COPMANTHORPE NEIGHBOURHOOD PLAN 2015 - 2030

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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) MRTP.

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

The Neighbourhood Planning Group comprises; Brian Bell, Derek Bowen, David Carr, Diane Greenwell, Eric Innes, Matthew Liston, Kathy Pickard, Martin Pickard, Wendy Raine-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 2015 - 2030 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 has been prepared against the background of an emerging draft Local Plan being prepared by City of York Council for the years 2015 – 2030. This proposes the development of 654 houses in the York Green Belt along the western flank of Copmanthorpe village, together with further land to be ‘safeguarded’ by removing it from the Green Belt to allow the development of at least an additional 600 houses in the period beyond 2030. These two housing development figures represent cumulative population and housing growth for Copmanthorpe of 37% and 72% respectively. Growth of this magnitude will significantly change the character of Copmanthorpe and will have severe and detrimental impacts on village facilities, services and infrastructure.

Progress on the draft City of York Local Plan has been delayed following a decision taken by the City Council on 9 October 2014 to review the evidence base and development strategy contained in the draft Local Plan for new housing development across the City. At the time of writing it is not known when the draft Local Plan consultation and approval process will be resumed.

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 May Day Street Fair on 4 May 2014 and Copmanthorpe Carnival on 12 June 2014.

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.

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
- 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 proposes 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 proposes 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
willing landowners are 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 the motion set out below:

Motion from Cllr Reid:

“Council notes that in order to pass the National Planning Policy Framework (NPPF) ‘Test of Soundness’ the Local Plan must be:

- Positively prepared - based on a strategy which seeks to meet objectively assessed development and infrastructure requirement.
- Justified - the plan should be the most appropriate strategy, when considered against the reasonable alternatives.
- Effective – the plan should deliverable over its period and based on effective joint working on cross-border strategic priorities.

Council believes that the current draft plan approved by Cabinet on 25th September:

- does not accurately reflect the evidence base and is therefore not based on objectively assessed requirements.
- is not the most appropriate strategy and has ignored reasonable alternatives rather than test the approach against them.
- is not deliverable over the plan period and is contrary to the combined methodological approach of the Leeds City Region.

Council believes that the current proposals also fail to adequately reflect the results of the citywide consultations undertaken in July 2013 and July 2014.

Council believes that the current proposals will result in the plan being found unsound by the planning inspector leaving the city vulnerable.

Council instructs that planned consultation on the current proposals is halted.

In order to accurately reflect objectively assessed requirements, Council instructs officers to produce a report on housing trajectory to be brought to the next meeting of the Local Plan Working Group (LPWG) along with the relevant background reports.

The LPWG will then agree an accurate analysis of housing trajectory that is objective, evidence based, and deliverable. This analysis will then be used to inform housing allocations and a new proposed Local Plan will be brought to the next LPWG for discussion and recommendation to Cabinet in November.”
The Copmanthorpe Neighbourhood Plan Pre-submission consultation version submitted to the City of York Council on 1 September 2014 is very much in tune with the sentiments behind the above resolution.

The present situation is, therefore, that there is no up-to-date approved draft Local Plan for the City of York Council area and a significant period of time could elapse before there is one. The review referred to in the above resolution has to be conducted, the findings of the review have to be discussed and agreed by the City of York Council, the revised Publication Draft has to be put out to public consultation and then submitted to central government for inquiry.

This situation is similar to the case of the neighbourhood plan prepared by Winsford Town Council, a Parish Council under the Local Government Act 1972, and part of Cheshire West and Chester local planning authority area, which was subject to independent examination by Dr Charles Mynors FRTPi, FRICS, IHBC, Barrister.

In that case, there was no strategic policy providing for a specific amount or spatial allocation of housing in the local planning authority area. In his report, the independent examiner made, inter alia, the following statements:

1. A neighbourhood plan cannot be criticised for failing to be in conformity with a policy that does not exist.
2. There is no explicit requirement that a neighbourhood plan should be in general conformity with the strategic policies within an emerging local plan.
3. A local plan that has not yet been tested for soundness at an inquiry should not be given too much weight.

Dr Mynors also made the general comment that “Neighbourhood plans, where they exist, will provide the building blocks to help with the preparation of the next local plan, just as much as the local plan will form the basis of the next generation of neighbourhood plans”

Therefore, in the absence of an approved draft City of York Local Plan, and the housing policies of the emerging local plan now open to considerable doubt and uncertainty, Copmanthorpe Parish Council, as Qualifying Body, will take a pro-active and positive approach with City of York Council in seeking to work collaboratively to share evidence and resolve any issues in order to endorse the policy approach instigated by the Copmanthorpe Neighbourhood Plan and to ensure the Neighbourhood Plan has the greatest chance of success at independent examination.

