

- Loss of traditional characteristic of village, which includes open views of Parish Church from the south and east, and traditional linear character.
- Excessive housing numbers – recent approvals in Church Fenton exceed amounts that are realistically likely to be included in PLAN Selby.
- Indicative plan considered part of the outline approval showed 50 dwellings to the north of the site, and the Selby DC report considering the application recommended approval on the basis of this restricted area of development
- Loss of local footpaths which are used by the local community and school and form an important recreational and health amenity.
- Design and layout is poor and is contrary to the approved Village Design Statement. It has a negative impact on the setting of the Parish Church and Listed Buildings. The emerging Neighbourhood Plan has identified the potential of establishing a Conservation Area in this part of the village.
- Excessive numbers off a single access road. Lack of permeability and linkage with the rest of the village.
- Lack of visitor parking.
- Poor ground conditions as demonstrated by difficulties with nearby developments