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From: [REDACTED]

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To: [neighbourhoodplanning@york.gov.uk](mailto:neighbourhoodplanning@york.gov.uk)

Subject: Savills Written Representations on behalf of [REDACTED] - Copmanthorpe Neighbourhood Plan

Sensitivity: Normal

Attachments:

[Neighbourhood Plan Reps May 2025 \[REDACTED\] Savills.pdf](#)

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To whom it may concern


Please find attached written representations in response to the Copmanthorpe Neighbourhood Plan consultation.

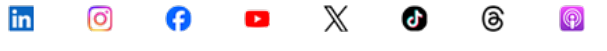
Please confirm receipt and keep me advised of progress moving forward.

Kind regards

[REDACTED]

Director  
Planning

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13 May 2025  
Neighbourhood Plan Reps May 2025 [REDACTED] Savills



Strategic Planning Policy  
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E: [REDACTED]  
DL: [REDACTED]

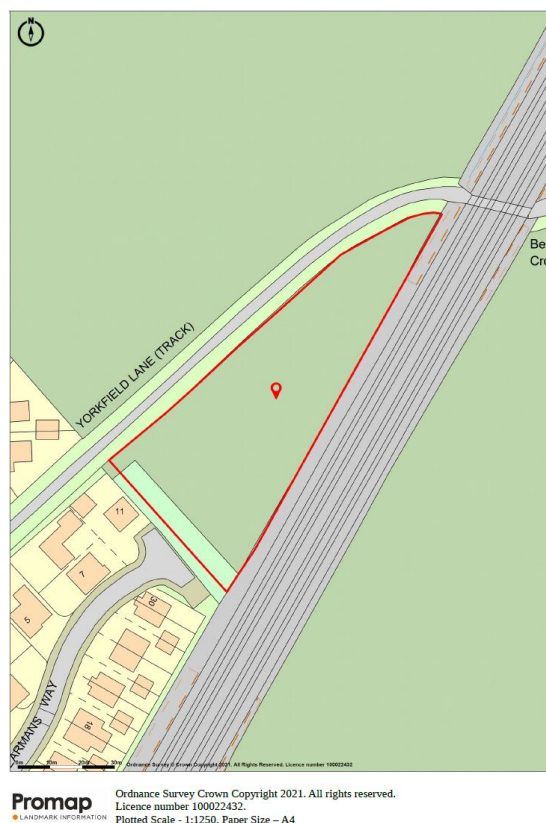
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ISSUED VIA EMAIL ONLY: [neighbourhoodplanning@york.gov.uk](mailto:neighbourhoodplanning@york.gov.uk)

Dear Sir/Madam

### **Copmanthorpe Neighbourhood Plan: Written Representations**

We write to you on behalf of a private landowner, [REDACTED] in respect of land at Yorkfield Lane/Learmans Way, Copmanthorpe, York ('the site'). A Site Location Plan is outlined below:



The purpose of these representations is to demonstrate support by the landowner for the potential use of the site to accommodate residential development through an amendment to the draft Copmanthorpe Neighbourhood Plan to incorporate the site as a residential allocation and include potential for the site to deliver c.10 dwellings in the overall housing numbers for Copmanthorpe within the Neighbourhood Plan. The site is

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considered to be deliverable and developable in accordance with the NPPF and represents a logical extension to allocated site ref ST31 adjacent to the north, and indeed the site represents a logical extension to the village of Copmanthorpe in this location.

