



EAST RIDING

OF YORKSHIRE COUNCIL

Local Development Framework

The Second
Annual Monitoring Report

December 2006

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1 Annual Monitoring Report

1.1 Introduction

This is the second Annual Monitoring Report (AMR) for the East Riding of Yorkshire. As part of the Local Development Framework (LDF) planning system introduced in 2004, all local planning authorities are required to produce an AMR on an annual basis. The AMR is an important document in the LDF portfolio, as the published information should provide a base mark from which to monitor preparation of the documents themselves and provide evidence as to how successfully the policies are being 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 initial programme for the preparation of documents was set out in the Local Development Scheme, which the Council brought into effect on 1 August 2005. In chapters 3 and 4 we refer to the 'milestones' proposed in that Local Development Scheme, and report on the progress made. We then suggest adjustments that we feel are necessary in the light of each document's progress.

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 November 2006 and allows the original Local Development Scheme to be appraised.

Part 2 considers how well the policies are being implemented and whether they are achieving their outcomes. In terms of statistics, we have attempted wherever possible to reproduce data relating to the previous financial year, i.e. 1 April 2005 to 31 March 2006. Where this has not been possible, for example, when we have relied on data from external sources, then we have used the most recent data available.

AMRs should report on 'national core indicators'. The Government has defined these in the document, *Local Development Framework Monitoring: A Good Practice Guide*, and subsequently improved the definitions in *Local Development Framework Core Output Indicators, Update 1/2005*. In chapter 5 we have attempted to report on all the core indicators, but in some cases, because of lack of resources or information, we have failed to do so. We hope that in future years, as AMRs become better established, the definitions will be improved and the infrastructure will be in place for us to produce a complete report.

We have included chapter 6: 'Additional Planning Indicators'. These report on planning data not covered by the national core indicators. We compiled some of the indicators in this chapter for the purposes of the Regional Annual Monitor Report, a document prepared by the Regional Assembly for Yorkshire and Humber. We have chosen other indicators to help us establish baseline figures to measure the success of policies in the recently adopted Joint Structure Plan.

AMRs should also report on a number of 'local contextual indicators'. Although they are mandatory, each authority can choose their own indicators to report on. 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 7.

1.2 Copyright issues

We have obtained an exclusive licence to reproduce data covered by Crown Copyright, licence number: C02W0007762. Users of this document are reminded that they will need to seek permission to reproduce copyrighted material in this document for any use other than personal research or study.

We have attempted to acknowledge the sources of all the information included in this document. We apologise if we have used information incorrectly or without permission, and will gladly accept amendments for future editions.

1.3 Online availability

Nearly all documents produced by the Forward Planning department are available on the internet, at <http://www.eastriding.gov.uk/planning/forwardplanning>. This includes:

- the four existing Local Plans;
- the Joint Structure Plan;
- all the Local Development Framework documents;
- the Housing and Employment Land reports for 2004, 2005 and 2006; and
- this Annual Monitoring Report.

1.4 Abbreviations

We have tried to minimise the use of technical abbreviations throughout this document. The abbreviations that have been used are listed in the Appendix at the back of this document. We have also provided a technical glossary in the Appendix to clarify the terms and definitions used within each of the indicators.

2 The East Riding of Yorkshire — a background

The East Riding of Yorkshire Council is the largest unitary council 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 Councils and by North Lincolnshire and North East Lincolnshire to the south.

The East Riding of Yorkshire has a population of approximately 327,400 (mid-2005 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/Kirk Ella (23,500); and Hessle (15,000). However, over half the population live in rural communities.

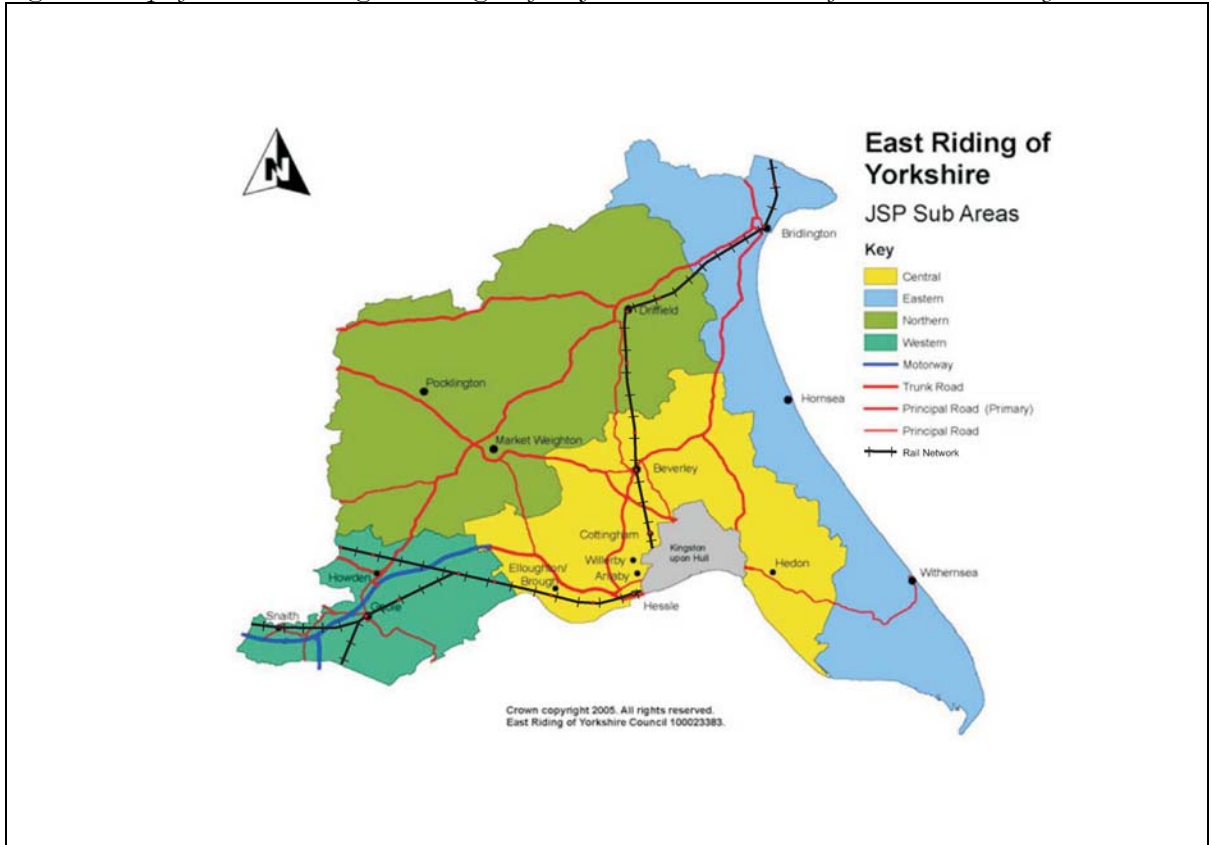
The Yorkshire Wolds form the middle ridge of the East Riding. They are rolling chalk hills curving north from near Hessle and spreading out before ending abruptly at the cliffs of Flamborough and Bempton. On the edge of the Wolds are the market towns of Driffield, Pocklington and Market Weighton.

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 formulated four 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 Progress with the Local Development Documents

The Council's first Local Development Scheme was brought into effect on 1 August 2005. The Scheme is the 'project plan' that describes the Local Development Framework 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 full Local Development Scheme is available to view on the Council's website ¹.

The structure of the Local Development Framework as proposed in the first Local Development Scheme is set out in Figure 2, and the programme for the preparation of Local Development Documents is set out in Figure 3.

A review of the progress with the various Local Development Documents is set out in the following sections followed by proposed changes to the LDS. These proposed changes arise from the progress on the Local Development Documents and from other developments on the LDF both nationally and locally. Further discussion on the proposed changes to the LDS is provided in 3.11.

3.1 Statement of Community Involvement

We published a 'Pre-submission Draft' version of the Statement of Community Involvement in November 2005 in accordance with the programme in the Local Development Scheme. We received seventy responses which were mainly supportive of the document and suggested some minor alterations. A small number of responses objected to the document. A number of amendments were made to the draft Statement of Community Involvement in light of the responses received. Where this was not possible, we gave reasons.

A 'Submission Draft' version of the Statement of Community Involvement was then submitted to the Secretary of State in June 2006. We received 151 representations from 43 individuals and organisations. 15 objected to the Statement of Community Involvement or part of it. The Council has now received the Inspector's Report into the representations. It is hoped that the Statement of Community Involvement will be adopted in February 2007.

¹ <http://www.eastriding.gov.uk/planning/ldf/>

Figure 2: Local Development Framework — Structure

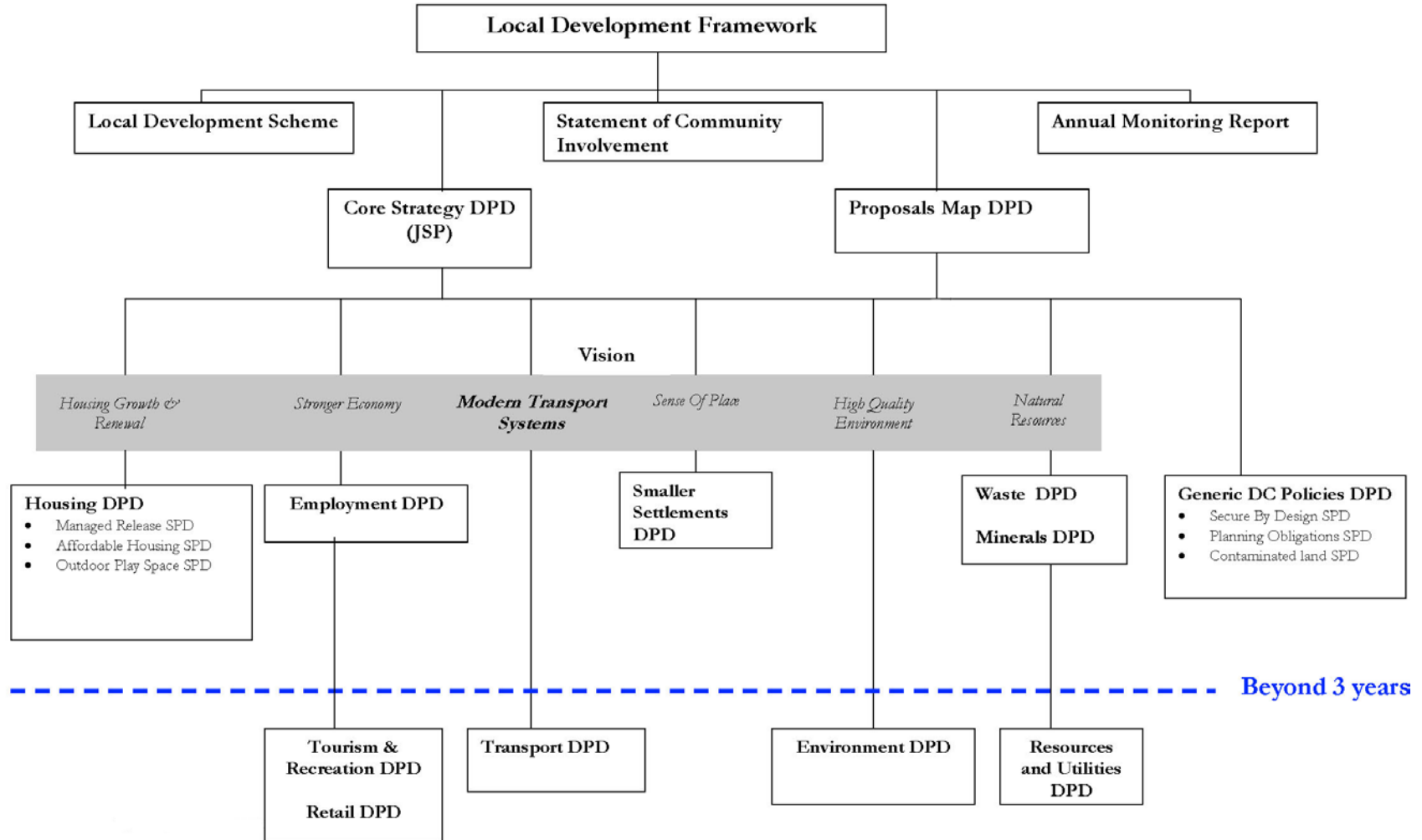
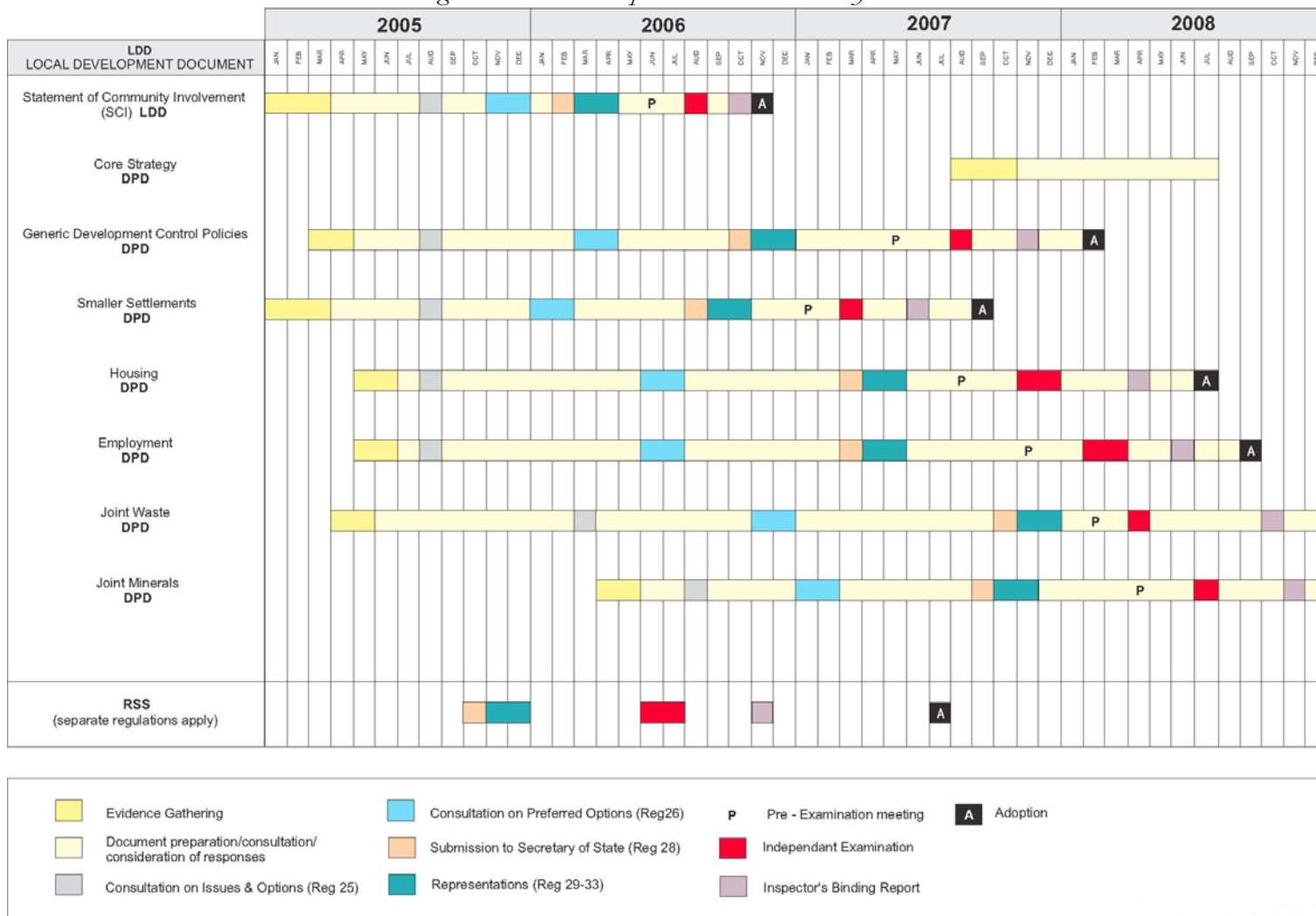


Figure 3: Local Development Framework – Key dates



3.2 Core Strategy (Joint Structure Plan)

The Local Development Scheme shows that, in accordance with advice from the (then) Office of the Deputy Prime Minister, we will use the Joint Structure Plan to ‘act as’ the East Riding’s Core Strategy document. This is an interim measure until we prepare a new Core Strategy in the light of the new Regional Spatial Strategy.

The Joint Structure Plan for Kingston upon Hull and the East Riding of Yorkshire was adopted on 29 June 2005, at which time it became part of the Development Plan² for the area. Its policies have been saved for a period of 3 years from its adoption unless any are superseded in the meantime. The Inspector from the Examination into the new Regional Spatial Strategy, which took place earlier on in the year, will consider which Joint Structure Plan policies it will supersede.

The Local Development Scheme proposed that the evidence gathering and the ‘Issues and Alternative Options’ stage of the Core Strategy would follow the completion of the new RSS. The subsequent timetable will then be dependant on the issues arising from these initial stages. The proposed timetable for the new Regional Spatial Strategy has been revised since the original Local Development Scheme was published. The Panel’s Report is now expected to be published in February and the RSS to be adopted in late 2007.

The Local Development Scheme indicated that evidence gathering on a Core Strategy would start from mid 2007. We hope to be able to bring this forward to early 2007.

3.3 Smaller Settlements Development Plan Document

This Document will set out those settlements that are defined as ‘Smaller Settlements’ for the purposes of policy DS4 in the Joint Structure Plan. It outlines the nature and scale of any new development in these Smaller Settlements, and those other settlements that will be dealt with under policy DS5 in the Joint Structure Plan.

We published an ‘Issues and Options’ consultation paper on this document in August 2005 in accordance with the Local Development Scheme programme. We received almost 400 responses.

Following the analysis of these responses, we published a Preferred Options version of this Document for consultation in October 2006. The responses to this version will be considered before a final draft of the Document is submitted to the Secretary of State. It is now expected that this submission will take place in October 2007, and this will lead to the Document’s eventual adoption in early 2009.

Carl Bro (Consultants) have been appointed to complete the later stages of the Sustainability Appraisal / Strategic Environmental Assessment (see below) of the document. This assesses the suitability of the Council’s choices judged against social,

² Legislation states that planning applications and appeals should be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the East Riding of Yorkshire comprises the Regional Spatial Strategy, the Joint Structure Plan and the various Local Plans.

economic and environmental factors. An initial Appraisal/Assessment was published alongside the Preferred Options Document.

3.4 Housing Development Plan Document

We published an 'Issues and Options' consultation paper on this document in August 2005 in accordance with the Local Development Scheme programme. We received 1,350 responses, and the exercise also generated a large number of new suggestions for land that could be allocated for development ('land bids').

We have started work on the preparation of the next stage of this Document (the 'Preferred Options' version), but we have not been able to publish this yet for a number of reasons.

