

Pre-submission draft Neighbourhood Development Plan

April 2019

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Foreword

Dear Resident

We are pleased to present the Church Fenton Neighbourhood Plan. This has been promoted by the Parish Council and has been prepared by a group of Parish Councillors and village residents with valuable assistance from our neighbourhood planning consultant, David Gluck, staff and Councillors at Selby District Council.

Over the recent years Church Fenton has experienced significant development and whilst we have a very active Parish Council who work with Selby District Council to minimise large scale development, we have seen many new homes being built, many more than neighbouring villages. Whilst all residents of Church Fenton, new and old, are a vital part of our village life, we, as a Parish Council, felt that our Village Design Statement was not being referred to when Selby District considered planning applications and realised the most proactive approach was to set about creating our Neighbourhood Plan.

This is very much a community-led Neighbourhood Plan. It is based on what you have told us over recent months, either in conversations at drop-ins, working group meetings or via the questionnaires we have been sending out. It therefore reflects your needs and aspirations for our future village development and community cohesion; some of which, we are delighted to report, have been realised during the process of the Neighbourhood Plan creation – namely, Church Fenton Community Shop and the White Horse pub purchase & reopening with the incredible efforts of the Church Fenton community.

Church Fenton is steeped in history, the first recorded mention of Fenton as a settlement was in 963 when King Edgar gave a grant of land to Aeslac of Sherburn. He in turn probably gave this to St Peter's of York, as by 1030 it is included in the Archbishop's estate. This history is reflected by the significance & importance of St Mary the Virgin Church (construction of which started circa 1230AD) which is recognised and valued as much today as it was then.

In Church Fenton there are many examples of how close knit and supportive our community can be. It is a special place that we feel fortunate to be part of and as our research has proven most of us agree that it should be kept that way whilst recognising the need for change to meet the growing needs of our present and future residents.

The vision described in our Neighbourhood Plan is to protect the history & character of our village, maintain our much-valued green space & offer a safe, attractive place in which to live.

Cllr Sarah Chester, Chair of Church Fenton Parish Council

Cllr Rebecca Hunt, Chair of Church Fenton Neighbourhood Plan working group

1. Introduction

1.1 Background to the Neighbourhood Development Plan

The Localism Act 2011 gave Parish Councils the power to develop Neighbourhood Development Plans (NDP). The Church Fenton Parish Council led steering group started work on their NDP in 2017. Once ‘made’, this NDP will form part of the statutory Development Plan for Selby District Council and will be used by the District Council to help make decisions on planning matters that affect Church Fenton.

This Plan is seeking to develop a set of policies, practical actions, and longer term aspirations for the community, all framed within a strategic vision for Church Fenton. These will ensure that as development takes place in the parish, it is in line with the community’s aspirations and views – i.e. putting our community in control of our future. Examples will include, the provision of affordable homes, increased community ownership of key assets (village shop, village pub, village hall) and improvements to much loved and valued facilities, such as play areas, green spaces and rights of way.

1.2 Consultation and engagement

Church Fenton Parish Council began engagement with parishioners early in 2017, our working group was formed in February 2017 followed by the creation of our website (www.planchurchfenton.org.uk) in the same month. During March of 2017, our working group divided the tasks between ourselves and between April and December 2017 we met frequently to progress our work. This work mainly consisted of sending residents questionnaires relating to:

- Housing needs
- Local green space
- Business needs

The collation of the results and researching specific facts about our village was all undertaken by the group.

On 17th December 2017, we were delighted to present the progress we had made to our community, and despite being a cold, wet Sunday afternoon we were inundated with interested residents keen to find out how we had progressed. During 2018 the work continued and informal comments have been received from Selby District Council alongside their screening opinion on the need for a Strategic Environmental Assessment, which has allowed us to commence the Regulation 14 ‘pre-submission’ consultation.

We would like to take this opportunity to mention our working group which became a little smaller as we progressed on our plan, mainly as a result of some fantastic community led initiatives taking much needed resource, namely Church Fenton Community Shop Ltd and Church Fenton Community Hub CBS as the White Horse lessee. Evidence in itself that Church Fenton is already realising our vision and ambition.

1.3 The Neighbourhood Planning process

On 11th August 2016, Church Fenton Parish Council submitted a formal application for designation of the parish as a Neighbourhood Area to Selby District Council. This application was consulted on by Selby District Council between 23rd September 2016 and 4th November 2016 and subsequently approved. The Neighbourhood Area encompasses the whole of the parish of Church Fenton (see map 1 below).

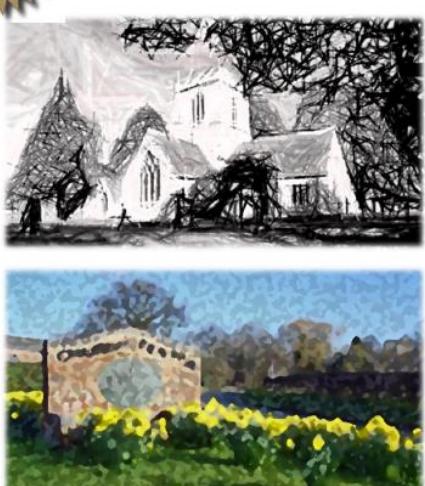
The Parish Council subsequently established a Working Group to drive the Plan forward. Following early discussions about collaboration with neighbours Ulleskelf, it was decided to pursue an independent Plan but to liaise closely due in particular to the shared interest in the former RAF Church Fenton and its future development.

Following the extensive consultation and engagement with parishioners, District Council and other stakeholders set out above, the draft Plan was submitted to Selby District Council for informal comments in November 2018. At the same time, it was requested that the draft Plan be screened by Selby District Council, with inputs from Historic England, Natural England and the Environment Agency in order to determine if a Strategic Environmental Assessment (SEA) or Habitats Regulation Assessment (HRA) would be required before the draft Plan progresses to the pre-submission Regulation 14 consultation.

A new Plan for Church Fenton!

new homes; green spaces; community facilities; business; environment; design; highways... & more!!

EVERYONE WELCOME!

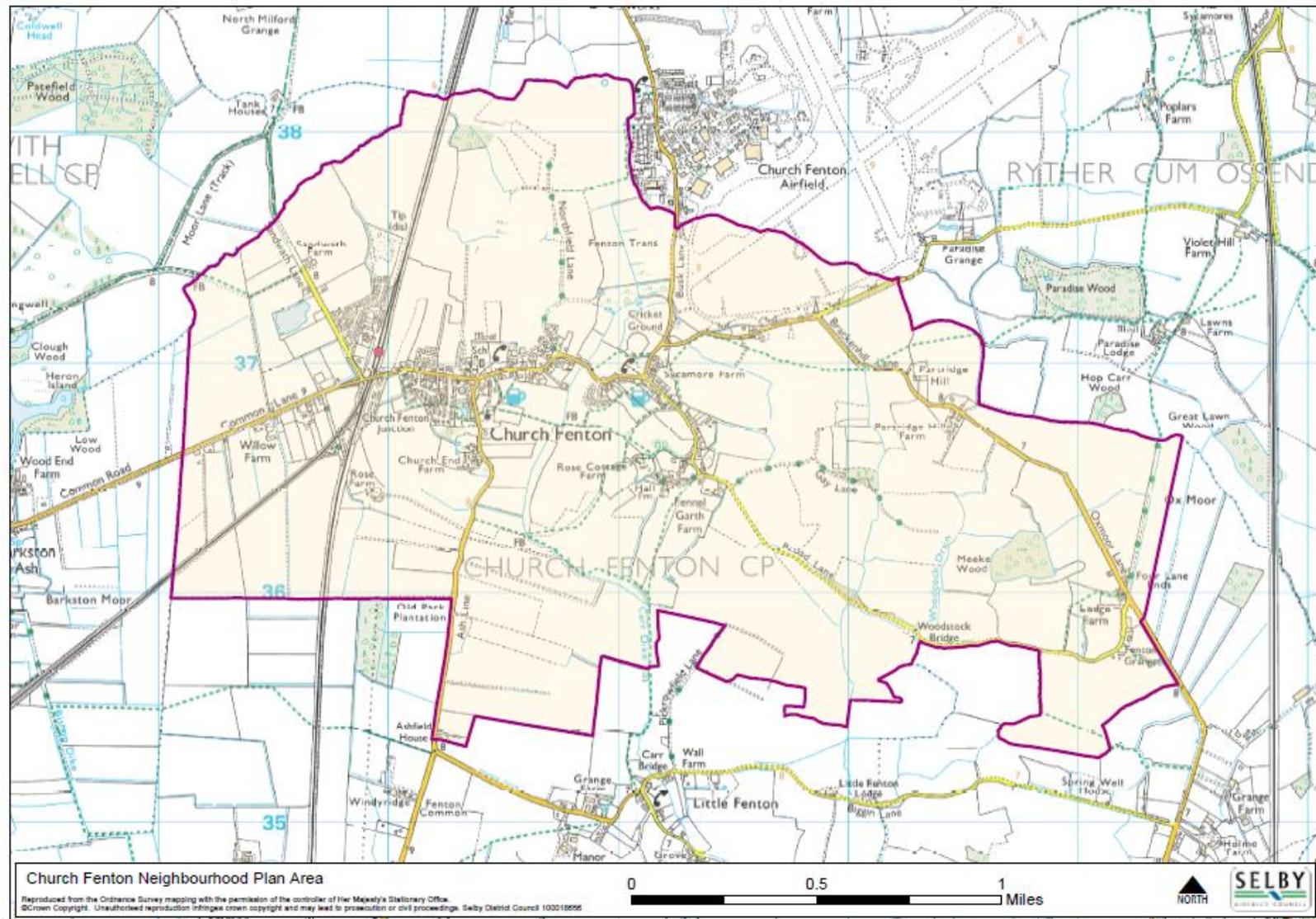


The Parish Council has decided to undertake a Neighbourhood Development Plan for our community.

The Plan will be our 'chapter' of the Selby district Local Plan - it will cover all aspects of planning in the parish over the next ten years to 2027.

Please come along to hear all about the Plan, how to get involved and what it could mean for our community.

**Saturday 3rd December 2016, 2-4pm,
Church Fenton Village Hall**



Map 1 Church Fenton Neighbourhood Area

2.0 A brief history and Church Fenton today

The first documentary evidence of Fenton is in 963AD when King Edgar made a grant of twenty Hides to Aeslac of Sherburn-in-Elmet. Little evidence remains of the earlier origins of the village, although in 800AD an archive source records:

"East of the high ground at Sherburn the land was wooded with huge oaks and tiny British settlements. Houses were made of poles covered by skins or leaves. The land was low lying, often below sea level. Tracks that existed were limited to ridges of high ground."

We can perhaps assume that the village main street probably reflects one such ancient path.

The name Church Fenton has evolved over the years, starting as Fentune in 963 to Fentun in the Doomsday book of 1086. Kirk Fenton is first mentioned in 1338 signifying the establishment of a church in the village. 'Ton' or 'tun' suggests a community within an enclosure, reclaimed from the 'fen' which is an old English word for a marsh.

It is likely that the origins of the village were agricultural, although in 1400 records show that many villagers were employed at the Huddleston stone quarry at a time when the stone was being used to build York Cathedral. In 1458 the village had a population of 42 married couples, 26 single adults, 1 tradesman (blacksmith). There appears to be no mention of children. Major drainage works opened up the majority of the land for agriculture between 1600 and 1800 and the Moated House of the Lord of the Manor used to stand on the site of Manor Farm.

Railways first appeared in the area with the Leeds and Selby line which opened in 1834. The York and North Midland was formed in York in 1835 and began planning a link to London. The first plan showed the railway passing through Kirkby Wharfe and North Milford. However, objections from the Grimston Estate led to a revised plan on the current route through Ulleskelf to Altofts near Normanton to connect with the Leeds to Derby railway.

Originally the railway crossed Common Road on a level crossing, with a station on the site now occupied by the present railway bridge. In 1847 a new line was built to Harrogate for which a new station was built with workshops and an engine shed. In 1854 the York and North Midland was bought by the NER. The line from Leeds arrived in 1869 and in 1904 additional tracks were built to York which required the building of a new (third) station. The station employed a station master, porters, shunters, office staff, signal men, plate layers and a telegraph messenger. In 1990 the platform buildings and awnings were demolished.

RAF Church Fenton was opened on 1st April 1937, while it was still being constructed. It was built as a result of the RAF's massive pre-war expansion programme, in response to Hitler's move to increase the strength of the German armed forces. The base was designed as a fighter base from the outset, with the task of protecting the industrial regions of Leeds, Bradford, Sheffield and Humberside.

From the start of the Second World War, until August 1940, Church Fenton was a sector station in 13 Group, being home to both defensive and offensive squadrons. Because of Church Fenton's remoteness from southern England, it had a limited part to play in the Battle of Britain, being used as a base for battle-scarred fighter squadrons to rest and work back up to operational status. Its main job was being part of the defensive network of fighter airfields that protected the industrial cities of northern England from attack by German bombers. Throughout the war the airfield was home to many squadrons and aircraft types, such as Spitfires, Hurricanes and Mosquitoes amongst many other. As with all of the RAF, inevitably a number of Church Fenton aircrew paid the ultimate price in the defence of Britain.

Following the end of the war, the station retained its role as a front-line fighter station in the defence of northern England. In April 1946, the station became one of the first in the country to operate jet aircraft, these were the Gloster Meteors of 263 Squadron, and later 257 Squadron. In July 1959, the station ceased being a front line home defence station, and its role changed to that of pilot training, one which it carries out to this day.

