



EAST RIDING

OF YORKSHIRE COUNCIL

Local Development Framework
The Sixth
Annual Monitoring Report

December 2010

(Statistics 01/04/2009 - 31/03/2010)

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1 Introduction

1.1 Background

This is the Sixth Annual Monitoring Report (AMR) for the East Riding of Yorkshire. As part of the Local Development Framework (LDF), all local planning authorities are required to produce an AMR on an annual basis. The AMR is an important document in the LDF portfolio. The LDF will detail how the Sustainable Community Plan and other strategies for the area (including those of other agencies) will be integrated in a manner that will achieve sustainable development. It will still allocate sites for development, but it will concentrate on the outcomes needed to tackle the area's major issues rather than set out a 'traditional' long list of policies for determining planning applications. The information in the AMR should provide a benchmark from which to monitor preparation of the LDF documents themselves and provide evidence as to how successful the policies are in achieving their aims.

There are two key sections to the AMR:

Part 1 considers the preparation of the LDF documents and their proposed timescales. The LDF comprises many documents. Each document has various stages and deadlines, and because of this, the process of plan making has to be carefully 'project-managed'. The programme for the preparation of documents is set out in the Local Development Scheme (LDS), which was updated in May 2009. In Chapters 4 and 5 reference is made to the 'milestones' proposed in the LDS, and progress made in meeting these.

The information relating to document preparation is as up-to-date as possible at the time of writing. Therefore, in terms of document preparation, this document sets out the progress made by December 2010.

Part 2 considers how well the policies are being implemented and whether they are achieving their outcomes. In terms of statistics, wherever possible data relating to the previous financial year (i.e. 1 April 2009 to 31 March 2010) has been used. Where this has not been possible the most recent data available has been used.

AMR's should report on 'national core indicators'. The Government has defined these in the document, *Regional Spatial Strategy and Local Development Framework Core Output Indicators, Update 2/2008*. Chapter 6 attempts to report on all the core indicators, but in some cases, because of lack of resources or information, this has not been possible. In future years, as AMRs become better established, the definitions will be improved and the infrastructure will be in place to produce a complete report.

Chapter 7 deals with 'Additional Planning Indicators'. These report on planning data not covered by the national core indicators. Other indicators establish baseline figures to measure the success of policies in the adopted Joint Structure Plan.

AMRs should also report on a number of 'local contextual indicators'. The indicators should give an impression of the nature of the area and some of the factors that affect the public. These can be found in Chapter 8.

1.2 Online availability

Nearly all documents produced by Forward Planning are available on the Internet, at www.eastriding.gov.uk/planning/ldf. This includes:

- The six existing Local Plans;
- The Joint Structure Plan;
- Housing and Employment Land Monitoring Reports since 2004;
- The Local Development Scheme;
- The LDF Annual Monitoring Report since 2005;
- All LDF consultation documents (including versions of the Core Strategy, Allocations Document and Bridlington Area Action Plan).
- Supplementary Planning Guidance and
- Other key background and research documents.

1.3 Abbreviations

We have tried to minimise the use of technical language throughout this document. The abbreviations used are listed in the Appendix.

An attempt has been made to acknowledge the sources of all the information included in this document. Where information is used incorrectly or without permission, comments are invited with a view to amending future editions.

2 The East Riding of Yorkshire - a background

The East Riding of Yorkshire Council is one of the largest unitary councils by area in England and Wales, covering 930 square miles. The East Riding is bounded to the east by the North Sea, to the north by Scarborough and Ryedale District Councils, to the west by York City, Selby District and Doncaster Metropolitan Councils and by North Lincolnshire and North East Lincolnshire to the south.

The East Riding of Yorkshire has a population of approximately 337,000 (mid-2009 estimates), and comprises 171 parishes and 26 wards. The largest town is Bridlington with 35,500 people. The other major settlements are Beverley (30,500), Goole (17,500), and the 'Haltemprice' settlements to the west of the City of Hull: Cottingham (17,000); Anlaby/Willerby/Kirkella (23,500); and Hessle (15,000). However, over half the population live in rural communities.

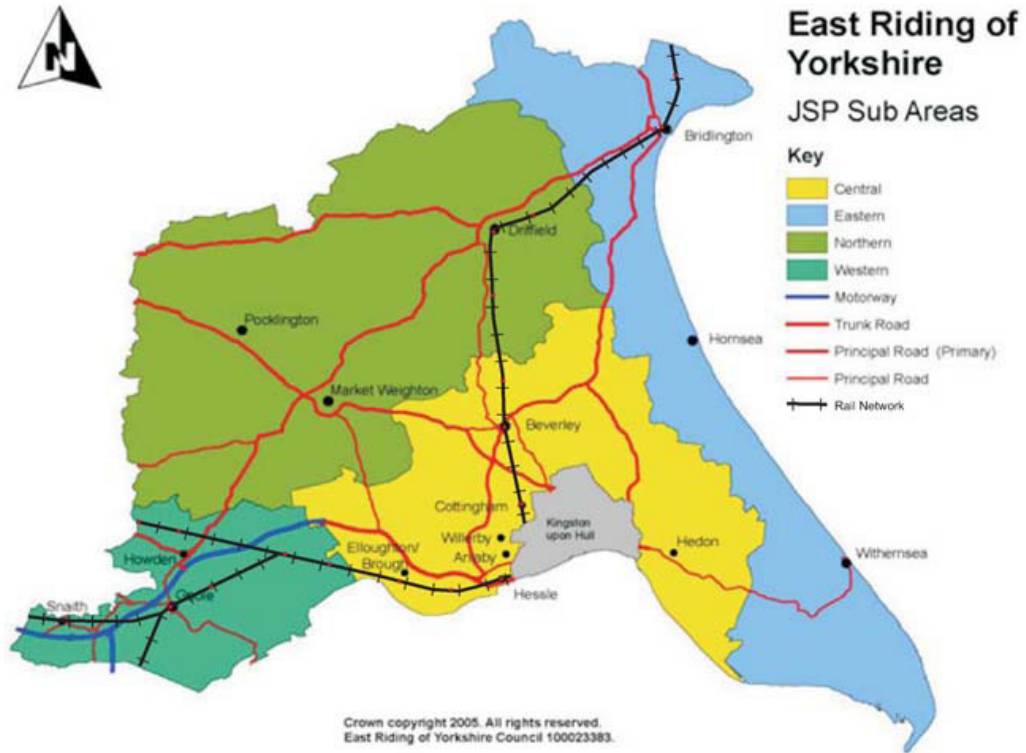
The Yorkshire Wolds form the middle ridge of the East Riding. They are rolling chalk hills curving north from near Hessle and spreading out before ending abruptly at the cliffs of Flamborough and Bempton. On the edge of the Wolds are the market towns of Driffield, Pocklington and Market Weighton.

To the west of the Wolds is the Vale of York, which includes the towns of Goole and Howden. To the east of the Wolds is the low-lying, undulating Holderness countryside, which includes the River Hull which flows south from Driffield. The Holderness coastline begins at Spurn Point at the mouth of the Humber estuary and extends north to the chalk cliffs of Flamborough Head. Between these two points are the seaside resorts of Withernsea, Hornsea and Bridlington. The coastline is mostly composed of boulder clay and in parts is the fastest eroding coast in Europe.

The River Ouse flows around Goole and turns into the River Humber which forms the southern boundary to the county. There is a major port at Goole as well as some smaller ports along the Humber. The East Riding is connected to the motorway network via the M62, and there are regular train services to London, Sheffield and Leeds.

To address the issues of diversity in such a large administrative area, the Joint Structure Plan for Kingston upon Hull and the East Riding of Yorkshire splits the area into four functional sub-areas. These are illustrated in figure 1.

Figure 1: Map of the East Riding, indicating the four JSP sub-areas, with major roads and railways



3 The Effect of National and Regional Changes

In the last year the following changes have occurred to the planning system at the National and Regional levels.

3.1 Revocation of RSS

PPS11: On 6 July 2010 the Government announced the revocation of Regional Spatial Strategies with immediate effect. A guidance note was produced by DCLG which instructed Local Authorities on how to formulate policy in the absence of a Regional Policy¹. However, following the judgement on 10 November 2010 in the case brought by Cala Homes in the High Court, Regional Spatial Strategies were re-established as part of the development plan. The Secretary of State has written to all Local Planning Authorities informing them of the Government's intention to abolish RSS in the Localism Bill and that he expected them to have regard to this as a material consideration in planning decisions.

The Yorkshire and Humber Plan (RSS) will in due course no longer form part of the development plan for the East Riding. On the basis of the revocation of the RSS in July East Riding of Yorkshire Council moved quickly to clarify its interim policy approach by preparing an interim approach. This was agreed at Cabinet in September of 2010².

The imminent revocation of the RSS will mean changes to the LDF documents, which will result in some delays to their production. This is reflected in section 4 below.

3.2 Changes to PPS3: Housing

PPS3 was updated in June 2010. Changes included garden land being reclassified from brownfield to greenfield in order to allow more emphasis on local character considerations in 'Garden Grabbing' proposals. The minimum density requirement for housing developments of 30 dwellings per hectare was also removed.

3.3 PPS4: Planning for Prosperous Economies

PPS4 replaced the existing PPG4 in December of 2009, it also replaced Planning for Sustainable Economic Development, PPG5: Simplified Planning Zones, PPS6: Planning for Town Centres, and the economic development elements of PPS7: Sustainable Development in Rural Areas. The aim of the integrated approach of the new PPS is to provide greater certainty to businesses looking to submit planning applications and assist in local planning authorities making quicker decisions on applications.

¹ <http://www.communities.gov.uk/publications/planningandbuilding/letterregionalstrategies>

² http://www.eastriding.gov.uk/public_reports/TheCabinet/07September2010/Agenda.pdf

3.4 PPS5: Planning for the Historic Environment

In March 2010 Planning Policy Statement 5: Planning for the Historic Environment was published. The new guidance updates planning policy affecting archaeology, historic areas, buildings and landscapes. It replaced Planning Policy Guidance notes 15 and 16.

3.5 PPS20: Development and Coastal Change

The new *Planning Policy Statement 20 Supplement: Development and Coastal Change* was published in March 2010. It replaces the policy on managing the impacts of coastal erosion to development set out in PPG20, which is cancelled with the exception of paragraphs 2.9, 2.10 and 3.9. The remaining policies within PPG20 will be replaced following introduction of the new *Planning Policy Statement: Planning for a Natural and Healthy Environment* (consultation published on 9 March 2010).

3.6 Community Infrastructure Levy (CIL)

The Levy was introduced in April 2010, and is a new charge which local authorities will be empowered, but not required, to charge on most types of new development in their area. CIL charges are based on simple formulae which relate the size of the charge to the size and character of the development paying it. The proceeds of the levy will be spent on local and sub-regional infrastructure to support the development of the area.

4 Progress with the Local Development Documents

4.1 Local Development Scheme

The Local Development Scheme (LDS) is the ‘project plan’ that describes the LDF documents the Council will prepare over the forthcoming three years. As well as describing the role and content of each document, it also sets out the resources required and the key dates in their preparation.

The Council’s first LDS was brought into effect on 1 August 2005, was revised in June 2007 and again in May 2009. The changes in the May 2009 LDS were due in part to the new PPS 12, (June 2008), which amended the way LDFs should be prepared and examined, the new Planning Act in November 2008 which brought further changes to the system and also lessons learnt from other local authorities who had been through the Examination of their Core Strategy, some of which had been deemed unsound.

The revised LDS (May 2009) sets out a framework for the preparation of the LDF to 2012. Figure 2 summarises the Local Development Documents and associated Supplementary Planning Documents to be produced in the next 3 years. Figure 3 shows the timetable under which the documents will be produced.

The imminent revocation of Regional Spatial Strategies means that the production of DPDs will have to be delayed slightly in order to incorporate policy changes such as a new locally defined annual housing target.

Figure 2: Summary of Development Plan Documents to be prepared

DPD to be prepared	Associated SPD	
<ul style="list-style-type: none"> • Core Strategy 	<ul style="list-style-type: none"> • Affordable Housing • Outdoor Playing Space • Developer Contributions 	<ul style="list-style-type: none"> • Residential Extensions • Tourism Accommodation • Development Standards • Renewable Energy
<ul style="list-style-type: none"> ▪ Allocations Development Plan Document 		
<ul style="list-style-type: none"> • Bridlington Area Action Plan 	<ul style="list-style-type: none"> • Bridlington Town Centre & Marina 	
<ul style="list-style-type: none"> • Joint Waste Development Plan Document 		
<ul style="list-style-type: none"> • Joint Minerals Development Plan Document 		

The rest of this chapter sets out the key elements of the agreed LDS.

4.2 Statement of Community Involvement

The Statement of Community Involvement, or SCI, sets out the way the Council will involve the local community, stakeholders and statutory bodies in the preparation and revision of its Local Development Framework (LDF). It identifies who will be involved, and when and how they will be involved.

Following Independent Examination in October/November 2006, an Inspector produced a Report identifying six minor changes to be made to the Statement of Community Involvement. This Report was binding on the Council and the changes to the Submission Draft were made. Notice of the adoption of the final version of the Statement of Community Involvement was published on 29 March 2007.

4.3 Core Strategy Development Plan Document

The Core Strategy 'Preferred Approach' document was published in May 2010. This identified a vision for the area and set the direction for more detailed documents. The document included a 'spatial strategy' that identifies the scale and distribution of housing and economic growth through a 'settlement hierarchy' and a limited number of core 'development management policies' to address key issues including affordable housing, renewable energy and environment protection. Consultation on the document produced over 2000 responses, from around 200 organisations and members of the public, and these are currently being collated. The next draft is due for further consultation in late 2011. The document will then be submitted to the Secretary of State in mid 2012 and is due to be adopted in mid 2013.

4.4 Allocations Development Plan Document

A 'Potential Sites' version was published alongside the Core Strategy Preferred Options in May 2010 and shows a number of site options that have been suggested for development. When adopted, it will show land allocations for housing, employment, retail, tourism, transport, infrastructure, open space and community facilities and set out any detailed requirements for individual developments (e.g. access arrangements, landscaping, etc). Consultation on the document produced responses from around 1700 different organizations and individuals. These are currently being collated. The 'Preferred Options' version of the document is due for further consultation in late 2011. This will feature a shortlist of preferred sites selected as a result of the potential sites consultation and assessment through the Sustainability Appraisal and Site Assessment Methodology (SASAM).

4.5 Joint Waste Development Plan Document

This document is being prepared jointly with Hull City Council, with Hull City Council taking the lead. Due to resources being prioritised towards the preparation of other Hull LDF documents, the preparation of the Joint Waste DPD has been on hold. However, the preparation of the documents is expected to recommence with a Preferred Options version expected in Autumn 2011.

4.6 Joint Minerals Development Plan Document

This document is also being prepared jointly with Hull City Council, but in this case, East Riding is the lead authority. A Preferred Options consultation took place between May and July 2010 following consideration of the responses to the Issues and Options document (2008). A Publication version is expected in Spring 2011.

4.7 Bridlington Town Centre Area Action Plan

We are preparing an Area Action Plan (AAP) for Bridlington Town Centre which will set out the development strategy for the town centre and harbour. The AAP aims to help transform the resort and will be an essential tool to bring about the change needed for Bridlington to develop and prosper. A Supplementary Planning Document (SPD) is being prepared to set out detailed design guidance for the delivery of the development proposals set out in the AAP. The SPD will deal with the town centre and Marina. The AAP builds upon the considerable work already undertaken by the Bridlington Regeneration Partnership.

A Publication version of the AAP was published in October 2010. Following this the AAP will be submitted for Examination by an independent inspector in Spring 2011.

5. Progress with other Local Development Framework Tasks/ Evidence Base

5.1 Compendium of Evidence

The Compendium of Evidence, previously referred to as the 'Evidence Base', was originally published in 2005 after a period of consultation. The document is a catalogue of information pointing to various reports, statistics, studies, surveys and data relevant to the local area. The document constantly evolves and is amended as new information is received. The information it contains is used to inform plan making. This document continually changes therefore comments are welcome at any time. The latest version of the Compendium was published in May 2010 to accompany the consultation on the Preferred Approach Core Strategy and Potential Sites Allocations DPDs.

