLE**

#### **POLICY CNP3: AFFORDABLE AND SPECIAL HOUSING**

**Affordable housing within Copmanthorpe (including social rented housing where there is a proven need) will be delivered in line with City of York Council policy and in accordance with Policy CNP 4:**

- 1. The target level of affordable and special housing per residential development scheme will be set in line with City of York Council policy from time to time in force**
- 2. Housing needs for older people will be established in consultation with City of York Council and, where housing need is the same, preference will be given to local residents or those with a local connection as detailed in CNP4**

#### **Reasoned Justification**

1. According to the Housing Needs Survey (see evidence base) there is a lack of an appropriate range of affordable housing options in the parish. This is especially the case for younger people, many of whom hold a strong aspiration for home ownership. Social, political and economic changes have generated greater uncertainty in the housing options facing many and this policy will help to address those uncertainties.
2. Developers will be encouraged to promote innovation in housing design and financial mechanisms which enable greater access to the housing market for first-time buyers, whether in a family unit or single. These may include small starter homes with potential for extension and houses designed to accommodate multi-generational living where privacy and separate access can be secured under the same roof.
3. Policy AH1 of the draft City of York Preferred Options Local Plan aims to improve affordability across the housing market by setting out five criteria to be applied to residential planning permissions of more than two dwellings. The principal criterion is that the proportion of affordable housing per scheme will be in line with 'current annual dynamic targets' which, on sites of more than 15 dwellings, can provide for up to 30% of units to be affordable. However, in light of the specific evidence gathered in Copmanthorpe by the Housing Needs Survey (see below), this 30% will be divided equally between discounted/part ownership sale, housing for older people and self/custom build housing.
4. A housing needs survey of all 1750 households in the Parish was carried out by the Parish Council in June 2014 and the findings published in July 2014. The questionnaire and analysis of the results are included in the Evidence Base document. A total of 527 households representing 994 adults responded to the survey. 11% of respondents (59 households) expressed a need or wanted alternative or additional accommodation and of these 59, 19 households claimed a need for larger accommodation and 19 further households claimed a need for smaller accommodation.
5. The types of alternative accommodation favoured by the 59 household respondents were two or three bedrooms houses or bungalows, with detached properties being marginally preferred to semi-detached. Regardless of the property, the majority (61%) preferred open market purchase as the most preferred method of acquiring it, although a significant minority (27%) favoured self/custom build, with less than 10% likely to seek alternative accommodation via discounted sale/part ownership or Council/Housing Association renting.
6. According to the Housing Needs Survey (see evidence base) Copmanthorpe has a high proportion of residents at retirement age or older. Promoting the independent living, social

inclusion and well-being of older people is an important consideration. Home, neighbourhood and mobility are key elements in the provision of housing for older people as this segment of the population tends to spend more time at home than any other age group.

7. This policy recognises there is a need in Copmanthorpe for additional opportunity and choice in housing which is more appropriate in design and location for older people, so that down-sizing can occur without losing local connections. If this need is realised it will, in many cases, result in the release to the market of larger dwellings better suited to family occupation.

### **Intention**

1. The Affordable Housing Policy of this Neighbourhood Plan aims to reflect the requirements of the community in widening access to quality housing particularly for younger people, and for older people wishing to downsize, and who, in both cases, wish to continue living in Copmanthorpe.
2. Within Copmanthorpe, housing developments of four or more units should address the local need for housing specifically suited to older people by restricting occupancy to households with a local connection and where at least one person in the household has reached the state retirement age. In addition, housing schemes will be encouraged which offer a bespoke later living housing type promoting an environment of companionship, privacy and security for older people
3. Detailed monitoring of this policy will be carried out to ensure that it does not adversely impact on the financial viability of development projects. The policy would be self-defeating if no new housing at all were to be developed because the policy was depressing the profitability of schemes to a level where the incentive to build was eroded.

