

Copmanthorpe Neighbourhood Plan

Results of a Survey Among Copmanthorpe Residents Re. Additional Housing and Business Premises

**Prepared for: Copmanthorpe Parish Council Neighbourhood Planning
Group**

March 2014

Copmanthorpe Neighbourhood Plan

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Copmanthorpe Neighbourhood Plan

Background

- City of York Council are in the process of producing a draft Local Plan for the whole city. The plan includes the provision of over 20,000 new homes, nearly 600 of which are being considered for Copmanthorpe with most being on Green Belt land west of the village.
- The Parish Council, supported by many Copmanthorpe residents, have submitted objections to the draft of the Local Plan and await details of any revisions that may be made in light of the objections.
- 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.
- This report details the findings of this survey. The questionnaire used is to be found in the Appendix.

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Summary of Findings

- 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.
- 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.
- 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.
- 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.
- Respondents were wary of any large scale development of Copmanthorpe because,
 - They felt the physical infrastructure and the provision of community facilities were already too stretched.
 - 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.
 - 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 .

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DETAILED FINDINGS

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

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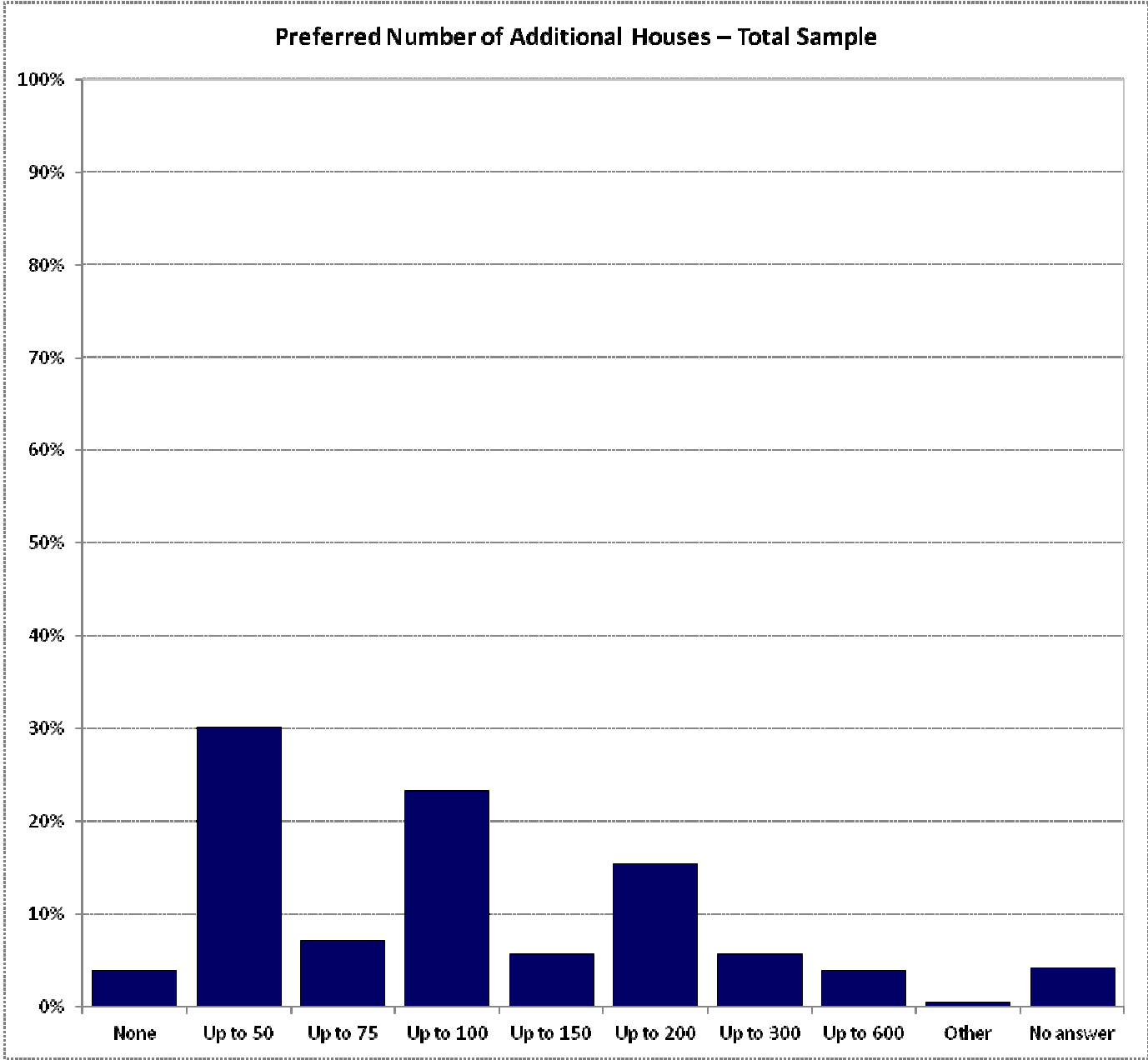
The Sample