We appointed consultants to undertake a Housing Needs And Market Assessment Study of the area (see 4.5 below). The previous study was undertaken in 2001/02 and an update was generally supported through the responses to the 'Issues and Options' consultation exercise.

We have also prepared a draft paper titled "Housing Site Selection Methodology". This sets out a methodology for assessing the suitability of sites for residential development. The Methodology uses criteria such as conformity with planning policy, access to services and facilities, and potential impact on the environment. The consultation period for this document ended in July this year with a generally favourable response to the methodology set out. We hope to finalise this early in 2007. The Methodology will be used to consider the allocation of any new sites to allow for the housing provision requirement set out in the emerging Regional Spatial Strategy and/or the Joint Structure Plan. It will also assess existing allocated residential sites that are not subject to a current planning consent.

The preparation of the 'Preferred Options' version of the Housing DPD has been put back, so that it can take full account of the conclusions and recommendations of both the Housing Needs Survey/Market Assessment and the Strategic Flood Risk Assessment. Further delays have resulted from:

- the time needed to consider the large number of responses received to the 'Issues and Options' consultation exercise;
- the large number of housing 'land bids' that will need to be assessed; and
- the need to reflect the housing figures in emerging RSS and the emerging additional requirements from draft PPS3.
- the large number of responses to the draft Housing Site Selection Methodology

3.5 Employment Development Plan Document

We published an 'Issues and Options' consultation paper on this document in August 2005, in accordance with the Local Development Scheme programme. We received over 800 responses, and these have now been considered.

The requirements of the Regional Spatial Strategy and the Joint Structure Plan have made it necessary to undertake an employment land review. This is currently underway and is a detailed study reflecting the need for a variety of employment uses such as office space, light and general industry, wholesale and freight distribution and technology/research business.

The Review is a three-stage document and we have appointed consultants (GVA Grimley) to undertake an economic forecasting model (stage 2). This will set out how much additional employment land is likely to be in use by the end of the plan period and make recommendations on how much land should be allocated. The review may result in the requirement for new employment allocations or the de-allocation of existing sites. Like the Housing Development Plan Document, the consideration of future employment allocations will be affected by the findings of the Strategic Flood Risk Assessment.

3.6 Generic Development Control Policies Development Plan Document

We published an 'Issues and Options' consultation paper on this document in August 2005, in accordance with the Local Development Scheme programme. We received over 285 responses, and some of these have been considered.

However, little further progress has been made on its preparation. This is due to resource issues and the unexpected volume of work on other Documents, including the related evidence gathering.

3.7 Joint Waste Development Plan Document

This document is to be prepared jointly with Hull City Council, with Hull City Council taking the lead. Initial document preparation was due to start in 2005. However, this programme has been affected by the delayed preparation of the new Regional Spatial Strategy (which will include a revised approach to regional waste policy) and further work by the Environment Agency on the flows of various forms of waste (which is due to be completed in mid 2006). Both these items will have a significant effect on the policies and proposals in this Document and therefore a decision has been made to defer the start of the document's preparation. A difficulty in staffing levels in Hull City Council has also affected progress to date. It is currently proposed that evidence gathering will begin towards the end of 2006 leading to eventual adoption early in 2010

3.8 Joint Minerals Development Plan Document

This Document is also to be prepared jointly with Hull City Council, but instead we will take the lead. We adopted the Joint Minerals Local Plan in April 2004. As a result, no progress was programmed in 2005 for this Document.

A start on the document's preparation was delayed due to difficulties with appointing consultants to undertake this work. It is now proposed that evidence gathering will begin in early 2007 leading to eventual adoption in late 2009.

3.9 Transport Development Plan Document

In March 2006, the Council submitted its final version of its second Local Transport Plan to the Government that covers the five year period 2006–2011. The Plan includes much of the information needed to prepare a Transport Development Plan Document. This has enabled the start of preparation of the document to be brought forward. An Issues and Options paper for the Transport DPD was published in October 2006 and has generated a substantial response.

3.10 Bridlington Area Action Plan

The Council is preparing an Area Action Plan for Bridlington which will set out the development strategy for the town and surrounding area to 2016. The AAP aims to help transform the resort and it will be an essential tool to bring about the change needed for Bridlington to develop and prosper. A Supplementary Planning Document will be prepared to set out the detail of how the development of certain sites within the Town Centre will be dealt with. The AAP builds upon the considerable work already undertaken by the Bridlington Regeneration Partnership. The Issues & Options Consultation was the first stage in the preparation of the AAP and took place between 10th July - 11th August 2006.

A report detailing the outcome of the Issues and Options paper has been produced and will be used to inform the creation of a pre-submission draft document, due for consultation in April 2007.

3.11 Revision of Local Development Scheme

The above progress with the various documents has led to the Council proposing a new structure and timescale for the LDF in a revised LDS. We have submitted this revised LDS to the Government Office for their comments in November 2006.

The structural changes to the LDF in this revised LDS include:

- A proposal to amalgamate the generic development control policies document with the core strategy. Any district-wide policies can therefore be incorporated into either the core strategy document or into the relevant topic document.
- The combination of the housing and employment documents so that they can be considered in one Examination. This would also have efficiencies in completing the various procedures in their production.
- The recent publication of the 'Issues and Options' stage for the Transport Document offers the possibility to combine that document with the housing and employment document into one document. There are obvious inter-relationships between the three topics and their combination would have further efficiencies for their production.
- The various other topic documents (on Environment; Retail; Tourism and Recreation; and Resources, Utilities and Community Facilities) could be combined into one document. This will simplify the LDF's structure and, again, would have efficiencies for their production.

- The addition of an Area Action Plan for Bridlington and an associated Supplementary Planning Document
- In addition to the Supplementary Planning Documents for Affordable Housing and Outdoor Playing Space to the housing document, it has also been identified that a Supplementary Planning Document should be prepared to provide advice on Residential Extensions. This will be based on existing informal advice.
- The proposed SPD for the Managed Release of Housing Sites has been deleted as this can be adequately covered in the document itself.
- An additional SPD is also proposed for the core strategy document on trees and landscape. This will set out guidance and standards on the approach that should be taken by developers.

The revised structure of the LDF is set out in Figure 4 and the changes to the proposed timescale for the production of the various documents are set out in the Figure 5.

Figure 4: Local Development Framework – Revised Structure

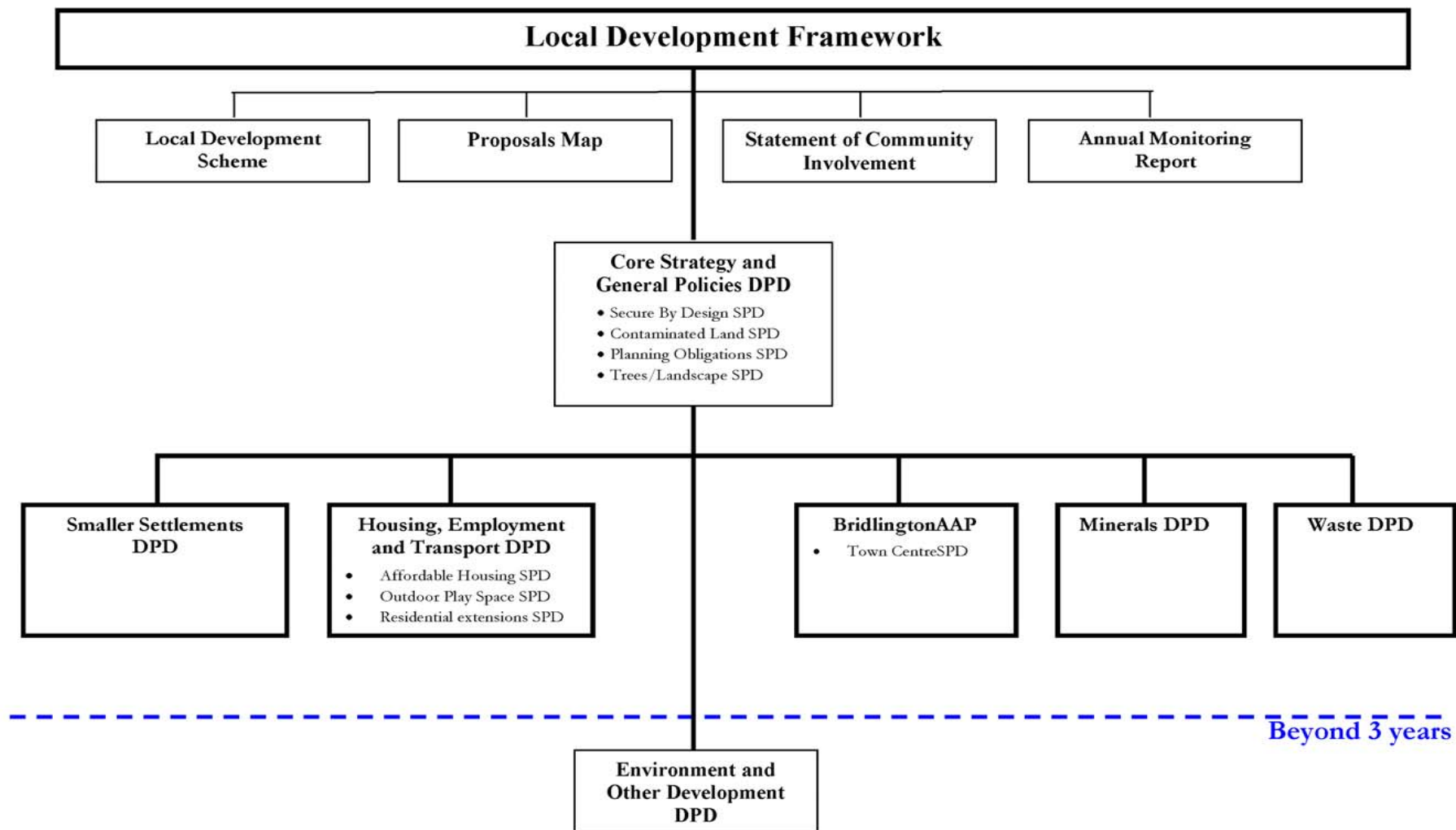
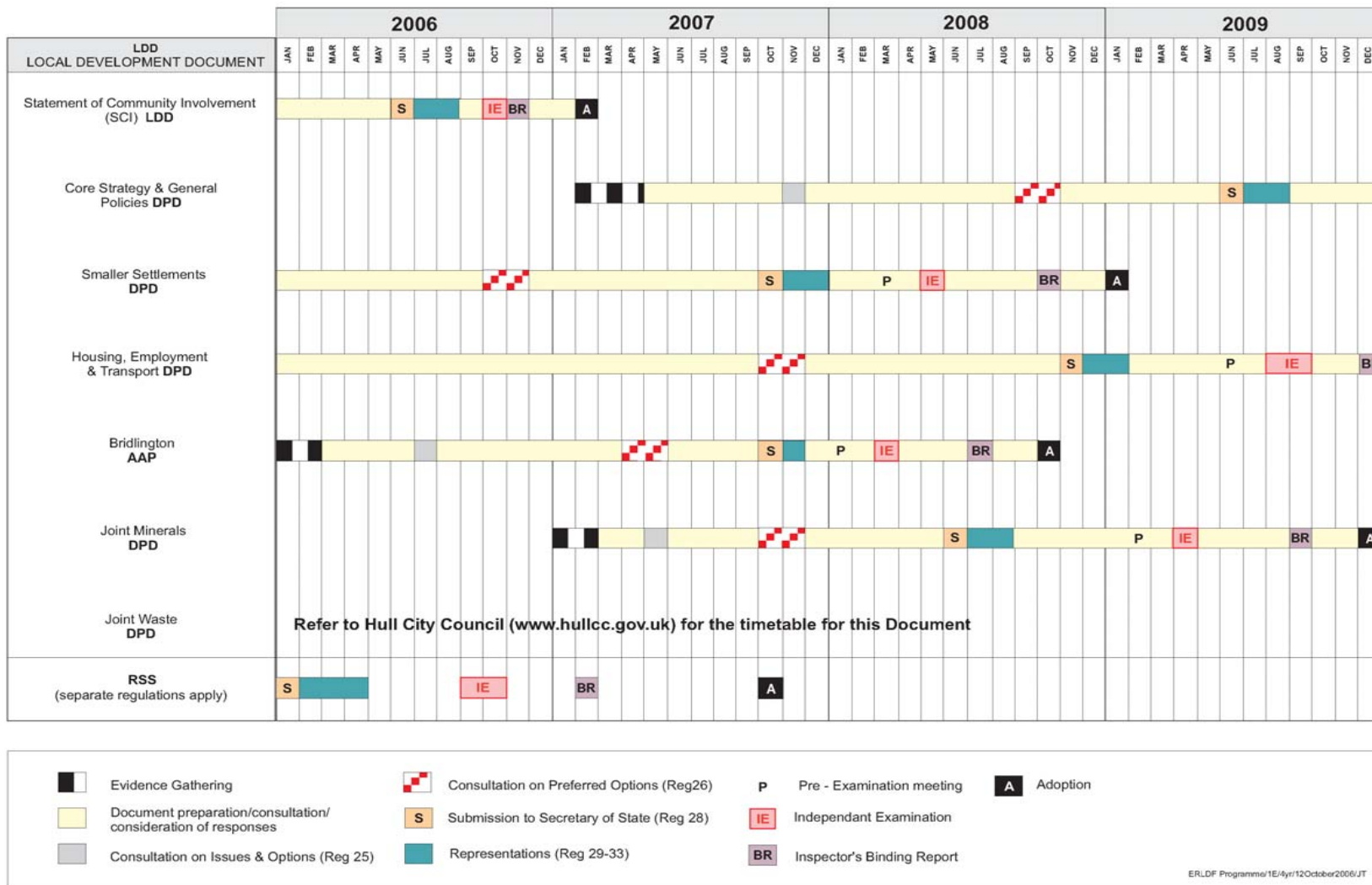


Figure 5: Local Development Framework – Revised Key Dates



4 Progress with other Local Development Framework Tasks

4.1 Evidence Base

The Council published an Evidence Base in August 2005. This document is a catalogue of information pointing to various reports, statistics, studies, surveys and data relevant to our local area. It is a constantly evolving document that will require amending as new information is received. The information it contains is used to inform plan production.

Its publication followed a public consultation on a draft version in December 2004. A copy of the 'Schedule of Responses' to the consultation is available on the Council's website alongside this document. The Evidence Base is not a static document and is continually subject to change. We welcome comments on it at any time.

4.2 Sustainability Appraisal / Strategic Environmental Assessment

Under the planning regulations, the Council is required to complete a Sustainability Appraisal for all Local Development 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. The Appraisal should meet the requirements of the European Union Strategic Environmental Assessment Directive.

LDDs are also subject to a Strategic Environmental Assessment. 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. Strategic Environmental Assessment also requires the monitoring of significant effects once an LDD is implemented.

4.3 Policy Information Note

The Council has produced an information note to identify where each of the existing Local Plan policies will be reviewed in the different Local Development Documents. Consultation has been undertaken on this note and the current version is published on the Council's website.

We will update the information note to take account of the new LDF structure and the list of saved policies which we will submit to the GOYH by 31st March 2007.

4.4 Landscape Character Assessment

The Forward Planning Unit published a Landscape Character Assessment for the East Riding area in November 2005. The Assessment identifies the areas of distinct landscape

character within the East Riding and makes judgements about the quality, value, sensitivity and capacity for new development in each landscape character area identified.

The Assessment has been prepared to inform the preparation of the emerging East Riding Local Development Framework and will be used to inform policy development, including landscape protection policies (such as local landscape designations), and to guide future land allocations. It will also be used by the Council to help determine future planning applications, including those for renewable energy.

The Assessment is available to view on the Council's webpage.

4.5 Housing Needs Survey And Housing Market Assessment

Property prices have escalated substantially since we undertook the last Housing Needs Survey in 2001, and the affordability of homes has been significantly affected in the meantime. Government advice indicates that local authorities and their partners should have regard to how the housing market operates in their area; this is to ensure that they have a robust framework for their housing, planning, regeneration and economic development strategies. Therefore, the Council commissioned consultants to undertake a Housing Needs And Market Assessment Survey of the area.

This study will identify needs on a parish basis, including that for affordable housing, and will indicate how the housing market operates in the area. It will provide a robust framework that for both the planning strategy in the Local Development Framework and the related housing, regeneration and economic development strategies. It is due to be finalised in December 2006 and will provide us with vital information to meet the various requirements in preparing the Local Development Framework and, in particular, the Housing DPD.

4.6 Strategic Flood Risk Assessment

Flood risk is a major issue in the East Riding. We commissioned consultants (Mason Clark Associates and Jacobs Babbie) 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) has now been prepared by the consultants, and is likely to be finalised by the end of 2006. The SFRA is crucial to the LDF process. Its main purpose will be 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 will also be a valuable tool in determining planning applications.

Flood risk will need to be considered in the wider context of sustainable development, as flood risk 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.

5 National Core Output Indicators

The Office of the Deputy Prime Minister published the final list of **Core Output Indicators** with definitions in October 2005.³ They replace 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.”

We have attempted, as far as possible, to adhere to October’s guidance paper. Where we have not been able to, we have provided an explanation. Where figures have to be calculated or manipulated in any way, the method has been explained. We have attempted to acknowledge all data sources.

With one exception (2a(iii)), we have worked through the indicators systematically. Each new indicator is introduced in bold, followed by an abridged description of the government requirement.

5.1 Business Development

5.1.1 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 1a** asks for the amount of floorspace developed for employment last year, by type (see Table 1);
- **Indicator 1b** asks for that amount which is in regeneration areas (Humber Trade Zone); and
- **Indicator 1c** asks for that amount which was built on previously-developed land.

The data for the three indicators is provided in Table 2. In addition, the amount of floorspace developed in each of the Joint Structure Plan sub-areas has been provided in Table 3. Please note that for this year we have recorded the amount of land developed. Gross internal floorspace has been estimated as being 95% of this

³ Local Development Framework Core Output Indicators, Update 1/2005

Table 2: Amount of floorspace developed for employment, between 1 April 2005 and 31 March 2006

	Sq m						Total
	B1a	B1b	B1c	B1 Total	B2	B8	
All sites completed	4,875	0	3,055	7,930	15,618	1,333	24,881
In the HTZ ⁴	0	0	713	713	1,251	173	2,137
%	0	N/A	23%	9%	8%	13.0%	9%
On PDL	4,529	0	3,055	7,583	15,618	1,333	24,534
%	93%	N/A	100%	96%	100%	100%	99%

Table 3: Amount of floorspace developed for employment by JSP area, between 1 April 2005 and 31 March 2006

Sub-Area	Sq m						Total
	B1a	B1b	B1c	B1 Total	B2	B8	
Central	4,164	0	138	4,302	14,367	200	18,869
Eastern	0	0	2,149	2,149	0	0	2,149
Northern	711	0	55	766	0	960	1,726
Western	0	0	713	713	1,251	173	2,137
Total	4,875	0	3,055	7,930	15,618	1,333	24,881

5.1.2 Land supply

- **Indicator 1d** asks for the amount of employment land available by type.