Today, Church Fenton has a solid, friendly community spirit, having its own primary school and nursery, Jigsaws day care and out of school club. There are two churches and a post office/general store; coupled with this are a public house and an Indian restaurant within the mainline railway station. Village life has much to offer with football, cricket and bowls clubs, and for children rainbows, brownies, cubs and scouts and a toddler group. The Village Hall is well used and is a meeting venue for a variety of local community groups and a place for regular evening entertainment.

Demographics

In 1801 Church Fenton was a hamlet with a population of only 220. The population changed very little over the period with the exception of the peaks of temporary increase attributed to in-migration of railway workers between 1841 and 1851, then again in 1861 to 1901 when the rail network was extended.

By 2011 the population was 1,392 after a steep rise over the previous 10 years. This rise was linked to the building of large numbers of houses as the village became an increasingly popular place to live – and commute to work from. The effect of building the Sandwath estate, along with several other smaller developments in the village resulting in a steep increase in housing stock.

To conclude, Church Fenton has had a steady slowly rising population for over two hundred years. There have been temporary spikes of population related to specific activities but the underlying trend has been for very slow steady growth. This trend broke down more recently due to relatively large-scale house building causing a rapid expansion to the village's permanent population numbers.

2011 Census statistics for Church Fenton

- 23 % (325) were aged under 18
- 9% (125) were aged 18 to 29
- 25 % (354) were aged 30 to 44
- 20% (280) were aged 45 to 59
- 15% (211) were aged 60 to 74
- 7% (97) were aged 75 or over
- 99.3% (1392) of the population described their ethnic group as white
- 48% (285) of dwellings are detached houses or bungalows
- 25% (149) of dwellings are semi-detached houses or bungalows
- 20% (121) of dwellings are terraced houses or bungalows (including end-terrace)
- 7% (40) of dwellings are flats, maisonettes or apartments
- There are 896 cars or vans in Church Fenton
- 76% (758) of residents aged 16-74 are employed

3.0 Vision and Objectives

3.1 The Vision for Church Fenton to 2027:

The Parish Council created the following draft vision, which was consulted on during public events:

"Our Vision is for Church Fenton to be a place that meets the needs of its residents in terms of homes, jobs, play and recreation and education and learning. The village needs to be a place that retains its character and essence as a village, whilst growing sustainably to support the wide range of facilities we enjoy now and wish to see develop in the future."

3.2 Objectives

The following objectives have been developed to ensure the Vision is delivered. For Church Fenton to realise its Vision by 2027, the key objectives are as follows (not listed in priority order):

- To have a proper mix of homes which meets the needs of the community
- To maintain and improve services and facilities
- To improve our green environment
- To recognise and conserve our heritage
- To maintain and develop a 'small economy'
- To avoid urbanisation and maintain a high quality village setting
- To work closely with our neighbours particularly with regard to potential future development on the airbase
- To enable organic growth that is small in nature, for example self-build homes
- To improve broadband connection speeds
- To manage and improve road safety and car parking
- To minimise the impact of HS2 on the community and landscape.

4.0 Policies

This section of the Plan sets out the detailed policies, the justification for these and how policies will contribute towards the objectives set out for achieving the Plan's Vision. In summary, the policies are organised into seven themes and are:

THEME	POLICY
Housing (H)	H1: Type, size and scale
	H2: Design principles
	H3: Location of new development
Amenities and Services (AS)	AS1: Valuing community facilities
	AS2: New community facilities
Business and Economy (BE)	BE1: Supporting the small economy
	BE2: Farm diversification
Environment and Green Spaces (EGS)	EGS1: Local Green Spaces
	EGS2: Protecting biodiversity and habitats
	EGS3: Green infrastructure and corridors
Conservation and Heritage (CH)	CH1: Non-designated local heritage assets
	CH2: Development in the historic core
Flooding (F)	F1: Development that does not add to flood risk
High Speed Rail (HSR)	HSR1: Visibility and impact
	HSR2: Managing development

4.1 Housing (H)

Policies Summarised	
Purpose: to ensure our community has access to homes appropriate to their needs.	H1: Type, size and scale
	H2: Design principles
	H3: Location of new housing development
Objectives addressed	
<ul style="list-style-type: none"> • To have a proper mix of homes which meets the needs of the community • To improve our green environment • To recognise and conserve our heritage • To avoid urbanisation and maintain a high quality village setting • To enable organic growth that is small in nature, for example self-build homes. • To manage and improve road safety, traffic and car parking 	
Supporting evidence base documents	
VILLAGE DESIGN STATEMENT; STRATEGIC HOUSING MARKET ASSESSMENT; HOUSING NEEDS SURVEY, HISTORIC CORE ASSESSMENT	

In the period November 2008 – November 2018, there were 41 dwellings (40 net) completed, with outstanding permissions for a further 78 dwellings in the parish. Selby District Council's Core Strategy set out projected growth for Designated Service Villages (DSV) across the district and including Church Fenton as being 2000 from 2011-2027. When considering the options for delivering this growth across the 18 DSVs, the District Council considered 3 options: first, to disperse growth proportionate to settlement size; second, to distribute growth based on services and accessibility; and third to only grow those villages not located in Green Belt. The result of these 3 options for Church Fenton were:

Option 1 – 29 new homes

Option 2 – 24 new homes

Option 3 – 39 new homes

It is clear from this that Church Fenton as a parish has already seen more than its required growth to contribute to Local Plan targets. As a result, the Parish Council and community have been very clear in consultations for the Neighbourhood Plan that new growth should be predicated on a very strict set of criteria. These are set out in the policies that follow.

4.1.1 H1: Type, size and scale

Issues and evidence

Church Fenton currently has a wide choice of type, tenure, style and size of housing. However, in recent years, new homes built or planned have predominantly been larger in size and more expensive in cost. In November 2018, of 34 available homes for sale, the highest priced property in the parish was a 5-bed detached house at £600,000: the lowest price was £140,000 for a one-bedroom flat. Only 4 properties were available for rent ranging from £475-£900 pcm¹. Of the homes for sale, the following types/numbers were available:

- Detached - 19
- Semi-detached - 9
- Terrace - 3
- Flat - 1
- Bungalow - 2

The 2018 parish-wide housing survey indicated that 27% (21) of respondents wanted no development in the parish. 21% (15) preferred to see single homes on small areas of land, 28% (22) preferred small development of 1-4 houses, 21% (16) preferred developments of 5-10 houses and 4% (3) preferred developments of 10 or more houses.

The preferred types of houses were:

- Apartments/flats – 2% (2)
- 1-2 bedroom starter homes 30% (27)
- 3-4 bedroom medium family homes 26% (23)
- Large family home 12% (11)
- Small retirement homes/bungalows 30% (27)

Of the 58 respondents, 79% (46) thought affordable homes to buy should be included in new developments and 45% (26) thought social housing for rent should be included in new developments.

Community led housing has been identified as a new mechanism for delivering affordable homes not associated with substantial quantities of new dwellings, enabling smaller developments to be progressed where the opportunity arises. Community-led is an ethos which resonates strongly in the parish with its recent history of community initiatives.

¹ www.rightmove.com

Policy H1: Type, size and scale

New housing developments should be:

- a) Small in scale, under 10 units (i.e. small-scale development)
- b) Not overwhelm their surroundings but rather integrate with their immediate neighbouring properties and landscape in terms of:
 - i. Design of new homes
 - ii. Design of the overall development
 - iii. Car parking arrangements
 - iv. Appropriate landscaping, greenspace and green infrastructure
 - v. Non-vehicular links, including new public rights of way linking the development to other parts of the village and the surrounding countryside, where practicable.
- c) Provide for a mix of housing type and size in accord with the Selby Local Plan and reflecting demand and needs identified through the most recently available housing needs analysis for Church Fenton parish.

Preference will be given to community-led housing schemes where the scheme is initiated by, and is being led by, a legitimate local community group such as the Parish Council or Community Land Trust and the scheme has general community support, with evidence of meaningful public engagement.

4.1.2 H2: Design principles

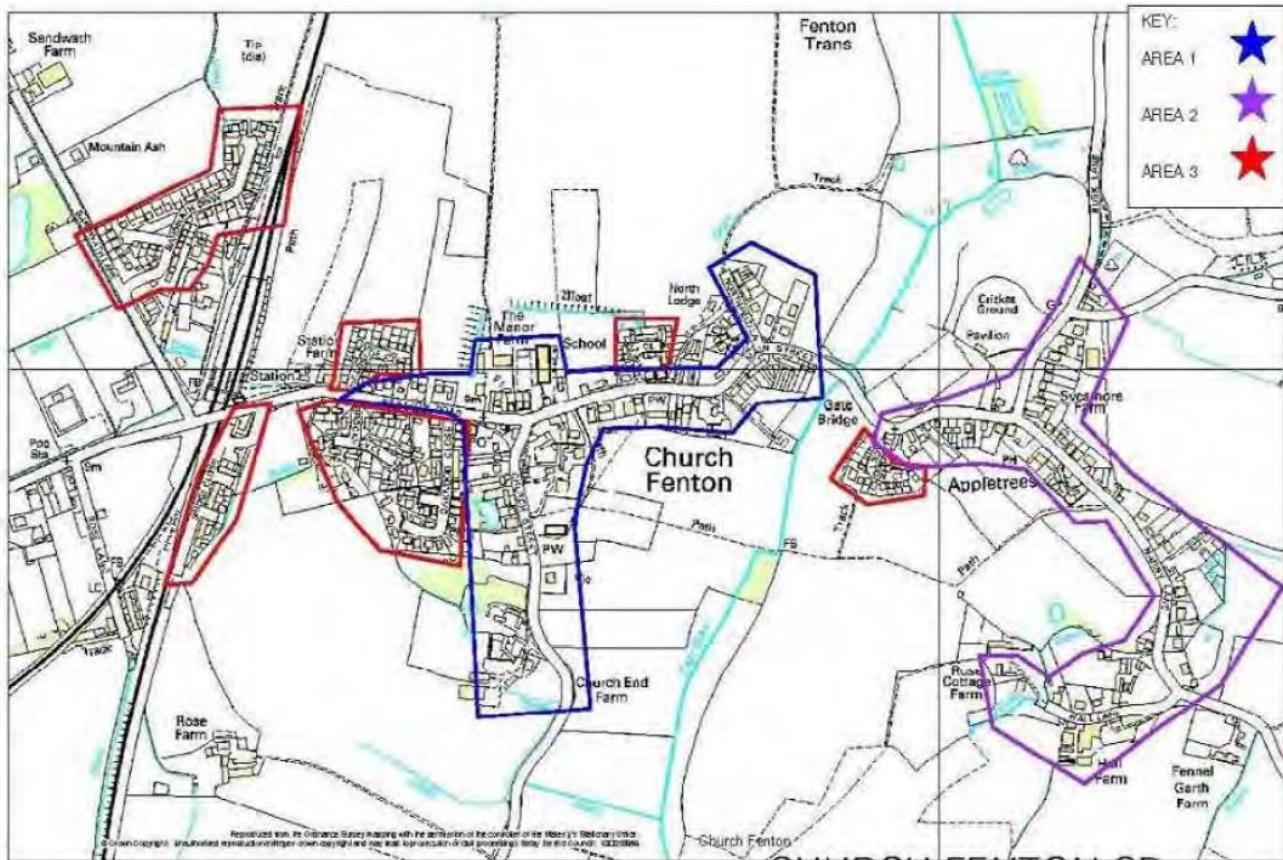
Issues and evidence

The Church Fenton Village Design Statement (February 2012) describes Church Fenton as follows: “the village is essentially a “T”-shaped layout at the junction of three roads. Common Lane extends westward to Barkston Ash, which Main Street extends eastward to Ryther/Cawood/Biggin. Lastly, Ash Lane leads due south to Sherburn-in Elmet. Most of the village’s services and facilities are located here, including the railway station, shop, school and pub.

Along the roads, farms and houses have developed on both sides to form an elongated village. Main Street is the longest of these ribbons, and over the years has doubled the length of the village. The linear nature of the village is of fundamental importance when designing new development as the vast majority of the housing stock has views across open countryside to the rear, with rear gardens. Backfilling would ruin this aspect and should therefore be avoided.

Some compact estates have been developed in the west that bulk out the village, and a 21st Century volume house builder’s estate has introduced more built form on the opposite side of the railway

lines, deep in to the open countryside. Despite these additions, the linear character remains very strong."



Map 2 Character Areas of Church Fenton

The Village Design Statement defines the following three Character Areas (text extracted from Village Design Statement):

Character Area 1: The village centre

This area has developed one house at a time with an overall palette of brick and pantile/slate materials, but each house is unique. The houses face the street to form attractive rows, set behind a front garden of varying length. Mature planting and trees creates a "chocolate box" street scene and a traditional North Yorkshire village appearance.

Most of the village facilities are also located here, including the railway station, school, shop/post office and pub. Occasional infill plots have realised newer house designs, but an adherence to the materials and plot layout ensure that these blend in and continue the character rather than spoil it.

- Houses have been built one at a time in a ribbon layout
- Each house is unique
- Houses mostly feature gardens to the front and long thin plots
- Size of the front garden varies due to the meandering nature of the road
- Mix of houses – little or no repetition
- Low-density environment
- Mature planting creates a very green street scene
- Narrow carriageway
- Roof interest and the variation in the height of the eaves
- Red/brown brick or cream render
- Generally rectangular footprint and elevations
- Houses parallel with the road so eaves face the front
- Simple cottage style
- Occasional bungalow
- Further out of the centre houses are larger and more elaborately designed and detailed
- Red pan tile or natural slate
- Mixture of fencing, brick walls and hedges
- Windows have a vertical emphasis, white timber and multiple panes
- Doors are simple timber, or elaborate finely detailed doors with elaborate porch features with carved wooden surrounds. Although mostly white, variation features dark earth colours.

