

Copmanthorpe Neighbourhood Plan

Part 4



Basic Conditions Statement

January 2025

Copmanthorpe Neighbourhood Plan

Neighbourhood Plan Examination Basic Conditions Statement

**Town and Country Planning Act 1990 (as amended)
Paragraph 8(2) of Schedule 4B Statement**

Copmanthorpe Neighbourhood Plan Proposal

By

Copmanthorpe Parish Council acting as Qualifying Body

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Part 1	Copmanthorpe Neighbourhood Plan Examination Version
Part 2	Evidence Base including Area Designation Application and Decision
Part 3	Strategic Environmental Assessment
Part 4	Basic Conditions Statement
Part 5	Consultation Statement
Part 6	Habitat Regulation Screening Report

Document Information

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Copmanthorpe Neighbourhood Plan Examination Version Basic Conditions Statement

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Approved by Tom Woof MRTPI

Genesis of the Copmanthorpe Neighbourhood Plan

On 8 May 2012 Copmanthorpe Parish Council declared its intention to develop a Neighbourhood Plan. Cllrs Carr, Whitfield, Smith, Taylor and Townsend were selected to form a Steering Group to take this project forward.

In May 2013 a Public Meeting was organised (Thursday 23 May) in the Methodist Church attended by Julian Sturdy MP, City of York Ward Councillors, and a representative from City of York Council.

In June 2013 Copmanthorpe Parish Council established the Copmanthorpe Neighbourhood Planning Group (CNPG) to undertake the development and progression of a Neighbourhood Plan; this group was formed to represent the views of the village and consisted of Parish Councillors and representatives from stakeholder groups and village residents.

The CNPG took on the responsibilities of the CNP process under the auspices of CPC. In order to support the wider aspects of Community Led Planning, the CNPG developed a Neighbourhood Plan which consisted of one overarching Plan for the Parish which included Neighbourhood Planning Policies and Village Design.

In preparing the CNP the CNPG has consistently ensured that residents and other stakeholders including local authorities, interest groups, land owners, businesses and statutory bodies have been consulted and that their comments have been noted and, where appropriate, incorporated into the plan as it evolved.

Summary of findings: 1750 households in the village were canvassed in July 2013 by the Parish Council, the Methodist Church and consultants "Action Planning". A total of 565 responses were received which showed 79% of respondents to be against any further housing development in the village and 87% of respondents attached great importance to the existing Green Belt surrounding the village.

In September 2013 Copmanthorpe Parish Council wrote to the City of York Council to formally submit an application for designation of a Neighbourhood Plan area in order to allow them to subsequently draft a Neighbourhood Plan for the Parish of Copmanthorpe.

The City of York Council received over 120 responses, all of which supported the application by Copmanthorpe Parish Council.

A Housing Quantity Survey was made available, which canvassed 1750 households in the Parish in November 2013 specifically to assess the level of new housing which residents considered the village could absorb and the most suitable sites for any development.

The application for designation of a Neighbourhood Plan area was taken to Cabinet (CYC) on the 7th January 2014 and the application, including the boundary was approved.

The consensus view of respondents in the Housing Quantity Survey, published in March 2014, was that the village could absorb up to 135 new houses and the top four sites where development should take place were Temple Lane, New Moor Lane, Tadcaster Road Link, and Old Moor Lane.

A Housing Needs Survey was made available, which canvassed 1750 households in the Parish in June 2014 specifically to assess the type of housing need, specialist housing and impact on traffic flow. The survey asked residents household numbers, tenure, alternative accommodation needs and housing aspirations.

During the period that followed the views of local residents have been obtained through a variety of exercises including survey questionnaires, public events, open days and written contributions.

A number of consultation exercises were designed by the Parish Council, CNPG and Stakeholder Groups, in order to obtain and understand the “issues of importance” within the local community; one example being a day-long exhibition of the draft Neighbourhood Plan held on Saturday 12th July 2014. Copies of the draft Neighbourhood Plan were exhibited together with a range of site maps and expanded views of each of the CNP policies.

In August 2014, CNPG commissioned planning consultants H&H Land and Property to provide professional advice and guidance to the group on preparation of documentation in readiness for the pre-submission phase of the process.