Table 4 supplies this information for 1d. We have monitored employment land supply 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 1st April 2005 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.

Table 4: Employment land available by type at 1 April 2006

	Remaining allocations for B1, B2 or B8 (hectares)		
	Sites below 0.4ha	Sites equal or above 0.4ha	All sites
Central JSP sub-area	2.52	300.02	302.54
Eastern JSP sub-area	0.00	82.45	82.45
Northern JSP sub-area	1.20	84.23	85.43
Western JSP sub-area	0.36	101.29	101.65
Total	4.08	567.99	572.07

The table above uses the threshold of 0.4 hectares because the Regional Assembly 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

⁴ The Humber Trade Zone is defined by the Humber Forum: <http://www.humberforum.co.uk/>

water estuary requirements). For this reason, the Regional Assembly has developed four land classes to indicate the availability of sites for development. These were developed for the Regional Employment Land Survey (RELS) but are also used throughout our annual Employment Land Monitoring Report.

5.1.3 Land lost to non-employment uses

- **Indicator 1e** asks for the amount of allocated employment land lost to non-employment uses; and
- **Indicator 1f** asks for the amount of Indicator 1e lost to residential uses.

There were no recorded losses of allocated employment land in the last financial year. However, there were a number of planning applications approved on (unallocated) employment land for residential use (i.e. redevelopment of factories for housing). These amounted to 5.975ha or will provide around 440 dwellings.

5.2 Housing

5.2.1 Past Completions

- **Indicator 2a(i)** ask for net additional dwellings over the previous 5 year period; and
- **Indicator 2a(ii)** asks for the net additional dwellings for the current year.

Table 5 shows the gross and net completion rates between 1 April 1998 and 31 March 2006 for the whole of the East Riding and for the four Joint Structure Plan sub-areas (see Figure 1).

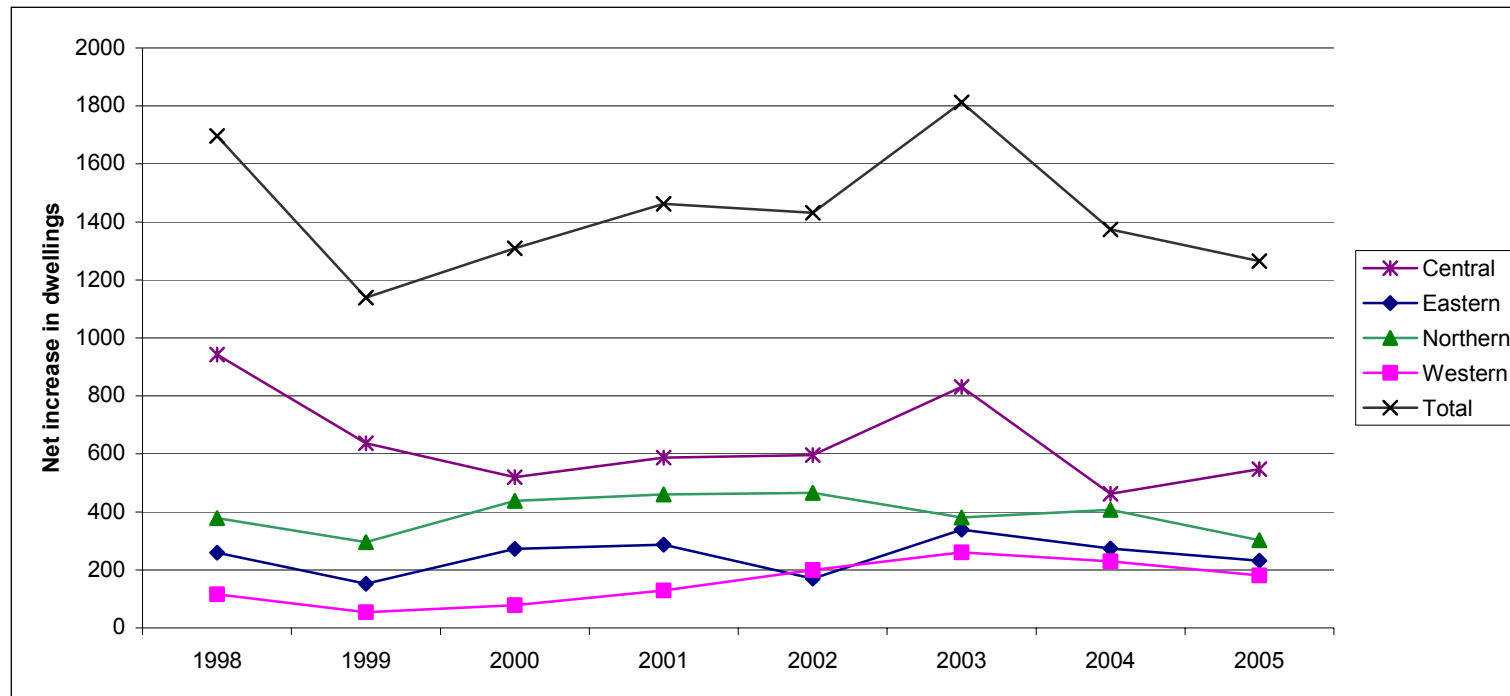
Figure 6 illustrates the net completion figures given on Table 5. It shows that the Central sub-area has always had a higher completion rate than the other three areas. The large peaks in overall completion figures in 1998 and 2003 can be attributed almost entirely to peaks from the Central sub-area. The Western sub-area typically has the lowest number of completions, although it did exceed the Eastern sub-area once in 2002. 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. It is encouraging to see that housing completions in the area have increased between 1999-2005.

Table 5 Gross and net completion rates in dwellings, in 1 April to 31 March periods, 1998–2005

JSP sub-area	1998		1999		2000		2001		2002		2003		2004		2005	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net
Central	996	<i>943</i>	690	<i>637</i>	546	<i>520</i>	625	<i>587</i>	636	<i>596</i>	875	<i>831</i>	503	<i>463</i>	580	<i>547</i>
Eastern	273	<i>259</i>	165	<i>152</i>	287	<i>273</i>	306	<i>287</i>	182	<i>170</i>	357	<i>339</i>	297	<i>274</i>	259	<i>232</i>
Northern	400	<i>379</i>	321	<i>296</i>	460	<i>438</i>	490	<i>460</i>	497	<i>466</i>	401	<i>381</i>	442	<i>407</i>	338	<i>302</i>
Western	122	<i>116</i>	59	<i>54</i>	82	<i>78</i>	137	<i>129</i>	214	<i>200</i>	275	<i>261</i>	250	<i>230</i>	195	<i>184</i>
Total	1791	<i>1697</i>	1235	<i>1139</i>	1375	<i>1309</i>	1558	<i>1463</i>	1529	<i>1432</i>	1908	<i>1812</i>	1492	<i>1374</i>	1,372	<i>1,265</i>

Note that in Table 5, the net figures in italics have been estimated. This is because we do not have records of dwelling losses before 2000, which was when the annual Housing Flows Reconciliation form was first completed by the authority. In addition, we have not kept records of the locations of the losses since 2000 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.

Figure 6: Net increases in dwellings between 1998 and 2005, by JSP sub-area



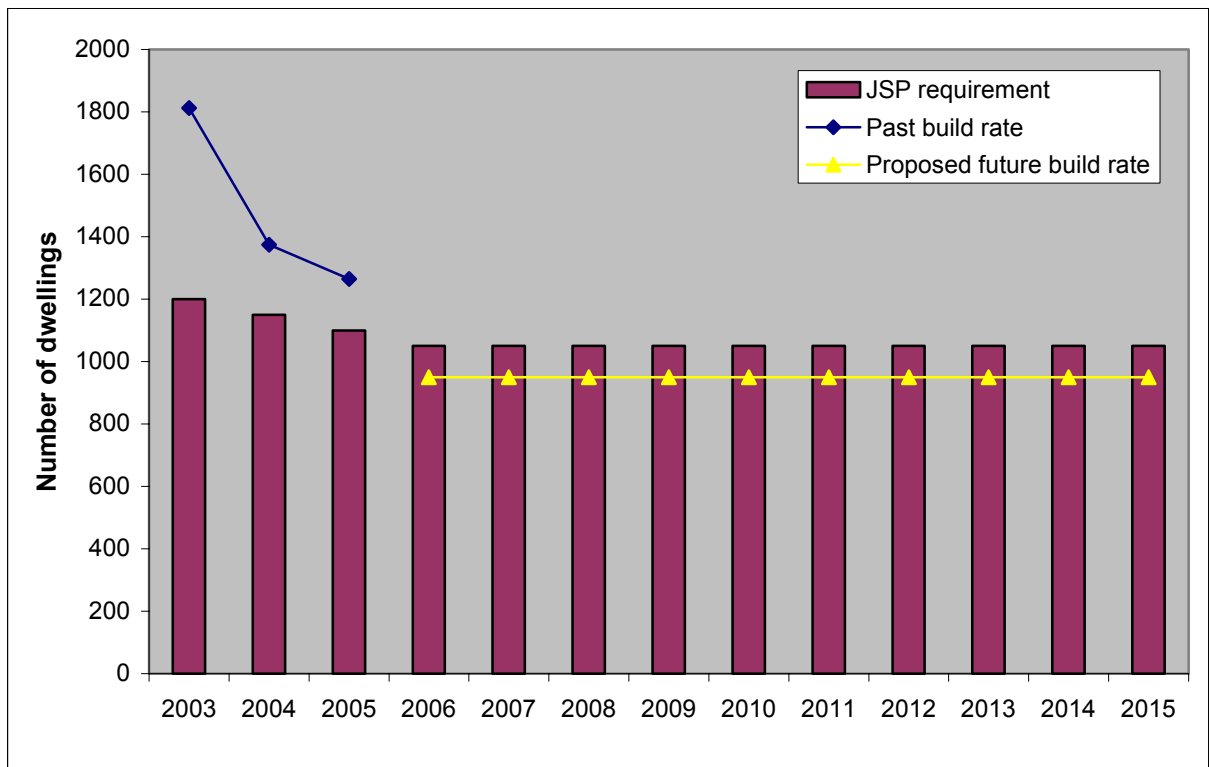
5.2.2 Future Build Rates

- **Indicator 2a(iv)** asks for “the annual rate of housing provision required in the relevant development plan document”.

As an interim measure, until the Housing DPD is published, we will use the housing provision requirements set out in Table 6.1 of the *Joint Structure Plan* (June 2005). Government guidance suggests that we should use the housing requirement figure published in the relevant Regional Spatial Strategy. However, Table H1 of the *RSS for Yorkshire and the Humber* (December 2004) only gives a combined figure for Hull and the East Riding, which is no use for the purposes of this report. The draft RSS provides a different figure, and although this has now reached the Examination in Public stage, it was felt best to use the adopted JSP figures.

Note that although the figures in RSS (2004) and Table 6 below start in 1998, the figures in the Joint Structure Plan (JSP) only begin in 2003. Also, whereas most plans give an annual housing requirement that is constant for the duration of the plan, the JSP gives a stepped approach, reducing the requirement for the East Riding between 2003 and 2006 and increasing it for Hull. This is an intrinsic part of the JSP’s initiative to tackle Hull’s housing problem. The stepped change is illustrated by the columns in Figure 5.

Figure 7: Build rates, taking into account the JSP annual build requirements (ER wide)



The net completion rate between 2003 and 2005 (from Table 5) is plotted on Figure 7 against the JSP requirement. In 2003, the build rate was vastly above the JSP requirement, and in 2004 the build rate, although reduced, was still significantly above the requirement. By 2005, we are beginning to see the impact of a more focussed approach to housing development in the East Riding in line with the JSP.

- **Indicator 2a(v)** asks for the number of net additional dwellings required over the remaining plan period to meet the overall housing requirement.

Table 6 shows that the total housing requirement for the East Riding for the duration of the Joint Structure Plan is 13,950 dwellings. Given that we have already completed 4,451 dwellings, that leaves 9499 dwellings to be completed in the following 10 years. This equates to a residual annual average of 949.7 dwellings. This has been plotted as the ‘proposed future build rate’ on Figure 5. It shows that because we completed above the JSP target in the first three years of the JSP plan period, we are required to complete under the target over the next 10 years.

Table 6: Build rates, taking into account the JSP annual build requirements (ER wide)

Year (April)	JSP build requirement	Past build rate	Residual Annual Average build rate
2003	1200	1812	
2004	1150	1374	
2005	1100	1265	
2006	1050		949.9
2007	1050		949.9
2008	1050		949.9
2009	1050		949.9
2010	1050		949.9
2011	1050		949.9
2012	1050		949.9
2013	1050		949.9
2014	1050		949.9
2015	1050		949.9
Total	13,950	4,451	9,499

Because the East Riding is a large area with enormous variation between housing markets, we will do a similar analysis for the four sub-areas defined in the Joint Structure Plan.

5.2.2.1 Central sub-area

Figure 8 and Table 7 are the trajectories for the Central sub-area. The area includes the urban settlements to the west of Hull (Anlaby, Willerby, Hessle, Kirk Ella, and Cottingham), plus Beverley, Hedon and Brough. The graph below shows that the area significantly overprovided in 2003 and slightly underprovided in 2004. However, by 2005 the completions in this sub area were once again well above the requirement set out in the JSP. There were 213 completions in Brough alone, followed by 107 in Beverley and 56 in Hedon. This high completion rate means that the proposed future build rate is as few as 366 dwellings per year.

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

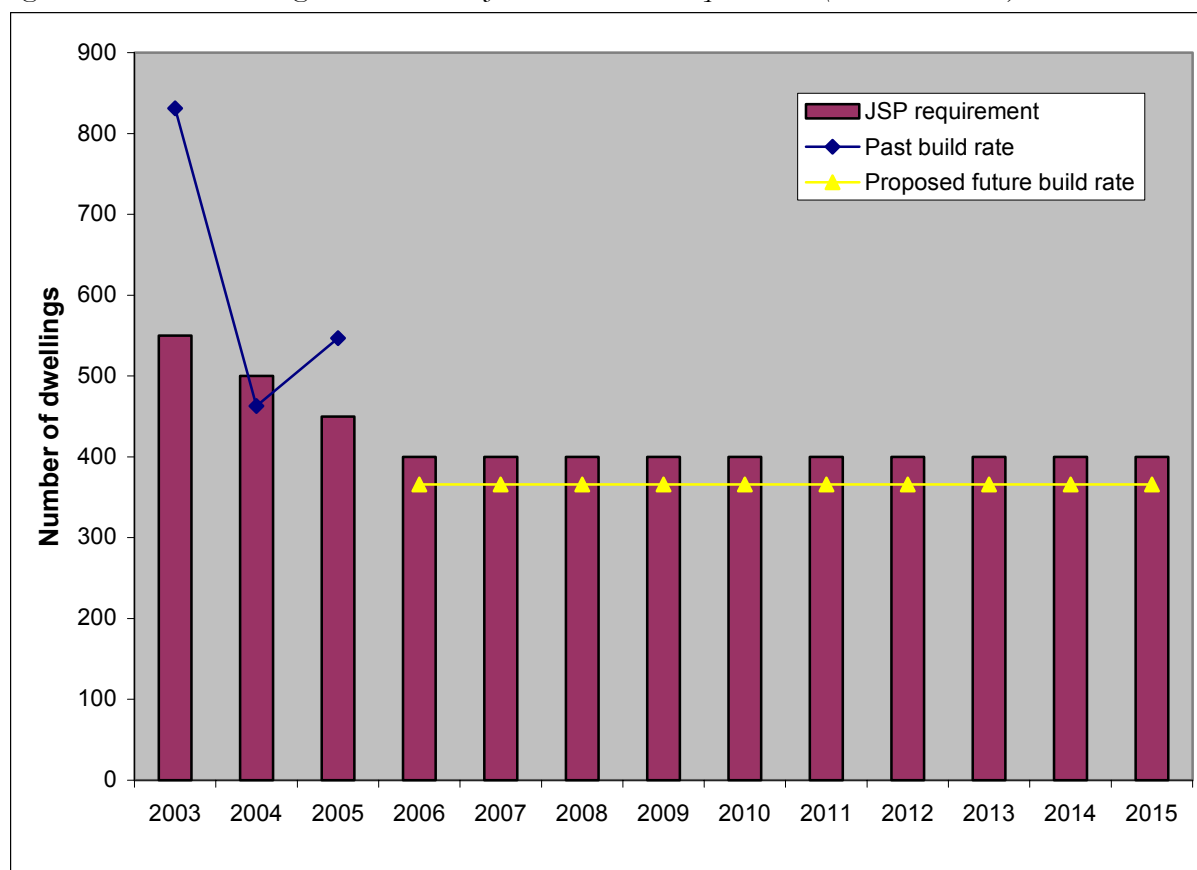


Table 7: Build rates, taking into account the JSP annual build requirements (Central sub-area)

Year (April)	JSP build requirement	Past build rate	Residual Annual Average build rate
2003	550	831	
2004	500	463	
2005	450	547	
2006	400		365.9
2007	400		365.9
2008	400		365.9
2009	400		365.9
2010	400		365.9
2011	400		365.9
2012	400		365.9
2013	400		365.9
2014	400		365.9
2015	400		365.9
Total	5,500	1,841	3,659

5.2.2.2 Eastern sub-area

Figure 9 and Table 8 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. The graph shows that the number of completions is steadily coming into line with the requirement set out in the JSP. In 2005, the settlements that contributed the

most were Bridlington (146), Hornsea (30) and Flamborough (21). Housing growth in Bridlington is the main reason why the area is over-providing: in 2003, the town alone contributed more dwellings than the JSP requirement for the whole sub-area. Because of three consecutive years of overprovision, the future residual annual average is less than that given in the JSP.

