

# **Copmanthorpe Neighbourhood Plan**

## **Part 6**



# **Strategic Environmental Assessment Screening Opinion**

November 2014

## **Strategic Environmental Assessment Screening Opinion**

### **Introduction**

This screening report is designed to test whether or not the Copmanthorpe Neighbourhood Plan requires a Strategic Environmental Assessment. The exercise tests whether there are likely to be significant environmental effects arising from the policies in the draft Neighbourhood Plan.

An environmental assessment is a requirement of The Environmental Assessment of Plans and Programmes Regulations 2004.

The Parish Council has undertaken an assessment of the Policies in the Pre-Submission draft, which contains the main land-use principles to be included in the final Plan. [The assessment has been undertaken in liaison with the Environment Agency, English Heritage and Natural England.]

### **What is the scope of the Plan?**

The Neighbourhood Plan sets the local planning policy framework for Copmanthorpe Parish. When the Plan is 'adopted' by the local planning authority, it will become part of the Development Plan for the City of York covering certain development and will be used in the decision making process for assessing planning applications within Copmanthorpe Parish, where relevant.

This Neighbourhood Plan has been prepared against a background of there being no adopted planning policies within City of York except those saved from the now abolished RSS which refer to the inner and outer boundaries of the York Green Belt. Although an emerging Local Plan is being produced, it has not yet reached a stage in its adoption for it to carry much, if any, weight.

### **What is the Vision of the Plan?**

Our Vision is to retain the distinctive character of Copmanthorpe Parish as a sustainable community within a protected and valuable landscape. This will be accomplished by providing planning policies within the emerging City of York Local Plan with additional policies aimed at:

- Promoting the development of 135 new houses within the Parish
- Making provision for affordable homes, housing for older people, land for self build housing, employment, and recreational space
- Protecting the Green Belt and the natural environment

### **What are the themes considered by the Plan?**

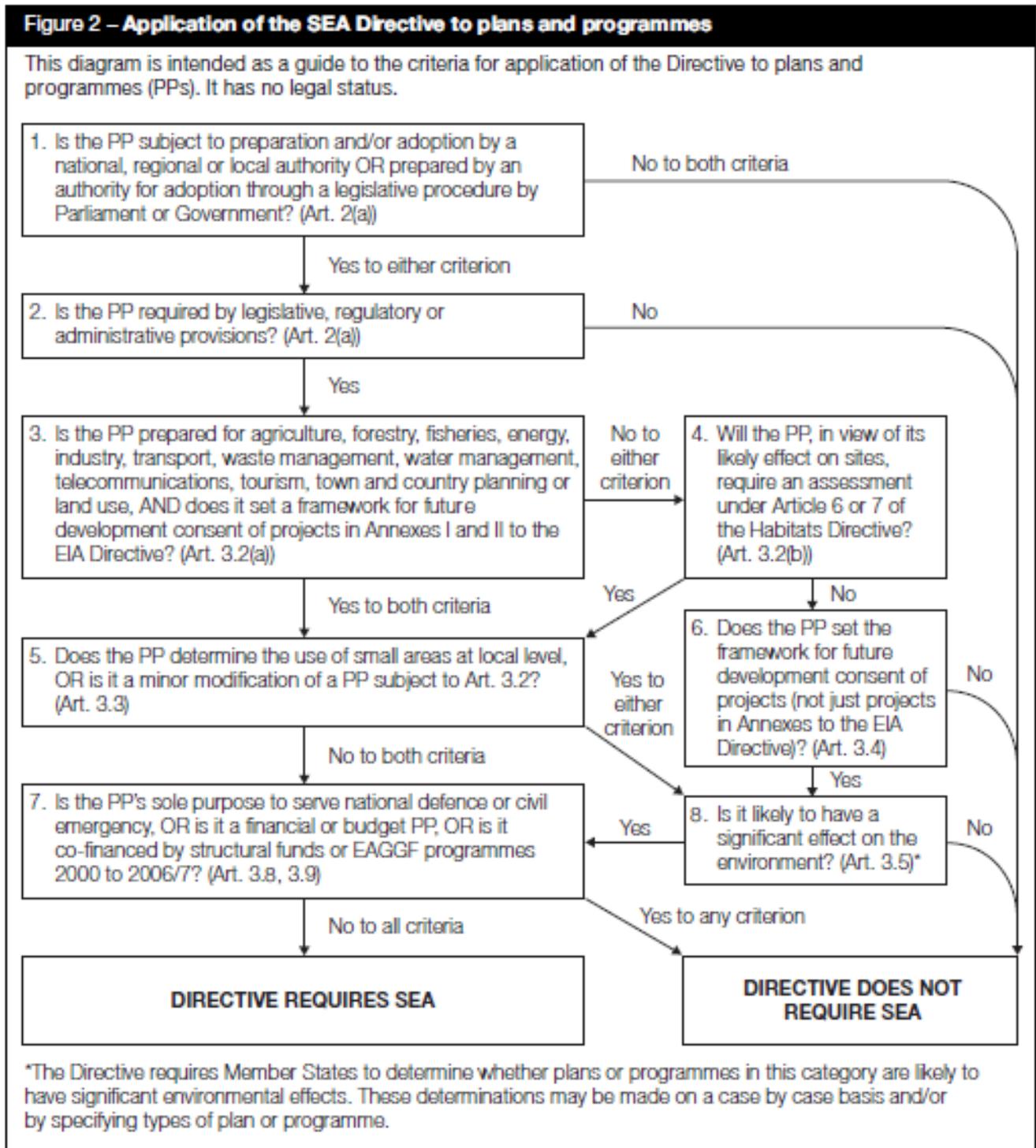
- Housing including housing for specific groups
- Employment
- Community facilities
- Green Belt and Environment

