

# Copmanthorpe Neighbourhood Plan

## Part 1



# Copmanthorpe Neighbourhood Plan

January 2025



# COPMANTHORPE NEIGHBOURHOOD PLAN 2023 - 2038

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**FOREWORD BY DAVID CARR, CHAIRMAN OF THE NEIGHBOURHOOD PLANNING GROUP**

Dear Resident

We are pleased to present the Copmanthorpe Neighbourhood Plan. This has been promoted by the Parish Council and has been prepared by a group of Parish Councillors and village residents with valuable assistance from planning consultant.

Mr Tom Woof BA (Hons) MRTPI.

This is very much *your* Neighbourhood Plan. It is an expression of your wishes and is based on what you have told us over recent months. It reflects the needs and aspirations of our community and gives effect to the views, opinions, and information you have provided on how you wish to see the parish and the village of Copmanthorpe develop over the next 15 years.

You don't have to live in the parish long to realise that it is a special place and that we are all rather fortunate to be part of this community. Most of us agree that it should be kept that way, whilst making provision for the changing and growing needs of people.

The vision is to maintain Copmanthorpe as a distinct settlement within the York Green Belt, offering a safe and attractive place in which to live and providing the broadest range of opportunities and facilities for all sections of the community whilst preserving the character, setting and identity of Copmanthorpe.

This Neighbourhood Plan aims to realise that vision. We are confident it will serve its purpose well.

Copmanthorpe Parish Council

November 2014

Since the first publication in 2014, the Neighbourhood Plan has been refined following responses to two public consultations in 2017 and after consultations with respondents and City of York Council. During this period the Neighbourhood Planning Group has had valuable assistance from planning consultant Kate Bellwood MSc BSc (hons) PG Dip MRTPI, Stephenson Halliday Ltd Environmental Planning and Design Consultants and AECOM Ltd. It now reflects the wishes of the community prior to submission to the local planning authority as provided in the legislation.

At the time of original publication, the Neighbourhood Planning Group comprised; Brian Bell, Derek Bowen, David Carr, Diane Greenwell, Eric Innes, Matthew Liston, Kathy Pickard, Martin Pickard, Wendy Rayne-Davis, Megan Taylor, Jim Weeks, and Peter Whitfield.

## **FOREWORD BY JULIAN STURDY MP FOR YORK OUTER**

Dear Constituent

The Copmanthorpe Neighbourhood Plan has been prepared under the provisions of the Localism Act 2011 introduced by this government to give communities a bigger say in how their locality should grow and develop. It puts local residents in charge of setting out plans for the new homes, businesses and local facilities and amenities they wish to see in their community.

The Copmanthorpe Neighbourhood Plan is the first to be submitted for approval in the City of York Council area and, as such, it provides a landmark in the exercise of community rights and localism for the local authority of York.

For me it is imperative that local people play an active role in deciding how their communities are going to grow and evolve over the coming years.

Quite rightly, neighbourhood planning is at the very forefront of delivering real localism and that's why I am so delighted to support and endorse the Copmanthorpe Neighbourhood Plan.

Julian Sturdy MP

November 2014

# COPMANTHORPE NEIGHBOURHOOD PLAN

## SUMMARY

The Copmanthorpe Neighbourhood Plan 2022-2037 has been produced by Copmanthorpe Parish Council under powers granted in the Localism Act 2011. It has been prepared by a Neighbourhood Planning Group comprising local residents and Parish Councillors following extensive consultation with residents, businesses and representative groups. The Neighbourhood Plan area covers the entire Parish, an area having a population of some 4,300 and around 1,750 dwellings and was formally designated by City of York Council on 7 January 2014.

The Copmanthorpe Neighbourhood Plan is pro-growth but its principal aims are to:

- maintain the character, setting and identity of Copmanthorpe
- manage the growth of new development, particularly housing
- ensure that any new development takes place on a sustainable basis
- support and develop community facilities and organisations

To meet these aims, this Neighbourhood Plan contains a number of policies which will:

- promote the development of new housing up to 135 units on two preferred development sites dispersed around the village
- make provision for affordable homes, housing for older people and recreational facilities
- protect the Green Belt and safeguard, enhance and expand the green infrastructure and the natural environment

Please note that in this Neighbourhood Plan, the name 'Copmanthorpe' denotes both the Parish and the village unless the context indicates otherwise.

Additional to this Part 1 of the Neighbourhood Plan it is supported by:

- Part 2 Evidence Base & Area Designation
- Part 3 Strategic Environmental Assessment
- Part 4 Basic Conditions Statement
- Part 5 Consultation Statement
- Part 6 Habitat Regulation Screening Report

## COPMANTHORPE NEIGHBOURHOOD PLAN

### THE NEXT STEPS

In September 2013, Copmanthorpe Parish Council made a formal submission to City of York Council to designate the Parish area as a Neighbourhood Plan Area under the Localism Act 2011 with the intention of preparing a Neighbourhood Plan for the Parish of Copmanthorpe.

The consultation process for designation was conducted over a period of six weeks, which allowed people who live, work, and conduct business in the Parish to comment on the application and boundary. City of York Council received more than 120 responses, all supporting the designation of the parish as a neighbourhood planning area. Following the consultation, the Parish Council submission was approved by City of York Council on 7 January 2014.

A number of Parish residents' surveys have been undertaken, details of which can be found in Part 6, the Copmanthorpe Neighbourhood Plan Consultation Statement. In addition, a number of community engagement events were staged by the Parish Council at both the annual May Day Street Fair on 4 May 2014 and annual Copmanthorpe Carnival on 12 June 2014 and at May Day Fairs and Carnivals in the years 2015 to 2018 and the Carnival in 2019. There was no Street Fair in 2019 and no Street Fair or Carnival in 2020 and 2021 due to the Covid pandemic restrictions but Carnival did take place in 2022 and 2023 with members of the Neighbourhood Planning Group on hand on the Parish Council stall to consult on the Plan.

The Neighbourhood Plan has been prepared on the basis of the evidence gathered of residents' needs, views, and aspirations. Prior to finalising the draft Copmanthorpe Neighbourhood Plan, an all-day exhibition of the Plan was held at the Howell Hall on 12 July 2014. This was attended by approximately 300 residents, the majority of whom agreed with the general direction and policies of the Copmanthorpe Neighbourhood Plan.

Following initial consultation and in accordance with City of York Council feedback a Landscape Character Assessment, Heritage Assessment, Strategic Environmental Assessment and Habitat Regulation Screening Report have been added to the Plan documents and updated Green Infrastructure Maps have been added.

