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Cc: neighbourhoodplanning@york.gov.uk

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Attachments:

[Copmanthorpe Local Neighbourhood Plan Response.pdf](#) 

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Please find attached the Colleges response to the Copmanthorpe Neighbourhood Plan. We apologise for it being slightly delayed. We have had a full Ofsted Inspection at the College this week and key staff have been unavoidably engaged.

Please can you confirm receipt. Best regards [REDACTED]

[REDACTED]
Principal and Chief Executive | Executive

Askham Bryan College, York | Askham Bryan | York | YO23 3FR

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Copmanthorpe Neighbourhood Plan Response from [REDACTED] Principal and Chief Executive Askham Bryan College

Background

Askham Bryan College is one of only nine designated specialist land-based colleges in England and, as such, is unique to York and the region. The main college campus is situated to the south of Askham Bryan Village. The main campus land runs parallel to the northern boundary of Copmanthorpe Parish boundary. Additionally, the College has 50 hectares of land located within the Parish of Copmanthorpe running between the A64 and Colton Lane. The College provides education focused on a range of land-based subjects, including agriculture, horticulture and animal management, veterinary nursing, equine studies as well as sport and outdoor adventure subjects, offering a range of further and higher education courses alongside high quality practical training and learning facilities. The College has over 350 residential bed spaces which are occupied for most of the calendar year, as well as 15 residential houses.

The College is graded Good by Ofsted in the main inspection framework as well as Outstanding across all areas by Ofsted for its residential provision. In early 2022, Askham Bryan College was granted Foundation Degree Awarding Powers, allowing the College to create and tailor programmes and autonomously award its own named degrees.

Situated just four miles from York city centre, the main campus in York focuses on conservation, environmental sustainability, and food production. The York campus features a variety of specialised facilities such as a farm, wildlife and conservation park, equestrian centre, dairy unit, sports centres, and engineering workshops.

Askham Bryan College York Campus plays a pivotal role at the heart of York and North Yorkshire, supporting the region's core bioeconomy strengths in bio-based production, agriculture, food production, land management, and biotechnology innovation.

With a 75-year heritage of adapting to regional economic growth, Askham Bryan College continues to lead in digital sustainability within education. Most recently, the College expanded its facilities to introduce an advanced teaching and learning environment, centred around Virtual and Augmented Reality. This cutting-edge space enables students to engage in simulated, real-world experiences, benefiting from innovative approaches in digital teaching, learning, assessment, and upskilling that directly reflect industry practices. These efforts have not only prepared students to meet current workforce demands but have also been recognised by the Digital Futures Award at the UK & Ireland Green Gown Awards, showcasing Askham Bryan College's proactive alignment with regional industry trends and its commitment to equipping students with relevant, future-ready skills.

Assessment of plan: Areas of note and/or concern

1. The length of time between initial work undertaken in the plan, and the publication of the Copmanthorpe Neighbourhood Plan Submission Version

A key overarching concern is that the draft Neighbourhood Plan (NP) is already significantly out of date and does not satisfy the basic conditions required for progression. It fails to have proper regard to national policy and guidance, nor does it accurately reflect the position of the adopted Local Plan — particularly in relation to updated local housing needs and Green Belt designations. Notably, draft NP Policy CN6: Green Belt has been superseded by both the adopted Local Plan and the revised National Planning Policy Framework (NPPF), published in December 2024.

The Copmanthorpe Neighbourhood Plan is dated 2022-2037. We have significant concern around much of the evidence base being used for the proposed plan. The first publication of the Copmanthorpe Neighbourhood Plan was in 2014, with refinement in 2017. From our understanding, no further consultation of any substantive nature has been undertaken in relation to the plan. This suggests that we are now at least 8 years from any meaningful consultation with residents, businesses and wider stakeholders. Additionally, this previous process received respondents from less than 1/3 of the resident population.

The Foreword in the plan document (Page 4) is dated 2014 (11 years ago) and from Julian Sturdy MP, he is no longer the constituency MP for York Outer in which the Parish of Copmanthorpe sits.

We are unclear on the evidence base for the statement on page 7 that “Copmanthorpe may therefore be considered very much a ‘dormitory village’, a model which, if proposed today, would be rejected as wholly unsustainable”. We would like to understand and see the evidence for this being ‘wholly unsustainable’

We are unclear on the statement under 2. A and 2. B on page 7, particularly how the plan has been adapted to conform with the City of York Council submitted Local Plan, referencing a draft document in February 2018. The Local Plan has been redrafted significantly since this point and was formally adopted in February 2025. We can find no reference to the adopted plan.

Page 8, the Community Audit Survey is dated July 2013, 12 years ago. The Housing Quantity Survey was conducted in November 2013, with a further survey in June 2014. These surveys are over 11 years old. The Housing Needs Survey was conducted in June 2014, again 11 years ago.

