



# CHURCH FENTON NEIGHBOURHOOD DEVELOPMENT PLAN

## **Consultation Statement**

**Church Fenton Parish Council**

# **Church Fenton Consultation Statement (Neighbourhood Regulations 2012, Section 15 (2)).**

**1. Introduction and Summary Overview.**

**2. Aims of the Consultation.**

**3. Background to the Consultation and the  
emergency of the Plan.**

**4. A Gradual Approach.**

**5. The Consultation Journey.**

- **A Plan for Church Fenton – Initial Consultation  
(December 2016).**
- **Testing the Thinking (June 2017 – December  
2017)**
- **The Emerging Plan (December 2017).**
- **The Outcomes from the various consultations and  
comment from Selby District Council.**
- **Particular Groups and Areas of Focus.**
- **Preferred Options and Regulation 14 Consultation.**
- **Outcomes from the Regulation 14 Consultation.**

**6. Conclusion.**

**7. Evidence File.**

**8. Appendix 1 – Steering group**

**9. Appendix 2 – Regulation 14 consultation: residents**

**10. Appendix 3 – Regulation 14 consultation:  
stakeholders**

**11. Appendix 4 – Regulation 14 consultation: SDC**

**12. Appendix 5 – Named assets consultation**

## 1. Introduction and Summary Overview.

The consultation process which supported the formulation of the Church Fenton Neighbourhood Development Plan developed over several years. The early and impressive work from 2016, led by a broad and well representative Steering Group and building on the work of *Church Fenton Village Design Statement*.

This process was characterised by a series of community engagement activities and events, including letter drops/posters around the Village notice boards, three consultation events in December 2016, December 2017 and December 2018, along with important external stakeholder communication. It led to an initial draft Plan which was sent to Selby District Council December 2017.

At various stages throughout the creation of our Neighbourhood Development Plan, prior to submission to Selby District Council, there have been times where slow progress was made, this is not a reflection of the desire or commitment to complete the plan, but rather a by-product of understanding the needs of our community (identified in part through our Steering Group meetings) and recognising the importance of the Village assets, namely the Church Fenton Village Shop and Post Office and the White Horse Public House and Restaurant, including its car park, which is vital to support the Village school events. Subsequently, the driving force of volunteers behind our Neighbourhood Development Plan focused their energies and drive into the formative stages of a Community Shop and are delighted to say the business is thriving.

The work was picked up for a second phase with a new impetus and strong commitment to prepare a Church Fenton Neighbourhood Development Plan that continued to be representative of the views of the Parish, through regular updates to the Parish Council (as minutes synopsis in appendix Evidence File) and members of the public at these meetings, questionnaires delivered to every household and open meetings to illustrate the progress made/gain feedback.

The community laid out a pragmatic yet ambitious direction, focussing on a desire for sustainability, ensuring community assets, and enhancement and preservation of the historic character and environment and well-managed future development.

This Consultation Statement has been prepared in order to fulfil the legal obligation of the Neighbourhood Regulations 2012, Section 15 (2). Part 5 of the Regulations sets out what a Consultation Statement should contain. Namely it should,

- *Provide details of the persons and bodies who were consulted about the proposed Neighbourhood Development Plan.*
- *Explain how they were consulted.*
- *Summarise the main issues and concerns raised by the persons consulted.*

- *Describe how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Development Plan.*

So, this Consultation Statement will describe the statutory and non-statutory consultation that has taken place with the Parish, with *other bodies* and with *stakeholders* in the course of developing the Plan, including where changes have been made following comments and further proposals.

The appendices to the Consultation Statement form the *Evidence File* which offers a more detailed breakdown of facts, figures, meetings, questionnaires and correspondence. It is a bulky file – but such has been the commitment to ensuring that we reached as many people as possible and that their voices were heard.

## **2. Aims of the Consultation.**

We had a number of aims underpinning the development of our consultation approach together with the translation of that consultation into a viable and relevant Plan

Those were:

- Ensuring that the community voice was heard and that the Plan was suitably and strongly informed through a positive, open ended and effective process of direct engagement.
- Ensuring that the Plan was compliant with local and national regulations in respect of planning and other specific development proposals.
- Ensuring that the Plan best met the future needs of the population – both the current residents and those who might wish to live in this Parish.
- Ensuring that we reached every household with leaflet and questionnaire drops
- Ensuring that the Village and the broader community fully understood what the Plan looked like and recognised how their views had added shape to the future of Church Fenton.
- Ensuring complete transparency in the processes and procedures that underpinned the development of the Plan.

In short, we wanted to deliver a Plan which secured a *sustainable future for Church Fenton*, making it an even better place for those who live in it, for those who work in it and for those who would visit it. We firmly believed that an effective consultation approach would positively support us to achieve that outcome.

To further those aims, we particularly focussed on engagement methods which:

- Encouraged and created face to face conversation and discussion through meetings and open Village Hall events.
- Ensured full and effective Village coverage with supporting questionnaires.
- Ensured that some questions were open ended and not simply designed to achieve a preferred option and options for further comments and any additional correspondence was all welcomed and considered.
- Ensured that feedback on the results was provided – this was achieved through web site updates of the plan at various stages.
- Summaries of questionnaires were placed on the website.
- Ensured that everyone’s interests were treated as important and significant.

From the initial meetings we set out our Statement of Community Involvement, and created our Terms of Reference for the Steering Group

Both these documents are available to view in the Evidence File on our website.

### **3. Background to the Consultation and the emergence of the Plan.**

“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.”

In August 2016 Church Fenton Parish Council submitted a formal application for designation as a Neighbourhood Area under part 2 of the Neighbourhood Planning (General) Regulations 2012, to Selby District Council. Selby District Council consulted between 23<sup>rd</sup> September and 4<sup>th</sup> November 2016 and approved. The Neighbourhood Area encompassing the entire parish of Church Fenton was duly designated by Selby District Council.

The Plan was strongly developed and driven by the consultation process. The early governance, commencing in early 2017, comprised a Steering Group of around 20 core members made up of those living in the Parish, and incorporating a diverse group of backgrounds from those resident in Church Fenton for decades to some newcomers.

Steering Group meetings were held regularly and minutes were published on our website, [www.planchurchfenton.org.uk](http://www.planchurchfenton.org.uk) and use was also made of our Parish Council meetings to share updates with the public, extracts from PC Minutes are in Evidence File appendix, our local magazine (Fenton in Focus), and Village notice

boards to update on progress. There were three well-advertised open events, with details of objectives/policies and discussion opportunities.

A number of surveys were conducted, and an analysis of findings was produced and publicised, the results then supported our Steering Group in their works to create the Emerging Plan.

Copies of this Emerging Plan were shared in our Village Hall drop event in December 2017 and a copy was shared on our dedicated website [www.planchurchfenton.org.uk](http://www.planchurchfenton.org.uk) .

At this time the group also requested that the Emerging 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) was required.

Feedback was invited by response to surveys or correspondence directly to Sarah Chester or via the website.

Following this consultation and engagement with parishioners, District Council and other stakeholders, the Draft Plan was submitted to Selby District Council for informal comments in November 2018.

A copy of Selby District Council response is detailed in appendix Evidence File these comments were considered by the Steering Group and the plan modified accordingly.

The chronology of the work was –

- May 2016 Parish Council agreement commitment to develop a Church Fenton Neighbourhood Development Plan.
- November 2016 Selby District Council designated the entire parish as the Neighbourhood Area
- December 2016 open event in Village Hall to launch the concept of a ‘new plan’ to parishioners.
- February 2017 – May 2020 Steering Group meetings devising questionnaire, distributing to households and analysing the results before sharing updates and progress of the plan and policies to be adopted in Village Hall events December 2017 and December 2018
  - Throughout this time, Steering Group meetings were held, these were open to all residents of the Parish and stakeholders.
- November 2017 & December 2018 Emerging Plan versions submitted to Selby District Council and request for the SEA screening opinion in 2018.
- January 2019 – February 2019, Selby District Council’s comments received, analysed and plan amended accordingly (see appendix Evidence File).
- March 2019 Regulation 14 preparation work including creation of questionnaire and stakeholder consultation list.
- April - May 2019 Regulation 14 consultation questionnaire sent to all households, printed copies of the plan available for parishioners to review

- and an online copy via our website.
- Modifications made to pre submission Plan in line with comments received where the Steering Group agreed to make changes.
  - Consultation with landowners regarding policies where land was mentioned. Copy of the letter to landowners in Evidence File and grid of responses.
  - Further modifications made to pre submission draft Plan in line with comments received.
  - Final version of the plan for submission to SDC agreed March 2020.
  - Design (by Andrea Hall) and final edits made prior to Submission.
  - Basic Conditions and Consultation Statement prepared.
  - Submission to SDC under Regulation 15, November 2020.

#### **4. A Gradual approach**

The creation of the Neighbourhood Development Plan takes a significant amount of time and relies heavily on volunteers within the Parish to help drive the plan forward, create and analyse questionnaires and document the progress. During the early stages of the Neighbourhood Development Plan work, the only shop and Post Office in Church Fenton was on the open market with a real risk of closing.

##### ***Church Fenton Community Shop***

The current owners, Jean and Geoff Mason, had owned and run the Post Office and convenience shop for decades, however, understandably had decided to take a well-deserved retirement.

During the Steering Group meetings it became apparent the loss of the Post Office and Shop would have a significant negative impact on Church Fenton, and as a consequence of this, Rebecca Hunt, then Parish Councillor and Chair of Church Fenton Neighbourhood Development Plan committee, and Sarah Chester, then Chair of Church Fenton Parish Council and active member of the Steering Group, commenced a leaflet drop of the entire Village, utilised social media and held an open meeting in the Village Hall to gauge the public interest in pursuing the thought of a Community Shop.



## Like the idea of... Church Fenton Community Post Office?



We are hoping to keep the village store and post office open.



Please come along to a village meeting to find out more

**When: Wednesday March 29<sup>th</sup> at 8pm**

**Where: Church Fenton Village Hall**

The meeting is to share ideas and options we have as a community.

Please come along and find out more

With initial support from Plunket's (an organisation who supports community shops and pubs) a founding group was set up by Rebecca Hunt and this was the start of what would become the now highly successful Church Fenton Community Shop.

Throughout the formulation of this plan the shop has been purchased by the Parish Council (using a Public Works Board Loan) and is run solely by volunteers. Because of this the Village volunteers were stretched and there were periods of time when the development of the plan was stalled, however the right thing for Church Fenton Parish was to ensure this asset for our community was maintained if at all possible.

Not just a shop, the Villagers also worked with Plunket's and more volunteers created Church Fenton Community Hub (a Community Benefit Society) to successfully save the White Horse Church Fenton; funded again via a Public Works Board Loan the volunteers worked with Church Fenton Parish Council to submit the application and made a winning bid for the Public House.

### ***Resuming the Plan***

The creation of Church Fenton's Neighbourhood Development plan may have taken longer than average, however, with community volunteers throughout the Village working on various projects it is important to recognise that the determination of our Parish to realise the vision of a Neighbourhood Development Plan has remained throughout.

A much-reduced group, circa five, including Parish Councillors and residents of Church Fenton, continued to meet regularly focusing on plans and progress, there were visiting residents who would attend to provide specific information including Mr K Smith for footpath detail and Mrs A Herbert to provide details of the heritage of certain areas. The group continued to receive guidance and consultancy from David Gluck (YorPlan).

The group has worked closely with Selby District Council and has held several meetings with the Selby District Council Neighbourhood Planning Manager, Clare

Dickinson, who has helpfully commented on the Vision and Objectives as well as many other aspects of the Plan.

The approach, being gradual, allowed for volunteers to focus on the more urgent and time sensitive actions which lead to changing the timelines of the project for the completion of the Neighbourhood Development Plan.

## **5. The Consultation Journey.....**

The engagement and consultation journey supported us in our ambition to be as inclusive as possible, to understand the needs and desires of Parishioners and support the formulation of their plan.

- A Plan for Church Fenton – initial consultation (December 2016).
- Testing the Thinking (June 2017 – December 2018).
- The Emerging Plan (December 2017).
- Outcomes from the various consultations and comment from Selby District Council.
- Particular Groups and Areas of Focus
- Preferred Model and Regulation 14 Consultation. (April 2019)
- Outcomes from the Regulation 14 Consultation.