## **COPMANTHORPE NEIGHBOURHOOD PLAN**

### **LOCAL OCCUPANCY POLICY**

#### **POLICY CNP4: LOCAL OCCUPANCY POLICY**

**All affordable housing and older persons housing will be subject to local occupancy restrictions as follows:**

- 1. A person or household who currently lives in the Parish and has done so for a continuous period of at least three years; or**
- 2. A person or household who works in the Parish and has done so for a continuous period of at least three years; or**
- 3. A person or household who has moved away but has strong established and continuous links with the Parish by reason of birth or long-term immediate family connections; or**
- 4. A person or household who has an essential need through age or disability to live close to those who have lived in the Parish for at least three years**
- 5. If, at any time, no person or household satisfies the above restrictions then they may be expanded to include a person or household who currently live within the CYC local authority area and has done so for a continuous period of at least five years with essential need for property, for example for reasons of age, disability or illness**
- 6. Beyond the provision of point 5, if no person or household can be identified then the restrictions may be further expanded to include North Yorkshire**

#### **Reasoned Justification**

1. There is a need for housing in Copmanthorpe for younger local people, who are in danger of being priced out of the conventional local housing market, and for older people who wish to downsize, all of whom wish to stay in the village for local connection reasons.

#### **Intention**

1. A local occupancy policy will ensure a condition is placed on relevant planning permissions to restrict the occupation of such housing to local people. This will also have the effect of reducing the price of dwellings by a small but potentially significant amount, which will help local people to stay in the community where they have connections, support and/or prospects.

**COPMANTHORPE NEIGHBOURHOOD PLAN**  
**COMMUNITY FACILITIES AND ORGANISATIONS**

**POLICY CNP5: COMMUNITY FACILITIES AND ORGANISATIONS**

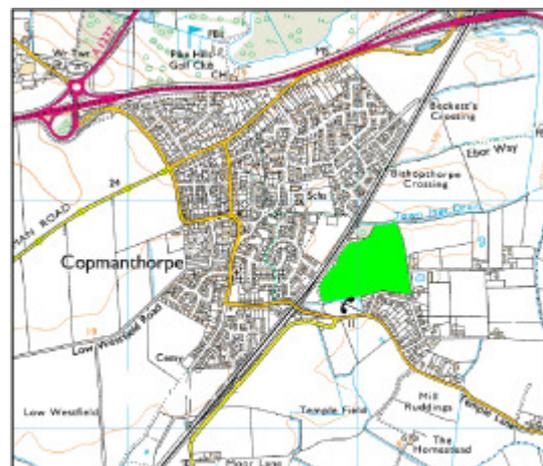
1. Land will be allocated at Site 2 in Policy CNP2 for the provision of playing fields, recreational open space, children’s play areas and additional allotments. Any development in this area will give full consideration to the provision of a pedestrian link over or under the railway line to provide improved access to and from the village and its amenities, including improved pedestrian and cycle access for Temple Lane and Drome Road residents to the village centre and its facilities. This new access to be in conjunction with Network Rail and their need to close an unmanned crossing towards the north end of the village
2. Any off-site financial contribution obligations on developers to provide public open space or recreation facilities will be ring-fenced to deliver further recreational facilities within Copmanthorpe (rather than creating small patches of green space within new developments that are difficult to use and maintain to the satisfaction of residents)

**Reasoned Justification**

1. Copmanthorpe benefits from extensive community facilities, provided by both private enterprise and public agencies, and with many provided by voluntary sector organisations and community groups. Some of these latter have their own premises and some use buildings providing for a variety of community activities. A list of facilities and organisations in the Parish is contained within the Evidence Base. All of these facilities play a valuable, if not vital, role in sustaining Copmanthorpe as a viable and active community rather than just a large group of dwellings.
2. Local green space in the Parish is also an important social benefit and is a recognised essential requirement for the health and wellbeing of residents. The Neighbourhood Plan seeks to provide for new and enhanced playing fields, recreational open space and children’s play areas.
3. The allotment gardens at Temple Lane are a popular amenity of the parish and interest in this activity is likely to grow with the increasing public awareness of sustainable food-sourcing, the increasing need for food security and the decreasing sizes of gardens in modern higher-density housing developments. This Plan will therefore seek to expand the number of allotments.

**Intention**

1. This Plan will make provision on Site 2 for additional green space for recreational and leisure uses and additional land for allotments.



Neighbourhood Plan Site 2  
(shown in green)



of the highest quality landscapes surrounding the City. It was defined as a small-scale landscape of high conservation and aesthetic value. The open land to the west of the village and south of Colton Lane was part of the mediaeval High West Field, part of an open field system where feudal strip farming was practised from the time of the Norman Conquest up until the Enclosure Acts of the 18th Century.

