

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 CNP1

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?

- a) CNP1 limits large scale development to the 2 sites which should continue to apply throughout the plan period.
- b) It also supports small scale developments of up to eight units integrated into the existing built up area of the village
- c) The Housing Quantity Survey dictated that the majority of consultees who responded to the survey preferred to see development on fields adjacent to Temple Lane, to the south of the East Coast railway line, rather than the land on Moor Lane and especially in preference to land on the west side of the village. When the CNP was prepared, the landowner was contractually obliged to support development on his land in Manor Heath and therefore withdrew his offer to provide housing on his fields in Temple Lane. See further at CNP6

- d) As with all the policies they reflect the community view how the village should look by defining how it should grow or change during the life of the Local Plan. As an historic record any policy already adopted should be retained for such 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?

- a) CNP3 introduces the arrangements for local occupancy and the requirement to ascertain the housing needs for older people with preference for local residents.

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?

- a) This policy emphasises the importance of the Green belt west of the built-up village and would encourage any future development to be located on fields on Temple Lane, which were the preferred locations to the Moor Lane site. Moor Lane was only accepted when the owner withdrew the Temple Lane fields. Now that the Local Plan has been adopted the owner's obligations not to push any land except his Manor Heath field should have lapsed and it is reasonable to expect that he would be eager to make the Temple Lane fields available for housing if necessary beyond the currency of this Plan.

Policy CNP7

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

- a) Yes

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

- a) Until the development of ST31 has been completed there is always the possibility of a revised planning application for part of the site (including the self-build area) and this paragraph will govern any such amended application

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.

- a) It is the intention of the Policy to benefit any developers by encouraging pre-application involvement with the community, via the Parish Council.
- b) The Parish Council has local knowledge, is familiar with the NP and LP, can offer advice, raise matters of concern and provide information thus adding value to the planning process.

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.

- a) The policies and numbers in the Submitted Draft Neighbourhood Plan are those accepted and approved by the residents of Copmanthorpe.
- b) It is noted that some of the submitted consultation responses mention the fact that the Plan was begun several years ago and that, consequently, the original forewords should be revised. We believe that the originals should stand as they are still relevant.
- c) Although the surveys on which the Plan are based were carried out some time ago, the various iterations of the Plan have been the subject of various publicity events including both specially convened consultation events and the annual Parish Council 'meet the people' event at Copmanthorpe Carnival. The last such event was in 2024. This has given ample opportunity for residents to comment on the proposals. No suggestions have been made to the Parish Council that the residents consider the policies to have become outdated.
- d) It will be noted that the large majority of the various private residents who have commented on the Plan in the consultation now concluded

were fully supportive of the policies and there were several comments supportive of the fact that the policies were based on the results of the consultations.

- e) Having said all that, we accept CYC's comments and agree to all the changes suggested while retaining the original forewords of David Carr and Julian Sturdy.
- f) Throughout the years both the Neighbourhood Plan and the Local Plan will engender questions. Particularly for a village resident an answer may be found in the Neighbourhood Plan.