

The following has been provided by East Riding of Yorkshire Council, at the Parish Council's request, to clarify the position.

Land east and west of Brickyard Lane has been allocated for employment development in the Beverley Borough Local Plan, which was adopted in 1996.

It has also been subject to a number of planning consents. The most recent was granted to St Modwen Properties subject to a number of conditions on 5 July 2011. This consent for :

- (a) Outline planning consent for erection of buildings for employment use (B1, B2 and B8) with associated access, car parking, landscaping and works (access to be considered)
- (b) Full application for Erection of a Distribution Warehouse and Offices at Plot 21 of the Masterplan

The application details, including the various documents and plans associated with that application, can be viewed on the Council's Planning Public Access web site (see East Riding Planning Public Access by inserting application reference 11/00613/. The applicant's planning statement which accompanied their application and the officer's report to the Council's Planning Committee are attached, and these set out the site's history and the current proposals.

The Council is preparing its Local Development Framework, which will replace the current Local Plans. As part of that process all outstanding land allocations will be reviewed, but as this site has an extant planning consent it is expected that that consent will be reflected in the emerging Framework. The Council's Inward Investment team also view Melton Park as a strategic employment location and the successful development of Melton West by Wykeland would demonstrate this. However, St Modwen have made representations to the Local Development Framework consultation promoting the site for a mix of uses - predominantly housing. This will have to be considered alongside all the many other similar 'land bids', but the Framework's Preferred Approach Core Strategy (2010) identified Melton Park 'as a strategic employment site predominantly for manufacturing, storage and distribution, making use of the site's high quality multi-modal transport links' (proposed policy SS8 refers).

If any planning application for an alternative development is submitted to the Council prior to the Local Development Framework being finalised, then that will be considered in the usual manner. Any such application involving residential development on this site would be dealt with as a departure to the current adopted Local Plan.