### The Site

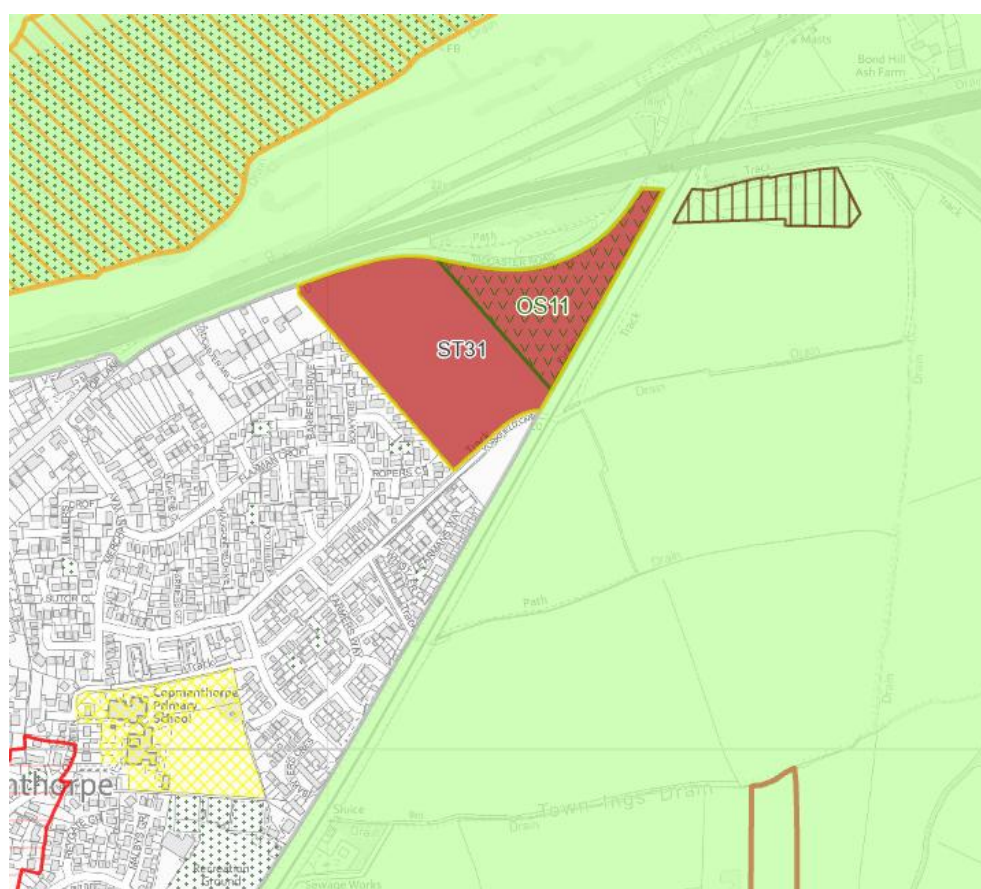
The site measures c. 0.41ha and is located north east of Copmanthorpe, adjacent to the existing village.

The site is not subject to any specific environmental or landscape designations nor is it located within an area of landscape protection. The site is located entirely within Flood Zone 1 (Lowest risk of flooding).

The site is bound to the east by a railway line, which forms the defensible boundary of the village. Residential dwellings are located directly adjacent to south of the site, and residential allocation (reference ST31) is located directly north of the site for 158 dwellings.

The site is currently accessed via an agricultural track from Yorkfield Lane. However, there is also scope to access the site via Learmans Way adjacent to the south, as the layout of the adjacent residential development to the south allows for through access, with a stub end adjacent to the site boundary. A pedestrian / cycle access can also be achieved to the south of the site, creating the opportunity for a cohesive and accessible development to be brought forward in this location.

The site was recently removed from the Draft York Green Belt and therefore remains unallocated 'white land' in the adopted York Local Plan (April 2025). An extract of the Local Plan Policies Map demonstrating the site is outlined below:



Source: York Local Plan Policies Map (April 2025)

As outlined in the above image, the site adjoins site allocation ref ST31 which is allocated for approximately 158 dwellings the York Local Plan. A Reserved Matters submission (ref: 23/02256/REMM) was approved in February 2024 for a scheme of 140 dwellings by Miller Homes. It's understood that this development is now under construction.

#### Commentary on Draft Neighbourhood Plan

The site is identified as a Neighbourhood Plan Site in green on the plan entitled 'Neighbourhood Plan Sites' on page 9 of the draft Neighbourhood Plan as follows: .



However, the accompanying text for Draft Policy CNP1: Housing Development states:

*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 250 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 the City of York Local Plan sites ST31 and H29 (158 houses on the Tadcaster Road site and 92 houses on the Moor Lane site). In addition, small-scale development of eight units or less which can be satisfactorily integrated into the existing built-up area of the village will be supported subject to compliance with the other policies in this Plan and the Village Design Statement. Any future development shall exclude the land to the west of the built-up area of the Village.*

The text therefore seemingly contradicts the 'Neighbourhood Plan Sites' plan. As such, in reading the draft policy CNP1 as currently drafted, it is not clear if development at the site would therefore be supported in accordance with the draft Neighbourhood Plan in principle, given it does not form part of site allocation ST31 as set out in the City of York Local Plan. Notwithstanding this, the site is 'white land' within the York Local Plan and is no longer within the Green Belt therefore development could be supported in accordance with the adopted York Local Plan in principle, subject to the usual development management considerations.