5.2 Sustainability Appraisal / Strategic Environmental Assessment / Habitat Regulations Assessment

Under the planning regulations, the Council is required to complete a Sustainability Appraisal for all Development Plan Documents. The purpose of a Sustainability Appraisal is to promote sustainable development by looking at the social, environmental and economic implications of the available options. Appraisals should also meet the requirements of the European Union Strategic Environmental Assessment Directive. This aims to ensure that any potential significant environmental effects arising from any of them are identified, assessed and mitigated in the plan-making process. The Sustainability Appraisal commences at the start of the plan making process, and is retested at each stage.

The Habitat Regulations Assessment examines whether the policies and proposals in the Development Plan Documents could result in likely significant effects upon internationally important nature conservation interests.

The SA SEA and Habitat Regulations documents produced so far include:

Core Strategy DPD

- Preferred Approach Sustainability Appraisal Report and Habitat Regulations Assessment Stage 1 – Screening (2010)
- Issues and Options Sustainability Appraisal Report (2008)

Allocations DPD

- Part 2 Sustainability Appraisal Scoping Report (2010)
- Sustainability Appraisal Site Assessment Methodology (SASAM) Briefing Note (2010)

Bridlington Area Action Plan

- Publication AAP Revised Sustainability Appraisal 2010.
- Preferred Options (second) Sustainability Appraisal 2009, including Appropriate Assessment screening.
- Preferred Options (first) Sustainability Appraisal 2007
- Issues and Options Sustainability Appraisal 2006

Joint Waste DPD

- Issues and Options Scoping report (2008)

Joint Minerals

- Preferred Approach Sustainability Appraisal Report (2010)
- Issues and Options Sustainability Appraisal report (2008)

Other SAs/SEAs

- East Riding LDF Issues and Options – Scoping Report (2006)
- Smaller Settlements DPD – Preferred Options Sustainability Appraisal Report (2006)

5.3 Saved Policies

As part of the new planning system, transitional arrangements have been put in place to ensure that a ‘policy vacuum’ is not created while the new LDF is being produced. Following an analysis and a submission to the Government Office by the Council, the Government Office issued a Direction which lists those policies from the six East Riding Local Plans and the Joint Structure Plan that are ‘saved’ beyond 27 September 2007. The Yorkshire and Humber Plan (RSS) was published in May 2008. Many of the policies in the RSS superseded those saved in the JSP. Those policies that were superseded were not ‘saved’ beyond 28th June 2008. Any policies not ‘saved’ in the Direction have now expired and will no longer be used to determine planning applications. A full list of the saved policies is available to view on the East Riding website.

5.4 Strategic Flood Risk Assessment

Flood risk is a major issue in the East Riding. The Council commissioned consultants (Jacobs) to assess the different levels of flood risk (high, medium and low) and map these for statutory land-use planning purposes. A Strategic Flood Risk Assessment (SFRA) was published in January 2010 in conjunction with the Environment Agency and other key stakeholders. The SFRA is crucial to the LDF process. Its main purpose is to inform the land allocation process so that, where possible, development can be directed to areas of low flood risk, in accordance with national planning guidance. It is also a valuable tool in determining planning applications.

Flood risk will need to be considered in the wider context of sustainable development, as it is only one factor, albeit an important one, that the local planning authority must take into account when making planning decisions. It should be balanced against other planning policy objectives, such as the need for economic development and urban regeneration, prioritising re-development of previously developed land and locating development near to existing services and facilities.

The Council is currently undertaking a more detailed assessment (Level 2) of flood risk in Goole (given the degree of threat that exists in this area and the ambitions for growth and regeneration) and Bridlington. The Level 2 SFRA's for Bridlington and Goole are expected to be completed in January 2011 and Summer 2011 respectively.

5.5 Housing Needs and Market Assessment

Consultants were appointed to undertake a Housing Needs and Market Assessment Study of the area. The previous study was undertaken in 2001/02 and an update was generally supported. The Study was finalised in May 2007 and highlights a number of key issues that need to be considered as part of the preparation of the LDF. The study will be updated in 2011.

5.6 Housing Site Assessment Methodology

A revision is underway of the Housing Site Assessment Methodology which will take the form of a Sustainability Appraisal for the purpose of assessing all land bids received by the Council and not just potential housing sites. This document is due to be completed in early 2011, following consultation during 2010.

5.7 Strategic Housing Land Availability Assessment

The second SHLAA was published in December 2009 and for the first time combined the Housing Land Position Statement and Annual Managed Release. The report found there was less than a 5 year housing land supply and therefore several allocated housing sites were released. The third SHLAA was published in September 2010 and identified a slight deficit in the 5 year supply and one allocated site was released as a result. The SHLAA forms part of the evidence base for housing policies within the LDF. The SHLAA will help identify housing sites for the next 15 years and annual monitoring will ensure that an adequate supply is maintained. Over 700 sites have been assessed through the SHLAA.

5.8 Employment Land Review

The Employment Land Review takes a three-stage approach. Stage 1 consisted of taking stock of the existing situation by undertaking site assessments of all known employment sites. Consultants (GVA Grimley) were appointed to undertake stage 2 (an economic forecasting model). This sets out how much additional employment land is likely to be in use by the end of the plan period and makes recommendations on how much land should be allocated. A partial update of the study was published in July 2009 to consider the demand and need for office development in Haltemprice and Beverley. This also enabled the East Riding employment forecasts to be projected to 2026 (in line with the timeframe of the LDF) and for the economic downturn to be taken into account. The Stage 2 report and update made a number of recommendations for retaining and re allocating sites as well as provide an indication of where further demand for employment land is likely to occur. These recommendations (Stage 3) will be considered through the preparation of the Allocations DPD.

5.9 Transport

In March 2006, the Council submitted its final version of its second Local Transport Plan (LTP2) to the Government that covers the five-year period 2006–2011. The Plan includes much of the background information needed to prepare transport policies within the LDF. The East Riding LTP2 was one of only 21 plans across England to be assessed by Central Government as ‘excellent’. The Council prepared a progress report for LTP2 in 2008, which concluded that the Council has made many improvements that have contributed towards meeting the primary targets and objectives of LTP2.

The Council’s third Local Transport Plan is currently under development and will run from 2011-2016.

5.10 Town Centres and Retail Study

The Town Centres and Retail Study was commissioned jointly by Forward Planning and Economic Development. The study is an important part of the LDF evidence base and will be used to inform the preparation of development strategies for a number of town centres and help in the formulation and determination of planning applications.

The study, which was agreed by Cabinet on the 18th March 2009, is made up of 3 volumes. Volume 1 is the main report, volume 2 contains the appendices which includes details of the consultation workshops and the health check appraisals of the town centres. Volume 3 sets out the key issues in the market towns of Beverley, Driffield, Hedon, Hornsea, Howden, Market Weighton, Pocklington, Snaith and Withernsea and proposes recommendations to address these issues.

The study was updated in February 2010 to take into account a number of factors including the economic downturn and recent major planning consents for retail development.

5.10 East Riding Tourism Accommodation Study

This report provides a concise overview of the East Riding tourism sector based on the main findings of the investigations; to identify the key issues that will affect the prospects of tourism in the future; highlight the key development and policy issues that need to be addressed; and to offer a series of conclusions and recommendations that can feed into the Local Development Framework in relation to tourism.

5.12 Specific Evidence for the Bridlington Town Centre AAP

Renewable Energy Appraisal: This report was produced by Atkins for the specific purpose of appraising the energy capacity and renewable energy potential within the Town Centre.

Transport Summary: Report determines the traffic impact of the regeneration proposals associated with the Bridlington Town Centre AAP.

Retail Study: This report updates the quantitative estimate of the capacity of Bridlington Town Centre to accommodate additional retail development over the period to 2021 – the period of the Bridlington Town Centre Area Action Plan.

Bridlington Destination Benchmarking & Visitor Survey: The aim of the research was to generate information on the origin, profile and behaviour of visitors to Bridlington. The survey also provided an insight into visitors' views on the strengths and weaknesses of Bridlington as a visitor destination and evaluated opinions on specific aspects of the visitor experience. The resulting data can be used to help guide tourism policy for the town.

Bridlington Harbour Supply & Demand Study: This report presents the findings of a research exercise designed to establish the probable demand for a marina in Bridlington, East Yorkshire. The report was commissioned by Yorkshire Forward (YF), working in partnership with the Bridlington Harbour Commissioners (BHC) and the East Riding of Yorkshire Council (ERYC). The report has been prepared by PLB Consulting Ltd, working in partnership with Faber Maunsell Aecom.

Bridlington Regeneration Strategy: This report provides an overview of Bridlington's regeneration needs, with the aim of identifying, and advising how to deliver, those projects capable of making a 'step change' in Bridlington's fortunes.

6. National Core Output Indicators

This section reports on progress against the National Core Output Indicators. These are set out in the **Regional Spatial Strategy and Local Development Framework Core Output Indicators** (Update July 2008) published by the Department for Communities and Local Government. This replaced the October 2005 update of Table 4.4 and Annex B of the *Local Development Framework Monitoring: A Good Practice Guide* (March 2005).

The guidance paper says: “Unless specified, figures should be given for the whole local authority area. They should be measured on an annual basis for the period 1st April to 31st March.” The year 2010 covers 1st April 2009 to 31st March 2010.

An attempt has been made, as far as possible, to adhere to the guidance paper. Where this has not been possible an explanation is provided. Where figures have to be calculated or manipulated in any way, the method has been explained. An acknowledgment of all data sources has been provided.

With a few exceptions this document works through the indicators systematically. Each new indicator is introduced in bold, followed by an abridged description of the government requirement.

6.1 Business Development

6.1.1 Employment Land Developed

Table 1: Employment use classes

Use Class	Description
B1a	Offices
B1b	Research and Development
B1c	Light industry
B2	General industry
B8	Storage / distribution

- **Indicator BD1** asks for the amount of additional floorspace developed for employment last year, by type (see Table 1);
- **Indicator BD2** asks for the amount of additional employment floorspace which was built on previously developed land;

In addition, the amount of floorspace developed in each of the Joint Structure Plan sub-areas has been provided in Table 3. Gross internal floorspace has been estimated as being 97.25% of the gross external floorspace. In previous years the conversion has been 95%, this should be taken into account when comparing the document with previous years. The Core indicator suggests that net internal floorspace should also be monitored, this has not been possible as the majority of planning applications do not supply this information.

Table 2: Amount of Gross Internal Floorspace developed for employment (sqm), between 1 April 2009 and 31 March 2010

Settlement Name ³	B1			B2	B8	B2/B8	B1/B2/B8	B1/ B8	B1/ B2	Total
	a	b	c							
Bridlington	225.23	0	0	0	0	0	0	0	0	225.23
Beverley	4520.87	0	0	0	0	0	0	0	0	4520.87
Driffield*	635.73	0	0	12892.69	0	0	0	0	0	13528.42
Goole	643.92	0	0	0	539	0	0	0	0	1182.92
Haltemprice	2464.01	0	0	0	132.83	0	0	0	0	2596.84
Rest of L.A.	1013.02	0	355.17	13966.77	22167.34	788.29	7459.28	88.23	788.29	46626.39
Total Gross Completed Sites	9502.78	0	355.17	26859.49	22839.17	788.29	7459.28	88.23	788.29	68770.67
% Completed on PDL	100%	0%	63%	25%	18%	100%	72%	100%	100%	55%

*Figures for Driffield include Kelleythorpe industrial estate and the Alamein area

Table 3: Amount of Gross Internal Floorspace developed for employment (sqm) by JSP area, between 1 April 2009 and 31 March 2010.

Use Class		Sub-Area				Total
		Central	Eastern	Northern	Western	
B1	a	7692.21	225.23	770.19	815.15	9502.78
	b	0	0	0	0	0
	c	129.94	225.23	0	0	355.17
B2		10049.97	2252.25	14492.27	64.97	26859.49
B8		225.23	1443.75	1790.25	19379.94	22839.17
B2/B8		788.29	0	0	0	788.29
B1/B2/B8		5003.08	0	1618.35	927.85	7459.28
B1/B8		88.23	0	0	0	88.23
B1/B2		788.29	0	0	0	788.29
Total		24765.24	4146.46	18671.06	21187.91	68770.67

Most B1 development was for offices and took place in the central sub area, particularly within the town centres of Beverley and the Haltemprice settlements. Most B2 (general industrial) developments were in either the central or northern sub area. Most B8 (storage and distribution) development took place in the western sub area in and around the multi modal freight corridor.

Total floorspace development is only around a third of what it was the year previously. There was an increase in the percentage of employment floorspace built on previously developed land, this is largely due to a large reduction in the development of B8 uses, which have used mostly greenfield land in the past.

³ If above Principal Town in RSS Settlement Network

6.1.2 Employment Land Supply

- **Indicator BD3** asks for the amount of employment land available by type.

Employment land supply has been monitored on a regular basis since 2000, with the initial publication of the Employment Land Monitoring Report. Table 4 is derived from the data published in the 2010 version of the report. Since 2004, electronic versions of the report are available online. They show in detail every remaining site allocated for employment in the East Riding.

The 2010 Employment Land Monitoring Report documents 552.17 Ha of undeveloped employment land remains undeveloped (includes allocated sites and ‘windfall’ sites – sites with planning permission).

The total amount of land has increased from last year by just under a hundred hectares, this is due to a number of windfall sites gaining planning permission, the vast majority of which have taken place in the central sub area. The development in windfall sites is also reflected in the fourfold increase from last year in sites below 0.4 hectares.

Table 4: Employment land available by type at 1 April 2010 (including windfall sites)

	Remaining allocations for B1, B2 or B8 (hectares)		
	Sites below 0.4ha	Sites equal or above 0.4ha	All sites
Central JSP sub-area	1.45	332.01	333.47
Eastern JSP sub-area	0	79.73	79.73
Northern JSP sub-area	1.29	74.95	76.24
Western JSP sub-area	0.66	61.67	62.32
Total	3.4	548.36	552.17

The table above uses the threshold of 0.4 hectares because Local Government Yorkshire and the Humber (LGYH) specify it to distinguish large from small employment sites.

Note that this summary of available employment land disguises the fact that many available sites are constrained by ownership or restricted to a particular use (e.g. deep water estuary requirements). For this reason, the Yorkshire and Humber Assembly (the predecessor of LGYH) has developed four categories to indicate the availability of sites for development. These were developed for the Regional Employment Land Survey (RELS) but are also used throughout the East Riding annual Employment Land Monitoring Report.

Table 5: Classification of Available Allocated Land

JSP Sub-Area	Category (ha)			
	1	2	3	4
Central	15.66	1.81	163.58	84.21
Eastern	22.93	0.00	55.62	0.00
Northern	3.54	5.43	52.93	6.35
Western	15.99	35.62	8.75	0.69
Total	58.12	42.86	280.88	91.25

Over half the allocated land remaining is classed as category 3: Site preparation required and not firmly programmed or funded. There has been a large reduction in the amount land classed as category 1: Site prepared and available for development with no significant restraints. Most of this has taken place due to development of available sites in the central sub area.

6.1.3 Town Centre Uses

- Indicator **BD4** asks for the amount of floorspace for ‘town centre use’.

Table 6: Town Centre Use classes

Use Class	Description
A1	Shops
A2	Financial and Professional Services
B1a	Offices not within A2
D2	Assembly and leisure

Table 7: The amount of floorspace that has been completed for town centre uses.