Character Area 2: The East End

A gap in the built form occupied by agricultural fields, football pitch and cricket field separates this area from the village centre. Built either side of three roads, houses here follow the one-at-a-time layout, but are larger and set in larger plots than houses in the village centre. The architectural style changes slightly too, moving away from the cottage style to a more villa style with more variation and detailing.

- One-at-a-time ribbon layout
- Individual “villa-style” (unlike cottages in Village Centre)
- Houses set back from the road
- Boundary treatments mainly brick walls and hedgerows
- Hand clamped bricks (dark brown-red) or render
- Windows depend on the property size, large properties have grand designs with brick headers and thick stone cills, small properties feature simple designs with no surround features
- Doors are plain timber with a single window at the top

- Larger houses feature porches or brick surrounds with elaborate detail.

Character Area 3: 20th Century estates

There has always been steady development over the years but always on a piecemeal scale until recently when large estates were developed. These demonstrate a “national” style with little regard for local character. The estates range from around 10 dwellings to over 70 dwellings. The principal difference in these estates is the introduction of standardised house types and more uniformity in the designs. All built at the same time, these houses do not demonstrate the intricacies of the older part of the village, and also introduce new colour shades in the mass-produced bricks in place of the hand made and low volume darker shades.

There are several smaller post-war estates that have been built throughout the village. These break the traditional one-at-a-time growth pattern and introduce uniformity and standardisation. Further, they often introduce materials, house types and details that are alien to the Church Fenton style. Although none of the developments should be considered repugnant, the diversion away from the Church Fenton style of development should be avoided in the future, and a return to the local character ensured.

The 2018 housing needs survey indicated that 87% (49) of respondents felt it was very important that the design of new buildings are sympathetic to the character of the village. 11% (6) thought it was quite important and 2% (1) thought it not very important.

Policy H2: Design principles

For new housing development proposals:

- a) The type of housing should be distinctive in design, one or two storeys with gardens.
- b) New housing should reflect the best design elements as found in the historic core of the village, including:
 - i. Respecting the overall palette of traditional designs and the character of the local area as set out in the Village Design Statement.
 - ii. Respecting the height, position, size and massing of existing buildings.
 - iii. Ensuring boundary treatments are in keeping with the tradition of the village and primarily involve hedgerows formed by native species.
 - iv. Density of new developments should reflect that of their immediate surroundings.
 - v. Demonstrating how the recommendations set out in the Village Design Statement will be respected.

- c) Modern architectural detailing, including environmental systems (i.e. systems built into the home designed to save energy, reduce waste, prevent pollution, cut carbon emissions or enhance biodiversity), can be accommodated in new development but should be carefully sited and designed to blend in with village character, avoiding street front elevations wherever practicable.
- d) New housing should be designed to incorporate the best of sustainability principles in design and construction.

4.1.3 H3: Location of new development

Issues and evidence

The housing survey asked for suggestions for suitable locations of new developments. The following places were suggested more than once:

- Close to HS2 infill
- Infill/garden grabbing
- Near Nanny Lane bungalows
- Airbase/Leeds East Airport (Ulleskelf parish)
- Brownfield sites

The housing survey also asked for suggestions for unsuitable locations of new developments. The following places were suggested more than once:

- RAF base
- Land with facilities on e.g. White Horse
- Flood zones/drainage gap
- Close to HS2 development
- Maintain linear village (respect strategic countryside gap)
- Avoid historic settings and views e.g. St Mary's and the village centre
- Greenfield/agricultural land/Green Belt
- Near train station – parking issues

Church Fenton Airbase

A key location for potential new housing in the locality is the land on the Church Fenton Airbase. Although the majority of the Airbase is located within the adjoining Ulleskelf parish boundary, it will impact the residents of Church Fenton directly as it is in their direct vicinity, in particular any development to the north of the Neighbourhood Area, near to Busk Lane.

The adopted Selby District Council's Core Strategy contains policies with particular implications for Church Fenton Airbase and/or its immediate environs², including:

- Church Fenton Airbase is identified as a 'secondary village with defined development limits', within which limited amounts of residential development may be absorbed where it will enhance or maintain the vitality of rural communities, (SP2) and may have the potential to become Rural Housing Exception site, (SP10).
- Protects and enhances the 'Regional Green Infrastructure Corridor' which runs up to and abuts the west side of Busk Lane and includes the residential development west of Busk Lane. Also provides for measures to mitigate or minimise the consequences of any development within the corridor (SP12).

This Plan seeks to ensure that any development on the Church Fenton Airbase takes into consideration the design principles and other policies set out in this Plan.

In July 2018, Makin Enterprises submitted a hybrid planning application to Selby District Council. Although the development is in the neighbouring parish of Ulleskelf, it is important to note this potentially significant new development in this Plan. The planning application includes:

- A new 6,000 square metre (approximately) creative, digital or media business headquarters within a new 'Create Yorkshire' creative industries employment park of creative, digital and media-related uses.
- Permanent use of the existing Hangars for commercial film-making and formalisation of this part of the site as a 'Studio' area with associated stages, stores, workshops, backlot and parking.
- Upgrades to the site access onto Busk Lane.
- Landscaping of the creative hub area and a landscape framework for the Create Yorkshire campus.
- Makin Enterprises consider that up to 1,800 permanent jobs could eventually be provided on the site by this proposal.

² Church Fenton Airbase Policy Context document – supporting document for Ulleskelf NDP

Key views

Church Fenton is located in a flat landscape and is a low-lying village, with the exception of its historic Grade 1 listed church. Key views from publicly-accessible places of this feature have been analysed by the Neighbourhood Plan group and are noted in the map 3 below and development should seek to avoid disrupting these views wherever practicable.



Map 3: Key views of St Mary's Church, Church Fenton

Policy H3: Location of new housing development

All new housing development proposals should:

- a) Respect the integrity of the linear structure and open aspects of the village. The future growth of the village should rely on conversions, replacement dwellings, re-development of brown-field sites or appropriate scale development on green-field sites.
- b) Avoid Green Belt, strategic countryside gap and other areas identified in the Policies Map as valuable for the green infrastructure roles they perform.
- c) Apply sequential, risk-based testing to potential development locations to avoid the flood zone areas 2 and 3, in order to reduce the risk of future flooding.
- d) Be in an acceptable location in relation to the highway network and must not generate a level of vehicle movements that would result in a loss of residential amenity for neighbours in relation to safety, noise and air quality.
- e) Respect and maintain key views as identified on map 3, in order to maintain the character and appearance of the village, with particular attention paid to the views of St. Mary's Church, which is prominent due to its elevated tower.

COMMUNITY ACTIONS

- To support improvement to existing and establishment of new footpaths to link all residential dwellings in parish via safe footpaths.
- To publish a circular for recreational walks along Gay Lane.
- To promote utilities improvement, especially the drains network.

4.2 Amenities and Services (AS)

Policies Summarised	
Purpose: To sustain and improve upon community facilities.	AS1: Valuing community facilities
	AS2: New community facilities
Objectives addressed	
<ul style="list-style-type: none">• To maintain and improve services and facilities• To improve our green environment• To improve broadband connection speeds• To manage and improve road safety, traffic and car parking	
Supporting evidence base documents	
OBSERVATIONS, SURVEYS, PARISH PLAN.	

4.2.1 AS1: Valuing community facilities

Issues and evidence

The residents of Church Fenton greatly value the services that are provided by the existing local facilities. The following community facilities have been identified through consultation and this Plan will seek to protect and, where practicable, expand these assets.

The community has, in recent years, developed a positive approach towards maintaining facilities through community ownership as demonstrated by the Village Shop and most recently the White Horse pub, both having been secured for the future of the community by the Parish Council. These enhance the sense of community and one which is increasingly self-reliant and prepared to support its 'third sector' in all its forms.

In addition to those facilities identified in the policy, the community enjoys a range of additional private services, including:

- Garages
- Taxis
- Rail
- Bus
- Broadband
- Stables

Policy AS1: Valuing community facilities

Development proposals affecting those community facilities listed should seek to ensure that the facility is maintained or improved for community benefit.

- St Mary the Virgin
- Methodist Church
- Kirk Fenton Primary School
- Jigsaws Childcare
- Village Hall
- Methodist Church Hall
- Main Street Playing Field
- Sandwath Playing Area
- Cricket Club and Ground
- Football Club and Ground
- Bowling Club
- Sunar Bangla Restaurant
- Station Farm Guest House
- White Horse Pub and Restaurant
- Fenton Flyer Pub
- Railway Station
- Village Shop & Post Office
- Allotments
- Fishing Lake

The loss of an existing community facility will not be supported unless:

- a) The facility is replaced by equivalent or better provision in terms of quantity and quality in a suitable location in the community, if a sufficient level of need is identified.
- b) The facility can be clearly shown to be unviable, in which case alternative uses can be considered.

4.2.2 AS2: New community facilities

Issues and evidence

Through consultation, the following issues have been identified as priorities for the community in relation to developing new/enhanced community facilities:

Pubs and Restaurants - following the closure of the White Horse, there is now one operational public house, the Fenton Flyer, and an Asian restaurant at the Railway Station. The White Horse has recently been purchased by the community and work is underway to restore it as a viable pub/restaurant.

Car Parking Requirements - especially near the centre of the village where none exists and the school, nursery and shop are sited. Again, parking around the station is a problem and a planned entry to new housing will reduce this.

Better broadband coverage – broadband reception is very patchy and deters home workers, as well as affecting general leisure and education opportunities.

Hard play surface - for Netball and other formal and informal sports.

Policy AS2: New community facilities

Development proposals for community facilities currently not provided in the parish will be supported where these can demonstrate community support through public consultation and engagement. This includes the expansion of an existing facility.

Any proposed facility, new or extended, should not disrupt other aspects of community life, in particular, residential amenity.

Particular needs include the following and proposals coming forward in relation to these will be welcomed:

- Re-use of the White Horse.
- Public Car Park
- Superfast Broadband coverage
- Hard play surface

In addition, the upgrade and growth of Kirk Fenton primary school, its buildings and grounds, will be supported where proposals provide for the ongoing sustainability of the facility and contribute to the improvement of the school's learning environment. However, the school playing fields will be protected from development except for that which is deemed essential for expansion of the school's capacity.

COMMUNITY ACTIONS

- For the Parish Council to continue to offer small grants to support local clubs.
- To improve the availability of mobile/outreach services by:
 - a) encouraging the use of facilities available at the community shop, especially the Post office, and Prescription collection.
 - b) access other spaces to provide spaces for hire/rent by small businesses.
- To support the potential opening of a café and to support the reopening of the White Horse pub with a restaurant in Church Fenton.
- Jigsaws Childcare has a limited lease on land used at school for temporary buildings. It is expected in the future that school will require the land to expand (due to expanding village) leaving Church Fenton without a nursery in walking distance of school (or even in the village). Support the purchase of Jigsaws Childcare premises to give greater outdoor provision and parking on site. This will help maintain links to school (Kirk Fenton CE Primary School).
- To offer support for families and older people through investment in the community shop and combatting loneliness via volunteering (less isolation at home) also through the ability to walk to local shop and see people in the community.
- Increasing the number of local jobs, including supporting the White Horse reopening to provide wider range of low skills work / student/ first job employment opportunities.
- Improving regular transport links to allow residents to access essential facilities in other locations.
- Support a “20mph is plenty” campaign through the village.

4.3 Business and Economy (BE)

Policies Summarised	
Purpose: To help Church Fenton thrive economically and deliver local employment opportunities for residents.	BE1: Supporting the small economy BE2: Farm diversification
Objectives addressed	
<ul style="list-style-type: none"> • To maintain and improve services and facilities • To develop a ‘small economy’ • To avoid urbanisation and maintain a high quality village setting • To work closely with our neighbours particularly with regard to potential future development on the airbase • To improve broadband connection speeds • To manage and improve road safety, traffic and car parking 	
Supporting evidence base documents	
SDC BUSINESS RATES DATA; BT, SURVEYS (BUSINESS AND RESIDENTS)	

4.3.1 BE1: Supporting the small economy

Issues and evidence

The housing survey indicated that residents support some growth in the local economy. 50% (25) said there were not any sites in the village suitable for industrial/commercial development, however 36% (18) thought there were. Of the suggested sites, 12 respondents support the development of Leeds East Airport into a technical hub and film production to bring in high quality jobs.

Other popular sites were the White Horse (5) and near the railway line/station & HS2 (5).

The following is the complete response to the question in the housing survey: “Which of the following would you consider suitable commercial activity for this Parish? (please tick to indicate YES)”

• Retail food/drink	34	• Homeworking	18
• Retail (other)	12	• None	8
• Warehouse distribution	2	• Other - high tech units	1
• Light industrial	11	• Post office	2
• Heavy industrial	0	• N/A	5
• Offices	13		

Policy BE1: Supporting the small economy

Development of existing small businesses and new businesses will be supported where the scale of the proposed development is appropriate to the location.

In particular, consideration should be given to the effects upon residential amenity of an increase in traffic movements, the use of Heavy Goods Vehicles, or other detrimental impacts such as noise, light, odour or other pollution.

4.3.2 BE2: Farm diversification

Issues and evidence

Church Fenton is a rural community still with working farms across the parish. These farms and smallholdings provide maintenance of the landscape within which the village is set and from where it derives much of its charm and character.

Where there are derelict farm buildings, on brown field sites, we would encourage a sympathetic change of use to residential dwellings – similar to the barn conversions on Hall Lane i.e. Thythe Barn circa 1995 & The Coach House circa 2014.

Policy BE2: Farm diversification

Development proposals for the diversification of farms will be supported where this enables production from the land to continue and where:

- a) There are no significant negative effects upon the landscape.
- b) It does not result in significant increased traffic by way of Heavy Goods Vehicles on rural roads.
- c) There is sustained or increased local employment.