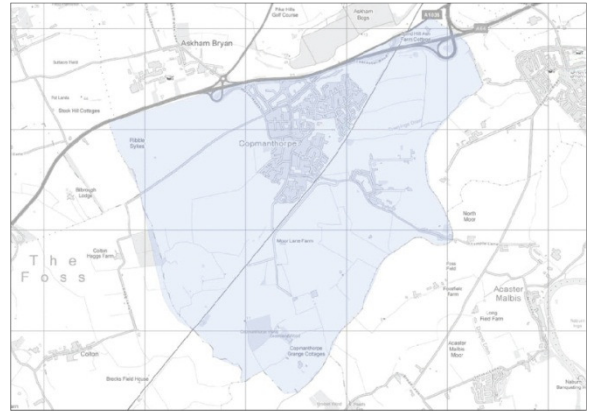
The process for approving this Neighbourhood Plan is as follows:

- Pre-submission Consultation completed
- Amend Plan, if necessary, in response to consultation completed
- Formal submission to City of York Council current
- Independent examiner appointed to review Plan
- Examiner's Report published
- Referendum of local residents
- If the referendum is in favour, the Plan is adopted by City of York Council

## INTRODUCTION

### 1. The Parish of Copmanthorpe

(a) The Parish of Copmanthorpe lies approximately 3 miles south west of York in the York Green Belt. The Parish comprises the village of Copmanthorpe and the surrounding open lowland countryside, which is characterised by fields bounded by native hedgerows and trees and containing a number of dispersed farmsteads. Copmanthorpe is situated in the north of the parish area, broadly at the intersection of the A64 trunk road and the East Coast Main Railway Line. Copmanthorpe is an ancient village settlement located close to the crossing point of the old Roman Road (along what is now Top Lane) connecting York with Tadcaster and an ancient track running south and south-west (eventually along what is now Temple Lane) to meet the River Ouse at Acaster Malbis. The origins of the village can be traced back to before the Norman Conquest. Until the 1960s, the form of the village and its population level had remained virtually unchanged for over a thousand years.



(b) With the development of large housing estates in the latter half of the twentieth century on land surrounding the old village, the resident population expanded significantly from around 1,000 in 1961 to around 4,300 in 2011, with the present number of households totalling around 1,750. The village enjoys a wide range of facilities, both commercially and publicly provided, and has a large number of community groups run predominantly on a voluntary basis. Given the good access to the A64 trunk road and the regional road network, the great majority of residents in employment commute to York, Leeds and West Yorkshire and further afield. Copmanthorpe may therefore be considered very much a 'dormitory village', a model which, if proposed today, would be rejected as wholly unsustainable.

### 2. Relationship between the Neighbourhood Plan and the Submitted Local Plan

(a) The Copmanthorpe Neighbourhood Plan is based on the evidence collated from a number of surveys and consultations with residents, businesses and representative groups, while not offending the City of York Council Submitted Local Plan.

(b) The Copmanthorpe Neighbourhood Plan has been adapted to conform with the City of York Council Submitted Local Plan (Publication Draft February 2018).



## **Parish Residents' Surveys**

### **1. Community Audit**

(a) A Community Audit of all 1,750 households in the village was carried out in July 2013 by the Parish Council, the Methodist Church and consultants Action Planning to assess opinion on a wide range of social issues as well as the further development of the village and Parish.

(b) A total of 565 responses (32% of total households) were received which showed 79% of respondents to be against any further housing development in the village and 87% of respondents who attached great importance to the Green Belt surrounding the village. The Executive Summary of this survey report is included in Part 3 of this Neighbourhood Plan.

### **2. Housing Quantity Survey**

(a) A Housing Quantity Survey of all households in the Parish was conducted by the Parish Council in November 2013 specifically to assess the level of new housing which residents considered the village could absorb, and the most suitable sites for any development. The results of the survey are set out in Part 3 of this Plan.

(b) The Housing Quantity Survey asked residents to consider seven possible sites for future development and rank them in order of preference as being suitable for development. The seven sites were those which landowners had confirmed could be made available for development in response to City of York Council's 'Call for Sites' in 2012.

(c) There were 610 responses (35% of total households) to this survey. The consensus view of respondents in this survey published in March 2014 was that the village could absorb up to 135 new houses and the top four sites where development should take place were Temple Lane, New Moor Lane, Tadcaster Road Link, and Old Moor Lane.

### **3. Housing Needs Survey**

(a) A further survey, the Housing Needs Survey, of all households in the Parish was conducted by the Parish Council in June 2014. The results of this survey are set out in Part 3 of this Plan.

(b) A total of 527 households (30% of total) comprising 994 adult residents responded to the survey with 11% of respondents (59 households) expressing a need for alternative accommodation.

(c) A day-long exhibition of the draft Neighbourhood Plan was held on Saturday 12 July 2014. This was attended by approximately 300 residents, the majority of whom agreed with the general direction and policies of the emerging Neighbourhood Plan.

# COPMANTHORPE NEIGHBOURHOOD PLAN

## HOUSING DEVELOPMENT

### Policy CNP1: HOUSING DEVELOPMENT

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.

### Reasoned Justification

1. The Landscape Character Assessment (p30 Part 3 Evidence Base) demonstrates that the land to the west of the built-up area of the Village (areas 5 – 7) “has a strong sense of openness and strong intervisibility with the adjoining western edge of Copmanthorpe and is sensitive to built development or planting which would diminish this sense of openness or intervisibility”. “Development should be avoided where it would adversely affect the key characteristics or sensitivities of the landscape or where there is a particularly high level of community value”
2. 9, The land to the North east of the built-up area of the Village (area 1 in the Landscape Character Assessment) “differs from other areas within the Parish primarily due to the stronger sense of enclosure provided both by tall dense field boundary hedgerows within the area and the clear presence of Copmanthorpe Village to the West and the A64 (including junctions) on embankment to the North”. “In terms of built development this is a relatively robust area able to accommodate developmental change of an appropriate scale as long as the sense of enclosure is not adversely affected; assuming development could respect the existing pattern and strength of enclosure, the character of the area would not be adversely affected.”
3. The figure of a total of 135 new dwellings originally expressed in this policy is in line with the overwhelming view of the residents of Copmanthorpe, expressed in the Housing Quantity Survey, that the maximum level should be 135 new houses across two sites. It is sustainable and generally in line with the current city-wide strategic figures in the Local Plan. However, this figure has been superseded by progress on the City of York Local Plan and recent planning consents for the two sites (18/00680/OUTM – ST31 Tadcaster Link Road and 19/00602/FULM – H29 Moor Lane) so CNP1 has been amended accordingly.
4. The Moor Lane site is bounded by the existing village built up area, the East Coast Main Railway Line and Moor Lane. The Railway and Moor Lane will each provide a robust green belt boundary



## **Intention**

1. All large-scale housing development shall take place on sites ST31, Land at Tadcaster Road Copmanthorpe, and H29, Land at Moor Lane Copmanthorpe, identified in the Publication Draft Local Plan (2018)
2. Developers will be required to ensure that the development of Sites 1 and 6 does not result in water draining into the current surface water drainage system or to a raised water table in the area

# COPMANTHORPE NEIGHBOURHOOD PLAN

## DESIGN PRINCIPLES

### Policy CNP2: DESIGN PRINCIPLES

In order to maintain the identity and character of Copmanthorpe and to encourage good design in the provision of future housing, all development should have regard to the Copmanthorpe Village Design Statement and should be designed to make a positive contribution to the local character and distinctiveness of the area. In particular, new development should:

- a) Appear as an integral part of the landscape
- b) Ensure that the separation between Copmanthorpe and neighbouring villages is retained
- c) Retain and enhance all existing locally distinctive landscape features and
- d) Reflect the rural character of the village including important views, open spaces, footpaths and green corridors.

