



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

19 January 2015

Ref: ST/ar/271

Dear Sir / Madam,

PLAN SELBY – The Sites and Policies Local Plan Initial Consultation (November 2014) – (1) Land at Barlby Road and (2) Land at A19, Selby, North Yorkshire.

Knight Frank LLP is instructed by its client 'Greencore Grocery Limited' to submit representations towards PLAN Selby Site's and Policies Local Plan Initial Consultation, which runs from 24 November 2014 to 19 January 2015.

Knight Frank has previously made representations towards the Selby's Site Allocations Development Plan Document (DPD), Issues and Options Consultation (January 2011) (now archived). We also submitted SHLAA representations on 10 October 2013 and as part of the Council's most recent Call for Sites in 2013.

Background

PLAN Selby is the Sites and Policies Local Plan which the Council is developing to deliver the strategic vision outlined in the Core Strategy (adopted 3 December 2013). PLAN Selby will form part of the Local Plan for the District against which planning applications will be assessed.

PLAN Selby will incorporate site allocations, site specific designations and proposals and policies, and the development management policies which are necessary and appropriate for Selby District to deliver the Core Strategy within national policy.

We understand that this initial consultation is the first stage in the preparation of PLAN Selby, for which the Council seek comments on the key issues for the planning of the whole of Selby District and how the Council can deliver jobs and homes that are needed.

Site Background

We include a site location plan which identifies our clients two sites outlined in red, with the extent of their additional landholdings outlined in blue. A detailed description of both sites is set out below.

1) Land at Barlby Road, Selby

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The wider site comprises 8.3ha and adjoins Barlby, a Designated Service Village. The area hatched in red is 2.7ha. The hatched area indicates the part of the site we consider to be most appropriate to be removed from the Strategic Gap and considered for development, but we do stress that this is indicative.

The site comprises greenfield land, with the eastern side covered by trees and is relatively flat.

The site is bound by the A19 to the east, the Greencore factory site to the south. To the west of the site is Barlby Road and to the north is a residential area. Both the A19 and A63 connect the the M62 motorway and beyond.

The site is within walking distance to services in Barlby Village and is located two miles from Selby Town Centre. Bus Service Numbers 1, 090S and 415-416 connect Barlby to Selby and York, we therefore consider the site to be in a sustainable location.

2) Land at A19, Selby

This triangular piece of land is approximately 5.3ha and is bound by the A19 to the north, the A63 to the east and the Leeds to Hull Railway line to the south. The land is considered to be greenfield.

The land to the north of the site comprises the Greencore factory site, which includes a number of large factory and associated buildings. The land to the east and south is open countryside. The land to the west of the site comprises predominantly residential development along Carr Lane and Barlby Crescent.

The site is well served by the A19 and A63 which connect the site to the M62 motorway. The site is also in close proximity to Selby rail station and a number of bus routes (service numbers 415 and 416) connecting the site to Selby, York and beyond.

The site has been marketed for a number of years but without generating any successful interest. This site also adjoins the 'Olympia Park Mixed Use Strategic Development Site', which has a pending planning application (application ref. 2012/0541/EIA) for a mixed use development, including 863 dwellings, a school and leisure facilities. The Olympic Park designation in the Core Strategy (SP7) appears to include the subject site within the boundary, but it does not form part of the pending planning application.

Representations for the site were submitted towards the Call for Sites 2013. The Council has produced a Call for Sites Map Book, within which the site is identified as 'BARLBY/004' as being promoted for residential open space, community and leisure uses and could provide up to 169 dwellings at a density of 30 dwellings per hectare (dph).

In producing the Call for Sites Map Book, we understand that the Council has made no comment on the suitability of any of these sites and that the sites included within it are not to be proposed for allocation at this stage.

These representations are submitted to Selby District Council with a view of considering the above sites for a residential allocation.

Planning Policy

National Planning Policy Framework (NPPF) (adopted March 2012)

The National Planning Policy Framework (NPPF) sets out the Governments planning policies and how these are to be applied. The document constitutes guidance for local planning authorities and decision makers both in drawing up plans and as a material consideration in determining planning applications.

We consider the below to be relevant to these representations.

