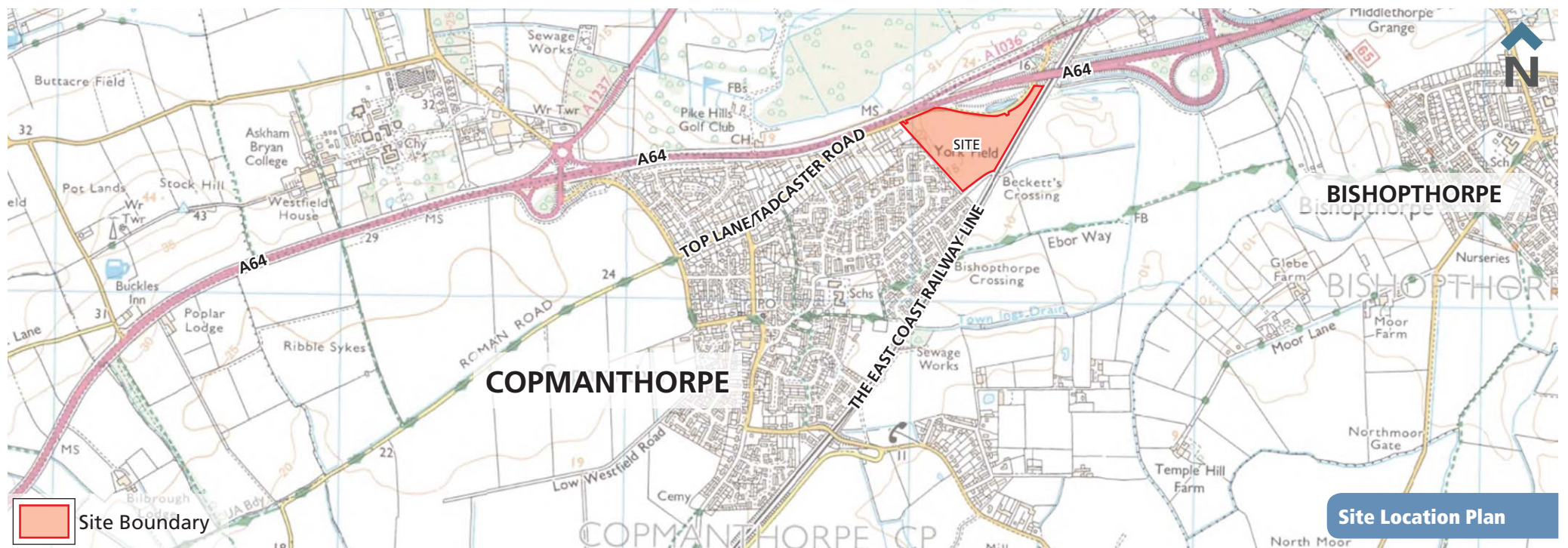


Introduction

Gladman Developments Ltd have successfully invested in communities throughout the UK over the past 30 years, developing high quality and sustainable residential, commercial and industrial schemes. These panels illustrate our emerging outline proposals for a new residential development on the Site located off Tadcaster Road, Copmanthorpe.



The Site

The Site, which comprises a large triangular arable field, is located on the north eastern edge of the existing settlement of Copmanthorpe. It is bordered to the north by Tadcaster Road, beyond which is the embanked route of the A64 trunk road. The East Coast Railway Line defines the south eastern boundary, whilst the western edge adjoins residential properties at the settlement edge of Copmanthorpe.

A Sustainable Location

The nearest bus stops to the Site are located approximately 240m from the Site's proposed access point on Tadcaster Road, and offer services to the higher order settlements of York and Leeds. York train station is located approximately 4.5km from the Site, and provides access to the immediate destinations of Leeds and Doncaster, with further connections to London Kings Cross and Edinburgh.

Copmanthorpe is a recognised location for further residential development in the Council's Local Plan. It is identified as a preferred site for release from the Green Belt and a draft housing allocation (ST31 - Land South of Tadcaster Road, Copmanthorpe) in the Publication Draft York Local Plan. The Site benefits from good walking and cycling links to the village's existing range of services and facilities, using the footpaths and highways situated in the immediate surrounding area.



