

Copmanthorpe Neighbourhood Plan

Part 2



Evidence Base and Area Designation

January 2025

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COMMUNITY AUDIT REPORT
JUNE 2013 – EXECUTIVE SUMMARY



COMMUNITY AUDIT REPORT
EXECUTIVE SUMMARY
JUNE 2013

Action Planning, a professional research company, have worked with Copmanthorpe Methodist Church, Copmanthorpe Parish Council and other key community stakeholders to research the needs and opinions of Copmanthorpe residents and to gauge their response to a number of ideas for projects that could be run in the community.

Between February 2013 and June 2013, desktop research, stakeholder meetings and large scale community surveys have been undertaken, generating a wealth of insight into what residents think about their community, what are some of the problems and challenges they face and their ideas on the future of Copmanthorpe. The community survey produced an impressive response and is statistically representative of the population as a whole of Rural West York Ward when stratified by age. Data has been obtained at a 95% confidence level and less than 5% margin of error.

There is much valuable information contained within the summary statistics and appendices of this report and within the raw data set. It should prove to be a useful compass to steer policy, enquiry and project development in the village for the next few years. This report should be used to stir stakeholders into action, producing tangible improvements for residents in Copmanthorpe.

The main findings and recommendations for the Methodist Church and Parish Council as the primary stakeholders are presented below.

1. Finding and recommendations for the Methodist Church:

- a) Loneliness is an issue for 35% of respondents, perhaps due to work pressures and long hours. 45% of respondents cited lack of time as a factor that prevented participation in community activities, despite there being a wealth of activities on offer. The Methodist Church could explore providing a function that fits into people's daily routines, such as an evening-meal club. Busy workers could get a hot meal once a week and the chance to socialise. Another potential idea would be to provide a meeting space for the self-employed/professionals with Wi-Fi and meeting rooms to foster business connections and provide opportunities for a shared working environment during the week. These are sometimes referred to as Jellies. More information can be found at <http://www.uk-jelly.org.uk> (there is a York Jelly, but residents may value a local group).

- b) Anti-social behaviour is an issue for 35% of respondents. The church could explore the causes, timing and locations of this problem with other partners and help provide some solutions, e.g. positive diversionary activities for young people at key times in the week
- c) There is a role for the church in facilitating communication. The village newsletter is valued by 79% of respondents and the church already plays a central role in village life through its involvement in this activity. This is an area that the church should capitalise on, developing the functionality / scope / appearance of the newsletter
- d) There is a place for the church in developing the village information pack for new residents. The church could play the pivotal role of coordinating this initiative, pulling information together and being the first face that a new resident meets in the village.
- e) The community cinema project ideas received overwhelming support (71%) and the church should work up ideas to implement this initiative
- f) The idea of providing a quiet space open for prayer and reflection also received support and the church should explore how it can facilitate this, perhaps in conjunction with other ideas such as the evening meal club
- g) The idea of a community health and fitness club received overwhelming support (94%). Whilst this is a project that would require considerable investment, it would be worth exploring how the church could facilitate this, perhaps by working with other key partners
- h) Enquiries about volunteering opportunities were received from 23 respondents. The church should make contact with these individuals and explore ways they can help them serve their community
- i) 67 respondents said they would be interested in participating in focus groups. The church should ensure that, as they develop the ideas above, they employ the services and insights of these individuals to ensure that as the projects take shape, they are cognisant of community input

2. Findings and recommendations for the Parish Council:

- a) Overall, respondents are satisfied with life in Copmanthorpe, value its distinctive village feel, make extensive use of facilities, amenities and shops, and support local business. Respondents from different ages and backgrounds get on well together.
- b) The majority of respondents do not want new housing developed (79%) and think the Green Belt is important (87%).
- c) The majority of respondents want to see the shopping centre given a facelift (67%).
- d) Speeding and parking is a frustration for respondents (54% and 47% respectively) and they have supplied local intelligence on perceived problem areas in the village.
- e) There were many comments about the bus service and in particular the dislike of the hourly service rather than the half-hourly service.
- f) Respondents value traditional means of communication such as the village newsletter (79%), local shops (53%), and notice boards (49%). The Parish Council could consider developing notice boards in the centre of the village.
- g) Anti-social behaviour is a concern for some respondents (35%) and the council could research further where and when this is a problem and develop some strategies in partnership with other community stakeholders.
- h) Respondents think that an information pack for families moving to the village is an important project to develop (45%) and the Parish Council could explore ways of contributing / facilitating this initiative.

Footnote: In the intervening period from June 2013 a half-hourly bus service has been introduced.

**PARISH COUNCIL RESPONSE
TO THE DRAFT CITY OF YORK COUNCIL LOCAL PLAN JUNE 2013 & 2017**



Copmanthorpe Parish Council
6 Wilstrop Farm Road
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Mr M Grainger
Head of Integrated Strategy
City of York Council
West Offices
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YORK YO1 6GA 11th July 2013

Dear Mr Grainger

**CITY OF YORK LOCAL PLAN PREFERRED OPTIONS - JUNE 2013
OBJECTIONS BY COPMANTHORPE PARISH COUNCIL**

1. Thank you for your letter of 3rd June 2013 seeking this Parish Council's views on the draft local plan.
2. Before responding in detail to the proposals, we would make two points:

Copmanthorpe Neighbourhood Plan

3. The first is our neighbourhood plan. As you are aware from the meeting organised jointly between City of York Council and the Yorkshire Local Councils Association on 18th July 2012 at New Earswick, and subsequent written confirmation to Mr Michael Slater of the City Council dated 7th February 2013, Copmanthorpe Parish Council is preparing a Neighbourhood Plan under powers conferred by the Localism Act 2011. The Plan is now well-advanced and is due for completion before the end of this year. We recognise there is a housing shortage and we are prepared to 'offer a fair share'. Our plan will therefore provide for new housing to be developed in Copmanthorpe on a number of identified sites on a managed and sustainable basis and in a manner which has the support of our community.

City of York Consultation

4. The second point is the lack of consultation. In view of our emerging Neighbourhood Plan, and the fact that the draft Local Plan proposes far-reaching consequences for Copmanthorpe, we are deeply disappointed that the City Council did not have the courtesy to engage with the Parish Council, nor consult nor inform local residents during its preparation. The plan appears to have been prepared in secret and then presented as a 'fait-accompli' without regard to local opinion.

5. The statutory 'consultation' event held in the village on 18th June 2013 was widely regarded as inadequate with poor maps, insufficient hand-out material, missing background reports, many documents marked 'not to be taken away', officers not taking notes for subsequent debriefing, and inconvenient opening hours (2.00pm to 7.00pm) which, in a commuting village like Copmanthorpe, made it impossible for many residents to attend.

Copmanthorpe Parish Council Consultation

6. We have carefully considered the draft Local Plan proposals and, since late April when it was made public, have sought the views of the residents of Copmanthorpe through an extensive programme of public consultation and events. This is scheduled below.

1st May 2013: Public Meeting - 50+ attendees

6th May 2013: Local plan stall at Street Fair
23rd May 2013: Public Meeting - 200+ attendees
18th June 2013: CYC Consultation - 400 + attendees
June 2013 - Community survey carried out by the Parish Council, Methodist Church, Church of England, and consultants Action Planning - 500 + responses.
20th June 2013: Residents' Ward Forum - 100 + attendees
6th July 2013: Local plan stall at Copmanthorpe Carnival

Objections and Petitions

7. A petition signed by 781 people opposing the development of the Green Belt for housing or any other use is attached to this letter. There is also an on-line petition which remains open until December 2013 and which to date has collected almost 250 signatures.

8. In addition to the above, the Parish Council is acutely aware of the strong public feeling and anger amongst Copmanthorpe residents towards the draft local plan which has not found expression through petitions or the formal consultation channels.

9. On behalf of the residents of Copmanthorpe, the Parish Council wishes to register the strongest possible objection to the proposals set out in the draft Local Plan on the following grounds.

Housing growth - York

10. The draft Local Plan is predicated on the York economy generating over 16,000 jobs (around 900 per annum) in the period 2012 to 2030. During the last decade, York has actually lost jobs overall, the latest example, regrettably, being the closure of the Law College with the loss of around 55 jobs. There are now fewer jobs in the city than 10 years ago. In addition the employment profile of York shows a higher-than-average dependency on public sector employment at 30% of total and a lower-than-average level of productivity and enterprise. These make the city's job market especially vulnerable to continuing and permanent reductions in government spending.

11. Expert economic opinion predicts that the UK economy, which is still 4% smaller than it was in 2008, will continue to show only modest growth and with the prospect of a real fall in living standards over the next decade and beyond. With the UK's main trading partner, the Eurozone, likely to stagnate for many years and with the rest of the global economy remaining fragile, no evidence has been put forward to demonstrate how such an unprecedented number of jobs will be created, even in a city as attractive as York, against such an adverse economic backdrop.

12. The draft Local Plan proposes that 22,000 additional dwellings will be required over the period 2012 to 2030, or more than 1200 per annum, to house the holders of all these new jobs. This figure assumes the population of York will increase by some 50,000 in that period compared to the expert forecast population growth figure to 2026 of some 20,000 and the actual growth in population which took place from 2001 – 2011 of 17,000.

13. Even if the stated amount of employment does materialise, it suggests that no further jobs will be lost in the York economy and that none of the new jobs created will go to existing York residents. The draft Local Plan figure of 1200 houses per annum compares with expert forecasts of less than 900 houses per annum being required over the same period and an average build-rate of less than 700 houses per annum over the last 12 years half of which were years of economic boom.

14. If these housing numbers are not reduced to a more realistic level, the Local Plan will allocate more land than is actually required. This will result in developers picking off those sites which are the easiest to develop; brownfield sites will be left undeveloped and irreparable harm will be done to the countryside around York which, ironically, will erode the very advantages for inward investment the city offers over most other university cities in the North; its natural setting and its built heritage.

15. Clearly, given the foregoing, the number of new houses proposed in the draft Local Plan for Copmanthorpe cannot be justified

Housing growth - Copmanthorpe

16. Under the draft Local Plan, Copmanthorpe is identified for the development of 562 houses on a 23 hectare swathe of farmland adjoining the entire western boundary of the village. A further 22 hectares of land in the same general location is shown as 'safeguarded' for future housing development for the period from 2030.

17. At present, the population of Copmanthorpe is approximately 4500 living in some 1750 dwellings. To add a further 560 houses with an additional population of almost 1500 persons is not remotely sustainable. It would completely overwhelm local services and infrastructure, and cause a significant reduction in the quality of life for residents, both existing and incoming. The development of the 'safeguarded' land would double the size of Copmanthorpe and turn it into a town requiring substantial infrastructure investment. It would also destroy the countryside and rural landscape setting of York at its principal gateway on the inbound A64, to the detriment of both visitors and inward investors.

18. The services, facilities and infrastructure which would require either wholesale replacement or significant upgrading are as follows:

Education

19. The village school is already at capacity and would need to be expanded. This would not be possible on its existing site without building on its playing areas.

Healthcare

20. Healthcare facilities already operate at capacity with extended waiting times and would need to be expanded.

Surface water and foul drainage

21. The village drainage system is already at capacity with regular flooding of streets due to surface water run-off. City of York Council is already concerned about surface water drainage in Copmanthorpe and on recent planning permissions has imposed strict limits on the amount of run-off permitted with an obligation to carry out computer modelling to show how this will be achieved over various rainfall scenarios. The foul drainage system is also at or near capacity.

Water Supply.

22. The village already suffers from low water pressure at peak periods. The system would need substantial investment in upgrading works to cope with an increase in population of over 30% including an increase in size of the trunk supply pipe.

Shopping facilities.

23. The village-centre shops and car-park could not cope with an additional 1500 people and associated traffic. The centre cannot be extended without major alterations to the highway network and without adversely affecting surrounding residential properties and the Conservation Area.

Traffic generation

24. At present, Copmanthorpe generates nearly 9000 total vehicle movements each weekday. Almost 70% of these trips use Manor Heath, along the western boundary of the village, as access

to and from the Copmanthorpe interchange junction (A64/A1237/Manor Heath) which already suffers extreme congestion at peak periods.

25. The traffic generated from 560 houses would amount to over 1000 vehicles as a minimum figure. Given the location of Copmanthorpe, it is reasonable to assume that a substantial proportion of the additional population would work in Leeds and West Yorkshire, particularly if the level of jobs predicted in the draft plan does not transpire. It is also likely that bus services to the villages will continue to be reduced as local authority subsidies are cut in the ongoing economic climate.