Reflecting key design features identified in the Village Design Statement and Conservation Area designation, all new development is expected to adhere to the following design principles:

1. **Heritage – Development within, or affecting the setting of, the Copmanthorpe Conservation Area or listed buildings should respect the significance of the heritage asset and make a positive contribution to its conservation. In particular, the rural character of the Conservation Area around St Giles' Church and Low Green should be retained and enhanced.**
2. **Materials – These should complement local character and utilise design detailing including chimney stacks to gable ends where appropriate. The use of UPVC windows and doors within the Conservation Area should be avoided.**
3. **Layout – This should enhance existing site features with a range of plot sizes and house types. Walking and cycling should be encouraged via safe and direct connections to the rest of the village and wider area. Parking provision, bin and cycle storage should be incorporated discreetly into new development.**
4. **Height and massing – Variation in building line and roofline should be incorporated into design and monotonous repetition should be avoided. Development over two storeys in height, except where there are rooms within the roof space, should be avoided.**
5. **Developers shall set aside their standard design pattern books and create bespoke house types which are appropriate for inclusion within the village-scape of Copmanthorpe.**

### Reasoned Justification

1. The Community audit of June 2013 established that the majority of residents value the distinctive village feel of Copmanthorpe. The Housing Quantity Survey of March 2014 revealed a strong feeling that the identity and ambience of the Village should be retained. Since 2003 the Copmanthorpe Village Design Statement has been successfully applied as supplementary planning guidance for all planning applications within the Village in order to preserve that identity and ambience.
2. As a general principle all new building developments should be of an imaginative design that enhances local distinctiveness. They should contribute to the village feel of

Copmanthorpe by respecting the qualities valued by the local community and addressing the needs of its residents, which are expressed in our Village Design Statement, and the identified character of the Conservation Area. Developers must look beyond their site boundaries and consider how their proposals fit in with the existing village surroundings.

### **Intention**

1. This policy seeks to maintain the identity and character of Copmanthorpe and to encourage good design in the provision of future housing.
2. This policy seeks to maintain the identity and character of Copmanthorpe and avoid the construction of housing built in accordance with Developers' standard pattern book designs

## **COPMANTHORPE NEIGHBOURHOOD PLAN**

### **AFFORDABLE AND SPECIAL HOUSING & HOUSING FOR OLDER PEOPLE**

#### **POLICY CNP3: AFFORDABLE AND SPECIAL HOUSING**

**Affordable housing within Copmanthorpe (including social rented housing where there is a proven need) will be delivered in line with City of York Council policy and in accordance with Policy CNP 4 (Local Occupancy):**

- 1. The target level of affordable and special housing per residential development scheme will be set in line with City of York Council policy from time to time in force**
- 2. Housing needs for older people will be established in consultation with City of York Council**
- 3. Where housing need is the same, preference will be given to local residents or those with a local connection as detailed in Policy CNP4 (Local Occupancy)**

#### **Reasoned Justification**

1. According to the Housing Needs Survey within Part 3 of the Plan (Evidence Base and Area Designation) there is a lack of an appropriate range of affordable housing options in the Parish. This is especially the case for younger people, many of whom hold a strong aspiration for home ownership. Social, political and economic changes have generated greater uncertainty in the housing options facing many and this policy will help to address those uncertainties.
2. Developers will be encouraged to promote innovation in housing design and financial mechanisms which enable greater access to the housing market for first-time buyers, whether in a family unit or single. These may include small starter homes with potential for extension and houses designed to accommodate multi-generational living where privacy and separate access can be secured under the same roof.
3. Policy H10 of the City of York Submitted Local Plan aims to improve affordability across the housing market by setting out five criteria to be applied to residential planning permissions of more than five dwellings. The principal criterion is that the proportion of affordable housing per scheme will be in line with 'current annual dynamic targets' which, on sites of more than 15 dwellings, can provide for up to 30% of units to be affordable. However, in light of the specific evidence gathered in Copmanthorpe by the Housing Needs Survey (see below), this 30% will be divided equally between discounted/part ownership sale, housing for older people and self/custom build housing.
4. A housing needs survey of all 1750 households in the Parish was carried out by the Parish Council in June 2014 and the findings published in July 2014. The questionnaire and analysis of the results are included in Part 3 of the Plan (Evidence Base and Area Designation). A total of 527 households representing 994 adults responded to the survey. 11% of respondents (59 households) expressed a need or wanted alternative or additional accommodation and of these 59, 19 households claimed a need for larger accommodation and 19 further households claimed a need for smaller accommodation.
5. The types of alternative accommodation favoured by the 59 household respondents were two or three bedrooms houses or bungalows, with detached properties being marginally preferred to semi-detached. Regardless of the property, the majority (61%) preferred open market purchase as the most preferred method of acquiring it, although a significant minority (27%) favoured self/custom build, with less than 10% likely to seek alternative accommodation via discounted sale/part ownership or Council/Housing Association renting.

6. According to the Housing Needs Survey (see Paragraph 4) Copmanthorpe has a high proportion of residents at retirement age or older. Promoting the independent living, social inclusion and well-being of older people is an important consideration. Home, neighbourhood and mobility are key elements in the provision of housing for older people as this segment of the population tends to spend more time at home than any other age group.
7. This Policy recognises there is a need in Copmanthorpe for additional opportunity and choice in housing which is more appropriate in design and location for older people, so that down-sizing can occur without losing local connections. If this need is realised it will, in many cases, result in the release to the market of larger dwellings better suited to family occupation.

### **Intention**

1. This Policy CNP3 (Affordable Housing) aims to reflect the requirements of the community in widening access to quality housing particularly for younger people, and for older people wishing to downsize, and who, in both cases, wish to continue living in Copmanthorpe.
2. Within Copmanthorpe, housing developments of four or more units should address the local need for housing specifically suited to older people by restricting occupancy to households with a local connection and where at least one person in the household has reached the state retirement age. In addition, housing schemes will be encouraged which offer a bespoke later living housing type promoting an environment of companionship, privacy and security for older people
3. Detailed monitoring of this Policy will be carried out to ensure that it does not adversely impact on the financial viability of development projects. The policy would be self-defeating if no new housing at all were to be developed because the policy was depressing the profitability of schemes to a level where the incentive to build was eroded.