The national guidance is clear that where a Neighbourhood Plan is brought forward before an approved Local Plan the Qualifying Body (Copmanthorpe Parish Council) and the Local Planning Authority (City of York Council) should discuss and aim to agree the relationship between policies in:

- the emerging Neighbourhood Plan
- the emerging Local Plan
- the adopted development plan

with appropriate regard to national policy and guidance.
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 4 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 4 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 the Neighbourhood Plan.
COPMANTHORPE NEIGHBOURHOOD PLAN

HOUSING QUANTITY

Reasoned Justification

The draft City of York Preferred Options Local Plan published in June 2013 set out a figure for new housing to be delivered for the whole of York of around 22,000 units in the plan period to 2030. This includes 562 new dwellings for Copmanthorpe, 555 of which are to be developed on high-grade arable farmland in the York Green Belt adjacent to the western boundary of the village of Copmanthorpe at the following sites:

- Manor Heath: 354 dwellings.
- Old Moor Lane adjoining the Wilstrop Farm estate: 115 dwellings.
- Old Moor Lane adjacent to the railway line: 64 dwellings.
- Back Lane: 22 dwellings.

The above figures have since increased from 562 dwellings in the Preferred Options Draft of the City of York Local Plan to 654 dwellings in the Publication Draft of the City of York Local Plan, principally by increasing the area of the site allocated for housing at Manor Heath.

In addition, the draft Local Plan allocates a further 22ha of land to be ‘safeguarded’ for future development, approximately another 5 - 600 dwellings.

The draft City of York Preferred Options Local Plan housing total for York as a whole is regarded as unrealistic and has been widely contested. The figure is based on significant over-estimates in population-increase and employment growth for York. These are described in the draft City of York Preferred Options Local Plan as the ‘policy-on’ or aspiration-led figures and, as such, exceed the objectively assessed housing figures for the City of York Council District as required in the National Planning Policy Framework. More realistic and widely accepted projections produce a figure significantly lower than the draft City of York Preferred Options Local Plan total. It should be noted that at the time of writing the City of York Plan is still in draft form and is subject to potential further amendment and to a public inquiry yet to be held.

In terms of distribution of these new dwellings, it states in Policy SS3 of the draft City of York Preferred Options Local Plan that the new housing will be developed as follows. The site references are those used in the draft City of York Preferred Options Local Plan.

- 19% of new housing within the built-up area of York City (strategic sites; ST1, 2, 3, 4, 5, 6, and 17)
- 42% within the urban extensions to the built-up area (strategic sites; ST7, 8, 10, 11, and 14)
- 29% in the new settlement of Whinthorpe (strategic site ST15)
- 10% within the villages in the York City District including those in Copmanthorpe (strategic sites ST12 and 13), and in Haxby (ST9).

Policy SS3 also refers to five strategic sites with existing planning permission (strategic sites; ST16, 17, 22, 23 and 24). The housing delivered (a total of 2082 with 64 already completed) on these sites should be deducted from the overall total before calculating the distribution figures set by the percentages stated above.
However, disregarding these figures, the overall strategy set out in Policy SS3 appears sound in that some housing should be directed towards the villages within the City of York District and 10% seems a reasonable proportion to settle on.

However, the distribution of new housing within this category of locations is too reliant on only a small number of larger housing sites. This distribution model is flawed in that it runs the risk of reducing the ability of housing to be delivered in villages where there is a housing need and is highly questionable on sustainability grounds. It would be less risky, and more sustainable, to spread the delivery of housing to a greater number of smaller sites and in more villages. Such a model would mean that the needs of individual villages are more likely to be met, and that the level of housing meeting that need will be more appropriate in type and scale to those villages. This is the approach suggested in the Matthew Taylor Review ‘Living Working Countryside’.

However, for the sake of consistency, taking the total new housing figure of 22,000 stated in the draft City of York Preferred Options Local Plan at face-value, the 22 villages in the City of York District would be expected to absorb 10% of new housing giving each village an allocation of 2200/22 = 100.

Copmanthorpe, being a larger village, might be expected to take, say, up to 30% more than this straight average figure. This produces a total figure for new housing circa 130 which is consistent with the emerging strategic figure and strategic pattern of housing delivery proposed in the draft City of York Preferred Options Local Plan, and is also 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.