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

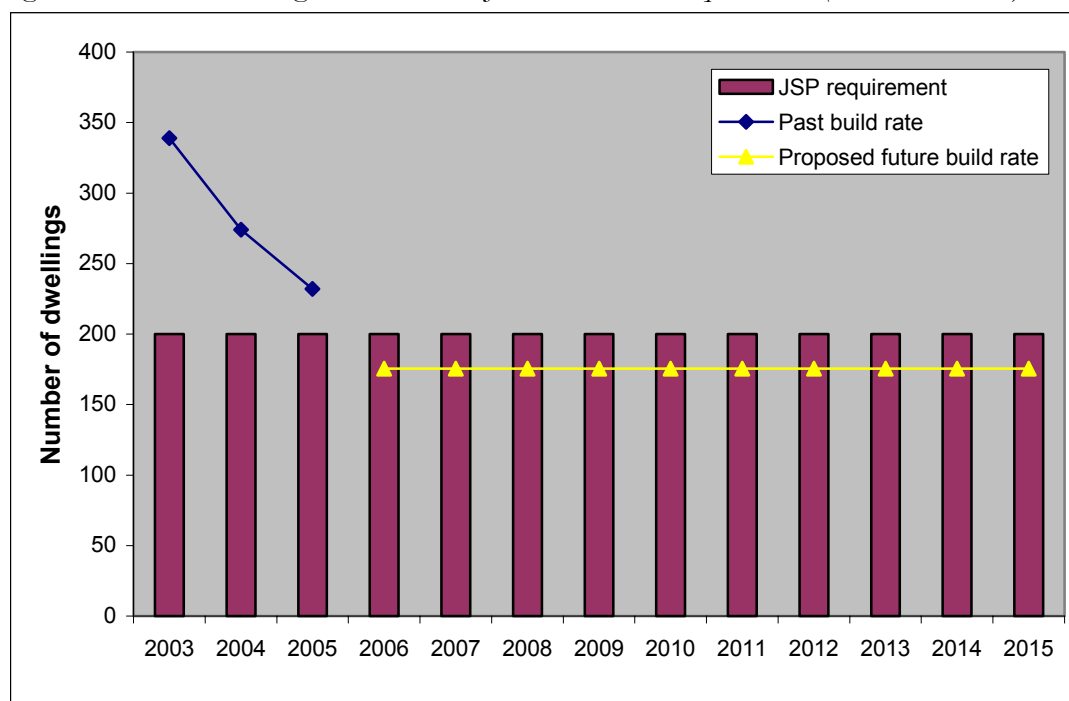


Table 8: Build rates, taking into account the JSP annual build requirements (Eastern sub-area)

Year (April)	JSP build requirement	Past build rate	Residual Annual Average build rate
2003	200	339	
2004	200	274	
2005	200	232	
2006	200		175.5
2007	200		175.5
2008	200		175.5
2009	200		175.5
2010	200		175.5
2011	200		175.5
2012	200		175.5
2013	200		175.5
2014	200		175.5
2015	200		175.5
Total	2,600	845	1,755

5.2.2.3 Northern sub-area

Figure 10 and Table 9 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. The graph shows that the area overprovided in 2003 and overprovided by an even greater margin in 2004. However, there was a substantial reduction in completions in 2005, though this was still above the JSP requirement. In

2005, the settlements that contributed the most were Driffield (66), Market Weighton (57) and Pocklington (52). Because of the past overprovision and the fact that the JSP expected a stepped decrease in the number of completions between 2003 and 2005, the future residual annual average is significantly less than that given in the JSP.

Figure 10: Build rates, taking into account the JSP annual build requirements (Northern sub-area)

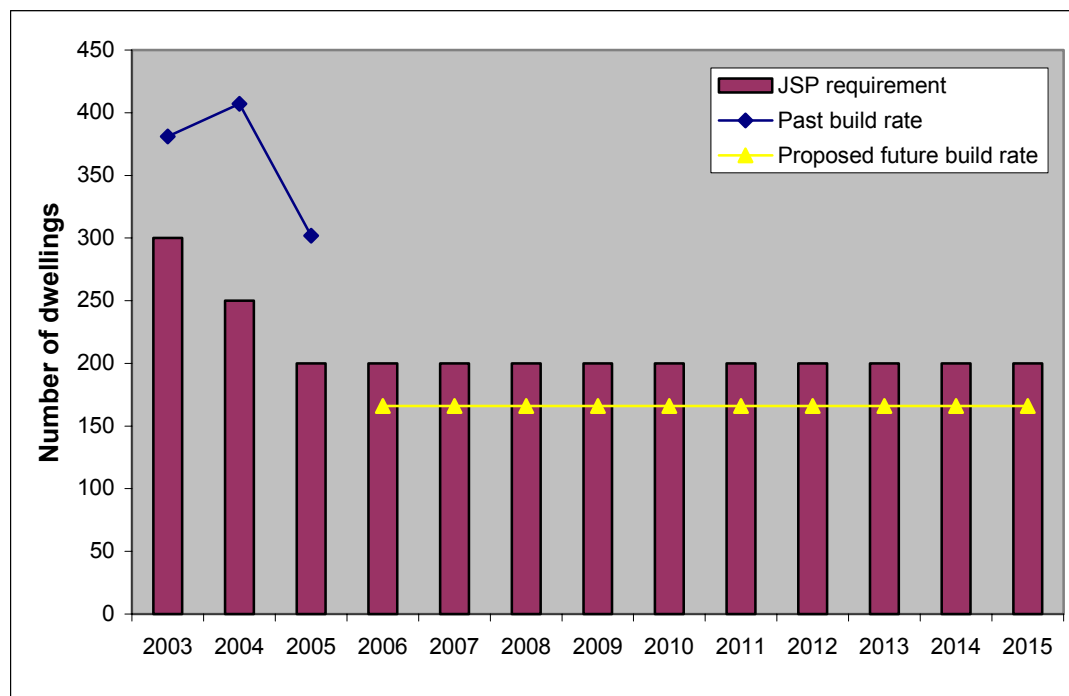


Table 9: Build rates, taking into account the JSP annual build requirements (Northern sub-area)

Year (April)	JSP build requirement	Past build rate	Residual Annual Average build rate
2003	300	381	
2004	250	407	
2005	200	302	
2006	200		166
2007	200		166
2008	200		166
2009	200		166
2010	200		166
2011	200		166
2012	200		166
2013	200		166
2014	200		166
2015	200		166
Total	2,750	1,090	1,660

5.2.2.4 Western sub-area

Figure 11 and Table 10 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. The graph shows that the area greatly overprovided in 2003 and overprovided again in 2004. The actual trend went against that anticipated by the JSP, i.e. there were fewer completions in 2004 than in 2003, whereas the JSP requirement was for a stepped increase. In 2005, the completion rate dropped below that of the requirement set out in

the JSP. In anticipation of a falling completion rate and a limited supply in this sub area, the Council agreed to release six Greenfield sites for residential development in December 2005. Further monitoring of the supply and requirement position in 2006 has led to a further three sites being released in Goole. In 2005/6, the settlements that contributed the most were Goole (53), Snaith (38), and Gilberdyke (34). The residual build rate is now almost in line with the requirements set out in the JSP.

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

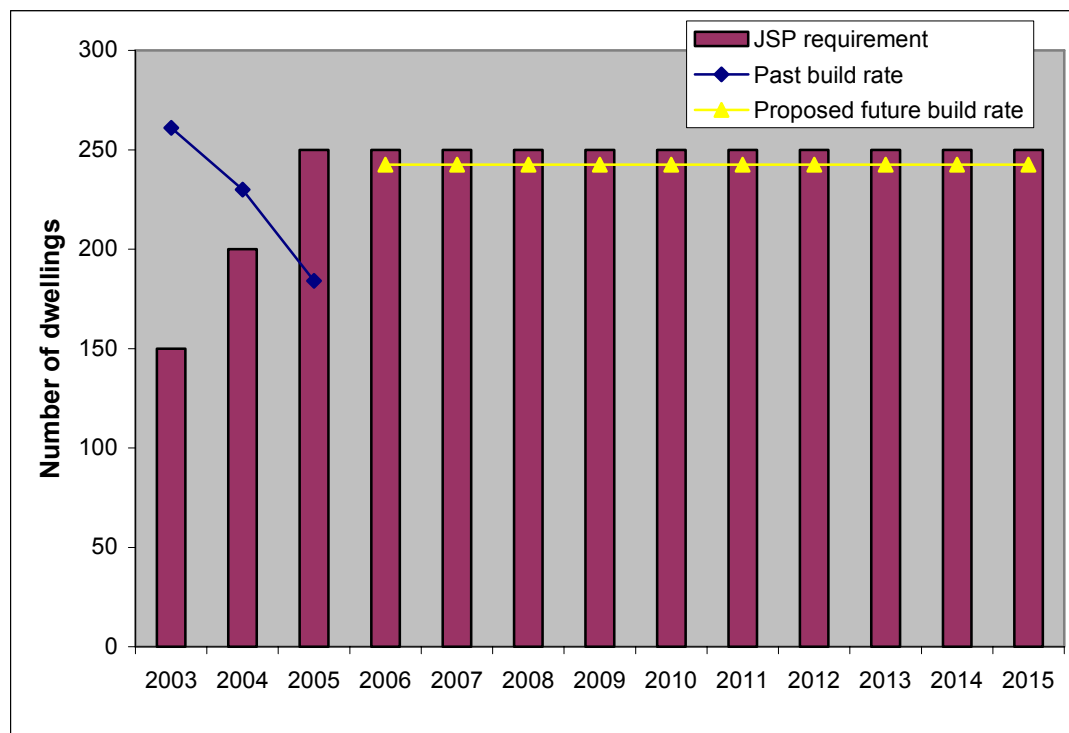


Table 10: Build rates, taking into account the JSP annual build requirements (Western sub-area)

Year (April)	JSP build requirement	Past build rate	Residual Annual Average build rate
2003	150	261	
2004	200	230	
2005	250	184	
2006	250		242.5
2007	250		242.5
2008	250		242.5
2009	250		242.5
2010	250		242.5
2011	250		242.5
2012	250		242.5
2013	250		242.5
2014	250		242.5
2015	250		242.5
Total	3,100	675	2,425

5.2.3 Supply

- **Indicator 2a(iii)** is for the projected number of net additional dwellings up to the end of the relevant development plan document period.

The figures for the East Riding, as of 1st April 2006, are printed in Table 11.

Table 11: Ten years' housing supply, at 1 April 2006

Sub-area	Plots started	Plots not started (75%)	Remaining allocated land in DS1-3 settlements (75%)	Windfall allowance	Gross Total
Central	567	1,122	161	1,300	3,150
Eastern	371	943	1,128	1,050	3,492
Northern	305	552	752	1,120	2,729
Western	147	389	823	540	1,899
East Riding	1,390	3,005	2,864	4,010	11,269

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 JSP in each of the JSP sub-areas. A 'plot' is an anticipated dwelling.

- **Plots Started**

This is how many plots had been started on 1st April. It is fairly certain that these will be completed within the next ten years.

- **Plots Not Started.**

This is how many plots had live planning permission, but had not been started. As there is some doubt as to whether these would in fact be developed within the life of the JSP we count only 75% of these.

- **Remaining Allocated Land**

This is a measure of how many plots are available on land that it is allocated for housing in the Local Plans but which had not been granted planning permission by 1st April 2006 (taken from the *Housing Land Position Statement 2006*). We count only land that is in DS1-3 settlements due to the JSP requirement of more sustainable development patterns (see section 6.1.3). To then find out how many plots this land will accommodate we assumed a density of 35 dwellings per hectare, making discounts for large sites where to allow for open space requirements and for sites whose nature requires lower density development.

- **Windfall Allowance**

This is an estimate of how many plots will be developed on un-allocated land, and is based on Table 9 in the *Managed Release* report tabled at Cabinet on 18th October 2006. The current high level of plots developed on windfall sites is unlikely to be maintained, so a more conservative figure than past trends indicate was adopted, working out at 401 per year.

- **Gross Total**

Adding all the above gives an overall figure of how many plots we think are likely to be available over the ten year JSP period.

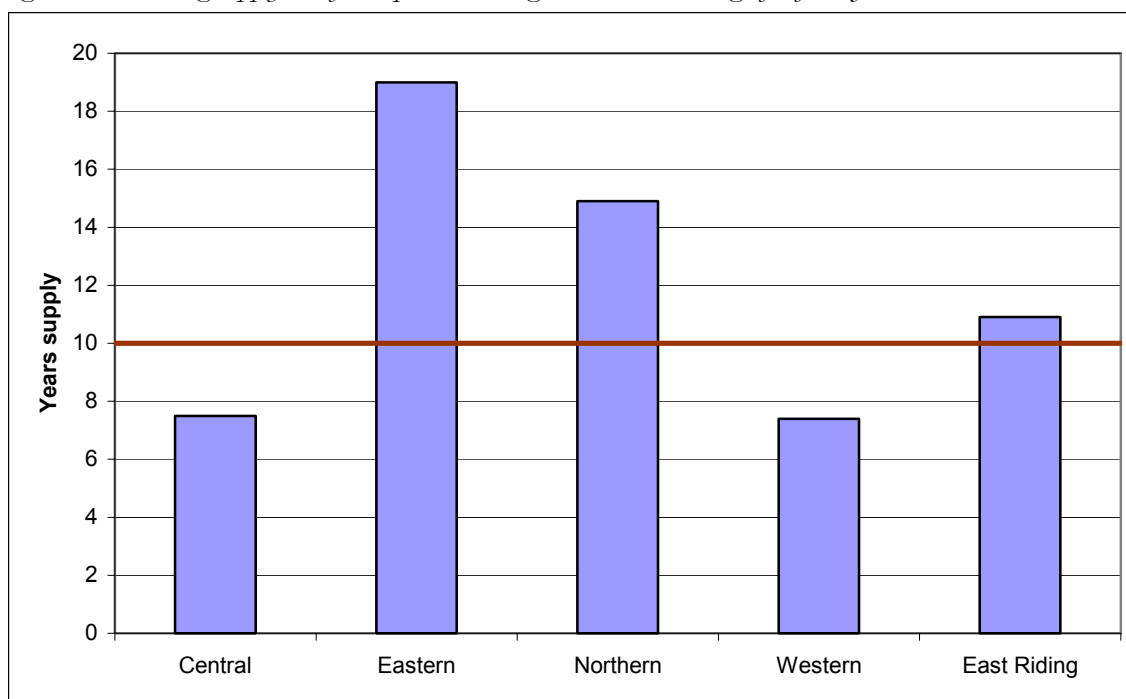
Table 12: Number of years housing supply remaining, at 1 April 2006

Sub-area	Gross Total	Losses	Net Total	Residual annual average	Number of years supply
Central	3,150	-418	2,732	365.9	7.5
Eastern	3,492	-161	3,331	175.5	19.0
Northern	2,729	-266	2,463	166.0	14.8
Western	1,899	-105	1,794	242.5	7.4
East Riding	11,269	-950	10,319	949.9	10.9

- Losses**
 These could be due to demolition, change of use or conversion. To anticipate future losses to the housing stock an average over the last few years has been taken for each sub-area, giving an overall figure of 95 per year.
- Net Total**
 This is the measure of how many additional dwellings there possibly will be provided once losses have been considered.
- The Residual Annual Average**
 This figure is taken from Tables 7 to 10 (above)
- Number of Years Supply**
 This is a measure of how many years supply of housing land there is available in each of the JSP sub-areas when all the above has been taken into account. It is calculated by dividing the net total by the residual annual average. It is useful to determine whether more land needs to be allocated (if there is a shortfall) or if some needs to be de-allocated (if there is over-provision).

Figure 12 illustrates the status of housing land supply in the East Riding. Using the figures from Table 12, it compares each sub-area and the East Riding as a whole against the 10-year lifespan of the Joint Structure Plan. It shows that whereas the East Riding as a whole has just about enough land in supply, the situation varies enormously between sub-areas. The Central and Western sub-areas are deficient, so, for example, the Central sub-area only has enough land to meet 7.5 years housing supply whereas the Joint Structure Plan runs for ten years. However, both the Eastern and Northern sub-areas have more housing land available than actually required. For example, the Eastern sub-area has 9 years of housing supply more than required by the JSP.

Figure 12: Housing supply as of 1 April 2006, against the remaining life of the JSP



5.2.4 Previously-developed land

- **Indicator 2b** asks for the percentage of new and converted dwellings on previously-developed land.

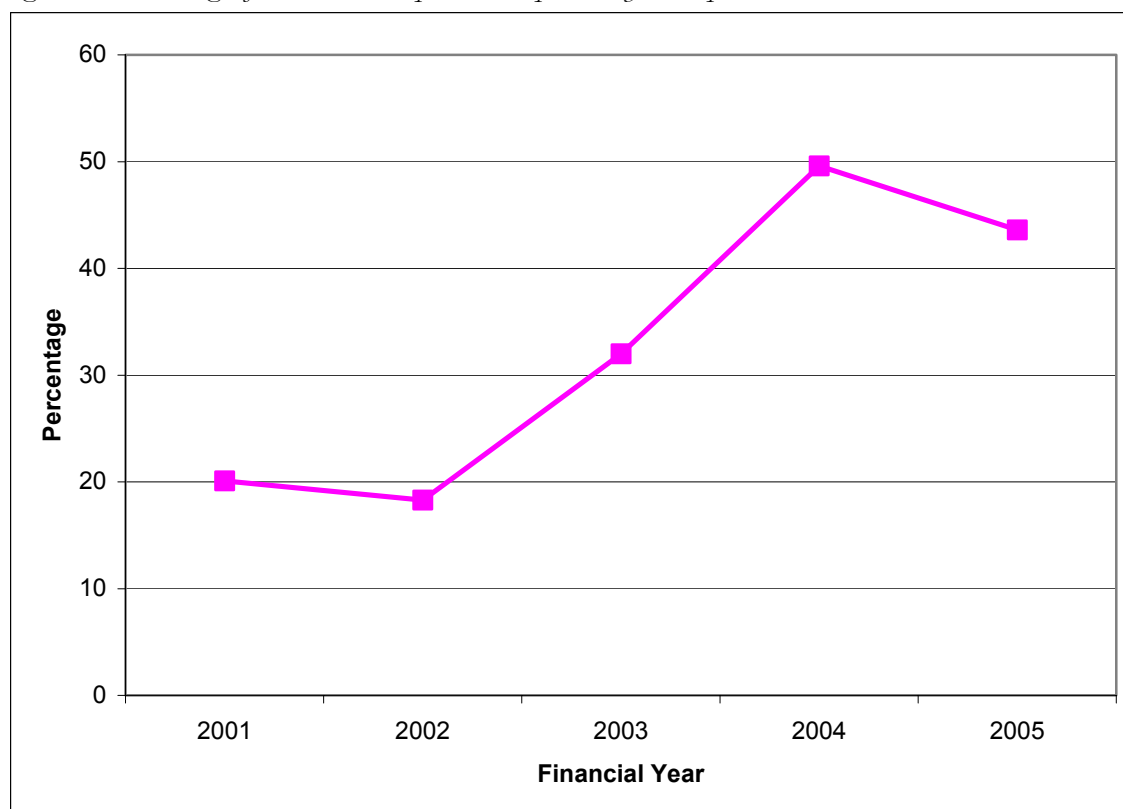
Table 13 shows last year's previously-developed land completion rate, and Figure 11 illustrates the rapid improvement over the last two years in the percentage of new homes built on PDL as opposed to greenfield land. Policy H2 of the Joint Structure Plan sets a target of "at least 30% of new dwellings in the East Riding should be on previously-developed land and buildings." Although this is far below the national target set in PPG3 of 60% of new homes to be built on previously-developed land by 2008, it is part of a joint agreement between Hull and the East Riding (where Hull's target is at least 70%), and reflects the predominantly rural nature of the East Riding. The emerging RSS raises this target to 40%, which we support.

Table 13 Percentage of dwellings built on PDL, between 1 April 2005 and 31 March 2006

PDL	GF	Total gross completions
598 (43.6%)	774	1372

As a response to the targets set in PPG3 and the Joint Structure Plan, the Council adopted interim policy guidance on 'The Managed Release of Residential Development Sites' in October 2003. Its aim 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. Since October 2003, the Council has had to release nine greenfield sites in the Western JSP sub-area to ensure that the requirements for housing completions are met over the plan period.