At each stage of the consultation the feedback received resulted in amendments to our plan, some minor, e.g. removal of a heritage asset due to owners request to more significant e.g. review of all heritage assets and consultation with expert to create a report.

### **- A Plan for Church Fenton – initial consultation (December 2016)**

This was a period of building and developing our understanding of the Village Design Statement, and more significantly of receiving from the Parishioners a future Vision for Church Fenton and the early shaping of the supporting Policy arrangements along with practical considerations on achieving that Vision.

The crucial elements of consultation came from a very direct engagement with the Parish Community and beyond, particularly through the Village meeting on 3<sup>rd</sup> December 2016 which was well advertised, well attended and offered much content and clarity on the ambition of the Community and was followed up by Village Steering Group meetings in early 2017.



The opening Village Hall event was titled ‘A new plan for Church Fenton’ and the outcomes focussed across issues of Housing, Amenities and Services, Business and Economy, Environment and Green Space, Conservation and Heritage, Flooding and High Speed Rail.

There were two further Village Hall events where our ideas were presented and progressed as ‘workshops’ with a welcoming and positive response. They incorporated small group discussions and were well attended. The events centred on a clear set of suggested objectives and policies triggering some useful and well received discussion opportunities.

There was a strong wish to progress the Neighbourhood Plan. Following those meetings, questionnaires were sent and delivered to every household in the parish and completed questionnaires were returned and analysed by our Steering Group.

Many of the returns built on the views and approaches expressed in the initial engagement sessions.

Opinions were particularly strong on amenities and services and potential loss of our Village Shop and Post Office. There was also much reflection on the beauty and tranquillity of the Village and a wish to preserve the best of its history.

The current outline planning consent for the land around St Mary’s Church and potential for development at Leeds East Airport (LEA) remained matters of interest and continued concern, due to uncertainty around the future plans and concerns about the potential of housing development in a sensitive heritage location and excessive housing development respectively.

Concerns over the Reserved Matters Application for housing around St Mary’s Church and the impact this would have on Church Fenton Village heritage, in particular over the proximity to St Mary’s Church and the style and character of housing proposed in this area, was expressed by many visitors to our events. Plus the recent ‘Garden City’

application based at LEA, which proposed initially 5,000 units to a final plan of circa 40,000 homes was fresh in the mind of our Parishioners. This was successfully petitioned against in November 2016. It was, and still is, in direct contradiction to the aims of the Village to protect the beauty and tranquillity of the Village and a wish to preserve the best of its history.

The uncertainties around future the developments around St Mary's Church plus potential LEA development and achieving a proper balance between commercial and rural life plus historical interests, drew much focus.

Finally, and importantly, there was a clear and strong recognition of the number of developments in Church Fenton in recent years and a real concern that the rural nature and the historic core of Church Fenton is eroding.

The consultation outcomes began to shape the thinking and the direction of the prospective Plan. Themes emerged, as did an early shaping of a vision and linked objectives. In summary, the clear themes were around:

- The recognition that Church Fenton has seen significant housing growth in recent years, but where there were plans for development there should be appropriate housing variability with style and character of housing in keeping.
- Protection of our heritage and the possibility of a conservation area.
- Green Space and the importance of identifying and protecting our environment for the enjoyment of our parishioner and visitors, including the importance of our footpaths and rights of way.
- Recognition that we are a rural Village with a significant, but declining, number of farms, the desire to support farms and farm diversification
- Business and employment interests and opportunities.
- Communications issues – notably telephony (mobile coverage) and broadband access in certain areas of the village.
- Transport infrastructure issues, including car parking, and public services.
- Recognition that we have experienced properties flooding and a need to ensure future development mitigates any risk from flooding
- Railways appreciation of the National Railway System and decisions taken at a National level which will have an impact on our Village (as we have a Railway Station and four track lines) – the need to protect our Village from the impact of Railway decisions as much as possible.

The consultation described a community that wanted to make better progress in a modern world – with improved community facilities, more suitable transport arrangements, improved broadband, better and more diverse business opportunities, whilst also maintaining a strong hold on its history, charm and beauty, considering previous issues with drainage and running sand and learning from these to prevent future issues e.g. flooding/road closures. Very much a case of preserving

today whilst sensibly developing tomorrow.

Our Vision 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 enjoyed now and a wish to see develop in the future.

Throughout the consultation process the Villagers were also consulted on HS2 at various stages, these discussions and the Villager's views supported us in the formulation of the HS2 policies.

### - Testing the Thinking (June 2017 to December 2018)

This was a period of playing back the early messages and beginning a process of tying down a set of more specific propositions.

There were two key events during this period. Firstly, several questionnaires were circulated to all households in the Village to gain a better understanding of the community views and then consultation events held in the Village Hall in December 2017 and December 2018.

All Steering Group meetings were advertised on the website and were emailed to our interested parties group mailing list (circa 120 Villagers). Attendance at our Steering Group meetings was encouraged however not particularly well attended due to other Village initiatives.



*Example of posters advertising Steering Group meetings above from November 2019.*

Our Village Hall events were well attended, and feedback was gratefully received with some positive comments as to the work undertaken and progress made.

- The Community was offered detail of the Policies for Church Fenton's plan
- There was a particular more targeted focus on housing – the

- developments approved for outline but yet to be finalised
- There was a sharing of the emerging views on Objectives and Policies and these were the subject of further consideration and refinement.

There was recognition and thanks for the PC and volunteers recognising the more short term aspirational deliverables (to support the Community Shop and reopening of the White Horse Pub) and medium/longer term policies for this plan e.g. conservation area for Church Fenton.

The meetings went well and the discussions around the outcome of the questionnaires and the contributions on the days, created a very much clearer picture with some important consensus on key areas that would become the basis for our objectives and policies.

A full account of all questionnaire returns is laid out in appendix Evidence File and on the website, [www.planchurchfenton.org.uk](http://www.planchurchfenton.org.uk).

Progress was shared with Selby District Council and with the Church Fenton Parish Council. Both offered advice for which we were grateful. Neither sought to detract from a Plan based on the voice of the community.

#### - **The Emerging Plan (December 2017).**

Very much a combination of marrying the greater clarity on strategic intent with the more immediate regulatory/stakeholder/planning implications and requirements.

There were some very clear messages arising from the engagement discussions to support in creating a realistic and workable Plan; It clarified a vision - of *modernising – yet preserving the heritage and rural Village nature*.

So, the Vision was defined with a new clarity and the Policies shaped up more clearly and coherently as they became the underpinning drivers to achieve that Vision.

In terms of the Plan, this period of consultation:

- Greenspace. Review of the responses and identify the specific areas to include in our Policy
- Business. Complete the survey and review of the requirements. We extended our business survey response window, however, received limited number of responses in this area.
- Housing. Significant number of responses on our housing survey provided us with clarity around the types, sizes, character and style as well as numbers of houses residents would like to see in Church Fenton.

The Plan continued to develop following these events and questionnaire data, the Steering Group were able to crystallise the thinking. For example, with regard to development it was clear that residents in the main felt that Church

Fenton had seen significant number of housing developments and was in danger of losing its heritage and rural nature; with this in mind, focus was given to the type of housing needed, the characteristics of the area and the need to protect our heritage assets as much as possible.

- **Outcomes from the various consultations and comment from Selby District Council.**

Our consultations aimed to test our understanding and it looked to gain further agreement on the increasing detail and clarity of the developing Plan.

The work on the Plan, in line with the consultation process, continued through to the end 2018 with the formulation questionnaires distributed to every household in the Parish.

The results of these questionnaires were made available on our dedicated website and our Steering Group worked on the responses and amended our policies where relevant.

The feedback to the work we had completed to date was, in the main, positive. Essentially it provided further assurance that the direction and content were in line with the Community view.

The engagement process always has been open and transparent. We have been rigorous and committed in our feedback to the community, to the Parish Council and in our discussions with the Selby District Council. Progress reports were provided to Parish Council at their ordinary meetings with several updates, supported by our consultant David Gluck, who attended some of the Parish Council meetings and took comments and feedback to feed into the Plan.

The outcome of the consultations were considered by the Steering Group and can be viewed on our Evidence File Regulation 14 feedback grid.

- **Particular Groups and Areas of Focus.**

Part of turning the consultation into actions led us towards conversations with external stakeholders. There were number of groups that we gave attention to:

Neighbouring Parishes – We attended some of the Ulleskelf Neighbourhood Development Plan Steering Group meetings, initially with the question to create a ‘joint’ plan. However, the decision was taken to each independently work on our plans but remain aware of the others progress and use the same consultant, David Gluck, who remained sensitive to the close links between both parishes. The results of a questionnaire for houses surrounding LEA, initiated by Ulleskelf NDP group were shared with Church Fenton.

Landowners – we had correspondence with landowners of the proposed Green Space sites, with a view to clarifying our ambitions and actioned any request to remove the green space accordingly. Thus, the Plan’s reduced offer of Green Space areas of land, one of which the Parish Council are currently reviewing options to

purchase one of the greenspaces for the benefit of the Villagers and to support our ambition of maintaining all the open views of the land around the Church.

Selby District Council – There has been positive and continued collaboration between the Selby District Council and the Steering Group. We met Clare Dickinson on a number of occasions. On all occasions we responded positively to advice and suggestions. More specifically, on the emerging Neighbourhood Plan and the potential implications considering Heritage appraisals for applications within our historic core and we shared our desire to work on a conservation area for Church Fenton's historic core.

Historic England – have provided us with Regulation 14 feedback and were pleased we had recognised the heritage assets in Church Fenton, alongside the Grade I and five Grade II listed buildings. Also, prior to the Plan creation, Historic England were key in reducing the number of dwellings by over 50% on the proposed development around St Mary's Church – which majority of Parishioners were very grateful for.

Leeds East Airport – we invited Scott Royal from LEA to our Steering Group meetings and were delighted that he was able to attend some. The discussions evolved during the meeting were around the entire Neighbourhood Development plan, however, it was important that this major site was aware of and able to see progress of our Neighbourhood Development Plan and its progress at any stage through our website or contacting members of the Steering Group directly. They have subsequently responded to the Regulation 14 consultation via Pegasus Group.

#### **- Preferred options and the Regulation 14 Consultation.**

In late 2018 we began to pull together the final consultation draft. We carefully crafted the text and design styles to the local community designer – it was a Village Plan and the professionals in the Parish were delighted to support us in this.

The Regulation 14 period was triggered in April 2019. Full information, history of the Plan, activity evidence, copies of the draft Plan, a summary of the Plan and a feedback questionnaire were all made available online from the outset.

Copies of the Plan were placed in two locations within Church Fenton; the local public House – The Fenton Flyer and the Community Shop.

Every dwelling within the Parish received a copy of a summary statement and a questionnaire.

The aims of the Regulation 14 consultation:

- To ensure that all local residents and businesses were aware of the draft Plan and how to comment on it.
- To ensure that residents and businesses understood the Plan, the implications and the impacts.

- To seek confirmation that the Plan was in line with community thinking and concerns.

In total, 63 questionnaires were returned, fully completed. Stakeholder comments, as well as letters from our Villagers and visitors were also received.

Prior to launching into our Reg 14 consultation, in December 2018, we held an open meeting in Church Fenton Village Hall. The meeting was open house style, with visual displays which showed the process and development of the Plan, together with clear representations of the Vision, Themes and Policies. There were Steering Group members present – to encourage discussion and invite feedback. The overwhelming sense was of agreement to the Plan – and a belief that the balance of the proposals was about right.

We wrote to other interested parties and we shared with Selby District Council – both groups have fed back helpfully and their feedback responses, including the Steering Group’s action grid, is in the Evidence File.

#### - **Outcomes from the Regulation 14 Consultation.**

The consultation went well and the tenor of the feedback has been very positive. The questionnaire results are attached (appendix Evidence File).

There was a very clear and enthusiastic acceptance of our direction and most community and external responses were helpful in supporting that journey and advising on risks and mitigations, however there were some objections from landowners and developers these were considered and the Plan amendments were reviewed in our Steering Group meetings.