Overall 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’s Council 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 generally in line with this strategic figure and strategic pattern of housing delivery.

Intention

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: ie. Site 1 at Tadcaster Road Link, and Site 6 at Old Moor Lane.

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.

Policy CNP1: HOUSING QUANTITY

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.
COPMANTHORPE NEIGHBOURHOOD PLAN

ALLOCATED SITES

Reasoned Justification

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.

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.

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
Site 6: Old Moor Lane
Site 4: Wilstrop Farm
Site 5: Back Lane
Site 7: Manor Heath

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

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. 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.

The survey results clearly showed the least preferred housing development sites were the locations proposed in the draft City of York Preferred Options Local plan at Manor Heath (Site 7), Wilstrop Farm (Site 4) and Back Lane (Site 5). Residents also chose Site 3 at New Moor Lane as the best location for a small development of business space (up to 3,700 sq m or 40,000 sq ft) and it is understood this site, or part of it, will continue to be made available for such development.
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.

The draft City of York Preferred Options Local Plan assessment criteria for development sites have been applied to each of the four preferred sites as follows:

**Criterion 1: Environmental assets (including historic character, ancient woodland, nature conservation etc)**

Site 1: Tadcaster Road. No case made nor evidence of environmental assets
Site 2: Temple Lane: No case made nor evidence of environmental assets
Site 3: New Moor Lane: No case made nor evidence of environmental assets
Site 6: Old Moor Lane. No case made nor evidence of environmental assets

**Criterion 2: Open space retention**

Site 1: Not applicable
Site 2: Not applicable
Site 3: Not applicable
Site 6: Not applicable

**Criterion 3: Flood risk**

All four sites are shown in the lowest risk Zone 1 (less than 1 in 1,000 or 0.1% chance in any given year) on the Environment Agency Flood (from Rivers and the Sea) Map.

Site 1: None
Site 2: None
Site 3: None
Site 6: None

**Criterion 4: Access to facilities and services**

Site 1: Equidistant between services and facilities in nearby York suburb (Woodthorpe) and Copmanthorpe centre. Closer to Copmanthorpe School than proposed development sites on the western flank of Copmanthorpe.

Site 2: Accessible to Copmanthorpe centre via adjacent road-bridge over the railway line. Also potential to link with village centre via new cycle and pedestrian footbridge over railway line.

Site 3: Accessible to Copmanthorpe centre via adjacent road-bridge over the railway line.

Site 6: Accessible to Copmanthorpe centre.
**Criterion 5: Access to transport**

Site 1: On bus route and within walking distance of Askham Bar ‘Park-and-Ride’

Site 2: Accessible to bus-route at Station Road. Likelihood of more services in response to increased demand.

Site 3: Accessible to bus-route at Station Road. Likelihood of more services in response to increased demand.

Site 6: Accessible to bus-route at Station Road. Likelihood of more services in response to increased demand.

**Intention**

Site 1 and Site 6 will be allocated for new housing development.

Site 2 will be allocated for the provision of open space and recreation and leisure use.

and Site 3 will be allocated for a limited amount of employment space development.
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.

**Safeguarded Land**

In identifying an element of ‘safeguarded’ land, that is, land which is to be removed from the Green Belt now in anticipation that it will be required for housing or employment development beyond the plan period, ie. 2030 onwards, the Copmanthorpe Neighbourhood Plan recognises that:

- One of its principal policies is to defend and protect the York Green Belt which lies in the parish and which, inter alia, plays such an important role in defining the character and identity of Copmanthorpe

- It is extremely difficult to quantify development needs in 15 years’ time since population forecasts and economic circumstances at that time horizon are almost impossible to predict with any certainty. Indeed, the draft City of York Preferred Options Local Plan (June 2013) acknowledges these difficulties when discussing ‘safeguarded’ land. It bases its post 2030 housing growth projections on a simple extrapolation of the housing growth figures adopted for the Plan period 2015 – 2030. Those latter figures have now been called into question and a review of the objectivity and robustness of those figures is now underway by City of York Council. On the need for future employment land, the draft City of York Preferred Options Local Plan is even less convincing. At p.61 it states that ‘...the forecasting of longer term jobs growth is even more challenging than the forecasting of housing growth. Long term economic modelling is subject to significant uncertainty’.

- The Neighbourhood Plan will be reviewed towards the end of its current plan period in 2030. 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.