## **COPMANTHORPE NEIGHBOURHOOD PLAN**

### **LOCAL OCCUPANCY POLICY**

#### **POLICY CNP4: LOCAL OCCUPANCY**

**All affordable housing and older persons housing will be subject to local occupancy restrictions as follows:**

- 1. A person or household who currently lives in the Parish and has done so for a continuous period of at least three years; or**
- 2. A person or household who works in the Parish and has done so for a continuous period of at least three years; or**
- 3. A person or household who has moved away but has strong established and continuous links with the Parish by reason of birth or long-term immediate family connections; or**
- 4. A person or household who has an essential need through age or disability to live close to those who have lived in the Parish for at least three years**
- 5. If, at any time, no person or household satisfies the above restrictions then they may be expanded to include a person or household who currently lives within the CYC local authority area and has done so for a continuous period of at least five years with essential need for property, for example for reasons of age, disability or illness**
- 6. Beyond the provision of point 5, if no person or household can be identified then the restrictions may be further expanded to include North Yorkshire**

#### **Reasoned Justification**

1. There is a need for housing in Copmanthorpe for younger local people, who are in danger of being priced out of the conventional local housing market, and for older people who wish to downsize, all of whom wish to stay in the village for local connection reasons.

#### **Intention**

1. A local occupancy policy will ensure a condition is placed on relevant planning permissions to restrict the occupation of such housing to local people. This will also have the effect of reducing the price of dwellings by a small but potentially significant amount, which will help local people to stay in the community where they have connections, support and/or prospects.



**COPMANTHORPE NEIGHBOURHOOD PLAN**  
**COMMUNITY FACILITIES AND ORGANISATIONS**

**POLICY CNP5: COMMUNITY FACILITIES AND ORGANISATIONS**

- 1. Where land becomes available, applications for change of use to sports and leisure uses and allotments will be supported.**
- 2. Any off-site financial obligation on developers to provide public open space or recreation facilities will be ring-fenced to deliver further recreation facilities within Copmanthorpe.**
- 3. Any Community Infrastructure Levy arising out of development in Copmanthorpe shall be ring fenced to deliver infrastructure benefits in Copmanthorpe**

**Reasoned Justification**

1. Copmanthorpe benefits from extensive community facilities, provided by both private enterprise and public agencies, and with many provided by voluntary sector organisations and community groups. Some of these latter have their own premises and some use buildings providing for a variety of community activities. A list of facilities and organisations in the Parish is contained within Part 3, Evidence Base. All of these facilities play a valuable, if not vital, role in sustaining Copmanthorpe as a viable and active community rather than just a large group of dwellings.
2. Local green space in the Parish is also an important social benefit and is a recognised essential requirement for the health and wellbeing of residents. The Neighbourhood Plan seeks to provide for new and enhanced playing fields, recreational open space and children's play areas.
3. Previous experience in Copmanthorpe has shown that small patches of green space within new developments are difficult to use and maintain to the satisfaction of residents therefore, resident's preference is for this provision to be concentrated in one place, plans for which are already in hand
4. The Village Recreation Centre of 6 acres is now completely in full use and the sports field suffers from over use while many of the village football club's more than 20 teams have to rent playing space in other parts of the City. The Parish Council and the Charity that owns and operates the Recreation Centre wish to promote additional sports facilities in order to accommodate these teams and expand the recreational opportunities offered to residents.
5. The allotment gardens at Temple Lane are a popular amenity of the Parish and interest in this activity is likely to grow with the increasing public awareness of sustainable food-sourcing, the increasing need for food security and the decreasing sizes of gardens in modern higher-density housing developments. This Plan will therefore seek to expand the number of allotments.

**Intention**

This Plan will make provision in the Parish for additional green space for recreational and leisure uses and additional land for allotments

# COPMANTHORPE NEIGHBOURHOOD PLAN

## GREEN BELT

### POLICY CNP6: GREEN BELT

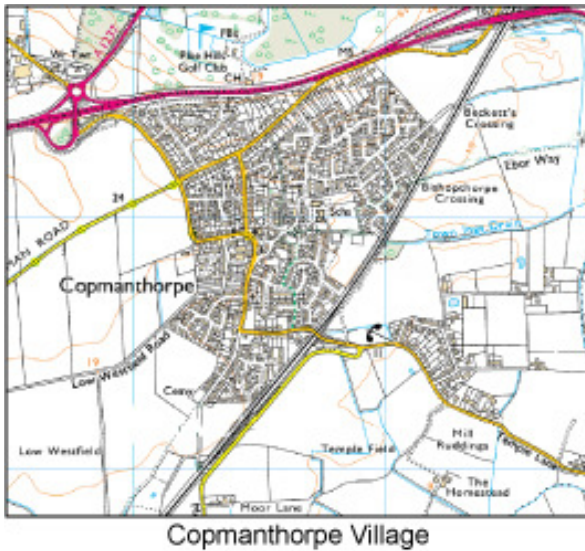
1. **The Green Belt land to the west of Copmanthorpe forms an important part of the special open and agricultural character of the setting of the nationally significant historic City of York. Together with the other Green Belt land surrounding the village it also plays an important role in maintaining the identity, character and setting of Copmanthorpe village itself. The general extent of the York Green Belt within Copmanthorpe Parish is shown on the RSS Key Diagram (Map X). The Green Belt will be defined through the Local Plan process. This policy shall apply to land included within the Green Belt boundary that is defined under an adopted Local Plan.**

**Decisions on whether to treat land as falling within the Green Belt for development management purposes in advance of the adoption of the Local Plan will be taken in accordance with the approach supported in the case of Christopher Wedgewood v City of York Council [2020] EWHC 780 (Admin), taking into account the RSS general extent of the Green Belt, the draft Local Plan (April 2005) (Map X), the emerging Local Plan and site specific features in deciding whether land should be regarded as Green Belt until such a time as the Green Belt boundaries are adopted within the Local Plan.**

**Within the general extent of the Green Belt inappropriate development will not be supported except in very special circumstances. New buildings are regarded as inappropriate development and will not be supported other than in the circumstances identified in the National Planning Policy Framework.**

### Reasoned Justification

1. According to the Landscape Character Assessment (see Part 3 of this Plan) the Parish of Copmanthorpe lies within the York Green Belt. This plays an important role in determining the setting, character, and identity of the village of Copmanthorpe itself and also offers access to open countryside for both active and passive recreation. The National Planning Policy Framework (NPPF) states: "*The Government attaches great importance to Green Belts.....the essential characteristic of Green Belts is their openness....*"
2. This is particularly the case along the western boundary of Copmanthorpe village where this openness - the ability to see open countryside and the natural horizon - is much prized by Copmanthorpe residents. The emotional and spiritual value of this open land to the people of Copmanthorpe should not be underestimated.
3. The Green Belt along the western flank of Copmanthorpe also plays a significant role in defining and protecting the special character and setting of the historic City of York, and especially as it is approached from the west along the A64 trunk road, the principal gateway to York for visitors arriving by road. The special character of York is not limited to the walled City; it refers to a much wider concept which includes the open countryside around York, the open approaches to the City and its relationship with its surrounding villages.