26. With the added population, the level of commuting by car would soar with all the attendant problems of higher carbon emissions, poorer air-quality, reduction in road-safety and specifically the effect on congestion and road-safety at the Copmanthorpe interchange junction (Manor Heath/A64/A1237).

27. The amount of new housing proposed in the draft Local Plan would therefore require significant investment in new services, facilities and infrastructure. It would be unrealistic to assume this level of funding would be forthcoming from the developers of the new housing, particularly as most of the infrastructure improvements would have to be in place before house building started.

28. These developers are already saddled with the commitment to build subsidised affordable housing at a high level of 30% of total houses developed. We know from experience elsewhere that this commitment alone can make the viability of development projects very marginal.

Loss of Green Belt land.

29. Copmanthorpe has a triangular plan configuration confined to the north by the A64, a major dual-carriageway trunk road, and to the east and south by the East Coast Main Line railway. The land identified for housing development lies in the Green Belt immediately adjoining the western boundary of the village. This is marked by several local roads, Manor Heath, School Lane, and Moor Lane, and is the only open boundary enjoyed by the village. The very openness of this land, its landscape value, and the wildlife for which it provides a haven (with several species on the 'red list') are much prized by the village. The recreational and emotional value of this land to the people of Copmanthorpe should not be underestimated.

30. Your letter refers to a 'proposal to create, for the first time, a permanent Green Belt to ensure the city's boundaries are protected until around 2040 and beyond'. The word 'permanent' seems therefore to refer to a period of around 30 years. The present Green Belt has existed since the 1950s and its present boundaries, particularly around Copmanthorpe, received recognition and protection as recently as the City of York Local Development Framework Core Strategy Submission of September 2011. The present Green Belt may therefore be regarded as already 'permanent'.

31. The Green Belt within its present boundaries has been robustly defended over many years by York Council and surrounding local authorities in refusing planning applications and its existence has been used successfully on numerous occasions to challenge development proposals both at application stage and on appeal. Most recently, in June 2011, a planning application by Banks Renewables for a windfarm test mast on land west of Copmanthorpe was refused by the Council on the grounds, inter alia, that it was an 'inappropriate development in the Green Belt,' thus underlining the existence of a long-established Green Belt adjoining the west of the village.

32. It is therefore misleading to say the draft Local Plan is creating a permanent Green Belt. It is not. By reducing it by 5% as proposed in the draft Local Plan, it is partially destroying the existing Green Belt to the detriment of Copmanthorpe and the many communities around York.

Loss of prime agricultural land, ancient landscape, and harm to rare species.

33. The land in Copmanthorpe proposed for housing development in the draft Local Plan is prime high-yielding arable farmland ranked by DEFRA within the top 20% by quality of all agricultural land in England. With the price of food continuing to escalate on world markets caused by an expanding world population and the effects of climate change, it is immoral and unsustainable to make future generations more dependent on costly imported food by building on prime farmland when extensive brownfield sites are available in the urban area of York.

34. Regular wildlife surveys are carried out by the British Trust for Ornithology on all the fields west of Copmanthorpe identified for housing development in the draft plan.

35. The 'red-listed' birds and mammals present over 2012 and 2013 were; corn bunting; yellow wagtail; skylark; linnets; yellowhammer; and brown hare. These are precious, endangered species and should not be sacrificed for dubious housing statistics.

36. The Landscape Appraisal carried out for York City Council by University of Sheffield found that the landscape west of Copmanthorpe was perhaps the highest quality landscape surrounding the city. It was defined as an ancient and undisturbed rural landscape and described as a well cared-for and small scale landscape of high conservation and aesthetic value.

Area of search for potential renewable electricity generation

37. The draft Local Plan indicates an area (no boundaries defined) to the west of Copmanthorpe as a potential area of search for renewable electricity generation. Given the location of this land, this can only mean a windfarm.

38. A planning application by Banks Renewables for a test monitoring mast as the first stage in developing a windfarm was refused by City of York Council in June 2011 on the grounds that it was inappropriate development in the Green Belt, that it would harm the openness of the Green Belt, and that it would have a detrimental impact on visual amenity and on the setting and historic character of York. Whether the draft Local Plan succeeds in redefining the boundaries of the Green Belt or not, this area of search will still lie firmly within the Green Belt and the refusal reasons will still be valid.

Conclusion

39. The draft Local Plan appears to be based on dubious data, unrealistic assumptions, and over-optimistic growth projections. It therefore over-allocates land for development, and in doing so, it will not only destroy precious Green Belt and prime high-yielding farmland, but will also overwhelm existing utilities, transport and public services. In no sense of the word can it be described as sustainable.

40. The draft Local Plan will cause irreparable harm to Copmanthorpe and is wholly unrepresentative of the views and aspirations of our community. On behalf of the people of Copmanthorpe, we wish to register the strongest possible objection to it.

Yours sincerely

Chairman,

for and behalf of Copmanthorpe Parish Council

ENC. PETITION: 781 signatures

Copy to: Cllr D Merrett

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**Copmanthorpe Parish Council
Response to City of York Draft Local Plan (2017)**

Copmanthorpe Parish Council strongly supports the City of York Council Draft Local Plan (2017) as it affects Copmanthorpe Parish. In particular the Parish Council supports and underlines the establishment of the Green Belt surrounding the village of Copmanthorpe, especially along the existing boundary to the West of the village, and the designation of land on Tadcaster Road Link and on Old Moor Lane for housing.

We do, however, take issue with the housing density proposed for the two latter locations and the inclusion of the whole of site ST31 (8.1 hectares) instead of the limited development proposed for this site in the draft Copmanthorpe Neighbourhood Plan using part of this land (3.0 hectares). Based on our research in preparation of the forthcoming Neighbourhood Plan, and to maintain the current average housing density in the village, the Parish Council reflects the wishes of the local community that a density of no more than 25 units per hectare be permitted (35 units per hectare in the DLP). This density would provide:

ST31	Tadcaster Road	75 units	(158 in Draft Local Plan)
H29	Old Moor Lane	60 units	(88 in Draft Local Plan)

We are disappointed to note that the employment land designated in the draft Copmanthorpe Neighbourhood Plan on New Moor Lane has not been included in the Draft Local Plan. We believe that provision of local employment is important in reducing the number of vehicle journeys and in providing opportunities for employment for local residents and we hope that you will reconsider its inclusion.

Yours sincerely

Chairman,

for and behalf of Copmanthorpe Parish Council

**HOUSING QUANTITY SURVEY REPORT
MARCH 2014**



Background

- a) City of York Council are in the process of producing a draft Local Plan for the whole city. The plan includes the provision of new homes, some of which are being considered for Copmanthorpe.
- b) The Parish Council, supported by many Copmanthorpe residents, submitted objections to the 2013 draft of the Local Plan.
- c) On a local level: the Parish Council, together with village residents, have been working, for some time, on producing a Neighbourhood Plan for Copmanthorpe. In a comprehensive Community Survey, undertaken by the Parish Council in concert with the Methodist Church in the summer of 2013, it emerged, amongst other things, that the majority of residents were against any further house building developments in the village. In the light of this, a detailed survey was undertaken in the Autumn of 2013 to seek detailed opinion on the issue of new housing and employment development in Copmanthorpe. To this end, a questionnaire was designed and distributed to all households in the village at the end of October 2013 and the completed questionnaires were collected by the end of November 2013.
- d) This report details the findings of this survey.

Summary of Findings

- a) 610 responses, from Copmanthorpe residents, were collected by the end of November 2013, to a questionnaire that was delivered to all properties in the village towards the end of October 2013.
- b) The consensus of opinion was that future development of the village had to be handled sensitively for there was a strong feeling that the identity and ambience of the village should be retained. To this end, the overall feeling was that around 135 additional houses could be built. The areas more preferred for these additional houses were,
 - Area 2 – Part of the field behind the village allotments,
 - Area 3 – Part of the field along New Moor Lane opposite the village allotments,
 - Area 1 – Part of the field on Tadcaster Road Link.
- c) From the respondents' replies it was apparent they were more in favour of any new housing being dotted around the village as opposed to a single site.
- d) Almost two thirds welcomed small business/office premises being made available in the village. The two areas put to the respondents:
 - Area 8 – Part of the field behind the village allotments,
 - Area 9 – Part of the field along New Moor Lane opposite the village allotments,were acceptable but Area 9 had the edge.
- e) Respondents were wary of any large scale development of Copmanthorpe because:
 - a. They felt the physical infrastructure and the provision of community facilities were already too stretched.
 - b. Some of the areas, for proposed new housing in Copmanthorpe, encroached on Green Belt land which was also prime farm land. It was thought important to retain the Green Belt. Moreover, other areas could be used before resorting to Copmanthorpe for example, brown field sites such as York Central site and the British Sugar site.
 - c. Respondents were keen for the character and ambience of the village of Copmanthorpe to be maintained. If large developments went ahead Copmanthorpe

could become just another suburb of York. There was a feeling that the historic villages surrounding York should be maintained .

Detailed Findings

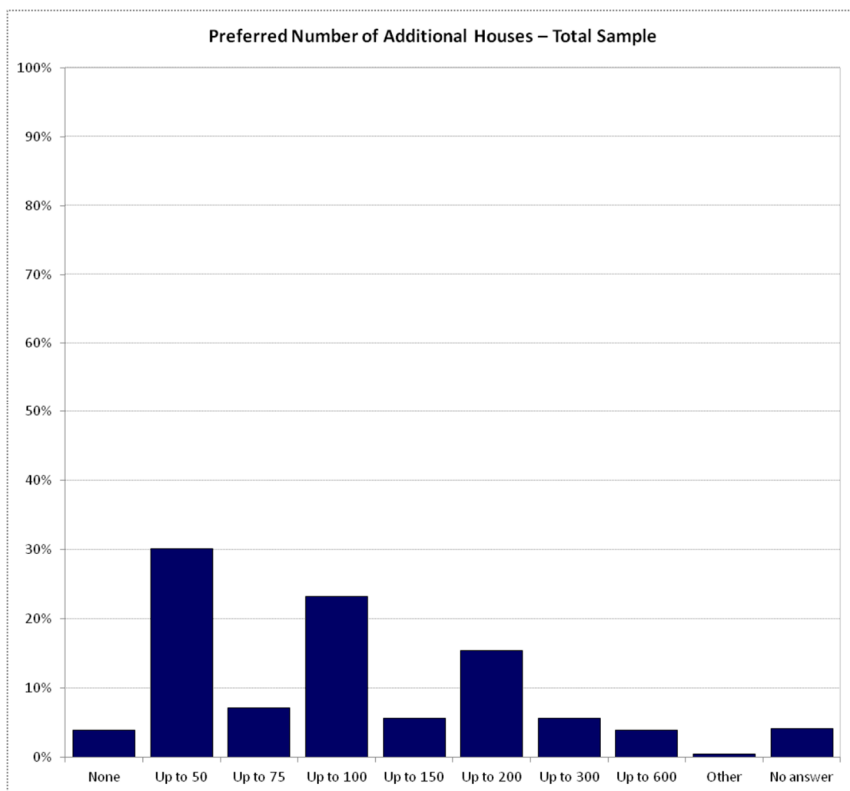
Note: throughout the text of the report, all percentages have been rounded up to the nearest whole number.