Notices of the Statutory Pre-Submission Consultation process were published in August 2014 providing advance notice of the commencement of the pre-submission consultation phase, due to commence 1 September 2014. Notices were placed in the Library, Doctors’ Surgeries, Recreation Centre, WI Hall, Hairdressers, Royal Oak public house, Youth Club (Howell Hall), Dentist, Post Office, Fast Food Outlets, Co-op, Mace, Methodist Church, St Giles Church, Scout Hall, Tennis and Bowls Clubs etc. Residents and Business owners were informed as to the purpose of the Pre-Submission Consultation and invited to formally respond to the Plan, its aims and its policies by 12 October 2014.

Individual copies of the Neighbourhood Plan, together with various appendices and response forms, were made available free of charge in public places and businesses around the village from 1st September 2014 onwards. The Plan and response forms were also made available on line on both the Parish Council and Neighbourhood Plan websites:

www.copmanthorpeparishcouncil.org.uk
www.plan4copmanthorpe.org.uk

Copies of the Neighbourhood Plan, together with Appendices, were also available on request to the Parish Clerk by ‘phoning 01904 778087 (since changed to 801822).

As part of the Pre-Submission Consultation phase all Interested Parties and Statutory Consultees were directly mailed, or hand delivered, copies of the Neighbourhood Plan and Appendices seeking comments.

Introduction

1. This Basic Conditions Statement (BCS) has been prepared by H&H Land and Property Ltd as part of its Neighbourhood Planning work with the Copmanthorpe Parish Council. Further amendments have been made to the document to reflect more recent changes to the Neighbourhood Plan by the NPG assisted by City of York Council Planners. The Parish area has been designated a Neighbourhood Area and Copmanthorpe Parish Council is a qualifying body under the 2012 Neighbourhood Planning Regulations.
2. This BCS is submitted together with its supporting documents (The Plan) to City of York Council (CYC) under s15(1) of the Neighbourhood Planning Regulations 2012.

BASIC CONDITIONS

3. Neighbourhood Development Plans must meet the following basic conditions¹:

(1) *The examiner must consider the following—*

(a) *whether the draft neighbourhood development plan meets the basic conditions (see sub-paragraph (2)),*

(b) *whether the draft neighbourhood development plan complies with the provision made by or under sections 61E(2), 61J and 61L,*

(d) *whether the area for any referendum should extend beyond the neighbourhood area to which the draft neighbourhood development plan relates, and*

(e) *such other matters as may be prescribed.*

(2) *A draft neighbourhood development plan meets the basic conditions if—*

(a) *having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan,*

(d) *the making of the neighbourhood development plan contributes to the achievement of sustainable development,*

(e) *the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),*

(f) *the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations, and*

(g) *prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood development plan.*

(6) *The examiner is not to consider any matter that does not fall within sub-paragraph (1) (apart from considering whether the draft neighbourhood development plan is compatible with the Convention rights).*

4. To meet these basic conditions the following information is presented to aid the Examiner in his or her consideration.

Schedule 4B Paragraph 8 Section (1)

1a) This is for the Examiner to determine having had regard to the information presented in this Statement. It is considered in detail below under Section (2).

b) the provisions of 61E(2), 61J and 61L as amended by s38C(5)(b) is a reference to the provisions of 38A and 38B.

In relation to the provisions of 38A and 38B the following is submitted.

¹ Paragraph 8 of Schedule 4B to the 1990 Act (excluding 2b, c, 3 to 5 as required by 38C (5))

38A

- 1) Copmanthorpe Parish Council is a qualifying body and entitled to submit a neighbourhood development plan (NDP) for its own Parish area
- 2) The Copmanthorpe NDP expresses policies relating to land use within the neighbourhood area
- 3) to 12) are essentially post examination procedures.