### **What is the outcome of Screening?**

Having regard to the location, nature and scale of the Copmanthorpe Neighbourhood Plan, it is considered that the Policies in the Plan are unlikely to adversely affect the integrity of the Special Qualities or the environmental characteristics of the area. Therefore a Strategic Environmental Assessment (SEA) is not considered necessary.

The overall conclusion that no significant effects on the environment are likely was determined following a methodological assessment carried out having regard to the SEA Directive and Schedule 1 and 2 of the Environmental Assessment of Plans and Programmes Regulations 2004.

The diagram below - extracted from the 'A Practical Guide to the Strategic Environmental Assessment Directive (2005)' - illustrates the process for screening a planning document to ascertain whether a full SEA is required



**Does the Copmanthorpe Neighbourhood Plan require a full Strategic Environmental Assessment? The list of questions below follows the screening process set out in Figure 2 above.**

- 1. Is the plan or programme (PP) subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))**  
Yes. The draft Copmanthorpe Neighbourhood Plan is prepared by a qualifying body – namely Copmanthorpe Neighbourhood Plan Working Group with support and advice from the local planning authority and a planning consultant. The legislative procedure is set out in ‘The Neighbourhood Planning (General) Regulations 2012’.
- 2. Is the PP required by legislative, regulatory or administrative provisions? (Art. 2(a))**  
Yes? Communities are encouraged, rather than required, to develop a Neighbourhood Plan. If a community chooses to develop a neighbourhood plan, there are ‘provisions’ in place that require the neighbourhood plan to be prepared in a formal way.
- 3. Is the PP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art 3.2 (a))**  
The PP is prepared for town and country planning or land use, but it does NOT set a framework for future development consent of projects in Annexes I and II of the EIA Directive.
- 4. Will the PP, in view of its likely effects on sites, require an assessment under Article 6 or 7 of the Habitats Directive? (Art. 3.2(b))**  
No.
- 6. Does the PP set the framework for future development consent of projects (not just projects in Annexes to the EIA Directive)? (Art. 3.4)**  
Yes. The Neighbourhood Plan sets out policies which support housing schemes and new business.
- 1. Is it likely to have a significant effect on the environment? (Art. 3.5)**  
No. See Annex 1

### **Conclusion**

The draft Copmanthorpe Neighbourhood Plan does not require a full SEA to be undertaken.

**Criteria for determining the likely significance of effects on the environment  
(Schedule 1: The Environmental Assessment of Plans and Programmes Regulations  
2004)**

1. The characteristics of plans and programmes, having regard, in particular, to

**a) The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;**

Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area through locally distinct planning policies. The Copmanthorpe Neighbourhood Plan provides additional guidance on location, nature and size of development and considers the following themes:

- a. Housing including housing to support enterprises
- b. Employment
- c. Community facilities
- d. Green Belt and Environment

**b) The degree to which the plan or programme influences other plans and programmes including those in a hierarchy**

A neighbourhood plan attains the same legal status as the Local Plan once it has been agreed at a referendum and is made (brought into legal force) by the local planning authority. At this point it becomes part of the statutory development plan. Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

**c) The relevance of the plan and programme for the integration of environmental considerations in particular with a view to promoting sustainable development**

The Copmanthorpe Neighbourhood Plan is in general conformity with the current strategic policies which relate only to the inner and outer boundaries of the City of York Green Belt. The draft policies in the neighbourhood plan complement this aim by promoting sustainable development that retains the distinctive character of Copmanthorpe Parish.

**d) Environmental problems relevant to the plan or programme**

The neighbourhood plan acknowledges the protected and valuable landscape offered by the City of York Green Belt, in which the Parish of Copmanthorpe is located. It also aims to enhance the sustainability of the community of Copmanthorpe. It also acknowledges the pressure associated with large scale housing developments and the potential this has to undermine the special qualities of the City of York Green Belt and the locally distinctive qualities of Copmanthorpe parish.