Use Class Order	Site Size	Floorspace (M ²)
		Gross
Floorspace completed A1 (net and gross)	Completed In-Town Centres	106.82
	Completed elsewhere	813.1
	% Completed in Town Centres	12%
Floorspace completed A2 (net and gross)	Completed In-Town Centres	149
	Completed elsewhere	1387
	% Completed in Town Centres	10%
Floorspace completed B1a (net and gross)	Completed In-Town Centres	178
	Completed elsewhere	9695.09
	% Completed in Town Centres	2%
Floorspace completed D2	Completed In-Town Centres	115
	Completed elsewhere	0
	% Completed in Town Centres	100%
Total Floorspace Completed	Completed In-Town Centres	548.82
	Completed elsewhere	11895.19
	% Completed in Town Centres	5%

Towns as stated in RSS (Regional city, Principal Towns and Local Service Centres) and JSP policy DS3. These towns are:

RSS Regional city

- Haltemprice settlements (Anlaby, Willerby, Kirkella, Hessle and Cottingham)

RSS Principal Towns

- Bridlington
- Beverley
- Driffield
- Goole

JSP Towns (Policy DS3)

- Hornsea
- Withernsea
- Pocklington
- Elloughton/Brough
- Hedon
- Howden
- Snaith

There has been a slight rise in the proportion of floorspace provision completed in town centres compared to last year from 2% to 5%. For A1 uses the small percentage completed in town centres was due to a site completed outside of the town centre in Market Weighton, which had over a third of the total A1 floor area completed that year. The low percentage of

A2 uses completed in town centres was due to a couple of large completions which had over two thirds of the floorspace. The vast majority of B1a (Office) completions were completed outside of town centres, on industrial estates.

6.2 Housing

All housing calculations use net figures unless otherwise stated.

6.2.1 The Plan Period and Targets

- **Indicator H1 asks for the planned housing period and provision.**

With the adoption of the RSS, policy H1 from the JSP was superseded by policy H1b of the RSS. This means that for housing the plan period and housing targets for the East Riding are those set out in the RSS, until new local targets are adopted in the LDF. The East Riding's targets are set out in Table 8.

Table 8: Plan Period and Housing Requirement

Start of Plan Period	End of Plan Period	Housing requires per year	Total Housing Required (RSS)
1 st April 2004	31 st March 2026	1150 (net)	25300

6.2.2 Past Completions

- **Indicator H2 (a)** asks for net additional dwellings in the previous 5 years; and
- **Indicator H2 (b)** asks for the net additional dwellings for the current year.

Figure 4 illustrates the net completion figures given in Table 9. It shows that the Central sub-area has always had a higher completion rate than the other three areas except for in 2006 when the Eastern sub-area area had the most completions. The Western sub-area typically has the lowest number of completions, until 2008/9 when it exceeded both Northern and Eastern sub areas. The Western sub-area contains Goole which has a lot of potential in terms of its employment opportunities with close proximity to the multi-modal freight transport corridor, and its housing market initiative, Advance Goole.

The RSS states that 'around 40%' of the East Riding's housing provision should be in the Hull housing market area. Table 8 and Figure 4 show that over the last few years this has occurred. The average % of completions in the Hull Housing Market Area over the last 6 years is 44%.

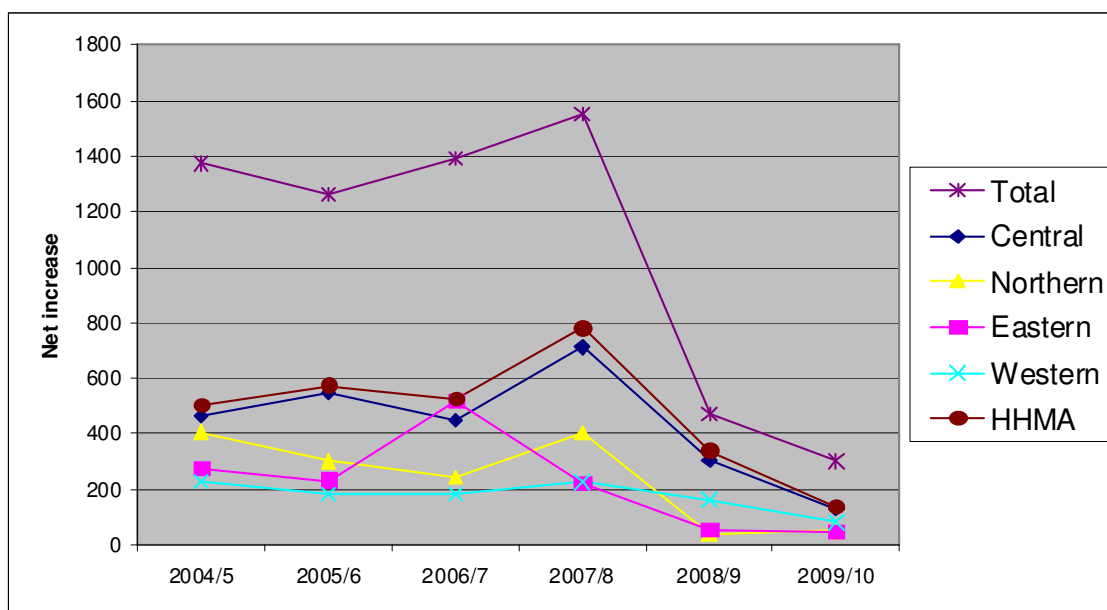
Table 9: Net completion rates 2004/5–2009/10

Year	2004/5	2005/5	2006/7	2007/8	2008/9	2009/10
Northern	407	302	242	403	10	49
Central	463	547	448	706	272	130
Eastern	274	232	517	218	129	44
Western	230	184	184	224	62	78
Totals	1374	1265	1391	1551	473	301

Completions in ER portion of the Hull Housing Market Area (HHMA)	503 (37%)	573 (45%)	526 (38%)	780 (50%)	254 (54%)	139 (46%)
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Note that in Table 9, the figures in italics are estimates, we did not keep records of the locations of the losses in 2003 and 2004, and so although we are confident of the total losses, we have assigned these on a pro rata basis to each of the sub-areas. Some figures do not align with Housing Flows Reconciliation Form as there were discrepancies with some sites.

Figure 4: Net increases in dwellings between 2004/5 and 2009/10, by JSP sub-area and Hull Housing Market Area

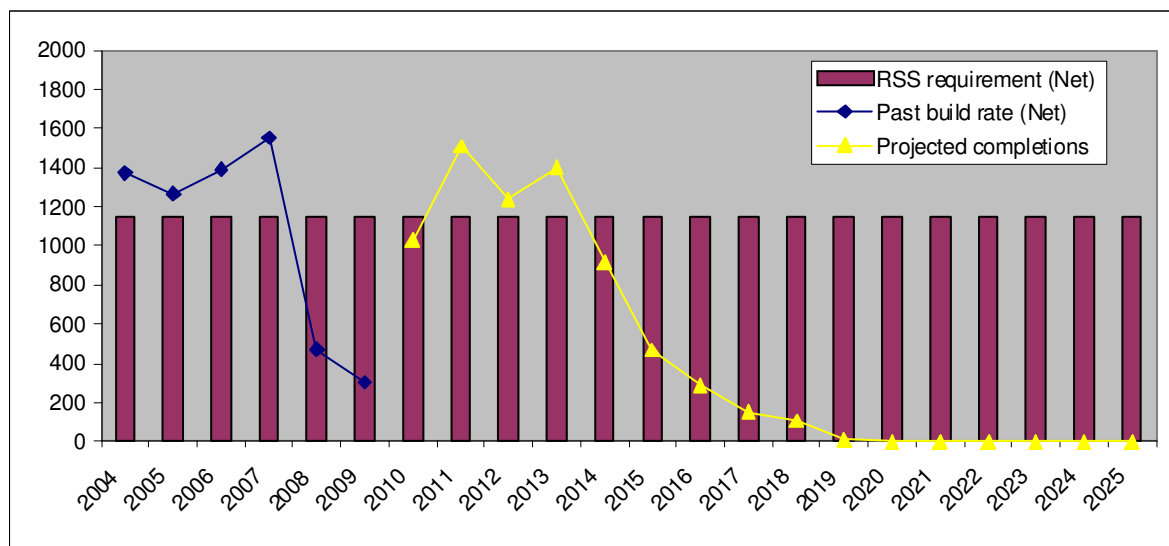


6.2.3 Future House Build Rates

- **Indicator H2(c)** asks for likely additional dwellings in future years
- **Indicator H2 (d)** asks how the levels of housing in H2(c) are likely to come forward taking into account the previous years performance

As stated above the housing provision requirements set out in Table 12.1 of the RSS are being used in the short term, the proposed future build rate is taken from the 2010 Strategic Housing Land Availability Assessment⁴ (SHLAA). Note that the future build rate (projected completions) is made up of existing supply only, i.e. those sites with permissions or those housing allocations which have been released for development. It does not include allocations which have not been released yet or those sites without permission which have potential for housing development (which the SHLAA has found could supply the East Riding for 38 years)

Figure 5: Build rates, taking into account the RSS annual build requirements (ER wide)



The net completion rate between 2004 and 2008 (from Table 9) is plotted on Figure 5 against the RSS requirement. In all recorded years the number of completions has been significantly above the RSS requirement with the exception of the last two years due to the impact of the housing market downturn.

Table 10 shows that the total housing requirement for the East Riding for the duration of the Regional Spatial Strategy is 25,300 dwellings. Given that 6,356 dwellings have already been completed, that leaves 18,944 dwellings to be completed over the remainder of the plan period.

⁴ <http://www.eastriding.gov.uk/corp-docs/forwardplanning/html/shlaa3.html>

Table 10: Build rates, taking into account the JSP annual build requirements (ER wide)

Year	RSS annual requirement	Past build rate
2004/5	1150	1374
2005/6	1150	1265
2006/7	1150	1391
2007/8	1150	1551
2008/9	1150	473
2009/10	1150	309
2010/11- 2025/26	18,400	-
Total	25,300	6,356

Because the East Riding is a large area with significant variation between housing markets, a similar analysis for the four sub-areas defined in the JSP has been undertaken.

6.2.2.1. Central sub-area

Figure 6 and Table 11 are the trajectories for the Central sub-area. It also includes projected supply for the sub area from the SHLAA. The area includes the settlements to the west of Hull (Anlaby, Willerby, Hessle, Kirk Ella, and Cottingham), plus Beverley, Hedon and Brough. Due to the recession and the economic downturn, house building rates nationally as well as within the East Riding have fallen; the graph shows that the rate of completions was lower than the RSS requirement last year.

Figure 6: Build rates, taking into account the JSP annual build requirements (Central sub-area)

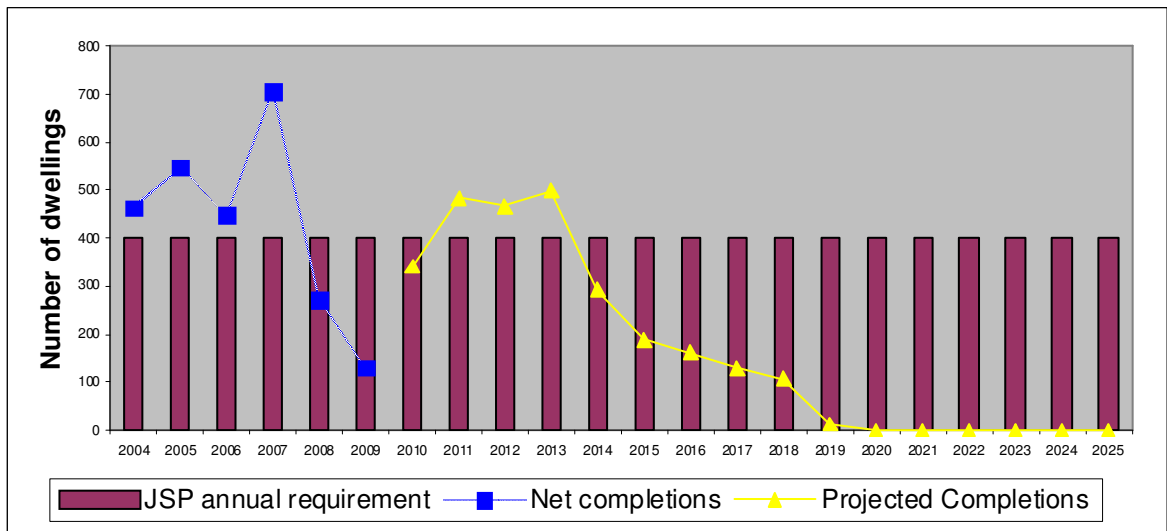


Table 11: Build rates, taking into account the JSP annual build requirements (Central sub-area)

Year	Net Completions	Net JSP annual requirement
2004/5	463	400
2005/6	547	400
2006/7	448	400
2007/8	706	400
2008/9	272	400

2009/10	130	400
2010/11-2025/26	-	6,400
Total	2,566	8,800

6.2.2.2. Eastern sub-area

Figure 7 and Table 12 are the trajectories for the Eastern sub-area. The area covers the entire coastline of the East Riding, and includes the towns of Bridlington, Hornsea and Withernsea. Due to the recession and the economic downturn, house building rates nationally as well as within the East Riding have fallen; the graph shows that the rate of completions was lower than the RSS requirement last year.

Figure 7: Build rates, taking into account the JSP annual build requirements (Eastern sub-area)

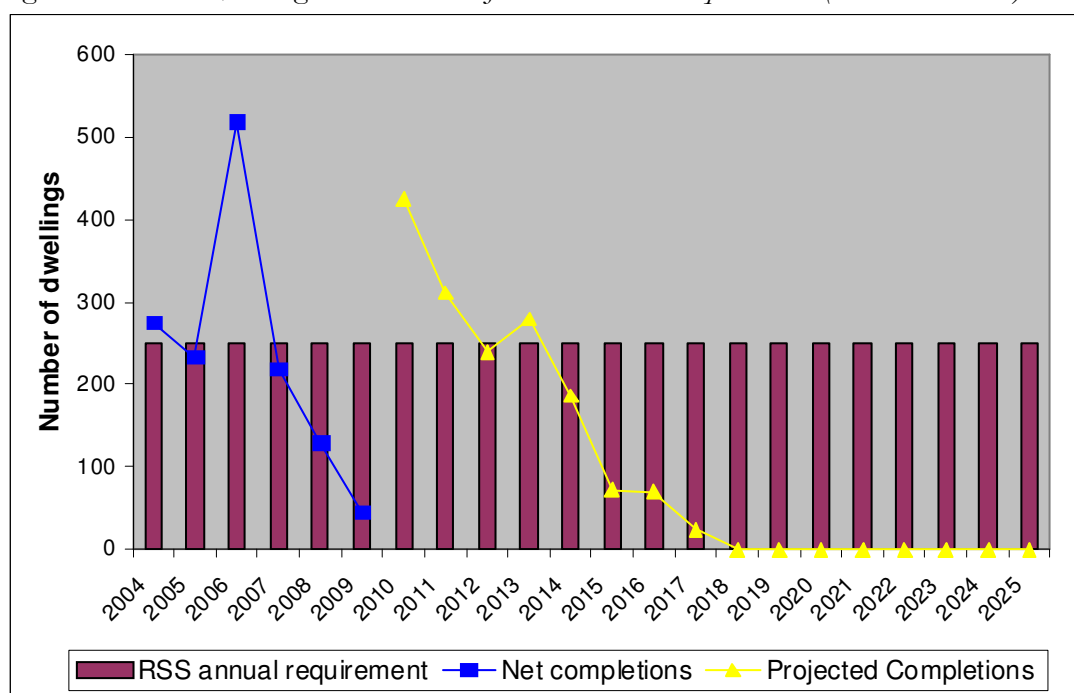


Table 12: Build rates, taking into account the JSP annual build requirements (Eastern sub-area)

Year	Net Completions	Net JSP annual requirement
2004/5	274	250
2005/6	232	250
2006/7	517	250
2007/8	218	250
2008/9	129	250
2009/10	44	250
2010/11-2025/26	-	4,000
Total	1,414	5,500

6.2.2.3. Northern sub-area

Figure 8 and Table 13 are the trajectories for the Northern sub-area. The area covers most of the Wolds as well as the Vale of York. It includes the market towns of Driffield, Pocklington and Market Weighton. Due to the recession and the economic downturn, house building rates nationally as well as within the East Riding have fallen; the graph shows that the rate of completions was lower than the RSS requirement last year.