6. The majority of the land surrounding Copmanthorpe, and particularly that area to the west of the village, is prime food-producing arable farmland, the latter being classified as Grade 2 by DEFRA (Department of the Environment, Food, and Rural Affairs). This grading puts the land into the top 16% of land by quality in the Yorkshire and Humberside Region. With a rapidly growing world population and the increasing demand for meat and a more 'Western' diet caused by growing prosperity in developing countries, the pressure on food-producing land is increasing dramatically. Food sourcing and food security are becoming significant political, if not existential, issues and it is therefore becoming crucial to retain the country's good quality farmland in food production. The Green Belt to the west of Copmanthorpe also plays an important role in providing a haven for wildlife including several species on the 'red list'. The British Trust for Ornithology carries out regular surveys on the fields adjoining the west of the village, and the red-listed birds and mammals present over the two years (2012 and 2013) were: corn-bunting, skylark, lapwing, linnet, yellowhammer and brown hare.



Prime agricultural land to the west of Copmanthorpe - looking West from Manor Heath

## Intention

1. Despite the fact that the York Green Belt is still, technically, a draft Green Belt it has, de facto, been in existence for several decades and has been reaffirmed on numerous occasions in planning refusals and dismissals of planning appeals. It was specifically recognised in the Yorkshire and Humber Regional Spatial Strategy (RSS) adopted in 2007 and although the RSS was substantially revoked by an Order (SI. No. 117 2013) made in early 2013 under the Localism Act 2011, policies which related to the York Green Belt were specifically excluded from the revocation.
2. These retained policies make it clear that development plans should define the detailed boundaries of the Green Belt around York. The outer boundary is to be about 6 miles from York city centre and the inner one is to be defined to establish the long-term development limits that safeguard the special character and setting of the historic city.
3. However, a Green Belt like York's does not simply have an outer and an inner boundary. This is because it has a number of settlements within it that are surrounded by the Green Belt such that it abuts the entire outer boundary of the settlement. Copmanthorpe is one such settlement.
4. It is accepted that if the new housing development envisaged in the Neighbourhood Plan is to be accommodated, then given the lack of development sites within the village envelope of Copmanthorpe, some limited incursion into the Green Belt surrounding the village will be necessary. However, development will only be allowed on the preferred sites where it will not undermine the strategic function of the York Green Belt in protecting and enhancing the historical character and setting of the city of York and do least harm to the character, identity

and setting of Copmanthorpe itself. As already stated, the Neighbourhood Plan has set a maximum quantum on new housing and employment space to ensure new development is sustainable and to minimise encroachment into the Green Belt.

5. Beyond this, the Neighbourhood Plan will not support any development, including renewable energy projects, within the Green Belt, particularly on land to the west of Copmanthorpe, since this would harm the special character and setting of York at one of its principal approaches. It would also harm the character, identity, and setting of the village itself and be detrimental to the openness of the Green Belt and the amenity and well-being of Parish residents.

## COPMANTHORPE NEIGHBOURHOOD PLAN

### GREEN INFRASTRUCTURE

#### POLICY CNP7: GREEN INFRASTRUCTURE

- 1. The green infrastructure within and surrounding Copmanthorpe will be safeguarded and enhanced and will be expanded as the opportunity arises and connected to surrounding habitat. No development which harms, directly or indirectly, the integrity or quality of this infrastructure will be supported**
- 2. Any development will be expected to lead to a net gain in wildlife and biodiversity for the Parish of Copmanthorpe as suggested by the NPPF**

#### Reasoned Justification

1. Copmanthorpe is surrounded, and criss-crossed, by a network of well-used paths, bridleways, and green lanes some of which are of ancient origin. These provide vital access to the surrounding countryside as well as to green spaces within the village, including woodland, playing fields, informal open spaces and the two village greens which are registered village greens under the Commons Registration Act 1965.
2. The village greens, Memorial Green and Low Green, are well-maintained and, like other public spaces and private gardens, contain large mature trees which are a marked feature of the village. In the south-west corner of the village lies the quiet haven of the burial ground and to the south-east of the village are the village allotments which are well patronised adding to self-sufficiency and well-being.
3. The open green spaces, well-cultivated gardens, mature trees and hedgerows and green routes all combine to provide a valuable green infrastructure which plays an important role in delivering environmental sustainability, maintaining wildlife and bio-diversity, mitigating flood-risk, reducing the impact of climate-change and improving people's well-being.