Figure 13: Percentage of residential completions on previously-developed land



5.2.5 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 14. Please note that the figure for this year only includes those densities recorded on sites where the site was fully completed by 31 March 2006.

Table 14: Densities of dwellings on sites completed between 1 April 2005 and 31 March 2006, by percentage

Dwellings per hectare (dph)	all large sites, %	large sites in DS1-3 settlements, %
less than 30	27	8
between 30 and 50	20	22
greater than 50	53	70

Large sites refer to any site that is for five dwellings or more, or is greater than 0.25 hectares. Last year there were 393 plots in total completed on large sites⁵, and 273 of those were in DS1-3 settlements. We calculated the density of each plot by dividing the number of dwellings given on the relevant planning application by the net area of the planning application.

⁵ On sites which had been fully completed by 31 March 2006

Paragraph 58 of PPG3 advises that local planning authorities should avoid developments of less than 30 dwellings per hectare, and encourage developments that are between 30 and 50 dwellings per hectare. Using Table 14 we can see that last year a good majority of homes were completed at densities greater than 30 dph, especially in the DS1-3 settlements.

It is possible to justify low-density developments in certain parts of the East Riding because the surrounding rural area dictates a more sympathetic, lower-density design. The percentage of plots completed at less than 30 dph is a lot less in DS1–3 settlements (i.e. the more urban areas). There is also a larger percentage of developments built at over 50 dph in DS1–3 settlements. Given that the recently adopted JSP encourages more developments in the DS1–3 settlements, it is likely that in the future the overall densities of residential development in the East Riding will increase.

5.2.6 Affordable Housing

- **Indicator 2d** asks for affordable housing completions.

The previous year’s gains and losses of houses managed by Registered Social Landlords (RSLs) and to the Local Authority are shown in Table 15. We have compiled these figures from data submitted in the East Riding’s Housing Flows Reconciliation Form for year ending 31 March 2006.

Table 15: Affordable housing completions between 1 April 2005 and 31 March 2006

	Registered Social Landlord	Local Authority	Total
New Build	54	0	54
Conversions	0	0	0
Transferred from private stock	20	0	20
Transferred to private stock	0	97	97
Dwellings to non-dwellings	0	0	0
Net gain / loss	74	-97	-23

Although there was a net increase in houses managed by RSLs, there was also a greater net loss of Council houses, meaning that overall there was a loss of 23 affordable houses. The availability of affordable housing for general and specific needs is becoming a key issue for the East Riding, particularly in the light of the significant increase in house prices over recent years (see ‘affordability of homes’ in 7.3 below). The Council’s affordable housing strategy identifies a target of approximately 200 affordable homes per year, which is likely to be revised upwards following the completion of the Housing Needs and Market Assessment. The means of delivering this target will be addressed in the Housing Development Plan Document and the East Riding Housing Strategy.

5.3 Transport

5.3.1 Car-parking standards

- **Indicator 3a** asks for the amount of completed non-residential development complying with car-parking standards set out in the local development framework.

5.3.2 Access to services

- **Indicator 3b** is for the amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre(s).

Unfortunately, no system or resources were in place for monitoring Indicator 3a and 3b this year. New systems are being developed and we hope to be able to report on these indicators in future years.

5.4 Local Services

5.4.1 Retail, office, leisure

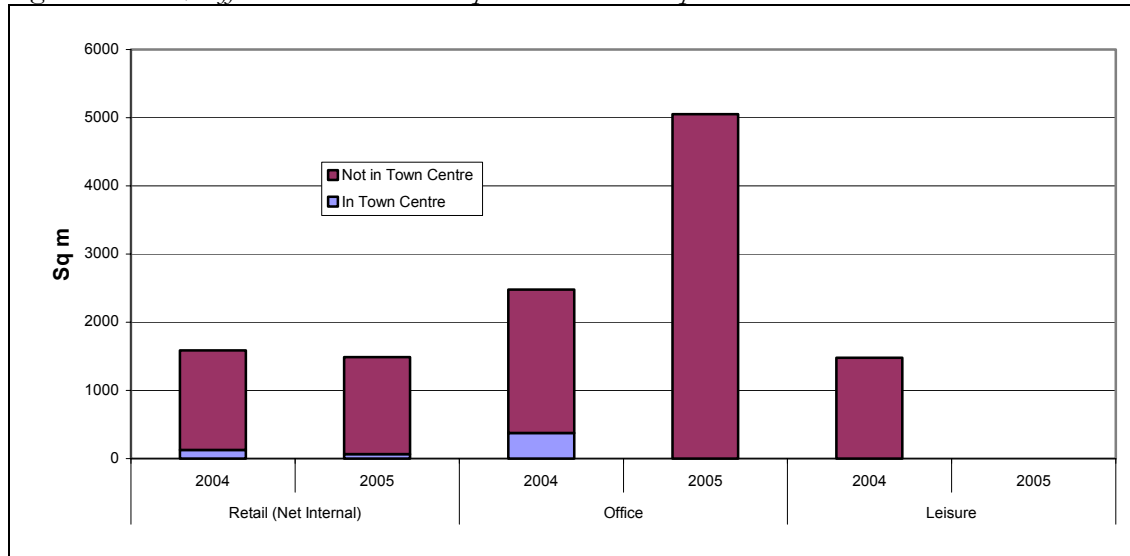
- **Indicator 4a** asks for the amount of completed retail, office and leisure development; and
- **Indicator 4b** asks for the amount of development reported in Indicator 4a in town centres.

Table 16: Retail, Office and Leisure Development between 1 April 2005 and 31 March 2006

Type and Use Class	Gross Internal Floorspace (m ²)	
	Total	In Town Centres
Retail (A1) (<i>Gross Internal</i>)	1,533	86
Retail (A1) (<i>Net Internal</i>)	1,489	68
Office (B1a & A2) (<i>Gross Internal</i>)	5,051	0
Leisure (D2) (<i>Gross Internal</i>)	0	0

Table 16 shows that most of the retail development completed this year was out of town centres. This is due to the nature of the businesses (mainly garden centres and farm shops etc) making more rural locations appropriate. The large amount of office development out of town centres is due mainly to one development on PDL in Willerby on the edge of Hull.

Figure 14: Retail, Office and Leisure Development between 1 April 2005 and 31 March 2006



5.4.2 Green Flag Award Standard

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

This indicator cannot be monitored until a comprehensive Open Space Audit has been completed for the area. The Council's Open Space Audit is currently ongoing, and is likely to be completed in April 2007.

5.5 Minerals

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

Although the East Riding of Yorkshire Council is a local minerals authority, for this information we are reliant on the *Annual Report 2004* 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, we will assume is the same as the production. The data for 2003 and 2004 is printed in Table 17. After six years of a relatively stable extraction program, there has been a significant increase in land won sand and gravel during 2004.

Table 17: Production of primary land won aggregates

	<i>Figures for Sales in 2003 and 2004 (in thousand tonnes)</i>					
	Land won sand and gravel		Crushed rock		Total	
	2003	2004	2003	2004	2003	2004
East Riding of Yorkshire	575	707	259	307*	834	1014*
Yorkshire and Humber	4503	4515	12,129	12,078	16632	16593

Source: Yorkshire and the Humber Region Aggregates Working Party, *Annual Report 2004*

*This is a combined figure for East Riding and North Lincolnshire. It also excludes just under 2 mt of sales of industrial, non-aggregate minerals from 5 sites in the East Riding and North Lincolnshire that were included in previous surveys.

- **Indicator 5b** 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 2004.

5.6 Waste

- **Indicator 6a** asks for the capacity of new waste management facilities by type.

There were no new waste management facilities that became operable during the period 1st April 2005 and 31st March 2006 in East Riding of Yorkshire.

- **Indicator 6b** asks for the amount of municipal waste arising, and how it was managed in the previous year.

Table 18 shows the data of waste arising and its management in the East Riding area for the last three years. The figures show that this year saw a reduction of waste arising compared to 2004-5. However a three year rolling average (a better indicator of the underlying trend) shows continued increases. A greater percentage was recycled and composted possibly due to the extended opening hours of household waste and recycle sites.

Table 18: Municipal waste arising, and managed by management type (tonnes)

	Recycled and composted	Land-filled	Incinerated or other	Total municipal waste dealt with
2002-03	36,401 (18.6%)	159,662 (81.4%)	78 (0.0%)	196,141
2003-04	40,159 (20.0%)	160,252 (80.0%)	71 (0.0%)	200,482
2004-05	50,961 (24.3%)	159,092 (75.7%)	58 (0.0%)	210,111
2005-06	62,356 (30.3%)	143,690 (69.7%)	65 (0.0%)	206,111

Source: Street Scene Services, East Riding of Yorkshire Council

5.7 Flood protection and Water Quality

- **Indicator 7** asks for the number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.

There were no cases where planning permission was granted against the advice of the Environmental Agency between 1st April 2005 and 31st March 2006.

5.8 Biodiversity

- **Indicator 8** asks for the change in areas and populations of biodiversity importance, including: (i) change in priority habitats and species (by type); and (ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.

The Council has decided that because it is not clear exactly which geographic areas need monitoring it would not be appropriate to report on this indicator. We hope that in the future the areas of biodiversity will be more precisely defined.

5.9 Renewable Energy

- **Indicator 9** asks for the renewable energy capacity installed by type.

This indicator is problematic since many small renewable energy schemes, for example photovoltaics (solar panels), may not require planning permission and therefore there is no consistent way to monitor them. For that reason we will only report on developments of more than 0.5 MW as required for monitoring of the RSS.

We can report that there was no major renewable energy developments installed last year. Currently there is one wind-farm in the East Riding at Out Newton; it comprises of seven wind turbines generating 9.1MW. This year, planning permission has been granted for a wind turbine at Saltend WWTW (1.5MW), though this has not so far been installed. In addition there are several applications which have not yet been determined (Table 19).

Table 19: Current Applications for Windfarms.

<i>Site</i>	<i>Number of turbines</i>	<i>Height of turbines</i>	<i>Estimated Max Power</i>
Pilmar Lane, Roos	3	110m	6MW
Rectory Road, Roos	11	125m	20MW
Lissett Airfield	12	125m	36MW
Aire and Calder	15	125m	45MW
Goole Fields	16	125m	30MW
Twin Rivers	14	110m	28MW
Loftsome Bridge WWTW	2	90m	3MW
Hall Farm, Routh	15	100m	30MW

6 Additional Planning Indicators

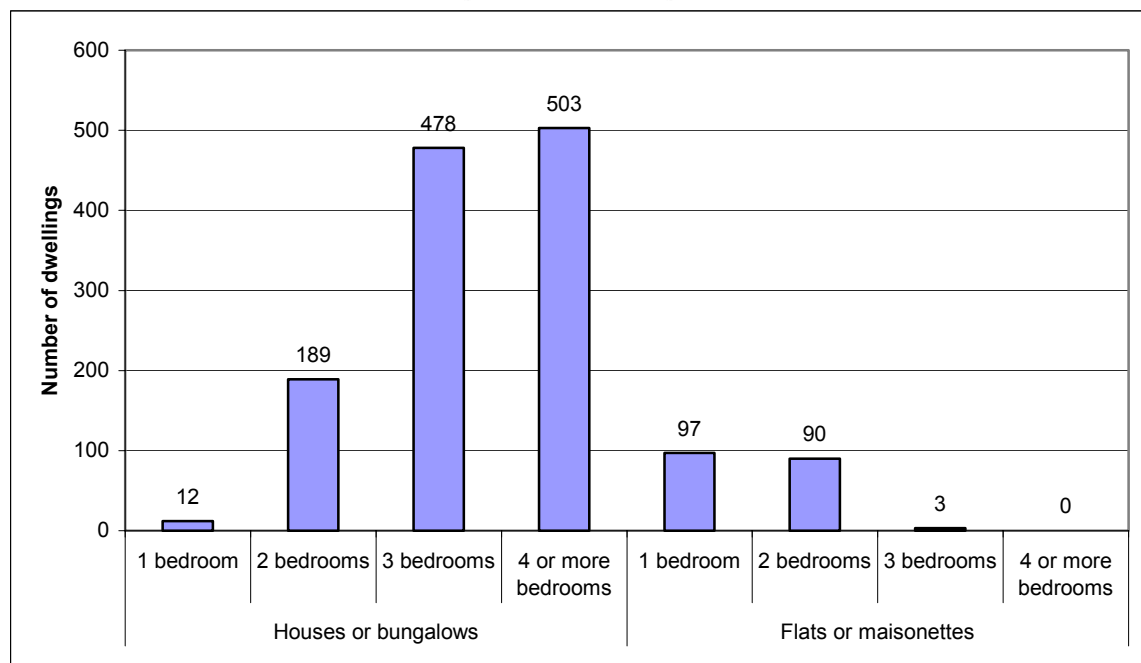
This chapter reports on data that we keep as a matter of routine, and we think will be useful in future plan making. Some of the indicators reported on relate to monitoring requirements prescribed by the Joint Structure Plan or the Regional Spatial Strategy.

6.1 Housing

6.1.1 House types

Figure 15 shows that the most popular house type built in the East Riding last year was the four-or-more-bedroom house.

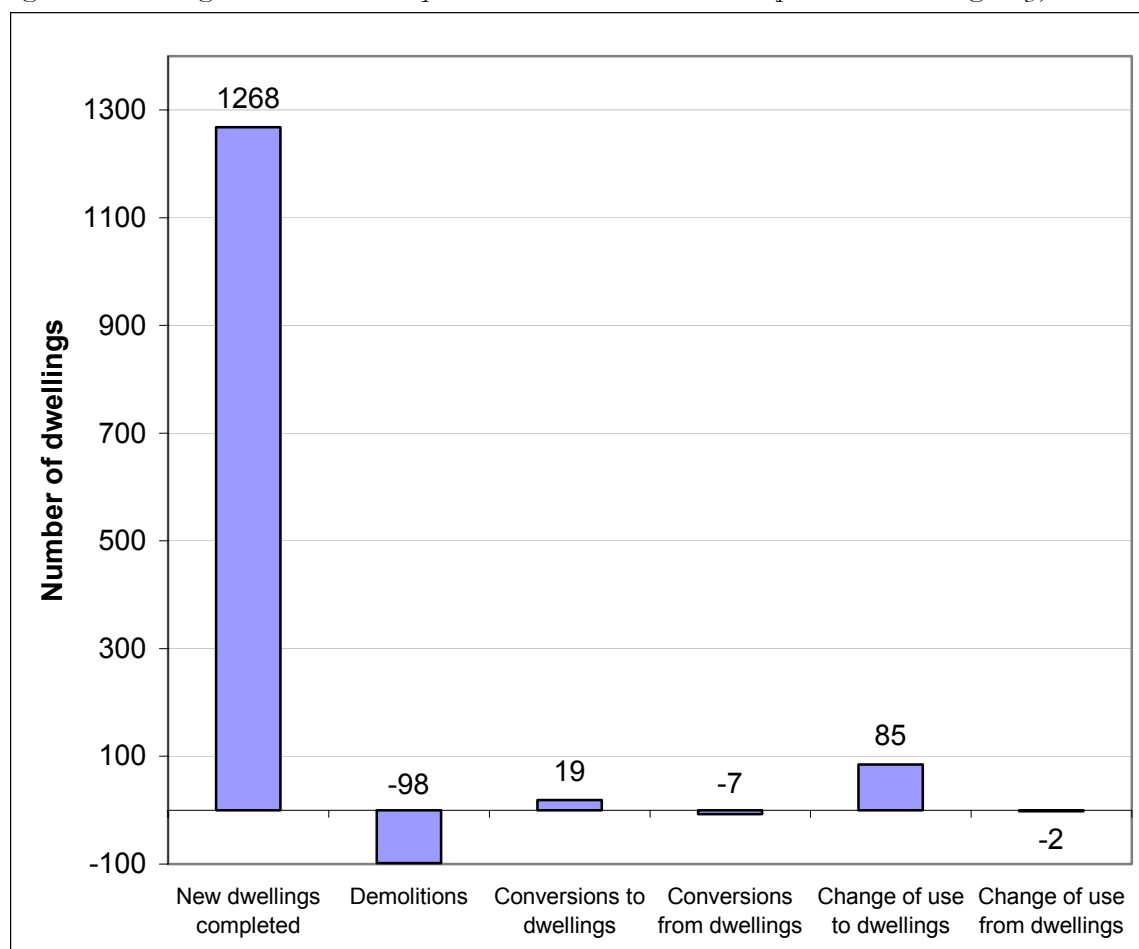
Figure 15: Breakdown of new dwellings completed between 1 April 2005 and 31 March 2006 by size



6.1.2 Gains and losses

Last year, 1,372 permanent dwellings were completed. Taking into account the losses, that equals a net gain of 1,265 dwellings to the housing stock. A breakdown of the gains and losses is illustrated in Figure 16. Note that in the past the East Riding has usually reported the gross completion figure. One reason for this is that losses have always remained fairly constant in the East Riding (at around one hundred a year). However, net figures give a better impression of the housing market, especially when compared across other authorities. The housing provision requirements published in the Joint Structure Plan (JSP, table 6.1) are net figures, and the Government’s monitoring guidance specify net figures, so net figures have been used throughout this document unless stated otherwise.

Figure 16: Housing Flows between 1 April 2005 and 31 March 2006 (permanent dwellings only)



6.1.3 Distribution

One of the key aims of the Joint Structure Plan (JSP) 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. In summary, they are:

- The East Riding settlements on the western fringe of Hull, and includes Anlaby, Hessle, Kirk Ella, and Cottingham. (DS1)
- Bridlington, Beverley and Goole. (DS2)
- Drifffield, Pocklington, Market Weighton, Hornsea, Hedon, Snaith, Elloughton cum Brough, Withernsea, and Howden. (DS3)

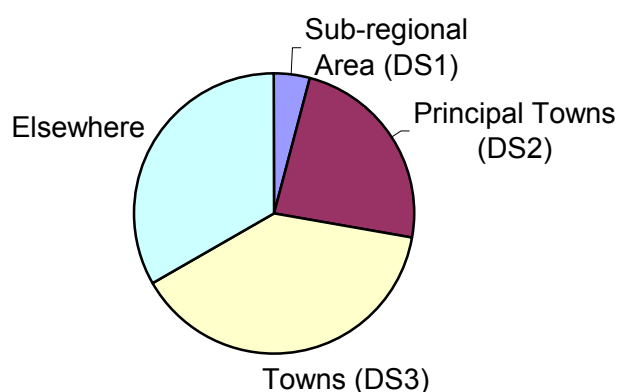
The JSP does not define any other settlements in the East Riding. Settlements covered by policies DS4 and DS5 are left to the *Smaller Settlements Development Plan Document* to define. Generally, only 'limited development' will be allowed in DS4 settlements, and only 'essential' development or infrastructure will be allowed in DS5 settlements.