Figure 8: Build rates, taking into account the RSS annual build requirements (Northern sub-area)

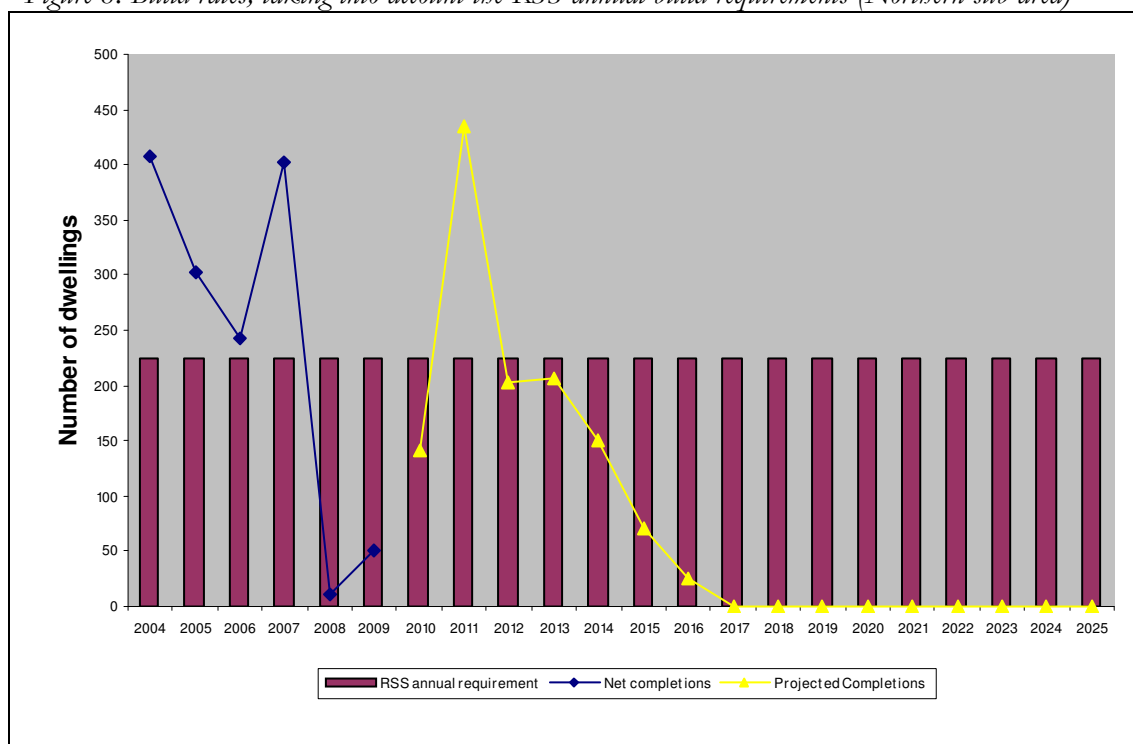


Table 13: Build rates, taking into account the JSP annual build requirements (Northern sub-area)

Year	Net Completions	Net JSP annual requirement
2004/5	302	235
2005/6	242	235
2006/7	403	235
2007/8	37	235
2008/9	10	235
2009/10	51	235
2010/11-2025/26	-	3,600
Total	1,415	

6.2.2.4. Western sub-area

Figure 9 and Table 14 are the trajectories for the Western sub-area. The area is the smallest in terms of area, and includes the towns of Goole, Howden and Snaith. Due to the recession and the economic downturn, house building rates nationally as well as within the East Riding have fallen; the graph shows that the rate of completions was lower than the RSS requirement last year.

Figure 9: Build rates, taking into account the JSP annual build requirements (Western sub-area)

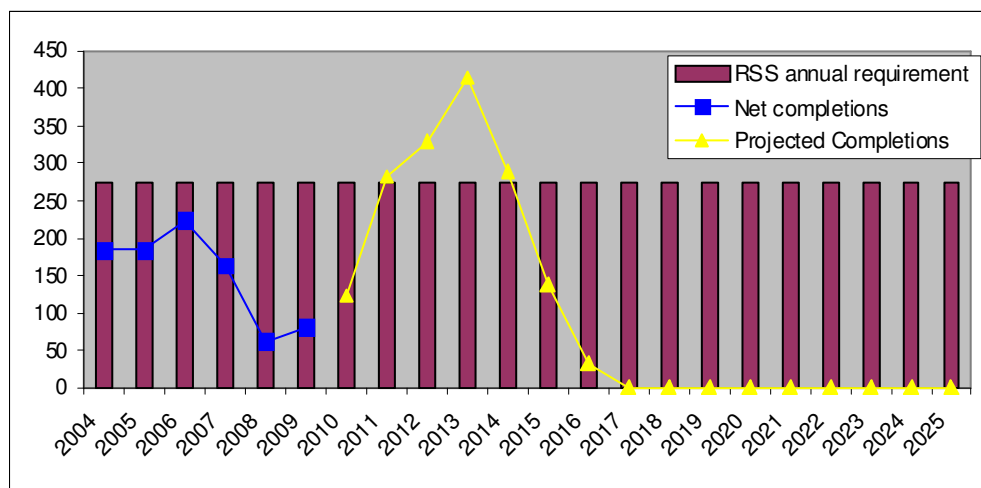


Table 14: Build rates, taking into account the JSP annual build requirements (Western sub-area)

Year	Net Completions	Net JSP annual requirement
2004/5	230	275
2005/6	184	275
2006/7	184	275
2007/8	224	275
2008/9	62	275
2009/10	81	275
2010/11-2025/26	-	1,650
Total	898	6,050

6.2.2.5. Five year supply

In this section we are assessing how much land is available for residential development and how many dwellings this can reasonably accommodate. This is then used to judge whether we have sufficient land allocated to meet the housing requirements of the RSS in each of the JSP sub-areas.

The projected number of net additional dwellings that can be built within the first 5 years of the plan period, taken from the SHLAA, are shown in Table 15.

Table 15: Expected net additional Dwellings

Sub area	Northern	Central	Eastern	Western	Total ER
Brownfield Allocations	0	72	29	0	101
Large sites with planning permission	749	1,251	924	405	3,329
Small sites with planning permission	178	233	160	98	669
Released Allocations	252	527	326	934	2,039
Total April 2010 supply	1,179	2,083	1,439	1,437	6,138

The 2010 SHLAA found that there was a slight shortfall in the 5 year supply in the northern sub area. As a result, a greenfield allocated site was released to top up the supply. The revised position, which includes the release of the allocated site in Market Weighton is set out in Table 16.

Table 16: Housing land supply in the East Riding.

Sub area	Northern	Central	Eastern	Western	ER part HHMA
5 year housing delivery requirement	1,175	2,050	1,300	1,425	2,380
5 year supply at April 2010 (see Table 9)	1,179	2,083	1,439	1,437	2,652
Number of years supply at April 2010	5	5.1	5.5	5	5

6.2.3. Previously-Developed Land

Table 17 shows previous year's previously developed land (PDL) completion rate. Policy H2 of the RSS sets a Regional PDL target of "at least 65%." Although, it states that this is an average to be achieved over the plan period and that there are likely to be large variations within the region due to the nature of areas. Urban areas are expected to develop a higher percentage of housing on previously developed land than rural areas. As the East Riding is mainly rural it is not unexpected that the percentage of dwellings built on previously developed land is just below the regional target. The emerging LDF will include a policy regarding the amount of development on previously developed land.

Table 17: Percentage of dwellings built on PDL, between 1 April 2009 and 31 March 2010

Year	PDL	GF	Total gross completions
2007-08	849 (50.4%)	835 (49.5%)	1,684
2008-09	437 (70.7%)	181 (29.3%)	618
2009-10	244 (63.2%)	142 (46.8%)	386

As a response to the need to prioritise the development of PDL, the Council adopted interim policy guidance on ‘The Managed Release of Residential Development Sites’ in October 2003 (part of the SHLAA since December 2009). This aims is to restrict the release of allocated greenfield sites until there is a provable need for the release of more land to meet residential development requirements. Between 2005 and 2010, the Council has released greenfield sites to ensure that the East Riding has a 5 year supply of housing land. This is likely to lead to an increase in the % of development on greenfield land in the future.

6.2.4. Provision for Gypsies and Travellers

- **Indicator H4** asks for the number of Gypsy and Traveller pitches delivered.

There were no additional Gypsy and Traveller pitches delivered in 2009/10. No planning permissions were granted or refused and no pitches were lost.

6.2.5. Affordable Housing

- **Indicator H5** asks for gross affordable housing completions.

The previous year’s gains and losses of houses owned and managed by Housing Associations and the Local Authority are shown in Table 18. This information is compiled from data submitted in the Council’s Housing Strategy Statistical Appendix (HSSA) Return and Housing Flows Reconciliation for the year ending 31 March 2010.

Table 18: Affordable housing completions between 1 April 2009 and 31 March 2010

	Registered Social Landlord	Local Authority	Intermediate Housing	Total
New Build	4	0	4	8
Conversions	1	-1	0	0
Transferred from private stock	1	1	27	29
Gross gains	6	0	31	37
Transferred to private stock	0	-9	0	-9
Dwellings to non-dwellings	-14	0	0	-14
Net gain / loss	-8	-9	31	14

There was a gross increase of 37 affordable homes. There was a net increase in intermediate housing largely provided through the Homebuy Direct programme, but a net loss of homes rented from both housing associations and the Council with 14 properties taken out of use prior to demolition and nine sales under the Right to Buy. The availability of affordable housing for general and special needs is a key issue for the East Riding. The Council's Housing Strategy 2008 acknowledged the Local Area Agreement target of 250 affordable homes for 2008-2011 which the Council was on target to meet at the end of 2009/2010. The target was subsequently increased to 426, taking into account the Local Authority New Build programme outlined below.

To aid in the delivery of affordable housing the Council was successful in 2009/10 in two funding bids to the Homes and Communities Agency. The Authority has been awarded £20m, which it will match-fund to build 330 new rented homes. Sites have been identified across the East Riding to accommodate between a couple of units to dozens, both in urban and rural settlements with an identified need for affordable housing. Around 260 dwellings will be completed in 2010/11, with the remainder to follow in 2011/12.

6.2.6. Housing Quality

- **Indicator H6** asks for the quality of newbuild housing development.

This indicator requires the council to make calculations using Building for Life criteria. We do not collect this information at present and, therefore, cannot report on this indicator. It is intended that at least one officer in the Authority will be trained to assess Building for Life criteria.

6.3 Environmental Quality

6.3.1 Flood protection and Water Quality

- **Indicator E1** asks for the number of planning permissions granted contrary to the advice of the Environment Agency (EA) on either flood defence grounds or water quality.

Between 1st April 2009 and 31st March 2010 there were no cases of approval being granted contrary to EA advice.

6.3.2. Biodiversity

- **Indicator E2** asks for the changes in areas of Biodiversity importance.

The council is unable to complete this indicator, as at present we do not have systems in place for collating such data. We are in the process of setting up the Local Wildlife Sites system which will allow us to report against the National Indicator (NI197). Currently the Council does not have an adopted or functional Local Biodiversity Action Plan or a biodiversity evidence base to tell us the extent, quality and status of the biodiversity resource in the East Riding. The Council has started work on both of these, but until complete cannot give the kind of overall East Riding statistics that are required.

6.3.3. Renewable Energy

- **Indicator E3** asks for the amount of renewable energy generation by installed capacity and type.

Many small renewable energy schemes, for example photovoltaic's (solar panels) and wind turbines creating less than 0.5mw, may not require planning permission and therefore there is no consistent way to monitor them - also, most smaller schemes are not grid connected. For that reason, only developments of more than 0.5 MW will be reported.

RSS sets a target for 41MW of grid connected renewable energy to be installed by 2010 and 148MW to be installed by 2021. The position at the moment is shown in Table 19 and shows that the East Riding is on course to achieve the latter target.

Table 19: Renewable Energy Installed by Type at October 2010

Site	Type	Estimated MW
Operational		
Out Newton	Wind	9.1
Hull WWTW, Saltend	Wind	1.5
Loftsome Bridge WTW	Wind	3
Lissett Airfield	Wind	30
Granted Consent		
Twin Rivers	Wind	28
Burton Pidsea (Approved by Committee subject to completion of S106)	Wind	9
Hall Farm, Routh	Wind	24
Withernwick	Wind	22.5
Goole Fields	Wind	32
Sixpenny Wood	Wind	30
Sober Hill	Wind	14
Tedder Hill	Wind	6
Roos	Wind	20.7
Energy from Waste Plant, Salt End	Energy from waste	20
Biomass Plant, Tansterne Grange. Flinton	Biomass	10
Anaerobic Digestion Plant, Kirkburn	Anaerobic Digestion Plant	2
Combined Heat & Power Plant, Keyingham	CHP	12
Combined Heat & Power Plant, Goole	CHP	5.7
Biomass Plant, Sandsfield Brandesburton	Biomass	3
Total		282.5

31.75MW of renewable energy has been granted planning permission this year, the vast majority of which was for wind power (29.75MW), 2MW was for an Anaerobic Digestion Plant.

6.3.4. Minerals

- **Indicator 5a** asks for the production of primary land won aggregates.

Although the East Riding of Yorkshire Council is a local minerals authority, this information comes from the *Annual Report 2009* produced by the Yorkshire and the Humber Region Aggregates Working Party. The data they produce is for the sales of aggregates, which, for the purposes of this report, is assumed the same as the production. The data for 2007 and 2008 is printed in Table 20.

Table 20: Production of primary land won aggregates

	<i>Figures for Sales in 2007 and 2008 (in thousand tonnes)</i>					
	Land won sand and gravel		Crushed rock		Total	
	2007	2008	2007	2008	2007	2008
East Riding of Yorkshire	1,035	843	293	196	1,328	1,039
Yorkshire and Humber	4,367	3,807	11,475	10,364	15,842	14,171

Source: Yorkshire and the Humber Region Aggregates Working Party, *Annual Report 2008*

- **Indicator M2** asks for the production of secondary/recycled aggregates.

Secondary aggregates include ash from power stations, metal slag, and colliery spoil. Because these industries do not operate in the East Riding, there was no production of secondary aggregates in 2009/10.

6.3.5. Waste

- **Indicator W1** asks for the capacity of new waste management facilities by type.

There were two new waste management facilities that gained planning permission during the period. These were:

- 09/00417/STPLF - Railway Cutting, off Westfield Road, Eppleworth (up to 30,000 tonnes per annum).
- 10/01801/STPLF - Ryedale Farm, Ash Lane, Melbourne (52,000 tonnes per annum).

Table 21: Capacity and types of facility.

		Transfer Stations	Household Civic Amenity Sites	In-vessel Composting	Total
Total Capacity (m3, tonnes or litres)	Operational Facilities	0	0	0	0
	Planning Permissions	0	0	82,000	82,000
Maximum operational throughput (tonnes – or litres of liquid waste)	Operational Facilities	0	0	0	0
	Planning Permissions	0	0	0	0

- **Indicator W2** asks for the amount of municipal waste arising, and how it was managed by type.

Table 22 shows the amount of waste arising and its management in the East Riding area for the last 5 years. The figures show that last year saw a decrease in the amount of waste arising and greater percentage recycled and composted.

Table 22: *Municipal waste arising, and managed by management type (tonnes)*

	Total municipal waste dealt with	Recycled and composted	Land-filled	Incinerated or other
2003-04	200,482	40,159 (20.0%)	160,252 (80.0%)	71 (0.0%)
2004-05	210,111	50,961 (24.3%)	159,092 (75.7%)	58 (0.0%)
2005-06	206,111	62,356 (30.3%)	143,690 (69.7%)	65 (0.0%)
2006-07	210,748	72,069 (34.2%)	138,618 (65.8%)	61 (0.0%)
2007-08	207,931	73,966 (35.5%)	133,903 (64.4%)	62 (0.0%)
2008-09	199,845	75,414 (37.7%)	124,358 (62.2%)	72 (0.0%)
2009-10	196,005	79,954 (40.8%)	115,983 (59.2%)	69 (0.0%)

Source: Street Scene Services, East Riding of Yorkshire Council

6.3.6. Green Flag Award Standard

- **Indicator 4c** ask for the amount of eligible open spaces managed to Green Flag Award standard.

