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From: [REDACTED]

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To: neighbourhoodplanning@york.gov.uk

Cc: [REDACTED]

Subject: RE: Copmanthorpe Neighbourhood Plan

Sensitivity: Normal

Attachments:

[EA reply Reg 19 - Copmanthorpe Neighbourhood Plan.pdf](#) 

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Hello,

Thank you for consulting the Environment Agency on the Reg 19 Publication Draft of the Copmanthorpe Neighbourhood Plan. See attached the formal reply with comments.

Regards,

[REDACTED]

[REDACTED]

Planning Specialist - Sustainable Places (Yorkshire)

Email: sp-yorkshire@environment-agency.gov.uk

Environment Agency | Lateral, 8 City Walk, Leeds, LS11 9AT



EA ref: NDP/ Copmanthorpe/ York/ Reg19

York City Council

Copmanthorpe Neighbourhood Plan

Dear Sir/Madam

Copmanthorpe Neighbourhood Plan (Regulation 19)

Thank you for inviting the Environment Agency to comment upon the Publication Draft of Copmanthorpe Neighbourhood Plan, the Strategic Environmental Assessment and the Habitats Regulation Assessment.

We welcome the opportunity to positively contribute towards future proposals that have been identified of importance by your local community. We are keen to refine key elements that fall within our remit as a statutory consultee for land-use planning, while also exploring opportunities as part of our wider Environment Plan vision and objectives.

We will firstly comment on supporting documents before providing remarks on the Publication Draft of Copmanthorpe Neighbourhood Plan (the Plan).

SEA and HRA Screening Reports

We note that the Council has a responsibility to advise the Parish Council if there is a need for formal *Strategic Environmental Assessment* of the Neighbourhood Plan. You are seeking our views to inform the Council's decision on this matter.

We have considered the Plan and its policies against those environmental characteristics of the area that fall within our remit and area of interest.

Having considered the nature of the policies in the Plan, we consider that the conclusion is fair and accurate, and we have no further comments to make in this instance.

Environment Agency
Lateral 8 City Walk, LEEDS, LS11 9AT.
Customer services line: 03708 506 506
www.gov.uk/environment-agency
Cont/d..

Similarly, we have no comments on the *Habitats Regulation Assessment Screening Report* and would recommend that the Parish Council seek and obtain suitable approval from Natural England.

Environment Agency position

We do not have any objections to the Publication Draft of the Copmanthorpe Neighbourhood Plan and the Environment Agency support many of the key aims and policy approaches.

We will take an opportunity to comment on several identified elements that fall within both our land-use planning remit and links to wider organisational objectives.

Publication Draft - Neighbourhood Plan

Summary Aims and Policies

The Environment Agency welcomes and acknowledges the key aims identified as part of the Neighbourhood Plan process.

We would reinforce that all Neighbourhood Plans should reflect climate change as one the principal aims as the issue underpins all aspirations for economic growth while affecting the achieving of sustainable development. Further, the City of York Council declared a Climate Emergency in 2021 and has since published the York Climate Change Strategy, where it seeks to deliver the following:

- new green jobs in York
- economic savings, such as sustainable energy sources
- market opportunities, including green technologies
- improved health and wellbeing for York residents

POLICY 1 HOUSING DEVELOPMENT

Page 9

We note there are 2 no. allocations for housing which have been set out and correspond in the City of York Local Plan.

The Environment Agency recognises there is a need for economic growth and a supply of suitable housing. We support the delivery of this subject to the necessary balance of need and maximising wider local benefits.

We would highlight that there will be an expectation that large scale proposals would be able to successfully connect to the main sewer. Developers and applicants should be encouraged to consult with Yorkshire Water at the earliest opportunity to demonstrate the feasibility in any planning application.

Further, there is an opportunity for the Parish Council to integrate any proposed nature habitats and green space with the emerging Local Nature Recovery Strategy. A key mechanism to deliver and contribute towards a network of enhanced habitats is the applied use of Biodiversity Net Gain. Large scale housing developments are now required by legislation to undertake a calculation to determine how the proposal will deliver at least 10% improvement for identified habitats.

We support the desired outcome in Intention 2 and note that the Plan has identified pollution and water quality as key issues. The Environment Agency suggests that you may wish to consider revising the text to underline that any related pollution would be unacceptable and a proposal will likely need to clearly demonstrate how it will safely manage discharges to air, water and ground. Additionally, subject to specific characteristics, there may be a wider need to undertake further assessments to protect groundwater and/ or address ecological water quality through the requirements of the Water Framework Directive.

The Environment Agency also highlight that there may be achievable opportunities from implementing appropriate sustainable drainage schemes (SuDS) that support and promote positive biodiversity benefits from green infrastructure

SEE ALSO POLICY 2 DESIGN PRINCIPLES AND POLICY 7 GREEN INFRASTRUCTURE.

POLICY 2 DESIGN PRINCIPLES

Page 11

We acknowledge and broadly support the aim of this policy. In addition to the directive characteristics as presented (a) – (d), we would also invite the Parish Council to consider how you might maximise enhancement opportunities from applying acceptable links through integration for green space, footpaths and wildlife corridors.

THIS COULD LINK TO GREEN INFRASTRUCTURE

POLICY 3 AFFORDABLE AND SPECIAL HOUSING

Page 13

No EA comment

POLICY 4 LOCAL OCCUPANCY

Page 15

No EA comment

POLICY 5 COMMUNITY FACILITIES AND ORGANISATIONS

Page 16

We would again invite you to consider if there has been specific consultations comments and a community need for wildlife habitats as part of green infrastructure delivery.

POLICY 6 GREEN BELT

Page 17

We support the aim of this policy.

We would however highlight that the Parish Council may be excluding suitable opportunities from the drafted text at Intention 5: “...*the Neighbourhood Plan will not support development within the Green Belt, particularly on land to the west of Copmanthorpe, since this would harm the special character and setting of York at one of its principal approaches.*”

The Environment Agency recommend you may wish to revise this text or, at the very least, insert a single addition to read, “...*the Neighbourhood Plan will not support **inappropriate** development within the Green Belt...*”

POLICY 7 GREEN INFRASTRUCTURE

Page 20

The Environment Agency would welcome that broader scope is provided, and expectations are established, to reflect that the water environment forms part of the natural environment and is an essential component of green infrastructure. Watercourses and waterbodies perform a critical role in the conservation and enhancement of biodiversity and all ecological habitats.

We support any suitable policies on ecology, biodiversity and particularly the relevance for conserving and enhancing the water environment. We especially would

like to see an emphasis that watercourses form part of and can also benefit from Green Infrastructure through the application of Biodiversity Net Gain.

The Plan correctly highlights that Green Infrastructure could play a vital role in the management of areas at risk from flooding. Climate change will only exacerbate this task. Green infrastructure can perform a key role in the adaptation to and mitigation from climate change.

THIS POLICY SHOULD LINK TO POLICY 1 HOUSING DEVELOPMENT, POLICY 2 DESIGN PRINCIPLES, POLICY 5 COMMUNITY FACILITIES AND ORGANISATIONS POLICY 6 GREEN BELT

POLICY 8 PARISH CONSULTATION

Page 21

No EA comment

The Environment Agency hope that the comments provided highlight the areas where we do support and any additional recommendations would strengthen the aims for the local community.

We would be happy to clarify any point and please get in touch if you consider this might be useful.

Yours sincerely,

[Redacted Signature]

Planning Specialist

Direct e-mail: [Redacted]

Direct team email: sp-yorkshire@environment-agency.gov.uk