

004.nb/YOR.2209

19<sup>th</sup> January 2015

Selby PLAN – Policies and Strategy Team  
Selby District Council  
Civic Centre  
Doncaster Road  
Selby  
YO8 9FT

Dear Sir / Madam,

**Local Plan Consultation: PLAN Selby Initial Consultation Winter 2014/15**

I write in relation to the above mentioned Local Plan consultation document on behalf of my client Makin Enterprises and enclose a response form to the Initial PLAN Selby Consultation Document and a completed 'Call for Sites' form. The accompanying site location plan is applicable to both the representation and the Call for Sites form.

I trust that the enclosed sets out our client's comments on the consultation document.

I would be grateful if you could confirm receipt of these submissions.

Yours faithfully,

**NICOLA BERRY**

**Associate**

E-mail: [nicola.berry@pegasuspg.co.uk](mailto:nicola.berry@pegasuspg.co.uk)

Enc.    Comments Form (our ref. YOR.2209.004.01)  
          Call for Sites Form (our ref. YOR.2209.004.02)  
          Site Location Plan

cc.     Mr C. Makin, Makin Enterprises



**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](http://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	Makin Enterprises	Nicola Berry
Address	c/o Agent	Pegasus Group Pavilion Court Green Lane Garforth Leeds West Yorkshire
Postcode	c/o Agent	LS25 2AF
Telephone no.		
Email address	c/o Agent	nicola.berry@pegasuspg.co.uk

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

## 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

The NPPF is clear that when exceptional circumstances exist to justify reviewing Green Belt boundaries local planning authorities should take account of the need to promote sustainable patterns of development (NPPF, paragraph 84). Any Green Belt boundary review undertaken as part of PLAN Selby should consider the consequences for sustainable development of channelling development towards non-Green Belt sites; urban areas inside the Green Belt; and towards towns, and villages inset within the Green Belt.

In regard to 'Safeguarded Land' (Q24) reference is made to paragraph 85 of the NPPF which states that the identification of safeguarded land between the urban area and the Green Belt should only be defined where necessary. No assumption should be made that safeguarded land is necessary until appropriate evidence has been gathered. It is therefore inappropriate to state that designating safeguarded land is an objective of PLAN Selby (paragraph 2.3). We suggest that this wording is revised, for example: designate safeguarded land *if found to be needed*.

(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

PLAN Selby should ensure that it plans positively for development in the District - this should be a forward-looking plan that makes the most of the District's assets. Opportunities to define areas for promoting development and flexible uses of land should be seized. We support the designation of Special Policy Areas within the emerging PLAN Selby document.

As noted in the adopted Core Strategy, current and former military airfields and associated buildings are a key feature of the District's historic environment (Core Strategy paragraph 2.19). Where opportunities exist PLAN Selby should identify and support these existing strategic sites through the delineation and allocation of Special Policy Areas. In particular we consider that the aerodrome at RAF Church Fenton should be designated as a Special Policy Area. A plan illustrating the extent of the aerodrome and a Call For Sites form accompany this representation.

Since the adoption of the Core Strategy RAF Church Fenton aerodrome has been disposed of by the Ministry of Defence (MoD) and is now in private ownership. The purchase of the site by Makin Enterprises represents a significant investment in Selby district and a huge opportunity for the District's residents and businesses and beyond. The strategic importance of this brownfield site merits positive management and regeneration through the plan-making process.

We reserve the right to comment further on this matter during subsequent stages of consultation on PLAN Selby.

(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

The Development Management policies of PLAN Selby should avoid undue repetition by using generic policies to set out principles that may be common to different types of development (PPG, Paragraph: 011, Reference ID: 12-011-20140306).

Development Management policies must be consistent with the principles and policies of the Framework including the presumption in favour of sustainable development and based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. All saved policies in existing development plans adopted prior to the publication of the NPPF must therefore be reviewed as part of PLAN Selby.

(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

Paragraph 5.66 of the PLAN Selby Initial Consultation document states that "the nearby RAF air base remains in MoD use". This is no longer the case - the land at RAF Church Fenton remaining in MoD use comprising land and buildings at the aerodrome was disposed of in December 2014 and is now in private ownership. A plan showing this area of land is appended to this representation.

Care should be taken in the emerging PLAN Selby document when referencing land at former RAF Church Fenton interchangeably, for instance 'airbase', 'airfield' and 'aerodrome' as the extent of the aerodrome is not the same as that within the presently defined development limits for 'Church Fenton Airbase' as referenced in the adopted Core Strategy.

It is our view that saved Local Plan Policy CFA/1 and the existing development limits for Church Fenton Airbase should be reviewed comprehensively with the recently disposed of aerodrome land to ensure consistency with the principles and policies of the NPPF including the presumption in favour of sustainable development, and based on adequate, up-to-date and relevant evidence about local economic, social and environmental characteristics and unique prospects offered in this location.