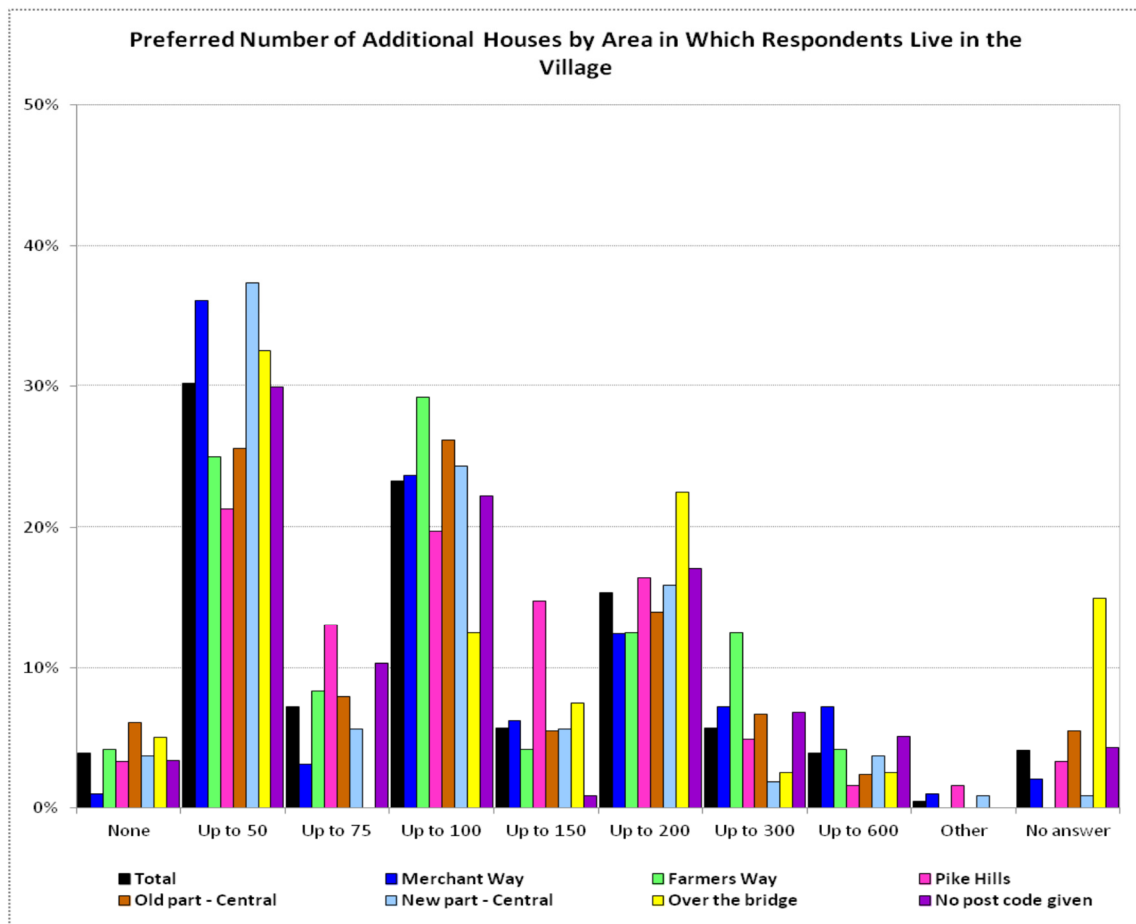
The Sample

- a) 610 replies were received via the questionnaires distributed throughout the village.
- b) Personal information was not collected, except for post code which the majority (81%) gave. This enabled opinions to be linked to the area in which respondents lived.

Extent to which the Village of Copmanthorpe Should Expand

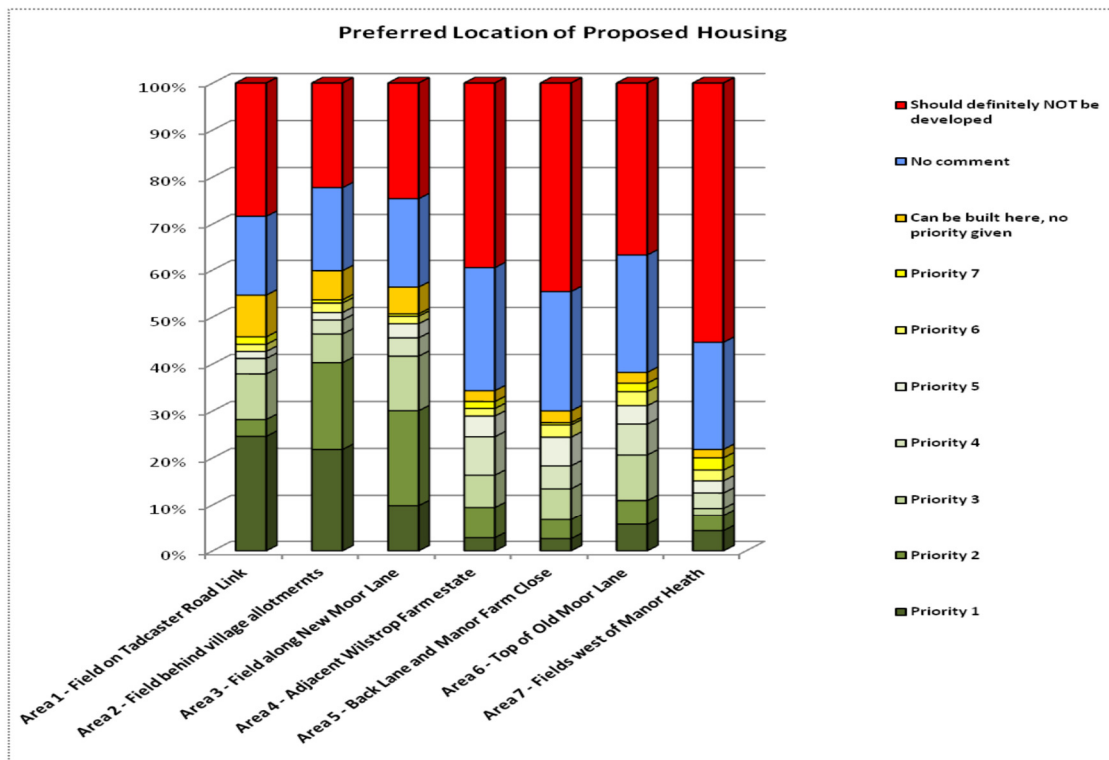
- a) Respondents were first asked to what extent they thought the village should further expand to accommodate additional residents over the next 15 years. They were given a series of options ranging from 50 to 600 houses. Just under two thirds felt there should only be between 50 and 100 houses. Excluding the few (4%) who stated there should be no expansion and those who stated no opinion, or made a comment that did not link to specific numbers, the average number of house that was generally acceptable was 135. This figure rose slightly among those living in Merchant Way, Farmers Way, but the bases involved are small and vary considerably, therefore any differences must be viewed with extreme caution.
- b) The charts below illustrate the number of additional houses the respondents favoured.





Location of New housing

- a) Seven potential sites for new housing were indicated on the questionnaire and, for each, respondents were asked to rate them in terms of suitability and to also indicate any area that they felt should definitely NOT be developed. The most suitable area for housing was given priority 1, the second most suitable area, priority 2 and so on.
- b) The respondents had very severe misgivings about housing being sited on,
 - Area 7 – The fields west of Manor Heath (55% adamant it should not be developed)
 - Area 5 – The field adjacent to Back Lane and Manor Close (45% adamant it should not be built on),
 - Area 4 – Part of the field adjacent to Wilstrop Farm Estate (40% adamant it should not be built on),
 - Area 6 – Field at the top of Old Moor Lane (37% adamant it should not be developed).
- c) The areas for housing that were more acceptable were,
 - a. Area 2 – Part of the field behind the village allotments,
 - b. Area 3 – Part of the field along New Moor Lane opposite the village allotments,
 - c. Area 1 – Part of the field on Tadcaster Road Link.
- d) The chart below illustrates the above findings.

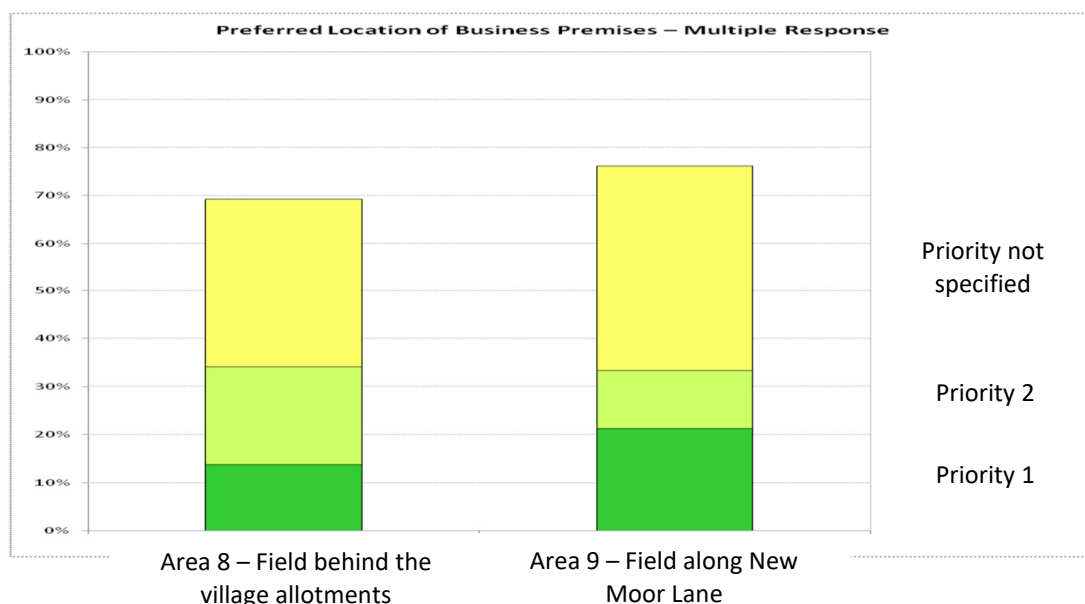


Business Premises

- a) Just over a third of respondents were not in favour of provision being made for small business premises in the village. In contrast,
 - 12% favoured having small light industrial units only,
 - 17% favoured having small office units only,
 - 33% favoured having both small light industrial units and small office units.

- b) Two potential locations for business premises were put to the respondents,
 - The field behind the village allotments (Area 8),
 - Part of the field along New Moor Lane opposite the village allotments (Area 9).

- c) As to the location of new business premises: both Area 8 and Area 9 were acceptable but Area 9 – part of the field along New Moor Lane opposite the village allotments – had the edge, see chart below



Spontaneous Comments/Suggestions

- a) At the end of the questionnaire, respondents were invited to add any comments or suggestions regarding housing and the provision of business/office premises in the village. Half the respondents (51%) made no comments – this tends to be the case in surveys of this kind – but:
- 27% referred to the infrastructure of the village being inadequate for further development. Specifically mentioned were:
 - Traffic, e.g. congestion, ease of accessing and exiting the village, etc. (15%). Additionally some respondents (3%) specifically referred to the A64 and the fact it would have to be upgraded/modified.
 - The local school (11%),
 - The local doctors/dentists/health provision, social services (6%),
 - Drainage, and the sewer system (6%) – examples were given of continuing problems despite recent attempts to make improvements,
 - Parking (4%),
 - Public transport (3%),
 - Retail/shops (3%).
- b) Another important factor that concerned respondents was the proposed use of Green Belt land. They felt it was important to retain the Green Belt especially as it comprised of prime farmland.
- c) Additionally, respondents wanted Copmanthorpe to remain a village. They felt that its character and ambience should be retained and there was some fear that it might become a suburb of York if development was not handled sensitively. There was also some feeling that there were other areas that should be developed before Copmanthorpe, for example, brown field sites in and around York.
- d) Overall, it seemed that respondents wanted any future development to be low key, even unobtrusive, and to fit with the current style and ambience of the village.

**HOUSING NEEDS SURVEY REPORT
JULY 2014**



Background

- a) City of York Council have submitted a draft Local Plan for the whole city for Government inspection. The plan includes the provision of new homes, some of which are being considered for Copmanthorpe.
- b) The Parish Council, supported by many Copmanthorpe residents, submitted objections to the 2013 draft of the Local Plan
- c) On a local level: the Parish Council, together with village residents, have been working, for some time, on producing a Neighbourhood Plan for Copmanthorpe. In a comprehensive Community Survey, undertaken by the Parish Council in concert with the Methodist Church in the summer of 2013, it emerged, amongst other things, that the majority of residents were against any further house building developments in the village. In the light of this, a detailed survey was undertaken in the autumn of 2013 to seek detailed opinion on the issue of new housing and employment development in Copmanthorpe.
- d) To ensure that the Neighbourhood Plan for Copmanthorpe is fully comprehensive a further survey covering the housing needs of those living in the village was undertaken. This report details the findings of this latest survey.

Summary of Findings

- a) A questionnaire was delivered in June 2014 to every house in the village, 527 households completed and returned it.
- b) The majority of the households responding consisted of two adults and no children. Tenure of property was overwhelmingly owner occupier with the majority having no mortgage.
- c) 994 individual adults responded of which 39% were retired and 60% worked. The usual place of work for those working was primarily York, but just over a quarter claimed to work in Leeds and West Yorkshire. The overwhelming majority travelled to work by motorcycle, car or van tending to leave the village via Manor Heath, but a third claimed to leave via Tadcaster Road Link.
- d) As to the retired respondents, only half indicated the route they used when leaving the village, but for the remainder Tadcaster Road Link tended to dominate followed by Manor Heath.
- e) The vast majority of the households responding – 95% – claimed that their current accommodation was suitable for their needs. Few, only 11%, claimed they needed, or wanted alternative or additional accommodation. The main reasons for needing alternative accommodation were:
 - a. Needing larger accommodation,
 - b. Needing smaller accommodation.The types of alternative accommodation favoured were two or three bedroom houses or bungalows with detached properties being marginally preferred to semi-detached. Regardless of the property wanted, buying on the open market was the most preferred method of acquiring it.
- f) As to future housing needs and aspirations, it was noticeable that several felt that, in due course, they would need to downsize and to find accommodation more suited to older residents.