The Need for Housing

Every Council is required by Government to significantly boost the supply of housing and to make planning decisions in favour of sustainable development.

The City of York Council has a need for more housing and additional deliverable sites are required in order to meet this demand and maintain a five year housing land supply as required by National Policy.

The Application

Gladman Developments Ltd intend to submit an outline application for up to 170 dwellings, including up to 30% affordable housing, to the City of York Council in Spring 2018 on this Site. This application will establish the principles of development and determine the access arrangements. New housing would be set within a robust green infrastructure network to deliver the following:

- Up to 170 new homes of varying sizes, types and tenures (including up to 30% affordable housing).
- Vehicular access point on Tadcaster Road with an associated pedestrian and cycle access.
- New publicly accessible green space, including new recreational footways and a Neighbourhood Equipped Area for Play (NEAP) for the benefit of existing and new residents.
- Sustainable Drainage System (SuDS) in the form of an attenuation basin and swale designed to retain surface water drainage and provide new habitats for wildlife.

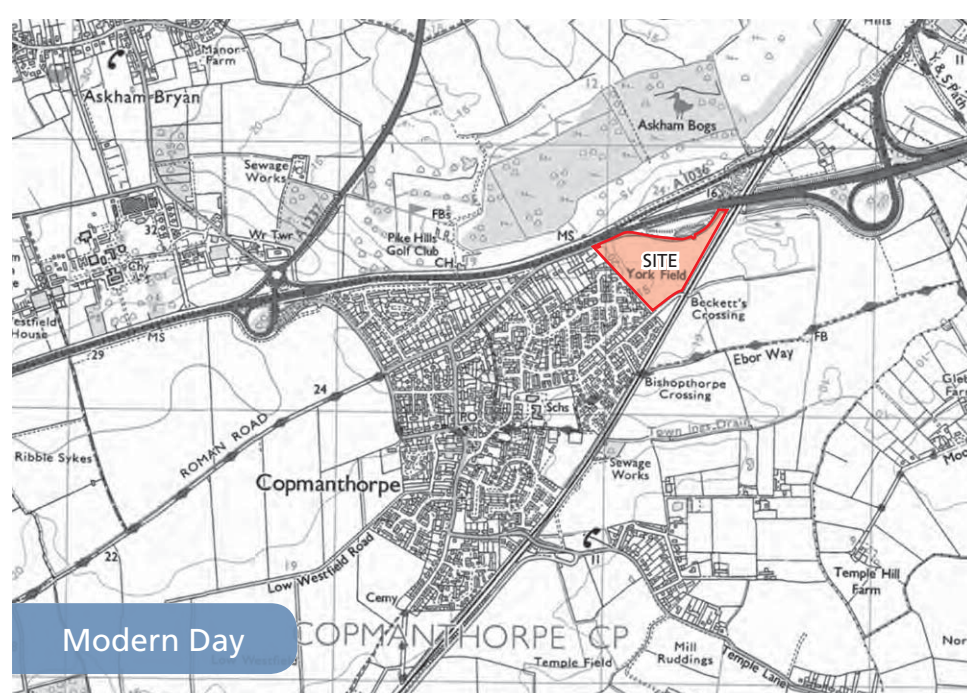
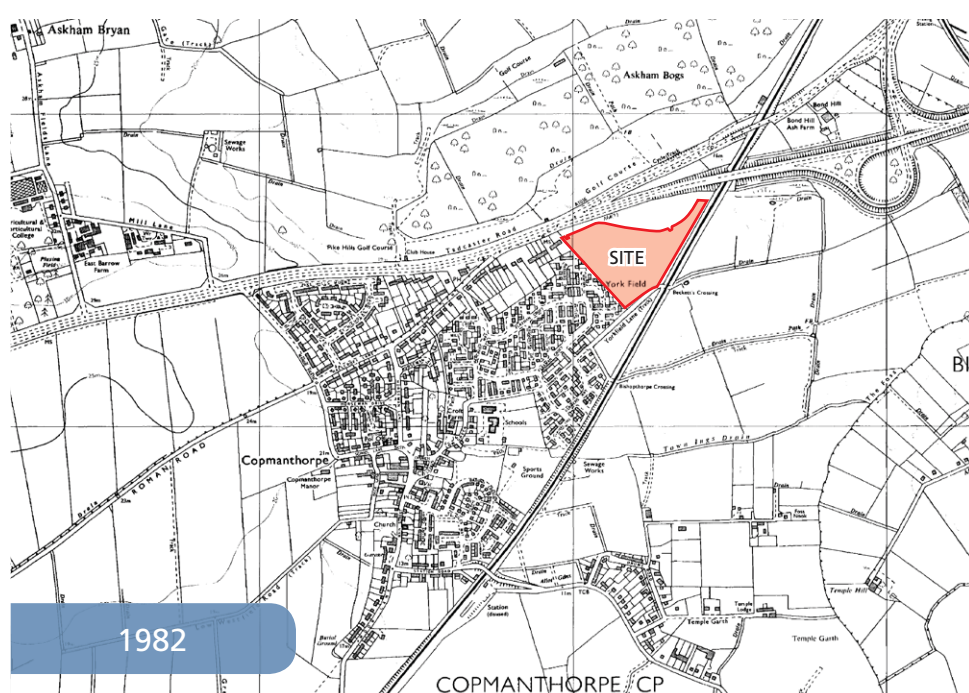
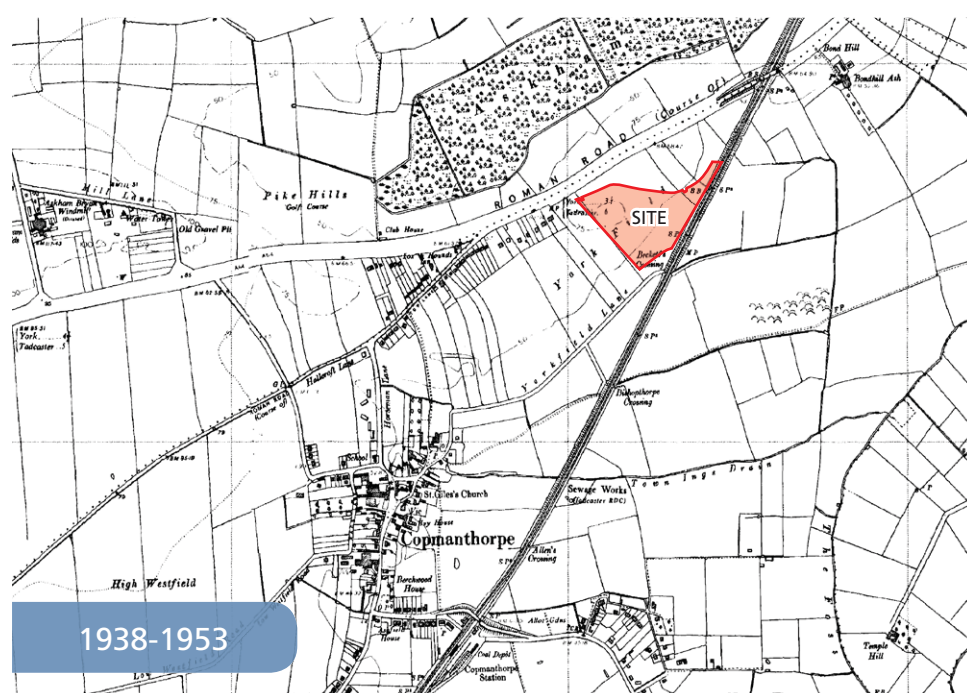
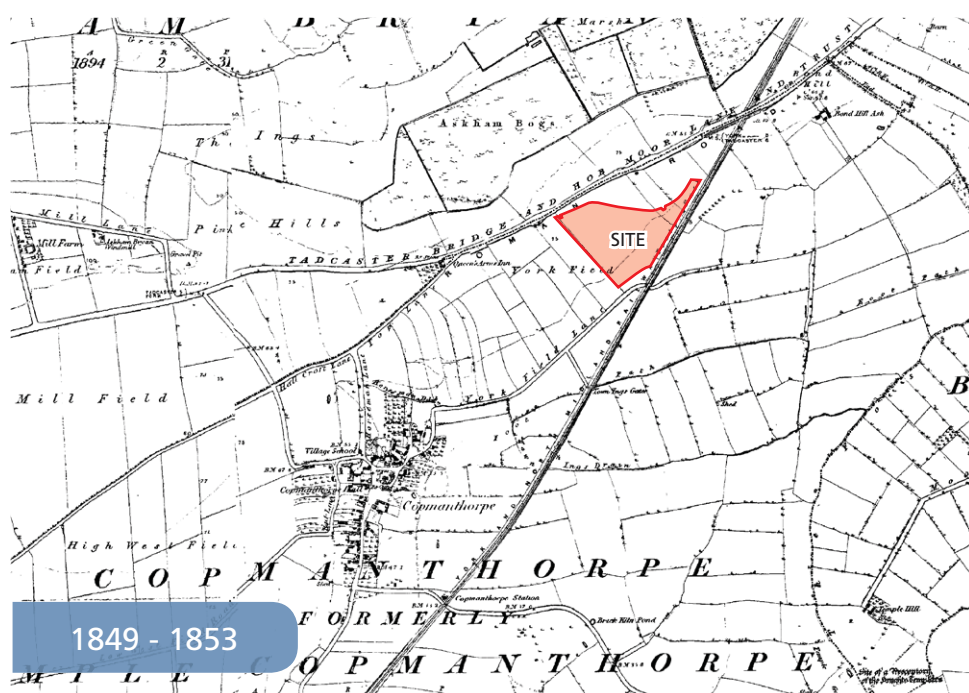
Historic Development