#### Intention

1. The existing green spaces and infrastructure within the village envelope are a valuable community asset and should be protected, and, where possible, enhanced and expanded. In accordance with the **Village Design Statement** (Copmanthorpe Neighbourhood Plan – Part 2).

## **COPMANTHORPE NEIGHBOURHOOD PLAN**

### **PARISH COUNCIL CONSULTATION**

#### **POLICY CNP8: PARISH COUNCIL CONSULTATION**

**Planning applicants will be encouraged to engage in pre-application consultations with the Parish Council in order to minimise any site issues or planning problems that may arise and application should be accompanied by a statement confirming if consultation has taken place and setting out the comments of the Parish Council**

#### **Reasoned Justification**

1. However carefully a planning policy document is written, it will not be able to anticipate all circumstances and provide suitable advice for decision makers to help them determine all planning applications with equal certainty or sensitivity. To this end, a policy which acknowledges the views of the Parish Council, based on this Neighbourhood Plan, will be of benefit to the decision-making process to ensure that the overall views of Parish residents, and the intention of the Neighbourhood Plan, are taken fully into account. This may be particularly helpful in circumstances where conditions or planning obligations are instrumental in making acceptable an otherwise unacceptable planning application.

## **SUMMARY OF UPDATES**

### **September 2018**

Following consultation changes were made to the Neighbourhood Plan to remove references to the previous CYC Draft Local Plan in light of the fact that the Submitted Local Plan includes for development only those sites that were already listed in the Neighbourhood Plan. Additional modifications were made to the wording of some of the Policies in line with the above and in recognition that only CYC have the power to remove land from the Green Belt for development

CNP1 – Housing Quantity - Removal of references to the previous Draft Local Plan

CNP2 - Allocated Sites – Changes to acknowledge that the power to remove land from the Green Belt lies with CYC

CNP3 – Affordable Housing – No change

CNP4 – Housing for Older People – No change

CNP5 – Parish Economy, Transport and Employment – Removed as the site selected (currently in the Green Belt) is not included in the Submitted Local Plan

CNP6 – Community Facilities and Organisations – Clarification of the points referring to off site financial contributions

CNP7 – Green Belt and Green Infrastructure – Split into two Policies

### **May 2018**

Since the original Copmanthorpe Neighbourhood Plan was published for consultation in November 2014 it has been exhibited at Copmanthorpe May Day Street Fairs and at Copmanthorpe Carnivals in 2015, 2016 and 2017 and has been continually available to view on the dedicated Copmanthorpe Neighbourhood Plan website. All comments received have been considered and, where appropriate, have been incorporated in the latest edition dated March 2018 along with changes resulting from the Formal Consultation. The changes to the policies are:

CNP1 – Housing Quantity - No change

CNP2 – Allocated Sites - Removal of references to Safeguarded Land

CNP3 – Affordable Housing

- Changes to Point 1 removing the reference to discounted and part-ownership housing for older people and plots for self/custom build
- Removal of Point 2 referring to the tenure of the affordable housing provision
- Changes to Point 3 referring to off-site financial provision, now ring fenced for further recreational facilities
- Removal of Point 4 referring to off-site financial contributions in relation to Policy CNP4
- Removal of Point 5 referring to any subsidy being recycled

CNP4 – Housing for Older People - Changed to remove reference to the 2014 Copmanthorpe Housing Needs Survey substituting new means of establishing needs

CNP5 – Local Occupancy - No change

CNP6 – Parish Economy, Transport and Employment - No change

CNP7 – Community Facilities and Organisations - No change

CNP8 – Green Belt and Green Infrastructure - No change

CNP9 – Parish Council Consultation - Change to Point 2 reducing the emphasis to be given to Parish Council comments on planning applications

## **October 2017**

Further amendments following consultation:

Introduction – expanded to include mention of the latest draft of the CYC Local Plan and its impact on the Neighbourhood Plan

CNP2 - Allocated Sites – Policy amended to include wording suggested by Natural England and the map amended to include the triangle of land in site 1 that is separated from the rest of the field by a footpath

CNP3 – Affordable Housing – Point 2 moved to CNP7

CNP4 – Housing for Older People – amalgamated into CNP3 and following policy numbers amended accordingly

CNP5 (now CNP4) – Local Occupancy – point 6 added to provide for situations where point 5 fails to identify a suitable person or household