Sample Profile

- a) To the questionnaire delivered to every household in the village at the beginning of June 2014 the majority of the households responding consisted of two adults and no children. Additionally, tenure of property was overwhelmingly owner occupier with the majority not having a mortgage. This would seem to reflect that many responding were retired.

Sample Profile			
Base: all households	527	Base: all households	527
Number of adults in household:	%	Number of children in household:	%
One	19	One	10
Two	65	Two	11
Three	11	Three	1
Four	5	Four	*
Five	1	None	77
		More than 4	*
Tenure of Current Home			
Base: all households		527	
Tenure of current home:		%	
Owner occupier with mortgage		35	
Owner occupier with no mortgage		60	
Rent from Council/Housing Association		2	
Rent from private landlord		2	

Travel

- a) The following was established vis-à-vis the adults living in the households contacted:
- Usual place of work,
 - How they usually travelled to work,
 - Route used to leave the village.

Allowance was made for up to 3 adults per household to answer. In this way, 994 adults were contacted.

Usual Place of Work

- a) Of the 994 adults who responded 391 that is, 39%, were retired. However, focusing on the 60% (603 respondents) working, the following table summarises their usual place of work. Interestingly, many worked at several venues.

Usual Place of Work (Multiple Response)		
	Total	
Base: all working adults	603	
Usual place of work:	Xx	%
Copmanthorpe	70	12
York	332	55
Leeds/West Yorkshire	162	27
East Yorkshire/Humberside	28	5
Harrogate/North Yorkshire/Teesside	35	6
Outside Yorkshire	39	6

- b) As regards travelling to work, regardless of venue, the vast majority went by car, motorcycle or van.

Usual Method of Travel to Work (Multiple Response)		
	Total	
Base: all working adults	603	
Usually travel to work by:	Xx	%
Walk	54	9
Bicycle	68	11
Motorcycle, car, van	478	78
Bus	83	14
Train	15	2
No answer	3	*

- c) As to the **route used when leaving the village**, some of the respondents who were retired gave details as well as those who currently worked.
- d) It was noticeable that many of the respondents used several of the routes when leaving the village.

Route Used to Leave the Village (Multiple Response)					
	Total		Working		Retired/Not working
Base: all working and retired/not working adults	994		603		391
Route:	xx	%	xx	%	xx %
Manor Heath	459	46	346	57	113 29
Colton Lane	16	2	12	2	4 1
Temple Lane	134	13	83	14	51 13
Tadcaster Road Link	354	36	208	34	146 37
No answer	234	24	37	6	197 50

Accommodation

- a) The majority of the households responding (95%) claimed that their current accommodation was suitable for their needs.
- b) It was not surprising, therefore, that few (11%) claimed they needed or wanted alternative, or additional accommodation.
- c) The two main reasons for needing alternative accommodation were:
 - a. Needing larger accommodation,
 - b. Needing smaller accommodation.
- d) Of the 59 households needing/wanting alternative accommodation:
 - a. 32% confined themselves to one option,
 - b. 68% put forward two possibilities.

This aside, the respondents essentially wanted a two or three bedroom house or a bungalow, with detached properties being marginally preferred to semi-detached.
- e) Regardless of type of property wanted, buying on the open market was the most preferred method of acquiring the property wanted.

Level of Satisfaction with Current accommodation		
Base: all households	527	
Current accommodation is suitable for household's needs:	xx	%
Yes	502	95
No	25	5
Need/want alternative or additional accommodation	xx	%
Yes	59	11
No	468	89

Main Reasons Why Need/Want Alternative or Additional Accommodation		
Base: all households expressing a need	59	
Want or need:	xx	%
Larger accommodation	19	32
Smaller accommodation	19	32
Long term/permanent accommodation	11	19
Cheaper accommodation	9	15
To maintain independent living	6	10
To form a new household	4	7
To be closer to carer or dependent	4	7

Main Type of Accommodation Needed/Wanted						
	Total		First Choice		Second Choice	
Base: all choices given	99		59		40	
Type of accommodation:	x	%	xx	%	xx	%
Flat	3	3	2	3	1	3
Detached bungalow	22	22	17	29	5	13
Semi-detached bungalow	13	13	4	7	9	23
Terraced house	8	8	2	3	6	15
Semi-detached house	19	19	10	17	9	23
Detached house	23	23	16	27	7	18
Supported housing	3	3	2	3	1	3
Any type of detached or semi-detached house or bungalow, or a terraced house	2	2	1	2	1	3
Change of use from stables to accommodation	1	1	1	2	-	-

Minimum Number of Bedrooms Wanted in Accommodation Needed/Wanted						
	Total		First Choice		Second Choice	
Base: all choices given	99		59		40	
Minimum number of bedrooms:	xx	%	xx	%	xx	%
One	6	6	4	7	2	5
Two	38	38	25	42	13	33
Three	35	35	18	31	17	43
Four	16	16	11	19	5	13
More than four	4	4	1	2	3	8

Main Preferred Methods of Acquiring Needed/Wanted Accommodation (Multiple Response)						
	Total		First Choice		Second Choice	
Base: all choices given	99		59		40	
Method of acquiring:	xx	%	xx	%	xx	%
Self/custom build	21	21	16	27	5	13
Buying on open market	58	59	36	61	22	55
Discounted sale/part ownership to affordable level	12	12	5	9	7	18
Council/Housing Association renting	11	11	5	9	6	15
Private landlord renting	4	4	2	3	2	5
Older person's accommodation	9	9	6	10	3	8

Spontaneous Comments

- a) At the end of the questionnaire the households were given an opportunity to add remarks pertaining to their current or future housing needs or aspirations. Many had nothing to add but a sizeable group made comments about the future development of the village and not about their personal requirements. In this regard they reflected the views expressed in the survey carried out during Autumn 2013.
- b) In the context of personal housing needs and aspirations, the most important thing to emerge was that several felt they would, in due course, need to downsize and to find accommodation that was more suited to older residents. The main findings are detailed in the table overleaf

Main Spontaneous Comments Re. Current or Future Housing Needs or Aspirations (Multiple Response)		
Base: all households	527	
Main comments:	xx	%
No answer, no comment	350	66
Comments re; infrastructure of village, overcrowding, no more housing needed, etc. Nothing directly pertaining to personal needs or aspirations	61	12
Other	21	4
Likely to/considering downsizing	20	4
Likely to/considering downsizing and want to stay in or near Copmanthorpe	5	1
Downsize and move into York at some point	4	1
Will need sheltered/oap type accommodation (including a bungalow as a possibility) care home, etc. at some point	15	3
Favour affordable housing for the young, starter homes	12	2

**LANDSCAPE CHARACTER ASSESSMENT
DECEMBER 2015**

**PREPARED BY STEPHENSON HALLIDAY LTD FOR COPMANTHORPE PARISH COUNCIL
12 LOWTHER STREET, KENDAL, CUMBRIA, LA9 4DH**



Background to the Assessment

In August 2015 Stephenson Halliday, Environmental Planning and Design consultants was commissioned by Copmanthorpe Parish Council to undertake a local landscape character assessment of the Parish in order to provide part of the evidence base for the Copmanthorpe Neighbourhood Plan.

Purpose, Scope and Structure

There are existing published landscape character assessments undertaken at a national, county and district scale, however these do not consider in sufficient detail the character of the Parish such that they provide a useful evidence base for the Neighbourhood Plan.

This assessment draws on these larger scale landscape character assessments and also historic landscape classification and comprehensive field surveys in order to further subdivide the area into a finer grain of characterisation at the local level. The assessment also draws on information regarding community value provided through a community engagement process undertaken by Copmanthorpe Parish Council.

Finally, the outcome of the landscape characterisation and community engagement process inform a set of recommendations regarding the management of future change to the landscape. The study area for the assessment includes Copmanthorpe Parish but it also considers the edges of the adjoining Parishes and the extent to which this influences the landscape character of Copmanthorpe Parish.

The document is structured as follows:

- Introduction: The background to the assessment and its scope;
- Methodology: A description of the methodology employed;
- Existing Landscape Character Assessments: A summary of the published existing landscape character assessment and historic landscape classification relevant to the Parish;
- Overview of the Parish Landscape: An overarching look at the Parish considering topics such as geology, topography, land use and settlement pattern and also including an exploration of how the community use the landscape, and the value they place on it;
- Parish Landscape Classification: Description of the different landscape character areas within the Parish; and
- Parish Landscape Recommendations: Provision of recommendations for managing future change in the Parish.

What is Landscape Character Assessment?

The landscape is shaped by both natural and cultural forces. It forms the setting to our everyday lives, and reflects the relationship between people and place. The landscape is not static; it has evolved over time and will continue to do so at times dramatically, at others more gradually. Landscape character assessment seeks to define a distinct and recognisable pattern of physical, natural and cultural attributes that make the landscape unique. Typically, an assessment will subdivide an area (in this case the Parish) into distinct 'landscape character areas', defining the attributes that make one particular character area different from another (rather than better or worse).

By following a robust and transparent process landscape character assessment not only helps us to understand our landscapes, importantly it also assists in informing judgements and decisions concerning the management of future change.

Methodology

This landscape character assessment is based upon nationally recognised best practice guidance set out within:

- Landscape Character Assessment Guidance for England and Scotland, 2002, Countryside Agency (now Natural England) and Scottish Natural Heritage
- An Approach to Landscape Character Assessment, 2014, Natural England

The assessment has been undertaken in the broad stages set out below. It is an iterative process with some stages overlapping and informing the progress of others, or resulting in the need to go back and refine earlier outcomes based on emerging information.

Definition of the Brief and Scope of the Assessment

This first early stage is important to set the parameters of the assessment and agree the scope, including the extent and methods of stakeholder engagement.

Desk Based Research

This stage involved the collection, review and analysis of relevant background information including current and historical mapping, relevant datasets (including topographical and geological data), and existing published landscape character assessments.

Field Surveys

The field surveys comprised walking the Parish along the footpaths and lanes and also driving into, through and out of the Parish to understand and record the variety of different ways in which the landscape is experienced.

The field surveys were recorded with photographs and written notes (on standardised field survey sheets prepared specifically for this project) in order to collect in a rigorous and methodical way the physical, aesthetic, perceptual and experiential qualities of landscape (with regard to the physical qualities emphasis is placed on those qualities which are less easily identifiable from desk based research, i.e. prominence of certain features, condition of the landscape etc.). This also allows the desk based research to be refined and added to as appropriate.

Field surveys were undertaken in the late summer and autumn of 2015 when hedgerows and trees were in leaf and consequently visibility in some areas was restricted. It is acknowledged that seasonal change will affect the appearance of the landscape, the extent of visibility and some perceptual qualities, due to both changes in leaf cover and also the rotation of arable crops.

Community Engagement

This stage sought input from the community regarding how people use the landscape, what they value about it and why. Input was obtained via a comprehensive survey of village residents which sought to obtain information about key aspects of village life in 2013, a Neighbourhood Plan workshop and an online survey publicised and circulated by Copmanthorpe Parish Council in 2015.

Landscape Characterisation and Description

This stage involved the drawing up of draft Parish landscape character areas, with associated descriptions and lists of key characteristics. The area boundaries are informed by the desk based research, field surveys and community engagement.

The draft character areas were then discussed with the Neighbourhood Plan Group in order to make any necessary refinements before finalising the mapping and descriptions of the parish landscape character areas.

Particular sensitivities of each area, as well as potential opportunities to improve them were also identified.