The historic maps below show how Copmanthorpe developed along the East Coast Railway Line and the A64 (then known as the York and North Midland Railway line and Tadcaster Bridge and Hob Moor Lane) between York, Leeds and Doncaster and has since grown north eastward. The historic core of Copmanthorpe can be seen on the 1849-1853 map and it encompassed Main Street, Horseman Lane, St Giles' Church and Low Green. In 1978 this part of the village was designated as a Conservation Area.

The 1938-1953 map shows how the village began to develop towards the north and east along Top Lane and the A64 (then known as Roman Road). York Field lies to the south and east of these dwellings, and encompasses the Site.

The 1982 map shows how the settlement developed further to the east of the historic core and south of the properties along Top Lane and Tadcaster Road. The sports ground and primary school can also be seen in their current location on this map. York Field has decreased in size and now is mainly made up by the Site area.

The modern day map shows how the settlement has since grown south westward along Moor Lane and Station Road, and York Field remains undeveloped in the location of the Site.



The Site, a large triangular shaped arable field, lies adjacent to the north eastern settlement edge of Copmanthorpe on Tadcaster Road.

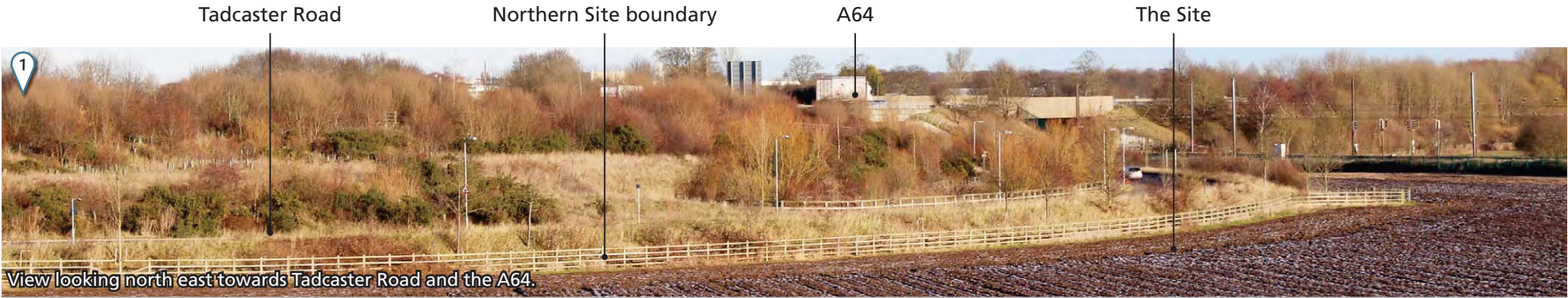
The Site is currently bound to the south east by the East Coast Railway Line and marked by a palisade fence, beyond which lies medium to large scale farmland which extends south and south east towards the neighbouring settlement at Bishopthorpe. This exists for most of the boundary until it reaches an outgrown hedgerow which completes the south eastern boundary. A single mature Ash tree exists in the south western corner of the Site close to this boundary.