- 610 replies were received via the questionnaires distributed throughout the village.
- 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

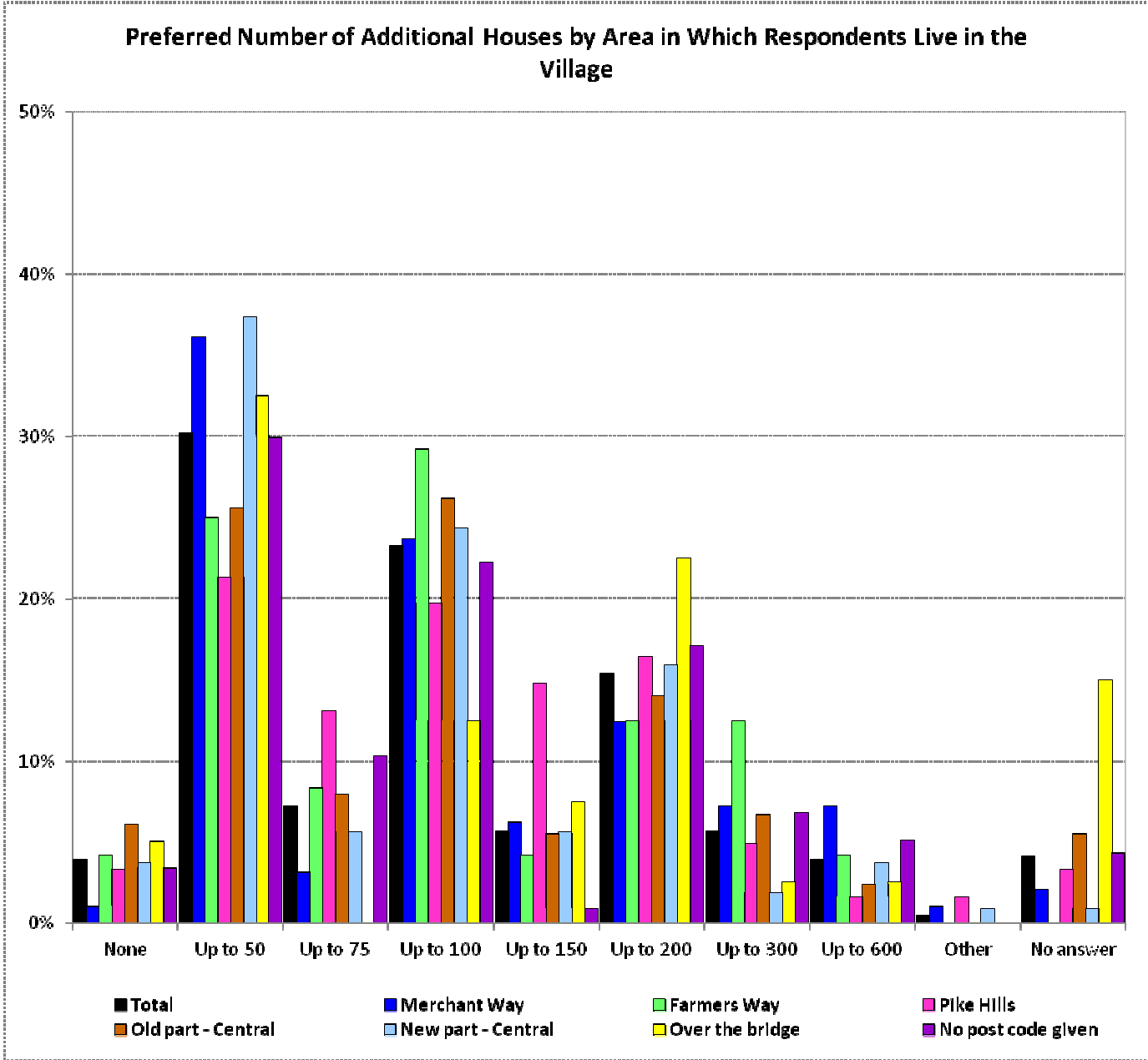
- Respondents were first asked to what extent they thought the village should further expand to accommodate additional residents over the next 15 years. They were given a series of options ranging from 50 to 600 houses. Just under two thirds felt there should only be between 50 and 100 houses. Excluding 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.
- The charts overleaf illustrate the number of additional houses the respondents favoured.

