

## **Copmanthorpe Neighbourhood Development Plan**

### **Examiner's Clarification Note**

This Note sets out my initial comments on the submitted Plan. It also sets out areas where it would be helpful to have some further clarification. For the avoidance of any doubt, matters of clarification are entirely normal at this early stage of the examination process.

#### **Initial Comments**

The Plan provides a comprehensive vision for the neighbourhood area.

The presentation of the Plan is good. The difference between the policies and the supporting text is clear. In addition, the maps have been well-prepared.

#### **Points for Clarification**

I have read the submitted documents and the representations made to the Plan. I have also visited the neighbourhood area. I am now able to raise issues for clarification with the Parish Council.

The comments made on the points in this Note will be used to assist in the preparation of the examination report and in recommending any modifications that may be necessary to the Plan to ensure that it meets the basic conditions. I set out specific policy clarification points below in the order in which they appear in the submitted Plan:

##### *Policy CP1*

During the visit I noted that both housing sites referenced in the policy are now being developed. In these circumstances, and given that the Local Plan has now been adopted, does this policy continue to serve a specific purpose?

##### *Policy CNP2*

This is an excellent policy which is underpinned by the Village Design Statement. It is a very good local interpretation of Section 12 of the NPPF.

##### *Policy CNP3*

Does this policy bring any added value beyond the relevant policies in the adopted Local Plan?

##### *Policy CNP6*

Given that the Local Plan has now been adopted, does this policy continue to serve a specific purpose?

In any event, does it bring any added value beyond the content of national and local planning policies in relation to the Green Belt?

##### *Policy CNP7*

Is the first sentence of the first part of the policy intended to be applied through the development management process?

What is the purpose of the third part of the policy now that planning permission has been granted for the development of the site?

### *Policy CNP8*

I note the intention of the policy, and its relationship to the commentary on this matter in the NPPF. Nevertheless, the policy reads as a process matter rather than a land use planning policy. It would be helpful if the Parish Council advises further about its approach to this matter.

### **Representations**

Does the Parish Council wish to comment on any of the representations made to the Plan?

The City of York Council makes a series of detailed comments on the Plan. I would appreciate the Parish Council's responses to the comments made.

### **Protocol for responses**

I would be grateful for responses to the questions by 2 July 2025. Please let me know if this timetable may be challenging to achieve. It is intended to maintain the momentum of the examination.

If certain responses are available before others, I would be happy to receive the information on a piecemeal basis. Irrespective of how the information is assembled, please could it come to me directly from the City of York Council. In addition, please can all responses make direct reference to the policy or the matter concerned.

Andrew Ashcroft

Independent Examiner

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11 June 2025