Machine generated alternative text:
Knaggs & Son 
The Manor Farm, Station Road, 
Church Fenton, Tadcaster, North Yorkshire, LS24 9RA. 
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29/05/2019 
Cllr. S. Chester, 
Church Fenton Parish Council. 
Dear Cllr Chester, 
Re Church Fenton Neighbourhood Plan 
As parishioners who have lived in Church Fenton for over 70 and 50 years 
respectively, we feel we have perhaps a greater, long term understanding 
of village issues. We feel that the Neighbourhood Plan is beset with 
contradictory aspirations. 
What your project fails to recognise is that the village has changed 
enormously in look and feel over the years and inevitably will carry on 
doing so. Otherwise it will die. Not all the changes are to everyone's liking 
but thats life. Brockley Close and Oakwood Close are developments built 
in our life- time which you now recognize as part of the street scene. Sadly, 
housing density and to some degree, size, has been directed by 
Government policy and is therefore outside Parish Council remit. The 
Parish Council is a transient group and no Parish Council has the 
knowledge and understanding to influence major planning principles 
especially without the danger of the members own personal prejudices 
clouding the issue. 
The Neighbourhood Plan seems to have been devised by a far too select 
similar minded group of individuals who are out to create a totally 
unrealistic chocolate box image of their surroundings. Under government 
guidance you are supposed to consult with persons who are affected by 
your proposals and you have singularly failed so to do relying on 
haphazard leaflet drops and Internet communication for the select few. By 
so doing you have created a very biased interpretation of village 
requirements. Your motives are not always impartial i.e. Jigsaw Nursery, 
where there is a major interested party on your committee who is also a 
relative of yourself. Parish Councillors take on the responsibility to serve 

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the whole community and this has become dangerously compromised in 
Church Fenton. 
You do not want large housing development but you want cheap houses. 
Four and five bedroom houses cannot conceivably be low cost 
accommodation. Low cost housing is designed to help those aspiring to 
enter the housing market. Small developments are very expensive to build 
thus making it impossible to offer low cost housing housing. 
You want agriculture to survive but it must make little change, noise, and 
to use no large heavy vehicles. Unfortunately, under the present 
circumstances small family farms will not last for much longer and will be 
merged into larger production units and this will increase the necessity for 
bigger machines and make village farms redundant. 
You want to create new footpaths leading from housing developments that 
you don't want. The present footpath system, which were originally short 
cuts to the village church for the local community, is now the playground 
for dogs and their irresponsible owners. Why would any landowner want to 
co-operate in any additional footpaths? 

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In the plan you quote the Environment agency on flooding and NVZ's. It is 
incorrect to say that most of Church Fenton is in an NVZ as the 
Environment Agency made horrendous mistakes which have, for the most 
part, been corrected. Manor Farm in not in an NVZ 
Catastrophic flooding is only caused in this area if there is a major failure in 
the flood banks of the River Wharfe. Any run off from development, 
providing it enters appropriate drainage ditches, is inconsequential and has 
no significance on flooding in the area which is caused by ineffective river 
management and large development up stream. 
With regard to your interest in improving the environment, some of the 
most unsympathetic, ill-judged so called environmental improvements of 
late have been carried out by others, not in the farming community whose 
motives have appeared to be for profit rather than sympathetic 
environmental enhancement. The village allotments site is an area of 
embarrassment to any self- respecting countryman. 
If HS2 comes to pass the majority of land north of the village and 
encompassing Northfield Lane will be significantly reduced in height. In 
the event of catastrophic flooding this land will become a flood plain. This 
will result in flood water literally being a few hundred metres from Northfield 
Court and the Village School. Manor Farm will be effectively eliminated 
from viable production and will therefore cease to be a business. 

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In conclusion this document is an unnecessary interference in the 
development of the area, creating another layer of administration and 
causing great expense to the village for no major gain. 
Yours faithfully, 
Peter and Jenny Knaggs 