**e) The relevance of the plan or programme for the implementation of Community legislation on the environment (such as, plans and programmes linked to waste management or water protection)**

The Neighbourhood Plan is prepared for town and country planning and land use. It does not introduce additional environmental criteria not already covered by the NPPF and associated technical guidance.

2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:

**a. The probability, duration, frequency and reversibility of the effects:**

Copmanthorpe Parish is within the City of York Green Belt – a protected landscape. Green Belts are characterised by some special qualities which distinguish them from each other and from other parts of the country, but they also contain areas where development should occur to meet the needs of local communities. It is essential that they are given a high level of protection so as not to compromise their integrity and value.

The strategic approach to the conservation and enhancement of the special qualities of the City of York Green Belt is to maintain the environmental character of York including its setting, views of the Minster and important open areas. This is articulated in RSS policy Y1.

**b. The cumulative nature of the effects:**

The neighbourhood plan expects all new development proposals to conserve and enhance the special qualities of Copmanthorpe through adherence to the Village Design Statement. The sites chosen for development of various kinds are considered to be of lesser importance for the protection of the setting of York, views of The Minster and important open areas than those sites put forward in the CYC Preferred Options Paper. The quantum of development proposed in the Neighbourhood Plan is less than that proposed in the CYC Preferred Options Plan as so will have a lower cumulative effect on the environment as a consequence of the Neighbourhood Plan than without it.

**c. The trans-boundary nature of the effects:**

The Neighbourhood Plan establishes locally distinct development policies for Copmanthorpe Parish. Trans-boundary effects will be restricted to any requirement for the overall quantum of development put forward in the CYC plans to be redistributed to other parts of the CYC area. Such a requirement is not currently evidenced as the Housing numbers and distribution strategy for CYC is in the process of being reassessed as a result of a Full Council Motion on 9<sup>th</sup> October 2014.

**d. The risks to human health or the environment (such as due to accidents):**

The draft policies do not provide unacceptable risks to human health or the environment. The vision of the Plan is to retain a sustainable community within a protected and valuable landscape. The draft policies seek to create the conditions to improve health by providing opportunities for housing development for local people alongside employment opportunities neither of which have a detrimental effect on the landscape.

**e. The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected):**

Copmanthorpe Parish is predominantly rural with a resident population of 4300 (2014) concentrated in the Village of Copmanthorpe.

**f. The value and vulnerability of the area likely to be affected due to:**

- a. Special natural characteristics or cultural heritage;**
- b. Exceeded environmental quality standards or limit values; or**
- c. Intensive land-use;**

The draft policies seek to protect the open spaces to the west of Copmanthorpe and the Green Belt generally. They will enhance the policies designed to protect the

conservation area through the status given to the Village Design Statement. The NDP will not create conditions for intensive land-use. Development likely to have a detrimental effect on heritage assets will be refused, and all development is expected to conserve and enhance the special qualities of the Green Belt and those of Copmanthorpe Parish in particular.

**g. The effects on areas or landscapes which have a recognised national, Community or international protection status:**

The Designated Area is entirely within the City of York Green Belt, where great weight is given to conserving landscape and the open characteristics of the Green Belt except where the characteristic of a settlement, as in the case of Copmanthorpe, is not considered part of the general open character of the Green Belt.

	Policy	Characteristics of the effects and of the area likely to be affected (see Schedule 1 s2 list above)																																																								
		a	b	c	d	e	f	g																																																		
1	<p><b>Policy CNP1: HOUSING QUANTITY</b>  Up to 135 dwellings will be permitted within the Parish of Copmanthorpe within the 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.</p>	x	x	x	x	x	x	x																																																		
2	<p><b>POLICY CNP2: ALLOCATED SITES</b>  1. The following sites will be allocated for the uses and the maximum level of development as shown below:</p> <table border="1"> <thead> <tr> <th>Site</th> <th>Use</th> <th>Size</th> <th>No of Units</th> <th>Notes</th> </tr> </thead> <tbody> <tr> <td>Site 1</td> <td>Housing</td> <td>3ha</td> <td>75</td> <td>25 units/ha</td> </tr> <tr> <td></td> <td>Recreation, )</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Site 2</td> <td>Leisure and )</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Open Space )</td> <td>12ha</td> <td></td> <td></td> </tr> <tr> <td></td> <td>)</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Allotments )</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Site 3</td> <td>Employment</td> <td>3ha</td> <td>20 @ 185m2</td> <td></td> </tr> <tr> <td>Site 6</td> <td>Housing</td> <td>2.5ha</td> <td>60</td> <td>25 units/ha</td> </tr> </tbody> </table> <p>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 , a supporting document listed in the Basic Conditions Statement.</p>	Site	Use	Size	No of Units	Notes	Site 1	Housing	3ha	75	25 units/ha		Recreation, )					)				Site 2	Leisure and )					Open Space )	12ha				)					Allotments )				Site 3	Employment	3ha	20 @ 185m2		Site 6	Housing	2.5ha	60	25 units/ha	x	x	x	x	x	x	x
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3	<p><b>POLICY CNP3: AFFORDABLE AND SPECIAL HOUSING</b>  Affordable housing within Copmanthorpe will be delivered in line with policy AH1 of the draft City of York Preferred Options Local Plan, or whichever policy is finally adopted, subject to the following amendments, and in accordance with Policy CNP 5:</p>	x	x	x	x	x	x	x																																																		