Plan-Making

Paragraph 14 of the **NPPF** refers to the presumption in favour of sustainable development. For plan-making this means that local authorities should positively seek opportunities to meet the development needs of their area and that local plan should be sufficiently flexible to adapt to rapid change unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

Building a strong, competitive economy

Paragraph 22 of the **NPPF** relates to the long term protection of employment sites and states that planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. The policy also states that applications for alternative uses of land or buildings should be treated on their merits, taking into consideration market signals and the need for different uses to support sustainable local communities.

Delivering a wide choice of high quality homes

The **NPPF** states that to boost significantly the supply of housing, local planning authorities should use their evidence base to ensure their Local Plan meets the full, objectively assessed needs for the market.

Local planning authorities need to be able to identify and update annually a supply of specific 'deliverable' housing sites sufficient to provide five years' worth of housing against their housing requirements, with an additional buffer of 5% to ensure choice and competition in the market for land. Local Authorities are also required to identify a supply of specific, 'developable' housing sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 (paragraph 47).

The above guidance clearly states that local planning authorities must identify and update a supply of specific 'deliverable' housing sites. The Site Allocations document must provide opportunities for such development to come forward.

Plan-Making

The **NPPF** sets out key guidance in respect of preparing a Local Plan. Specific guidance of relevance to these representations relates to the need for plans to be prepared positively for development needs and over a 15 year time horizon. Local Plans should allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide details on for, scale, access and quantum of development where appropriate (paragraph 157).

Paragraph 158 relates to using a proportionate evidence base and ensuring Local Plans are based on up-to-date and relevant evidence base in respect of economic, social and environmental characteristics. For example, in relation to housing, local planning authorities should have a clear understanding of housing demand and supply.

Paragraph 159 requires local planning authorities to prepare a Strategic Housing Market Assessment (SHMA) and Strategic Housing Land Availability Assessment (SHLAA) to assess their full housing needs and establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.

Local Plans will be examined in respect of whether they have been prepared in accordance with the Duty to Cooperate and whether it is 'sound'. In accordance with paragraph 182 of the **NPPF** to be found 'sound', the

Plan should be:

- **Positively prepared** - the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- **Justified** - the plan should be justified to provide the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- **Effective** - it should be effective so far as to be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
- **Consistent with national policy** - the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

It is essential that the above guidance is followed by Selby District Council when preparing its Local Plan if it is to be passed as 'sound' at examination and subsequently adopted.

The Sites and Policies Local Plan Initial Consultation

Set out below are representations in relation to the specific questions set out in the consultation document.

Q7 - Amount of New Allocations Needed in PLAN Selby – (a) Do you agree with the proposed approach to the base date?

Our client would like it to be made clear that this should be a minimum requirement. Were the Council able to demonstrate a 5 year housing land supply, based on the figures set out within Table 2 of the Initial Consultation, our client has concerns the Council may restrict further residential development from coming forward.

We also highlight a recent appeal decision for 100 dwellings at Upper Chapel, Launceston (APP/D0840/A/13/2209757), which was allowed on 11 April 2014. At paragraph 51 of the decision letter the Inspector considered '*...irrespective of whether the five year housing land supply figure is met or not, **NPPF** does not suggest that this has to be regarded as a ceiling or an upper limit on permissions. On the basis that there would be no harm from a scheme, or that the benefits would demonstrably outweigh the harm, then the view that satisfying a 5 year housing land supply figure should represent some kind of limit or bar to further permissions is considerably diminished, if not rendered irrelevant. An excess of permissions in a situation where supply may already meet the estimated level of need does not represent harm, having regard to the objectives of **NPPF**.*'

We suggest that the Sites and Policies Local Plan needs to make it clear that the figures set out within Table 2 are the minimum requirements and that, should the Council be able to demonstrate a 5 year supply, this would not limit permissions which come forward where there would be no harm from a proposal, or where the benefits would demonstrably outweigh the harm.

Q8 - Overall amount to allocate - a) Should PLAN Selby over-allocate to allow for any non-delivery on the allocations? By what method and by how much?

We consider the Council's plan should over-allocate for any non-delivery.

Given the market uncertainty in recent years and unpredictability in the future, there is a possibility that some allocated sites may not be delivered during the plan period.