Copmanthorpe Village

4. This western approach along the A64 in this gateway location also fulfils the key function of promoting and enhancing the setting of York as a prime tourist destination by checking further suburban sprawl in an area where the open and low-lying character of the countryside can mean that development has an urbanising effect far beyond its immediate boundaries.

5. The Green Belt surrounding Copmanthorpe has a high landscape and heritage value, characterised as it is by a network of small-scale fields, ancient hedgerows, fences, copses and lanes with individual farmsteads and associated outbuildings. The Landscape Appraisal

carried out for City of York Council by the University of Sheffield Environmental Consultancy in December 1996 stated that the landscape west of Copmanthorpe was one of the highest quality landscapes surrounding the City. It was defined as a small-scale landscape of high conservation and aesthetic value. The open land to the west of the village and south of Colton Lane was part of the mediaeval High West Field, part of an open field system where feudal strip farming was practised from the time of the Norman Conquest until the Enclosure Acts of the 18th Century.

6. The majority of the land surrounding Copmanthorpe, and particularly that area to the west of the village, is prime food-producing arable farmland, the latter being classified as Grade 2 by DEFRA (Department of the Environment, Food, and Rural Affairs). This grading puts the land into the top 16% of land by quality in the Yorkshire and Humberside Region. With a rapidly growing world population and the increasing demand for meat and a more 'Western' diet caused by growing prosperity in developing countries, the pressure on food-producing land is increasing dramatically. Food sourcing and food security are becoming significant political, if not existential, issues and it is therefore becoming crucial to retain the country's good quality farmland in food production.



Prime agricultural land to the west of Copmanthorpe - looking West from Manor Heath

7. The Green Belt to the west of Copmanthorpe also plays an important role in providing a haven for wildlife including several species on the 'red list'. The British Trust for Ornithology carries out regular surveys on the fields adjoining the west of the village, and the red-listed birds and mammals present over the two years (2012 and 2013) were: corn-bunting, skylark, lapwing, linnet, yellowhammer and brown hare.

## Intention

1. Despite the fact that the York Green Belt is still, technically, a draft Green Belt it has, de facto, been in existence for several decades and has been reaffirmed on numerous occasions in planning refusals and dismissals of planning appeals. It was specifically recognised in the Yorkshire and Humber Regional Spatial Strategy (RSS) adopted in 2007 and although the RSS was substantially revoked by an Order (SI. No. 117 2013) made in early 2013 under the

Localism Act 2011, policies which related to the York Green Belt were specifically excluded from the revocation.

2. These retained policies make it clear that development plans should define the detailed boundaries of the Green Belt around York. The outer boundary is to be about 6 miles from York city centre and the inner one is to be defined to establish the long-term development limits that safeguard the special character and setting of the historic city.
3. However, a Green Belt like York's does not simply have an outer and an inner boundary. This is because it has a number of settlements within it that are surrounded by the Green Belt such that it abuts the entire outer boundary of the settlement. Copmanthorpe is one such settlement.
4. It is accepted that if the new housing development envisaged in the Neighbourhood Plan is to be accommodated, then given the lack of development sites within the village envelope of Copmanthorpe, some limited incursion into the Green Belt surrounding the village will be necessary. However, development will only be allowed on the preferred sites where it will not undermine the strategic function of the York Green Belt in protecting and enhancing the historical character and setting of the city of York and do least harm to the character, identity and setting of Copmanthorpe itself. As already stated, the Neighbourhood Plan has set a maximum quantum on new housing to ensure new development is sustainable and to minimise encroachment into the Green Belt.
5. Beyond this, 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. It would also harm the character, identity, and setting of the village itself and be detrimental to the openness of the Green Belt and the amenity and well-being of Parish residents.

# COPMANTHORPE NEIGHBOURHOOD PLAN

## GREEN INFRASTRUCTURE

### POLICY CNP7: GREEN INFRASTRUCTURE

1. **The green infrastructure within and surrounding Copmanthorpe (maps on pages 25, 26, 27) will be safeguarded and enhanced and will be expanded as the opportunity arises and connected to surrounding habitat. No development which harms, directly or indirectly, the integrity or quality of this infrastructure will be supported**
2. **All development shall enhance and support the integrity and quality of this infrastructure**
3. **Developers will be required to ensure that the development of Site 1 does not result in damage to the notified features of Askham Bog Site of Special Scientific Interest (SSSI) and nature reserve through changes to the water levels at Askham Bog. In particular developers should consider potential impacts on water quality and water levels at Askham Bog SSSI from water drainage into the SSSI as a consequence of the development of this site**

### Reasoned Justification

1. Copmanthorpe is surrounded, and criss-crossed, by a network of well-used paths, bridleways and green lanes, some of which are of ancient origin. These provide vital access to the surrounding countryside as well as to green spaces within the village, including woodland, playing fields, informal open spaces and the two village greens which are registered village greens under the Commons Registration Act 1965.
2. The village greens, Memorial Green and Low Green, are well-maintained and, like other public spaces and private gardens, contain large mature trees which are a marked feature of the village. In the south-west corner of the village lies the quiet haven of the burial ground and to the south-east of the village are the village allotments which are well patronised adding to self-sufficiency and well-being.
3. The open green spaces, well-cultivated gardens, mature trees and hedgerows and green routes all combine to provide a valuable green infrastructure which plays an important role in delivering environmental sustainability, maintaining wildlife and bio-diversity, mitigating flood-risk, reducing the impact of climate-change and improving people's well-being.

### Intention

1. The existing green spaces and infrastructure within the village envelope are a valuable community asset and should be protected, and, where possible, enhanced and expanded. In accordance with the existing **Village Design Statement** and any future revised versions of it.
2. Please refer to the Green Infrastructure Maps on pages 25, 26 and 27.

## **COPMANTHORPE NEIGHBOURHOOD PLAN**

### **PARISH COUNCIL CONSULTATION**

#### **POLICY CNP8: PARISH COUNCIL CONSULTATION**

**Planning applicants will be encouraged to engage in pre-application consultations with the Parish Council in order to minimise any site issues or planning problems that may arise and applications shall be accompanied by a statement confirming if consultation has taken place and setting out the comments of the Parish Council.**

#### **Reasoned Justification**

1. However carefully a planning policy document is written, it will not be able to anticipate all circumstances and provide suitable advice for decision makers to help them determine all planning applications with equal certainty or sensitivity. To this end, a policy which acknowledges the views of the Parish Council, based on this Neighbourhood Plan, will be of benefit to the decision-making process to ensure that the overall views of Parish residents, and the intention of the Neighbourhood Plan, are taken fully into account. This may be particularly helpful in circumstances where conditions or planning obligations are instrumental in making acceptable an otherwise unacceptable planning application.