The south western boundary is defined by existing residential properties at the settlement edge of Copmanthorpe. The boundary is lined by mature vegetation and low shrubs which define the properties.

The northern boundary follows the route of Tadcaster Road, and is marked by a post and rail fence with the occasional young tree planted. To the north of Tadcaster Road lies sites of Nature Conservation and the A64, and beyond this is Pike Hills Golf Club, where the woodland at Askham Bog Site of Special Scientific Interest (SSSI) is located.



Map showing Site boundary and photo locations.



04 EXISTING LOCAL CHARACTER

Landscape and Visual Environment

The Site comprises a large triangular arable field, known as York Field, located at the north eastern edge of Copmanthorpe. It is bordered by existing residential properties to the south west, Tadcaster Road to the north and the East Coast Railway Line to the south east. The boundary with Tadcaster Road is formed of a post and rail fence with semi-mature and young tree planting at regular intervals. To the south east, the boundary with the railway line is formed by a palisade fence. The remainder of this boundary follows Yorkfield Lane, a grassed access track, and is marked by an outgrown field hedgerow and the occasional tree.

There are no significant landscape features contained within the body of the Site.

The Site lies alongside the residential edge of Copmanthorpe, therefore views from the south west are contained by existing housing. Views from the north are limited due to the embanked route of the A64. Opportunities to view the Site therefore tend to be limited to near distance views from Tadcaster Road and neighbouring properties, however there are middle distance views from the public footpath which crosses the farmland to the south.

The Site is not covered by any statutory or non-statutory designations for landscape character or quality. It is however located within the Green Belt, although it is proposed as a site to be released for residential development in the Council's Publication Draft of their Local Plan. Askham Bog SSSI lies to the north of the A64, approximately 0.4km from the Site. The SSSI also contains a significant area of woodland which is designated as Ancient Woodland.

The topography of the Site is generally flat or gently undulating, sloping south eastwards from 21.50 to 11.00 metres Above Ordnance Datum.



Local Building Styles

Copmanthorpe as a whole possesses a range of buildings and architectural styles, however, there is a strong architectural character evident in the existing Listed Buildings in the historic core and a number of recently constructed developments. Some of Listed Buildings along Main Street possess a coherent character due to their pinkish-red brick render, central door location, prevalence of sash windows, gable pitched roofs and end stacks. This architectural style also exists in many other residential properties located within the historic core along Main Street, but is also reflected in more recent housing developments throughout the village, particularly those at Orchard Garth and Ploughman's Close.

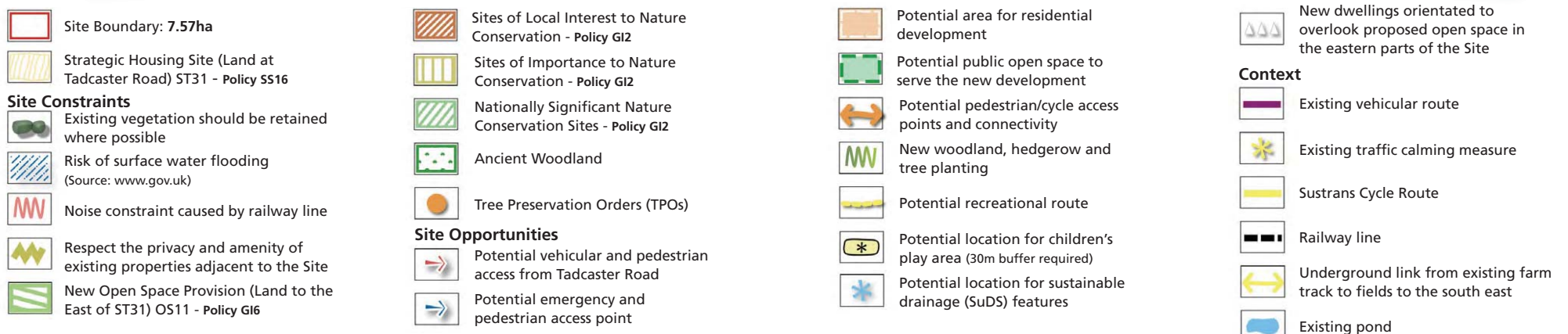




Key considerations

We have undertaken a thorough assessment of the Site and its surroundings in order to identify the features which should be protected, retained and enhanced as part of the development proposals.