Paragraph 3.19 correctly advises that, *'The Council could consider allocating additional land to compensate for such possibilities. This would help sustain a five year housing land supply whilst adding choice and flexibility, ensuring delivery of the housing requirement by 2027.'*

Alternatively, should the housing market pick up significantly and demand increase substantially, the allocation of additional sites would allow further development to come forward on land that the Council has already deemed to be suitable.

Paragraph 14 of the **NPPF** states that there is a *'presumption in favour of sustainable development... For plan-making this means that... Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change'*. Such an approach would also be in the spirit of being *'positively prepared'* in line with paragraph 157 of the **NPPF**.

By over-allocating, the Council would be allowing for this suggested flexibility. This approach would help sustain a five year housing land supply, whilst adding choice and flexibility, allowing the Council to rectify the supply, when and if applicable.

In response to how 'much land should be over-allocated', paragraph 47 of the **NPPF**, suggests that to boost the supply of housing, Councils should identify a five years housing land supply with an additional buffer of 5%, to ensure choice and competition in the market. Where there has been persistent under delivery of housing, the **NPPF** advises that this buffer be increased to 20% to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land.

Given the current requirements set out in the **NPPF**, our client considers it would be reasonable for the Council to over-allocate by between 5% to 20%. Given the Council's recent underperformance, they should take 5% as their starting point and work up to an over-allocation of 20%.

Q8 - Overall amount to allocate – (b) How should PLAN Selby seek to allocate sites in such a way as to secure delivery over the whole plan period?

In line with the **NPPF**, our client considers that sites should come forward subject to market conditions and with a presumption in favour of sustainable development. Sites which are the most sustainable, where facilities, services and infrastructure are in place, should be the first to be allocated. The plan should seek to allocate sites which are considered 'deliverable', and wherever possible deliverability should drive future allocation.

We suggest that sites are considered with regards to market conditions and are not phased, we consider this could constrain future development.

Q8 - Overall amount to allocate – (c) Is there opportunity to have contingency sites in case others are not delivered elsewhere in the District? How might the contingency sites release be managed to maintain a 5 year housing land supply?

For the same reasons given to Q8(a), we considers that there is an opportunity to have contingency sites. The Council could look to safeguard certain sites, which could come forward should the Council's supply drop below a 5 year supply, or should demand pick up meaning further sites would need to come forward. For either scenario, safeguarded land should not be restricted to come forward at the end of the Local Plan period, rather, it should be made available should either of the above scenarios occur.

Q9(a) - Is a simple percentage growth across all Designated Service Villages a fair and appropriate starting point for deciding the split between the DSVs?

Table 4 in the Sites and Policies Local Plan Initial Consultation sets out an indicative village allocation minimum target, if proportionate growth were applied.

The table identifies Barlby as being the second largest Designated Service Village in the district, with approximately 2,134 existing dwellings, based on the 2011 census, plus 9% growth builds over past 3 years.

Barlby is considered to be an established settlement and as such, a significant proportion of the 'New Allocations' in Designated Service Villages should be directed here, in order to meet the minimum requirement set out in **Policy SP5** of the Core Strategy.

The Sites and Policies Local Plan Initial Consultation goes on to state, at paragraph 3.30 that, *'PLAN Selby must consider the capacity of individual villages to absorb particular levels appropriate to that settlement and apply sustainability tests. It must also take account of all policy and technical considerations. The final methodology to agree a quantum for each settlement will be refined through more evidence base work and further consultation.* We support this approach but consider that it should be adopted from the outset.

We do not consider that a percentage growth across all Designated Service Villages is a fair or appropriate starting point for deciding the split of residential growth. It is considered that each Designated Service Village should be individually assessed in terms of sustainability, market factors and the deliverability of sites in order to attribute an appropriate level of housing growth. We consider that Barlby has capacity to accommodate a more significant level of growth than smaller, less sustainable Designated Service Villages.

Q10 – The Core Strategy sets the 'rules' for choosing sites; but do you have any views on the relative importance or weight to be attached to the criteria for site selection?

Figure 5 of the Sites and Policies Local Plan Initial Consultation sets out the Council's approach to allocations. We support the four principles included within the sequential approach. We also support factors A-F, however propose that the Council also considers 'market interest' and 'flexibility' when approaching allocations.