In order to assess how the current building patterns compare with the wishes of the JSP, we have produced Table 20 and Figure 17 showing the distribution of last year's new houses. Because the *Smaller Settlements DPD* has yet to be produced, we have used a single category ('elsewhere') for housing development not in DS1 – DS3 settlements.

Table 20: Distribution of new housing, completed between 1 April 2005 and 31 March 2006

	Number	Percentage
Sub-regional Area (DS1)	56	4%
Principal Towns (DS2)	327	24%
Towns (DS3)	531	39%
Elsewhere	458	33%
Total	1372	100%

Figure 17: Distribution of new housing, completed between 01 April 2005 and 31 March 2006



Sixty-seven percent of all new housing last year was completed in DS1–3 settlements. We can assume that this percentage will increase in subsequent years as the rule that only 'limited development' in DS4 settlements is enforced.

6.1.4 Transport Corridors

Another important indicator of sustainable development is the distance of a site to the nearest public transport corridor. By making sure that new housing is situated close to bus stops or railway stations, new residents will have realistic alternatives to private car use. In our AMR last year we provided a rough measure of how much new housing was situated near to transport corridors. We are unable to provide that this year. However currently we are developing new recording methods so that in future years we will be able to provide more accurate information on accessibility, including core indicator 3b.

6.2 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 21 shows the

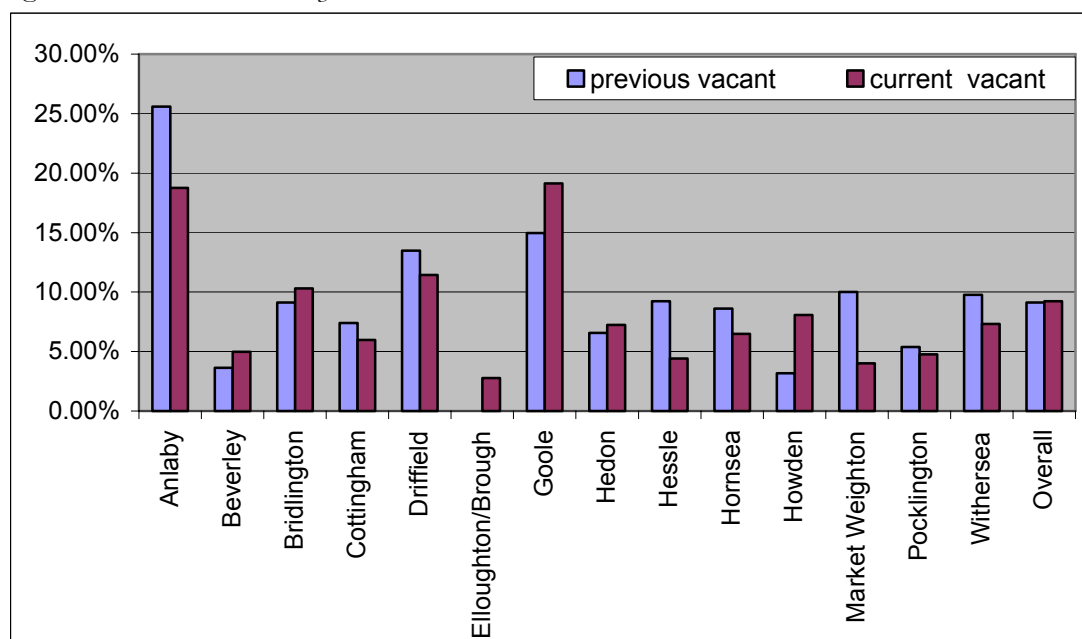
current vacancy rate in each of our town centres, and compares these to the last known vacancy rates. Figure 18 shows the data in graphical form.

Although the vacancy rate in the whole of East Riding is fairly constant, there is some variation between the different settlements. Overall our current vacancy rate is slightly lower than the national average of about 10%.

Table 21: Town centre vacancy rates

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

Figure 18: Town centre vacancy rates



7 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. We have chosen to report the following contextual indicators from a wide range of datasets in order to paint a broad picture of the East Riding. Where possible we have provided regional and national figures to put the area into context.

7.1 Demographics

Table 22 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 2005, its population rose by 4.2%, compared with 2.0% for Yorkshire and Humber, and 2.6% for England.

Table 22: Populations

	Census 2001	Mid-2003 estimate	Mid-2004 estimate	Mid 2005 estimate
East Riding of Yorkshire	314,100	321,300	324,800	327,400
Yorkshire & Humber Region	4,964,800	5,009,300	5,038,800	5,063,900
England	49,138,800	49,855,700	50,093,800	50,431,700

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

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Table 23 shows that the East Riding is much less dense in terms of people to land area than England or even the Yorkshire and Humber region. This illustrates the rural nature of the East Riding compared with the densely populated urban areas of West and South Yorkshire.

Table 23: Population Densities

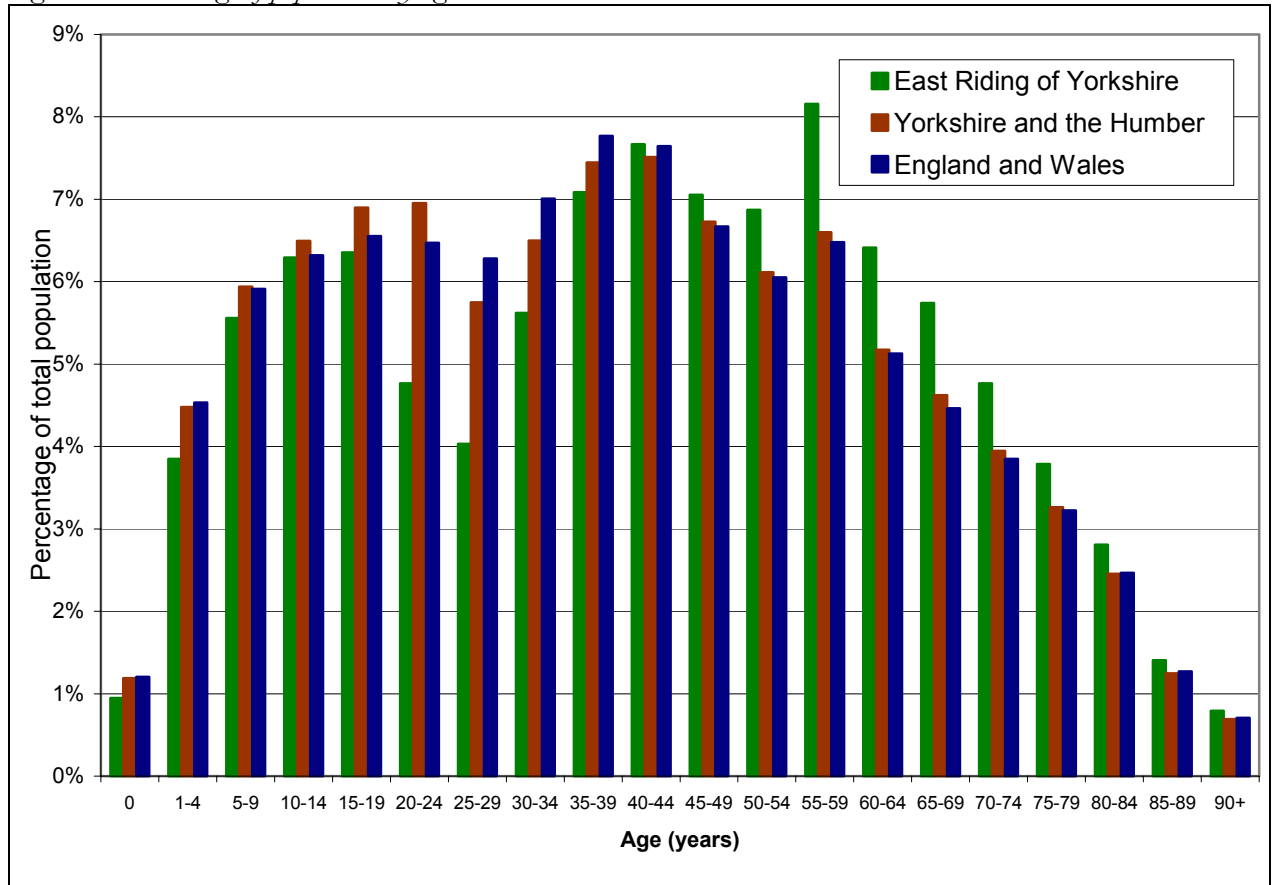
	Area (sq km)	Population (mid 2005)	Density (people per sq km)
East Riding of Yorkshire	2,408	327,400	136
Yorkshire & Humber Region	15,408	5,063,900	329
England	130,281	50,431,700	387

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

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Figure 19 shows the age profiles of the East Riding, the Yorkshire and Humber region, and England and Wales. We can see that 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 55 to 59 year-old category. People tend to move out of the area in their twenties but return later in life.

Figure 19: Percentage of population by age as at mid-2005



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

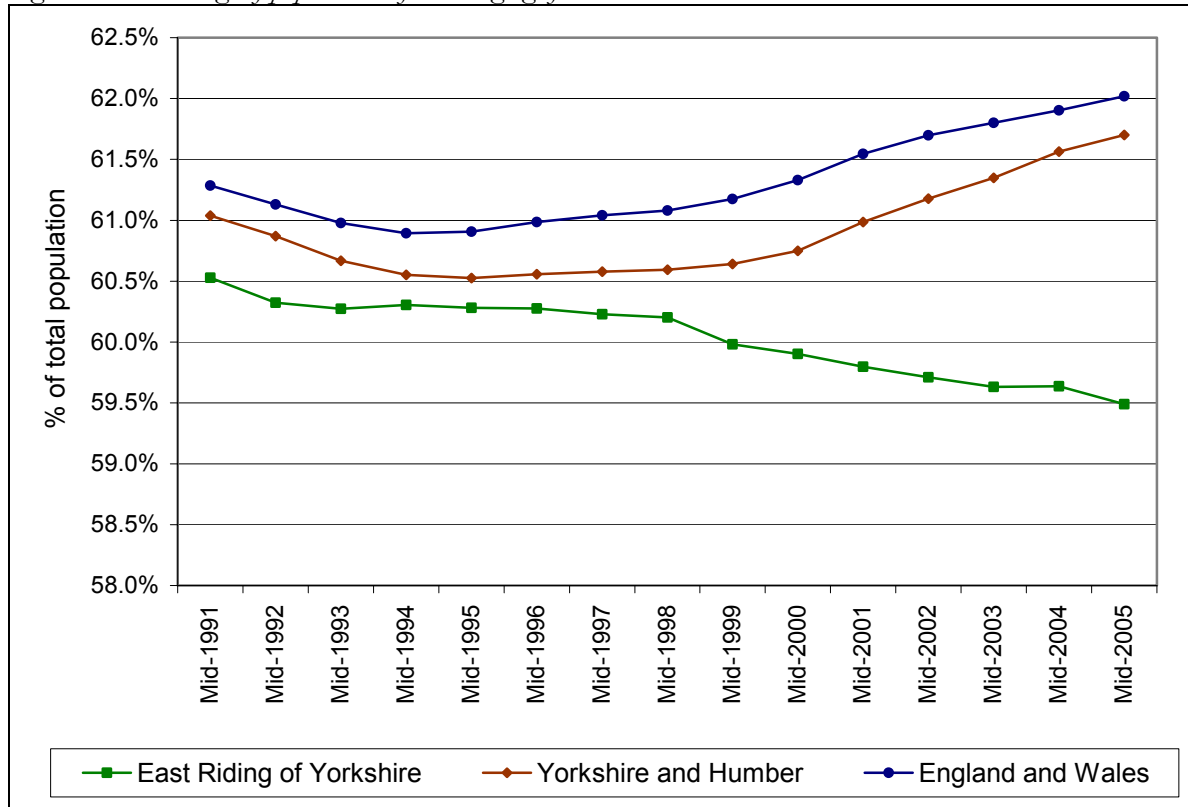
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Figure 20 shows that since 1996, the proportion of the population in the East Riding who are of working-age has been steadily declining. This contrasts starkly with the trends in England and Wales and Yorkshire and Humber, both of which have seen percentage increases in the working-age population during the same period. The East Riding has always had proportionally less working-age people in its population, but the trends during the last ten years have made that gap wider.

In comparison, Figure 21 shows that since 1995 there has been year-on-year increases in the proportion of retired people in the East Riding. This contrasts starkly 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.

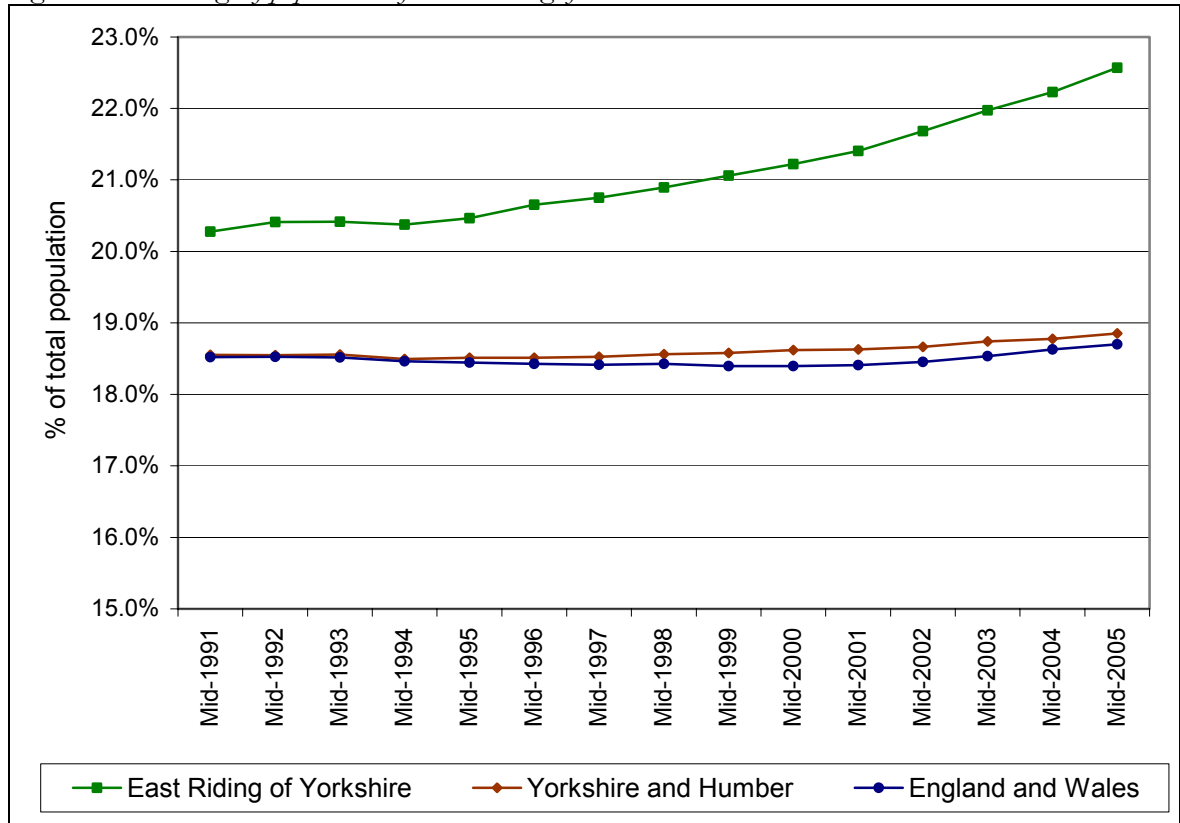
Figure 20: Percentage of population of working age from 1991 to 2005



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

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Figure 21: Percentage of population of retirement age from 1991 to 2005



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

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7.2 Households

In the East Riding of Yorkshire, there were 131,084 households in 2001. Ninety-eight percent of residents lived in 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. The latest Council Tax data suggests that there were 143,742 dwellings in the East Riding as of 31 March 2006. Although this statistic is not directly compatible with the household figures in the Census, Council Tax records show that the number of dwellings has increased by 5.5% (7,473) since 31 March 2001.

Table 24 shows the percentage of different types of household tenure at the time of the Census for the East Riding, Yorkshire and Humber, and England and Wales. The East Riding data is also shown in Figure 20. Over three-quarters of households owned their house either outright or with the help of a mortgage, whilst the other households rented.

Table 24: 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 22: The proportion of tenure types in the East Riding

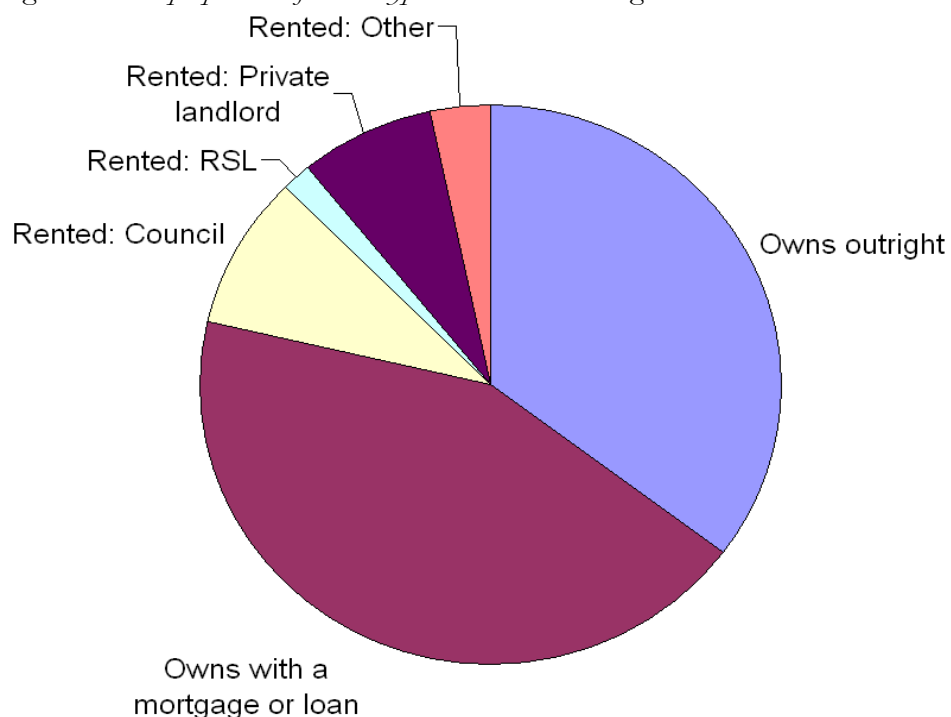


Table 25 shows that there is proportionally less terraced houses or flats in the East Riding's housing stock than there is on average for England and Wales. Instead, there is proportionally more detached and semi-detached houses in the East Riding.