Our assessment would be that such surveys are wholly not reflective or representative of the current needs and demands. We are very concerned that assessments and their justifications are being made on information that is very historic and not representative of the current needs.

CNP1 Housing Development

The Housing development listed uses future tense (i.e. will be, intention is etc) in terms of the 250 dwellings at both the Tadcaster Road and Moor Lane sites. However, both of these sites

are currently being developed. We are concerned that the development of 250 houses is historic and means that in the period up to 2037 no further development beyond sites of eight or less units are being proposed within the plan.

The statement refers to the 'submitted local plan'. The Local Plan is now adopted and will be subject to review shortly, this is not mentioned within the proposals. The document also refers to the Village Design Statement (VDS), the last published VDS for Copmanthorpe is dated 2003, 22 years ago. It is our understand that VDS should be reviewed and updated periodically, but there isn't a set timeframe for this. The frequency of review should depend on the changes in the local environment and planning context, as well as any significant development proposals. In practice, VDSs should be reviewed every 5-10 years, or when a new Local Plan is being prepared. We are not aware of an updated VDS for Copmanthorpe being part of the new adopted local plan or indeed subsequent to recent large housing developments in the village.

CNP2 Design Principles

Our previous concern relating to the VDS applies to the design principles asserted within this section of the document.

Under bullet point 5 we feel that more definition of "appropriate for inclusion within the village-scape of Copmanthorpe would be helpful." As stated on page 7 of the document, more that of the village residential population growth has occurred since 1961. It would be reasonable to assume that a significant proportion of these individuals reside in houses built during this period. It is unclear what oversight of the 'village-scape' has occurred during this period. We would be curious to understand in more detail how this is to be managed moving forward and what indeed 'local distinctiveness' and 'village feel' (reasoned justification 2) are.

CNP3 Affordable and Special Housing

We agree with the need for affordable housing but are concerned that the evidence base of only 11% of households, collated in 2014 is not an accurate reflection of current need. We are also concerned that there needs to be more focus on the need for affordable housing for younger families; we do not feel that this is stated clearly enough in the intentions.

CNP4 Local Occupancy

We agree that there needs to be consideration and allowance for priority for local occupancy. We are, however, concerned that this only relates to older persons as stated, 'All affordable housing and older persons housing will be subject to local occupancy restrictions as follows:' The 'as follows', states a number of conditions. Within the context of the text this reads as this only applies to 'older persons'. The intention later refers to younger local people, with local or younger not being defined.

CNP5 Community Facilities and Organisations.

We are supportive of the intentions within this section of the document, however, feel that 'infrastructure benefits' need to be clearly measured in terms of impact. We are unclear how the intention for 'additional green space for recreational and leisure uses and additional land for allotments' will be fulfilled.

CNP6 Green Belt

We support the approach that 'very special circumstances' will be considered for development within the green belt.

We are also mindful that the City of York approved Local Plan will not fulfil housing need and, therefore, it is likely there will be a call for new sites for development, some of which may be within green belt land.

Under reasoned justification 2, 3 and 4, we would challenge the assertions made.

'the ability to see open countryside and the natural horizon – is much prized by Copmanthorpe residents' we are curious to understand how this has been measured.

Whilst the A64 to the west of the village is a major route into York, it isn't necessarily the 'principal gateway' by road and suggest that other gateway roads into York A19, A1089, A64 east bound, A59 etc have all seen development that has not impacted the 'special character and setting of the historic City of York'. We do not support the view that the A64 west of the Parish is different as stated in this document. Within the submitted documents we refute and find nothing to support the statement that the A64 fulfils a 'key function of promoting and enhancing the setting of York as a prime tourist destination'.

The Landscape Appraisal carried out for City of York Council by the University of Sheffield Environmental Consultancy took place in December 1996, nearly 40 years ago. Much has changed since this assessment and we believe a more up to date assessment is needed to make an accurate assessment and evidencable statements.

CPN7 Green Infrastructure

We refer to our earlier concerns about the Village Design Statement.

CPN8 Parish Council Consultation

We support this approach.

Copmanthorpe Green Infrastructure Map

We note that a proportion of the green infrastructure identified within the map is outside the parish boundaries.



The map identifies two outdoor sports facilities at Askham Bryan College. Whilst the College does work with local grassroots teams to allow access to these facilities (including Copmanthorpe FC) these facilities are not open to the public and access is restricted.

The map identifies a Children's Play Area at Askham Bryan College. This facility is again not open to public access. The play area sits within the College's Wildlife Park (licenced zoo facility) and can only be accessed by paying visitors to the Wildlife Park.

The map identifies an area of woodland to the far west of Askham Bryan Village as a Candidate Site Important to Nature Conservation (SINC). This woodland is owned by Askham Bryan College and is private. The College has not granted permission for any survey of this site, and we are unclear how the site has been designated as an SINC.

We request that these areas are correctly identified within the document