Further, it should be noted that a total of 140 dwellings are being brought forward by Miller Homes on the adjacent site allocation ST31, as confirmed by the reserved matter submission (approved February 2024), which is 18 dwellings less than that which it is allocated for (total 158 dwellings in the York Local Plan). As such, it's considered that there is capacity for additional residential dwellings in this area of the village and the site could help accommodate the additional need for new homes in this location. The York Local Plan is reliant on a minimum number of dwellings coming forward within the plan period in order to meet the five year housing land supply requirements. This site could help meet some of that need with a capacity of c. 10 dwellings.

As such, the draft Neighbourhood Plan as currently written demonstrates a missed opportunity to provide an additional c 10 dwellings on the site which could contribute to much needed homes in Copmanthorpe in a sustainable and logical location, which could also be viewed as infill development given the site sits between the Miller homes scheme (ref: 23/02256/REMM) and the remainder of the existing village.

The site would therefore represent a logical extension of the adjacent residential allocation ref ST31 and a logical extension to the village, making the best use of land in this location.

The draft policy does not reflect the fact that York Local Plan has now been adopted and the site, along with the adjacent site, has now been removed from the Green Belt.

The latter part of draft policy CNP1 seeks to limit any windfall development to eight dwellings as long as they can be integrated into the built up area of the village. This does not align with site capacity for minor developments as defined in the NPPF (up to 10 dwellings). Windfall sites of c.10 dwellings should be supported in principle, subject to complying with other policies within the wider Plan and adopted Local Plan.

The evidence base which supports the Neighbourhood Plan is considered to be out of date. This should be reviewed in line with the most the recent data on housing need for York and future growth trends.

#### Role of a Neighbourhood Plan

Government guidance on Neighbourhood Planning is clear that Neighbourhood *Plans should be prepared positively, in a way that is aspirational but deliverable.*

Paragraph: 005 Reference ID: 41-005-20190509 Revision date: 09 05 2019

*Paragraph 13 of the National Planning Policy Framework is clear that neighbourhood plans should support the delivery of strategic policies contained in local plans and spatial development strategies. Qualifying bodies should plan positively to support local development, shaping and directing development in their area that is outside these strategic policies. More specifically paragraph 29 of the National Planning Policy Framework states that neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.*

Paragraph: 070 Reference ID: 41-070-20190509 Revision date: 09 05 2019

*Neighbourhood planning bodies are encouraged to plan to meet their housing requirement, and where possible to exceed it. A sustainable choice of sites to accommodate housing will provide flexibility if circumstances change, and allows plans to remain up to date over a longer time scale.*

Ref: Paragraph: 103 Reference ID: 41-103-20190509 Revision date: 09 05 2019

*A neighbourhood plan can allocate additional sites to those in a local plan (or spatial development strategy) where this is supported by evidence to demonstrate need above that identified in the local plan or spatial development strategy. Neighbourhood plans should not re-allocate sites that are already allocated through these strategic plans.*

Ref: Paragraph: 044 Reference ID: 41-044-20190509 Revision date: 09 05 2019

*Neighbourhood planning groups should also give particular consideration to the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 73a) suitable for housing in their area.* NPPF (2024) Paragraph 74.

#### Requested Amendments to Draft Neighbourhood Plan

In light of the commentary throughout these representations, we respectfully request that draft Policy CNP1 should be amended to read as follows:

*Given the removal of the relevant pieces of land from the Green Belt by City of York Council, as set out in the Adopted Local Plan, up to 250 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 the City of York Local Plan sites ST31 and H29 (158 houses on the Tadcaster Road site and 92 houses on the Moor Lane site) and on land at Learmans Way (as defined on the Neighbourhood Plan Sites Plan). In addition, small-scale development of ten units or less which are located within the village or adjacent to the village, will be supported subject to compliance with the other policies in this Plan and the Village Design Statement. Any future development shall exclude the land to the west of the built-up area of the Village.*

#### Summary

The site is available for immediate development and can come forward within the period of 0-5 years. The site forms a logical extension to site allocation ST31 and the village of Copmanthorpe. The site could provide a moderate number of dwellings making an important contribution to sustaining the Council's future land supply and making the best, most efficient use of the land in this location.

It is considered that the site is both deliverable and developable and is in a sustainable location. The site is therefore capable of contributing to the vitality and sustainability of the village and essentially 'rounds off' the built up development pattern of the village in this location.

Please confirm receipt of these representations. We would welcome the opportunity to discuss the contents therein further with you and or the appointed Inspector moving forward.

Yours faithfully

A solid black rectangular box used to redact the signature of the Director.A solid black rectangular box used to redact the name of the Director.

Director