Paragraph 157 of the **NPPF** relates to Plan Making and states that *'Local Plans should allocate sites to promote development and flexible use of land, bringing forward new land where necessary.* In relation to market interest paragraph 22 of the **NPPF** states that *'planning policies should avoid the long term protection of employment sites and applications for alternative uses of land or buildings should be treated on their merits, taking into consideration market signals.*

Our client would therefore ask the Council to consider the addition of 'market interest' and 'flexibility' to Figure 5 in line with the **NPPF**.

Q15(a) – What approach should be taken on the Existing Established Employment Areas as defined in the Selby District Local Plan 2005?

Our client suggests that Existing Employment Areas as defined in the Selby District Local 2005 should be considered in accordance with the **NPPF**.

In line with paragraph 14 of the **NPPF** we would suggest that a flexible approach is taken towards existing employment sites, the Sites and Policies Document should be *'sufficiently flexible to adapt to rapid change and the need for alternative uses on vacant or closing employment sites.*

Paragraph 22 of the **NPPF** states that *'planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose.'* The policy also states that *'applications for alternative uses of land or buildings should be treated on their merits, taking into consideration market signals and need for different uses to support sustainable local communities.'*

Site 2 is currently being considered for a mixed use allocation, including housing, (site ref. BARLBY/004) as a result of the 2013 Calls for Sites exercise. We do not consider that there is a strong market for a mix of uses; the site has been marketed for a number of years but without generating any successful interest. Furthermore the Olympia Park site will provide a wide and large range of mix of uses indicating any demand will be satisfied by this site. Site 2 is considered to be available, suitable and achievable and could be delivered within the first 0-5 years of the plan period. Within the context of paragraph 22 of the **NPPF** we suggest that any reference to employment related uses for the sites should be removed.

Q15(b) – Is there a need for a detailed policy to apply to the Existing Established Employment Areas?

We do not consider there is a need for a detailed policy to apply to the Existing Established Employment Areas. For the same reasons set out in Q15(a) we suggest policy relating to Existing Established Employment Areas should be in accordance with paragraph 14 and 22 of the **NPPF**.

Q21 (a) - Are there any such areas that should be safeguarded, allocated or designated to restrict or promote development?

We suggest that Site 1 should be removed from the Strategic Countryside Gap (SCG) and considered for development. We support the proposed residential allocation of Site 2 (site ref. BARLBY/004). Our reasons are set out within the site appraisal below.

Q21(b) - What is the justification for such an approach?

Please see Site Appraisal below.

Q22 – Should the development limits be drawn tightly to maintain the settlement pattern, or loosely around the settlements to enable sympathetic development?

We support the review of the Strategic Countryside Gaps (SCGs) through PLAN Selby and agree that this should be carried out as a separate exercise subject to its own consultation.

We propose the development limits are drawn loosely around the settlements to enable sympathetic development and flexibility for future growth.

Paragraphs 14 and 157 of the **NPPF** require local planning authorities to promote development and the flexible use of land, bringing forward new land where necessary. The Sites and Policies Local Plan should be flexible enough to allow development to respond to market changes and the districts housing supply where necessary, therefore development limits should be drawn loosely to enable sympathetic development for this plan period and beyond.

Taking the above into consideration we strongly support a loose development limit in order to allow flexible development in line with the **NPPF**.

Q23(b) Are the boundaries of the other existing Strategic Countryside Gaps still appropriate?

We propose that the Strategic Countryside Gap (SCG) which separates Selby and Barlby should be reviewed and Site 1 be removed.

The enclosed location plan highlights an indicative site (hatched in red) which could be allocated for residential use, the site is currently located within the SCG. If the site was removed from the SCG and the development limit altered, a 150 metre buffer would still remain between Barlby and the urban area of Selby, upholding the principle objectives of the SCG.

We consider the removal of Site 1 from the SCG would not result in overall harm to the local area and that the remaining buffer would still serve the purposes set out in paragraph 3.101 and 3.102 in The Sites and Policies Local Plan Initial Consultation.

Q24 – How should PLAN Selby determine how much safeguarded land should be designated for potential future use?

We suggest that safeguarded land should be considered after this consultation and in accordance with the SCG and Green Belt review. We do not consider it appropriate to retrospectively safeguard land to fit a specific pre-determined quantum of development or land; the evidence base first needs to be objectively prepared and then assessed.