Guidelines for Managing Change

The final stage involved developing a series of guidelines and recommendations for managing future change to the landscape which can be used to inform Parish based policy. These were based upon the findings of the landscape characterisation, in particular the sensitivities and opportunities relating to each character area. This stage also involved outlining how the guidelines are compliant with national and local planning policy

Existing Landscape Character Assessments

This section summarises the relevant findings of the landscape character assessments that have been produced at a national, county and district level, which are:

- National Character Area 28: Vale of York, Natural England, 2014;
- North Yorkshire and York Landscape Characterisation Project, Chris Blandford Associates on behalf of North Yorkshire County Council, 2011; and
- York Landscape Appraisal, Environmental Consultancy University of Sheffield (ECUS) on behalf of City of York Council, 1996
- Historic Landscape Character, North Yorkshire, York and the Lower Tees Valley, North Yorkshire County Council, 2010

National Character Area

The former Countryside Agency mapped and defined the landscape of England dividing it into 159 National Character Areas (NCAs). Natural England have updated these NCAs and in 2014 published the profile for NCA 28: Vale of York within which Copmanthorpe Parish is located. It is described as:

‘An area of relatively flat, low-lying land surrounded by higher land to the north, east and west. High-quality soils across most of the NCA mean that arable cultivation is the predominant land use, although some pig and dairy farming takes place in the western parts of the NCA. A key feature of the NCA is the rivers that drain surrounding higher land and run southwards through the Vale on towards the Humber basin. Natural flood plain habitats and associated species are still found within the Lower Derwent Valley (designated as a Special Protection Area, Special Area of Conservation and Ramsar site) although, like other flood plains, this area is threatened due to water quality issues.

The City of York, a settlement that has been an important focus since Roman times, sits at the centre of this NCA. The prominent York Minster can be seen from lower-lying surrounding countryside and, together with the city walls, provides the setting for the historic city.’

North Yorkshire and York Landscape Classification

In 2011 North Yorkshire County Council published a landscape character assessment which defined the landscapes of the county, including the City of York Council area. As a county level assessment it is necessarily wide reaching, defining 39 separate landscape character types (LCTs), some of which are very large.

Copmanthorpe Parish is located within LCT 28: Vale Farmland with Plantation Woodland and Heathland. This is a very large LCT which essentially encircles the whole urban area of York city. The LCT is described as follows:

‘The landscape encompasses a patchwork of arable fields which are generally delineated by hedgerows. Copses and shelterbelts are also key features. Fragmented areas of heathland are present on sandy soils (for example at Strensall, Allerthorpe and Skipwith). Despite the presence of villages and towns, there is a sense that this is a predominantly rural landscape. Pockets of parkland associated with country houses such as Rufforth Hall Park, Beningborough Hall and

Bilton Hall contribute to a diverse and interesting landscape pattern. Views to surrounding higher landscapes contribute to recognisable sense of place.'

The key characteristics are described as:

- 'A patchwork of low lying, predominantly arable fields, often delineated by a network of mature hedgerows and interspersed with patches of regular-shaped mixed and coniferous plantation woodlands;
- Large heathlands are key features on sandy soils;
- Distant visual containment is provided by higher Landscape Character Types to the east and west;
- Strong sense of openness throughout much of this Landscape Character Type;
- Scattered settlement pattern of towns, villages and farmsteads within the landscape around the main historic City of York (which forms part of the Urban Landscapes Primary Landscape Unit);
- A network of trunk roads linking the larger settlements and towns.'

York Landscape Appraisal

This landscape appraisal, dating from 1996, was commissioned to inform the production of a consolidated District-wide Local Plan at the time. It covers the City of York Council area and divides the area into 12 LCTs. Copmanthorpe Parish spans 2 LCTS; 2: Rolling Diverse Arable Farmland, and 3: Low Lying Arable Plain.

LCT 2: rolling diverse Arable farmland is located largely to the north of the Parish but crosses the A64 west of Copmanthorpe and includes the fields to the west of Copmanthorpe village. It is summarised as follows:

'A feeling of ancient, undisturbed rural landscape resides here, being influenced by pockets of historic parkland, the enclosed field system and traditional settlements. The landscape possesses mature hedgerows and avenues creating a sense of more intimate enclosures with woodland blocking long-distance views. It is generally a well-cared for and well balanced small scale landscape of high conservation and aesthetic value. The area has retained many of its historic qualities despite modern farming practices and the distant urban influences of York.'

The key characteristics of this LCT are:

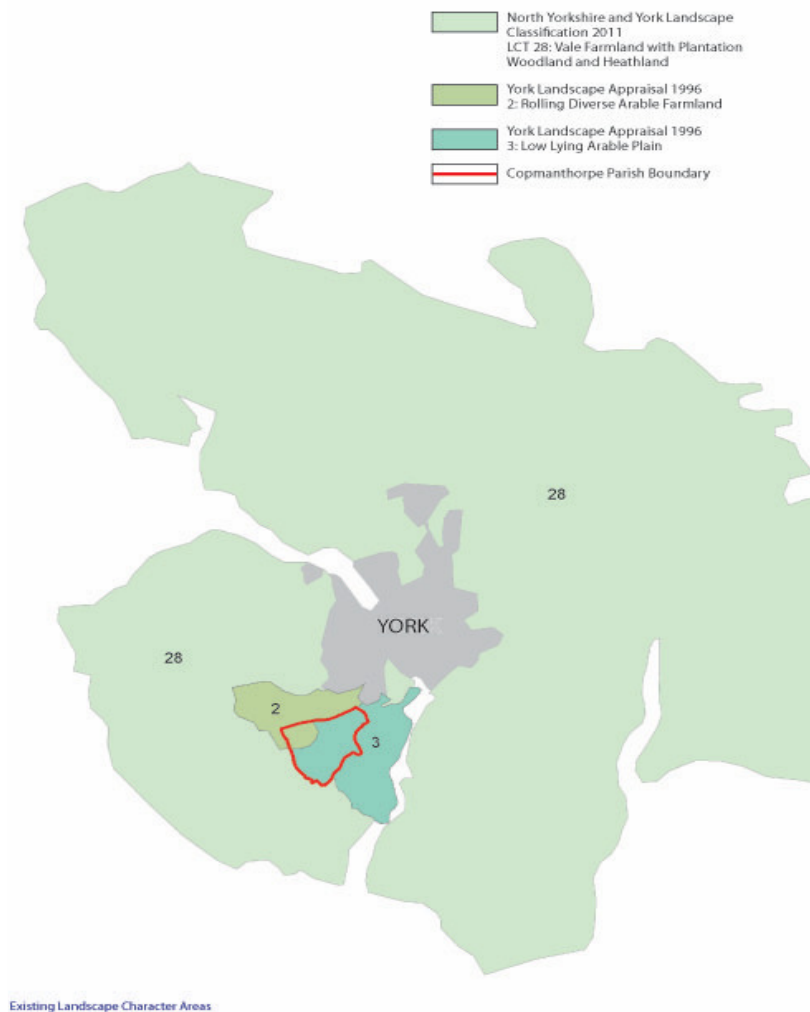
- 'Gently rolling topography
- Predominantly arable land use
- Small to medium sized fields
- Sense of enclosure
- Diverse hedgerows
- High woodland cover
- Traditional settlements and farmsteads
- Parkland influences
- Little negative human influence/discordant intrusion Classic rural feel
- Special character of Askham Bog'

The majority of the Parish lies within LCT 3: Low Lying Arable Plain, summarised as follows:

'This flat and low lying landscape is dissected by the River Ouse floodplain, the influences of which are evident. Few river crossing points leave some areas quiet and isolated. Arable farming predominates with occasional pasture adjacent to the river. Lack of strong hedgerows and hedgerow trees, limited woodland cover and the presence of large regularly shaped fields, gives rise to an open, exposed, large-scale landscape providing long views. Abundant drains and ditches delineating field boundaries provide interest to a landscape which otherwise lacks diversity. Pockets of historic parkland and traditional settlements and farmsteads give a historic, rural flavour in parts but sprawling satellite villages, camping and caravan parks and industrial development are an ever present reminder of urban enhancement.'

The key characteristics of this LCT are:

- 'Open
- Generally flat and low-lying
- Arable land use
- Medium to large regularly shaped fields
- Occasional narrow strip fields around farmsteads
- Very few hedgerows and hedgerow trees
- Scattered farmsteads
- Traditional settlements
- Influenced by tourism – caravan and camping sites,
- cycle path
- Often quiet and isolated
- Ditches
- Wide open verges'



Historic Landscape Character

Located on an historic Roman road from York to Tadcaster, there has been a small farming community present at Copmanthorpe for many centuries. Indeed, the name 'Copmanthorpe' is of Viking origin meaning 'merchants' settlement'.

Over the medieval period the settlement developed into an agricultural community and from this period names still survive, e.g. York Field, West Field and Temple Field. The area between the two original village streets, Main Street and Back Lane, was divided up into long thin burgage plots and later expanded west across Back Lane, being worked as crofts and occupied by tenants. Many of the ancient field boundaries have survived.

Up until 1839, when the railway opened, the village remained a collection of farms and crofts with a population of about 300 people. The size and layout of the village, and the enclosure of the surrounding fields remains relatively constant between the first edition of the Ordnance Survey dated 1851 to the 3rd edition in 1910. During the First World War there was a Royal Flying Corps aerodrome to the east of the village (by what is now Drome Road). After the war this area was divided up into smallholdings for returning servicemen, which is evident in the current form of the landscape.

The inter war years saw isolated ribbon development start along Top Lane from its junction with the A64; it is from this period that the village changed from an agricultural community to a dormitory settlement for York and Leeds. The census data illustrates that the population of the Parish grew only gradually to approximately 1200 in 1971, then during the 1970s there was a dramatic increase- almost tripling to approximately 3500 in 1981, from where it has again grown gradually to the present day.

The North Yorkshire & Lower Tees Valley Historic Landscape Characterisation (HLC) provides an assessment of the surviving historic character of the modern landscape. The HLC identifies a number of 'broad types' of landscape classification (e.g. 'Enclosed Land'), underneath which sit a number of historic landscape character types (e.g. 'Planned Large Scale Parliamentary Enclosure').

Only the western parts of the Parish are covered by the assessment, however it describes the following historic landscape types:

- Planned large scale parliamentary enclosure: 'This is an area of planned enclosure which consists of medium sized regular fields defined by straight hedgerows. This area has significant legibility with only a small amount of boundary loss since the first edition OS. This may be part of the Copmanthorpe award which is quite late, between 1836 and 1843'
- Strip fields: 'This is an area of strip fields which has significant legibility and consists of medium sized irregular fields defined by s curved hedges. This area has significant legibility with about 40% boundary loss since the first edition [Ordnance Survey, 1846]. This area is medieval in character. The area to the north was originally characterised as modern improved fields, and there is no denying that the degree of boundary loss has been significant enough for it to be classed as such, however it is also contiguous with the area of smaller strips and it was felt that it was important to prioritise this aspect of the character. It is mostly in the area which was known as low west field.'
- Modern improved fields: 'This is a large area of modern improved fields which consists of large irregular enclosures defined by erratic drainage ditches. The irregular nature of the field pattern is due to boundary loss and this was previously, mainly, planned enclosure.'

Overview of the Parish Landscape

Geology, Hydrology and Landform

The area is underlain predominantly by mixed alluvial and blown sands and gravels. The north of the Parish is bounded by a moraine ridge formed of bunter sandstone covered with boulder clay. This results in soils of Agricultural Land Classification Grades 2 and 3, which are used predominantly for arable landscape, with only occasional pasture.

The River Ouse lies east of the Parish, and the low lying flat eastern parts of the Parish form the floodplain, and drainage ditches are present delineating field boundaries. The Foss, a local drain, forms the eastern boundary of the Parish.

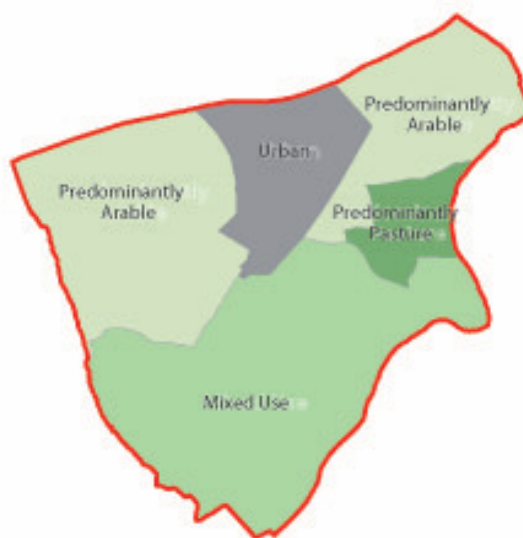
The eastern parts of the Parish forming the Ouse floodplain are largely flat at around 9m AOD, with gentle undulations forming as the ground rises to around 27m AOD to the west.