## **SUMMARY OF UPDATES**

### **October 2017**

Further amendments following consultation:

Introduction – expanded to include mention of the latest draft of the CYC Local Plan and its impact on the Neighbourhood Plan

CNP2 - Allocated Sites – Policy amended to include wording suggested by Natural England and the map amended to include the triangle of land in site 1 that is separated from the rest of the field by a footpath

CNP3 – Affordable Housing – Point 2 moved to CNP7

CNP4 – Housing for Older People – amalgamated into CNP3 and following policy numbers amended accordingly

CNP5 (now CNP4) – Local Occupancy – point 6 added to provide for situations where point 5 fails to identify a suitable person or household

CNP6 becomes CNP5

CNP 7 becomes CNP6 and point 2 from CNP3 is added

CNP 8 becomes CNP7 and point 2 is amended to include wording suggested by Yorkshire Wildlife Trust and point 3 is added, again to include wording suggested by the Trust

CNP 9 becomes CNP8 and point 2 is removed

### **May 2018**

Since the original Copmanthorpe Neighbourhood Plan was published for consultation in November 2014 it has been exhibited at Copmanthorpe May Day Street Fairs and at Copmanthorpe Carnivals in 2015, 2016 and 2017 and has been continually available to view on the dedicated Copmanthorpe Neighbourhood Plan website. All comments received have been considered and, where appropriate, have been incorporated in the latest edition dated May 2018 along with changes resulting from the Formal Consultation. The changes to the policies are:

CNP1 – Housing Quantity - No change

CNP2 – Allocated Sites - Removal of references to Safeguarded Land

CNP3 – Affordable Housing

- Changes to Point 1 removing the reference to discounted and part-ownership housing for older people and plots for self/custom build
- Removal of Point 2 referring to the tenure of the affordable housing provision
- Changes to Point 3 referring to off-site financial provision, now ring fenced for further recreational facilities
- Removal of Point 4 referring to off-site financial contributions in relation to Policy CNP4
- Removal of Point 5 referring to any subsidy being recycled

CNP4 – Housing for Older People - Changed to remove reference to the 2014 Copmanthorpe Housing Needs Survey substituting new means of establishing needs

CNP5 – Local Occupancy - No change

CNP6 – Parish Economy, Transport and Employment - No change

CNP7 – Community Facilities and Organisations - No change

CNP8 – Green Belt and Green Infrastructure - No change

CNP9 – Parish Council Consultation - Change to Point 2 reducing the emphasis to be given to Parish Council comments on planning applications

### **September 2018**

Following consultation, changes were made to the Neighbourhood Plan to remove references to the previous CYC Draft Local Plan in light of the fact that the Submitted Local Plan includes for development only those sites that were already listed in the Neighbourhood Plan. Additional modifications were made to the wording of some of the Policies in line with the above and in recognition that only CYC have the power to remove land from the Green Belt for development

CNP1 – Housing Quantity - Removal of references to the previous Draft Local Plan

CNP2 - Allocated Sites – Changes to acknowledge that the power to remove land from the Green Belt lies with CYC

CNP3 – Affordable Housing – No change

CNP4 – Housing for Older People – No change

CNP5 – Parish Economy, Transport and Employment – Removed as the site selected (currently in the Green Belt) is not included in the Submitted Local Plan

CNP6 – Community Facilities and Organisations – Clarification of the points referring to off site financial contributions

CNP7 – Green Belt and Green Infrastructure – Split into two Policies

### **August 2021**

Further consultation with City of York Council revealed changed requirements. CYC officers provided suggested amendments to the Neighbourhood Plan, the following changes were then made:

Introduction – Enlarged and clarified history of the Plan and its relationship to the changing City of York Local Plan

CNP1 - Housing Quantity – No change

CNP2 - Allocated Sites – reference to the originally proposed employment site removed in light of CYC's refusal to take the site out of the Green Belt

CNP3 - Affordable Housing – Small layout change to clarify the policy objectives

CNP4 – Local Occupancy – No change

CNP5 – Community Facilities and Organisations – Changes to reasoned justifications to clarify and provide additional information

CNP6 – Green Belt – No change

CNP7 – Green Infrastructure – No change

CNP8 – Parish Council Consultation – no change

CNP9 – Village Design Statement – added to clarify that the current VDS, as revised and updated, will apply to the whole of the Plan area

### **February 2022**

Addition of updated Green Infrastructure Maps

Addition of numbered parts



CNP5 – deletion of provision of a pedestrian link and addition to para 2, Section 106 reference  
CNP7 – addition of Green Infrastructure Maps

### **July 2023**

Deletions and changes made at the behest of City of York Council including:

CNP1 – Changes to incorporate measures previously part of Part 2 of the Neighbourhood Plan (The Village Design Statement). Now removed from the plan as CYC could not consider the VDS as part of the Neighbourhood Plan.

CNP2 – Changed from 'Allocated Sites' to 'Design Principles'