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Base: 610 respondents

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Base: 610 respondents

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Location of New housing

- 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.

- Details of the areas covered are to be found in the questionnaire in the Appendix of this report.

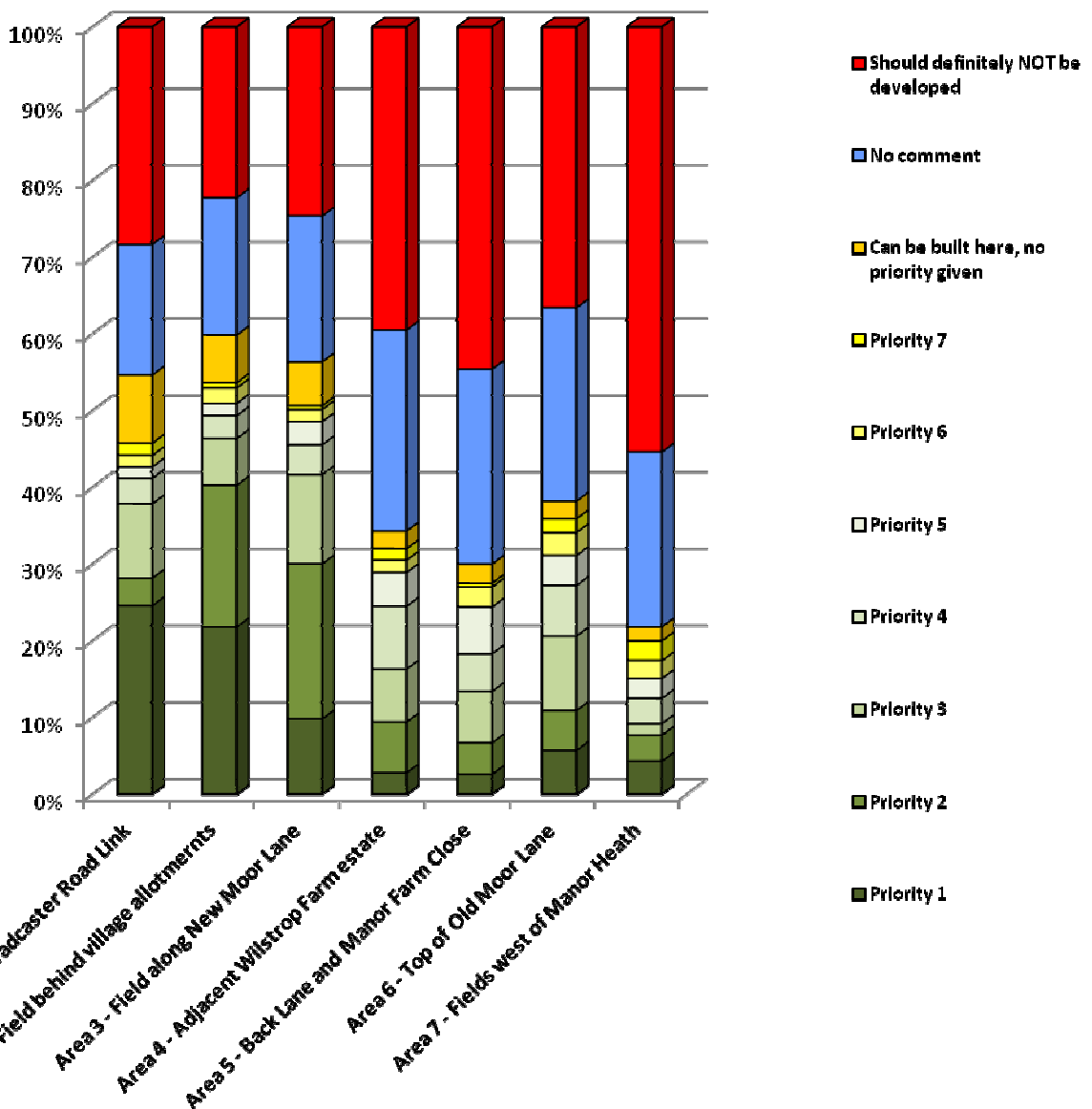
- The respondents had very severe misgivings about housing being sited on,
 - Area 7 – The fields west of Manor Heath (55% adamant it should not be developed) ,
 - Area 5 – The field adjacent to Back Lane and Manor Close (45% adamant it should not be built on),
 - Area 4 – Part of the field adjacent 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).