We would be opposed to the Council searching for a quota of land to safeguard as this stage as this would be contrary to paragraphs 14 and 157 of the **NPPF** which require Councils to be flexible during the plan making process and the Council's evidence base to be justified in line with the test of 'soundness' (paragraph 182 of the **NPPF**).

Site Appraisal

Below is an appraisal of each site against the relevant policies from the **NPPF** and emerging policies from the Sites and Policies Initial Consultation.

Site 1

The proposed development site consists of 2.7ha and is greenfield land. It forms part of a wider 8.3ha site within the SCG. These representations seek to remove the indicative site from the SCG and allow it to be considered for development within the Plan period.

The **NPPF** advises that local planning authorities need to be able to identify and update annually a supply of specific 'deliverable' housing sites sufficient to provide five years' worth of housing against their housing requirements, with an additional buffer of 5% to ensure choice and competition in the market for land. Local Authorities are also required to identify a supply of specific, 'developable' housing sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 (paragraph 47).

To be defined as 'deliverable', a site should be **available** now, offer a **suitable** location for development now, and be **achievable** with a realistic prospect that housing could be delivered on the site within five years or just within the plan period and in particular that development of the site is viable.

The site is vacant and considered to be available for development now.

We consider the site to be in a sustainable location for development and suggest that it would provide a natural extension to Barlby. The site is well served by local amenities, services and the highways network and could contribute to the creation of a sustainable mixed community in accordance with the **NPPF**. The site could provide a high level of residential amenity and is not considered to have a negative impact on surrounding users. We therefore consider the site to be suitable for residential use.

There site could deliver housing in the early phase of the Plan period or beyond. We are not aware of any irresolvable market factors (land values/market demand) that might affect the site's future development. We therefore consider the site to be achievable.

Taking the above into consideration we suggest that the site is 'deliverable' in accordance with the NPPF and should be considered for removal from the SCG and as a potential development site for the Plan period. As stated above in relation to Q23(b), we do not consider that the removal of the site from the SCG will impact on the wider impacts of the SCG due to the remaining 150m buffer. The removal of this site from the SCG would not lead to development extending further south than the existing settlement boundary and would create a natural rounding off of the settlement limit around Barlby.

Site 2

The site is 5.3ha and is located within the urban boundary of Selby. The site forms part of the 'Olympia Park Mixed Use Strategic Development Site' which will deliver up to 1,000 homes, however it is not included within the pending planning application (application ref. 2012/0541/EIA). Representations to the 2013 Call for Sites exercise were submitted in October 2013 and the site is currently being considered for a mixed use allocation, including housing (site ref. BARLBY/004).

The site has been subject to a number of planning permissions for B1/B2/B8 uses, and has been marketed for a number of years without generating any successful interest. The site now forms part of the 'Olympia Park Mixed Use Strategic Development Site' identified in the Core Strategy. The **NPPF** warns Local Authorities against the long term protection of sites for employment use and in this case market signals and history of the site suggest that site is not attractive to market for such uses. The allocation of the site for residential use would make use of a vacant site and would contribute to the deliverable supply of housing sites in accordance with the **NPPF** and Core Strategy (2013).

Paragraph 3.4 of the Sites and Local Plan Initial Consultation sets out the precise scale and location of allocations in settlements, Selby is listed as the Principal Town where new development will be focused. In order to meet the minimum requirement of 3700 dwellings set out in **Policy SP5** of the Core Strategy Selby requires a further 2500 dwellings.

We note and support the planning application at Olympia Park (application ref. 2012/0541/EIA) which could provide up to 863 dwellings. We support the Councils proposal for additional dwellings in Selby and the 'Olympia Park Mixed Use Strategic Development Site' and consider that Site 2 could contribute to this.

We fully support a residential allocation for the site and suggest the sites planning history and location within the 'Olympia Park Mixed Strategic Development Site' establishes the principle of development. We do not consider a mix of uses to be appropriate at the site due to the lack of market interest and the uses to be delivered at Olympia Park, and therefore consider residential use most preferable. The site could deliver up to 327 new dwellings at 30dph.

We therefore reiterate that the site is available now, is suitable for residential use and is achievable and is therefore 'deliverable' in line with the **NPPF**.



Conclusion

These representations have set out responses to the questions posed within The Sites and Policies Initial Consultation which we consider need to be addressed for the Council to successfully deliver jobs and homes that are needed within the district.