COMMUNITY ACTIONS

- To improve the available and effective telecommunication and internet access by:
 - a) Supporting more broadband suppliers in the village
 - b) Supporting fibre optic broadband being available to all houses in the village.
- To improve mobile phone reception in the village and key locations e.g. village hall

4.4 Environment and Green Spaces (EGS)

Policies Summarised	
Purpose: To develop a greener village and higher quality surrounding countryside.	EGS1: Local Green Spaces
	EGS2: Protecting biodiversity and habitats
	EGS3: Green corridors
Objectives addressed	
<ul style="list-style-type: none"> • To improve our green environment • To recognise and conserve our heritage • To avoid urbanisation and maintain a high quality village setting 	
Supporting evidence base documents	
SELBY LANDSCAPE ASSESSMENT; SDC LOCAL PLAN EVIDENCE BASE; COMMUNITY SURVEYS; DESIGN STATEMENT	

The Selby District Landscape Assessment (1999) describes Church Fenton as being located within Selby District's West Selby Plain. This landscape assessment covers the area eastwards from the foot of the West Selby Magnesian limestone ridge, between the river floodplains of the Aire valley to the south and the River Wharfe/Ouse corridor to the north. The area is largely low-lying farmland with good quality drained soils, which has led to the area being intensively cultivated for arable crops. There are few sites of ecological interest in the West Selby Plain due to the intensive farming. Within the open farmland is the former WWII Church Fenton airbase, which has recently been transformed into a 'creative hub' and film studios.

4.4.1 EGS1: Local Green Spaces

Issues and evidence

The National Planning Policy Framework (NPPF) introduced a new concept of a Local Green Space designation³. This is a discretionary designation to be made by inclusion within a local development plan or Neighbourhood Development Plan.

The designation should only be used where the land is not extensive, is local in character and reasonably close to the community; and, where it is demonstrably special, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife⁴.

³ Paragraph 76, National Planning Policy Framework, Department for Communities and Local Government, March 2012

⁴ Paragraph 77, National Planning Policy Framework, Department for Communities and Local Government, March 2012

Policies within the local development plan or neighbourhood development plan for managing development within a Local Green Space should be consistent with the policies protecting green belts within the NPPF⁵.

Accessible Natural Greenspace Standard recommends that everyone, wherever they live, should have accessible natural greenspace:

- of at least 2 hectares in size, no more than 300 metres (5 minutes' walk) from home;
- at least one accessible 20 hectare site within two kilometre of home;
- one accessible 100 hectare site within five kilometres of home; and
- one accessible 500 hectare site within ten kilometres of home; plus
- a minimum of one hectare of statutory Local Nature Reserves per thousand population.

The community greatly value the accessible green spaces within Church Fenton. The steering group consulted with the community by sending out a Local Green Space questionnaire. The results of this questionnaire plus the local knowledge of the steering group has led to the identification of a number of Local Green Spaces within the Neighbourhood Area. This Plan seeks to protect and enhance these areas and prevent the unnecessary development of the countryside.

Details of proposed Local Green Spaces are set out in Appendix 1 and follow the key guidance set out in the National Planning Policy Framework that such areas should only be designated:

- *where the green space is in reasonably close proximity to the community it serves;*
- *where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- *where the green area concerned is local in character and is not an extensive tract of land.*

The following maps illustrate the location and extent of Local Green Spaces.

⁵ Paragraph 78, National Planning Policy Framework, Department for Communities and Local Government, March 2012



Map 4 Church Fenton Local Green Spaces 1 (Football pitch) & 2 (Cricket pitch)



Map 5 Church Fenton Local Green Space 3 (Playground)



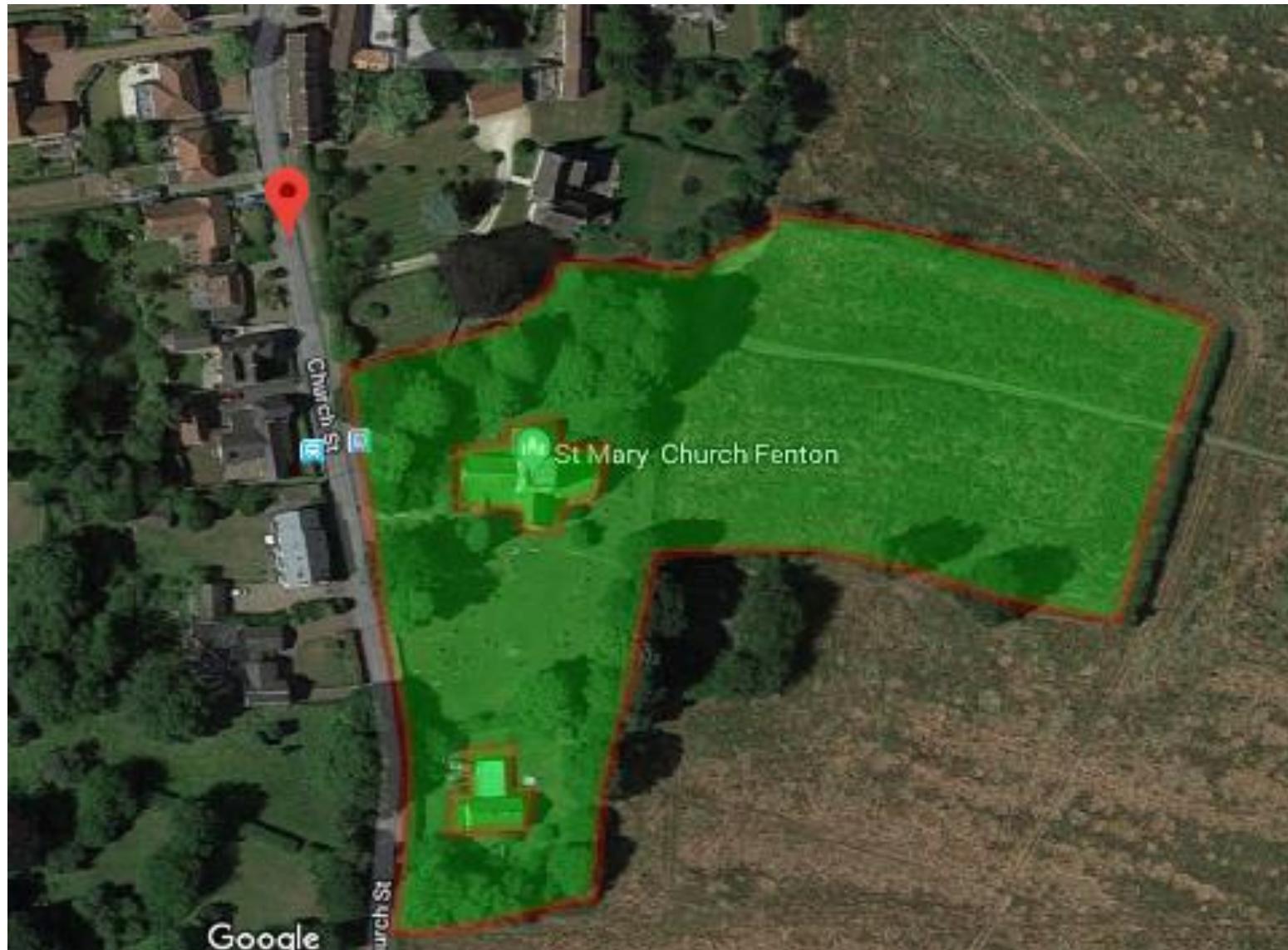
Map 6 Church Fenton Local Green Space 4 (Bowling Green)



Map 7 Church Fenton Local Green Space 5 (Village Green)



Map 8 Church Fenton Local Green Space 6 (Sandwath Drive)



Map 9 Church Fenton Local Green Space 7 (St Mary's Church environs)



Map 10 Church Fenton Local Green Space 8 (Allotments)

Policy EGS1: Local Green Spaces

The following areas are designated as Local Green Spaces. Development on these Local Green Spaces will not be approved other than in very special circumstances:

1. Church Fenton Football Pitch
2. Church Fenton Cricket Pitch
3. Main Street Playground
4. Church Fenton Bowling Green
5. Village Green
6. Sandwath Drive play area and greenspace
7. St Mary's Church environs
8. Allotments off Brackenhill Lane

4.4.2 EGS2: Protecting biodiversity and habitats

Issues and evidence

Church Fenton is surrounded by open countryside and arable farmed fields with hedgerows and small pockets of deciduous woodland. These natural environments support an abundant and diverse range of nature and wildlife. This Plan is committed to ensuring the future of Church Fenton's biodiversity assets and ecological networks will be protected.

According to the National Forest Inventory 2015, the parish contains five separate mostly broadleaved woodlands. The total wooded area is 8 ha which represents 1% land area coverage within the parish.

The nearest SSSI, Kirby Wharfe, is outside the parish and is approximately 1.6 miles north of the village.

Most of the parish is in a nitrogen vulnerable zone (NVZ). NVZs were set up under Council Directive 91/676/EEC and have been established in areas where nitrate from agricultural land is causing, or could cause, pollution of the water environment. In these zones Action Programmes of compulsory measures apply. These measures include a requirement for farmers to limit their applications of livestock manures and, in some circumstances, to observe closed periods for the application of organic manure to agricultural land.

A 2009-2010 bird breeding survey identified an arable assemblage of 3-4 breeding species of nationally important declining farmland birds including yellow wagtail, tree sparrow, grey partridge and corn bunting⁶.

⁶ Defra

From baseline survey data in the Selby District Species Action Plan 2004 there is no indication of any important species being present in the parish. Species surveyed include otters, water voles, great crested newts, tansy beetles, dingy skipper butterfly, pillwort, cylindrical whorl snails, aquatic beetle, bats and clearwing moths.

However, since then there have been two European Protected Species Applications granted for the destruction of habitats pertaining to common pipistrelle bats and great crested newts suggesting these at least are present.

Policy EGS2: Protecting biodiversity and habitats

Development proposals should seek to provide opportunities to enhance and support wildlife and/or biodiversity on development sites. This includes:

- a) preserving or creating wildlife habitats, including trees, verges, walls, hedgerows, ponds.
- b) providing wildlife friendly features in open spaces.

4.4.3 EGS3: Green corridors

Issues and evidence

Corridors are habitats that are typically long relative to their width, and they connect fragmented patches of habitat. Corridors work by increasing connectivity between patches that are isolated by human habitat fragmentation, caused primarily by urbanization, agriculture, and forestry. Plants and animals can use corridors for both dispersal and migration. By linking populations throughout the landscape, there is a lower chance for extinction and greater support for species richness.

A report by Selby District Council has recognised a Strategic Countryside Gap⁷ in Church Fenton. The report stated that the village is divided into two parts, east and west, by an area of open countryside. The Strategic Countryside Gap maintains the open space between Church Fenton east and west and prevents these two parts of the settlement from merging. The generally open nature of this gap and the lack of development in this area means that the two parts of Church Fenton could be perceived as two separate settlements. The Gap is allocated through the Selby Local Plan and development is restricted in this location where it is considered to have an adverse effect on its open character.

Running north from the Gap lie the Fenton Trans, an area of land that is situated mainly between the former RAF camp extending south to near the cricket field. It was predominantly fen / marsh land.

⁷ Selby District Council A Study of the Green Belt, Strategic Countryside Gaps, Safeguarded Land and Development Limits for Plan Selby Strategic Countryside Gaps 2015

There is a section that extends adjacent to the football field that is also lower lying that may have been classed as being in the Trans originally.

The area is bisected by Carr Dyke; which starts to the North of the Trans and runs South towards Little Fenton. It eventually reaches the Ouse at Selby via other drains.

The original extent of the Trans may have been much larger but what most locals refer to as the Trans is probably more than 20 acres. Roughly speaking it can be divided into 3 main areas: A North Western area which is rough grassland that has been cultivated at times. This would have value to birds, mammals and invertebrates; a North Eastern area at the other side of Carr Dyke. This area has suffered degradation and its value as a wildlife area has diminished due to imported soil covering the original wet meadow/grazing land many years ago. Some modern grazing exists adjacent to Busk lane but its value for wildlife is marginal regards diversity; thirdly an area south of these that composes of dryish fen habitat with a few small ponds. This area is valuable for many plant and animal species. Some hay cutting took place in the past along with willow cultivation.

A private fishing pond sits in the centre of the Trans which will be beneficial to birds and amphibians. It is one of the very few ponds still existing in the village; which lacks greatly in wildlife habitat.