Table 25: Households living in accommodation types, Census 2001

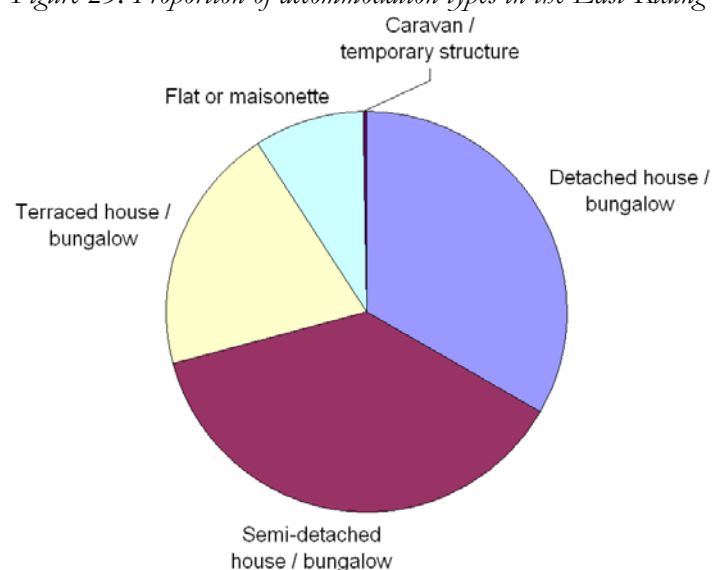
Accommodation Type	East Riding of Yorkshire %	Yorkshire and The Humber %	England and Wales %
Detached house / bungalow	33.4	20.2	22.8
Semi-detached house / bungalow	37.4	37.5	31.6
Terraced house / bungalow	19.9	29.1	26.0
Flat or maisonette	8.9	12.8*	19.2
Caravan / temporary structure	0.4	0.4*	0.4

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

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*The two figures in italics are estimates

Figure 23: Proportion of accommodation types in the East Riding



Source: Census of Population, 2001

7.2.1 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 33, below). Public transport only accounts for a small fraction of commuting. Table 26 shows that 20% of households do not own a car or van.

Table 26: Cars per household, Census 2001

	Number	% of households
Households without car/van	26,536	20
Households with 1 car/van	60,352	46
Households with 2 or more cars/vans	44,196	34

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

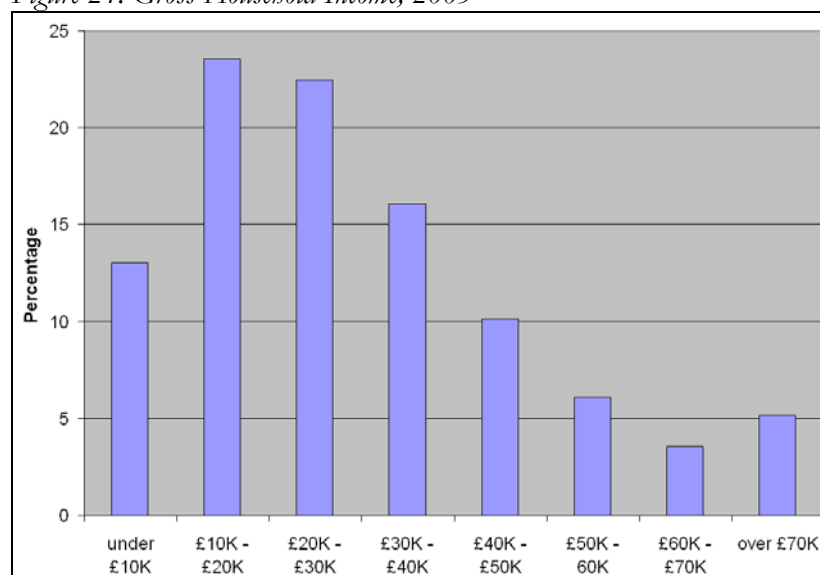
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It is probable that many households that do not own a car do so for financial reasons. The attempt to build communities that are less reliant on private transport and travelling in general is in the best interests of both the environment and social inclusiveness.

7.2.2 Household income

Figure 24 gives a breakdown of the different bands of gross household income in 2005 for the East Riding. The highest proportion of households receive between £10,000 and £20,000 a year. Fifty-nine percent of households have a gross income below the East Riding average, and thirty-two percent of households have a gross income below sixty percent of the East Riding average.

Figure 24: Gross Household Income, 2005



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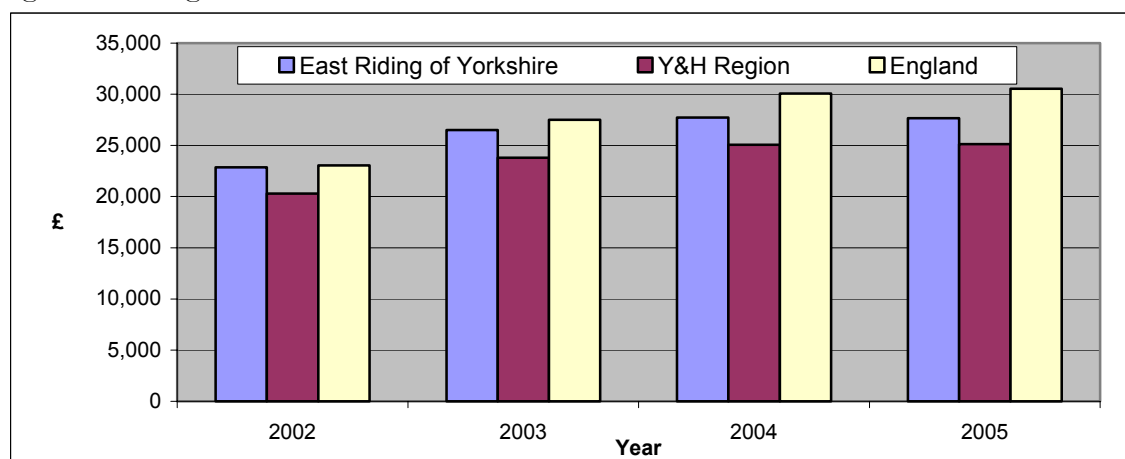
Average Household Income in the East Riding has fallen slightly in 2005, which is contrary to national and regional trends (Table 27).

Table 27: Average Household Income.

	2002	2003	2004	2005
East Riding of Yorkshire	22,845	26,500*	27,739	27,652
Y&H Region	20,302	23,800*	25,061	25,145
England	23,042	27,500*	30,081	30,549

*figures rounded as only available from source as a chart.

Figure 25: Average Household Income



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

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7.3 Affordability of homes

Table 28 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 28 shows that between the April and June period in 2000 and the same period in 2006, house prices have risen by 135% in the East Riding, compared with 88% for England as a whole. The rate of house price rises over the last six years is illustrated in Figure 26.

Table 28: Average House Prices

	Apr-Jun 2000, £	Apr-Jun 2001, £	Apr-Jun 2002, £	Apr-Jun 2003, £	Apr-Jun 2004, £	Apr-Jun 2005, £	Apr-Jun 2006, £	% increase between 2000 and 2006
East Riding of Yorkshire	68,094	77,077	90,398	111,681	140,309	145,645	159,972	135%
Yorkshire and Humber	64,983	73,150	81,364	99,740	125,285	133,692	147,230	127%
England	105,924	117,398	133,247	149,935	175,401	184,924	199,184	88%

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

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Figure 26: Average House Prices

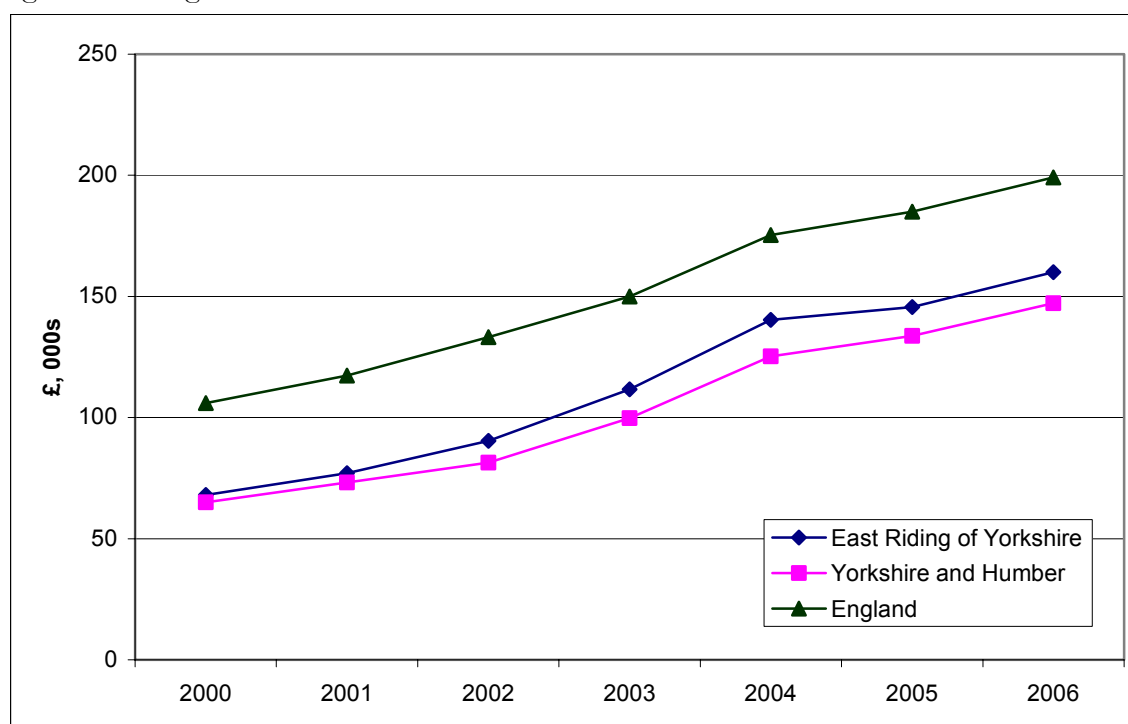
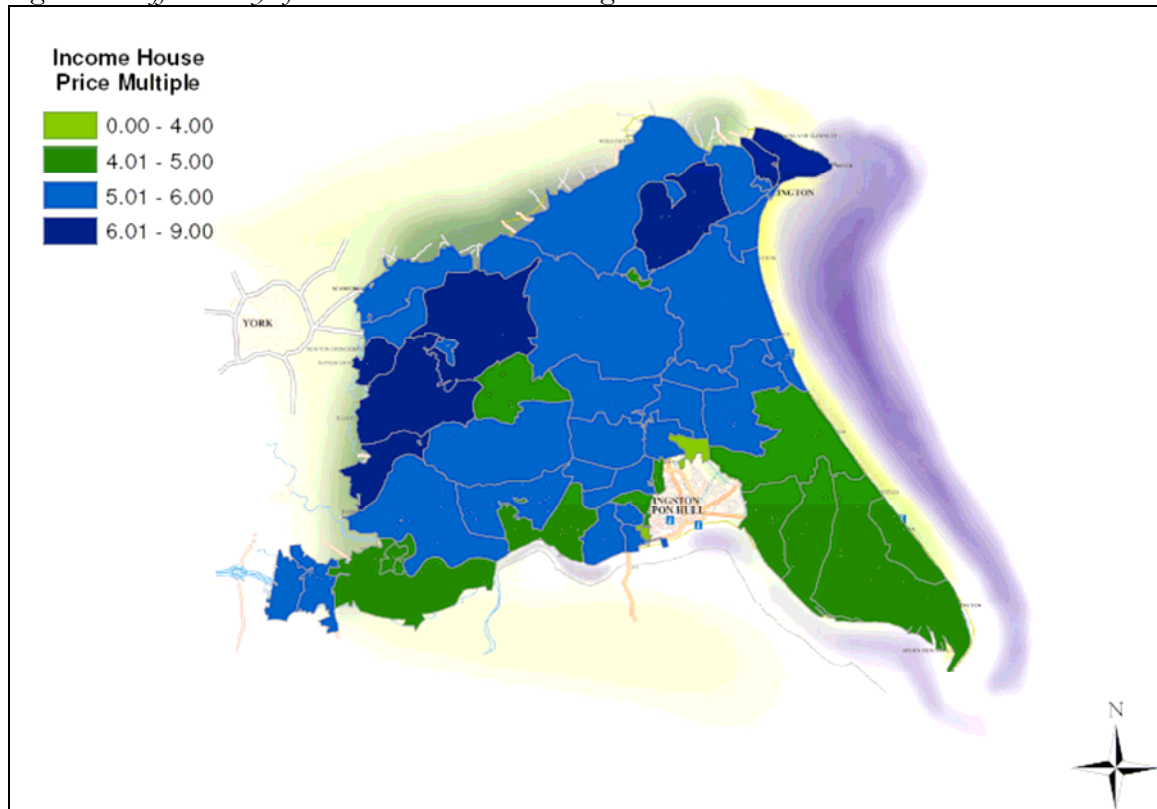


Figure 27 is a map of the East Riding showing the affordability of homes in 2004–05. The 'income house price multiple' is calculated by dividing the average sales prices by the average household incomes. The higher the 'Income House Price Multiple' figure, the less affordable homes are to the local population. The map shows that the Pocklington area has the least affordable homes; this is probably because of the influence of house-buyers from the York area.

The figure illustrates that the affordability of housing is an issue across the whole of the East Riding despite the variation in house prices, with the average house price in most areas being at least five times the local income. This is a marked increase from last year, and is probably reflective of the continued rise in house prices over a period when local incomes have not risen likewise. 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 Pocklington area) but low incomes in those areas where house prices are lower. Indicator 2d on Affordable Housing in chapter 5 (above) has already identified that there has been a net loss in the socially rented housing stock in the East Riding that provide its primary source of affordable housing.

Figure 27: Affordability of homes across the East Riding



Sources: Land Registry website: www.landreg.gov.uk
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7.4 Deprivation

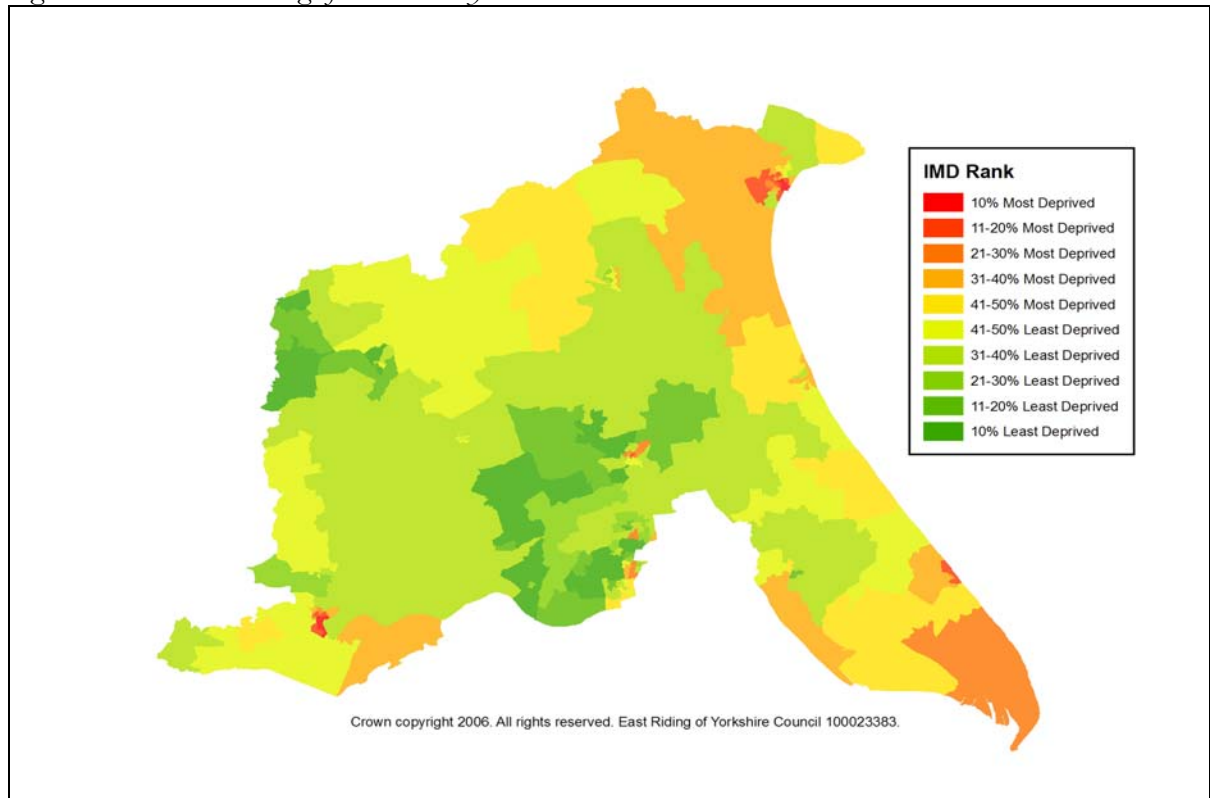
7.4.1 Indices of Deprivation

The Indices of Multiple Deprivation (IMD) are compiled by the Office of the Deputy Prime Minister (ODPM), 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 208 out of 354 local authorities in 2004, where a lower number equals a higher level of deprivation.

Figure 28 shows the levels of deprivation across the East Riding, based on the ODPM Deprivation score. The lighter shades of brown 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

Figure 28: The East Riding of Yorkshire by IMD score



Source: Office of the Deputy Prime minister: www.odpm.gov.uk/indices
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 ODPM

The East Riding is divided into 209 super-output areas. Using the Index of Multiple Deprivation ranking, 18 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 29.

Table 29: Wards that contain the 20% most deprived super-output areas

Ward	Parish	Number of deprived super-output areas
Bridlington Central and Old Town	Bridlington	3
Bridlington South	Bridlington	7
Goole North	Goole	1
Goole South	Goole	3
Minster and Woodmansey	Beverley	1
South East Holderness	Withernsea	3

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.

7.5 Economy

7.5.1 Employment

Table 30 shows the percentage of people of working age who are employed.⁷ Figure 29 shows how this has changed over time and illustrates a slight decline in the employment rate for the East Riding.