The Green Flag Award Scheme represents the national standard for parks and green spaces across England and Wales. The aim of the scheme is to establish a common standard for parks and recreational areas throughout the East Riding. Northend Park in Driffield is the only site currently managed to Green Flag standard.

In the East Riding there is 2839.3ha of eligible open space as of 2008. Eligible open space is any space above 100m² that is freely available (or where a small charge is paid) either Council or privately own land that is specifically laid out or can be used for public recreation. There are nine individual typologies that make up open space:

- Parks & ornamental gardens
- Natural and semi natural green spaces
- Green corridors
- Amenity green space
- Provision for Children
- Provision for Sport
- Allotments
- Cemeteries
- Civic Spaces

Of this 0.06% was of Green Flag Award standard (Table 23).

Table 23: *Amount of eligible open spaces managed to Green Flag Award standard*

Park	Grid Ref	LA Managed	Area (ha)	% of Open Spaces	Green Flag Status
Northend Park	502232 458179	Y	1.8	0.06	Y

7. Additional Planning Indicators

This chapter reports on data that is kept as a matter of routine, and which is useful in future plan making. Some of the indicators reported on relate to monitoring requirements prescribed by the JSP or the RSS.

7.1 Employment Land Take Up

Table 24 shows the employment land that has been taken up each year in each JSP area and overall in the East Riding. During the last two years the total amount of employment land developed was less than the usual due to the recent economic downturn.

Table 24: Take up of allocated employment land

Year	Take-up (Ha) JSP Sub-Area				Total
	Central	Eastern	Northern	Western	
2002-03	1.27	0.65	5.36	34.23	41.51
2003-04	2.40	0.46	7.34	6.24	16.44
2004-05	6.62	0.42	1.76	5.88	14.68
2005-06	1.64	0.94	8.85	3.20	14.63
2006-07	0.99	0.88	1.97	24.84	28.66
2007-08	22.86	0.00	8.84	11.27	42.97
2008-09	3.9	2.1	1.7	10.1	17.8
2009-10	5.28	-0.07 ⁵	0.13	0	5.34
Total	42.03	7.72	39.07	95.55	184.37

7.2 Housing

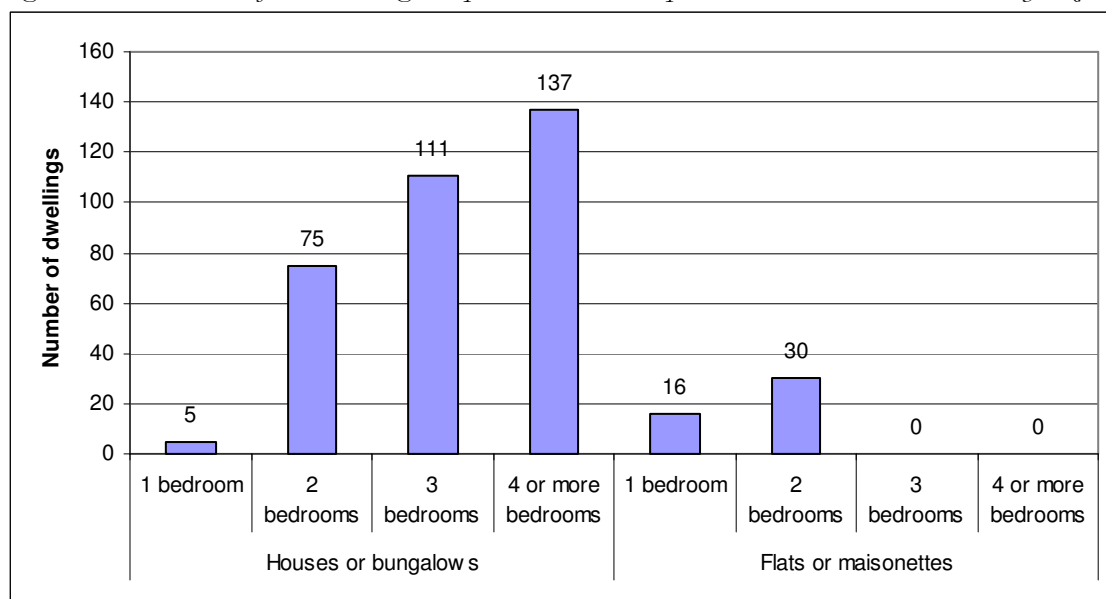
7.2.1. House Types

Figure 10 shows that the most popular house type built in the East Riding last year was the four bedroom house. Around a third of new dwellings were 1 or 2 bedroom houses or flats and maisonettes.

⁵ Due to a change in the boundary of the Carnaby Road Industrial Estate, the take up appears as a negative figure.

* Totals differ due to rounding to 2 decimal places.

Figure 10: Breakdown of new dwellings completed between 1 April 2009 and 31 March 2010 by size

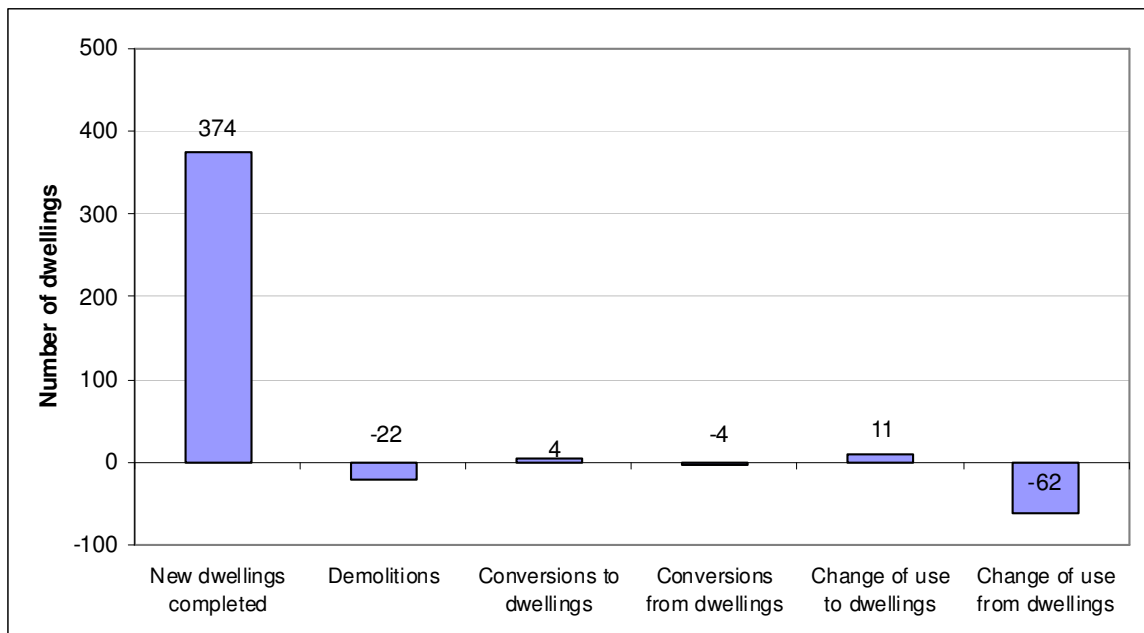


Please note that this graph shows 'new builds' only and not dwellings created from conversions or through changes of use.

7.2.2. Gains and Losses to Housing Stock

Last year 389 dwellings (gross) were completed. Taking into account the net losses (88), that equals a net gain of 301 dwellings to the housing stock. A breakdown of the gains and losses is illustrated in Figure 11. Net figures are important to monitor as they illustrate how well policies are delivering housing to meet the requirements of the changing population. However gross figures are useful for planning future delivery rates as this has implications for the amount of land required.

Figure 11: Housing Flows between 1 April 2009 and 31 March 2010 (permanent dwellings only)



7.2.3. Distribution

One of the key aims of the JSP and the RSS is to encourage more sustainable patterns of development. This involves concentrating most development in certain key urban areas rather than the more dispersed approach advocated in the superseded Humberside Structure Plan.

The key urban settlements that the JSP defines are listed in the first three policies of its Development Strategy chapter, however DS1 and DS2 have been superseded by the RSS. The Council has opted to maintain the settlement hierarchy identified by the RSS in the short term, which includes the following settlements:

- Regional City (outside Hull CC boundary): Willerby, Kirkella, Anlaby, Cottingham and Hessle.
- Principal Towns: Bridlington, Beverley, Driffield and Goole.
- Local Service Centres and JSP Towns (Policy DS3): Hornsea, Withernsea, Pocklington, Market Weighton, Hornsea, Hedon, Snaith, Elloughton cum Brough, Withernsea, and Howden.

The JSP and RSS do not define any other settlements. The identification of smaller settlements is left to the *Core Strategy* to define. The emerging Core Strategy will define the 'settlement network' for the East Riding and identify the scale and distribution of development across the East Riding.

In 2010, over 50% of completed housing was in Haltemprice and the Principal Towns (Table 25). Only 23% was developed in settlements lower in the hierarchy than Local Service Centres/ JSP Towns. A slightly higher proportion of housing was developed in higher order settlements in 2009/10 than 2008/9, when 73% were developed in Local Service Centres and above.

Table 25: Distribution of new housing, completed (Gross)

	2009		2008		2007	
	Number completed	%	Number completed	%	Number completed	%
Regional City (outside Hull)	46	12%	58	9%	99	6%
Principal Towns	153	39%	244	39%	386	23%
Local Service Centres/Towns	100	26%	154	25%	424	25%
Elsewhere	90	23%	162	27%	774	46%
Total	389	100%	618	100%	1,683	100%

7.2.4. Density

- **Indicator 2c** asks for the percentage of dwellings completed last year at:
 - i. less than 30 dwellings per hectare;
 - ii. between 30 and 50 dwellings per hectare; and
 - iii. above 50 dwellings per hectare.

The densities and percentages are presented in Table 26. Large sites refer to any site that is for 10 dwellings or more. Last year there were 179 completions on sites with 10 or more plots in RSS identified settlements and JSP Towns. The density of each plot was calculated by dividing the number of dwellings given on the relevant planning application by the net area of the planning application.

Table 26: Densities of dwellings completed between 1 April 2009 and 31 March 2010, by percentage (For sites of 10 or more dwellings)

Dwellings per hectare (dph)	All large sites, %	RSS Selected Settlements and DS3
less than 30	44% (93)	46% (82)
between 30 and 50	21% (43)	21% (37)
greater than 50	35% (73)	33% (60)
Total	210	179

7.3 Town centre vitality

Town centre vitality is an important issue for planning policy because it can have a direct effect on the sustainability of a settlement. It can also become a contentious topic as the number of superstores both in and out of town centres increases. Table 27 shows the 2006 and 2008 vacancy rates in each of the town centres, and compares these to the last known vacancy rates. The next vacancy rate study will be carried out in April 2011.

Although the vacancy rate in the whole of East Riding is fairly constant, there is some variation between the different settlements. Overall the current vacancy rate on a par with the national average of about 10%.

Table 27: Town centre vacancy rates

Town	Commercial properties within town centre							
	Date of study	%Vacant	Date of Study	%Vacant	Date of Study	%Vacant	Date of Study	% Vacant
Anlaby	Sep 00	25.58	Dec 06	18.75	2008	12		
Beverley	May 03	3.63	Nov 06	4.98	2008	9		
Bridlington	Jun 03	9.11	Dec 06	11.41	2008	9	July 10	17
Cottingham	Apr 03	7.41	Dec 06	5.98	2008	4		
Driffield	Jun 03	13.48	Dec 06	10.18	2008	11		
Elloughton / Brough	Mar 01	0	Nov 06	2.78	2008	0		
Goole	Jun 03	14.97	Dec 06	19.14	2008	17		
Hedon	Sep 00	6.56	Dec 06	7.25	2008	5		
Hessle	Sep 00	9.23	Dec 06	4.41	2008	5		
Hornsea	Sep 00	8.62	Dec 06	6.48	2008	9	July 10	5
Howden	Apr 02	3.17	Dec 06	8.06	2008	11		
Market Weighton	Sep 99	10	Dec 06	4.0	2008	17		
Pocklington	Sep 99	5.38	Dec 06	4.76	2008	3		
Snaith	N/S	N/S	N/S	N/S	2008	3		
Withernsea	Sep 00	9.76	Dec 06	7.32	2008	9		
East Riding		9.12		9.24	2008	10		

8. Local Context Indicators

The purpose of 'Local Context Indicators' is to provide a backdrop against which to consider the effects of policies and to inform the interpretation of the planning indicators from the last two chapters. The following contextual indicators (from a wide range of datasets) help to paint a broad picture of the East Riding. Where possible, regional and national figures are used to put the area into context.

8.1 Demographics

Table 28 shows the population of the East Riding compared with the Yorkshire and Humber region, and England. The population of the East Riding has been rising fast in recent years: between 2001 and 2009, its population is estimated to have risen by 6.2%, compared with 5.0% for Yorkshire and Humber, and 4.7% for England.

Table 28: Populations

	Census 2001	Mid 2005 estimate	Mid 2006 estimate	Mid 2007 estimate	Mid 2008 estimate	Mid-2009 estimate
East Riding of Yorkshire	314,100	327,400	330,900	333,000	335,000	337,000
Yorkshire & Humber Region	4,964,800	5,063,900	5,142,400	5,177,200	5,213,200	5,258,000
England	49,138,800	50,431,700	50,762,900	51,092,000	51,446,200	51,810,000

Sources: National Statistics website: www.statistics.gov.uk

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Given the largely rural nature of the East Riding, it is not surprising that population density is significantly below the national and regional average. Table 29 shows that the density of population in the East Riding is less than half that of the regional and national average.

Table 29: Population Densities

	Area (sq km)	Population (mid 2009)	Density (people per sq km)
East Riding of Yorkshire	2,408	337,000	139.9
Yorkshire & Humber Region	15,408	5,258,000	341.2
England	130,281	51,810,000	397.6

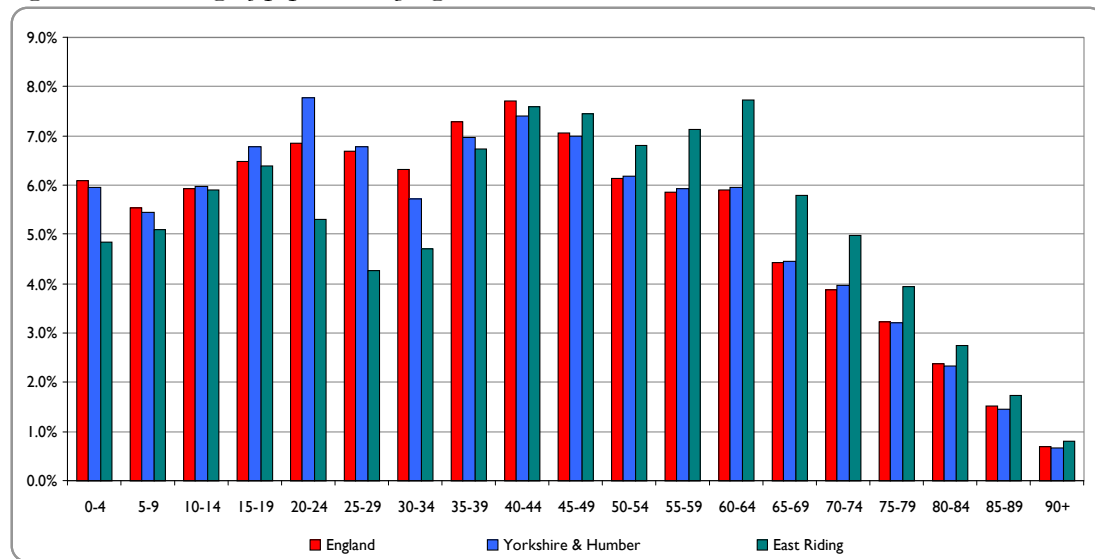
Sources: National Statistics website: www.statistics.gov.uk

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Figure 12 shows the age profiles of the East Riding, the Yorkshire and Humber region, and England and Wales. For all the age categories under 40, the East Riding has proportionally less people compared with the national and regional averages. Conversely, for all the age categories of 40 and over, the East Riding has proportionally more people. The two most striking aspects to note in the East Riding's profile is the large dip in the

20 to 29 year-old categories, and the large peak in the 60 to 64 year-old category. People tend to move out of the area in their twenties but return later in life.