In 2010 study by Natural England⁸ looked at green infrastructure corridors for Yorkshire and the Humber. It determined that the north west of the Neighbourhood Area, (which includes part of the village) is encompassed by the regionally important River Wharfe Corridor (R17). The River Wharfe Corridor covers a large area but Church Fenton reflects the character of floodplain pasture and intensive arable farming. Natural England noted the following in relation to this strategic regional green corridor:

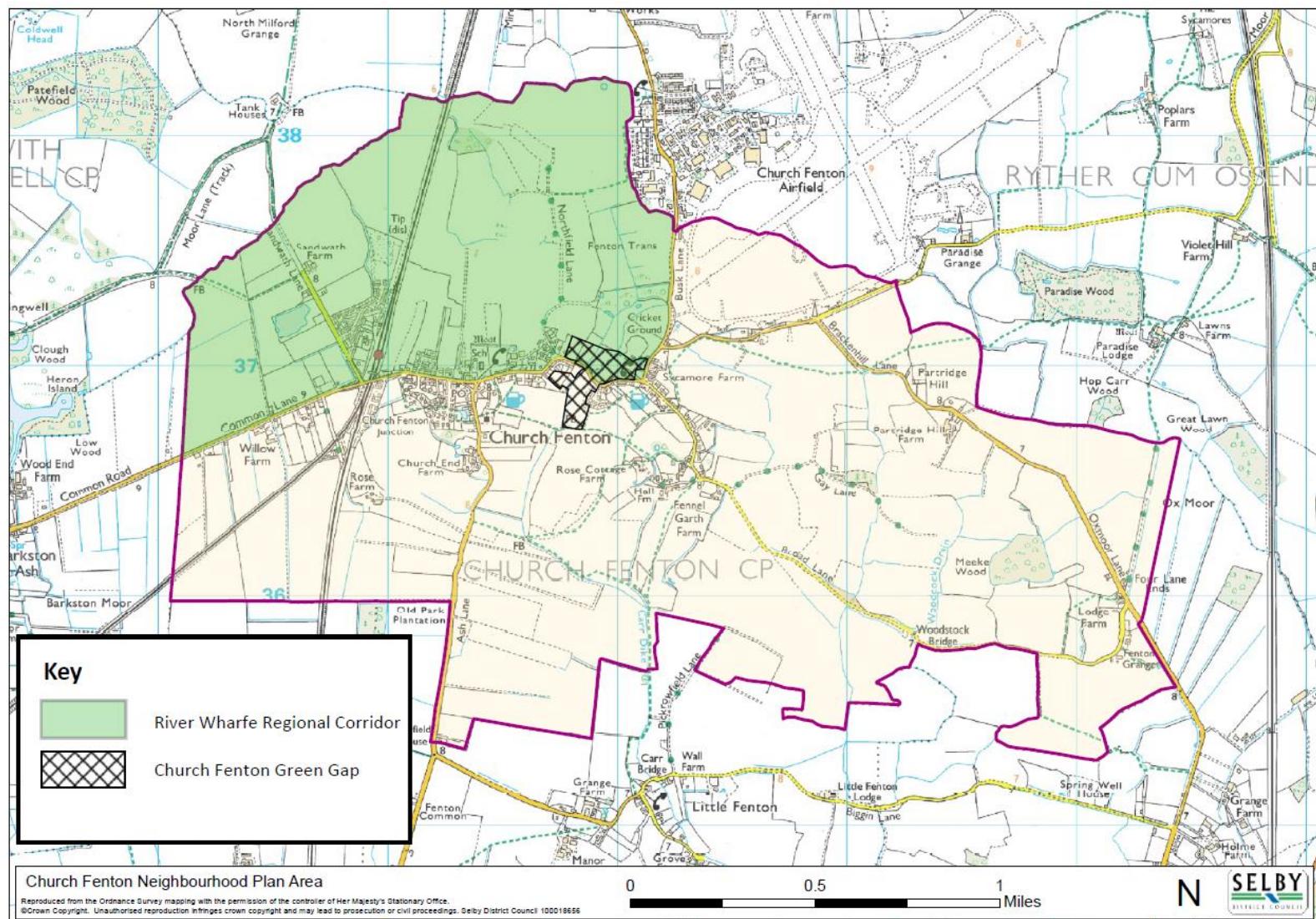
R17 – Wharfe

"The regionally significant Wharfe corridor starts in the heart of the Yorkshire Dales National Park and runs to the north of Leeds joining the Ouse corridor to the south of York. The upper part of the corridor is at the heart of the Yorkshire Dales National Park. The whole of the corridor is rich in terms of cultural heritage, wildlife and recreational assets. It includes a number of settlements that are the focus for tourist activity, notably Burnsall, Grassington, Kettlewell and Ilkley in addition to other key sites such as Bolton Abbey and Kilnsey Crag. The corridor demonstrates much agricultural use – developing from low intensity grazing in the north of the corridor to more intensive arable to the south. It continues eastwards to Cawood where it meets the Ouse. The valley provides a landscape setting for the towns and villages along its length including Grassington, Ilkley, Otley and Tadcaster."

⁸http://webarchive.nationalarchives.gov.uk/20140605112209/http://www.naturalengland.org.uk/regions/yorkshire_and_the_humber/ourwork/yandhgreeninfrastructuremappingproject.aspx

Function	Indicator (Selby district)
Openspace	Grimston Parkland. Patefield Wood and Carr Wood, Scarthingwell. The Park, Nun Appleton. Riparian footpaths intermittently along the river banks.
Biodiversity	Tadcaster Mere SSSI. Kirkby Wharfe SSSI. Bolton Percy Ings SSSI. Nesfield Woods. Middleton Woods SEGI. River Wharfe SEGI. Multiple BAP habitats including Rivers, Deciduous Woodland, Lowland Meadow, Upland Hay Meadow, Coastal and Floodplain Grazing Marsh, Reedbed, Lowland Calcareous Grassland and Fen. Large areas of ancient woodland. Various UKBAP species such as otter, brown trout, salmon and european eel.
Landscape	The Wharfe corridor is characterised by floodplain pasture, mixed upland pasture and wooded incline with medium sensitivity to change. Views across and along the river valley.
Products from the land	Agricultural land throughout the corridor.
Flood risk	Many areas along the corridor are prone to flooding. By controlling run off in catchment, the severity of flooding could be reduced. Potential for wetland creation/restoration to retain flood water and reduce flooding down the catchment.
Climate Change	Several areas of woodland which could be managed for fuel and/or carbon sequestration in several locations along the corridor. Some areas where peat restoration could provide carbon sequestration. Opportunities to link green and grey infrastructure with potential hydro power on weirs along the corridor.
Access	National Cycle Network Route 66. Wetherby to Thorp Arch Railway Path. Network of other footpaths and bridleways.
Recreation	Wetherby Golf Course. Playing fields at Wetherby and Ulleskelf. Cricket Grounds at Church Fenton. Promoted access routes. Fishing along the river banks.
Cultural	Wetherby Bridge SM. Kyme Castle SM. Tadcaster Motte & Bailey Castle SM. Mote Hill SM. Nun Appleton Hall and Parkland. Conservation Areas.
Tourism	Tadcaster Breweries.
Poor Quality Environments	Sand and gravel extraction currently underway within the corridor will offer future opportunities to reuse sites to create new sites which could be used for wildlife, recreation or flood management.
Economic Growth	Proximity to markets of Leeds and principal town of Wetherby offers opportunities for farm diversification e.g. conversion of farm buildings to domestic and business premises and energy crops. Church Fenton airbase.

The Strategic Countryside Green Gap and the River Wharfe Corridor are marked on the Green Corridors Map below.



Map 11 Church Fenton Green corridors

Policy EGS3: Green corridors

The following identified green corridors will be improved and protected for the multiple benefits derived from them for the community. Development proposals should not result in the disruption of the functioning of these corridors:

- River Wharfe regional corridor
- Church Fenton green gap

Development proposals within or adjacent to these corridors should seek to integrate strong green infrastructure, including:

- New accessible public green spaces for formal and informal recreation. New green space should seek to address identified deficits in the area and/or vicinity of the development.
- Retention of hedges, trees and landscape features.
- Retention of existing street trees and those 'off street' which form part of the street scene and provision of new trees wherever practicable. Existing trees in the street scene should be conserved and replaced on a like for like (numerical and locational) basis should felling be deemed inevitable.
- Provide corridors for wildlife to move through, around or across a development site.

COMMUNITY ACTIONS

- Consideration to be given for a new Green Corridor to be identified if and when HS2 is fully planned.

4.5 Conservation and Heritage (CH)

Policies Summarised	
Purpose: To maintain the heritage of the village and the integrity of the built environment.	CH1: Non-designated local heritage assets CH2: Development in the historic core
Objectives addressed	
<ul style="list-style-type: none">• To improve our green environment• To recognise and conserve our heritage• To avoid urbanisation and maintain a high quality village setting• To enable organic growth that is small in nature, for example self-build homes• To manage and improve road safety, traffic and car parking	
Supporting evidence base documents	
HISTORIC ENGLAND, HISTORIC MAPS AND HISTORIES OF THE VILLAGE, SDC HISTORIC ENVIRONMENT APPRAISAL, VILLAGE DESIGN STATEMENT	

4.5.1 CH1: Non-designated local heritage assets

Issues and evidence

Church Fenton has the following buildings and sites, which are of special architectural or historic interest and which have already been listed to protect them from development:

- Village Cross, Church Street, Grade II Listed
- Church of St Mary the Virgin, Church Street, Grade I Listed
- The Old Vicarage, Main Street, Grade II Listed
- Ingledene, Main Street, Grade II Listed
- The Croft, Church Street, Grade II Listed
- Shaft of cross approximately 2 metres to south of south transept of St Mary's Church, Church Street, Grade II Listed
- World War II airfield defences at RAF Church Fenton, Scheduled Ancient Monument (SAM)

With the exception of the World War II airfield defences, all the other Listed buildings are located centrally within Church Fenton.

However, there are a number of other buildings that are of notable local importance but which are **not** listed that have been identified and assessed using Historic England guidance. This Plan will protect them as non-designated local heritage assets. They are:

- Church End Farm, Church Street
- Orchard Cottage, Church Street
- Former Church Fenton Primary School, Church Street and the associated Schoolmasters House
- 1-6 Church Street ‘Chicory Row’
- Manor Farm, Main Street and its environs
- The White Horse Public House, Main Street
- Methodist Chapel, Main Street

These and other potential assets were considered by the Neighbourhood Plan group utilising guidance from Historic England. The summary information for each can be found in Appendix 2.

Policy CH1: Non-designated local heritage assets

The following assets have been identified as being of local significance and worthy of conservation. Any development that would have an impact upon a named feature should consider their heritage value and have regard to how the proposal will contribute towards the sustainability of the affected feature:

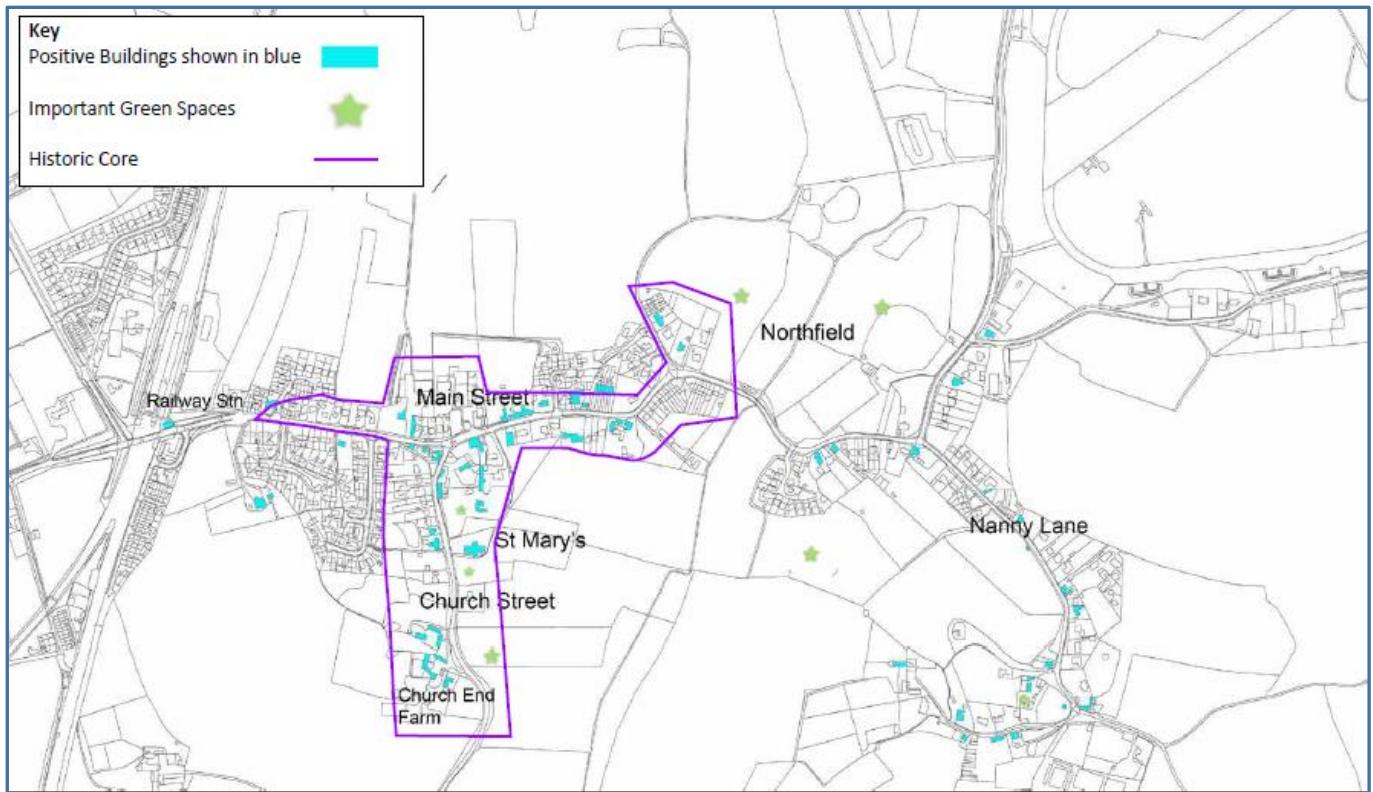
- Church End Farm, Church Street
- Orchard Cottage, Church Street
- Former Church Fenton Primary School and Schoolmasters House, Church Street
- 1-6 Church Street ‘Chicory Row’
- Manor Farm and grounds, Main Street
- The White Horse Public House, Main Street
- Methodist Chapel, Main Street

4.5.2 CH2: Development in the historic core

Issues and evidence

In May 2018, the Neighbourhood Plan group commissioned Selby District Council to produce an Historical Environmental Appraisal of Church Fenton, based upon the 3 Character Areas identified in the Village Design Statement. The report identifies the positive buildings and important green spaces in Church Fenton. The majority of these positive buildings are found in Character Area 1 The Village Centre and Character Area 2 The East End (as defined in Village Design Statement).