- Forward allocating or ‘safeguarding’ development land so far ahead of its actual need, if indeed it is needed beyond 2030, will expose that land to development pressures and speculative planning applications which will be harder to challenge without the statutory protection of green belt status.

Nevertheless, theCopmanthorpe Neighbourhood Plan does acknowledge that the York Green Belt should have a degree of permanence beyond the proposed Neighbourhood Plan and Local Plan period of 2030 and therefore considers, if further housing provision is required beyond 2030 in Copmanthorpe Parish and having taken account of other safeguarded land outside of the Parish, then this should first be directed towards the remainder of the triangular site at Tadcaster Road Link, adjoining Site 1 identified in the Neighbourhood Plan for housing development. This ‘safeguarded’ land is capable of accommodating 75 – 100 dwellings depending on density.
POLICY CNP2: ALLOCATED SITES

1. The following sites will be allocated for the uses and the maximum level of development as shown below:

<table>
<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, Open Space</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site 2</td>
<td>Leisure and Open Space</td>
<td>12ha</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>

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 water draining into Askham Bog or to a raised water table in the area generally or at Askham Bog in particular

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

5. The land immediately adjoining Site 1 to the east and comprising the remainder of the triangular site bounded by Tadcaster Road Link, the East Coast Main Railway Line and the A64 Trunk Road will be safeguarded for potential future development beyond 2030 if further development can be demonstrated to be needed in the light of population estimates and prevailing economic circumstances at that time
COPMANTHORPE NEIGHBOURHOOD PLAN

AFFORDABLE AND SPECIAL HOUSING

Reasoned Justification

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.

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.

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.

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.

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.

Intention

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.

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.
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 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:

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 and part ownership sale, housing for older people and plots for self/custom build

2. The tenure of the affordable housing provision will reflect the community’s preferences as expressed in the Copmanthorpe 2014 Housing Needs Survey

3. Any off-site financial contributions will be ring-fenced to deliver, first, affordable housing and then further recreational facilities within Copmanthorpe Parish

4. Any off-site financial contributions will be calculated having taken account of the impact of Policy CNP4: Housing for Older People

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 if a need is demonstrated
COPMANTHORPE NEIGHBOURHOOD PLAN

HOUSING FOR OLDER PEOPLE

Reasoned Justification

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.

This policy recognises there is a need in Copmanthorpe for more 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

Within Copmanthorpe Parish, 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.

POLICY CNP4: HOUSING FOR OLDER PEOPLE

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:

1. at least of state retirement age and
2. a person who has a local connection as set out in Policy CNP5
COPMANTHORPE NEIGHBOURHOOD PLAN

LOCAL OCCUPANCY POLICY

Reasoned Justification

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

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.

POLICY CNP5: 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.
COPMANTHORPE NEIGHBOURHOOD PLAN

PARISH ECONOMY, TRANSPORT AND EMPLOYMENT

Reasoned Justification

The overwhelming majority of residents in Copmanthorpe Parish who are in employment commute to York, Leeds, West Yorkshire and further afield and mainly by private transport. This creates traffic congestion, especially at peak times at the two principal entrances/exits to the village at the Manor Heath/A64 junctions and the Tadcaster Road/A1036 junction.

Currently, the principal local employment opportunities in Copmanthorpe are limited to retail, health care, hospitality and the motor trade. There are a handful of working farms in the Parish. A number of residents work from home as an employee or run a business from home. Provided this does not cause social or environmental problems for neighbours or the village and parish as a whole, this is to be welcomed and supported.

This Neighbourhood Plan recognises that it is more sustainable to provide local employment for village residents, thereby reducing commuting and providing more work opportunities for residents who, for a variety of reasons, are unable to commute.

The provision of a limited amount of small-scale employment space, whether light industrial or office space, on an appropriate site would give an opportunity for small businesses presently in the village to grow. It may also attract small businesses from further afield, thereby offering local employment opportunities for residents of the Parish.

Residents’ views were therefore sought on the development of a limited amount of employment space in the village. Around 66% of respondents replied positively to this proposal with Sites 2 and 3 referred to in Policy CNP2: Allocated Sites being equally acceptable.

All 1750 households in the village were surveyed in June 2014 on their work destination, the mode of transport used and the route taken when leaving Copmanthorpe village. Of the 994 residents responding, 391 indicated they were retired and 603 confirmed they were in work. Of these 603, 88% commuted out of the village and the overwhelming majority, some 78%, used a private motor vehicle (car, van or motorcycle) to travel to work. Around half of all 994 respondents confirmed they normally used the Manor Heath junction to leave the village and around a third used the Tadcaster Road junction. The remainder used the two other exits of Temple Lane or Colton Lane to leave the village.