Figure 12: Percentage of population by age as at mid-2009



Source: National Statistics website: www.statistics.gov.uk

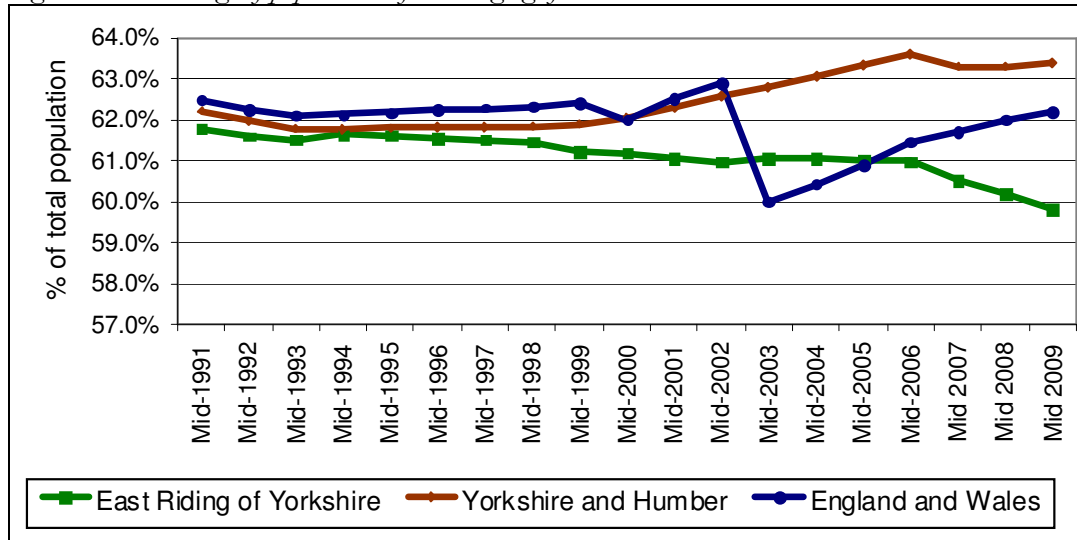
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Figure 13 shows that since 1996, the proportion of the population in the East Riding who are of working-age has been declining. This contrasts starkly with the trends in England and Wales and Yorkshire and Humber, both of which have seen percentage increases in the working-age population during the same period. The East Riding has always had proportionally less working-age people in its population, and a much higher number of people of retirement age than the national and regional average. The trends during the last ten years have made that gap wider, this may be because baby boomers are beginning to retire. Although this year England and Wales and Yorkshire and the Humber also had a drop in the number of people of working age.

In comparison, Figure 14 shows that since 1995 there has been a year-on-year increase in the proportion of retired people in the East Riding. This contrasts with England and Wales, and Yorkshire and Humber averages, both of which have maintained fairly consistent percentages of retired people over the same period. The East Riding has traditionally had a higher percentage of retired people than the national and regional averages, but in the last ten years this gap has widened.

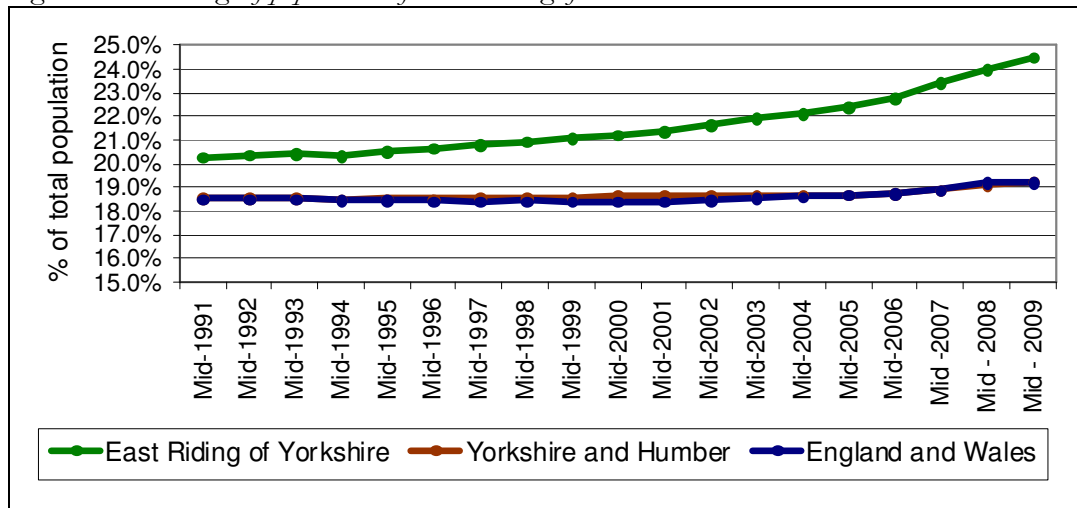
It is apparent from these demographic charts that future plans need to take into account the needs of the elderly given that they are an increasing sector of the population. Plans should also take into account the needs of young adults if we are to retain them or attract them to the area. It is important to ensure that we are building mixed, sustainable communities that will remain viable into the future.

Figure 13: Percentage of population of working age from 1991 to 2009



Source: National Statistics website: www.statistics.gov.uk
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Figure 14: Percentage of population of retirement age from 1991 to 2009



Source: National Statistics website: www.statistics.gov.uk
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8.2 Households

In the East Riding of Yorkshire, there were 131,084 households in 2001. Ninety-eight percent of residents lived in self-contained households. The remainder of the population lived in communal establishments. The average size of households in the East Riding was 2.3 people compared with an average of 2.4 people for England and Wales.

Table 30 and figure 15 show the percentage of different types of tenure at the time of the Census for the East Riding, Yorkshire and Humber, and England and Wales. Over three-quarters of households owned their house either outright or with the help of a mortgage, whilst the other households rented.

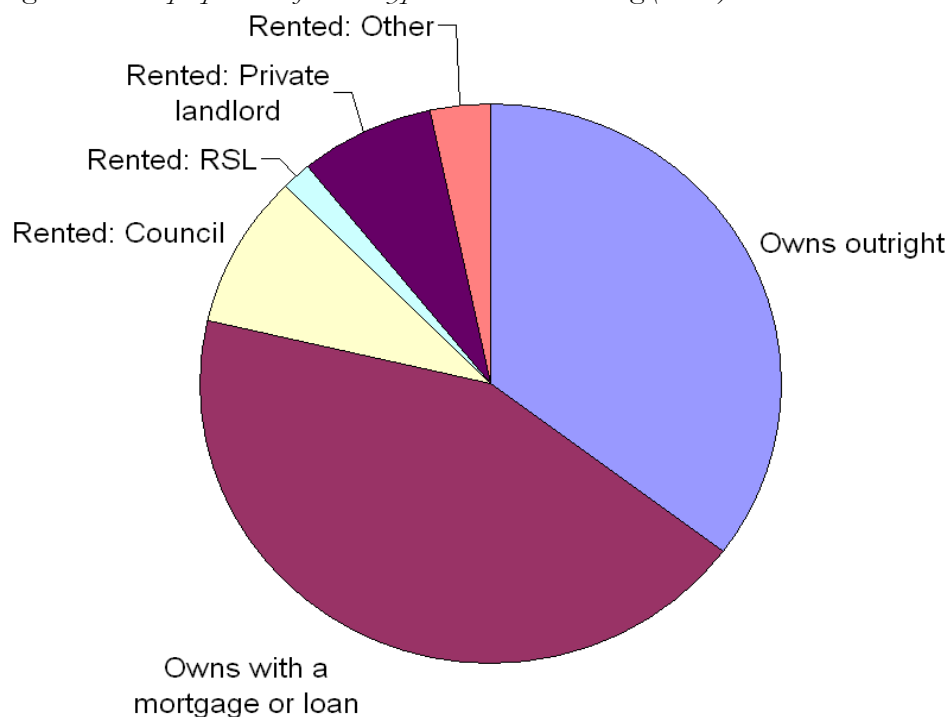
Table 30: Tenure of households, Census 2001 (percentages)

	East Riding of Yorkshire	Yorkshire and The Humber	England and Wales
Owner occupied: Owns outright	35.30	28.53	29.46
Owner occupied: Owns with a mortgage or loan	42.97	38.62	38.76
Rented from: Council (local authority)	9.01	17.28	13.24
Rented from: Housing Association / Registered Social Landlord	1.62	3.75	5.95
Rented from: Private landlord or letting agency	7.49	7.89	8.72
Rented from: Other	3.31	3.47	3.22

Source: National Statistics website: www.statistics.gov.uk

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Figure 15: The proportion of tenure types in the East Riding (2001)



Source: 2001 Census Data

Table 31 and figure 16 show that there is proportionally less terraced houses or flats in the East Riding's housing stock than there is on average for England and Wales. There are proportionally more detached and semi-detached houses in the East Riding.

Table 31: Households living in accommodation types, Census 2001

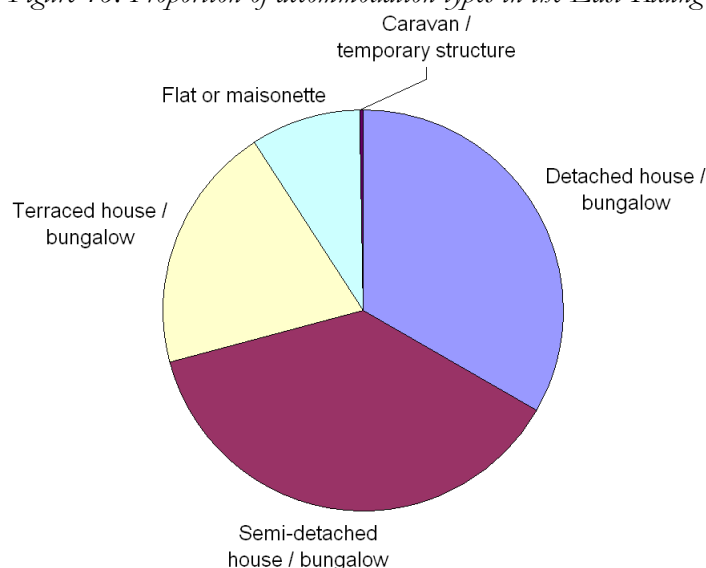
Accommodation Type	East Riding of Yorkshire %	Yorkshire and The Humber %	England and Wales %
Detached house / bungalow	33.4	20.2	22.8
Semi-detached house / bungalow	37.4	37.5	31.6
Terraced house / bungalow	19.9	29.1	26.0
Flat or maisonette	8.9	12.8*	19.2
Caravan / temporary structure	0.4	0.4*	0.4

Source: National Statistics website: www.statistics.gov.uk

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*The two figures in italics are estimates

Figure 16: Proportion of accommodation types in the East Riding (2001)



Source: Census of Population, 2001

8.2.1. Car Ownership

Given the rural nature of the East Riding, it is perhaps not surprising that approximately two thirds of commuting is done by car or van (see Figure 25). Public transport only accounts for a small fraction of commuting. Table 32 shows that 20% of households do not own a car or van which is a lower figure than the regional and national average.

Table 32: Cars per household, Census 2001

	Number in ER	Households in ER	Yorkshire and The Humber	England and Wales
Households without car/van	26,536	20%	30%	27%
Households with 1 car/van	60,352	46%	44%	44%
Households with 2 or more cars/vans	44,196	34%	21%	24%

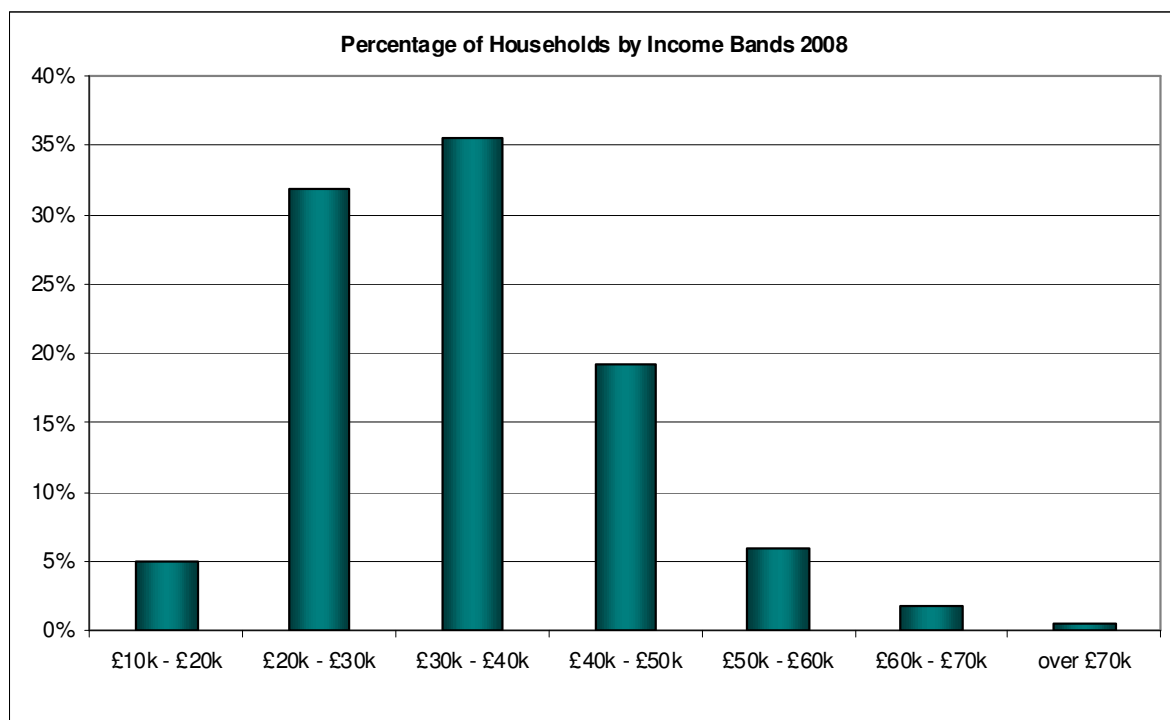
Source: National Statistics website: www.statistics.gov.uk

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8.2.3. Household Income

Figure 17 gives a breakdown of the different bands of gross household income in 2008 for the East Riding. The highest proportion of households receive between £30,000 and £40,000 a year.

Figure 17: Gross Household Income, 2008



Source: Copyright CACI Limited. All rights reserved.

Table 33 shows previous average household incomes, compared with Yorkshire and Humber and England. When comparing the two data sets it can be seen that the average income in the East Riding was rising in line with the national average, but has dropped in the last year.

Table 33: average income in the East Riding

	2005	2006	2007	2008	2009
East Riding of Yorkshire	£27,108	£30,246	£30,851	£33,061	£32,674
Y&H Region	£25,097	£27,427	£27,945	£29,591	N/A
England	£27,108	£30,246	£32,669	£34,119	N/A

Source: Copyright Acxiom

Table 34 highlights a similar trend in that the average earnings for a full time worker in the East Riding are greater than the average worker in Yorkshire and the Humber but less than the average for England. In 2009, Average earnings in the East Riding declined from the previous years, in contrast to small increases in the rest of Yorkshire and the Humber and at the national level.

Table 34: Full time workers average earnings (weekly)

Year	East Riding of Yorkshire (£)	Yorkshire and The Humber (£)	England (£)
2002	398.0	360.0	392.7
2003	406.7	375.5	406.2
2004	449.6	391.5	421.3
2005	450.0	400.0	432.8
2006	469.8	412.5	445.9
2007	493.7	425.6	460.0
2008	527.8	444.3	480.0
2009	514.4	452.4	491.0

Source: ONS annual survey of hours and earnings - resident analysis

Median earnings in pounds for employees living in the area. Results for 2003 and earlier exclude supplementary surveys. In 2006 there were a number of methodological changes made. For further details go to <http://www.nomisweb.co.uk/articles/341.aspx>

8.3 Affordability of Homes

Table 35 shows the average house prices for the East Riding against those for Yorkshire and Humber, and England. Although the average house price is less in the East Riding than England, it is more than the average price in the Yorkshire and Humber region. The final column of Table 35 shows whilst the average house prices dropped over the last year, between April 2001 and April 2010, house prices have risen by 118% in the East Riding, compared with 84% for England as a whole. The rate of house price rises over this period is illustrated in Figure 19. Average house prices have dropped back to 2005 levels in line with regional and national trends, this is due to the recession and difficulties in obtaining mortgages.