We would like it to be made clear, for the avoidance of doubt, that the figures set out within Table 2 are the minimum requirements and that demonstrating a 5 year housing land supply should not limit sites coming forward where there would be no harm from a scheme, or where the benefits would demonstrably outweigh the harm.

Given recent market uncertainty, our client supports the Council's suggestion of over-allocating or allocating contingency / safeguarded sites. Either option would ensure that if the Council fell below their 5 year housing land supply figure, they would be able to bring forward additional land. Alternatively, should the housing market pick up considerably, the Council would have land available within the Plan, suitable for development.

A robust case has been made for both Sites 1 and 2 to be considered as part of the PLAN Selby consultation. Site 1 is currently located within the SCG, and we suggest that this site is removed from the SCG and considered for development within the Plan period (15-20 years). We consider that the purposes of the SCG can still be maintained through the remaining buffer, avoiding an overall negative impact.

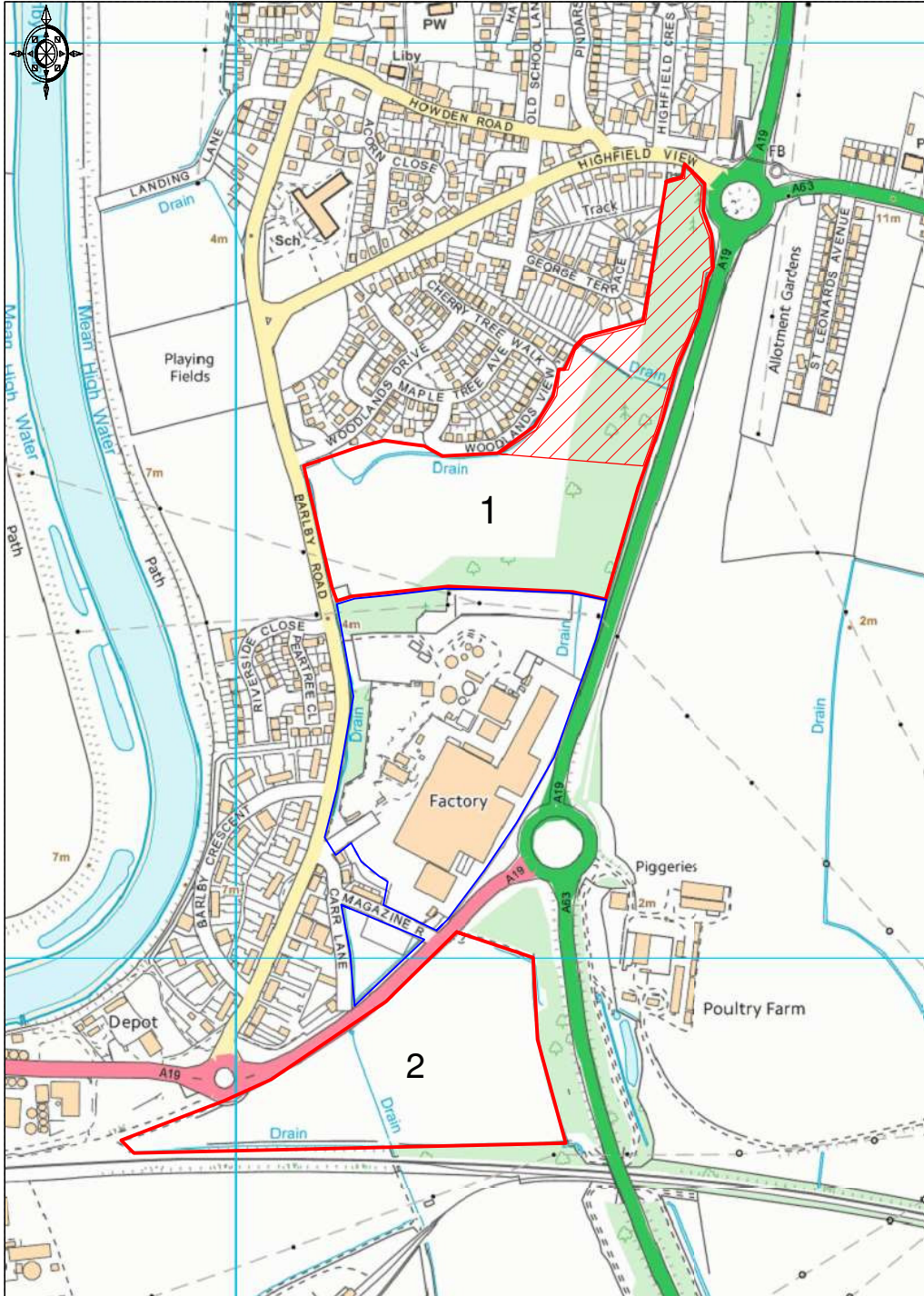
Site 2 is currently being considered by the Council for a residential allocation following the 2013 Call for Sites exercise. The site is also located within the 'Olympia Park Mixed Use Strategic Development Site' which proposed up to 1,000 homes. There has been no interest in the site for economic development uses. A residential allocation should therefore be supported.