38B

- 1) a) the period of the NDP is up to 2037 or 15 years. This period has been chosen to align the NDP with the dates of the emerging City of York Local Plan.
 - b) the NDP does not include any provision for excluded development such as national infrastructure
 - c) the NDP does not relate to more than one neighbourhood area. It relates to Copmanthorpe Neighbourhood Area as designated by City of York Council on 7th January 2014.
 - 2) There is no other NDP in place in this neighbourhood area.
 - 3) Refers to conflicts within the NDP.
 - 4) Refers to regulations that the SoS may make relating to NDPs. Such regulations are 2012 No 637 The Neighbourhood Planning (General) Regulations 2012 which have been used to inform the process of making the Copmanthorpe NDP. These regulations set out the process by which neighbourhood plans are to be made and set out
 - the consultation bodies for NDPs These have been included in the Consultation Statement
 - that NDPs which are likely to have a significant effect on European Sites (habitats) must be subject to an appropriate assessment. The Copmanthorpe NDP has been subject to a Strategic Environmental Assessment and Habitat Regulations Screening Exercise which has concluded that no further assessment is required
 - that NDP may be subject to an Environmental Impact Assessment (not relevant for NDPs).
 - 5) Refers to the publication of NDPs
 - 6) Clarifies what is excluded development.
- (d) Whether the area for the referendum should extend beyond the area that the draft Neighbourhood Development Plan relates.
- It is not considered that there is any benefit in extending the area for the referendum beyond the Designated Neighbourhood Plan Area because the effect of the policies in the NDP are specific to Copmanthorpe Parish.
- (e) Prescribed Matters
- There are no prescribed matters other than those considered below with reference to paragraph 3.2(g)

Schedule 4B Paragraph 8 Section 2

(a) SoS Guidance - National Planning Policy Framework

5. The NPPF in paragraph 29 and 30 refers to Neighbourhood Plans and seeks that the ambition of those plans should be aligned with the strategic needs and priorities of the wider local area. Those strategic needs and priorities are set out in the Emerging Local Plan of City of York Council **which** is currently undergoing examination and will be afforded weight in accordance with paragraph 48 (NPPF) in the determination of any planning application.

Schedule 4B Paragraph 8 Section 2

(a) SoS Guidance - National Planning Practice Guidance

6. NPPG 070 says:

A qualifying body is advised to set out in its basic conditions statement how they have had regard to national policy and considered whether a particular policy is or is not relevant. A qualifying body is encouraged to set out the particular national policies that it has considered, and how the policies in a draft neighbourhood plan or the development proposals in an Order take account of national policy and advice.

7. The National Policies that have been considered for relevance are listed below

NPPF Paragraph (2023 version)	Summary of Relevance to Neighbourhood Planning	How the NPPF is taken account of in the CNP
NPPF 2	Confirms the significance of the adopted development plan unless material considerations indicate otherwise	Consideration of the status of the CYC plans has been considered and views taken as to their relevance to the NDP.
NPPF 7-14 (Section 2: Achieving Sustainable Development)	Puts sustainability at the heart of the planning system and the importance of local circumstances in plans.	The NDP is intended to improve the sustainability of the community of Copmanthorpe by addressing housing and community facilities in a locally distinctive way.
NPPF 15 – 37 (Section 3: Plan Making)	Sets out the approach to plan making, including positively prepared policies Confirms that Neighbourhood Plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies	
NPPF 29	Confirms that Neighbourhood Plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies	
NPPF 86 – 91 (Section 7: Ensuring the vitality of town centres)	Refer to town centres	To the extent that these policies are relevant to a village like Copmanthorpe, the NDP refers to the Village Design Statement.
NPPF 84 – 85 (Supporting a prosperous rural economy)	Refers to policies to support economic growth in rural areas	Not relevant to this NP
NPPF 104 – 113 (Section 9: Promoting Sustainable Transport)	Refers to supporting sustainable transport	Not relevant to this NP

