

# Church Fenton's recent consultation for villagers - *Regarding planning application 2015/0615/OUT*

Thank you for your comments regarding the recent consultation leaflet some of the village received regarding reserved matters for Strata.

## THE FACTS

Our Parish Council objected to ALL the proposals for Outline Planning.

As a group of villagers the objections on the development were overwhelming.

Historic England provided feedback that the development will cause harm to the setting of St Mary's Church.

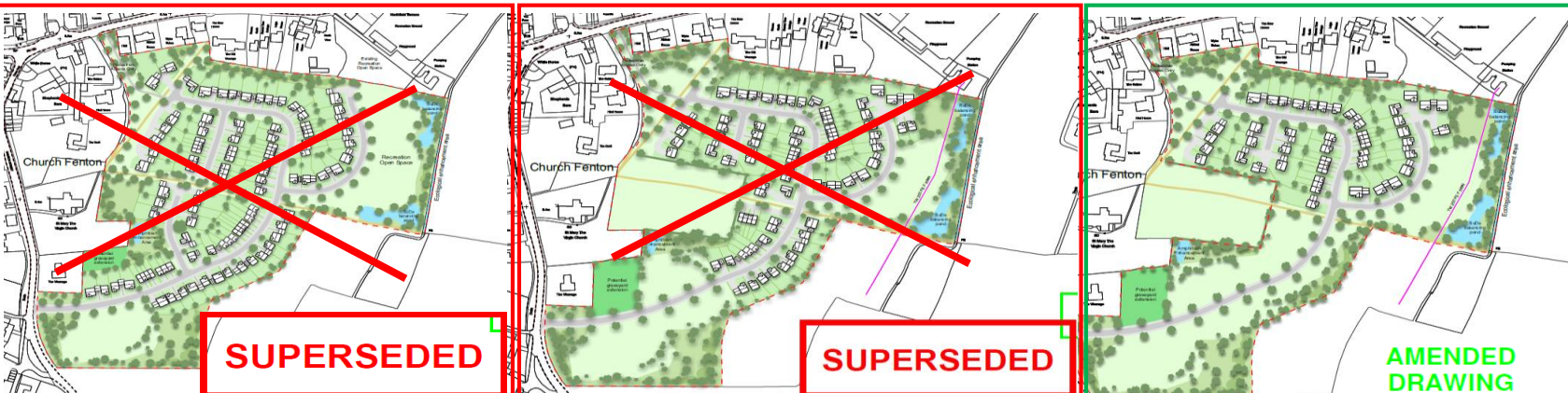
Several planning applications on this particular plot of land have been successively **rejected** by Selby District Council since the 1980s.

In our opinion outline permission has **ONLY** been granted due to a lack of a 5 year land supply, which unfortunately reduced the weight of all other material considerations, **HOWEVER** despite this the application was successfully reduced from 106 dwellings to 50, as per the indicative drawings below, which also show that all footpaths have been respected.

In response to the consultation, we should advise Strata:

- To **re-consult with villagers based on the approved indicative plan of 50** and not for a 106 houses and in their next consultation to be mindful of the following:
  - Villagers can respond to say they would like **FEWER** houses than the outline for 50.
  - Advise Strata to consider the National Planning Policy Framework document section 66 and the harm any development in this area will do to our Grade I listed St Mary's Church, as well as the Grade II listed buildings adjacent to the plot.
  - Stress the importance of our public footpaths as the preservation of these is paramount.
  - During this secondary consultation we can discuss the type of houses and our ideas of public space, but in response to this proposal we are focusing on the numbers of houses involved.

## Indicative drawings amended based on feedback from Church Fenton residents and Historic England



## Neighbourhood Plan Update:

Our working group is busy with the Neighbourhood Plan *(a document which, amongst other things, provides the village with additional protection in the case of planning applications)*

We'd love to tell everyone about the progress we are making.

We will send out regular email updates (monthly) and have a website for your information & comments: [www.churchfentonplan.org.uk](http://www.churchfentonplan.org.uk)

Please email [churchfentonparishcouncil@gmail.com](mailto:churchfentonparishcouncil@gmail.com) & we'll add you to the distribution list.