Makin Enterprises proposes that the former RAF Church Fenton aerodrome should be designated as a Special Policy Area. Cont.

(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.

Continued from page 3, above (response to Q47)

Paragraph 5.92 which states that "PLAN Selby is not generally intending to allocation development sites elsewhere in the District (outside the three towns and the 18 Designated Service Villages)". As mentioned in response to Q19 and Q21, Special Policy Area designations are necessary to positively plan for particular strategic sites. Special Policy Areas, such as that proposed for the aerodrome at RAF Church Fenton, are not always to be found in Selby, Tadcaster, Sherburn-in-Elmet or the Service Villages. Special Policy Areas will be the exception to paragraph 5.92.

(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

Nicola Berry for Makin Enterprises

Dated

19.01.2015

**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](mailto:ldf@selby.gov.uk)

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



RAF Church Fenton  
Makin Enterprises

Site Location Plan

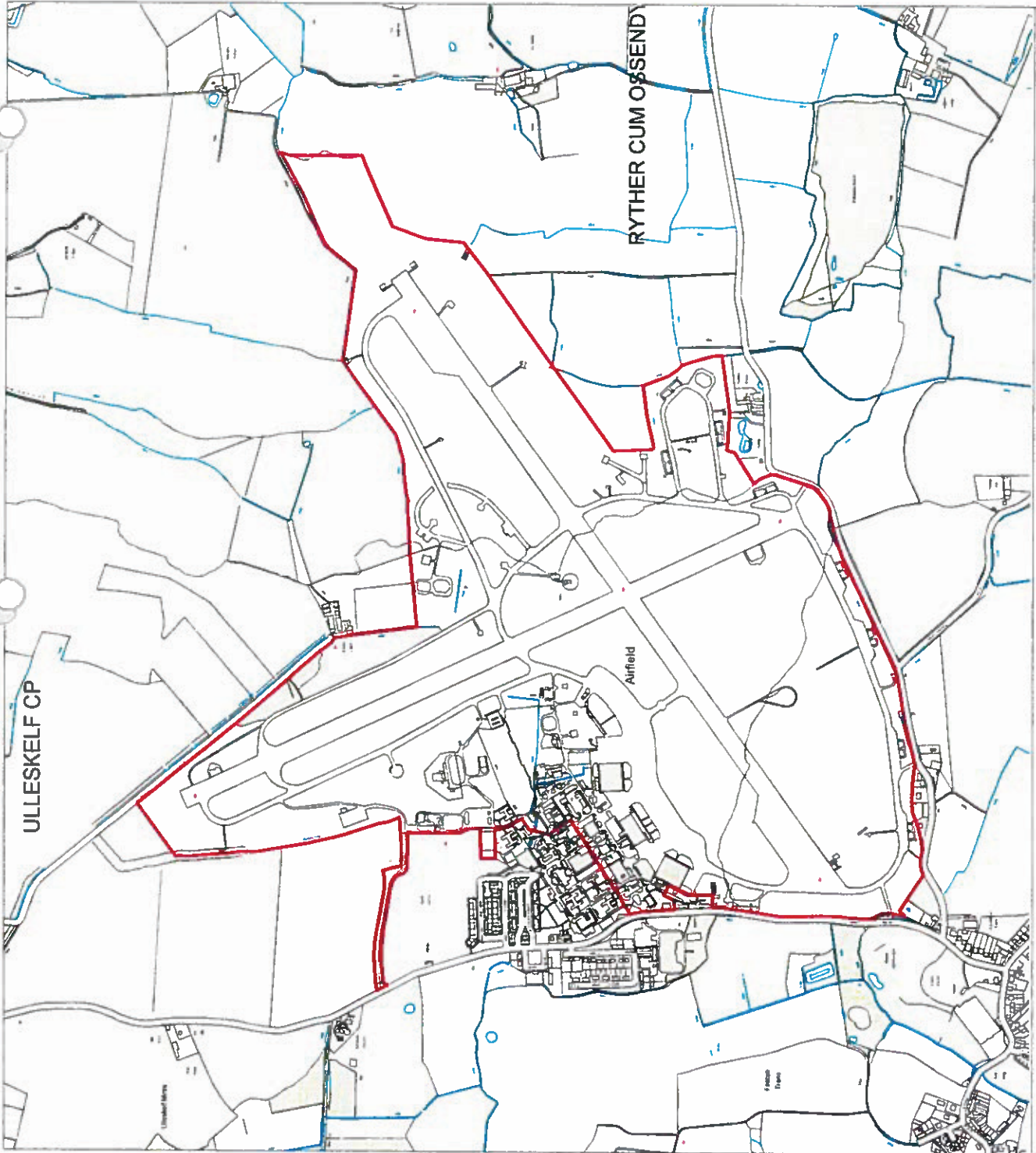
KEY  
— Site boundary

Drawing: YOR.2209.001

Date: 19/01/2015

Drawn/Checked: NC/RR

Scale: 1:10000 @ A3



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