NPPF 114 – 118 (Section 10: Supporting High Quality Communications)	Refers to supporting high quality communications infrastructure	Not relevant to this NP
NPPF 60 – 80 (Section 5: Delivering a sufficient supply of homes)	Refers to the delivery of a wide choice of housing	The NDP seeks to deliver a range of housing for specific groups including affordable housing, older persons housing and custom build in response to local needs survey.
NPPF 126 – 136 (Section 12: Achieving well designed places)	Refers to the requirement for good design and in particular NPPF 127 seeks that NDPs should set out how that quality is to be reflected in development	The NDP deals with this under policy CNP2.
NPPF 92 – 103 (Section 8: Promoting healthy and safe communities)	Refers to the promotion of healthy communities and in particular to the use of Neighbourhood Plans to designate open green space	The NDP allocates land for this purpose including for allotment space.
NPPF 137 – 151 (Section 13: Protecting Green Belt Land)	Refers to the protection of Green Belt land	The NDP deals with this under CNP6
NPPF 144	This policy refers to the criteria for inclusion of a village within the Green Belt and the openness of the character of the village as part of the open character of the Green Belt.	It is not considered that the character of Copmanthorpe Village is sufficiently open to warrant protection within it to be that of Green Belt designation.
NPPF 152 – 169 (Section 14: Meeting the challenge of climate change, flooding and coastal change)	Refers to climate change and flooding	These policies are not particularly relevant to the NDP other than in a general way. The sites which are allocated do not fall within areas vulnerable to flooding. It is considered that CYC will develop policies to address this issue in line with this section of the NPPF.
NPPF 174 – 188 (Section 15: Conserving and enhancing the natural environment)	Refers to the conservation of the natural environment including biodiversity	The NDP deals with this under CNP7

NPPF 189 – 208 (Section 16: Conserving and enhancing the historic environment)	Refers to the conservation and enhancing of the historic environment.	This is referred to in Policy CNP2
NPPF 209 – 217 (Section 17: Facilitating the sustainable use of minerals)	Refers to safeguarding minerals	Not relevant to this NP
NPPF 15-27	Refers to Plan making and specifically to local authority plan making as neighbourhood planning is considered in the next section.	Not relevant to this NP
NPPF 28	Confirms that Neighbourhood Planning provides powers to set policies	The NP does this.
NPPF29	Seeks that communities set positive policies for local circumstances providing they are aligned with strategic needs and are in general conformity with the strategic policies.	The NP does this.
NPPF 30	Sets out the relationship of NDPs with other policies	The NP will support the strategic policies of providing a reasonable quantum of housing for the settlement of Copmanthorpe whilst directing it to locations that are deemed to be locally acceptable and acceptable according to all other land use planning criteria.

8. The Rt Hon Greg Clark MP says in his forward to the NPPF 2012 that Planning should be a creative exercise, a collective enterprise, not excluding people and communities, and Neighbourhood Planning is intended to address this.
9. The presumption in favour of sustainable development within the NPPF means that neighbourhoods should plan positively to support local development that is outside the strategic elements of the local plan².

² NPPF paras 13 and 14

Schedule 4B Paragraph 8 Section 2

(d) Sustainable Development

10. The thrust of the Neighbourhood Plan is to increase the sustainability of the communities in Copmanthorpe Parish. There is an emphasis on providing housing for local people particularly for older persons and those in need of affordable housing. It is also the aim of neighbourhood planning to reduce local opposition to development proposals by giving local people greater sway over the decisions that affect where they live.

- The key elements of the NDP which modify the approach taken by CYC in the development of its policies are those which increase the sustainability of the aims of the plan. These elements are:
- Introducing, within policy, the requirement to meet the needs of older people and those wishing to custom build, thereby helping a healthy mix of residents within the community and improving social cohesion.
- Requiring that dedicated new housing is provided only for local people, thereby supporting local people to find housing in their community and reducing the need to travel and encouraging kinship relationships that foster caring and community engagement.
- Allocating land specifically for recreation, leisure and allotments, which will encourage and support community activities, food production and healthy living.
- The Neighbourhood Plan sought to include land for economic activity, thereby supporting more economic activity and, hopefully, reducing the need to travel but was prevented from designating a site because CYC declined to remove it from the Green Belt

11. Greg Clark, Minister for Planning and Decentralisation said:

"Most people love where they live, yet the planning system has given them almost no say on how their neighbourhood develops. The Coalition Government will revolutionise the planning process by taking power away from officials and putting it into the hands of those who know most about their neighbourhood - local people themselves. This will be a huge opportunity for communities to exercise genuine influence over what their home town should look like in the future. It will create the freedom and the incentives for those places that want to grow, to do so, and to reap the benefits. It's a reason to say yes."