Land use and Vegetation

The predominant land use is arable agriculture, with some pockets of pasture on the lower lying flat Ouse floodplain. Woodland is limited, occurring in small blocks at Copmanthorpe Wood and Greenland Wood to the south of the Parish, and Hagg Wood which is located just outside the Parish on the western boundary. Copmanthorpe Wood is ancient semi-natural woodland with oak, sycamore and birch predominating. Whilst there is some variation across the Parish, hedgerows are generally not strong features, and have often been lost or degraded due to agricultural intensification. Hawthorn and elder are the predominant species. Hedgerow trees are more common on the flat floodplain to the east.



Contours and Drainage



Landuse Pattern

Settlement and Development

Copmanthorpe is a large but generally compact nucleated village, with defined edges formed by the A64 to the north and railway line to the south east. Along Temple Lane to the east is the only area where development has strung out in a linear fashion, comprising the Drome Road area and housing further east along Temple Lane towards the Parish boundary. The main routes into the village are from the A64 at the north west corner, the A1063 in the north east corner, and along Temple Lane to the south east.

The village has an historic core recognised with conservation area status, comprising a mix of Georgian, Victorian and Edwardian detached and semi-detached buildings. The variety of styles, finishes, roof lines and pitches creates a rich and varied streetscape. Beyond the conservation area the village largely consists of suburban housing development, developed since the 1960's, displaying the architectural styles of the era in which it was built.

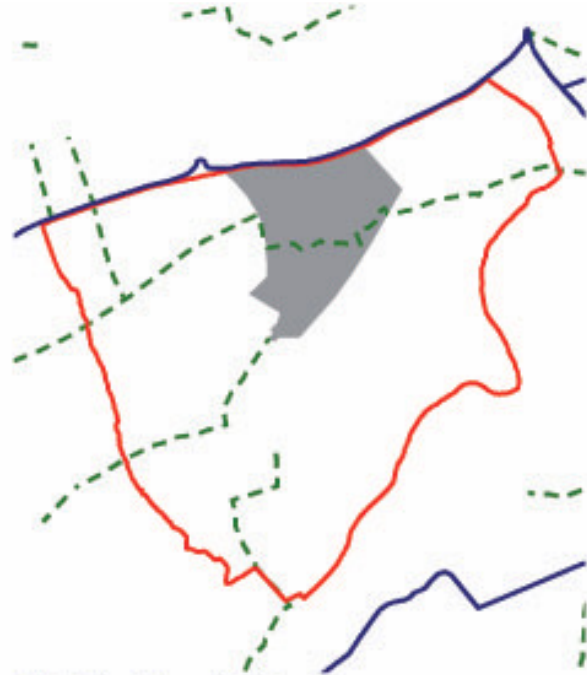
Around the centre are most of the village facilities, and adjacent to these are the school and recreation area, which both provide the only sizeable areas of open green space left undeveloped within the village.

Recreation / Footpaths

There are a limited number of public footpaths within the Parish, and many residents take to walking along field boundaries not designated as public rights of way or permitted paths in order to create local circular walks. The public footpath linking Moor Lane to Colton is well used, the footpath from the New Moor Lane past Copmanthorpe Wood less so, as would be expected for a route which is quite disconnected from the main village. The Ebor Way long-distance walking route runs along Colton Lane in the west, through the village, and east towards Bishopthorpe. There is one bridleway which runs north from Colton Lane towards Askham Bryan which crosses the A64 and whilst a pedestrian crossing point is provided, the speed of traffic on the A64 clearly discourages many from using it. A footpath is provided along the A64.



Development Pattern and Transport Routes



Public Rights of Way and Cycle Routes

Value & Community Engagement

The value the local community place on the landscape was initially explored in a comprehensive survey of the community in 2013 which sought to obtain information about key aspects of village life. From the survey the overriding landscape related outcome was that 87% of respondents said that the Green Belt which encompasses the village urban area was important and did not want development (specifically housing development) to take place on it.

In order to examine in greater detail, the value the community place on various aspects of the landscape and why, an online survey was advertised and circulated to residents within the Parish in 2015 as part of this landscape character assessment process.

Residents were asked the following four questions:

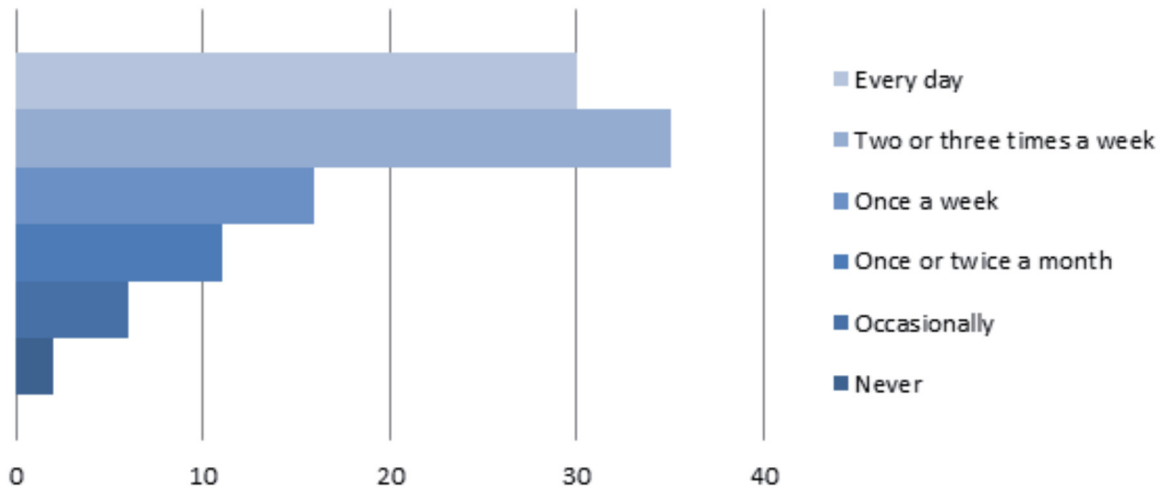
1. How regularly do you use the countryside around Copmanthorpe village (e.g. for dog walking, jogging, leisure walks etc.)?
2. What is your favourite area, walk or footpath, and why?
3. What words would you use to describe the countryside around Copmanthorpe?
4. Are there any negative aspects to the countryside around Copmanthorpe, and how could they be improved?

Question 1: How regularly do you use the countryside around Copmanthorpe village (e.g. for dog walking, jogging, leisure walks etc.)?

This question explores the regularity of use of the local landscape, and provided options for responses:

- a) Every day
- b) Two or three times a week
- c) Once a week
- d) Once or twice a month
- e) Occasionally
- f) Never

The landscape is clearly well used; 35% of respondents stated that they use the countryside around the village two or three times a week, and 30% stated they use it every day.

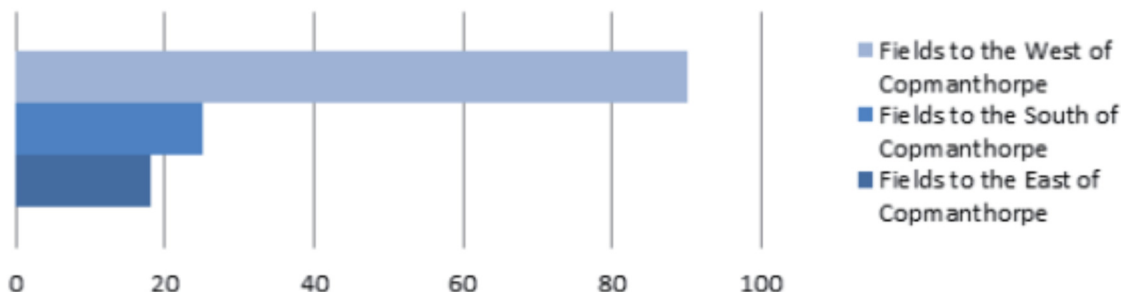


Question 2: What is your favourite area, walk or footpath, and why?

This question explores the value residents place on the local landscape. For ease of answering there were three options which divided the surrounding landscape into distinct areas:

- a) Fields to the West of Copmanthorpe (i.e. off Manor Heath, Colton Lane or Old Moor Lane)
- b) Fields to the South of Copmanthorpe (i.e. off Temple Lane, Drome Road or New Moor Lane)
- c) Fields to the East of Copmanthorpe (i.e. East of the allotments towards Bishopthorpe)

Further detailed comments were also invited. The clear majority of respondents, 90% stated the area to the west of the village is a favourite area for reasons such as its peacefulness, ease of accessibility, the potential for circular walks, the open relaxing feel of the area and the presence of nature.



Question 3: What words would you use to describe the countryside around Copmanthorpe?

This question explores people's perception of the local landscape. Words primarily described perceptual qualities, like peaceful, beautiful, unspoilt, open and rural. Descriptive terms were also used, with flat and accessible being popular. The value of the landscape generally as an asset to the village and local residents was also mentioned several times.

Question 4: Are there any negative aspects to the countryside around Copmanthorpe, and how could they be improved?

This question explores the perception of negative aspects of the landscape, or threats to it. Many considered there not to be any negative aspects of the landscape. Of those who did identify negative aspects, litter and fly tipping was a common theme, problems with access were cited, including both physical access (including footpath improvements and better signage) and permissive issues (including avoiding potential conflict with farmers), and a common concern was the threat of development, primarily of housing development, but wind farms were also mentioned. With regard to the threat of development, the value of the landscape to the west of the village was specified as being of particular importance as the north and east of the village are already enclosed by the A64 and the railway line.

Question 3: Common words describing the landscape



Question 4: Negative aspects of the landscape

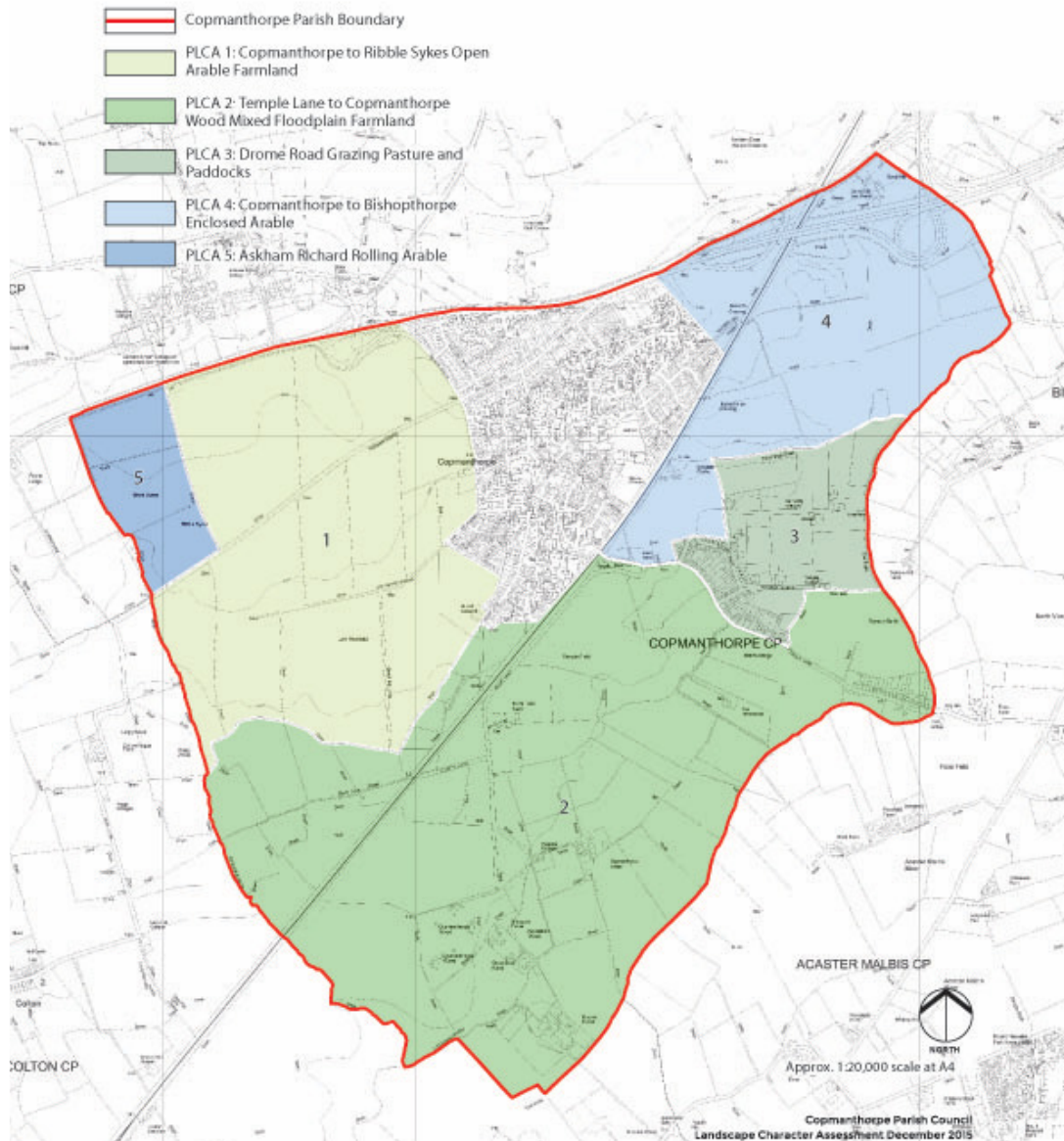


Summary

The landscape around Copmanthorpe is well used by residents on a regular basis, in particular areas to the west of the village which are highly valued for ease of access, the open and peaceful character and the resource they provide for regular walking. The ongoing management of the landscape is a concern, litter and the quality of footpath surfacing was noted multiple times in survey responses, as was the provision of safe, accessible footpaths. The loss of the landscape to development is a concern shared by many.