So, in summary, the feedback received

- Some strong support for the focus on issues around development in the Village and a desire to ensure this is sympathetic to our heritage and ambition for a conservation area
- Green spaces and protecting our natural habitat.
- Community amenities (i.e. assets valued by the community).
- Landowner consultation resulted in reviewing our list of non-designated heritage assets and green spaces and community facilities

All the points have been carefully considered and a set of responses was added to the website for information.

### Selby District Council feedback.

Has been invaluable in pointing us to amend and formulate the latest version of our plan which our Parish Council voted to submit to the District Council in March 2020 (due to COVID this was delayed)

We reviewed detail from Clare Dickinson/Selby District Council from original screening and Andy Graham for his contribution to the significance of the heritage assets in our Village, with valuable assistance from Cllr Musgrave on planning applications that were submitted throughout the creation of the plan.

We have taken the advice and the Plan has been amended as a result of their helpful contribution.

### Other important contributions.

In each case we have welcomed the correspondence and fuller details, including our consideration on each, is contained in the Evidence File.

The Regulation 14 consultation has been highly meaningful and has usefully contributed to the format, shape and content of the finalised Plan. It has tightened the technical aspects of the document; it has added value to the themes, the content and the direction of the Plan and it has helped to mitigate key risks going forward.

Copies of the *Consultation analysis\_named sites.pdf* document can be found on our website and details where the plan has been amended accordingly.

## **6. Conclusion.**

We believe that the entirety of the consultation effort has been extensive, listening and responsible. We are pleased with the consistently strong responses we have received and, in truth, without the voices of the community of Church Fenton and the support and challenge across the wider range of stakeholder interest groups we could not have had a Plan. We believe we have produced a Plan which successfully reflects that feedback and which clearly represents both National Guidance and the Selby Core Strategy.

**Sarah Chester.**

**Church Fenton Parish Council and Steering Group.**

**July 2020.**

## 7. Consultation Statement – Evidence file summary.

(Further detail on the Church Fenton Neighbourhood Development Plan website [www.planchurchfenton.org.uk](http://www.planchurchfenton.org.uk) .

1. Church Fenton Neighbourhood Development Plan Submission draft
2. Church Fenton Neighbourhood Development Plan Appendices (website links)
3. Basic Conditions Statement
4. Site Assessment Report, January 2018
5. Initial Draft Neighbourhood Plan Document, 2017
6. Heritage Appraisal draft document, SDC (Andy Graham)
7. Consultation Statement, July 2020 (this document)

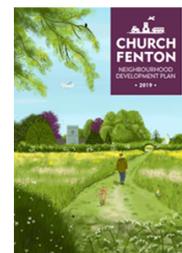
### Evidence File contents

- Statement of Community Involvement
- Terms of Reference
- Neighbourhood Area, application and designation letter
- Parish Council Minutes i.e. inserts relating to The Plan
- Strategic Environmental Assessment
- Regulation 14 pre submission draft Plan
- SDC comment to the Draft Plan
- Regulation 14 Questionnaire

### 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](http://www.planchurchfenton.org.uk) (where the full draft of the Plan may also be viewed). Please return your completed questionnaires by 31<sup>st</sup> May 2019 to **Sarah Chester c/o Jean & Brian @ Aldfeld House, Main Street, Church Fenton, LS24 9RF** Hard copies of the full Plan are available to view at **Church Fenton Community Shop & 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.



*April 2019 pre submission draft for reg 14 questionnaire*

- Regulation 14 Statutory Consultee/Stakeholder consultation list
- Letter to Landowners
- Regulation 14 questionnaire results
- Regulation 14 stakeholder responses
- Regulation 14 response grid & actions (consultation analysis named sites)
- *Selby District Council Screening Report from April 2019*  
[www.planchurchfenton.org.uk/wp-content/uploads/2019/04/Church\\_Fenton\\_NP\\_Screening\\_Report\\_FINAL.pdf](http://www.planchurchfenton.org.uk/wp-content/uploads/2019/04/Church_Fenton_NP_Screening_Report_FINAL.pdf)
- *Dates of Steering Group meetings (minutes included in the posts)*

## **Appendix 1 - Neighbourhood Planning Steering Group.**

### **Steering Group, team members (2020).**

- *Chair 2016 – 2019: Cllr Rebecca Hunt*
- *Chair 2019 – present: Cllr Sam Charlston*
- *Consultant Support - David Gluck, YORPLAN & Tadcaster and Rural CIC*
- *Active Group Members: Cllr Sarah Chester, Cllr Stuart Spensley, Anne Spensley,*
- *Visiting Members K Smith, A Herbert, A Hall*

### **THANK YOU**

*A huge thank you to everyone in Church Fenton who attended our meetings, responded to our questionnaires and provided their knowledge, views, time and effort to help create our Neighbourhood Development Plan*

## Appendix 2 – Regulation 14 consultation: Residents responses

“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.”

### COMMENTS ON THE VISION

COMMENT	RESPONSE
Stop trying to make Church Fenton into a town	NDP does not aspire to this
But it will be spoilt, it already is to a certain extent	Noted – policy seeks to improve not degrade
I would add another need - public transportation	Not NDP issue but noted for CFPC
no more houses	Not possible
I agree with the vision but how can this be achieved with plans for HS2?	Understood – national policy dictates
overall, the size of the village should remain as it is now, with no substantial expansion, other than odd individual small in fill sites.	Noted
"sustainably" being the key word	Agree
we agree to development in the village, but serious consideration should be given to size and need, small developments are needed for growth.	Agree
protection from impact of transport such as HS2 and airport associated industry	Noted
Define Sustainability	NDP to clarify in text
Any vision for the village is ruined by that unsightly bench phone box and litter bin by the mini roundabout opposite the white horse - it is a disgrace.	CFPC issue
We do need to grow both in numbers and from that in the support we can provide each other	Agree
Growth is an issue. The village has been spoilt by over development and some very inappropriate building, also infill has reduced area of green which is vital for the wildlife movement (corridors) and for human wellbeing	Noted
Over developing has created flood rises in parts of the village where water levels were never a problem.	Noted
I think the first line should be amended to "meets the needs of its existing residents" the last line implies more facilities?	There will always be new residents with different needs.
Growing sustainably implies a large change of character.	Do not accept
The character and essence of the village	Do not accept

COMMENT	RESPONSE
will inevitably change with future development as it has done over the years. If there is no progress the village will go into decline.	
Beyond your remit	Noted
If CF keeps growing it wont be possible to retain its character and essence as a village.	Disagree
"Growing sustainably" - is the current problem in the face of an explosion of building!	Noted

## Comments on Objectives

COMMENT	RESPONSE
Do you agree with the objective to have a proper mix of homes which meets the needs of the community?	
Residents in affordable housing (some) are causing some irritation with neighbours in new developments. Reported to me yesterday by someone living in one of the other affordable homes (placed by council) some more management needed on vetting & dealing with issues raised by residents following construction.	Not the business of the NDP.
Design of new housing estates is important to reflect the rural nature of the village.	Agree
Some more housing to allow older residents to downsize	Agree
We do not require any more development	Not possible.
Already over developed	Noted.
What is a proper mix	Reflective of the community.
Do you agree with the objective to maintain and improve services and facilities?	
No comments	-
Do you agree with the objective to improve our green environment?	
No comments	-
Do you agree with the objective to recognise and conserve our heritage?	
The village has changed massively in my lifetime, this is progress.	Noted
Do you agree with the objective to maintain and develop a 'small economy'?	
What is your definition of small economy?	Define in the Plan for clarity.
I am not sure what constitutes a 'small economy'	As above
Small is inefficient and expensive.	Disagree.
Do you agree with this objective to avoid urbanisation and maintain a high quality village setting?	
not sure this would be maintained as so much building work and change has already been undertaken	NDP policies work towards maintaining village character
Urbanisation is here, most residents work outside the village even doctors and teachers come in.	Noted
Do you agree with the objective to work closely with our neighbours particularly with regard to potential future development on the airbase?	
No comments	-

COMMENT	RESPONSE
Do you agree with the objective to enable organic growth that is small in nature, for example self-build homes?	
self build homes are OK as long as design is in keeping with existing architecture	Agree
Allowing self build homes all over the village will probably give rise to a mixture of varying styles some of which will not be very suitable for the environment. Self build maybe trendy but not necessarily suitable.	Design codes to address all new homes.
Out of character with traditional village.	Disagree
each housing plan to be judged on merit not who builds it.	Agree
Need to avoid homes that are "out of style" i.e. more suitable to an urban environment i.e three storey. More bungalows to older residents to downsize and vacate large homes. More self build, more 25%, 50% ownership for families. High spec and support roles on air base - not houses	Noted
Do you agree with the objective to improve broadband connection speeds?	
No comments	-
Do you agree with the objective to manage and improve road safety and car parking?	
especially car parking	
On road parking is massive problem, reducing most roads to single carriageway necessitating dangerous negotiation of bends and double sided parked cars. The answer could be to acquire land behind the church to establish a large free carpark and to prohibit on road parking along the main thoroughfares except for deliveries etc. Planning permission could be contingent on making land available for above.	Noted – not directly covered by NDP due to land constraints but refer onto CFPC.
Tackling vehicle speed is particularly important for safety and the feel of the village.	Agree – not a NDP issue but refer to CFPC
the village is already a lot busier than it used to be and it is vitally important that speed limits should be kept as low as possible, e.g. Busk Lane by the airbase really should be a 30mph due to all the development	As above
Improvement in commuter car parking especially with reference to the dangerous situation on Sandwath Lane	Noted
It is increasingly hard to find parking for the station, and stopping it down Sandwath Lane will only add to the problems and Station Road and its side streets. There is already a danger of cars opposite road ends, and on pavements obstructing people.	Noted
Continued support and improvement to the station and it's facilities is hugely important to the village. Better parking will encourage greater use.	Noted
Do you agree with the objective to minimise the impact of HS2 on the community and landscape?	
Ref HS2 not bothered either way	Noted
Do not use HS2 as an excuse for more buildings in the form of infill. The council have allowed and supported poor building in CF - garden grabbing, unsightly estates - which has spoilt the rural nature of the village - with no thought to aesthetic value or wildlife. trees have been lost and	Noted

COMMENT	RESPONSE
drainage altered to upset the equilibrium of this fenland setting and the beauty it once had.	
Most of the 'community' is not going to be very much effected - and most of the present ones will be dead before it gets here.	Noted
HS2 is a national issue not affecting the majority of residents.	Noted
No-one has stood up for those blighted by HS2 at this moment in time - we were turned down by HS2 for compensation and have had to sell our house at a great loss. It is all very very disappointing and we feel very let down by the PC. PS Policy is one thing but what is being allowed to happen in CF is the opposite! More housing in small pockets of land that do not fit in to natural landscape, especially by railway station - hideous houses especially seen from main road do not blend in at all! I fear for CF unless the PC stand up for local people!	Noted

## Policy specific comments

### Do you agree with policy H1: Type, size and scale?

- Must have good drainage
- Developers should make significant contribution to improving our new overloaded infrastructure.
- We have enough housing in Church Fenton x3
- No more houses x4
- No more development we have exceeded requirements
- No more development another application has appeared for 119 houses on the airfield!
- Lorries, construction traffic, transporters through CF over weight restricted bridge - we have witnessed this for 2 years
- No more development unless replacing existing structures
- Extensions or replacements only no new developments
- We do not need any more houses, the roads are getting heavier now
- I generally agree with all the above, but in view of existing new build small sites, which to say the least are compact, more urban than rural, a maximum of 5 rather than 10 would be more appropriate.

- After 2.5 years of noise pollution and constant disruption at various sites and serious problems at the Laurels - this village should put a stop to any future developments.
- The school is already struggling to cope with all the children in the area.
- Far too many 'affordable housing' being built in an area where buyers pay a premium to live here
- A close check on the number of units per development needs to be maintained
- The number of 3 storey units seem to be on the rise
- I strongly agree with this, to prevent new developments from overwhelming the village.