Schedule 4B Paragraph 8 Section 2

(e) General Conformity with Strategic Policies

Introduction

The meaning of general conformity

12. The term 'general conformity' is not defined in law but has been discussed in a number of judgements, particularly with regard to the relationship between Structure Plans and Local Plans. The use of the adjective 'general' is to introduce a degree of flexibility, although not unlimited flexibility. The judgements seem to conclude that the degree of flexibility this phrase permits will depend upon the planning judgement of the decision maker and the particular circumstances of the case.
13. In this case, the test is to be applied to a new and different tier of planning policy formulation; that between the strategic elements of a Local Plan and a Neighbourhood Development Plan. This relationship has not been tested in the Courts and there is no case law to consider to help in these circumstances, other than in the most general sense.
14. The process of preparing a Neighbourhood Plan is a discretionary one that is undertaken by the Community; it is intended to be a locally driven process and one which is not undertaken by Local Authorities. As such, for a local community, it is a significant undertaking and one that is made voluntarily and not made lightly. To be worth this effort and time, the result of a Neighbourhood Plan must be sufficiently different from the Local Plan and to allow a difference that, although not undermining the overall strategy, does provide for decision making that would not otherwise be possible without a Neighbourhood Plan. To this extent, then, the policies of a Neighbourhood Plan will require more flexibility, rather than less, in the range of flexibility that 'general conformity' allows. The converse of this, if a more rigid approach to 'general conformity' were to be adopted, would tend to reduce the chances that Local Communities would undertake the process of Neighbourhood Plan making and the purpose of the Localism Act would be severely diminished.
15. The policies of Neighbourhood Planning will tend to seek out those areas of policy that will make the most positive difference for Local Communities and the phrase 'general conformity' needs to be interpreted accordingly.
16. To be powerful a Neighbourhood Plan must be intended to allow a locally distinctiveness to be tangible and real and not be completely in conformity with higher tier policy. A level of variation within the strategic framework is part of neighbourhood planning.
17. For all these reasons each NDP policy needs to be considered with an understanding of 'general conformity' that is generally looser than that used to consider the relationship between Structure and Local Plans or between the London Plan and UDPs.
18. The SoS has issued guidance that sets out in brief criteria 'what is meant by 'general conformity?'

NPPG 74 says:

What is meant by 'general conformity'?

When considering whether a policy is in general conformity a qualifying body, independent examiner, or local planning authority, should consider the following:

- *whether the neighbourhood plan policy or development proposal supports and upholds the general principle that the strategic policy is concerned with*
- *the degree, if any, of conflict between the draft neighbourhood plan policy or development proposal and the strategic policy*
- *whether the draft neighbourhood plan policy or development proposal provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy*
- *the rationale for the approach taken in the draft neighbourhood plan or Order and the evidence to justify that approach*

The degree, if any, of conflict between the draft neighbourhood plan policy or development proposal and the strategic policy

19. The degree of conflict between the CNP and the emerging CYC strategy was limited to the absolute number of dwellings (housing density) to be permitted in the Parish. The CNP proposed a lower figure for housing in Copmanthorpe within the Plan period than the emerging CYC Local Plan.

However, the CNP has been overtaken by the granting of planning permission for sites ST31 and H29 and has been amended accordingly so that this conflict has now disappeared.

Whether the draft neighbourhood plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy

20. The type of development to be permitted in locations like Copmanthorpe is not specified within the emerging strategy. The types proposed by the CNP are housing, leisure and open space. The CNP further provides detail on the form of housing to be provided including affordable housing, older persons housing and housing for local people. These detailed policy provisions are supported by local consultation and survey material which are included within the Consultation Statement

The rationale for the approach taken in the draft neighbourhood plan and the evidence to justify that approach

21. The rationale for the approach taken is based within survey and consultation material of the local community which supports the approach put forward