The village was historically built around the Church of St Mary the Virgin. The Church is Grade I listed and mainly 13th Century with some 14th and 15th Century additions and alterations including the tower. It is built in the local Magnesian Limestone from the nearby Huddleston quarry and has a stone slate roof.



Map 12 Church Fenton Historic Core, Selby District Council, 2018

Policy CH2: Development in the historic core

Within Church Fenton's historic core, as defined in the Policies Map, where development affects Listed Buildings, or their setting, a Heritage Impact Assessment should be required to assess what impact such developments may have upon the significance of the designated heritage assets.

All new development within the historic core or affecting its setting must demonstrate good quality design. This means responding to and integrating with the landscape context and existing built environment. Specific regard should be paid to:

- ensuring the heights of new buildings relate to, and avoid overlooking and dominating, adjacent properties;
- ensuring that for extensions and alterations, the characteristics of the original building are reflected and not overwhelmed;

- c) reflecting and respecting nearby buildings within the historic core with regard to materials, textures, shapes, colours and proportions including doors, windows, plus height, pitch and ridge of roof;
- d) achieving high quality design that respects the scale and character of existing and surrounding buildings.

Support will be given for development that respects the character and appearance of the historic core and which takes the opportunities available for improving the local character and quality of Church Fenton.

COMMUNITY ACTIONS

- To establish a Conservation Area in the core of the village.
- To review the Village Design Statement at an early stage.

4.6 Flooding (F)

Policies Summarised	
Purpose: To future proof the village against the effects of climate change in relation to pluvial or fluvial flooding.	F1: Development that does not add to flood risk
Objectives addressed	
<ul style="list-style-type: none">• To maintain and improve services and facilities• To improve our green environment• To avoid urbanisation and maintain a high quality village setting	
Supporting evidence base documents	
ENVIRONMENT AGENCY, SDC LOCAL PLAN EVIDENCE BASE	

4.6.1 F1: Development that does not add to flood risk

Issues and evidence

The Environment Agency's flood map shows the extent of the potential flooding in the Neighbourhood Area. A large part of the northern area, which is mostly in Flood Zone 2⁹, is protected from flooding by flood defences. However, there are also large areas, mostly to the north of the village that are also in Flood Zone 2, which are not protected by flood defences.

To the eastern outskirts of the village is an area of flood zone 2 that cuts across the Neighbourhood Area. This is designated in this Plan as a local green corridor and as a Strategic Green Gap in the Selby district Local Plan. This Neighbourhood Plan seeks to ensure that new developments do not add to the overall level of flood risk in the parish and promotes a number of measures to prevent this occurring, while enabling sustainable growth to take place.

HS2 currently propose to re-sculpt the land around the village to the north and west to create new flood retention areas. It is important that these plans do not increase the flood risk to the village.

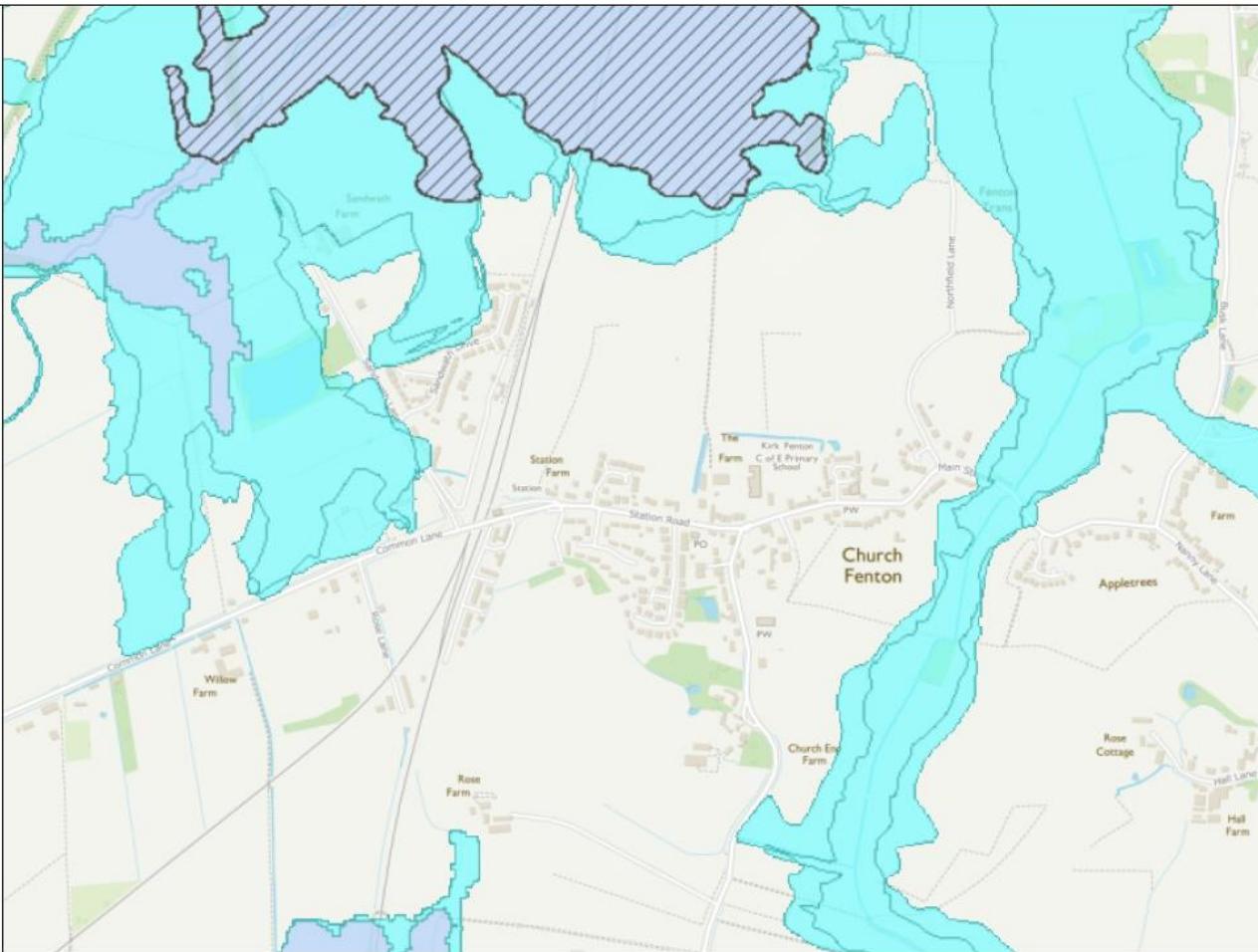
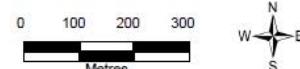
⁹ Flood Zone 2 is a natural flood plain area that could be affected by flooding from rivers and/or the sea. The area shown on the Flood Map (light blue) indicates the extent of a flood with a 1% (1 in 100) chance of happening each year and/or indicates the greatest recorded historic flood.

RFI 85172 - Flood Map for Planning Centred on Church Fenton



Legend

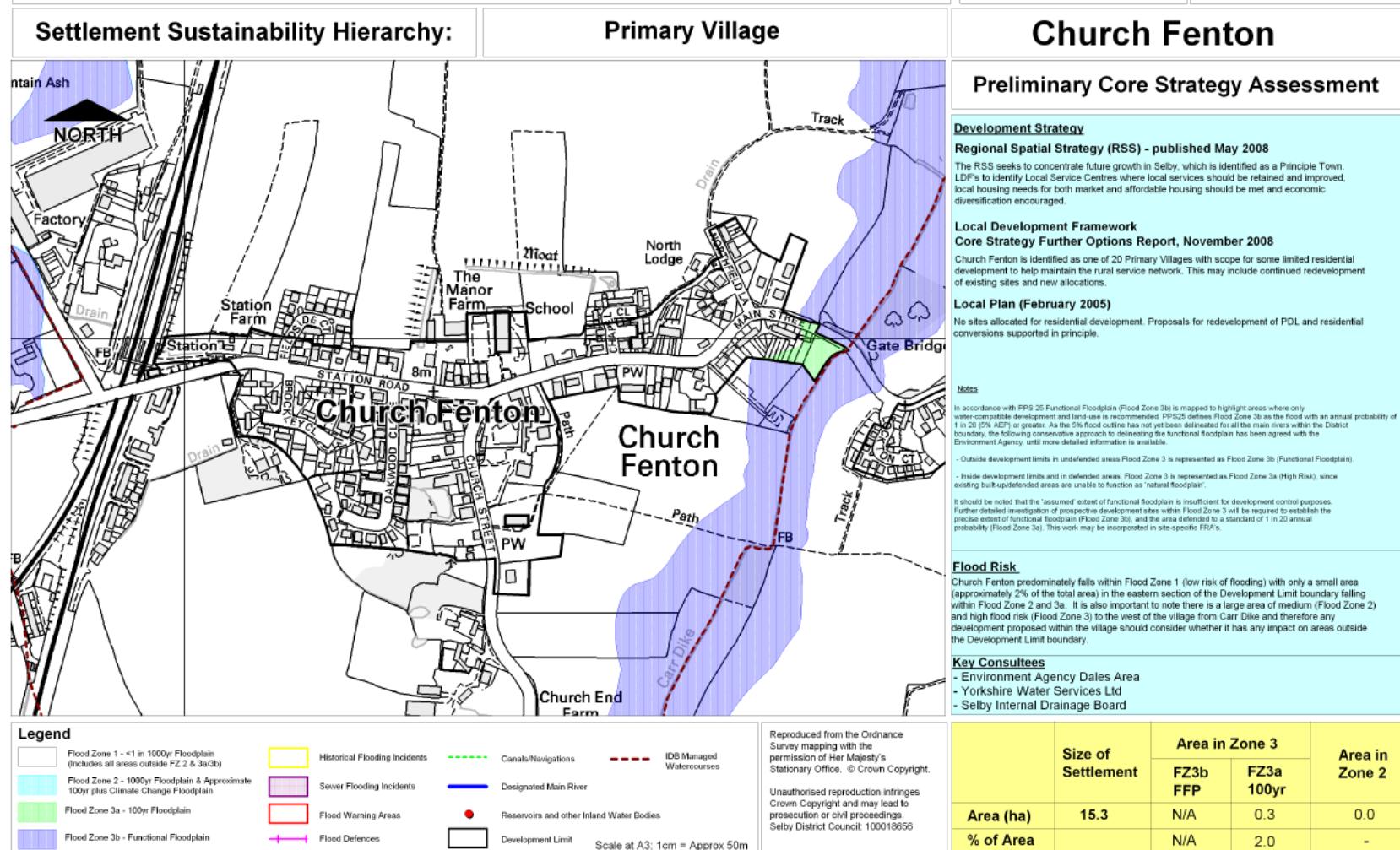
- Defences
- Flood Storage Areas
- Areas benefiting from flood defence
- Flood Zone 3
- Flood Zone 2



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Map 13 Church Fenton parish flood zones, Environment Agency 2018

Selby District Council SFRA



Map 14 Church Fenton village flood zones, Scott Wilson for Selby District Council 2008

Policy F1: Development that does not add to flood risk

Development proposals should not add to the overall level of flood risk in the parish. To achieve this, the following principles should be adhered to:

- a) New development beyond that permitted should apply sequential, risk-based testing to potential development locations to avoid the flood zone areas 2 and 3, in order to reduce the risk of future flooding.
- b) Surface water management measures will be required for development proposals to ensure that the risk of flooding both on-site and downstream is not increased.
- c) Permeable surfaces and soakaways for hardstanding areas should be incorporated to all new developments wherever practicable.
- d) Sustainable Drainage Systems (SuDS) as an alternative to conventional drainage will be supported provided that they can be shown to be suitable in the intended location and that such systems will be properly maintained.
- e) There is a presumption against culverting and the constricting of watercourses and their immediate environs.
- f) If existing capacity in the local sewerage system / or water distribution network is insufficient, a connection must be provided to the system at the nearest point of adequate capacity as advised by Yorkshire Water.

4.7 High Speed Rail (HSR)

Policies Summarised	
Purpose: Seek to reduce the adverse impacts of HS2 as it runs through the neighbourhood area towards York.	HSR1: Design, community and the landscape
	HSR2: Managing the impact of the development phase
Objectives addressed	
<ul style="list-style-type: none">• To maintain and improve services and facilities• To improve our green environment• To recognise and conserve our heritage• To avoid urbanisation and maintain a high-quality village setting• To minimise the impact of HS2 on the community and landscape.	
Supporting evidence base documents	
HS2 PLANS – OTHER NDP GROUPS ON HS1/2 ROUTES	

4.7.1 HSR1: Design, community and the landscape

Issues and evidence

On 30 November 2015, the government announced a proposed way forward on Phase Two of HS2 and on 15th November 2016 the government announced the preferred route for Phase 2b. Detailed maps of this route have been published and continue to be updated.

Phase Two forms a 'Y' shape from the West Midlands up towards Manchester and the North West and up towards Leeds and the North East with proposed stations in Leeds, the East Midlands and Sheffield Meadowhall.