The Site presents the opportunity to create a sensitively designed new development in a location that is closely related to the existing settlement form in this part of Copmanthorpe. There is an existing mature Ash tree located in the south western corner of the Site, however it is considered to be unhealthy and not safe to retain. This does, however, encourage the enhancement of the remaining existing Oak trees which are covered by TPOs located along the south western boundary, through the creation of a generous green corridor approximately 20-30m wide. The development should be outward looking, with new homes overlooking areas of public open space and Tadcaster Road. The layout should also allow for new boundary landscaping to filter views of the development, particularly along Tadcaster Road to create a soft development edge. The Site also offers the opportunity to provide a destination play area, given the lack of young persons play facilities in Copmanthorpe. Finally, the Site lies adjacent to existing Local Nature Conservation sites, presenting the opportunity to connect the Site's green infrastructure and pedestrian linkages





	Site Boundary: 7.57ha		Proposed vehicular and pedestrian access point		Pedestrian priority and key focal spaces		Existing vehicular route
	Proposed residential area: 4.80ha (Up to 170 dwellings @ 35dph)		Proposed emergency and pedestrian access point		Potential recreational footways		Existing traffic calming measure
	Proposed public open space to serve the new development. To include new landscaping, tree planting & new play area		Potential spine street through the development		Potential pedestrian/cycle access points		Railway line
	Potential Neighbourhood Equipped Area for Play (NEAP)		Potential secondary streets		Existing vegetation		Existing watercourses and water bodies
			Potential private drives/lanes		Potential sustainable drainage (SuDS) features		Proposed pump station

The assessment of the Site and its setting has helped to inform the preparation of the Development Framework Plan. The outline proposals provide for up to 170 new homes including a mix of house types, sizes and tenures. A number of design principles have influenced the development proposals for the Site. These principles are:

- The new homes will vary in size, type and tenure. Most of the homes will be 2 storeys in height, although it is considered that a limited number of 2½ storey dwellings could be accommodated to provide interest to the development's roofscape.
- The development would be set within an attractive framework of open spaces, which will create an attractive setting for the new homes. These areas of open space will contain new landscaping, new routes for walking and a new children's play area, whilst also providing ecological mitigation enhancement.
- Vehicular access to the development will be taken from Tadcaster Road, with an emergency access point also off Tadcaster Road.
- The existing hedgerows and trees within and around the Site will be retained where possible, to help filter views of the new homes and to retain their functions as wildlife corridors.
- New attenuation basin located in the north eastern corner of the Site will be designed as an integral part of the development's green infrastructure. The basin will store water during periods of heavy or persistent rainfall in order to maintain run-off from the Site to present day conditions.
- New recreational routes will meander around the peripheral edge of the Site, linking new and existing residents to the new homes, the new play area and to a potential pedestrian link to the adjacent local nature conservation area.

Your views

Your comments and suggestions will be taken into account when formulating the final planning application submission. All comments and feedback received will be provided to the Local Planning Authority as part of the planning application.

Once a planning application has been submitted, you will also be able to make further representations to the City of York Council, who will take these into account before making their decision on the planning application.

You can keep up-to-date on progress using our dedicated website which provides further information and includes an online feedback form for making comments.

Thank you for taking time to view our proposals.

How do I comment?