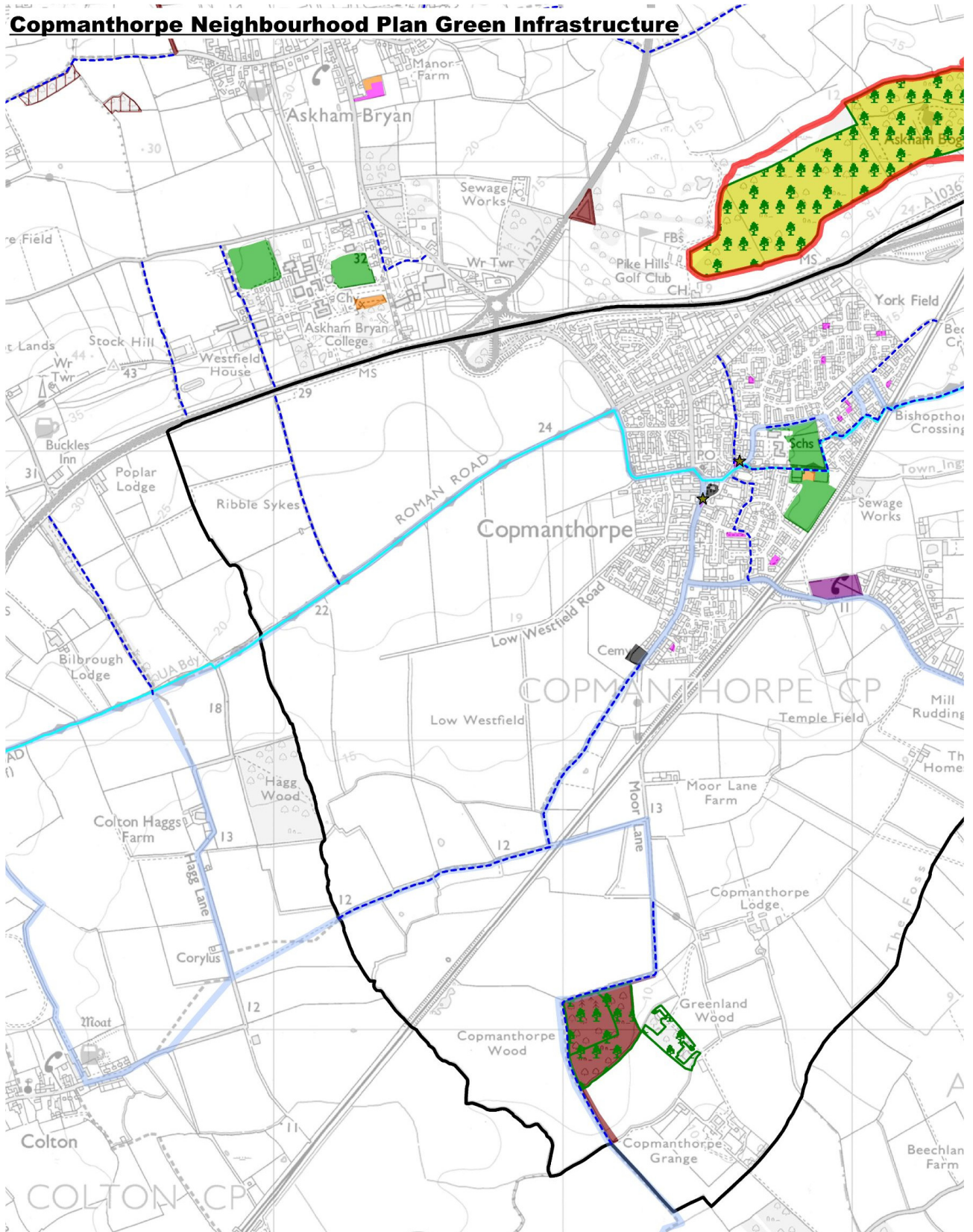
CNP5 – Change to wording of para 1

Historical Background – added as information on the Relationship Between the Neighbourhood Plan and the City of York Local Plan