Commentary: Clear support for restricting new growth, especially on greenfield, but also not outside the village envelope. This reflect the amount of development in the village over recent years. No changes proposed to the policy but ensure we need to reinforce the point about the Plan being a positive plan and not able to stop all new development.

#### Do you agree with policy H2: Design principles?

- Lower density to better reflect the rural character
- A defined settlement limit should be considered to protect the linear shape of our village and prevent backland development.
- Again, I generally agree, but new build sites should not reflect the latest trend to put as many dwellings as possible on a piece of land. Space for gardens and domestic play areas should be taken into account.
- Developments to date do not reflect the village as it was. New developments do not given enough space for the residents in affordable housing, again reported to me by one such resident. Also too many characterless estates are going up in same designs as other suburban areas. Sherburn is the same.
- I would like housing to be 'modern' of 21st century design rather than the re-hashed mock Tudor 1930s style currently being built in Sherburn. This would give more style to the village and be in keeping with the various styles currently in the village - not 'a silk purse' attempt from a 'sow's ear'
- See comment for 15: a good example of new design is the house by the station car park : white rendered, dark window frame & roof.
- We need more houses for single / retired people or people who want to downsize.
- This is important otherwise Church Fenton is at risk of losing its character

- Off street parking' for two cars should no longer be driveway for one car plus garage. Garages are NEVER used for modern life and therefore one family car is always on the road causing pedestrian issues and congestion / unsafe driving.
- Many of the new (recent) developments e.g. near the school are not in keeping (huge turreted front walls) and are crammed in - need to prevent this.
- Design so far allowed, have been often incongruous with the original beauty of the village. Bridge Close is awful as are the three storey houses behind the Junction Hotel, now gone - these are to be built. Why did you allow planning for these recently?
- HGV are a problem, roads are often not maintained where wide vehicles plough up the verges and it makes for dangerous walking and cycling
- no three storey new buildings, some farm buildings have a very ugly appearance e.g. huge metal structures that are out of keeping with the views.

Commentary: Strong support for design principles. No changes proposed to NDP policy but potential for stronger design code work to be developed alongside the proposed Conservation Area in due course.

#### Do you agree with policy H3: Location of new housing development?

- HGV traffic to building sites elsewhere etc. could be re-routed via Ulleskelf and Towton bar on to A162. Some advised re-routing is already taking place, but more could be done, bearing in mind car parking in Northfield Terrace, Church Street and poor road surface.
- Especially car parking. Current situation especially on Church St at school drop off/pick ups is dangerous. Will become increasingly so as houses are occupied.
- Village roads not currently coping at certain times
- Lessons should be learned from the ad hoc development at present especially with reference to development near the station.

Commentary: Policy supported but with comments regarding avoiding ad hoc development and effects upon car parking and road traffic noted. No change proposed.

#### Do you agree with policy AS1: Valuing community facilities?

- I don't think an Asian restaurant and a guest house can be considered as a community facility.
- Would consider only development relating to the particular club, e.g. extensions or new building when required

- Can land be identified for school expansion and protected before a land owner sells it for housing? E.g. The Laurels would have been ideal
- I am concerned about the ability of Kirk Fenton School to cope with much more development
- School playing fields should not be lost (unless replaced elsewhere) to maintain child health and wellbeing. If insufficient spare then school facilities should be provided in other locations i.e. in a school in Ulleskelf due to increase in housing in that Parish.
- And playing fields at Kirk Fenton Primary School
- Please keep in mind that the land Jigsaws sits on is not part of Kirk Fenton School and cannot be developed on or used for expansion by the school. The upgrade and growth of Jigsaws would be on its own land.
- Is Jigsaws Childcare a private facility? Sunar Banglar restaurant - is it ever open? Daytime facility would be useful with station toilets too. The building could do with reverting to how it used to look - more traditional and better paintwork. Fishing lake - can this be saved from HS2 on Sandwath Lane? Has enormous amount of wildlife including Red Kites, Bats, Newts .. too much renovation.
- This is a village school and should be kept as such. Another school should be built elsewhere to accommodate pupils coming from elsewhere. The monstrosity which is now Athelsten school is a warning as to what happens to small schools when 'improved'.
- The allotment site is a first class example of needing sorting out, at the moment the whole site is an eyesore.

Commentary: Policy / assets will be reviewed in the light of detailed comments on key issues especially regarding Kirk Fenton primary school.

#### **Do you agree with policy AS2: New community facilities?**

- Do not want to see another hard play surface, sadly, in this day and age I believe it will attract youths up to no good.
- An extension to the village playpark including new play equipment if affordable.
- Public rights of way are also community facilities used by the community and people from outside the area. We are at risk of losing them.
- Need to redevelop village hall to accommodate a more flexible use? Library exchange, better catering, small rooms wifi, resource exchange i.e. garden tools, catering items for rent.
- Needs a tennis court/baseball court & safe cycle tracks.

- Car park for the station would be good, depending on where it is placed, parking on Sandwath Lane is too close to junction and needs to be prohibited.

Commentary: Many comments received about car parking and the potential for a village car park. That will not be achieved through this NDP but it is clear an issue to be raised with CF Parish Council.

#### Do you agree with policy BE1: Supporting the small economy?

- What is the Small economy?

Commentary: We will expand upon this in the Submission plan to ensure there is clarity.

#### Do you agree with policy BE2: Farm diversification?

- Only arable - no development
- All fields surrounding the village are subject to surface flooding - all of them and any agricultural land, no more development to line greedy farmer's pockets.
- Preference should be given to crop farming, rather than animal farming
- Farmers are ruining the countryside enough already e.g. huge factory sheds, large vehicles destroying roadside verges, wildlife habitats being destroyed by chemicals, ripping out hedges etc. They should not be allowed such freedom but held to account.
- Farming is part of Church Fenton and locals should be proud of the hard work of farmers to sustain a business in difficult times.
- Farmers should be allowed to manage their own businesses, what would constitute a negative effect to landscape? A very woolly policy that has no defined meaning!
- The Orchards have been adversely affected by deer encouraged to breed and allowed to roam freely eating the bark of expensive trees, foxes, rabbits, feral cats and other vermin have to be controlled.

Commentary: Noted remarks about development in the countryside. Clear value attached to the rural setting of the village and importance of maintaining this, which is well supported by existing policies in the NDP.

#### Do you agree with policy EGS1: Local Green Spaces ?

- The more ecological and sustainable features the better
- More local green spaces

- The greenspaces are vital for our community and should be extended if possible.
- Hard play surface, not on any green land. Wildlife need greenland not hard surfaces.
- Vital the children's green space is not developed on. The Laurels should have been used for school space. Very poor forward planning Jigsaws also taken school space.
- Worried you will take away more greenspace from the village.

Commentary: No objections received concerning the LGS' proposed. Some support seems to be forthcoming about the need to a. Improve and b. Expand the range of green spaces in the village, which will need to be raised at the Parish Council. No change to current policy.

#### Do you agree with policy EGS2: Protecting biodiversity and habitats

- It is important to retain old trees wherever possible, they add so much to the look of the village.
- Regard must be taken not to damage environment (remove trees etc) and then replace, where does the wildlife/eco system go during the development phase
- These areas to be maintained during development i.e. not felling trees / removing hedges etc before development starts & then replaced later : where does the wildlife go whilst their 'homes' are not there. NO development during breeding season .
- Part way up busk lane on left going up toward the air base there is a wild area of land which supports trees, bushes, overgrown vegetation and water - it is a great wildlife area at the moment and many deer, red kite and wildlife are often seen and heard there. I would like to see this area left free from any development.
- Strongly agree. this is a priority to me, we are losing a lot of habitat.
- What is happening to old park plantation and nature reserve on Sandwath Lane? Planning was given for community use but the old Park is always locked up and the nature reserve is poorly maintained.
- plus Old Park Plantation and Nature Reserve off Sandwath Lane, plus public footpaths, plus open spaces such as the field of cows & sheep between Rose Lane and Common Lane and field of horses West side of Rose Lane (East) and field of sheep north of Common Lane opposite Sandwath House/West Villa, next to bowling green. And land either side of Rose Lane which has been open, unploughed, meadow grazing land for 80+ years and is so appreciated by us all - especially the Oak Trees, hedges and grass land full of wildlife.
- Trees, hedges, verge, all needing protection - especially Oak Trees on Rose Lane - only Oak Trees in CF !! Do not allow people to fell trees in preparation for applying for planning permission please.

- And protect land either side of Rose Lane which has been open, unploughed, meadow grazing land for 80+ years and is so appreciated by us all - especially the Oak Trees, hedges and grass land full of wildlife. It is a vital part of the wildlife corridor with rare species using the oak trees, hedges of buckthorne, hawthorne, hazel and meadows of milkwort, buttercup, celladine, dauy, and too many to list here.

Commentary: Clearly much support for this policy and complementary ones regarding the green environment. Details regarding species is noted and we will see how this can be incorporated into the submission version.

#### Do you agree with policy EGS3: Green corridors?

- I think we need to be clear about what 'special circumstances' means. More could be made of the village as a 'green gym'. Many cyclist and walkers would use the area if there were better clearer and safer paths.
- Respect should be give to proposed future flood risk not just the current level. Houses / development will be around for decades & flood risk will increase in future.
- Do we have to allow green field development?
- Green field development should definitely be last resort .
- Vital to avoid green belt and green corridors such as Rose Lane and the beautiful meadow land either side of Rose Lane - untouched by plough for 80+ years
- Views are so very important. Rose Lane provides a wealth of views enjoyed each day. The wildlife is outstanding and very important to us all and to biodiversity.
- BUT NO greenfields sites should be build on in the future. The UK is losing crop sites are which essential for food supply.
- All existing dykes should be regularly dredged and dry ditches cleared of hedge and grass cuttings.

Commentary: Good that there is strong support for policy. Policy will complement Green Belt covering the west of the parish. We appreciate the sentiments about avoiding any green field development, although we cannot write policy that precludes this entirely.

#### Do you agree with policy CH1: Non-designated local heritage assets?

- The allotments need proper promotion and management but are still a very desirable feature
- Acme Terrace on main street should be included.

- Orchard Cottage - correct name is "The Orchards"
- Shouldn't Church House (formerly Croft Farm) be included? It's a very ancient house, with a priesthole.
- Can old basket ball court / greenspace behind old school be protected
- The Old Vicarage should be included in this list
- A lot has already been lost or spoilt due to massive development. Further houses: Nurse Metcalfe's house - very old origins, Bankes Jones house, Knaggs Farm, Ingledene, Station Buildings, The Poplars, Morley House, Rose Lane Cottages, Railway Hotel and Railway Cottages, Old Railway Station, Old Station Buildings.

Commentary: Thanks for detailed proposals and suggested amendments. Policy in the submission version will be reviewed and further consultation with property owners undertaken in order to ensure this set of assets are supported and merited.

#### **Do you agree with policy CH2: Development in the historic core?**

- The current plans for behind the church area disgrace and do not adhere to any of the above which are part of the NPPF - who enforces this?
- Certain houses on Nanny Lane had covenants to keep view of Church (this info has been lost over years)
- Housing development should be considered in keeping with the area. How some were approved is shocking and most surprising
- Retaining views of the church
- In order to keep up with necessary development, all applications should be considered sympathetically.

Commentary: Much focus is upon the development proposed behind the Church at present, but the issue of the historic is designed in policy to conserve and protect what remains of CF's oldest built heritage and to encourage the PC to take this forward to formal Conservation Area designation.

#### **Do you agree with policy F1: Development that does not add to flood risk?**

- Development should not destabilize the geology and water drainage of the village and surrounding area.
- Regarding section F, over the last 37 years of occupancy, in periods of heavy rain, the fact that the foul water drainage backs up, proves that the local sewerage system is questionably already inadequate. Before ANY further building work is considered the

capacity of the system should be properly examined and certified. Surface water being diverted into the sewerage system is a likely problem. YW are aware.

- Developers should be made aware of historic flooding, sewerage problems as well as risk based testing and should INCLUDE permitted development (item a).

Commentary: Multiple policies aim to address flooding which has been identified as an increasing problem for the village and its hinterland. This seems well supported by the village.