Table 30: Employment levels, percentage of people of working age employed

	Apr 04 – Mar 05	Apr 05 – Mar 06
East Riding of Yorkshire	77.0	77.2
Yorkshire and the Humber	74.1	73.8
Great Britain	74.5	74.3

Source: Annual Population Survey, from NOMIS

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Figure 29: Employment levels, percentage of people of working age employed

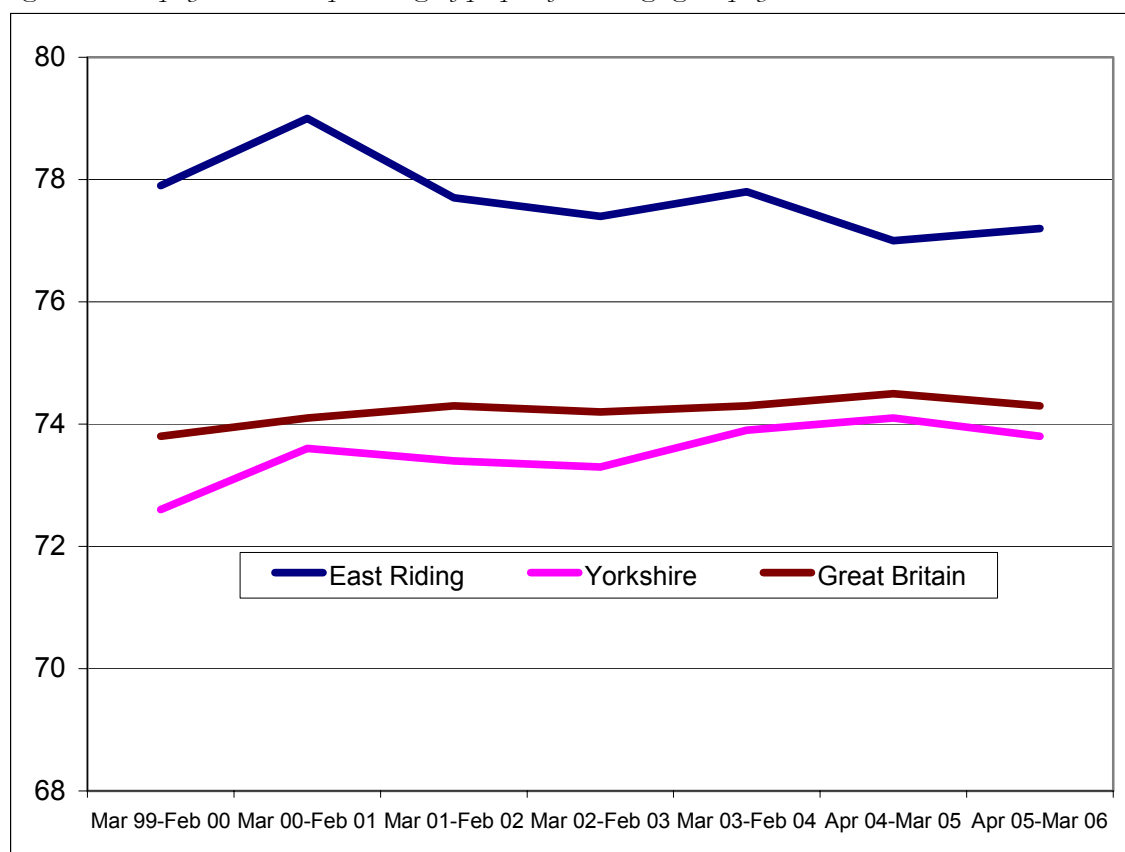
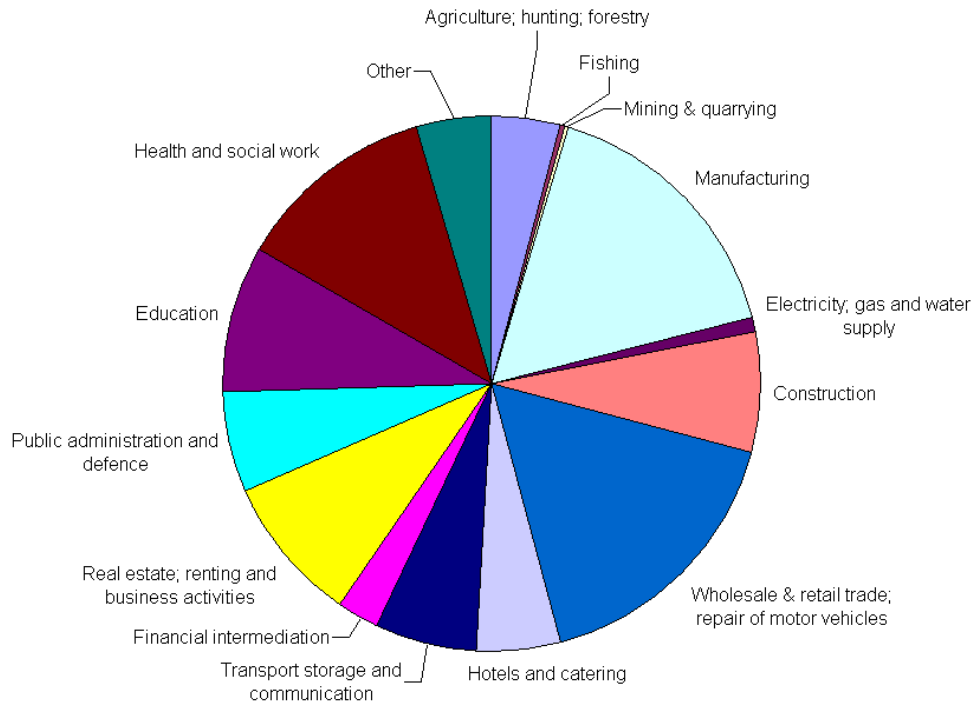


Figure 30 and Figure 31 show that the people of the East Riding are employed by a wide range of different employment types. Note that those jobs are not all within the East Riding; many East Riding residents work outside of the area, in particular Hull and York. For example, the 2001 Census statistics 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.

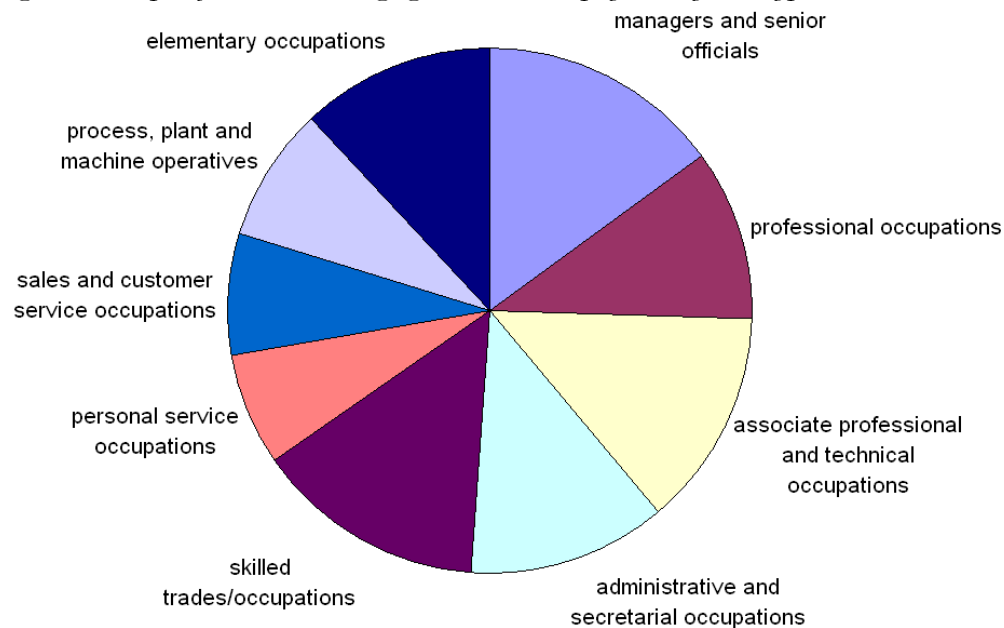
⁷ Working age is defined as between 16 and 64 years for men or between 16 and 59 years for women.

Figure 30: People of the East Riding aged 16-74 in employment, by employment type



Source: National Statistics website: www.statistics.gov.uk
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Figure 31: People of the East Riding aged 16-74 in employment by skill type



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 31 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 31: Proportion of Hull workplaces held by commuters from the East Riding

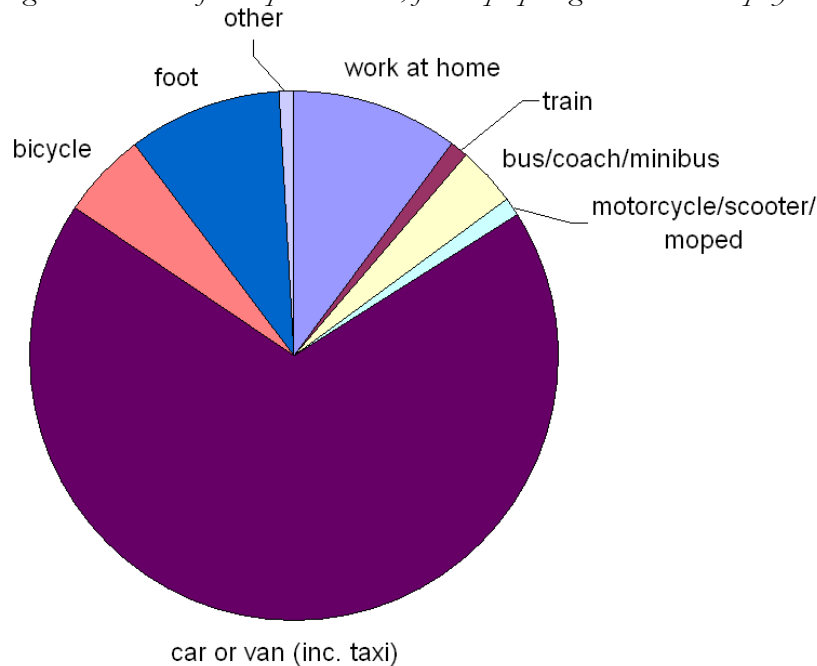
	%
Large employers and higher managerial	52
High Professional	48
Lower managerial and professional	42
Intermediate	37
Small employers and own account	22
Lower supervisory and technical	25
Semi-routine	18
Routine	15

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

7.5.2 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 32). Only a small fraction is done by public transport (bus or train).

Figure 32: Mode of transport to work, for all people aged 16-74 in employment

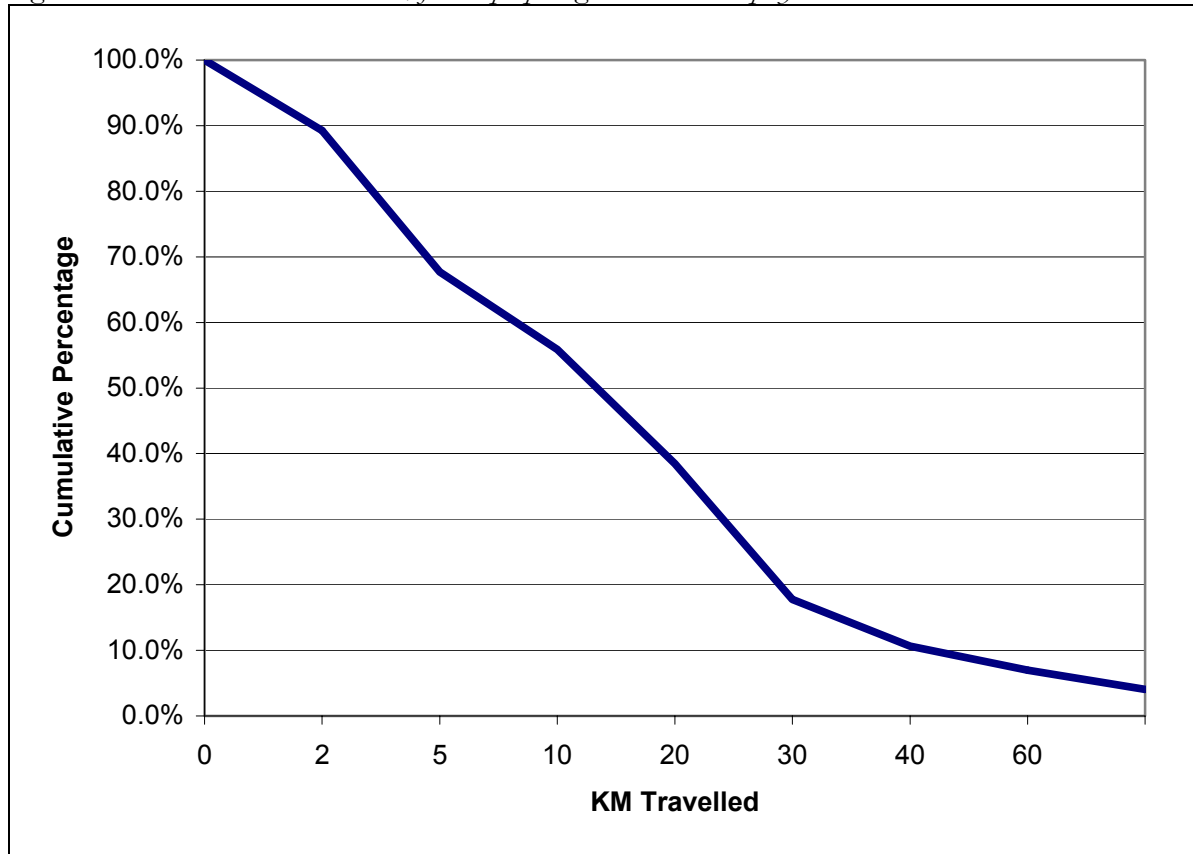


Source: National Statistics website: www.statistics.gov.uk

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Figure 33 shows the 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 33: Distance travelled to work, for all people aged 16-74 in employment



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

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7.6 Environment

7.6.1 Pollution

Table 32 shows the amount of CO₂ emitted by the East Riding, the Yorkshire and Humber region, and the United Kingdom in 2004. Note that the 'Land use change' category means natural CO₂ emissions from soils or other things like peat extraction and forestry.

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 25 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.

Figure 34 compares these CO₂ emissions with the previous year. In all cases emissions in East Riding of Yorkshire have increased, which apart from transport, is counter to the national trend. Please note that comparisons of Land Use CO₂ emissions are not included because a different methodology was adopted by DEFRA in estimating these figures this year. Figure 35 shows how these changes compare with those in Yorkshire and Humber and the UK.

Table 32: Carbon Dioxide Emissions, estimates for 2004

	CO ₂ emissions (kt CO ₂) 2004							Population Thousands	Domestic per capita CO ₂ (tonnes)
	Industry and Commercial	Domestic	Road Transport	Total not including LULUCF	LULUCF	Total including LULUCF			
East Riding of Yorkshire	1855	965	939	3760	86	3845	314	3.1	
TOTAL YORKSHIRE AND THE HUMBER	27629	13404	12982	54015	302	54317	4965	2.7	
UK TOTAL	245107	155139.8	150471.16	550718	-1942	548777	58785	2.6	

Source: DEFRA: <http://www.defra.gov.uk/environment/statistics/globalatmos/galocalghg.htm>
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Figure 34: CO₂ emissions by type in the East Riding of Yorkshire for 2003 and 2004

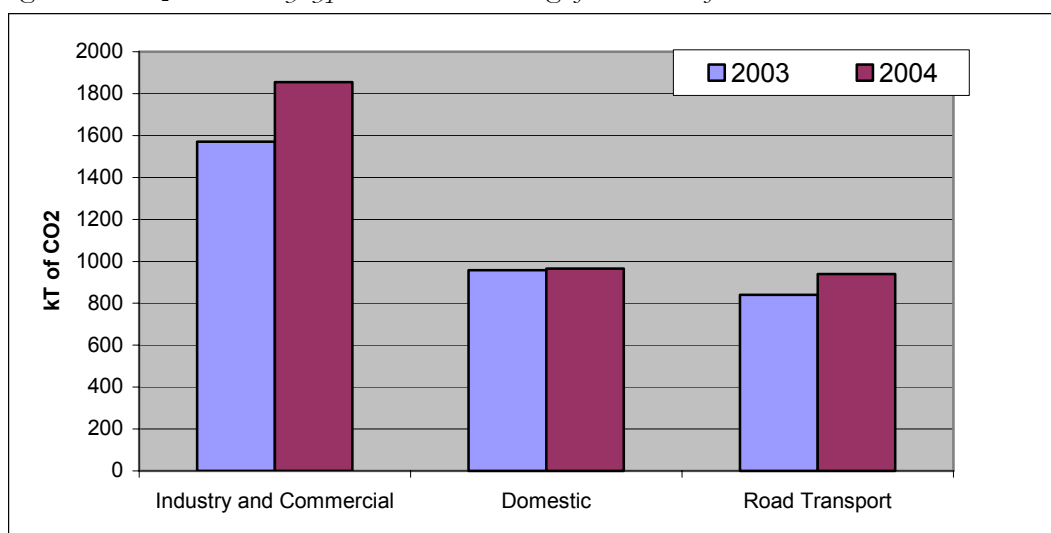
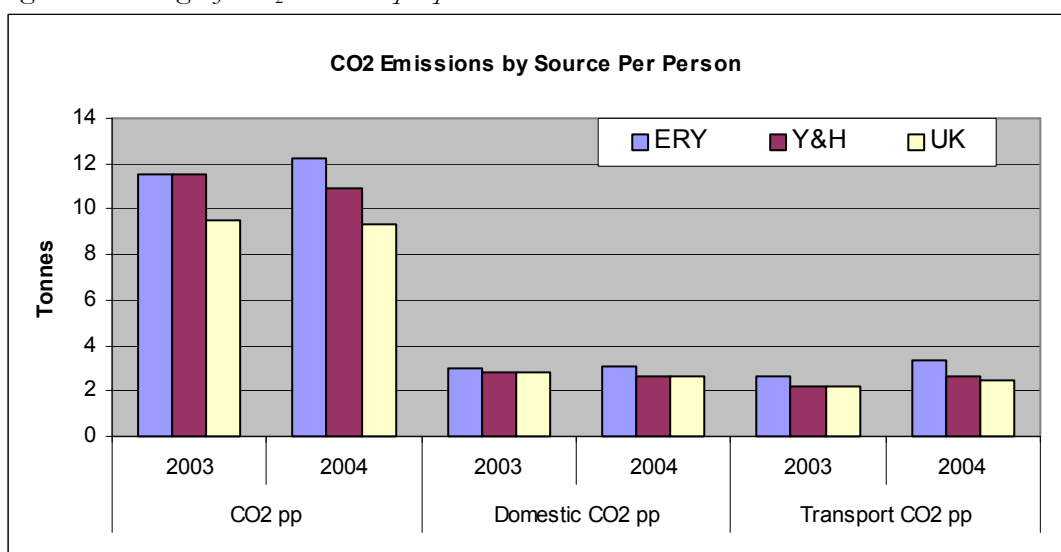


Figure 35: Change of CO₂ emissions per person 2003 to 2004.



8 Appendix – Glossary of Terms and Abbreviations

8.1 Abbreviations

AAP	Area Action Plan
AMR	Annual Monitoring Report, part of the LDF ‘folder’ of documents
DCLG	Department for Communities and Local Government
DPD	Development Plan Document
EA	Environment Agency
ERYC	East Riding of Yorkshire Council
GOYH	Government Office for Yorkshire and the Humber
IMD	Index of Multiple Deprivation
JSP	Joint Structure Plan for Kingston upon Hull and the East Riding of Yorkshire (adopted June 2005). The new planning system made Structure Plans redundant, but because the JSP has only recently been adopted, it is proposed that significant parts of it will be retained in an interim period to form the LDF Core Strategy.
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	Local Development Scheme. Sets out the proposed timetable for production of the LDF documents.
ODPM	Office of the Deputy Prime Minister
PDL	Previously developed land (also known as brownfield land)
RELS	Regional Employment Land Survey
RSL	Registered Social Landlord
RSS	Regional Spatial Strategy. RSS12 is for the Yorkshire and Humber Region.
SFRA	Strategic Flood Risk Assessment
SPD	Supplementary Planning Document
WWTW	Waste Water Treatment Works

8.2 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 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.

TERM	DEFINITION
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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