Comments can be sent in the following ways:

www.your-views.co.uk/copmanthorpe

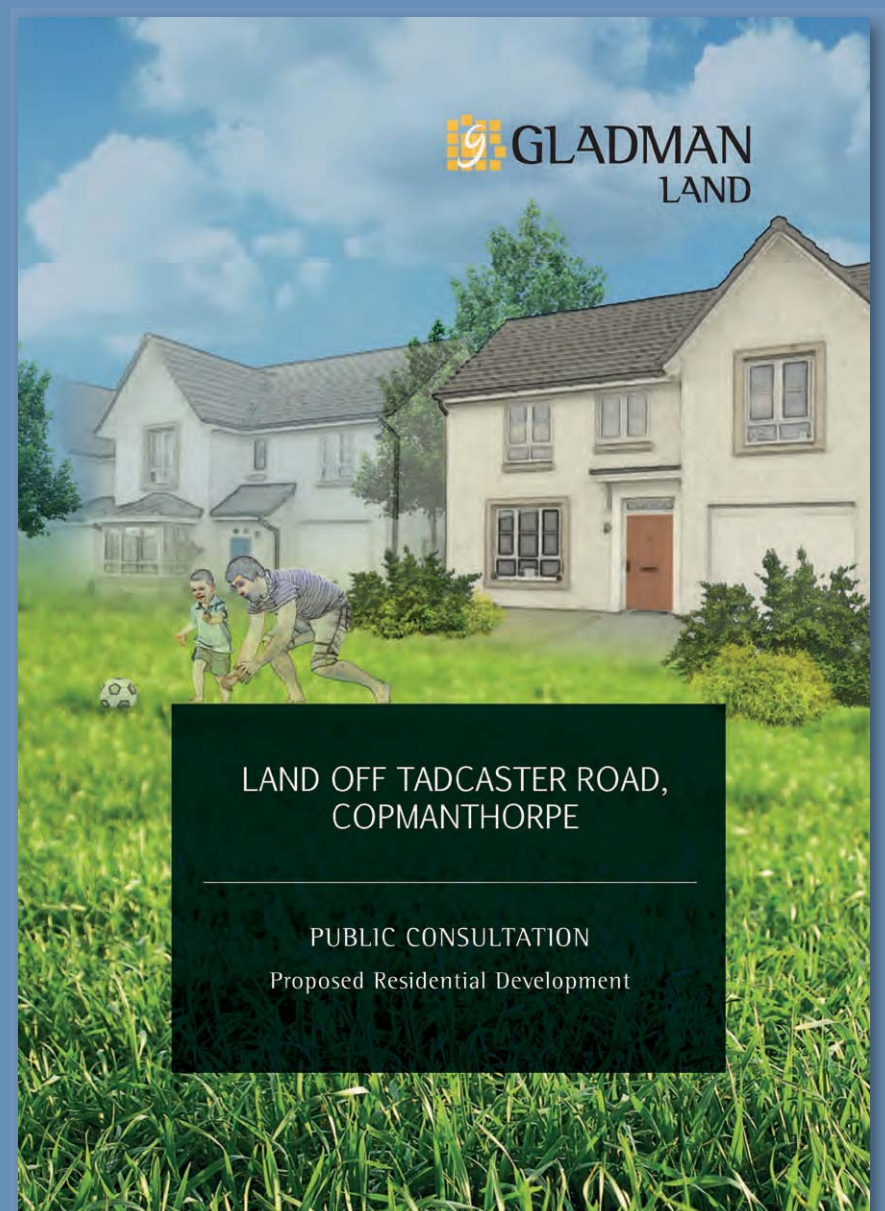
You can respond by email:

comments@your-views.co.uk

(Using 'Copmanthorpe' as the subject line)

Or by post:

Your Views - Copmanthorpe
Gladman Developments Ltd.
Gladman House
Alexandria Way
Congleton
CW12 1LB



Gladman consider all correspondence received and our response to the issues raised will be set out in a Statement of Community Involvement (SCI). As part of a planning application, Gladman submit to the Local Planning Authority a complete copy of all correspondence received (including any details such as your name, address and email address where you have provided them). This ensures all your comments are available to the Council during the consideration of an application and shows who we have consulted. As the SCI forms part of the formal application documents, the Council may publish it online, subject to their own Data Protection policies. Should the application be the subject of an appeal, the same information will be forwarded to the Planning Inspectorate. If further consultation is carried out as part of the planning process, Gladman may use your details to make you aware of this and to ask for your views, but will not use this information for any other purpose.