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**From:** [REDACTED]  
**Sent:** 10 February 2021 16:44  
**To:** localplan  
**Subject:** Form submission from: Church Fenton Neighbourhood Plan Comment Form

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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Section: Conservation and heritage section

Paragraph:

Map:

Page: 38 onwards

Policy: CH1 and CH2

Appendix:

If it is regarding one of the supporting documents, please state which one:

n/a

Is your comment in support of, in objection to, or a general comment on the Neighbourhood Plan: General Comment Please set out your reason(s) for your response to the above question, setting out any changes you think are needed to be made to the Neighbourhood

Plan: :

Conservation and heritage section

Page 38 – ‘This plan will protect them as non-designated heritage assets’ – the plan is identifying them as NDHA’s but is not necessarily protecting them – the plan is allowing for additional scrutiny of development proposals affecting NDHA’s but does afford protection as such.

Therefore, the wording should be adjusted accordingly.

Policy CH1: Non-designated heritage assets – The policy could include ‘there will be a presumption in favour of their retention.’

When it states ‘named feature’ is this meant to mean the specific buildings identified?

Generally, the wording is a little awkward, for example, the use of the term sustainability.

It is recommended that the wording be adjusted to better reflect common terminology and be firmer on the requirement for conservation (development should not just ‘consider’ the impact), for example:

‘The following assets have been identified as being of local significance and worthy of conservation. There will therefore be a presumption in favour of their retention. Development affecting the assets should be designed in a manner that conserves the asset’s character and heritage significance and the contribution that it makes to the character of the village.’

Six buildings are identified – it is agreed that these can be classed as non-designated heritage assets. However, I was not able to identify the location of Orchard Cottage – the mapping could be clearer.

These are all located within the historic core – it is very likely that there are others throughout the Neighbourhood Plan boundary, and also within the core, that could be classed as NDHA’s. Provision should be made to add to the list as other example are identified.

It may be more transparent if the specific Historic England guidance that was followed in assessing the NDHA’s was recorded within the document.

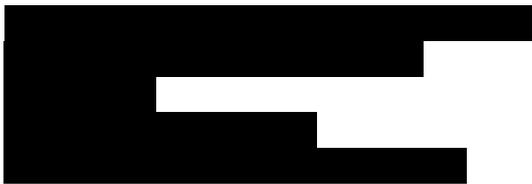
Policy CH2: Development in the historic core –

Wording could be adjusted, for example:

Paragraph 2 – should ‘high quality’ design not be aspired to, rather than just ‘good’ quality? (which is in fact used in d)).

b) - suggest the wording is adjusted to: ‘Ensuring that proposals for extensions and alterations will be designed to respect and complement the original building in scale, massing, form, materials and detailing.’

d) suggest the wording is adjusted to: ‘achieving high quality design that respects the scale, massing, form and character of existing building located in the context of a development site.’



Would you like to be notified of the local planning authority’s decision under Regulation 19 in relation to the neighbourhood development plan, to make (or adopt) the plan under section 38A(6) of the 2004 Act.: No

The results of this submission may be viewed at:  
<https://www.selby.gov.uk/node/7012/submission/55522>

donotreply