22. Summary Assessment of each CNP Policy against the Basic Conditions Requirements

NDP Policy	General conformity with Strategic Policy	Deliverability	Sustainability	Breach of EU regulations
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CNP1 Housing Quantity	Yes, the CNP proposes 2 sites for housing development which are identical to those proposed by the CYC Local Plan.	The two allocated sites are available for development.	Yes, the number of units is endorsed by the community and will meet the needs of the community as expressed in the housing needs survey.	No, a higher quantum of development in this general location has already been assessed as acceptable under EU regulations.
CNP2 Design principles	Strategic Policy does not concern itself with design principles	Yes, the sites identified are capable of providing the uses and quantity of development proposed	Yes, the design principles aim to increase sustainability.	No, not applicable
CNP3 Affordable and Special Housing	Yes, the policy adds local definition to the general policy of 30% affordable housing	Yes, the provision of affordable housing is supported within the CYC long established policies. The adjustment to this policy does not add to the financial burden on the developer.	Yes, the policy will ensure the housing provided is more closely aligned to the needs of the local community than the CYC policy alone.	No – not applicable
CNP4 Local Occupancy	Yes, CYC policy is essentially silent on this	Yes, this type of policy is quite common in other local authorities and is normally secured by condition.	Yes, the policy will ensure the housing provided is more closely aligned to the needs of the local community than the CYC policy alone.	No – not applicable
CNP5 Community Facilities and Organisations	Yes, CYC policy suggests allocating similar land for this purpose	This policy supports use of land for community facilities when land becomes available.	Yes, the policy supports the environmental and social sustainability of the community	No – the form of development does not require SEA consideration
CNP6 & 7 Green belt and green infrastructure	Yes, CYC policy suggests protecting land in this way	Yes. This level of protection is able to be enforced by CYC in the normal course of its development management duties.	Yes, the level of environmental protection provided by this policy is consistent with principles of sustainability.	No
CNP8 Parish Consultation	Yes, Local PC views are important to ensuring a responsive plan-led	Yes The Parish Council is capable of holding pre-application consultations and	Yes this policy will foster good governance and local accountability.	No – not applicable

	system can make appropriate decision	responding to planning applications in a meaningful way		
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Schedule 4B Paragraph 8 Section 2

(f) EU obligations

23. The policies have been submitted to CYC as the appropriate environmental body together with a request for a Screening and Scoping Opinion as to whether a SEA is required or whether an appropriate assessment is required in relation to Habitat Regulations. We are still awaiting the response from CYC to this request, in the absence of which we have prepared our own and this is included in the supporting documents. A Strategic Environmental Screening Report and a Habitat Regulation Screening Report both determine that neither a SEA nor a HRA are required.

Schedule 4B Paragraph 8 Section 2

(g) Prescribed matters and conditions

24. Paragraph 1 of Schedule 2 of the Neighbourhood Planning Regulations 2012 prescribes the following condition for the purpose of this section of the Basic Condition Statement:

The making of the neighbourhood development plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010(d)) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats &c.) Regulations 2007(e)) (either alone or in combination with other plans or projects).

25. The effect of this condition and the explanatory note to the Neighbourhood Planning Regulations 2012 is that, provided the appropriate environmental body (City of York Council) is of the view that the NDP is not likely to have a significant effect upon a European Site (as considered above in Section (f) of the Statement) then, in the Examination of the Plan, the Examiner must apply the prescribed condition.

Conclusion

26. The Basic Conditions as set out in Schedule 4B to the TCPA 1990 are considered to be met by the Copmanthorpe NDP and all the policies therein. It is therefore respectfully suggested to the Examiner that the Copmanthorpe NDP complies with Paragraph 8(1)(a) of Schedule 4B of the Act.

Appendix 5

List of background documents and weblinks

1. Living Working Countryside - Matthew Taylor Report [Living Working Countryside: The Taylor Review of Rural Economy and Affordable Housing](#)
2. Copmanthorpe Neighbourhood Plan – www.plan4copmanthorpe.org.uk
3. Surveys – www.plan4copmanthorpe.org.uk
 - 3.1. Community Audit
 - 3.2. Housing Quantity Survey
 - 3.3. Housing Needs Survey
4. Full report on Community Audit – www.plan4copmanthorpe.org.uk
5. Responses from residents doc – www.plan4copmanthorpe.org.uk/ResidentsResponses
6. Responses from statutory consultees and interested parties doc – www.plan4copmanthorpe.org.uk/StatutoryConsulteeResponses
7. City of York Council – Area Designation decision: http://www.york.gov.uk/downloads/file/10886/copmanthorpe_neighbourhood_plan_decision_summary

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