- The areas for housing that were more acceptable 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.

- The chart overleaf illustrates the above findings.

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Preferred Location of Proposed Housing



Base: 610 respondents

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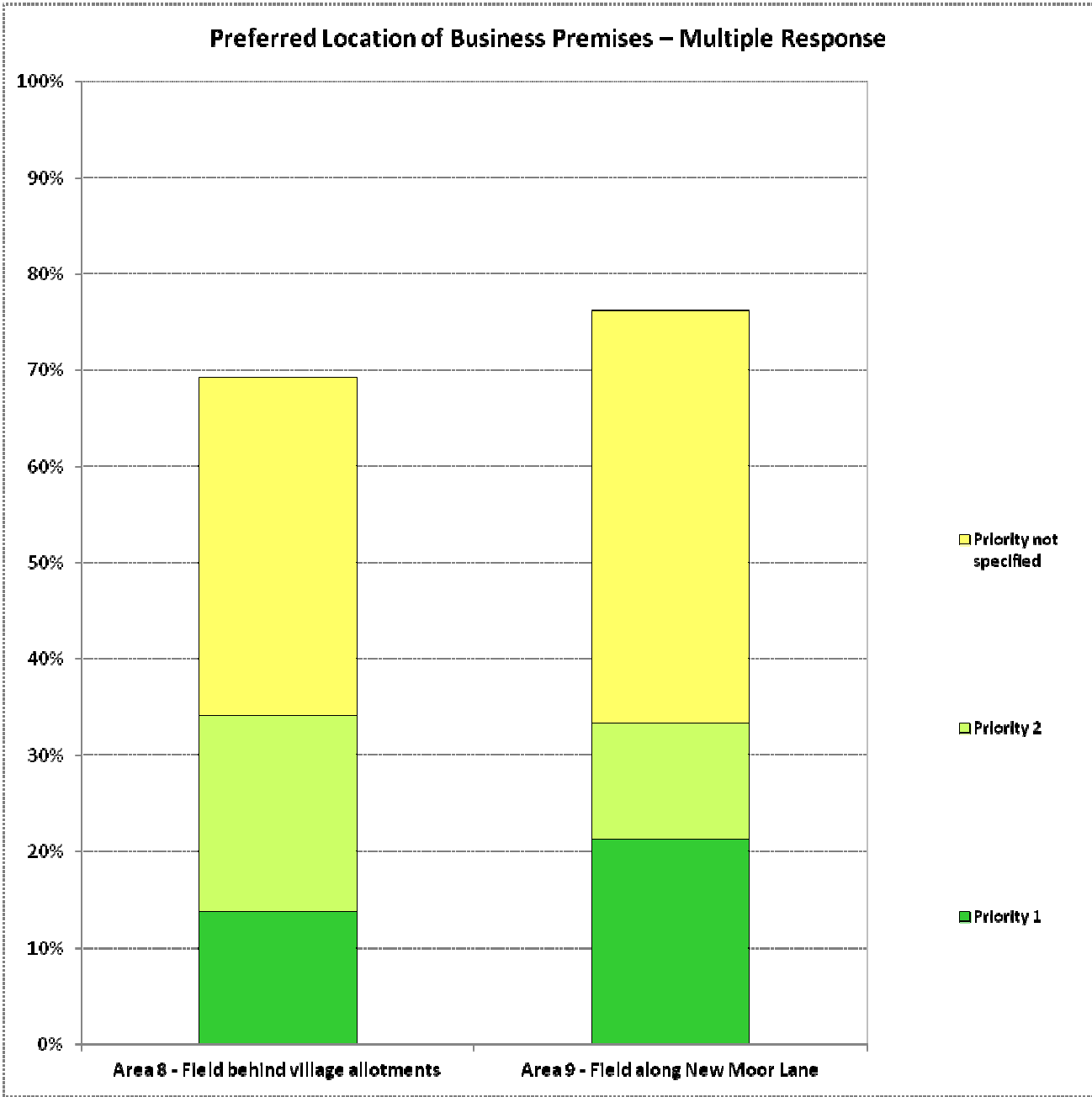
Business Premises

- 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.

- 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).

- 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 overleaf.

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Base: 373 respondents, i.e. all wanting some business/office premises in the village, but 13 of these respondents, despite wanting premises, did not answer the question.

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Spontaneous Comments/Suggestions

- 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%).
- 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.
- 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.
- 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.