Parish Landscape Characterisation

This section describes the Parish Landscape Character Areas (PLCAs). A contextual description is provided, as is a set of key characteristics for each area.



PLCA 1: Copmanthorpe to Ribble Sykes - Open Arable farmland

Key Characteristics

- Medium to large scale arable farmland, with a regular, rectilinear field pattern;
- Uniform and simple land use;
- Gently undulating landform, falling to the south;
- Field boundaries typically defined by gappy hedgerows with few hedgerow trees, creating a sense of openness and long views, particularly to the south;
- Complete absence of built structures;
- Is well valued for informal recreation, in particular the eastern parts which form the basis of many local walking circuits from the village.

Description

This is an open, expansive area characterised by medium to large scale arable agriculture. The land is gently undulating, with a fall to the south. Fields are rectilinear, and generally bounded by low, sometimes gappy hedgerows, with occasional mature hedgerow trees. Despite some visual coalescence of hedgerow trees in views across the landscape, the absence of enclosing vegetation creates a sense of openness which together with the falling topography facilitates long ranging southerly views where the power station at Eggborough is visible as a distant landmark. The area is well used and valued for informal recreation with Colton Lane, Low Westfield Road, the Moor Lane to Colton public footpath and connecting field boundaries forming the basis for many local walking circuits from the village. The area forms the only open rural edge to Copmanthorpe village, from where open views are possible across the landscape, and for these reasons the area is highly valued by the community. The northern edge of the area is well defined by the A64, although the road corridor is well screened by tree planting. To the south the boundary of the area is marked by the transition to the small-medium scale flat flood plain landscape of PLCA 2 New Moor Lane Mixed Floodplain Farmland area.

Sensitivities

- The area 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 with Copmanthorpe.
- Continued agricultural intensification could threaten the existing hedgerow pattern and result in further neglect and loss of hedgerows and hedgerow trees which are an important landscape and biodiversity feature, or the reduction in the potential for public access



PLCA 2: Temple Lane to Hagg Wood - Mixed Floodplain Farmland

Key Characteristics

- Medium-small scale mixed farmland on flat low lying land;
- Predominantly arable, interspersed with occasional grazing pasture which add some diversity;
- Field patterns are of irregular shape and size, in places geometric and in others sinuous when bounded by ditches;
- Fields bounded by ditches or gappy hedgerows with occasional hedgerow trees create a sense of openness across the landscape;
- Views possible across field boundaries due to gappy hedgerows, but generally restricted in the middle distance by the coalescence of hedgerow trees or woodland blocks;
- The area has a quiet and isolated feel, and there is little public access;
- Occasional farms and dwellings are located in the area.

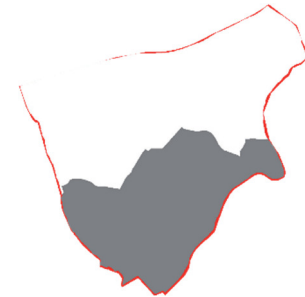
Description

This is a flat, low lying landscape characteristic of the Ouse floodplain. Land use is mainly arable however there are scattered pockets of pasture which creates the sense of a mixed agricultural use. There is a network of drainage ditches through the area which often form field boundaries, including The Foss which forms the eastern boundary to the Parish. Whilst generally small to medium in scale, fields are of irregular shape and size, in places geometric and in others sinuous when bounded by ditches. Arable field boundaries are generally low and at times gappy hedgerows, with occasional hedgerow trees, and in places post and wire fences. This absence of strong field definition creates a sense of openness throughout the arable areas, with views possible across the landscape generally only limited by the coalescence of tree cover towards the middle distance. Around the pockets of pasture hedgerows are often taller and thicker, limiting visibility to narrow short distance views and providing a greater sense of enclosure. It is peaceful area, which feels quite remote towards the west and south away from settlement, save for the regular noise of trains which pass through at high speed. Built development is

generally limited to scattered farmsteads (including Copmanthorpe Grange which has been developed into multiple dwellings), with the exception of some light industry on Moor Lane, colloquially referred to as 'New' Moor Lane.

Sensitivities

- Agricultural intensification could threaten the existing historic hedgerow and ditch pattern and result in further neglect and loss of hedgerows and hedgerow trees.
- The northern edge of the area along 'New' Moor Lane is sensitive to unplanned or poorly designed development, particularly further industrial development which would result in an urbanised edge to the area, negatively affecting the setting of the village and its context.



PLCA 3: Drome Road - Grazing Pasture and Paddocks

Key Characteristics

- Intimate, small scale pasture fields and paddocks on flat low lying land;
- Small geometric fields bounded by post and wire fences, some of which are lined with frequent but irregularly spaced outgrown native shrubs (not forming continuous hedgerows);
- Interspersed with a number of farm buildings and individual houses of varying sizes and architectural styles, often with barns, outbuildings, sheds and associated yards;
- Relatively open views within the area but enclosed as a whole by tall vegetation along Town Ings Drain and The Foss, and residential built form;
- A calm, quiet area.

Description

The name Drome Road is the only indication of the area's historic use as an aerodrome, however its division into smallholdings following the war remains today and creates a unique character. The area comprises very small scale rectilinear pasture fields and paddocks delineated by post and wire fences or lines of outgrown hedgerow shrubs (often not in continuous hedgerow form).

There are several farmsteads and houses interspersed through the area, often with outbuildings, barns, sheds and associated yards, which have clearly developed in a somewhat piecemeal fashion, creating a rather disorganised feel. The residential development along Drome Road and Temple Garth very much contributes to the character of the area due to the variety of shapes, sizes and architectural styles of each individual dwelling.

This is a small area which as a whole is enclosed to the north by strong vegetation along Town Ings Drain and to the south east by the residential development along Drome Road, Temple Garth and Temple Lane. It has a quiet peaceful quality; however, the presence of built form and residential development is always present.

Sensitivities

- The area is sensitive to further piecemeal residential or agricultural development which could exacerbate the disorganised feel and adversely affect the overall character.
- The small scale character and mixed pasture and paddock land use is sensitive to agricultural pressures to amalgamate fields or convert them to arable use, which would fundamentally alter the historic character of the division into smallholdings.



PLCA 4: Copmanthorpe to Bishopthorpe - Enclosed Arable

Key Characteristics

- Medium scale irregular shaped arable fields;
- Tall, dense, mature field boundary hedgerows which provide a strong sense of enclosure;
- Largely flat topography, rising towards the A64 in the west;
- The A64 along the northern boundary and the train line along the western boundary are prominent transport corridors which create a sense of modernity and busy activity;
- Views are generally short distance, being enclosed by field boundary hedgerows;
- The area lacks accessibility.

Description

This area, whilst being on the flat Ouse floodplain, 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. The land use is predominantly arable, in medium scale irregular shaped fields.

This area is influenced by modern development features, strongly so in the west due to the obvious presence of the railway line, the A64 and Copmanthorpe village. Aside from the Ebor Way, a regional walking route which passes through the area, this area is rather isolated and lacks accessibility, being cut off from the village by the A64 to the north, The Foss to the east and the railway line to the west (there is a pedestrian level crossing but considering the speed of trains it does not feel like a welcoming or particularly safe point of access).

Sensitivities

- This area, already influenced by the A64 and rail corridor would be sensitive to further development of these major transport corridors which would increase the obvious presence of movement and activity, and further increase the influence of modern development. However, such development is considered relatively unlikely in the short to medium term.
- 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 fundamentally affected.



PLCA 5: Askham Richard - Rolling Arable

Key Characteristics

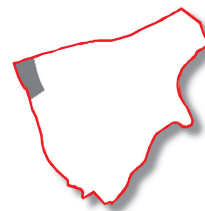
- Medium to small scale arable fields with a regular, rectilinear field pattern;
- Uniform and simple land use;
- Gently undulating landform, falling to the south;
- Field boundaries typically defined by hedgerows with hedgerow trees;
- Linear tree belts provide some sense of enclosure to the area.

Description

This is the southern tip of an area which primarily occurs to the north of the A64 within Askham Richard Parish. It comprises mainly arable agriculture in medium to small sized fields. Within Copmanthorpe Parish the topography is gently undulating, but it rises to the north of the A64 where Askham Bryan Agricultural College is a prominent landmark. The area shares some characteristics with the adjacent Copmanthorpe to Ribble Sykes Open Arable Farmland PLCA, but is distinguished from it by the smaller scale field division, and sense of enclosure that stronger field boundary hedgerows and linear tree belts provide. The A64 separates this pocket from the main area and creates a sense of modernity and movement.

Sensitivities

- Continued agricultural intensification could threaten the existing hedgerow pattern and sense of scale of the landscape.
- Other sensitivities related to developmental pressures or changes in use are considered unlikely to affect this pocket of the area due to its severance from the main area by the A64.



Parish Landscape Recommendations

This section draws together the results of the landscape characterisation, and inputs from the community consultation in order to consider the pressures which the Parish landscape faces and the opportunities it presents.

A set of recommendations regarding the management of future landscape change are then presented which could be used to inform Parish based policy. The aim of the recommendations is to preserve what is valued within the landscape and what makes the landscape unique, and guide change towards enhancing those features which merit it.

Access and Recreation

Maintain and improve where possible the physical condition of public footpaths: The physical condition of footpaths should be maintained and improved where possible to allow access year round.

Maintain and improve the accessibility of the public footpath network: Signage should be clear, well maintained, and the potential for increased signage should be explored. Dialogue with landowners should be encouraged to ensure access points (gates etc.) are accessible as far and as regularly as possible.

Enhance the network of footpaths: Explore opportunities to formalise existing informal routes along field boundaries as permissive paths, or their adoption as formal public rights of way. Focus should be on connecting with existing routes to provide the potential for circular walks

The Natural Landscape fabric

Maintain and improve the hedgerow network throughout the landscape: Hedgerows should be gapped up and managed to improve their condition. Existing heights should be maintained in order to preserve the existing sense of openness/enclosure which exists in the different character areas.

Ensure the succession of hedgerow trees: Existing trees within hedgerows and field boundaries should be monitored for disease and condition, and the planting of new hedgerow trees to ensure the succession of trees within the landscape should be encouraged.

Development

Encourage development towards more robust areas of the landscape: Discrete parcels of development of an appropriate scale should be encouraged where they would not affect the identified landscape sensitivities and can be accommodated within the existing patterns of enclosure.

Discourage development in sensitive and highly valued areas: 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.

Ensure development is well integrated into the landscape: Ensure development, particularly business or light industrial development is appropriately designed to integrate it into the landscape and avoid unnecessary urbanised influences upon the landscape.

Footnote: In the intervening period, from December 2015, Yorkfield Lane, which runs from the centre of the village to the northeast boundary of Site 1 has been designated as a Public Right of Way.

DESIGNATED AREA APPLICATION AND DECISION



COPMANTHORPE PARISH COUNCIL

APPLICATION TO CITY OF YORK COUNCIL FOR DESIGNATION OF NEIGHBOURHOOD PLAN AREA

1 INTRODUCTION

Copmanthorpe Parish is situated approximately three miles south-west of York city centre and lies within the Rural West York ward of City of York Council. It comprises the village of Copmanthorpe and surrounding farmland interspersed with a number of farmsteads and individual houses. The attached map shows the extent of the parish with its boundary shown by red line.