Intention

The Neighbourhood Plan aims to facilitate the provision of accommodation for small local businesses and small business start-ups and to encourage more sustainable forms of transport particularly cycling and public transport. A longer term aim will be to explore the possibility of opening a station on the railway line which runs through the village so that some commuting to York and West Yorkshire can be transferred from road to rail.

The site identified as Site S3 at New Moor Lane will be allocated for up to 40,000 sq ft (3700 sq m) of employment space.
POLICY CNP6: PARISH ECONOMY, TRANSPORT AND EMPLOYMENT

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 sq m (2,000 sq ft) and the total overall space limited to 3,700 sq (40,000 sq ft)

2. Development will be subject to conditions to remove permitted development rights which would have the effect of removing employment generating uses

3. Developers will be required to ensure that all business units are pre-wired for High Speed Broadband and are built with solar panels to appropriate roof areas to supply each unit with as much solar energy as possible commensurate with environmental considerations and in line with the Copmanthorpe Village Design Statement
COPMANTHORPE NEIGHBOURHOOD PLAN

COMMUNITY FACILITIES AND ORGANISATIONS

Reasoned Justification

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.

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.

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

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

POLICY CNP7: COMMUNITY FACILITIES AND ORGANISATIONS

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. 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 / Temple Lane area of the village to the shops, school and other amenities in the centre of Copmanthorpe.

Neighbourhood Plan Site 2 (shown in green)
COPMANTHORPE NEIGHBOURHOOD PLAN

GREEN BELT AND GREEN INFRASTRUCTURE

Reasoned Justification

The Parish of Copmanthorpe lies within the York Green Belt. This plays an important role in determining the setting, character, and identity of the village of Copmanthorpe itself and also offers access to open countryside for both active and passive recreation. The National Planning Policy Framework (NPPF) states: “The Government attaches great importance to Green Belts......the essential characteristic of Green Belts is their openness....”

This is particularly the case along the western boundary of Copmanthorpe village where this openness - the ability to see open countryside and the natural horizon - is much prized by Copmanthorpe residents. The emotional and spiritual value of this open land to the people of Copmanthorpe should not be underestimated.

The Green Belt along the western flank of Copmanthorpe also plays a significant role in defining and protecting the special character and setting of the historic City of York, and especially as it is approached from the west along the A64 trunk road, the principal gateway to York for visitors arriving by road. The special character of York is not limited to the walled City; it refers to a much wider concept which includes the open countryside around York, the open approaches to the City and its relationship with its surrounding villages.

This western approach along the A64 in this gateway location also fulfils the key function of promoting and enhancing the setting of York as a prime tourist destination by checking further suburban sprawl in an area where the open and low-lying character of the countryside can mean that development has an urbanising effect far beyond its immediate boundaries.

The Green Belt surrounding Copmanthorpe has a high landscape and heritage value, characterised as it is by a network of small-scale fields, ancient hedgerows, fences, copses and lanes with individual farmsteads and associated outbuildings. The Landscape Appraisal carried out for City of York Council by the University of Sheffield Environmental Consultancy in December 1996 stated that the landscape west of Copmanthorpe was one 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.

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 last two years (2012 and 2013) were: corn-bunting, skylark, lapwing, linnet, yellowhammer and brown hare.

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.

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.

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**

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.

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.

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.

In these circumstances, and since there is no adopted strategic plan for the York Green Belt, it is important that a Neighbourhood Plan is the instrument for defining that settlement’s boundaries within the Green Belt, provided those boundaries do not fatally undermine the strategic purpose of the Green Belt. That purpose can be considered to be as set out in the Yorkshire and Humber RSS retained Policy Y1 and Policy YH9C: ‘to safeguard the special character and setting of the historic city, including views of the Minster and important open areas’.
It is accepted that if the new housing and business 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.

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

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. Please see the Village Design Statement.

POLICY CNP8: GREEN BELT AND GREEN INFRASTRUCTURE

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

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
COPMANTHORPE NEIGHBOURHOOD PLAN

PARISH COUNCIL CONSULTATION

Reasoned Justification

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 gives additional weight to the views of the Parish Council 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.

POLICY CNP9: PARISH COUNCIL CONSULTATION

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 application should be accompanied by a statement confirming if consultation has taken place and setting out the comments of the Parish Council

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