We would welcome the opportunity to discuss the site with you in more detail. In the meantime, if you have any queries regarding this submission, please do not hesitate to contact me.

Yours sincerely

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Greencore, Selby
Pre-Application



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**Selby District Council
Local Plan Consultation**

**"PLAN Selby"
(The Sites and Policies Local Plan)**

Initial Consultation Comments Form

"PLAN Selby" is the Sites and Policies Local Plan which the Council is developing to deliver the strategic vision outlined in the Core Strategy that was adopted in 2013. When adopted, PLAN Selby will form part of the Local Plan for the District against which planning applications will be assessed.

This consultation is the first stage in our on-going dialogue with you and we hope that you will take time to respond to it and help us move forward. The responses to this consultation will help inform our work and shape the District for the future.

Comments are therefore invited as part of this Initial Consultation.

Please use this form to make your comments.

Please read the main document PLAN Selby and associated papers, which are available on the Council's website at www.selby.gov.uk/PLANSelby and at local libraries and Public Council offices.

You will need to see what is in PLAN Selby in order to make your comments. It contains a wide range of issues and specific questions on which we would like your views. Please make sure you are clear about which part of PLAN Selby you are commenting on and ensure we have your full contact details so we can take your comments into account and so that we can contact you about the next stages.

**Completed comments forms must be received by the Council
no later than 5pm on Monday 19th January 2015**

Contact Details - Please provide contact details and agent details, if appointed

	Personal Details	Agent Details (if applicable)
Name	GREENCORE GROCERY LIMITED	MISS SOPHIE TAYLOR
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Postcode		S1 2JA
Telephone no.		0114 272 9750
Email address		Sophie.Taylor@knightfrank.com

It will be helpful if you can provide an email address so we can contact you electronically

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Comment(s)

Please ensure you provide reference to the Question and Topic area for each comment you wish to make.

Topic / Chapter

Question no.

Paragraph

Please see attached letter.

(Text is limited to the available area to ensure all text is visible. Continue on a separate sheet if necessary)

Topic / Chapter

Question no.

Paragraph

Please see attached letter.

(Text is limited to the available area to ensure all text is visible. Continue on a separate sheet if necessary)

Comment(s)

Please ensure you provide reference to the Question and Topic area for each comment you wish to make.

Topic / Chapter

Question no.

Paragraph

Please see attached letter.

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Topic / Chapter

Question no.

Paragraph

Please see attached letter.

(Text is limited to the available area to ensure all text is visible. Continue on a separate sheet if necessary)

Additional Comments - Please provide any additional comments you may wish to make.

Q15b, Q21a, b, Q22, Q23b, Q24 - Please see attached letter.

(Text is limited to the available area to ensure all text is visible. Continue on a separate sheet if necessary)

Comment Submission Statement

All comments must be made in an email or in writing if they are to be considered. Your comments and some personal identifying details will be published in a public register and cannot be treated confidentially. Where practical, personal identifiers may be redacted, however Selby District Council cannot guarantee that all identifiers will be removed prior to publication of consultation records.

Signed

Dated

19 January 2015

Please ensure you save a copy of your completed comments form to your computer before sending by email

**Completed comments forms must be received by the Council
no later than 5pm on Monday 19th January 2015**

Email: ldf@selby.gov.uk

Post to: Policy and Strategy Team, Selby District Council, Civic Centre,
Doncaster Road, Selby YO8 9FT