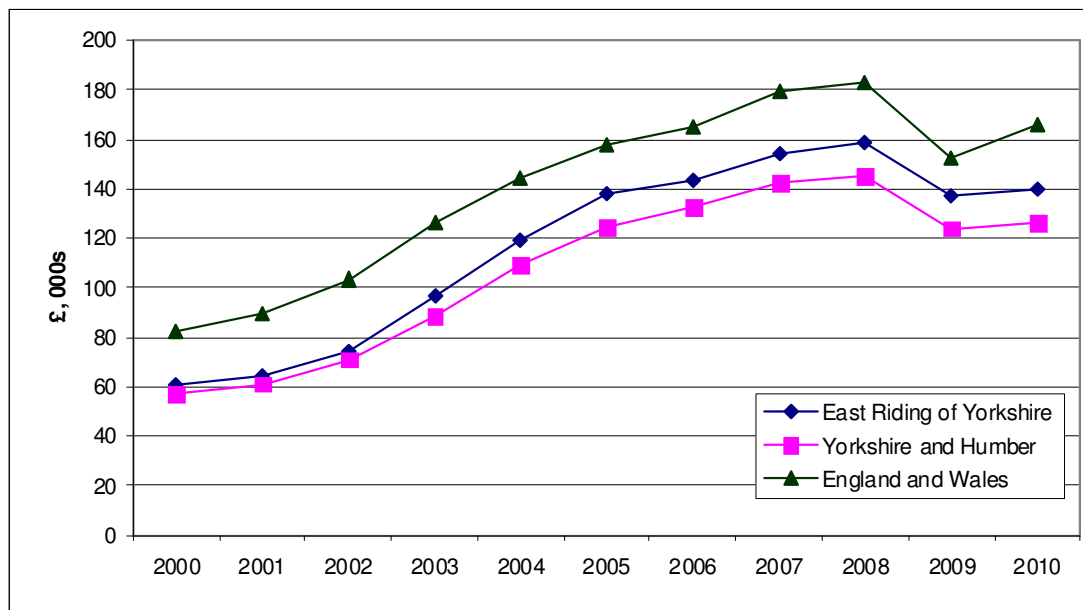
Table 35: Average House Prices

	East Riding of Yorkshire	Yorkshire and Humber	England and Wales
Apr 2001, £	64,114	61,154	89,809
Apr 2002, £	74,567	70,949	103,474
Apr 2003, £	96,966	88,571	126,068
Apr 2004, £	119,089	109,403	144,738
Apr 2005, £	137,734	124,854	158,271
Apr 2006, £	143,450	133,007	164,670
Apr 2007, £	154,221	142,924	179,221
Apr 2008, £	159,109	145,179	182,957
Apr 2009, £	137,243	124,073	152,761
Apr 2010, £	139,590	126,218	165,574
% Increase between 2001 and 2010	118%	106%	84%

Source: Land Registry website: www.landreg.gov.uk

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Figure 19: Average House Prices



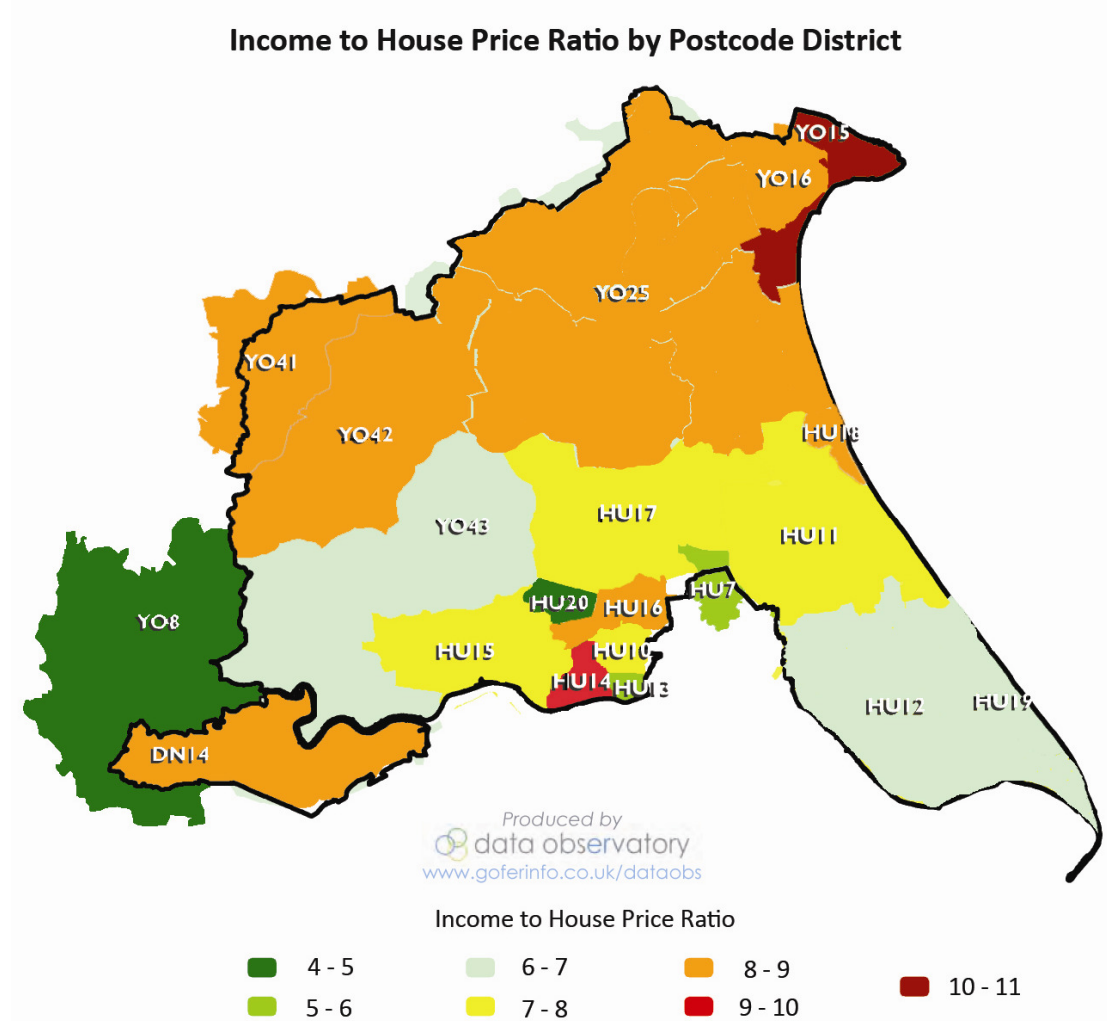
Source: Land Registry website: www.landreg.gov.uk

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Figure 20 is a map of the East Riding showing the affordability of homes in 2009. The 'income house price multiple' is calculated by dividing the average sales prices by the average household incomes. The higher the 'Income House Price Multiple' figure, the less affordable homes.

Whilst there was a significant drop in average house prices between 2008 and 2009, there has been a slight recovery and Figure 20 illustrates that the affordability of housing is an issue across large parts of the East Riding despite the variation in house prices, with the average house price in most areas being at least six times the local income. In general, this is a result of there being an incidence of high house prices in the relatively high-income areas (such as in the northern part of the East Riding) but low incomes in those areas where house prices are lower. Indicator H5 on Affordable Housing in chapter 5 (above) has already identified that there has been a net gain in the provision of affordable housing in the East Riding. The Council has embarked on a programme of development to provide new affordable housing which will contribute significantly to meeting identified needs.

Figure 20: Affordability of homes across the East Riding



Source: East Riding of Yorkshire Council, 2009

8.4 Deprivation

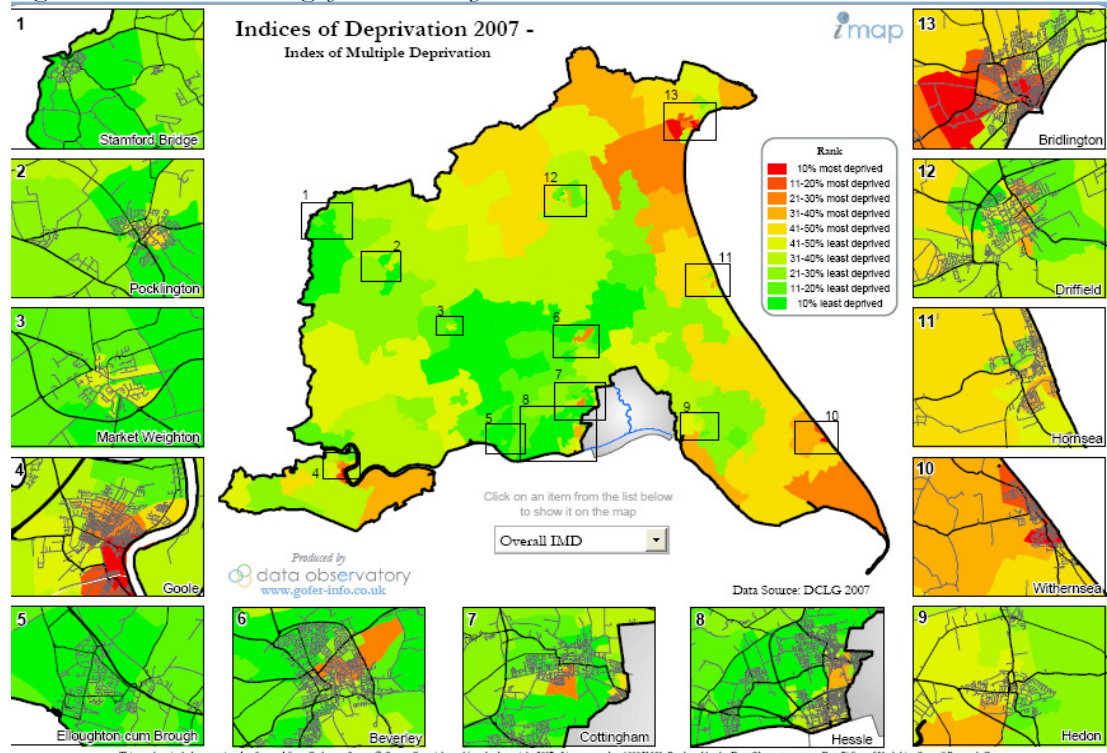
8.4.1. Indices of Deprivation

The Indices of Multiple Deprivation (IMD) are compiled by the Department for Communities and Local Government (DCLG), and rank each local authority area by information relating to income, employment, education, health, skills and training, barriers to housing and services, and crime into an overall measure of deprivation. The East Riding of Yorkshire as a whole was ranked at 232 out of 354 local authorities in 2007, where 1 is the most deprived authority.

Figure 21 shows the levels of deprivation across the East Riding, based on the DCLG Deprivation score. The red and orange shades indicate areas that are more deprived. Note that because the areas on the map aim to represent equal numbers of people, the more densely populated areas (i.e. the towns) are the smallest.⁶

⁶ The areas depicted are Super Output Areas as defined by the Office of National Statistics in August 2004, and have a minimum population 1000 and a mean population of 1500.

Figure 21: The East Riding of Yorkshire by IMD score



Source: Produced by Data Observatory using information from Department of Communities and Local Government <http://www.communities.gov.uk/>
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 DCLG

The East Riding is divided into 209 super-output areas. Using the IMD ranking, 13 of those areas fall within the 20% most deprived areas in England and Wales. The wards and parishes that contain these deprived areas are listed in Table 36.

Table 36: Wards that contain the 20% most deprived super-output areas (2007)

Ward	Parish	Number of deprived super-output areas
Bridlington Central and Old Town	Bridlington	3
Bridlington South	Bridlington	5
Goole South	Goole	2
South East Holderness	Withernsea	3

8.5 Economy

8.5.1. Employment

Table 37 shows the percentage of people of working age who are employed. Figure 22 shows how this has changed over time and illustrates an increase in the employment rate for the East Riding until the period from December 2007 to December 2008 which saw a slight decrease due to the recession and economic downturn. The last year has seen a slight increase in employment in the East Riding. The Yorkshire and the Humber and Great Britain have both had slight decreases over time in the percentage of people of working age who are in employment.

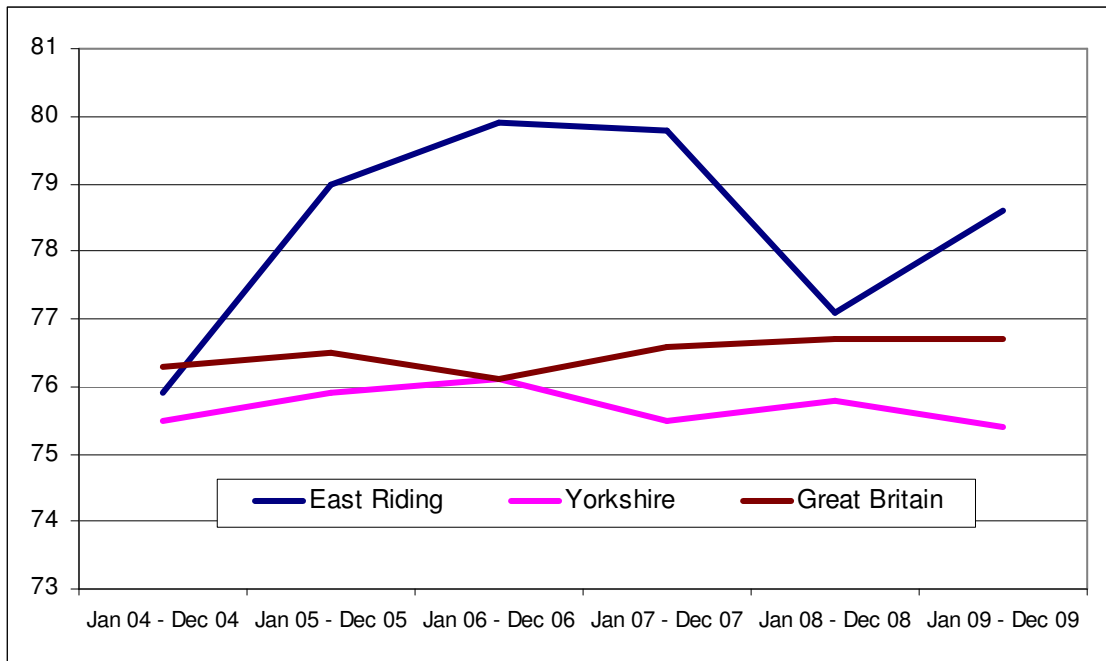
Table 37: Employment levels, percentage of people of working age employed

	Jan 04 – Dec 04	Jan 05 – Dec 05	Jan 06 – Dec 06	Jan 07- Dec 07	Jan 08 – Dec 08	Jan 09- Dec 09
East Riding of Yorkshire	75.9	79.0	79.9	79.8	77.1	78.6
Yorkshire and the Humber	75.5	75.9	76.1	75.5	75.8	75.4
Great Britain	76.3	76.5	76.1	76.6	76.7	76.7