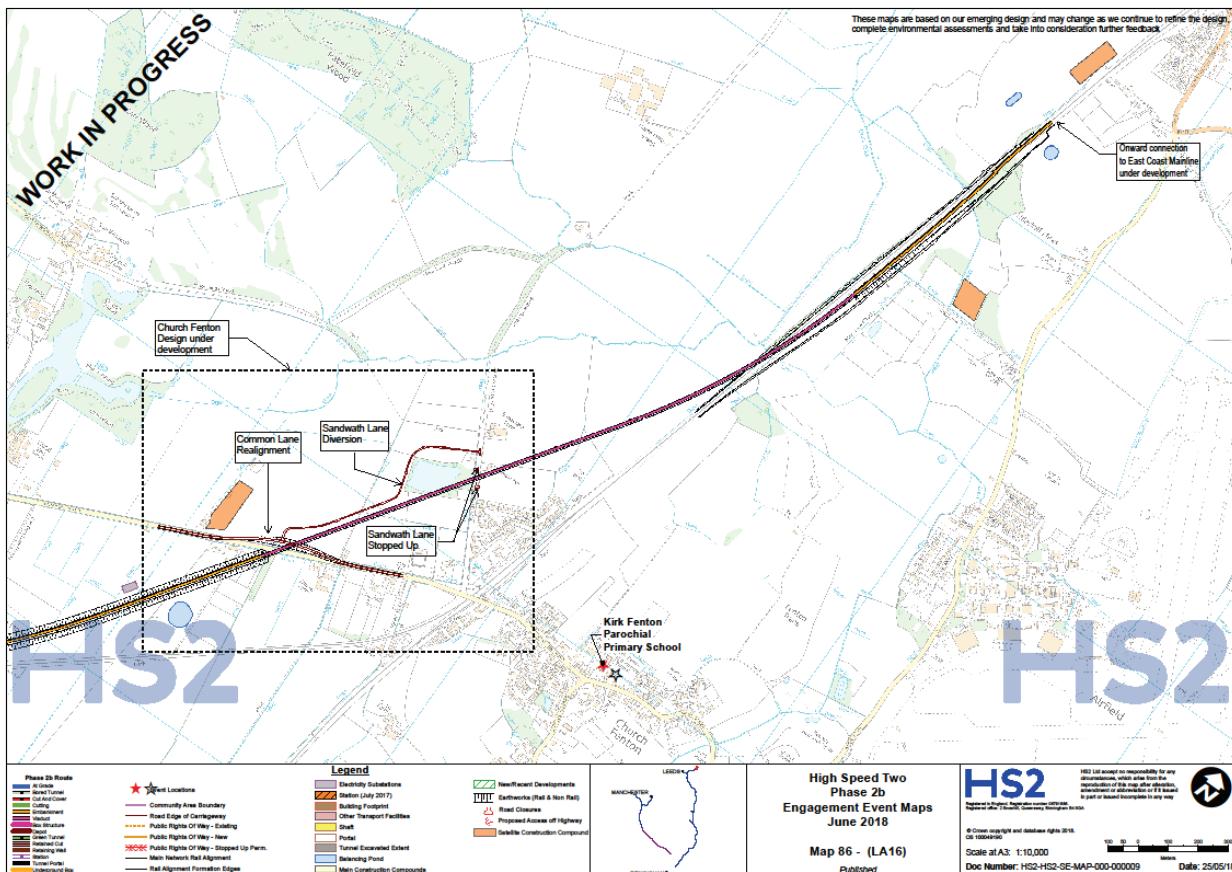
It is anticipated that Phase Two of HS2 will begin operating trains around 2033 as part of the integrated HS2 network and with the rest of the UK rail network.

The Neighbourhood Area is affected by the line that extends the route from the Midlands/Leeds towards York. The line travels through Church Fenton, the current plan is for the line to follow the current York line travelling across Church Fenton via a viaduct.

Notwithstanding the merits or otherwise of the HS2 project, if the line is directed through Church Fenton there are considerable and justifiable concerns about noise, pollution, flooding, traffic and other disruption resulting from the construction phase.

It should be noted that at this point the route has not been finalised, nor have any design features.

Church Fenton Parish Council has consistently stated its opposition to HS2, as resolved in April 2013 and again in April 2014.



Map 15 HS2b preferred Route (2018)

Key objectives noted in the Sustainability Appraisal undertaken by Temple-RSK for HS2 are endorsed by this Neighbourhood Plan:

- To maintain or where possible enhance existing landscape character; and
- To maintain or where possible enhance existing townscape character.

HS2 is likely to be highly visible in the landscape. The community has expressed clear concerns about this and desire to see the route, if it is to be located in the Neighbourhood Area, blended into the landscape as far as is possible.

All means possible should be explored to minimise visual and noise pollution. Additional infrastructure known to be associated with the engineering works could include:

- Electrical substations.
- Passing places – i.e. extra loops of track that allow maintenance trains to be placed alongside mainline so trains can pass, and to push broken down trains into.
- Noise baffles – at up to 3m high.

The table below sets out, in the view of consultants employed by HS2¹⁰, the major potential impacts on the stretch of the line impacting upon the Neighbourhood Area:

Table 1: Major and moderate potential adverse effects of HS2.

Route Description/ Impact Overall	Landscape/ Townscape Impacts	Visual Impacts
Garforth to Church Fenton (HSL1 ^{7B})		
From Barkston Ash to Church Fenton the route would initially be on embankment up to 11m high parallel to an existing embanked railway. It would then diverge northwards on 5m high embankment across Barkston Moor to bypass the village of Church Fenton on a 2.2km long viaduct. The viaduct would commence at Common Lane, rising gradually from 5m high (west of Church Fenton) to 13m high (north of Church Fenton) where it would cross the East Coast Mainline (ECML) and descend onto embankment on the east side of the ECML.	<p>This relatively flat landscape is characterised by medium to large regular fields of arable farmland, with few hedgerow trees or woodland, long uninterrupted views, and sparse settlement. Just east of the A1(M) the Magnesian limestone escarpment provides more varied landform and a more wooded character associated with country estates.</p> <p>Towards Church Fenton the flat, low-lying landscape has a patchwork of arable fields. It is large scale and open, with rectilinear fields often enclosed by dykes or ditches and a general absence of hedgerows. Transport infrastructure, including both railways and a military airfield, is an existing influence.</p> <p>Around Church Fenton the main landscape change would be the introduction of the lengthy new viaduct. This would alter the flat, open levels character of the landscape west and north of Church Fenton and have a direct impact on an attractive area of woodland and wetland near Sandwath Farm. The setting of the village is already affected by several railway lines but none is on viaduct. In this large scale landscape the effect on character is considered moderate.</p>	<p>At Church Fenton, the open landscape is of high visual sensitivity. The route would be well away from the village centre, which would be little affected. However there would be visual impacts on the north-western outskirts of the village, where residents on north side of Sandwath Drive would have views of the HS2 line on 8-10m high viaduct from 100-200m with some intervening tree cover. This is considered a moderate impact.</p>
Moderate adverse (-)	Moderate adverse (-)	Moderate adverse (-)

¹⁰ High Speed Rail: HS2 Phase 2b Preferred Route Sustainability Statement including Post Consultation Update Appendix C1 – Landscape, Townscape and Visual A report by Temple-RSK for HS2 Ltd (November 2016)

Policy HSR1: Design, community and the landscape

The promoter and the nominated developer(s) will seek to ensure that:

- a) Design contributes to the government's pursuit of sustainable development, which involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in quality of life, with reference to the following elements:
 - agriculture, forestry and soils;
 - air quality;
 - climate change;
 - community;
 - ecology;
 - electromagnetic interference;
 - health;
 - historic environment;
 - land quality;
 - landscape and visual;
 - major accidents and disasters;
 - socio-economics;
 - sound, noise and vibration;
 - traffic and transport;
 - waste and material resources; and
 - water resources and flood risk.
- b) Design of all visible elements of the built and landscaped environment are sympathetic to their local context, the environment and setting in respect of the local community;
- c) The design is developed through engagement to seek peoples' views and ideas on the aesthetic design of the visible buildings and permanent structures.

HSR2: Managing the impact of the development phase

During the period leading up to and during construction through the Neighbourhood Area, the developer and their contractors should seek to limit adverse environmental impacts upon the community & its environment. To this end, prior to the period in question, the developer shall:

- a) develop a sustainable development policy setting out defining principles regarding all aspects of operations and how potential impacts will be avoided or mitigated in respect of all areas where there is potential for impact.
- b) Engage with local authorities and other stakeholders to identify additional potential regeneration opportunities within the Neighbourhood Area.

4.8 Policies map

To follow once policies are confirmed through consultation.

Appendices

Appendix 1 Local Green Space Assessment

Map ref	Site name / location	Characteristics of the site	Proximity to community	Local significance?	Area in Hectares	Land owner/ maintenance
1	Church Fenton Football Pitch	Sports field	Adjacent to the built-up area at the east end of the village	The Football pitch is in private ownership and is leased to the football club. The club is very popular with 55 league club members and the site is well maintained and well used throughout the year. The site however is private and not open to the public.	2.4	Privately owned
2	Church Fenton Cricket Pitch	Sports field	Adjacent to the built-up area at the east end of the village	The cricket pitch is adjacent to the football pitch but it is under separate ownership. The site is well used by Church Fenton Cricket Club having two senior teams, a social team and five junior teams. The site is not open to the general public.	0.8	Parish Council owned and leased to CFCC
3	Main Street play ground	Green playing field and skatepark	Heart of the village	Well used park where children of all ages can come and play, run around, get exercise, play sport and socialise.	0.4	Parish Council
4	Church Fenton Bowling Green	Bowling green	Edge of west end of the village	Established in 1986 and made up of 70 members from a mix of ages. The outdoor green is used by members from around Easter to mid-September. The site is not open to the general public.	1.5	Privately owned by CFBC
5	Village Green	Small green space	Heart of the village	Small amenity green space with Village Cross.	0.06	Parish Council
6	Sandwath Drive play area and greenspace	Amenity greenspace and playground	Estate on edge of village	Small amenity greenspace and play area for local residents in housing estate peripheral to other village amenities.	0.3	Not known
7	St Mary's Church environs.	Footpaths and surrounding countryside adjacent to St Mary's.	Southern end of the village	The setting of the church is extremely beautiful and makes the perfect backdrop to the lovely 13 th Century building. It has a timeless unchanged quality that is restful and ideal for relaxation, tranquillity and rejuvenation. Used for walking, strolling, sitting and taking in the view.	1.6	Church of England
8	Allotments	Well used allotments	Brackenhil Lane – west end of village	Used extensively for local growing	1.5	Mr N Thirkell

Appendix 2 Non-designated local heritage assets assessment

This Framework provides users with a guide to the criteria used to assess whether a building, structure, settlement, archaeological site, landscape or landscape feature can be regarded as a non-designated heritage feature in order to develop policy to protect and/or enhance.

Asset name	Location	Description	Why is the feature of interest and significance? What evidence exists to support the proposed selection?
Church End Farm	Church Street	Historic cluster of farm buildings.	Forms the southern end of the village: Good survival of barns and farmhouse facing north along Church Street. Front of farmhouse appears 18 th /19 th Century but older, possibly medieval building to the rear.
Orchard Cottage	Church Street	16 th century. Modified. Outbuildings.	Notable structures in the curtilage of the Cottage include barn and stable block. Site contains a water well and 2 large fishponds.
Former Church Fenton Primary School & Schoolmasters House	Church Street	19 th century schoolbuilding and school masters house.	The original village school and associated building. Very prominent on Church Street.
1-6 Church Street	'Chicory Row'	Cottages.	Early 19 th Century cottages with alleged connections to Irish settler and chicory agriculture in the local area. Previously labelled Roman Terrace on 1847 OS map.
Manor Farm and grounds	Main Street	Victorian double fronted property and front lawns.	Includes moats to the rear and side of the property. Part of the original moated manorial site of Church Fenton.
The White Horse Public House	Main Street	Public House and restaurant currently being restored following purchase by the parish council.	Shown on 1847 OS map and recorded in Civil War accounts from the 17 th Century. Extended in Georgian and Victorian periods.
Methodist Chapel	Main Street	Chapel	Late 19 th Century Chapel providing an interesting focal point within the street scene and reflects religious and cultural changes to the village at that time.

Appendix 3 Parish community facilities assessment

Saint Mary the Virgin Parish Church

Dating back to the 13th century services are held at 10am every Sunday and at 6pm on the 2nd and 4th Sundays in the month.

Methodist Church

Original Chapel built early 19th century services are held every Sunday.

Kirk Fenton Parochial C of E VC Primary School

Primary School with student age range of 3-11. At the Ofsted on 8th Jan. 2015 the school had 220 pupils and was rated as Good.

Jigsaws Childcare

Primarily, an all year round nursery for 2-4 year olds also plus before and after school care. At the Ofsted on the 17th Feb. 2017 jigsaws had 52 places and was rated Good.

Village Hall

The village hall was booked 181 times last year, sometimes for a whole day. A variety of users hired the hall with the art club, bee-keepers, WI, parish council, yoga club, war gamers, over 60's, dance and zumba classes, and willow weaving being the main users. It is also used many times for parties both adult and children. Other uses range from a Polling Station to wedding reception and funeral tea venue.

Methodist Church Hall

The church hall is used four nights during term time by the Scouting organisation (i.e. Beavers, Cubs and Scouts.) A community cafe is held on the 4th Thursday in the month. It is also used regularly by various other organisations often in fund raising for charities.

Main Street Playing Field

The land and play equipment are owned by the Parish Council.

Sandwath Playing Area

The land and play equipment are owned by the Parish Council.

Cricket Club and Ground

The cricket club has been in existence from at least 1895. It has over 70 members and runs 2 senior teams, a Thursday social side and 5 junior teams at under 18's, 15's, 13's, 11's and 9's. The ground is owned by the Parish Council, the pavilion and changing facilities shared with the football club.

Football Club

Church Fenton FC has been in existence for many years and runs 2 adult teams in the Premier Division of the York Football League. The ground is rented from a local landowner, and the pavilion and changing facilities are shared with the cricket club.

Bowling Club

The club is a flat green bowling club with two short indoor mats. It was formed in 1986 and runs 2 men's teams and 1 ladies' team, also 2 mixed teams and 2 short mat teams. It has around 70 members.