2. STATEMENT EXPLAINING WHY THE PARISH IS CONSIDERED TO BE AN APPROPRIATE NEIGHBOURHOOD AREA

Copmanthorpe Parish Council plays an important and active role within the community and its declared objective is to represent effectively all of the people who live in the parish. Consultation carried out to date shows a strong desire from parish residents for a neighbourhood plan. The Parish Council works alongside City of York Council on many matters including road and footpath maintenance and street lighting, and is a statutory consultee on planning applications within its area. The Parish Council manages the Burial Ground, the Allotments, two village greens and numerous green spaces. It plays a significant role on the Recreation Centre Committee, the Youth Club, and the local Drainage Board as well as working closely with the local Police team on law enforcement matters. It gives financial support to numerous village groups and organisations and actively keeps parishioners informed through its website, Twitter account, notice boards and regular newsletters.

3. COPMANTHORPE PARISH COUNCIL AS THE RELEVANT BODY

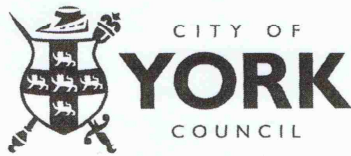
Copmanthorpe Parish Council is the official statutory first tier of government in its parish area and enjoys the strong support of the local community. The Council has considerable collective knowledge of its parish area and has a deep understanding of the area's planning opportunities and constraints and how these interact with the aspirations and concerns of the residents of the parish.

4. CONCLUSION

A significant amount of ground work has already been undertaken towards preparing a neighbourhood plan for the parish and Copmanthorpe Parish Council looks forward to receiving formal designation of its neighbourhood plan area and to working with City of York Council in completing its neighbourhood plan.

**D T CARR
CHAIRMAN
COPMANTHORPE PARISH COUNCIL**

SEPTEMBER 2013



Integrated Strategy Unit

City & Environmental Services
FREPOST RTEG-TYYU-KLTZ
City of York Council
West Offices
Station Rise, York
YO1 GA

Tel: (01904) 551491

Email:
neighbourhoodplanning@york.gov.uk

Date: 3rd February 2014

Dear Copmanthorpe Parish Council,

Thank you for your letter to City of York Council where you formally submitted an application for designation of a neighbourhood plan area.

Following the Cabinet Meeting on the 7th January 2014, we are writing to inform you of the approval of the formal application of the Copmanthorpe Neighbourhood Plan, including the boundary.

The next stage for Copmanthorpe Parish Council is to establish the issues that could be addressed in the Neighbourhood Plan and to produce a set of options that will be consulted on by the Parish to determine what will be included in the Copmanthorpe Neighbourhood Plan. We look forward to meeting you at 10am on 3rd February in Copmanthorpe to discuss this.

If you have any further enquiries on this process please email neighbourhoodplanning@york.gov.uk or telephone 01904 511491.

Kind regards,

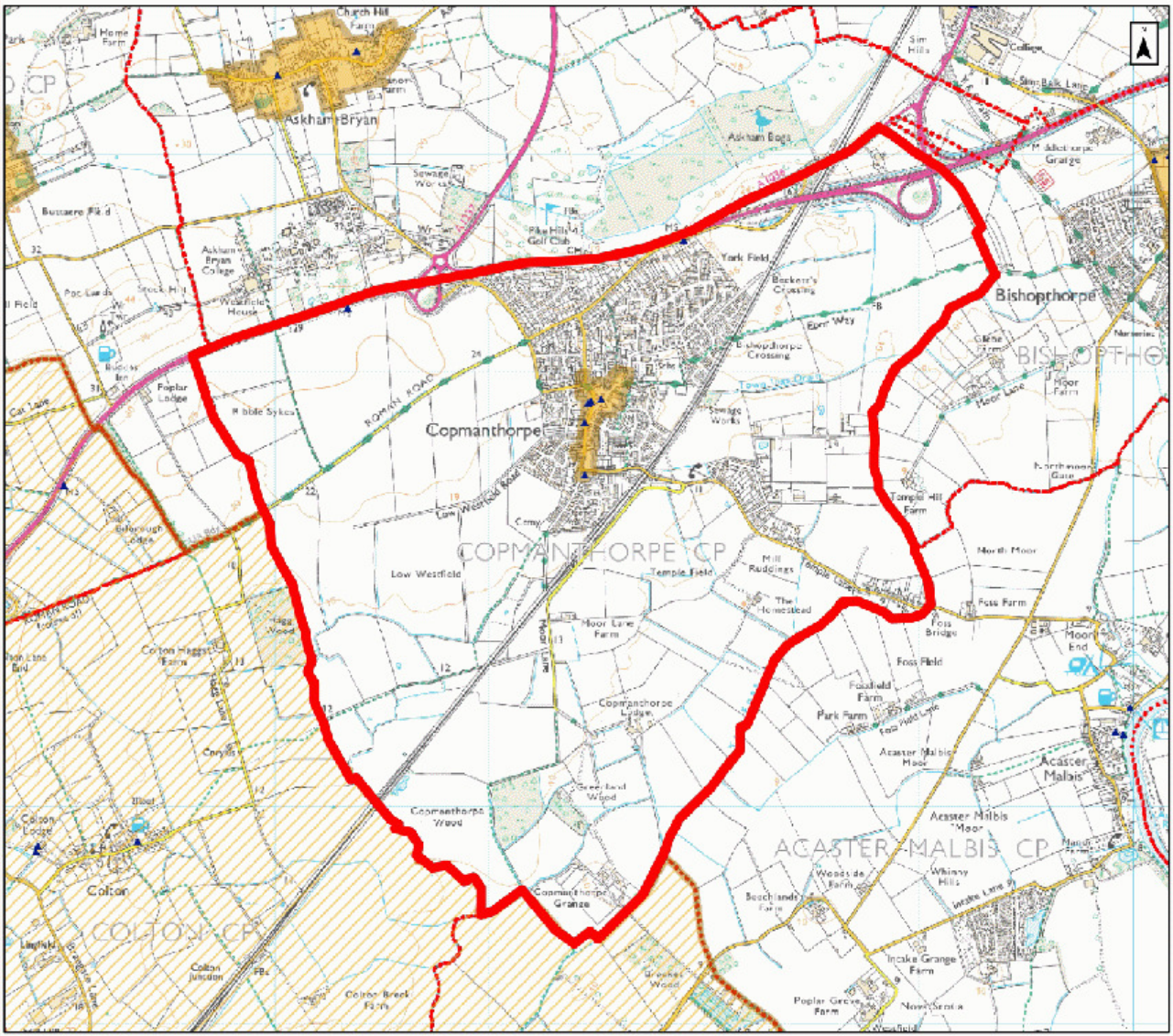
A handwritten signature in cursive script, appearing to read "Rebecca Harrison".

Rebecca Harrison
Development Officer

Director: Darren Richardson

www.york.gov.uk

Copmanthorpe Neighbourhood Plan Boundary



COMMUNITY FACILITIES & ORGANISATIONS
JUNE 2022



Copmanthorpe Facilities & Organisations

Public Facilities

Primary School
 Library
 St. Giles' Church
 Methodist Church
 Cemetery and Burial Ground
 Allotments
 NHS GP Surgery x 2 Old School Medical Practice, Front Street Surgery

Village Business Premises

Post Office Copmanthorpe Post Office
 Pharmacy Copmanthorpe Pharmacy
 Food Stores x 2 Co-Op Food Store and an independent Mini Market
 Public House x 2 The Royal Oak, The Sports & Community Club
 Dentist Thorpe Dental Practice
 Motor Repairs Copmanthorpe MOTs
 Plant Hire Colliers Plant Hire
 Farm Yard Manor Farm Dairies

Childcare

Out of School Club Recreation Centre
 Copmanthorpe Childcare Centre Recreation Centre
 Playgroups x 3 Panda Playgroup, the Pre-School Playgroup and Copmanthorpe Primary School

Coffee Shops and Takeaway Food Outlets

Coffee Shop Little Acorns Tea Shop
 Restaurants Sizzling Plate Indian Restaurant
 Take Away Outlets x 4 Red Hot Chinese Takeaway, Banophool Spice Indian Takeaway, Pizza & Doner Kebab Takeaway, Copmanthorpe Chippy

Home Based Businesses

Builders x 7 B J Property Services, Bonell Builders, Richard Whitfield, David Steel, Les Wilcox, Buildtech Construction, Wilton Homes, GB Kitchen, Steven Quirke
 Joiners x 2 Nigel Francis, Johnson
 Painters & Decorators x 4 David Kavanagh, Andy Powell, Barry Plummer, Nigel Rodgers
 Plumbers & Electricians x 3 Stuart Auton, Jacksons, Andy Martin Electrical Services
 Handyman Services x 4 Fast Fix Handyman, Tony Farthing, Tony Stanbridge, First Property
 Garden Design Maintenance & Equipment x 7 Cadoux Landscape Design, Waterdale Landscapes, Noel Appleyard, Ron Hill, Philip Warman, Garden and Estate Machinery Services, J and JM
 Hire Cars x 3 Robertson Lawnmower Repairs
 Outside Catering x 2 Cop Cars, Excel Travel, Swift Travel
 Window Cleaners x 2 Hog Roast Yorkshire, Table Maids
 Awesome, Copmanthorpe Cleaning Co.

General

Art Classes x 2 Sue Neale, Monday Art Group
 Baby Clothing Pam King
 Bathroom Specialists Kitchen and Son Ltd
 Party Favours The Little Balloon Company
 Monumental Mason Kevin Ledgeaway
 Tent & Marquee Hire York Marquees
 Clothes Alterations NE Alterations & Creations

Professional Services

Accountancy Services CJH Accountancy Services
 Chartered Accountants BRITE Accounting
 Financial Services Sanger Financial Services Ltd
 Architectural Services CA Architectural Services

Domestic Energy Assessment	Jim Weeks
Estate Planning Services	Requiem
Home Tuition – Maths x 2	Sarah Broughton, Elaine Lampard
Home Tuition – Piano	Laurence Cornhill
Home Tuition – General	Denise Redding
Market Research	Davis-Ives
Veterinary Surgery	The Minster Veterinary Surgery
IT Consultant & Electronics x 2	Chris Sharp, DVD Adaptations

Personal Services

Audiology	Copmanthorpe Hearing Care Service
Chiropodist	Happy Feet
Hair & Nail Treatments	The Salon
Hairdresser	Indulge
Mens Hairdresser	Solo
Home Hairdressing	Hair by Anna
Sports Therapist	Jane Wilson
Bicycle Repairs	Cop Cycles
Diet Consultants	One 2 One Diet
Therapists	Escape to Shanti
Fitness Trainers	Forge Fitness, Moretone Fitness

Commercial Physical Activities

Dance Schools x 3	Attitude Dance at the School, Sandra Smith, Zumba
Martial Arts	Youth Club
Pilates	Black Cat Pilates

Sports Clubs

Village Sports Clubs x 9	Copmanthorpe Badminton Club, Bowls Club, Cricket Club, Cycling Club, Football Club, Netball Club, Tennis Club, Table Tennis Club, Running Group, Rambler's Club
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Community Groups

Parochial Church Council
 Mother's Union
 Copmanthorpe Chess Club
 Copmanthorpe Women's Fellowship
 Praise and Play
 Playbox
 Copmanthorpe Guides, Brownies and Rainbows
 Copmanthorpe Recreation Centre Committee, Tuesday Volunteers Group
 Copmanthorpe Carnival Committee
 Summer Holiday Club
 Copmanthorpe Railway Club
 Copmanthorpe Art Exhibition
 Copmanthorpe Art Group
 Copmanthorpe Communicare
 Women's Institute
 Yorkshire Countrywomen's Association
 Copmanthorpe Volunteers
 Copmanthorpe Horticultural Show
 Copmanthorpe Youth Club
 Copmanthorpe Ramblers
 Sprouts Community Garden
 Friends of Copmanthorpe School
 Friends of Copmanthorpe Library
 Copmanthorpe Scout Group (inc. Scouts, Cubs and Beavers)
 Copmanthorpe Village Newsletter Committee
 South Ainsty Archaeological Society
 Copmanthorpe Community Cinema
 Peace of Cake

Changes made to the Evidence Base since first publication in November 2014 include:

March 2017

Housing Quantity Survey Report, March 2014

- Background – removal of reference to specific numbers of new houses in the City of York Council Local Plan in light of the changed numbers in their subsequent Preferred Options document in 2016

Housing Needs Survey Report, July 2014

- Background – removal of reference to specific numbers of new houses in the City of York Council Local Plan in light of the changed numbers in their subsequent Preferred Options document in 2016

Landscape Character Assessment, December 2015

- Addition of the report

November 2022

Copmanthorpe Facilities & Organisations

- Amendments to the list, November 2022