**Do you agree with policy HSR1: Design, community and the landscape (High Speed 2)?**

**&**

**Do you agree with policy HSR2: Managing the impact of the development phase (High Speed 2)?**

- Not bothered either way about HS2
- HS2 will bring lots of problems to Common Lane, it is impossible to state how much this will affect us all here and alter the unique biodiversity.
- Ensure that the developer does not have a negative impact upon rail links and frequency of trains from Church Fenton
- Can't see how the village can ever be the same if HS2 is allowed to go ahead
- I am keen that consideration from Rose Lane - small compact community, historical 'railway cottages' be given in this transition phase around HS2 and railway electrification plans to minimise impact on residents in keeping with all the above policies e.g. protection of trees, height and 'look' of anything built etc.
- Quality of life for existing residents is all too often ignored. Please pay most regard to how plans affect those of us that enjoy views here Flooding is a worry and computer images do not give a true picture of where water collects. HS2 images also do not show true images of what actually happens historically and now, a real worry. Common Lane and Rose Lane will experience much devastation due to HS2. The people and the wildlife will be greatly affected, so further building in this area would cause more distress to all.
- HS2 must be made to consult with all people living in CF. The loss of views and life is immense. HS2 should be at all costs made to listen to worries and try to minimise the impact on lives of people and landscape environment.
- When does HS2 consult? Are they having any more meetings in Church Fenton? Please post any dates relevant on the PC website - minutes etc

Commentary: All comments are noted. NDP policy aims to go as far as we think we are able to in responding to this national infrastructure. It is clear that the majority would not want HS2 to proceed but that is beyond our control, so mitigation is the best we can aim for.

### Appendix 3 – Regulation 14 consultation: Stakeholders responses

Comment	Response of the Steering Group	Proposed Modification to NDP
<b>Vision</b>		
Woodland Trust		
<p>Trees and woodland protection of ancient and old plus provisions for more proposals for development should contribute to their protection and enhancement</p> <p>NHP should recognise the fact that development should not lead to loss or degradation of trees and woodland in your parish. Increasing the amount of trees in Church Fenton will provide enhanced green infrastructure for your local communities, and also mitigate against the future loss of trees to disease (eg Ash dieback), with a new generation of trees both in woods and also outside woods in streets, hedgerows and amenity sites.</p>	Noted for GI policies	Ensure Infrastructure reflects these comments. Green policy these
NYCC Stronger Communities		
<p>The process undertaken and resultant neighbourhood plan are great examples of the ambition of NYCC's Stronger Communities Programme for all communities in North Yorkshire to have greater collective control of their own well-being and so ultimately reduce inequalities.</p> <p>Key objectives: These support the Stronger Communities desired outcomes of reducing inequalities, improving social connectedness and improving well-being by striving to retain and improve the community places which enable people to meet and benefit from social interaction and having green space to enjoy and explore with the attendant health benefits.</p> <p>NYCC's Stronger Communities Programmes is keen to support communities to retain and develop community resources and activities through provision of information, access to professional guidance and advice for community groups and a limited amount of funding. For more information <a href="https://www.northyorks.gov.uk/stronger-communities">https://www.northyorks.gov.uk/stronger-communities</a></p>	Support noted	None
<p>AAH</p> <p>The vision appears deliberately restrictive and inward looking. It would be recommended that following "<i>the needs of its residents</i>" line the following words be inserted "<i>and surrounding villages</i>". This would ensure that a more open and inclusive vision is proposed. The following is suggested to finish "<i>The NPPF principles of sustainable development will govern how to achieve this growth in a planned manner.</i>" This would ensure the vision aligns back to planning policy.</p>	Disagree – this is CF plan and consultation has taken place with neighbours.	None

Comment	Response of the Steering Group	Proposed Modification to NDP
NFU		
<p>In order for farming to continue to sustainably support this rural community, this plan must also allow for all farm enterprises to adapt in order to survive. This might include the need for modern agricultural buildings either to meet regulations or to change the use of existing buildings in order to respond to changing market demand:</p> <p>Strengthening our farming businesses to help them build profitability, adaptability and resilience; To create thriving localities which meet the needs of their communities, businesses and local environment; Realising the value of the region's environmental assets;</p> <p>Policies which enable the next generation to take on the management of farms and to support this through the provision of affordable housing to allow succession;</p> <p>To allow farming enterprises to develop to meet the challenges of food security through modernising and becoming more efficient; Developing renewable energy which meets the needs of the farm and are appropriate to the location and renewable resources available;</p> <p>Support sustainable development where possible.</p>	<p>Noted – policies are supportive of farming and landscape /environment management.</p>	<p>None</p>
Bankes Jones Estate		
<p>We are currently pursuing development consistent with Policy H1: Type, Size and Scale, Policy H2: Design Principles and Policy H3: Location of New Housing Development and request that we remain informed with the Neighbourhood Plan process moving forward.</p>	<p>Noted</p>	<p>Ensure they are on stakeholders list</p>
<p>The aspirations for the environmental part of the neighbourhood plan are admirable especially the green corridor and River Wharfe corridor. We wonder if you are aware of the importance of the meadow fields either side of Rose Lane. The fields have never been ploughed and support a huge, diverse range of plants and animals. Some of the animals are rare. There is a family of white headed blackbirds that have survived many years. Red kites fly over and use the fields for soaring and feeding. Red crested newts lived in the middle of the field and probably still exist along the wetter boundaries.</p> <p>The Oak trees on Rose Lane are old and support such a lot of wildlife. We have seen birds of all kinds. Wrens, tree creepers, mistle thrushes, song thrushes, redstarts, fieldfares, sparrows, bluetits, great tits, long tail tits, bullfinches and hawfinches, goldfinches, goldcrests, magpies, rooks and crows. Rose lane has even seen yellow hammers and warblers flitting along the vegetation. In summer swallows, swifts and house martins fly over the meadows and along Rose Lane catching the many insects. It is a joy to see them return.</p> <p>Unfortunately in recent years cars have encroached onto the beautiful verges that once supported a host of celandines and bluebells to name just a few plants. Rose Lane still has a diverse range of plants that are full of insects and butterflies such as orange tipped, red admiral and peacock butterflies. Plants such as cow parsley, meadow sweet, buttercup and many more.</p> <p>The drainage ditches provide water for all this wildlife also including frogs, toads, newts, voles, beetles, damsel flies, dragonflies, bats. The hedgerow includes oak, ash, red hawthorn, buckthorn, hazel, elderberry, rowan, guelder rose, hornbeam.</p> <p>The birds flit along these hedgerows and in Spring are so busy building their nests. It is important that Rose Lane has protection as this landscape is so unique and enjoyed by those who live here and more importantly provides a habitat for wildlife that is all too often lost.</p>	<p>Consideration for Rose Lane and the rationale for why we should include more reference to it.</p>	<p>Undertake an analysis – visual – of the area in question and if appropriate afford protection through policy.</p>

Comment	Response of the Steering Group	Proposed Modification to NDP
<p>The Oak trees on Rose Lane are more than 200 years old. They line Rose Lane and are so beautiful through all the changes each season.</p> <p>It is noticeable on your Neighbourhood plan that the Yorkshire Wharfe corridor covers the open land to the north of Common Lane and your plan mentions adjacent land affording protection too. This is vital to provide a wildlife corridor that is uninterrupted. The fields that have been unploughed for probably more than 100 years to either side of Rose Lane should also be included in this wildlife corridor. Not only is it important in its own right as it is so beautiful and has remained unploughed for so long but it also links the wildlife to the land beyond the main railway lines to Sheffield, York and Leeds.</p> <p>It is vital for the conservation of the rich biodiversity in this area bearing in mind it has remained untouched for so long. The fields over the years have been grazed by horses, sheep and cattle. It is a situation that cannot be lost not only in terms of preservation of surviving species including the plants such as meadowsweet, marsh marigold, lady's smock, buttercup, and many more meadow plants that I am unfamiliar with, but also for the wellbeing and health of the people who live here and enjoy this beautiful part of Church Fenton.</p> <p>The threat of HS2 destroying Common Lane and this part of Church Fenton is dreadful. We must all try as a parish council to save the countryside we have left and all enjoy daily. It is a joy to walk along Rose Lane each day and enjoy the unique Oak trees, hedgerows and pasture land either side of Rose Lane. It is uplifting to listen to the birds that flit from grass to trees and see the Oak trees and hedgerows develop through all the seasons. Come and see it when the Oak is growing new lime green leaves and the cow parsley frames the lane or in autumn when the leaves of the oak trees turn copper orange and the hedgerow is deep yellow.</p> <p>Rose Lane is beautiful and clings on through modern times supporting the wildlife that chose to live here with us. Help preserve what we have please.</p>		
<b>Objectives</b>		
<p>AAH Some of these objectives are unlikely to be met through the draft policies. In particular, the proposal to allow small scale development adjoining the settlement boundary for up to 10 dwellings would not benefit from the economies of scale and planning obligations / infrastructure improvements that planned for larger scale development proposals could bring. Whilst I would agree that quality of development should be sought urbanisation by definition does not necessarily mean a poor quality village setting and there appears to be an illogical jump in conclusion that large scale development is by definition harmful without any clear evidence.</p>	<p>Disagree – urbanisation would mean the loss of the village/character.</p>	<p>None</p>

Comment	Response of the Steering Group	Proposed Modification to NDP
<b>Policy HS1 &amp; HS2</b>		
<p>HS2 Ltd We have concerns regarding policies HSR1 and HSR2 and the extent to which these policies seek to replicate or modify controls that will be put in place at the time HS2 Phase 2b legislation comes in to effect. It could be interpreted that these policies provide an opportunity to revisit matters that are part of the parliamentary process or are matters which will be for the EMRs to address. This is not the case.</p> <p>That said, the policies could be re-drafted in a way that assists the local planning authority when it considers requests for approval made under the Schedule 17 Phase 2b equivalent, and, assuming the planning authority opts to be a 'qualifying authority' (a planning authority given a wider range of controls in the approval of detail of the construction works required for HS2 having signed a planning memorandum), by focusing on matters which are relevant to the specified grounds for determining requests for approval (e.g. the preservation of the local environment or local amenity, road safety or traffic flows in the local area, or the preservation of the local historic and natural environment). Such policies could carry weight in circumstances where the planning authority considers and aims to demonstrate that plans and specifications submitted in support of a request for approval could reasonably be modified or the development for which approval is sought be carried out elsewhere within the development's permitted limits. Alternatively, HSR1 and HSR2 as drafted could be applied in the event that HS2 Ltd is required to seek planning permission outside the limits of Act powers (i.e. under the TCPA).</p>	Noted – taking advice from SDC planners and HS2 planners	Retain both policies and amend in the light of advice.
<p>With regards to policy HSR1 c), HS2 Ltd has a stakeholder engagement strategy which is applied consistently routewide to communities affected by the railway. The strategy explains how HS2 Ltd will engage with communities affected by the project. The Community Engagement Strategy can be located by clicking here. David Griffiths-Allen, the stakeholder engagement manager, would be happy to discuss this further.</p> <p>With regards to policy HSR2 b), the HS2 stakeholder engagement team is always happy to discuss additional regeneration opportunities suggested by stakeholders. As you know HS2 Ltd operates a Community Environment Fund, and, Business and Local Economy Fund. Both funds could provide additional regeneration opportunities or improvements within the local community.</p> <p>Furthermore, the below may provide some reassurance regarding design. While this relates to HS2 Phase One it is a policy that is likely to be replicated for other phases.</p>	Noted	None
<p>Also, there is more recent evidence regarding sustainability than that which is referred to in page 52 and 53 of the Neighbourhood Plan. Extracts are taken from the 2016 post-consultation Sustainability Report by Temple-RSK it is advisable for quotes to be taken from the October 2018 Phase 2B Working Draft Environmental Statement.</p>	Noted – bring into the Plan	Amend text as necessary
<p>It is also considered helpful to remind you that land subject to safeguarding directions continues to be reviewed as the designs of the project are refined following on from the Phase 2b Working Draft Environmental Statement consultation which took place during Autumn 2018.</p>	Noted	None