Sunar Bangla Restaurant

Indian restaurant open Tuesday to Sunday evenings.

Station Farm Guest House

3 star B & B with 3 rooms.

White Horse Pub and Restaurant

Purchased by the Parish Council in June 2018 who also provided the major finance for the refurbishment. It has been leased to Church Fenton Community Hub Ltd who will obtain a tenant to run the enterprise and it is hoped to re-open during 2019.

Fenton Flyer Pub

Serving a large selection of cask beers with home-made pizza nights.

Church Fenton Railway Station

Four Platform unmanned station.

Village Shop and Post Office

Re-opened 11th June 2017 as a Community shop, and purchased by the Parish Council in August 2018 who have leased it to Church Fenton Community Shop Ltd. It is planned to incorporate a post office, café and other amenities for the community.

Allotments

Various sized allotments for rental.

Fishing Lake

Leeds & District Amalgamated Society of Anglers private fishing for members.

Wildlife Habitat Protection Trust

Willow Farm site.

Old Park Plantation

Although not in the parish (on the border), this is used regularly by the school and Scout Association from the village.

Hall Lane Stables

Within 30 acres there is an indoor School, outdoor Arena and 21 stables with separate tack, feed and rug rooms.

DETAILS ON THE SERVICES

Garages

Van & Car North Yorkshire Ltd

Services include maintenance, repairs, tyres etc, MOT and breakdown recovery.

1st Response Recovery Ltd/Cliffs Garage

Services include maintenance, repairs, tyres etc, and breakdown recovery.

Taxis

Instyle Private Hire offers taxis and private hire vehicles.

Rail

	Monday - Saturday	Sun
Number of trains to York (from Leeds}	19	15
Number of trains to Leeds	19	15
Number of Trains to Selby/Hull	11	3
Number of trains to York (from Selby/Hull)	12	4

Number of trains to Sheffield	2	2
Number of trains to York (from Sheffield)	2	2

Buses

		week/days	Sat	Sun
Number of buses to Sherburn	+	4	5	-
Number of buses to Tadcaster	+	4	4	-
Number of buses to Selby	#	1	-	-
Number of buses to Tadcaster	#	1	-	-

+ Excluding Bank Holidays

Only Mondays including Bank Holidays

Broadband

	Common Road	Station Road	Nanny Lane
Access %			
Next Generation	38	84	100
Superfast	0	61	0
Ultra Fast	0	0	0
Download Speeds (Mbps)			
Minimum	2.3	1.2	0.9
Average	7.5	27.7	5.5
Maximum	8.1	80.0	25.0
Property % unable to receive			
2 Mbps	0	0	0
5 Mbps	0	3	45
10 Mbps	100	39	88

Superfast access: 30 Mbps – 300 Mbps

Source: Ofcom

Appendix 4 Sustainable community assessment

Is our community well run?	Yes/no	Commentary	Proposed NDP Actions
Quality-mark Parish Council	No	Something the PC could consider	None
Training and support for Parish and Town Councils, equipping them to: promote social inclusion; take account of their well being duty; and take account of current and future needs.	Yes	Ongoing support to Clerk and Cllrs	None
Opportunities for all residents to shape policy and delivery of services.	Yes	Open public discussion at all PC meetings (30 mins on agenda) All invited (repeatedly) to be involved in the NHP working group	None
Representative people and bodies are accessible and reflect community views and the diversity of needs within them.	Yes	Clubs supported. CF Lottery regular funding given to Football, Cricket, Bowling & PTA with funding option for grants for voluntary run organisations in the village. PC also have grant option for parishioners to apply for fund to support clubs.	None
Active community groups.	Yes	Football, Cricket, Bowling, Netball, Church, Guiding (Rainbows, Brownies, Guides) Scouts (Beavers & Cubs) Community Shop volunteer group. NCT mums Coffee afternoon fund raisers at Methodist. Church Groups	None
Wider voluntary sector active and involved in the community.	Yes	All above are volunteer run.	None
Up to date Parish Plan.	No	No PP but a VDS.	None
Village Design Statement supported and adopted in LDF.	Yes	Design policies being incorporated into NDP.	Design policy section. Historic Core definition leading towards Conservation Area. Identification of non designated local heritage assets.

Is our community well connected?	Yes/no	Commentary	Proposed NDP actions
Availability of mobile / outreach services.	No	Recently / last few years lost the following: Prescription delivery to village Dr remote surgery weekly Mobile Library Fish & Chip van Post Office / ATM facility 2 out of 3 pubs currently closed (1 permanently)	We would support an increase in services using existing facility at the community shop especially Post office and Prescription collection Converting redundant space to meeting rooms etc to provide premises for small businesses e.g. hairdresser / alternative therapy etc Potential of café or support reopening of 1 x pub with restaurant
Widely available and effective telecommunication and internet access through broadband provision.	Yes	Could improve as limited provider (BT only for fibre optic) and coverage does not include all parish	We would support and welcome more competition and fibre optic to all houses
Adequate mobile telephone reception.	Yes	Could improve as some providers have limited coverage e.g. village hall no reception / limited reception	None
Services provided through ICT.	No	-	None
Adequate public and community transport.	No	Bus service reduced esp school bus to TGS (although replaced TGS service at twice the price due to lack of NYCC funding) Regular bus to SiE & Tadcaster. Train service to Leeds and York frequency have increased.	Flagged as a concern to residents with outcome of housing survey. Car parking could be addressed.
Road and Public Rights of Way network in good condition and well maintained.	No	RoW public footpaths not cleared in all instances Footpaths in need of repair e.g main street (no work since before 1985 on main street footpath) Footpath to Brackenhill Lane required for safe walking to school Raw Lane (Ulleskelf) often closed through flooding – big impact on traffic within Church Fenton Public Footpath circular would be good along Gay Lane. Footpath on Church Street to get to residential dwellings without using road.	Support improvement to existing and establishment of new footpaths to link all residential dwellings in parish via safe footpath. Circular for recreational walks Gay Lane

Is our community well served?	Yes/no	Commentary	Proposed NDP actions
Childcare services accessible in the community.	Yes	Jigsaws nursery. Limited lease on land used at school for temporary buildings. Expected in future school will require the land to expand (due to expending village) leaving CF without nursery in walking distance of school (or even in the village).	Support in purchase of premises to give greater outdoor provision and parking on site. Help maintain links to school (Kirk Fenton Primary)
High quality primary education opportunities available in the community.	Yes	Kirk Fenton Primary School – rated GOOD by Ofsted	Protect site from development
High quality secondary education opportunities for young people accessible.	Yes	SHS & TGS both rated GOOD by Ofsted. Resident of Church Fenton pay for private bus to transport to TGS – funding from NYCC reduced September 2017	None
Lifelong learning opportunities for adults.	No	WEA could provide services	None
Access to library services	No	Mobile library service ceased several years ago	None
Access to primary health care through static / peripatetic services.	No	Local Doctors surgery peripatetic weekly – lost in 2017. Travel to SiE or Tad essential to see Doctor	None
Affordable and consistent support for families and older people.	Yes	Through investment in shop and combatting loneliness via volunteering (less isolation at home) also through ability to walk to local shop and see people in community area Guiding association Church activities Lunch drop in café weekly at Methodist	Support in supporting the White Horse and keep other community assets open
Range of affordable community, voluntary and private services that serve the rural population.	Yes	Sports facilities Child recreational parks Church Village shop volunteering (Majority free at point of use)	Support community facilities
Access to local food shopping	Yes	Local village shop	Support as key community facility
Access to local Post Office services	No	Recently (May 2017) lost this facility	Village shop pursuing re-establishment of Post Office facility in village

Is our community thriving?	Yes/No	Commentary	Proposed NDP actions
Range of jobs and volunteering opportunities.	Yes	Village community shop, sports/recreational clubs, Parish Council for volunteer work Fenton Flyer, Jigsaws, farming, livery stables for paid employment	Support the White Horse reopening to provide wider range of low skills work / student 1 st job employment opportunities
Adequate access to training opportunities	No	-	None
Sufficient supply of land and buildings for employment and business growth.	No	Jigsaws Childcare on limited lease	Support in any way can to provide longer term solution (land or building)
Support for local businesses to set up and grow.	No	-	None
Broadband sufficient to connect local business to markets and suppliers.	Yes	Limited to certain parts of the village but all the village have access to broadband and internet facilities	Support for new home connectivity
Economically viable/attractive town and village centres.	Not really	One village shop and one pub at present	More to do to reopen White Horse if possible and regular transport will bring people into the village to support our shop
Local culture, heritage and traditions maintained and cherished.	Yes but work to do in this area	Christmas eve carols around the tree	Work to take place to establish conservation area in core of the village

Is our community well designed and built?	Yes/No	Commentary	Proposed NDP actions
Provides a range of housing, including affordable housing to create a balanced housing market.	No	Lack of affordable (to buy / shared ownership) larger homes; lots of families in 2 or 3 bed homes that have outgrown but not able to buy larger homes and stay in the village Villagers want to downsize to smaller homes (with gardens) but availability limited. Larger housing estates are not providing the mix of housing required for the village	Pepperpot these homes in the village to avoid 'areas of affordable houses' therefore allowing them to integrate with the rest of the village Housing with adequate parking on their land (i.e. avoid another Chapel Close where cars are parked on the road due to lack of parking and overdevelopment of the site) Housing in keeping with the style of church Fenton (i.e. not three storey)
Mix and design of housing reflects local character.	Yes	Recent developments are not in keeping refer to VDS for more detail on developments that should not be replicated in the village	Housing survey reinforces this belief
Homes and building use sustainable construction material and techniques.	Yes/no	Older housing stock is traditional but modern developments will have accorded with regulations.	Ensure new homes are built to most up to date regulations.
Access to recreational open space – linked into wider green infrastructure.	Yes	Providing not lost through over development of village in particular current concern land south of St Mary's church	Maintain green areas as per the green space survey
Well-designed civic space enabling places for people to congregate.	Yes	Village hall, church x2, cricket / sports club and bowling club pavilions Pubs (ideally 2) Community Shop / meeting place	Support provided to reopening, establishing and maintaining these facilities
Utilities are sufficient for the resident population and able to accommodate growth.	No	Declining – need maintaining and improving (as per housing survey)	Promote utilities improvement especially drains network – houses flooding due to lack of adequate drainage system (foul water flooding)

Is our community environmentally sensitive?	Yes/No	Commentary	Proposed NDP actions
New development respects and enhances local character.	No	Recent examples of new housing which is 3 storey and out of keeping with the village vernacular.	Design policy for new homes
Provides residents and businesses with access to renewable energy.	No	No local renewable energy schemes	None
Locally accessible recycling facilities.	No	No local recycling facilities in the village	None
Provides high quality green space/green infrastructure.	Yes	Greenspaces are available and well maintained	Define Local Green Spaces and protect
Protects and enhances habitats and biodiversity.	No	Few if any sites defined and protected.	Identify potential sites for allocation
Heritage buildings conserved and protected.	No/Yes	No Conservation Area. Some listed buildings protected	Identify new heritage assets to protect
Maintains quality of agricultural land.	Yes	Green Belt protects as does flood zones!	Identify green corridors for protection
Green Belt protected through local policy and practice.	Yes	Green Belt to west of railway	None

Appendix 5 Business survey summary

Your company & location					
Company name if Church Fenton based	yes				
Do you work for larger company and work from home?	yes	5			
Your home or Church Fenton based company Post Code LS24 9RQ, 9WE, 9FR, 9RW & 9RJ					
Nature of Business					
Manufacturing					
Healthcare					
Service Sector					
IT Consultant					
Workplace Healthy Lifestyles					
Do you employ people in Church Fenton					
full time	0				
part time	3				
no employees	2				
Sites in village could be developed for industry					
White Horse Pub (develop upstairs, if not in use for residential, to be meeting rooms)	2				
Maintain Fenton Flyer	1				
Maintain Indian Restaurant	1				
School	1				
Jigsaws	1				
Maintain farming industry	1				
support farm diversification to maintain rural village	1				
LEA / Media Hub & benefits	3				
Don't know	1				
Community Shop (develop extra part of building for meeting rooms / office space)	1				
redundant Farm buildings into commercial units	1				
Brownfield sites near station	1				
Specific sites we should not develop:					
Fields behind houses on Main St from Nanny Lane to St Mary's Church. As a regular walker this feels like a unique characteristic we should protect. I know there is currently planning permissions for that space.					
Behind the church, this area needs to be protected as an area of natural beauty and protect the old church.	2				
Any Green Belt areas	1				
Green field sites, anywhere, with a risk of flooding, any green areas eg playing fields, footpaths, play grounds.	1				
What do you consider to be the main barriers to growth for business in the Parish?					
Broadband/Mobile Communication	4				
Lack of Premises to Expand to	2				
Poor Transport Links	4				
Planning Policies	2				
Lack of Affordable Premises	1				
Have you got any specific ideas as to how the Neighbourhood Plan could be used to encourage businesses and business growth?					
Supporting the premises purchase of the shop	1				
Supporting the purchase of the White Horse pub	1				
A nursery building to allow these businesses to grow and bring employment to the village	1				
The working economy is changing with more people working full time or part time from home. We need housing with space for working from home without having to use a precious bedroom,	1				
Access to meeting rooms without having to go to hotels in Leeds/York to meet clients or run workshops.	1				
Plan for discreet buildings that blend into the countryside and do not look industrialised, is farm buildings that could incorporate non farm related businesses.	1				
Train station service / frequency of trains	1				
Train Station Parking	1				
A statement could be included stating the type of business growth the village wants. HS2 will cut through at least 2 businesses: Van & Car North Yorkshire, the Millinery business next door. So we will lose businesses/services rather than build them in the next few years	1				
no	1				

Produced by Church Fenton Parish Council