Source: Annual Population Survey, from NOMIS

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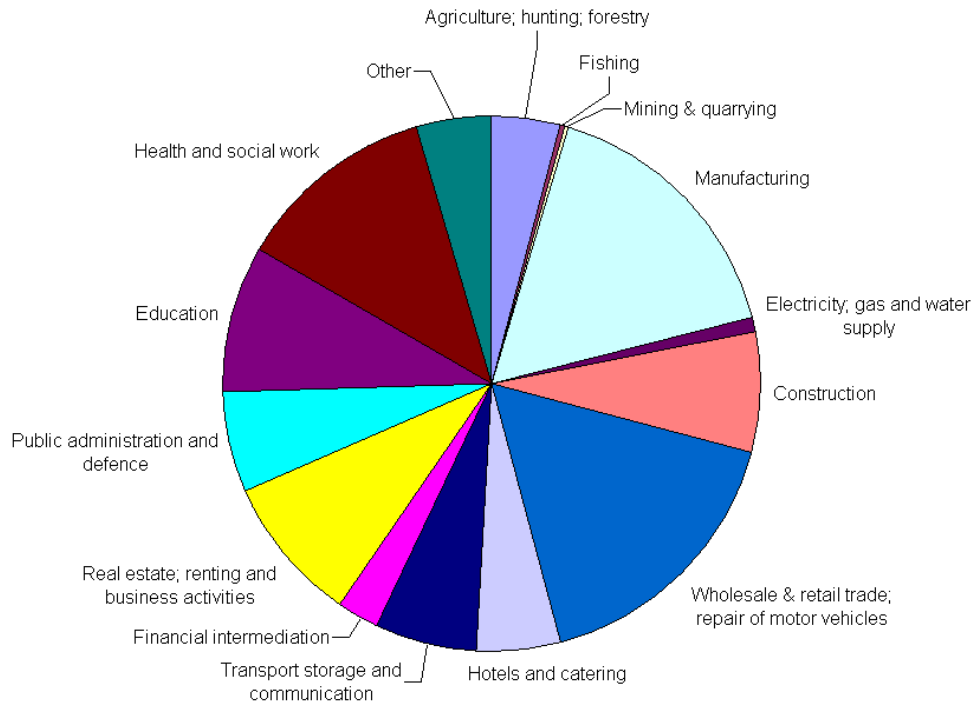
Figure 22: Employment levels, percentage of people of working age employed



Source: Annual Employment Survey from NOMIS

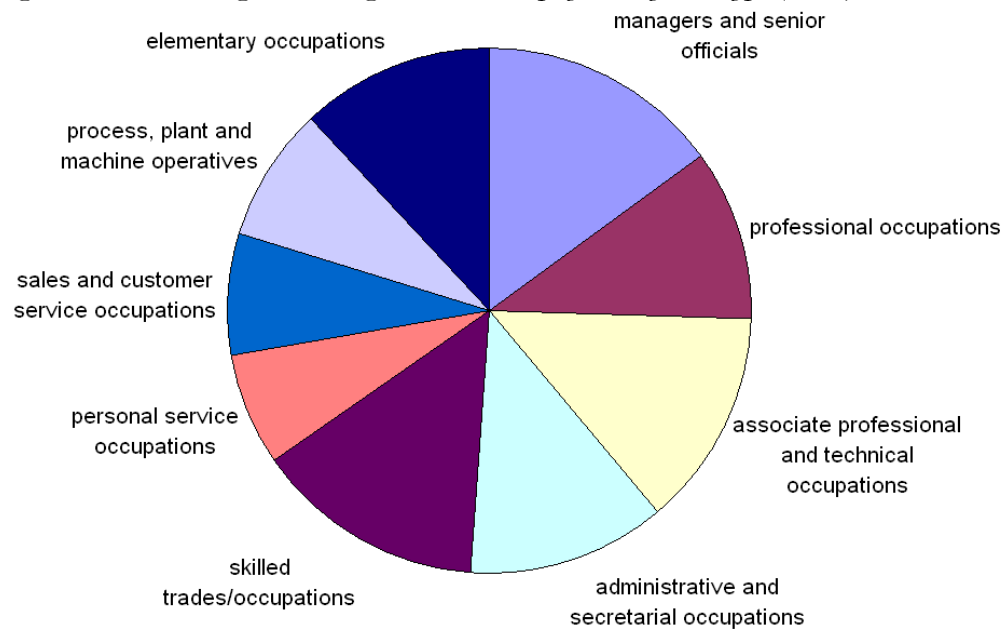
Figures 23 and 24 show that the East Riding residents are employed in a wide range of employment types. Note that those jobs are not all within the East Riding; many East Riding residents work outside of the area, in particular, Hull and York. For example, the 2001 Census statistics tell us that 30% of jobs in Hull are held by people living in the East Riding. This compares with only 14% of jobs in the East Riding being held by people who live in Hull.

Figure 23: East Riding residents aged 16-74 in employment, by employment type (2001)



Source: National Statistics website: www.statistics.gov.uk
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Figure 24: East Riding residents aged 16-74 in employment by skill type (2001)



Source: National Statistics website: www.statistics.gov.uk
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It is important to realise that there is a trend for the more highly paid jobs in Hull to be taken by East Riding residents. Table 38 shows us that over half of large employers and higher managerial jobs in Hull are taken by people living in the East Riding compared with only 15% of routine jobs being taken by East Riding residents.

Table 38: Proportion of Hull workplaces held by commuters from the East Riding

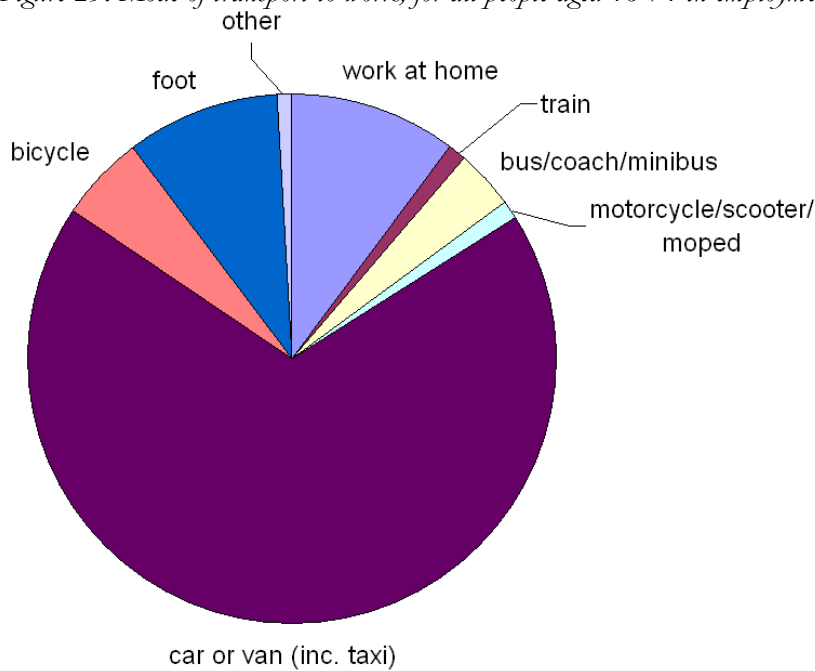
	%
Large employers and higher managerial	52
High Professional	48
Lower managerial and professional	42
Intermediate	37
Small employers and own account	22
Lower supervisory and technical	25
Semi-routine	18
Routine	15

Source: Census of Population, 2001 (from an analysis provided by the Local Futures Group)

8.5.2 Commuting

Given the rural nature of the East Riding, it is perhaps not surprising that approximately two thirds of commuting is done by car or van (Figure 25). Only a small fraction is done by public transport (bus or train).

Figure 25: Mode of transport to work, for all people aged 16-74 in employment (2001)

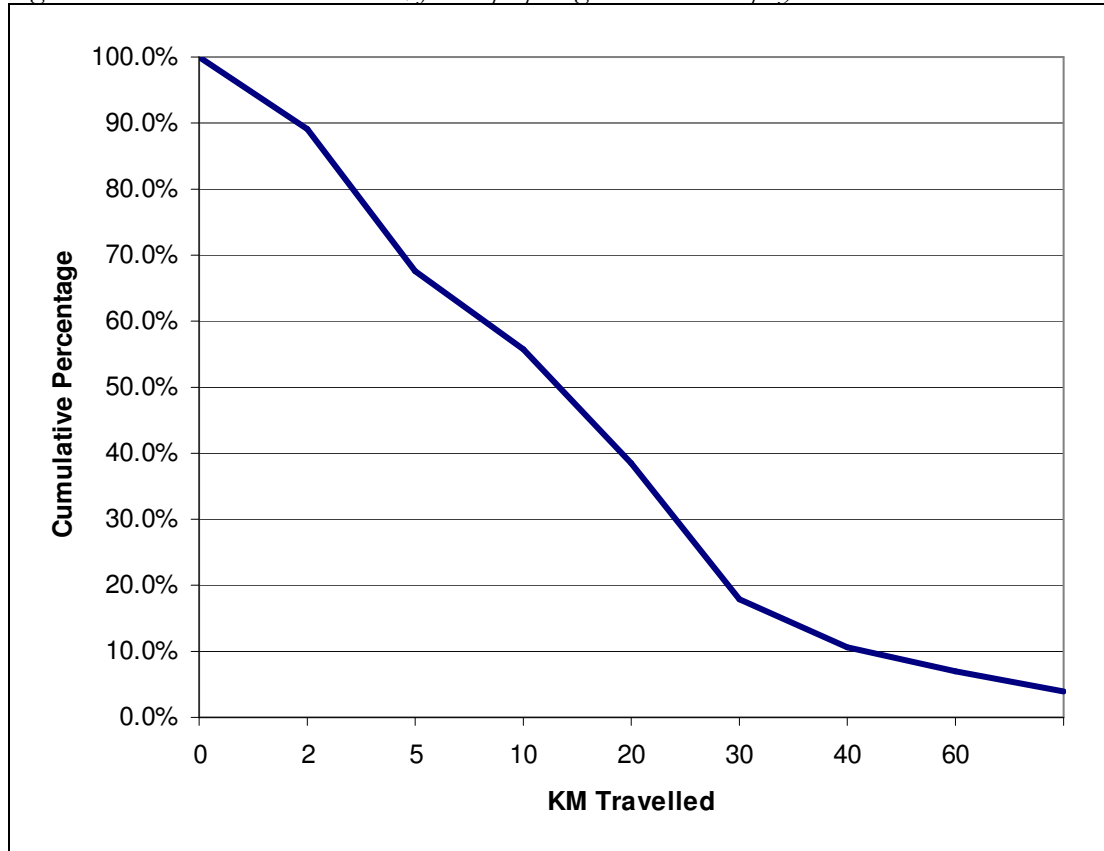


Source: National Statistics website: www.statistics.gov.uk

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Figure 26 shows the average distance travelled to work by commuters using a cumulative percentage. Any reading on the graph is the percentage of people who travel *at least* that distance to work. For example, the graph shows that 100% of commuters travel at least 0km — this includes those who work at home. Approximately 90% of commuters travel at least 2km. From this we can deduce that 10% of commuters travel less than 2km, i.e. all those who work at home or very close to home. At the other end of the spectrum, approximately 10% of commuters travel 40km or more.

Figure 26: Distance travelled to work, for all people aged 16-74 in employment



Source: National Statistics website: www.statistics.gov.uk

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8.6 Environment

8.7.1. Pollution

Table 39 shows the amount of CO₂ emitted in the East Riding, the Yorkshire and Humber region, and the United Kingdom in 2008 (latest year available).

The average East Riding resident produces more CO₂ through road transport than the Yorkshire and Humber average. This is not surprising given the rural nature of the East Riding and its longer commuting distances. In addition, the average East Riding citizen produces more CO₂ domestically (this includes central heating fuel and electricity) than the Yorkshire and Humber average. Referring back to Table 31 we can see that a much higher percentage of dwellings in the East Riding are of a detached type compared with those for the whole of Yorkshire and Humber. Inevitably, detached houses are less energy efficient than equivalent terraced houses or flats.

Table 39: Carbon Dioxide Emissions by end user, estimates for 2008

	CO ₂ emissions (kt CO ₂) 2008							
	Industry and Commercial	Domestic	Road Transport	Total not including LULUCF	LULUCF	Total including LULUCF	Population Thousands	Per Capita Emissions (t)
East Riding of Yorkshire	1,502	837	852	3191	72	3262	336	9.7
Yorkshire and the Humber	26,093	12,361	11,113	49,567	314	49,881	5217.5	9.6
UK	228,137	149,317	131,045	508,499	1974	506,526	61398	8.2

Source: Department of Energy & Climate Change 2010:

http://www.decc.gov.uk/en/content/cms/statistics/climate_change/climate_change.aspx

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9. Appendix – Glossary of Terms and Abbreviations

9.1 Abbreviations

AAP	Area Action Plan
DCLG	Department for Communities and Local Government
DPD	Development Plan Document
EA	Environment Agency
ERYC	East Riding of Yorkshire Council
FRA	Flood Risk Assessment
GOYH	Government Office for Yorkshire and the Humber
HFRF	Housing Flows Reconciliation Form
IMD	Index of Multiple Deprivation
JSP	Joint Structure Plan for Kingston upon Hull and the East Riding of Yorkshire (adopted June 2005).
LCA	Landscape Character Assessment
LDD	Local Development Document
LDF	Local Development Framework, the new planning policy system that will eventually supersede the Local Plans
LDS	LDS. Sets out the proposed timetable for production of the LDF documents.
LGYH	Local Government Yorkshire & Humber
PDL	Previously developed land (also known as brownfield land)
RELS	Regional Employment Land Survey
RSL	Registered Social Landlord
RSS	The Yorkshire and Humber Plan Regional Spatial Strategy to 2026
SFRA	Strategic Flood Risk Assessment

SHLAA	Strategic Housing Land Availability Assessment
SPD	Supplementary Planning Document
YHA	Yorkshire & Humber Assembly
WWTW	Waste Water Treatment Works

9.2 Definitions Used

TERM	DEFINITION
Affordable Housing	Non-market housing, which can include social rented housing and “intermediate housing”. Intermediate housing is “housing at prices or rents above those of social rent but below market prices or rents. It can include sub-market renting, low cost home ownership and shared ownership.”
Allocated Land	‘Allocated’ refers to land allocated for use in a development plan that has not yet been the subject of planning permission for development. It also does not include sites that have been started, are under construction or completed.
Change of Use	Buildings formerly in other uses and the upper floor space over shops
Conversion	Conversions include conversions of housing only
Council Tax Records	A tax levied on households by local authorities; based on the estimated value of the property and the number of people living in it.
Completed Dwelling	A dwelling is regarded as completed when it becomes ready for occupation whether it is occupied or not.
Dwelling	A dwelling is a self-contained unit of accommodation. Self-containment is where all rooms in a household are behind a door, which only that household can use.
Employment Land Supply	Includes sites that are allocated in development plans and sites with planning permission. It does not include sites that have been started, under construction or completed.
Employment type	B1a Business: Offices other than in a use within Class A2 B1b Business: Research and Development – Laboratories, Studios B1c Business: Light Industry B2 General Industrial B8 Storage or Distribution Centres – Wholesale Warehouses, Distribution Centres and Repositories.
Gross Floorspace	Gross Floor space is the total floor space area of the proposed

TERM	DEFINITION
	development ascertained by external measurement of the building. It includes the floorspace devoted to corridors, toilets, storage etc. It does not include any area external to the building.
Gross Internal floorspace (Office and Leisure).	This should include all internal areas, but exclude external walls. As an interim measure we are using 95% of developed land to give an indication here.
Land won sand and gravel	Sand and Gravel aggregates that have been extracted from the land.
Local Plan / Local Development Framework	A Development Plan sets out policies and proposals for the development and use of land.
Net Internal Floorspace (Office and Leisure)	This includes most space useful to an occupant's business, but excludes common areas, stairwells, foyers, walls, lift shafts etc.
Net Internal Floorspace (Retail)	For retail net internal area is the amount of tradable sales space which customers have access to in square metres.
Outstanding Planning Permissions	Outstanding Planning Permissions include sites with live planning consent, including dwellings under construction (but not completed) and outline permissions where no detailed planning permission exists
Previously Developed Land	Previously developed land is land, which is, or was occupied by a permanent structure (excluding agriculture or forestry buildings) and associated fixed surface infrastructure.
Town Centres	<p>Statistical Definition: ODPM have developed a national model to compare Areas of Town Centre Activity for statistical monitoring and comparisons. However, the document is clear that these areas have no policy status and are not town centres for policy purposes – such centres will be designated in development plans.</p> <p>Policy Definition: Annex A of PPS6 sets out the types of centre and their main characteristics but only provides general guidance of how to define the boundaries of these centres.</p>



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