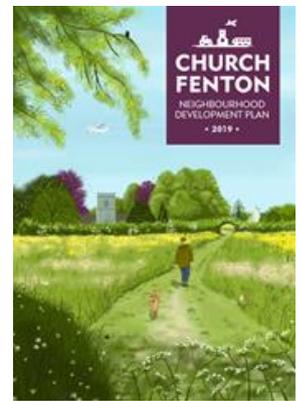
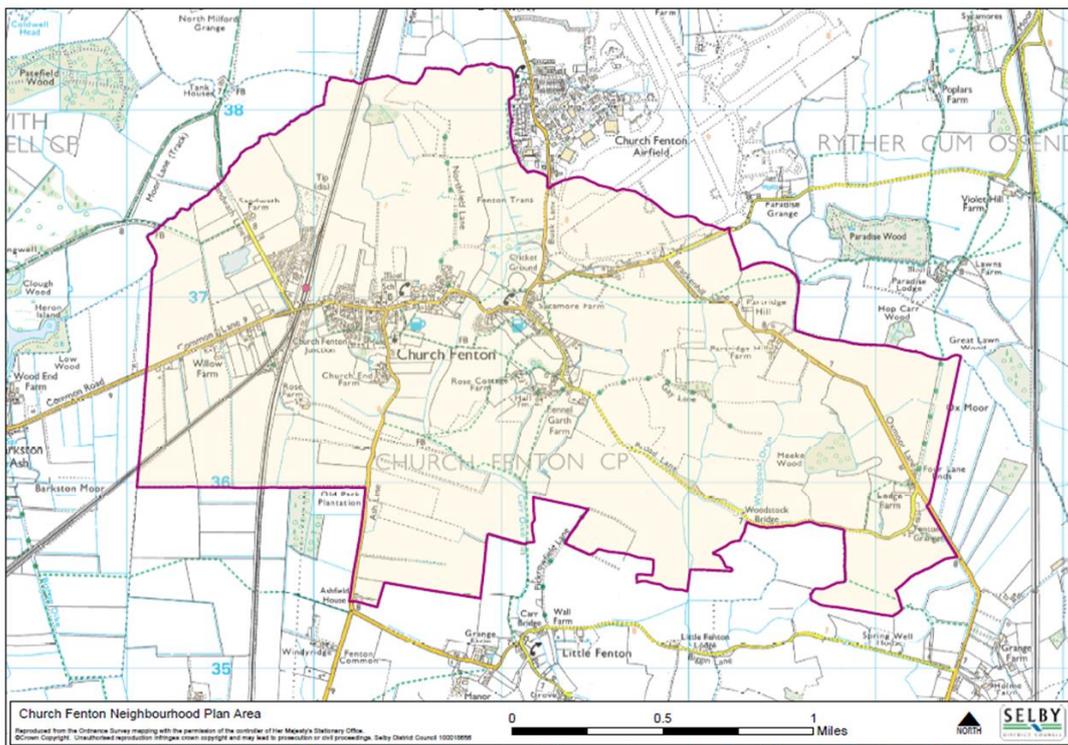


CHURCH FENTON PARISH COUNCIL NEIGHBOURHOOD DEVELOPMENT PLAN: REGULATION 14 CONSULTATION SUMMARY AND QUESTIONNAIRE



April 2019

This is your opportunity to comment on our draft Neighbourhood Development Plan. Please take a few minutes to read this summary and complete the questionnaire. Download further copies online at www.planchurchfenton.org.uk (where the full draft of the Plan may also be viewed). Please return your completed questionnaires by 31st May 2019 to **Sarah Chester, c/o Aldfield House, Main Street Church Fenton LS24 9RF**. Hard copies of the full Plan are available to view at Church Fenton Community Shop and the Fenton Flyer. All responses are strictly confidential. Every member of your household may return a questionnaire and each return will be analysed to enable us to modify our draft Plan before we submit it to Selby District Council for examination.



Church Fenton parish map

Your name (optional)..... Postcode:.....

The vision – this is how we want to see our parish develop over the next 15 years.

1. “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.”

Do you agree with the Vision? Yes No Don't know (please tick as appropriate)

2. Please add any comments you have about the vision

Comments:

Key objectives – these are what we will seek to achieve in order to make the Vision a reality.

3. To have a proper mix of homes which meets the needs of the community

Do you agree with this objective? Yes No Don't know

4. To maintain and improve services and facilities

Do you agree with this objective? Yes No Don't know

5. To improve our green environment

Do you agree with this objective? Yes No Don't know

6. To recognise and conserve our heritage

Do you agree with this objective? Yes No Don't know

7. To maintain and develop a 'small economy'

Do you agree with this objective? Yes No Don't know

8. To avoid urbanisation and maintain a high quality village setting

Do you agree with this objective? Yes No Don't know

9. To work closely with our neighbours particularly with regard to potential future development on the airbase

Do you agree with this objective? Yes No Don't know

10. To enable organic growth that is small in nature, for example self-build homes

Do you agree with this objective? Yes No Don't know

11. To improve broadband connection speeds

Do you agree with this objective? Yes No Don't know

12. To manage and improve road safety and car parking

Do you agree with this objective? Yes No Don't know

13. To minimise the impact of HS2 on the community and landscape.

Do you agree with this objective? Yes No Don't know

14. Please add any comments you have about the objectives

Comments:

The draft policies – these are the detailed planning policies against which future development proposals will be assessed, alongside other District-wide policies contained in the Selby Local Plan.

15. 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.

Do you agree with the policy? Yes No Don't know

Comments:

16. 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.

Do you agree with the policy? Yes No Don't know

Comments:

17. 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.

Do you agree with the policy? Yes No Don't know

Comments:

18. 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.

Do you agree with the policy? Yes No Don't know

Comments:

19. 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.

Do you agree with the policy? Yes No Don't know

Comments:

20. 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.

Do you agree with the policy? Yes No Don't know

Comments:

21. 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.

Do you agree with the policy? Yes No Don't know

Comments:

22. 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

Do you agree with the policy? Yes No Don't know

Comments:

23. 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.

Do you agree with the policy? Yes No Don't know

Comments:

24. 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.

Do you agree with the policy? Yes No Don't know

Comments:

25. 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

Do you agree with the policy? Yes No Don't know

Comments:

26. 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:

- a) ensuring the heights of new buildings relate to, and avoid overlooking and dominating, adjacent properties;
- b) 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.

Do you agree with the policy? Yes No Don't know

Comments:

27. 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.

Do you agree with the policy? Yes No Don't know

Comments:

28. Policy HSR1: Design, community and the landscape (High Speed 2)

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.

Do you agree with the policy? Yes No Don't know

Comments:

29. HSR2: Managing the impact of the development phase (High Speed 2)

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.

Do you agree with the policy? Yes No Don't know

Comments:

Thank you for your time. We will keep you informed of progress via our website, www.planchurchfenton.org.uk