Comment	Response of the Steering Group	Proposed Modification to NDP
<b>Policy CH1 Non designated local heritage assets</b>		
<p>Heritage Services, NYCC  Archaeology: We support the recognition and conservation of heritage within the Objectives (3.2) of the plan. We also support the identification and inclusion of non-designated local heritage assets within the document (Policy CH1). We will make sure that these buildings are added to the Historic Environment Record maintained by NYCC. We note the intention to investigate the designation of a Conservation Area at Church Fenton. Historic England have prepared a number of guidance documents on this matter including:- <a href="https://historicengland.org.uk/images-books/publications/conservation-area-appraisal-designation-management-advice-note-1/">https://historicengland.org.uk/images-books/publications/conservation-area-appraisal-designation-management-advice-note-1/</a> which provides a framework for assessment.</p>	Noted	None – refer onwards to PC regarding moving the discussions on a new CA onwards.
<p>Bankes Jones Estate  Orchard Cottage has been designated under draft Policy CH1 as a non-designated heritage asset. Please be aware both the house and barns are currently subject to an application to extend and reuse the existing buildings (ref: 2019/0107/HPA and 2019/0108/FUL).  We trust you have all the information necessary to register our interest</p>	Noted that the area is subject to planning – check on status of the application & maintain aware	Remove from policy
<p>AAH  The limited evidence in support of these individual assets is poor and should be more robust to ensure it satisfies the tests. However we would flag up that as a policy the test proposed here is markedly stricter than that required under paragraph 197 of the NPPF and should be amended to reflect the provisions of the NPPF.</p>	Noted	Check the justification matrix to ensure all proposed assets are justified. Consultation to be undertaken with landowners concerned.
<b>Policy AS1 Valuing community facilities</b>		
<p>Network Rail  Whilst we are pleased that the value of the operational railway to the village is recognised the wording of the 2012 regulations is unequivocal and therefore the Church Fenton Neighbourhood Plan should not contain any policies that could adversely affect operational railway land and the Sunar Bangla restaurant and the railway station should be removed from the list of community facilities in Policy AS1</p>	Suggested we remove reference to the railway and the restaurant from the policy.	Remove from policy
<b>Policy AS2: New community facilities</b>		
<p>Woodland Trust  AS2 should seek to retain and enhance recreational and local green spaces, resist the loss of open space, whilst also ensuring the provision of some more. Therefore, to what extent there is considered to be enough accessible space in your community also needs to be taken into account with new development proposals, such as housing. There are Natural England and Forestry Commission standards which can be used with developers on this:  The Woodland Access Standard aspires:  That no person should live more than 500m from at least one area of accessible woodland of no less than 2ha in size.</p>	Provision is sufficient with protective measures proposed here and under LGS.	None

Comment	Response of the Steering Group	Proposed Modification to NDP
That there should also be at least one area of accessible woodland of no less than 20ha within 4km (8km round trip) of people's homes.		
The Woodland Trust also believes that trees and woodlands can deliver a major contribution to resolving a range of water management issues, particularly those resulting from climate change, like flooding and the water quality implications caused by extreme weather events. This is important in the area covered by your Neighbourhood Plan because trees offer opportunities to make positive water use change, whilst also contributing to other objectives, such as biodiversity, timber & green infrastructure - see the Woodland Trust publication <i>Stemming the flow – the role of trees and woods in flood protection</i> - <a href="https://www.woodlandtrust.org.uk/publications/2014/05/stemming-the-flow/">https://www.woodlandtrust.org.uk/publications/2014/05/stemming-the-flow/</a> .	As CF now mainly resides in Flood Zone 2 – modifications required to the planting of trees and woodland?	No change
<p>Children and Young Peoples Service Church Fenton parish is served by Kirk Fenton Parochial C of E VA Primary School, Church Fenton, and Tadcaster Grammar School. We note the statement in Policy AS2 that '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.'</p> <p>The future need to expand the primary school should be taken into account when determining any other policies (Conservation and Heritage: Development in the historic core) that affect this area of the village.</p> <p>Any consideration of this site should consider the operational needs of the school at the time, and should the school and its playing fields need to relocate in future, the ongoing need for the existing school playing fields should be reconsidered. The local component of the Community Infrastructure Levy (CIL) could be a potential funding source to help support the expansion of the education infrastructure.</p>	<p>STARMAT should lead on investment in the school, not CIL.</p> <p>Noted – but school is only one part of the village. Avoid restrictive designations wherever practicable.</p>	None
<b>Policy F1 Development that does not add to flood risk</b>		
<p>Network Rail Whilst we support the principle of protecting Church Fenton from flood risk we would ask that the policy is consistent with the NPPF paragraph 163. We would ask that the policy refers to the need for a site-specific flood risk assessment where required under the NPPF footnote 50; sustainable drainage systems should be prioritised in accordance with point c) of paragraph 163 and the presumption against culverting / constricting watercourses should be removed as changes to watercourses may be acceptable as part of a comprehensive drainage strategy for the development of land.</p>	Noted	Policy amended
<p>York Consort - Drainage Where possible the risk of flooding should be reduced and that, as far as is practicable, surface water arising from any developed site should be managed in a sustainable manner to mimic the surface water flows arising from the site prior to the proposed development: This would be considered whether the surface water arrangements from the site are to connect to a public or private asset (watercourse or sewer) before out-falling into a watercourse or, to outfall directly into a watercourse within the Board's area. Any approved development should not adversely affect the surface water drainage of the area and amenity of adjacent properties.</p>	Noted	No change

Comment	Response of the Steering Group	Proposed Modification to NDP
<b>Policy EGS1 – Local Green Space</b>		
<p>NFU I would also like to raise your attention towards the proposed “local green space 7” of St Mary’s Church environs, it was noted that the parcel of land towards the rear of the church is agricultural in nature. This parcel of land is currently under the ownership of the Bradley family, who have not agreed to this potential designation. They have achieved outlined planning permission for this area but fear this potential local green space designation will unfairly forfeit their application. We request that you consult with the Bradleys and if requested, remove this area from the designation.</p>	<p>The parcel referred to is not subject to this policy.</p>	<p>Ensure policy and maps are clear.</p>
<p>NYCC Ecology: In the Environment and Green Spaces section, it is stated that “There are few sites of ecological interest in the West Selby Plain due to the intensive farming” though it later says “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”. The sub-section on biodiversity (4.4.2) appears to be based on information available from DEFRA’s MAGIC website. It would be useful to add some local detail to this and we would like to see Sites of Importance for Nature Conservation (SINCs) mentioned. These are identified in the Selby district Local Plan and have been assessed as being of district or county-wide value for biodiversity. There is one SINC within the Neighbourhood Plan area, ‘Pasture off Nanny Lane’, which is designated for its species-rich grassland.</p>	<p>Noted – review designations using MAGIC</p>	<p>No change unless review suggests otherwise.</p>
<p>NYCC The statement that “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”. In fact there are a number of important populations of Great Crested Newt in and around the village and Water Vole has been recorded on some local ditches in the recent past (e.g. at Sandwath). Other notable species include Brown Hare, Barn Owl and Grey Partridge on the airfield and Willow Tit and Marsh Tit at Old Park Plantation (bordering the Neighbourhood Plan boundary). Several species of bats occur in the vicinity. More detailed information could be obtained from North and East Yorkshire Ecological Data Centre.</p>	<p>Noted – include reference</p>	<p>Include reference.</p>
<p>NYCC It is likely that herb-rich meadows, wet grasslands and other wetlands and ponds were more common in the area around Church Fenton in the past: the name ‘Fenton’ implies it was location in fenland (low-lying wet land prone to seasonal flooding). Fenton Trans and Ulleskelf Mires would have supported marsh and wet grassland, with fragments of such habitats still occurring. Jeffrey’s 1772 Map of Yorkshire suggests that Fenton and Sherburn Commons had already been enclosed by the mid 18th century but Oxmoor to the north-west of Bishop Wood remained a large tract of common, accessible via Broad Lane and other drove routes.</p>	<p>Noted</p>	<p>Update on the locality of the fen lands</p>

Comment	Response of the Steering Group	Proposed Modification to NDP
<p>AAH</p> <p>There appears to be no specific evidence to demonstrate why the full extent of the St Mary's Church environs has been included as a local green space. When compared with the other useable public open spaces identified there is a clear difference with this Church 'environs' which is not evidenced as to why the full extent is included. Just because an area falls within the setting of a listed building is not sufficient justification for inclusion.</p>	Disagree – valued community asset	No change
<b>Policy H1 Type size and scale</b>		
<p>Policy H1 of the draft Neighbourhood Plan should ensure that it enables a scale of development that is consistent with the settlements Designated Service Village role in the Selby District Core Strategy, and the positive approach to plan making and sustainable development advocated in the NPPF.</p>	Agreed	No change
<p>AAH</p> <div style="border: 1px solid black; padding: 5px;"> <p>Policy H1 does not contribute to sustainable development. In particular, the proposal to allow small scale development adjoining the settlement boundary for up to 10 dwellings. This is considered arbitrary, inflexible and not based on any clear evidence. Furthermore it would not benefit from the economies of scale and planning obligations / infrastructure improvements that planned for larger scale development proposals could bring. The cumulative impact of numerous small scale developments could also be piecemeal, sporadic and un-planned.</p> <p>By seeking to deliberately stifle development this approach leaves the community at risk if Selby District Council fails to meet its five year housing targets. In such a scenario because this policy and the NP as a whole does not seek to allocate sites for housing the NP would be out of date. If the NP took a more proactive and positive approach to housing and sought to allocate sites then this positive approach would be rewarded by greater protection in a no five year situation as per paragraph 14 of the NPPF. A more positive NP therefore protects the community more than a restrictive NP. We would therefore recommend the NP working group engage and work with land owners and land promoters and developers to deliver a more proactive NP.</p> </div>	Disagree – village has taken considerable development already in line with the emerging LP. No desire to stifle development, just to ensure it is sustainable.	No change
<b>Policy H2 Design principles</b>		
<p>AAH</p> <div style="border: 1px solid black; padding: 5px;"> <p>This Policy is poorly worded and conflicting. Criterion (a) appears restrictive and unnecessary. Whilst the majority of new houses are likely to be one or two storeys with gardens there maybe occasions where a need or a particular site delivers something else. Given the wording of (b) and (c) this would offer control anyway on the type and scale of housing delivered. Criterion (b) requiring development to reflect the best design elements as found in the historic core of the village may not be appropriate in all locations in Church Fenton and given the subsequent criteria doesn't appear necessary. Overall the policy is not clear and precise and lacks evidence.</p> </div>	Noted	Amend in line with SDC comments

Comment	Response of the Steering Group	Proposed Modification to NDP
<b>Policy H3 Location of new development</b>		
<p>Public Rights of Way We are pleased to see that the Plan includes reference to the public rights of way network, recognising its value to the local residents and indeed uses the image of someone enjoying use of a path on their front cover of their Plan. We note the wish to action the improvement of existing and support the establishment of new footpaths in relation to future development (H3). We might suggest that the plan might also like to add bridleways to the 'Actions' as the parish is currently poorly served by bridleways.</p> <p>With reference to Gay Lane, it is unclear whether the aspiration is to create a circular walk including Gay Lane, or to produce a walk leaflet describing a walk including Gay Lane either/both would be a credit to the parish.</p>	Noted	Make this statement clearer in the Plan commentary.
<p>AAH Policy H3 criterion (e) appears to be deliberately worded to stifle an extant planning consent. There appears no reference to the existing consent and how this policy may restrict development. The key views identified include views from private land which can not be considered by definition 'key'. There appears to be no evidence to justify these identified key views and its inclusion. Overall the policy appears deliberately restrictive.</p>	Not the case	No change
<b>Other comments</b>		
Creative Hub development supportive of our inclusion in the NHP: Pegasus/Makin	Check detail and possibly refer to renewal energy on this site?	In Ulleskelf – no change to our Plan.
Creating high quality places and increased housing provision and green infrastructure : NYCC	Does our NHP support this – we think so.	No change
Delivering a modern integrated transport network: NYCC	Not for the NDP	No change
Delivering a modern communication network	NYCC	Supporting High speed broadband
<p>Woodland Trust Response. On 24th July 2018 the Ministry of Housing, Communities and Local Government published the revised NPPF which states: development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists</p> <p>Also, the Woodland Trust would suggest that your Neighbourhood Plan is more specific about ancient tree protection. For example, the introduction and background to the consultation on the Kimbolton Neighbourhood Development Plan (2017), identified the importance of ancient woodland, and how it should be protected and enhanced. Also, we would like to see buffering distances set out. For example, for most types of development (i.e. residential), a planted buffer strip of 50m would be preferred to protect the core of the woodland.</p>	Noted	<p>Woodland Trust proposal : we would recommend that Policy EGS3 (Green Corridors) acknowledges this and should include the following sentence:</p> <p>Retention of hedges,</p>

