

**1. INTRODUCTION**

- 1.1 This section contains site specific policies and proposals relevant to Church Fenton. General policies applicable throughout the Plan area are set out in Part One of the Local Plan.
- 1.2 Baseline data referred to generally reflects the situation at the time the Deposit Plan was published (July 1997) unless specifically updated through modifications to the Plan or through factual changes consequent to modifications to the proposals map, such as additional recreation space and/or amenity space.

**2. LOCATION**

- 2.1 Church Fenton is situated in the western part of the District, approximately 1.5 miles east of the A162. Both the Leeds-York and Sheffield-York railway lines pass through the settlement. The nearest major settlement is Sherburn in Elmet, nearly 2 miles to the south of Church Fenton.

**3. FORM AND CHARACTER**

- 3.1 Church Fenton is principally a linear settlement with some in-depth development to the west, south of Station Road. An important gap between development has allowed the settlement to remain in two separate areas, each with its own physical identity. The Church of St Mary the Virgin dates from the 13<sup>th</sup> century indicating a long history of human occupation in the area. Although primarily a residential settlement, industrial development is prominent to the west of the settlement beyond the railway line.

**4. HOUSING AND POPULATION**

- 4.1 At the 1991 Census there were 743 persons resident in the Parish, identical to the 1981 Census figure.
- 4.2 In 1997 the approximate dwelling stock numbered 324 dwellings within Church Fenton Parish.
- 4.3 From mid 1981 to mid 1997 there were 27 dwellings completed in Church Fenton Parish.

**5. EMPLOYMENT**

- 5.1 Vulcan Triesse, a packaging company, is a significant local employer. Other employment opportunities are located in larger centres such as Sherburn in Elmet.

**6. SERVICES AND FACILITIES**

**Shops and Associated Services**

- 6.1 There is a good range of services and facilities including a post office/general store, village hall, petrol station and two public houses.

**Education**

- 6.2 There is a primary school in Church Fenton.

## **Recreation**

- 6.3 Recreational open space facilities include a cricket pitch, outdoor bowling club and playing field with an equipped play area. These facilities appear adequate for the size of the village.

## **Public Transport**

- 6.4 Church Fenton has regular bus services to Tadcaster, Pontefract and South Milford. There is a regular rail service to York and Selby.

## **Public Utilities**

- 6.5 Foul sewage is pumped to the Sherburn in Elmet Sewage Treatment Works, which currently has spare capacity. Surface water is drained to soakaways or old drains and watercourses. There are no significant surface water sewers available.

## **7. STRATEGY**

### **Constraints**

- 7.1 Church Fenton is for the most part a linear settlement and is fairly remote from the primary road network.
- 7.2 The important open break in development in the centre of this village has been identified as a Strategic Countryside Gap in order to maintain the individual character of the different parts of the village. This is defined on the Inset Proposals Map and will be safeguarded in accordance with POLICY SG1.

### **Commitments**

- 7.3 As at 31 March 1997 there were planning permissions for an additional 21 dwellings in Church Fenton Parish (including 3 conversions).

### **Development Strategy**

- 7.4 Whilst Church Fenton has a good range of services and facilities it has not been selected for major growth in view of its relatively remote location and the potential adverse effects of development on its character and form. Only one small site, is therefore proposed for residential development which will facilitate the removal of derelict buildings and other environmental improvements.
- 7.5 A number of additional opportunities have been identified for residential development on brownfield sites within the defined Development Limits. Proposals will be considered in relation to POLICY H6.

## **8. POLICIES AND PROPOSALS**

### **Housing Allocation:**

#### *Land south of Main Street*

- 8.1 0.385 hectares (1.0 acre) of land is allocated for residential development on the site of redundant piggery buildings south of Main Street.
- 8.2 Access should be taken from Main Street.

- 8.3 Proposals for development will need to set land aside for the establishment of substantial landscaping to the western boundary. This landscaping will soften the impact of new development and preserve the integrity of the Strategic Gap.
- 8.4 Footpath links will need to be retained to the south-east and south-west of the site.

**CHF/1 Land south of Main Street, Church Fenton, as defined on the Inset Proposals Map is allocated for residential development in accordance with POLICY H2. In addition to satisfying the requirements of relevant planning policies, proposals must make provision for:**

- 1) Vehicular access to be taken from Main Street;**
- 2) The establishment of a substantial permanent landscaped western boundary to soften the impact of development and enhance the Strategic Gap between Church Fenton east and west; and**
- 3) The retention of existing footpath links to the south-east and south-west of the site.**

**Environment:**

- 8.5 Two areas of amenity open space have been identified. One area is located by the remains of a listed cross at Church Street and the other around the curtilage of the Church of St Mary the Virgin, as defined on the Inset Proposals Map. These are considered as having particular visual importance in the village and will be protected in accordance with POLICY ENV29.
- 8.6 At Church Fenton East there is a site of importance for nature conservation. This site is identified on the Inset Proposals Map and will be protected in accordance with POLICY ENV9.

**Recreation**

- 8.7 Four recreation areas, as identified on Inset Proposals Maps 19 and 20, will be safeguarded in accordance with POLICY RT1.

**CHF/2 Land adjacent to the recreation ground rear of Main Street, Church Fenton, is allocated for recreation open space purposes.**