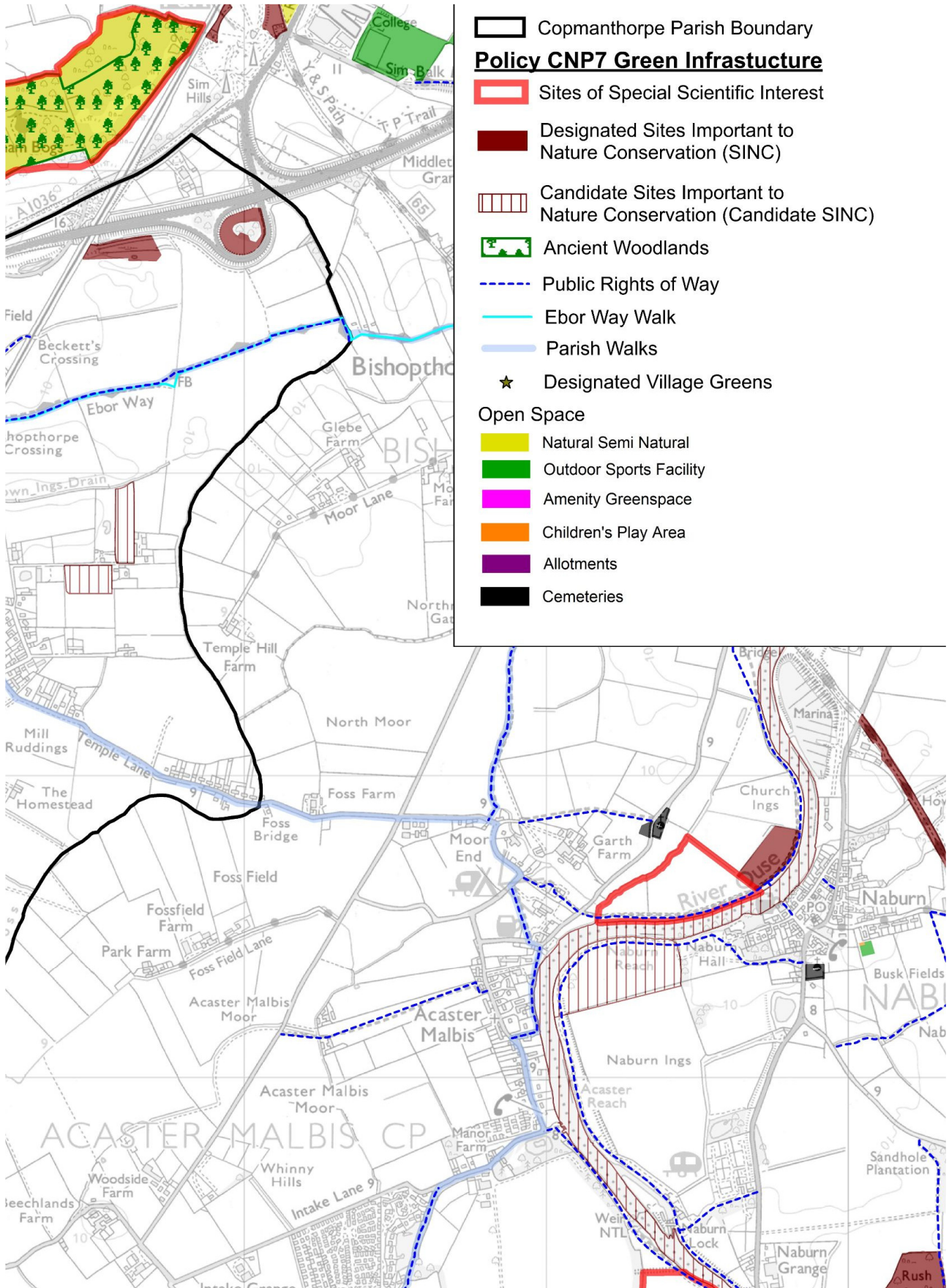
### **June 2024**

Various detail changes as recommended by City of York Council Planning Officers

**Copmanthorpe Green Infrastructure map – East side of the Parish  
(For key see next page)**

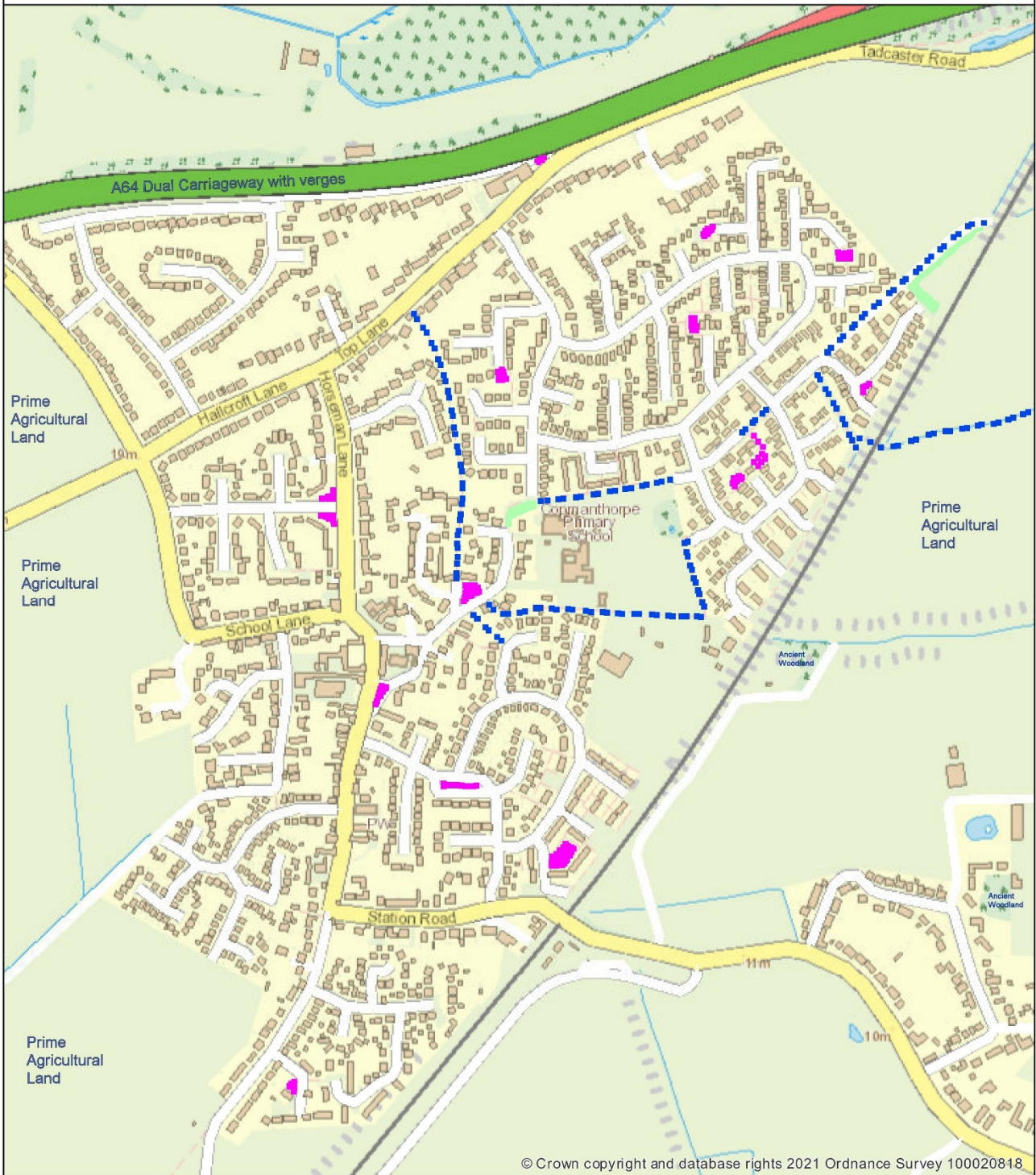


**Copmanthorpe Green Infrastructure map – West side of the Parish  
(key refers to all three maps)**



**Copmanthorpe Green Infrastructure map – Village Core**  
**(For key see previous page)**

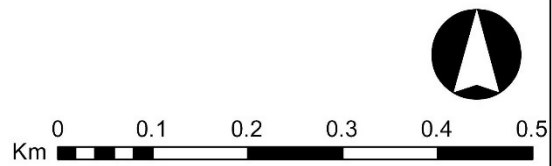
Copmanthorpe Village Core  
Green Infrastructure Map



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Updated January 2022

Scale: 1:7,000



## **Historical Background to the Relationship Between the Neighbourhood Plan and the City of York Local Plan**

In September 2013, Copmanthorpe Parish Council made a formal submission to the City of York Council to designate the Parish area as a Neighbourhood Plan Area, under the Localism Act, 2011, with the intention of preparing a Neighbourhood Plan for the Parish of Copmanthorpe. The incentive to produce a Neighbourhood Plan came from the resident's reaction to the City of York Local Plan (Preferred Options Draft, June 2013). The Preferred Options Draft Local Plan June 2013 proposed the development of 532 new houses within the Parish area (from 2015 – 2030) in the Green Belt at Manor Heath and Old Moor Lane, together with smaller residential allocations at Moor Lane and West Fields, on high quality farmland, along the western boundary of the village. Additionally, 22ha of land in this vicinity on the western side of the village was also allocated as safeguarded for possible future development too. Residents were concerned at the volume of housing allocated in the Copmanthorpe area, resulting in significant objection to the Preferred Options Local Plan, including a petition of 781 residents names, opposing the proposed development.

The Publication Draft City of York Local Plan (2014) was substantially unchanged, despite the level of objection to the Preferred Options Local Plan. In September 2014, Members at Cabinet voted in favour of consultation on the Publication Draft Local Plan. However, consultation on the Publication Draft Local Plan was halted by the Full Council at its meeting on 9th October 2014, following the passing of a resolution in Council in favour of further work regarding housing requirements.

The Copmanthorpe Neighbourhood Plan Pre-Submission consultation version submitted to City of York Council on 1st September 2014 was very much in tune with the sentiments behind the Resolution of the Council.

A revised version of the City of York Local Plan was consulted on in a Pre-Publication Consultation in Autumn 2017, wherein all sites to the west of Moor Lane and Manor Heath, Copmanthorpe, had been deleted from Policy H1 (Housing Allocations). Following consideration of the consultation outcomes in January 2018, the City of York Council Executive voted in favour of consultation on the Publication version of the Local Plan, which was carried out between February and April 2018. On 17th May 2018, Members at Full Council voted in favour of submitting the Publication Draft Local Plan for independent examination. The Publication Draft Local Plan (2018) was consequently submitted to the Planning Inspectorate on 25th May 2018 and is currently under examination by Central Government.

The latest version of the Local Plan proposes the removal of sites from the general extent of the Green Belt set out in the saved policies of the Yorkshire and Humber RSS (2008) to meet development requirements. The sites referred to in this Neighbourhood Plan as sites 1 and 6 at Tadcaster Road and Old Moor Lane, in order to allow development for housing are allocated within the Publication Draft Local Plan (2018). In the Local Plan, these are referenced as:

- H29 – Land at Moor Lane, Copmanthorpe;
- ST31 – Land at Tadcaster Road, Copmanthorpe.

Based on this planned removal of land from the Green Belt, the Neighbourhood Plan seeks to define the actual extent of development permitted.

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