Comment	Response of the Steering Group	Proposed Modification to NDP
		trees and landscape features, and there should be no harm or loss of irreplaceable habitats such as ancient trees and hedges.
<p>Woodland Trust The Woodland Access Standard aspires: That no person should live more than 500m from at least one area of accessible woodland of no less than 2ha in size. That there should also be at least one area of accessible woodland of no less than 20ha within 4km (8km round trip) of people's homes.</p>	<p>Is there anything we can do to incorporate this into the NHP? Would be interesting to identify potential areas e.g. around the HS2</p>	<p>No change – not relevant to HS2 policy.</p>
<p>Knaggs and son Housing density and to some degree, size, has been directed by Government policy and is therefore outside Parish Council remit.</p> <p>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.</p> <p>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.</p> <p>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?</p> <p>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 .</p> <p>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</p>	<p>All noted - some interesting perspectives but mostly covered by the Plan.</p>	<p>No change, except to remove Manor Farm from policy.</p>

Comment	Response of the Steering Group	Proposed Modification to NDP
<p>which is caused by ineffective river management and large development up stream.</p> <p>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.</p> <p>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.</p> <p>With regard to Manor Farm you have listed it as a non- designated local heritage asset. The moat to the north has been obliterated by the developer of the Laurels. The moat to the west was drained many years ago after our daughter nearly drowned. There are no historical buildings, barring those on the drive side. These will soon need significant attention. The rest of Manor Farm environs is made up of modern buildings and concrete yard. These will be surplus to requirements should HS2 proceed and change will be inevitable. The term "environs" is misleading and totally inappropriate.</p> <p>Regarding linear development and style in the village, natural hedges were not the only original feature but also red brick and rendered walls. The indigenous hedges are a relatively modern feature. There are also a mix of single, double and 3 storey developments including our own house that was built 150 years ago. Backfilling will become a necessity as the linear development already taken place has used up most of the available land.</p> <p>Concerning reference to energy efficiency, it is discriminatory that one side of the street can have solar panels but those on the north side cannot because they can be seen from the road. Whilst we would not, in our case, fit solar panels we feel that those who wish should have the right to do so.</p> <p>In respect to housing design, whilst it might not be to your, or our liking to have eco friendly designs which do not use bricks or stone as cladding, it is the future and it is totally inappropriate and hypocritical to condemn those who wish to be at the forefront of energy saving. You contradict yourself by saying that they should be out of sight which will mean backfilling.</p>		

## Appendix 4 – Regulation 14 consultation: SDC response

Neighbourhood Plan policy	Relevant NPPF / Core Strategy policies	SDC view	NDP group response	Proposed modification
<b>Housing</b>				
H1: Type, size and scale	NPPF paras 61, 62, 65 CS policies SP4, SP5, SP8, SP9	<p>Section 4.1.1 – The highest priced property currently for sale in the village is £60,000 – presumably a typo.</p> <p>General concern that there is nowhere in the text which sets out what the Housing Needs Survey identifies as the housing need figure for the village.</p> <p>The supporting evidence for this policy which restricts new housing developments to under 10 units is a 2018 parish-wide housing survey which indicates that the majority of respondents have a preference for developments of less than 10 dwellings.</p> <p>However, the supporting evidence base also identifies a need for affordable housing in the village. The mechanism for delivering on-site affordable housing is provided by Core Strategy policy SP9 which seeks it on developments of market housing sites at or above the threshold of 10 dwellings. Given that proposed policy H1 restricts housing developments to less than 10 dwellings, what is the proposed mechanism for delivering affordable housing in the village? The evidence</p>	<p>Yes!</p> <p>Housing need expressed in terms of types, not numbers.</p> <p>CF does not need to take additional housing and no further development anticipated in Plan period.</p> <p>Only community-led schemes will be acceptable delivering affordable homes (broader definition)</p>	<p><b>Amend</b></p> <p><b>Add more evidence from the HNS regarding preferred types/housing needs.</b></p> <p><b>No substantive change but further substantiation regarding Community Led Housing in text and policy.</b></p> <p><b>No change</b></p>

Neighbourhood Plan policy	Relevant NPPF / Core Strategy policies	SDC view	NDP group response	Proposed modification
		<p>collected by the 2018 parish-wide housing survey found that 79% of respondents think that affordable homes should be included in new developments and 45% of respondents think that social housing for rent should be included in new developments.</p> <p>Para 62 of the NPPF states that where a need for affordable housing is identified, planning policies should specify the type of affordable housing required and generally expect it to be met-on site. Consideration should also be given to paras 63-64 of the NPPF.</p> <p>There is concern that policy H1 will prevent the future delivery of affordable housing in the village and will not meet the need identified in the parish-wide housing survey.</p>	<p>Noted</p> <p>Noted – need to update for next plan period.</p>	<p>No change</p> <p>No change</p>
H2: Design Principles	NPPF paras 124, 125, 126 & 127 CS policy SP19	<p>Section 4.1.2 – this section would benefit from photographs to illustrate the character areas being referred to.</p> <p>Policy H2 is considered to be in general conformity with policy, subject to the following points:</p> <p>Part a) is considered to be unnecessarily prescriptive in requiring that dwellings should be unique in design, one or two</p>	<p>Agreed</p> <p>Noted</p> <p>Agreed</p>	<p>Insert selection of photos – 2 from each CA.</p> <p>Amend to 'distinctive'</p>

Neighbourhood Plan policy	Relevant NPPF / Core Strategy policies	SDC view	NDP group response	Proposed modification
		<p>storeys, with gardens. Would a well-designed 3 storey house not be appropriate? To request that a dwelling is “unique” in design is inappropriate (houses are very rarely totally unique in design) and I’m not sure this is what you are trying to achieve – would “distinctive” be a better word?</p> <p>Part b) needs a bit more firming up as some of it is vague – need to consider how a Development Management Officer would interpret the requirements, e.g. what is the character of the overall area? The design of any new development should be analysis based and it could be worth reiterating this within the text. Requesting that boundaries are hedges of native species may be overly prescriptive. Point iv mentions the need for new development to respect the density of its environs. This may be in conflict with point a). Would a higher density development always be 1-2 storey with a garden? Such a prescription potentially undermines any attempt at ‘unique’ character.</p> <p>Part c) – unclear what is meant by “environmental systems”. The suggestion of modern design being supported but required to ‘blend in’ is confusing. Has reference been made to Historic England /</p>	<p>Some useful points. Need to avoid vagueries.</p> <p>Hedgerows provide for biodiversity that hard boundary treatments do not and are in keeping.</p> <p>Not necessarily!</p> <p>Still opportunity for distinctiveness within this scope.</p> <p>Noted</p>	<p>DG to redraft to firm up this policy and ensure clear reflection of VDS.</p> <p>Define: eg those systems built into a home or development designed to save energy, reduce waste, protect wildlife/biodiversity,</p>

Neighbourhood Plan policy	Relevant NPPF / Core Strategy policies	SDC view	NDP group response	Proposed modification
		<p>CABE guidance? Sometimes contrasting or locally influenced modern design can work very well.</p> <p>Part d) – again could do with firming up a bit. When drafting policies consideration needs to be given as to how they will be interpreted in determining a planning application and /or defended at a planning appeal.</p>	Agreed	<p>prevent pollution, and cut the amount of carbon and other emissions generated.</p> <p>DG to firm up this policy</p>
H3: Location of new housing development	NPPF paras 155, 157, 158 CS policy SP4, SP15, SP18	<p>Unsure about the Church Fenton Airbase section sitting in the housing section.</p> <p>The key views section – where are these views from? They need to be taken from public vantage points / public rights of way. It's not clear that all of these key views are taken from locations that are publically accessible.</p> <p>The second sentence of part a) which states that “the future growth of the village should rely on one-off specific infill housing developments” could be re-phrased to better reflect Policy SP4 which sets out in DSVs that the following types of development will be acceptable within the development limits – conversions,</p>	<p>CF section is here to provide context only.</p> <p>Noted – all are from public places.</p> <p>Agreed – thanks.</p>	<p>No change BUT put CFA text in a box so it is clearly differentiated.</p> <p>Add locations and description of view for each.</p> <p>Amend as suggested.</p>

Neighbourhood Plan policy	Relevant NPPF / Core Strategy policies	SDC view	NDP group response	Proposed modification
		<p>replacement dwellings, redevelopment of PDL and appropriate scale development on greenfield land.</p> <p>There is concern that part c) of the policy which refers to avoiding flood zones 2 and 3 is not in conformity with the NPPF which states that all plans should apply a sequential, risk-based approach to the location of development. The aim of the sequential test is to steer new development to areas with the lowest risk of flooding – development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding.</p>	Agreed - thanks	Amend to make clear reference to sequential testing – ensure F1 is similarly worded.
<b>Amenities and Services</b>				
AS1: Valuing community facilities	NPPF para 83 CS policy SP12	<p>This policy is in conformity.</p> <p>However, it is worth noting that permitted development rights exist for the change of use from some uses to others, without planning permission required. The Government has confirmed that Neighbourhood Plans cannot be used to withdraw permitted development rights.</p>	Noted	No change
AS2: New community facilities	NPPF para 83 CS policy SP12	This policy is in conformity.	Noted	No change

Neighbourhood Plan policy	Relevant NPPF / Core Strategy policies	SDC view	NDP group response	Proposed modification
<b>Business and Economy</b>				
BE1: Supporting the small economy	NPPF para 83, 84 CS policy SP2	Happy that this is in conformity – CS policy SP2 refers to small scale employment growth in the DSVs to support rural sustainability.	Noted	No change
BE2: Farm diversification	NPPF para 83 CS policy SP13	This policy is in conformity.  However, it should be noted that there exist some permitted development rights for agricultural buildings. The Government has confirmed that Neighbourhood Plans cannot be used to withdraw permitted development rights, so it should be noted that this policy cannot be applied to all types of farm diversification.	Noted – not the intention of the policy to restrict PD.	No change
<b>Environment and Green Spaces</b>				
EGS1: Local green spaces	NPPF paras 99, 100, 101 CS policy SP12	The introductory text doesn't give an indication of surpluses or deficiencies of green space in Church Fenton.  The formal assessment of these spaces needs to be undertaken in line with the NPPF and requires a bit more work, particularly to demonstrate that the land included is not extensive and demonstrably special. Some of the areas proposed for designation seem large. For example, why is the area beyond the	Noted. DG to check SDC evidence base/PPG17 assessments (CD to assist).  Refer to appendix 1 assessments.	Insert evidence as required.  None

Neighbourhood Plan policy	Relevant NPPF / Core Strategy policies	SDC view	NDP group response	Proposed modification
		<p>church and graveyard included? Similarly, the area behind the bowling club?</p> <p>The policy requires re-wording slightly – whilst the NPPF confirms that policies for managing development within a Local Green Space should be consistent with those for Green Belts, this land is not Green Belt (in most cases) and the policy, as currently worded, is misleading in this respect.</p>	Noted	<p>Re-word: “The following areas are designated as a Local Green Spaces:</p> <ol style="list-style-type: none"> <li>1.Church Fenton Football Pitch</li> <li>2.Church Fenton Cricket Pitch</li> <li>3.Main Street Playground</li> <li>4.Church Fenton Bowling Green</li> <li>5.Village Green</li> <li>6.Sandwath Drive play area and greenspace</li> <li>7.St Mary’s Church environs</li> <li>8.Allotments off Brackenhill Lane</li> </ol> <p>Development on these Local Green Spaces will not be approved other than in very special circumstances.”</p> <p>CHECK NUMBERING AGAINST DIAGRAMS.</p>
EGS2: Protecting biodiversity & habitats	NPPF para 170 CS policy SP18	This policy is okay in principle, although not sure how valid it is to expect developers to provide wildlife features on adjacent sites that are not in their ownership. Furthermore, unsure how requesting that gardens are wildlife-friendly is implementable?	<p>Agreed. We need to make the policy practically implementable.</p> <p>Noted</p>	<p>Amend policy:</p> <p>Delete first sentence:</p>