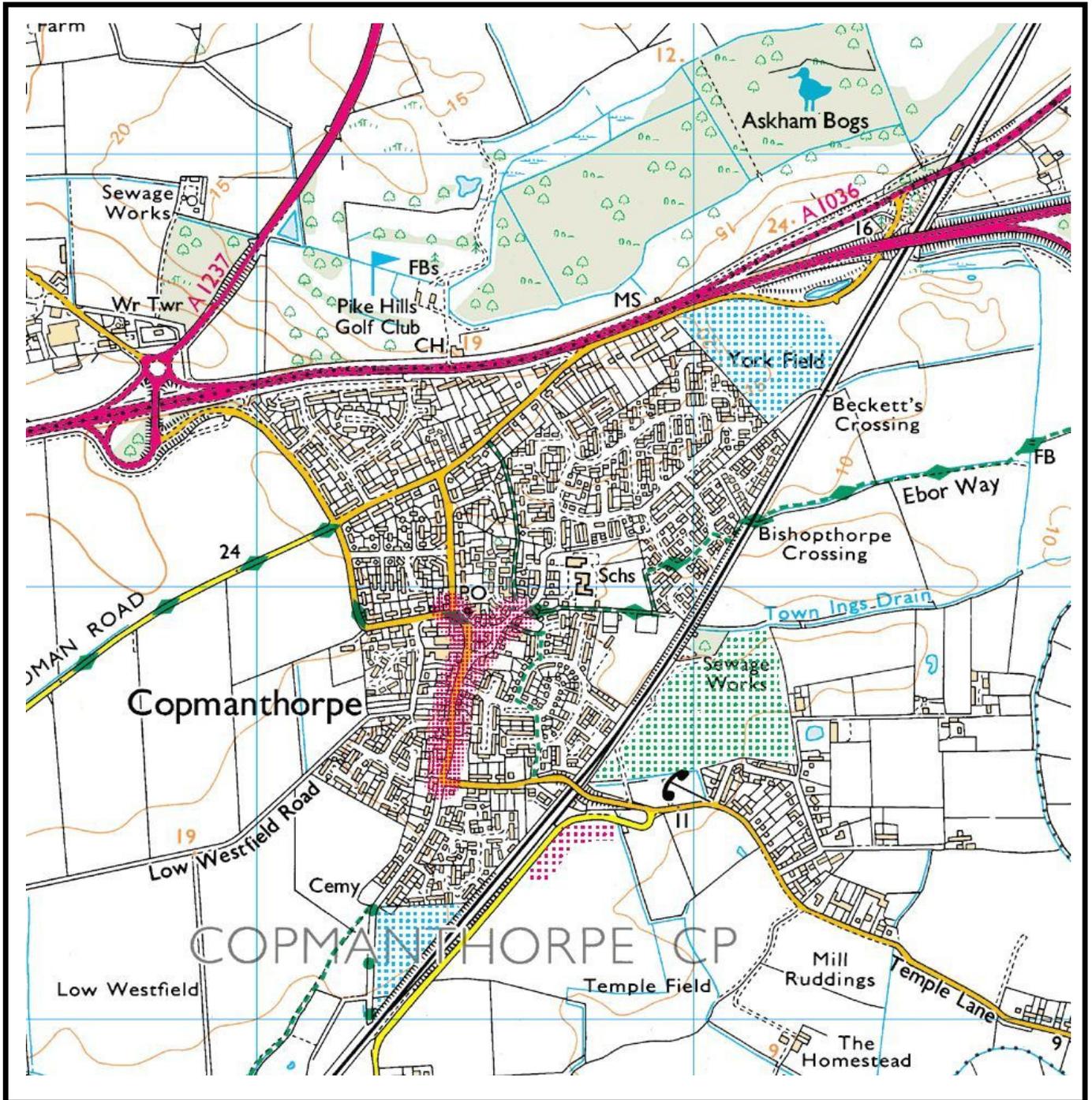
CNP6 becomes CNP5

CNP 7 becomes CNP6 and point 2 from CNP3 is added

CNP 8 becomes CNP7 and point 2 is amended to include wording suggested by Yorkshire Wildlife Trust and point 3 is added, again to include wording suggested by the Trust

CNP 9 becomes CNP8 and point 2 is removed

Copmanthorpe village, bounded to the North by the A64 trunk road and to the South by the main East Coast railway line. Showing the four areas referred to in the Neighbourhood Plan



(Red hatched area in the centre of the village denotes the Conservation Area)

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