	<p>1. The target level of affordable and special housing per residential development scheme will be set at 30% of total housing developed, divided equally between discounted / part ownership sale, housing for older people, and plots for self/custom build.</p> <p>2. The tenure of the affordable housing provision will reflect the community's preferences as expressed in the Copmanthorpe 2014 Housing Needs Survey.</p> <p>3. Any off-site financial contribution will be ring-fenced to deliver affordable housing within Copmanthorpe Parish.</p> <p>4. Any off-site financial contribution will be calculated having taken account of the impact of Policy CNP4: Housing for Older People.</p> <p>5. Any subsidy to be recycled as a result of this policy will be offered first to Copmanthorpe Parish Council or its Agent if appropriate for the delivery of further affordable housing within the Parish.</p>							
4	<p><b>POLICY CNP4: HOUSING FOR OLDER PEOPLE</b>  The proportion of housing allocated for older people within Copmanthorpe will reflect the Copmanthorpe 2014 Housing Needs Survey. A maximum of 10% of all new housing will be reserved for households of which at least one member is:</p> <ol style="list-style-type: none"> <li>1. at least of state retirement age and</li> <li>2. a person who has a local connection as set out in Policy CNP5.</li> </ol>	x	x	x	x	x	x	x
5	<p><b>POLICY CNP5: LOCAL OCCUPANCY POLICY</b>  All affordable housing and older persons housing will be subject to local occupancy restrictions as follows:</p> <ol style="list-style-type: none"> <li>1. A person or household who currently lives in the Parish and has done so for a continuous period of at least three years; and/or</li> <li>2. A person or household who works in the Parish and has done so for a continuous period of at least three years; and /or</li> <li>3. Who has moved away but has strong established and continuous links with the Parish by reason of birth or long-term immediate family connections; and/or</li> </ol>	x	x	x	x	x	x	x

	<b>4. 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.</b>							
6	<p><b>POLICY CNP6: PARISH ECONOMY, TRANSPORT, AND EMPLOYMENT</b></p> <p>1. Land will be allocated at Site 3 in Policy CNP2 for the development of employment uses which will be restricted to use classes B1 office and light industrial and B8 storage and distribution. The size of any individual unit will be restricted to 185 m (2,000 sq ft) and the total overall space limited to 3,700 sq (40,000 sq ft).</p> <p>2. Development will be subject to conditions to remove permitted development rights which would have the effect of removing employment generating uses..</p>	x	x	x	x	x	x	x
7	<p><b>POLICY CNP7: COMMUNITY FACILITIES AND ORGANISATIONS</b></p> <p>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.</p>	x	x	x	x	x	x	x
8	<p><b>POLICY CNP8: GREEN BELT AND GREEN INFRASTRUCTURE</b></p> <p>1. The Green Belt land to the west of Copmanthorpe village forms an important part of the special open and agricultural character of the setting of the nationally significant historic city of York. Together with the other Green Belt land surrounding the village it also plays an important role in maintaining the identity, character and setting of Copmanthorpe village itself. With the exception of the allocated development sites identified in Policy CNP2, any development which harms the character and setting of either York or Copmanthorpe will not be permitted.</p> <p>2. The green infrastructure within and surrounding Copmanthorpe will be protected and enhanced and will be expanded as the opportunity arises. No development which harms, directly or indirectly, the integrity or quality of this infrastructure will be permitted.</p>	x	x	x	x	x	x	x
9	<p><b>POLICY CNP9: PARISH CONSULTATION</b></p> <p>1. 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 the application should be accompanied by a statement confirming if consultation has taken place and</p>	x	X	x	x	x	x	x

	<p>setting out the comments of the Parish Council.</p> <p><b>2. Where the Parish Council comments on an individual planning application citing this policy and a material planning matter, that matter shall be given significant weight by City of York Council in any balancing exercise that they undertake in determining the application.</b></p>							
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