

## **Selby Core Strategy: Additional Representations on behalf of Commercial Estates Group**

### **Objector Details:**

Commercial Estates Group

1<sup>st</sup> Floor, The Exchange

Station parade

Harrogate

North Yorkshire

HG1 1TS

### **Agent Details:**

Mr Robert Smith

Peacock and Smith

Rectory House

Cowesby Road

Knayton

Thirsk

YO7 4BE

Tel 01845 537177 or 07932 007458

[rob@peacockandsmith.co.uk](mailto:rob@peacockandsmith.co.uk)

## Comments:

Further to the letter dated 4<sup>th</sup> April, please find attached further representations on the Green Belt theme to be discussed at the reconvened Selby DC EIP at the session scheduled to be heard at 2pm on 19<sup>th</sup> April.

Previous representations were submitted particularly in reference to Proposed Change ref. 5.6 relating to the introduction of a new Green Belt Policy CPXX, together with supporting text. The representations related specifically to the part of that policy which related to Major Developed Sites within the Green Belt, and with the proposed supporting text set out in paragraphs 4.29c to 4.29f of Appendix 1 to the Schedule of Proposed Changes.

The representations were made setting the Proposed Core Strategy policy against National planning policy as set out in Planning Policy Guidance Note 2 – Green Belts (PPG2). In particular, consideration was paid to the commentary in Annex C of PPG2 relating to the definition of Major Developed Sites within the Green Belt.

PPG2 guidance has been replaced with advice contained within paragraph 89 (final bullet) of the NPPF. This states that:

- *'limited infilling of the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continued use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.'*

The NPPF does not include any reference within Green Belt policy towards the identification of Major Developed Sites within the Green Belt or propose any policies. The NPPF is a material consideration in the determination of any application. Therefore, it is considered that the Proposed Core Strategy Policy CPXX relating to Major Developed Sites within the Green Belt should be deleted in its entirety.

Notwithstanding, should the Inspector consider it would be beneficial to include a policy identified 'Major' Green Belt sites by virtue of their exceptional scale and ability to accommodate significant infilling and/or redevelopment would be beneficial, we will refer to our previous representations and note that the Former Papyrus Works Site should be identified.