Neighbourhood Plan policy	Relevant NPPF / Core Strategy policies	SDC view	NDP group response	Proposed modification
		Also unsure how "...awareness of Church Fenton's biodiversity assets will be strengthened" will be implemented through development management decisions?		superfluous.
EGS3: Green corridors	NPPF para 91 CS policy SP12 SDLP policy SG1	<p>Church Fenton Strategic Countryside Gap is allocated through the Local Plan and development is restricted in this location if it considered that it will have an adverse effect on its open character or where the gap between settlements would be compromised. This Local Plan designation should be referred to in the supporting text – as currently the text only refers to it in an evidence base document.</p> <p>When it's stated that trees should be provided on a "like for like" basis – what does this mean? Same species or they should be provided at the same location?</p> <p>Unsure how the provision of porous surfaces is relevant to this policy – tarmac can be porous. Would this be better sat in Policy F1, as it is better related to surface water runoff / flooding?</p>	<p>Agreed</p> <p>Numerical and same location.</p> <p>Both Corridors are flood sensitive therefore the need for porous BUT already stated in F1.</p>	<p>Amend text as proposed</p> <p><b>SUGGESTION FROM GROUP – can we include the Trans to highlight this is included in CSG and last part of CF which includes Fenland &amp; wildlife corridor. DG to consider.</b></p> <p>Clarify in policy text</p> <p>Delete bullet</p>
<b>Conservation and Heritage</b>				
CH1: Non designated local heritage assets	NPPF paras 185, 189, 190, 192, 197 CS policy SP19	Under section 4.5.1, details of listed buildings are provided under a sub-heading of "non-designated heritage assets". This is misleading, as they are designated. Furthermore, the airfield	Noted.	Amend wording in text to clarify difference between listed/scheduled and non designated.

Neighbourhood Plan policy	Relevant NPPF / Core Strategy policies	SDC view	NDP group response	Proposed modification
		<p>defences at RAF Church Fenton are Scheduled Monuments and should be referred to as such.</p> <p>Listed buildings are not protected from development. This is not the purpose of adding a building to the List and this reference should be removed. It may be suitable however to point out that “Listed buildings are legally protected and work that affects the significance of a Listed Building (including internal work) may require Listed Building consent”.</p> <p>This policy is in general conformity, although should perhaps consider what para 197 of the NPPF says with regards to non-designated heritage assets, which requires consideration of the significance of the heritage asset as part of a balanced judgement.</p>	<p>Noted.</p> <p>Noted – appendix sets out rationale/analysis.</p>	<p>As above.</p> <p>No change.</p>
CH2: Development in the historic core	NPPF paras 189, 192 CS policy SP19	<p>The Neighbourhood Plan has identified the historic core of Church Fenton, using the evidence base provided by a Historical Environmental Appraisal of Church Fenton which was undertaken by the Design &amp; Conservation Officer at SDC. The boundary shown on the map was not supplied by SDC and only reflects the identified boundary of Character Area 1.</p> <p>Any boundaries intended to suggest the limits of potential heritage protection</p>	<p>Noted. Further explanation required in the text.</p> <p>Noted but disagree. The Plan can be</p>	<p>Re-word to make clear the basis of the SDC analysis and conclusions.</p> <p>None</p>

Neighbourhood Plan policy	Relevant NPPF / Core Strategy policies	SDC view	NDP group response	Proposed modification
		<p>should be avoided until such time as a full heritage assessment has been made. This is because any extent of historic significance could extend further than Character Area 1.</p> <p>The word ‘Special Regard’ should be removed. The term is used within the Planning (Listed Buildings and Conservation Areas) Act 1990 and refers specifically to the legal framework that manages change in the Historic Environment. Therefore any reference to ‘Special Regard’ or ‘Special Attention’ being given to non-designated heritage assets should be removed as it would be confusing. It would, however, be appropriate to reiterate the Act by stating that <i>“Where development affects Listed Buildings, or their setting, a Heritage Impact Assessment should be required to assess what impact such development may have upon the significance of the designated heritage assets”</i>.</p> <p>It is acceptable to include a policy requiring that any proposals within or affecting the setting of the historic core should demonstrate good design which respects the character and appearance of the historic core. However, it is considered onerous and inappropriate to request a Heritage Impact Assessment for</p>	<p>amended at a later date if necessary.</p> <p>Agreed.</p> <p>Noted but disagree. It is the intention to work towards a CA but in the meantime the local designation is intended to ensure no further loss of character. The historic value of the area has been established</p>	<p>Amend as proposed.</p> <p>Consider wording regarding impact assessments for minor developments?</p>

Neighbourhood Plan policy	Relevant NPPF / Core Strategy policies	SDC view	NDP group response	Proposed modification
		such developments that are not within the setting of a listed building, given that the historic core has no formal status – it has no designation currently as a Conservation Area, although it is noted that this is a community aspiration.	through research.	
<b>Flooding</b>				
F1: Development that does not add to flood risk	NPPF paras 155, 157 CS policy SP15	This policy, as currently worded, is not considered to be in conformity. The NPPF makes it clear that development should be directed away from those areas at highest risk of flooding. This is achieved through the application of the sequential test and, where necessary, the exception test. This policy should be re-worded to include reference to both the sequential and exception test, to reflect national policy and Core Strategy policy SP15, instead of introducing a blanket ban on development in Flood Zones 2 & 3.	Noted. Agree to develop words re sequential test and cross reference with Housing policies to ensure consistency.	Amend policy to make reference to sequential test and ensure consistency with H3.
<b>High Speed Rail</b>				
HSR1: Design, community and the landscape		The value of these policies is queried, given that planning permission for HS2 will be granted by the enactment of the Act in Parliament and therefore there won't be an opportunity to influence the decision making process through the Neighbourhood Plan process. As such, it is considered that these policies are trying to control things that are outside the remit of the Neighbourhood Plan and are therefore superfluous.	Comments noted – propose to leave in to test the policies with HS2 and the Examiner. Note HS2 were consulted on these policies elsewhere and were content for them to remain.	None
HSR2: Managing the impact of the development phase				None

## Appendix 5 – Named assets consultation results

ASSET	RESPONSE	RECOMMENDATION
<b>Community Facilities</b>		
St Mary the Virgin	None	Retain
Methodist Church	None	Retain
Kirk Fenton Primary School	None	Retain
Jigsaws Childcare	Verbal – no comment/objections	Retain
Village Hall	None	Retain
Methodist Church Hall	None	Retain
Main Street Playing Field	None	Retain
Sandwath Playing Area	None	Retain
Cricket Club and Ground	None	Retain
Football Club and Ground	<p>With regards to the Football Club being a “Valued Community Facility” we are very reliant on Club members coming to us from other areas to make the Club sustainable. With less than 10% of our members actually coming from the village (Parish) the Club is not actually viable to the proposed Plan.</p> <p>Church Fenton FC disagrees with both proposals made involving the Club and grounds.</p>	Remove - disagree with rationale. CFFC is still a community facility whether or not members come from other places. However, this is the Landowners wish and that should be respected.
Bowling Club	None	Retain
Station Farm Guest House	<p>I am reluctant to see anything which would further spoil the appearance of the village.</p> <p>My 300 year old house has now been swamped with development in recent years, I am particularly concerned about any more development in the area.</p> <p>Something which has not been addressed are the number of cars littered over the railway bridge and along Station Road. The Station car park is not large enough to cover the demand for parking space, and I can see this as a problem with can only become worse. It's become quite an eye sore, and potentially dangerous. Perhaps some land could be set aside for parking before it's too late?</p>	Retain
White Horse Pub/Restaurant	None	Retain
Fenton Flyer Pub	None	Retain

<b>ASSET</b>	<b>RESPONSE</b>	<b>RECOMMENDATION</b>
Village Shop & Post Office	None	Retain
Allotments	<p>After careful consideration, we no longer agree with the proposed inclusion of Church Fenton Allotments as a “valued Community Facility” or “designated green space” for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The allotments are operated on private land and as such the landowner should retain the right to utilise their land as they see fit within the bounds of existing planning regulations. If in the future allotment usage dropped below the level that makes the place viable; as owners we would wish to retain the flexibility to make alternative use / or even potentially sell the land. The proposed designations would impede both.</li> <li>2. The allotments are somewhat remote to the village centre and as such are under threat from other allotment developments closer to the centre of the village.</li> <li>3. The allotments are tenanted from parishes well beyond CF. Current split being 40.7% of allotment plots are let to residents of the parish of CF, the remaining 59.3% are let to tenants outside the parish of CF.</li> </ol>	Remove – it is the wish of the landowner and that should be respected.
Fishing Lake	None	Retain
<b>Local Green Spaces</b>		
Church Fenton Football Pitch	<p>With regards to the “ Local Green Space” policy, the Club and Landlords have met and we have both agreed not to be part of this policy. The land is privately owned and we have an agreement in place for use of the ground which suits both parties.</p>	Remove – Landowners desire.
Church Fenton Cricket Pitch	None	Retain – redraw map
Main Street Playground	None	Retain – redraw map
Church Fenton Bowling Green	None	Retain – redraw map
Village Green	None	Retain – redraw map
Sandwath Drive play area and greenspace	None	Retain – redraw map
St Mary’s Church environs	None	Retain – split in 2 to show churchyard (1) and field (2)
Allotments off Brackenhill Lane	<p>After careful consideration, we no longer agree with the proposed inclusion of Church Fenton Allotments as a “valued Community Facility” or “designated green space” for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The allotments are operated on private land and as such the landowner should</li> </ol>	Remove – remoteness is a key consideration.

ASSET	RESPONSE	RECOMMENDATION
	<p>retain the right to utilise their land as they see fit within the bounds of existing planning regulations. If in the future allotment usage dropped below the level that makes the place viable; as owners we would wish to retain the flexibility to make alternative use / or even potentially sell the land. The proposed designations would impede both.</p> <p>2. The allotments are somewhat remote to the village centre and as such are under threat from other allotment developments closer to the centre of the village.</p> <p>3. The allotments are tenanted from parishes well beyond CF. Current split being 40.7% of allotment plots are let to residents of the parish of CF, the remaining 59.3% are let to tenants outside the parish of CF.</p>	
<b>Non designated local heritage assets</b>		
Church End Farm, Church Street	None	Retain
Orchard Cottage, Church Street	Carter Jonas response – Cottage has planning permission to extend and reuse (including the barn).	Remove.
Former Church Fenton Primary School and Schoolmasters House, Church Street	None	Retain
1-6 Church Street 'Chicory Row'	None	Retain
Manor Farm and grounds, Station Road	<p>These comments are based upon the map provided by yourself and the area shaded red on the plan. We do not believe that Manor Farm House and its gardens should be included under the heading "Local non-designated heritage assets."</p> <p>The building is not the original Manor house . Its frontage has been modified greatly and neither is the roof original English slate. We get the impression that your members view is "we can see it , we would like it, you can't touch it!". Especially galling when not all your members are Church Fenton Residents. We would also comment that the area on the map does not equate to the description which is in your published proposals.</p> <p>Any incursions into our farming activities would be intolerable especially as there are grave consequences with the potential development of HS2.</p>	Remove – landowners wish.
The White Horse Public House, Main Street	None	Retain
Methodist Chapel, Main Street	None	Retain

Additional area proposed for consideration due to its nature value and tranquillity was Rose Lane and cottages. However, following a visit it is recommended not to endow a further designation due to lack of biodiversity/habitats, accessibility beyond the railway and remoteness from the main village.



# CHURCH FENTON

NEIGHBOURHOOD  
DEVELOPMENT PLAN

• 2020 •