

## Church Fenton Parish Council

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30<sup>th</sup> November 2011

Dear Andy,

### SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT

### COMMENTS FROM CHURCH FENTON PARISH

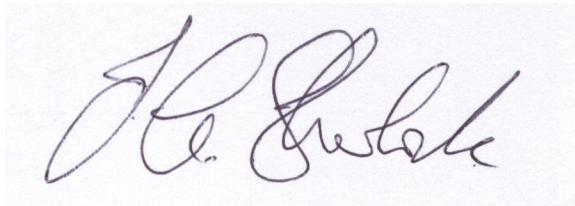
The comments in this letter are being submitted by Church Fenton Parish Council on behalf of the villagers of Church Fenton. The comments were agreed at a public meeting held on 17<sup>th</sup> November 2011 which also included consideration of a number of written representations from people who were unable to attend.

1. The Parish recognises that the draft SADPD is an attempt to respond to comments made in the previous consultation. However further amendments are needed to make it satisfactory.
2. The village strongly opposes the extent of the development proposals, especially the larger sites which will result in further urbanisation of the village.
3. The village has received more than its fair share of development in recent years. According to figures included in planning documents the number of dwellings has increased from 325 to 525 since 1997, a 62% increase, which is higher than comparable areas. On this basis it would seem appropriate to limit development to less than the figures proposed in the SADPD.
4. Small scale development on small infill type sites is more in keeping with the character of the village than the large developments that have been allowed, particularly at the west end. In many cases this could be managed through the Development Control process without requiring a specific site allocation, especially when in the past this has led to site cramming. This could be achieved by identifying a village boundary within which small scale development (say up to 3 dwellings) could be permitted subject to meeting the village design statement and other development control criteria.
5. The village welcomes the protection of the Parish Church from development at the rear which would spoil; it's setting.
6. The 3 sites at the west end of the village would lead to further urbanisation and should be resisted. There also seems to be problems with foul drainage in this area. There is less concern about the "strategic gap" which is mainly a result of the stream and is not seen as vital to the overall character. Some development of an appropriate character in this area would be acceptable.

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7. The site at the rear of Northfield Lane was particularly opposed as it is a backland site with poor access.
  8. Comments on individual sites are:
    - 001 – oppose development on this site as it would further urbanise the west end of the village
    - 002 – some development may be acceptable, providing this matches the rear development line created by Northfield Lane. The owner has contacted the Parish Council stating that he wishes this site to be allocated for development.
    - 003 – some minor infill may be acceptable
    - 004 – oppose as a development site, though some minor infill may be acceptable
    - 005 – no objections
    - 006 – support the proposed designation
    - 007 – would be suitable for appropriately designed development
    - 008 – poor access, previous development, and intrusion into open countryside makes this an unsuitable site
    - 009 – unsuitable site in open countryside
- One potential additional site that could be considered is the site to the east of the Primary School.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'J. Sherlock', is centered on a white rectangular background.

Jeremy Sherlock  
Clerk Church Fenton Parish Council