

Policy & Strategy Team  
Selby District Council  
Civic Centre  
Doncaster Road  
Selby  
YO8 9FT

19<sup>th</sup> July 2012

**BY POST & EMAIL**

Dear Sir / Madam,

**Selby District Local Development Framework: Further Proposed Changes to the Submission Draft Core Strategy**

Further to the publication of the further Proposed Changes to the Submission Draft Core Strategy for consultation, I am pleased to provide comments on behalf of Peel Environmental Ltd. Peel Environmental Ltd is currently working with UK Coal on a proposed renewable energy project within the Selby District. We note that the proposed changes out for consultation have a number of implications for such projects within the district and we would like to make the following comments regarding Policy CP14: Low-Carbon and Renewable Energy.

**Proposed Change 6.85 (PC6.85)**

Policy CP14 regarding Low-Carbon and Renewable Energy now states the following which incorporates proposed change 6.85;

*"The Council will support new sources of renewable energy and low-carbon energy generation and supporting infrastructure provided that development proposals fall within any identified suitable areas for renewable and low carbon energy sources which may be designated in future Local Plan documents or Neighbourhood Plans (...)"*

Peel Environmental Ltd does not consider that this policy as amended is sound as it is not compliant with National Planning Policy and is not positively prepared. We consider that it does not provide for circumstances whereby low-carbon and renewable energy schemes are proposed in areas which are not designated for such proposals. As such, Peel Environmental Ltd considers that the policy as amended is overly restrictive on low-carbon and renewable energy proposals, which would be contrary to National Planning Policy contained within the recently published National Planning Policy Framework (NPPF). In particular, paragraph 98 of the NPPF specifically accounts for proposals outside of designated areas and this is not reflected within the proposed change as set out in the Selby Core Strategy. Peel Environmental Ltd considers that in order to make the policy compliant, it needs to be amended to reflect a criteria-based approach which can be utilised for such schemes which are proposed in areas outside of those designated within the plan. If a criteria-based approach is not included within

the proposed policy then this could be seen to overly restrict proposals for low-carbon and renewable energy generation and would not be compliant with national policy.

We propose that the policy be amended as follows (with the proposed amendment underlined and highlighted in bold);

*"The Council will support new sources of renewable energy and low-carbon energy generation and supporting infrastructure provided that development proposals fall within any identified suitable areas for renewable and low carbon energy sources which may be designated in future Local Plan documents or Neighbourhood Plans. **Outside of these areas proposals will need to demonstrate that the proposed location meets the criteria used in identifying suitable areas.**"*

**Proposed Change 6.86 (PC6.86)**

Policy CP14 regarding Low-Carbon and Renewable Energy is also amended through proposed change 6.86, which states the following;

*"In areas affected by Green Belt, applicants must demonstrate very special circumstances if projects are to proceed and proposals must meet the requirements of Policy CPXX and national Green Belt policies"*

Peel Environmental Ltd considers that this proposed change is not truly reflective of national planning policy and as such we do not consider that the policy is sound as it is currently drafted. We consider that the proposed change is again overly restrictive on low-carbon and renewable energy proposals and as such is not positively prepared.

Paragraph 91 of the NPPF states the following;

*"When located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources."*

We propose that the policy be amended as follows (with the proposed amendment underlined and highlighted in bold);

*"In areas affected by Green Belt, **elements of many renewable energy projects will compromise inappropriate development and in such cases** applicants must demonstrate very special circumstances if projects are to proceed and proposals must meet the requirements of Policy CPXX and national Green Belt policies."*

In addition, Peel Environmental Ltd considers that additional text could be incorporated into the supporting text for the policy to reflect the guidance in the NPPF which states that **"very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources."**

I trust the above comments will be considered as part of the plan process, however if you have any queries regarding the above, please do not hesitate to contact me.

Yours sincerely



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