



East Riding Local Plan

Draft Strategy Document
Draft Allocations Document
Draft Policies Map

Summary Document

January 2013

"Making It Happen"



EAST RIDING
OF YORKSHIRE COUNCIL

What's happening?

We are seeking your views on the **Draft East Riding Local Plan**. This is the name for a number of planning documents, that together will provide the framework for managing development and addressing the main planning issues in the East Riding to 2029. This consultation is on two documents that form a key part of the *Draft Local Plan*:

- **Draft Strategy Document** - the main document of the *Local Plan*, identifying how much development will occur in different towns and villages, as well as providing planning policies that will be used to make decisions on planning applications.
- **Draft Allocations Document** - allocates specific sites for development (e.g. housing, retail, or industry) or protection (e.g. open space) that will help to deliver the policies in the Strategy Document. All of these sites are shown on the **Policies Map**, which is also available to view as part of the consultation.

Both documents have already been subject to public consultation exercises and the 13,000 comments that we have received so far have been considered in reaching this draft stage. These comments have come from residents, Town and Parish Councils, local organisations, businesses and other consultees. Following this consultation, the Plan will be finalised and we will publish and submit it to the Government for a public examination. Providing the Plan passes the examination, we can then adopt it and it will be used to help determine planning applications.

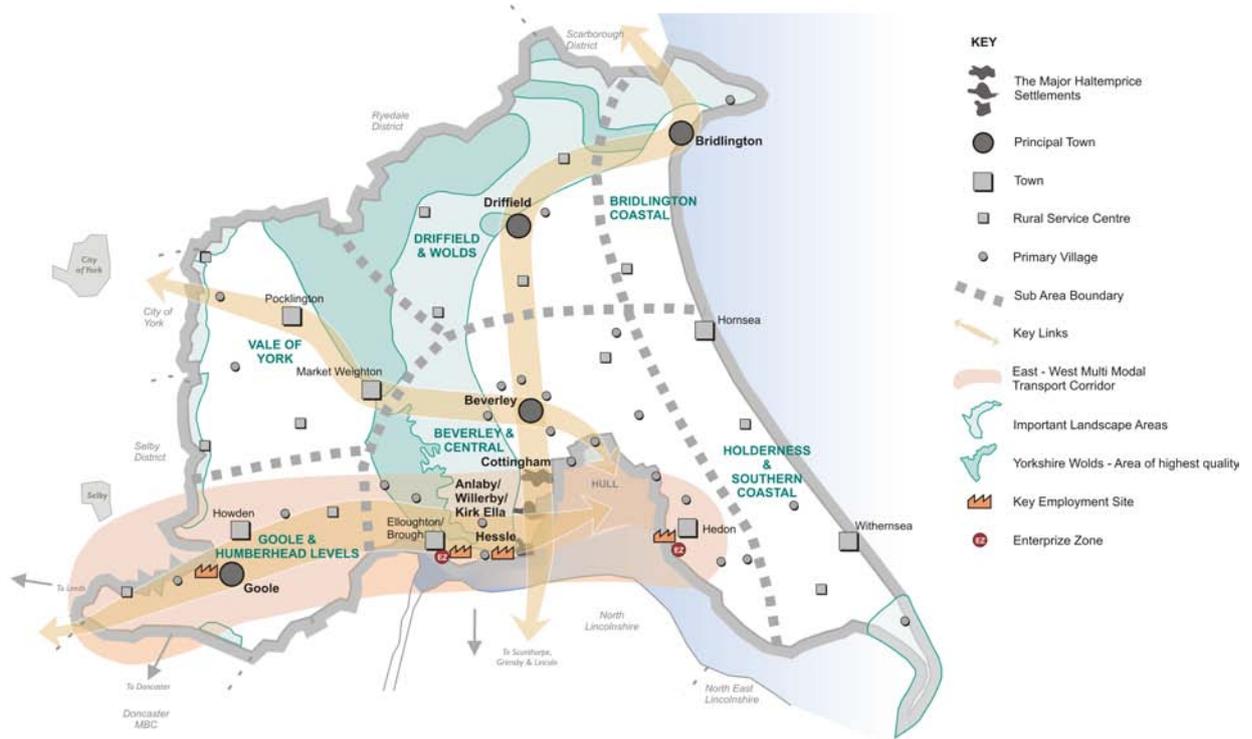
Draft Strategy Document

The Draft Strategy Document sets out the main issues in the East Riding that planning can influence. For example, it identifies that new housing is required to meet the needs of a growing population, affordable housing is needed for those that cannot afford to purchase a house, residents require good access to services and facilities, there is a need to support and encourage the growth of businesses in rural areas and it is important to protect the East Riding's high quality landscape. It also sets out a vision for how the East Riding will look by 2029 and includes place statements outlining how the larger towns will have changed. Finally, it contains 34 planning policies, which will be used to guide new development and determine planning applications. These policies are located in the following three main sections of the document which are outlined on the following pages.

1. **Spatial Strategy** - identifies the towns and villages where development will take place and the amount of new housing, employment and retail development that will be built in different places.
2. **Development Policies** - sets out policies on important planning issues concerning housing, the economy, the environment and community facilities.
3. **Sub Area Policies** - sets out six area-specific policies for different parts of the East Riding, recognising the main planning issues in each area, any new infrastructure (such as road improvements) that might be necessary to support new development and important features of the landscape that should be protected.

The document also contains a Key Diagram that illustrates the main policies in the Draft Strategy Document.

Key Diagram



The Spatial Strategy

Policies in the Spatial Strategy section set out how new development should address the challenges presented by **climate change**. For example, this includes minimising development in areas at risk of flooding, ensuring that new developments are well connected to the public transport network and reusing previously developed 'brownfield' land wherever possible.

The Spatial Strategy sets out a **Settlement Network**, which lists those towns and villages where most new development will take place and identifies key locations (such as Melton Park) close to the M62/A63 and Humber Estuary where significant employment development will take place. Whilst most of the new development will take place in the larger towns and villages policies also allow for limited development to occur in the more rural parts of the East Riding. The Settlement Network is shown in the following table;

Proposed approach to development in the Settlement Network

Major Haltemprice Settlements - Anlaby, Cottingham, Hessle, Kirk Ella & Willerby

Located to the west of the City of Hull, the Major Haltemprice Settlements provide a highly sustainable location for new development. Whilst they are a key focus for development, the type and scale of growth has been balanced against the need to support regeneration and development proposals within the City of Hull.

Principal Towns - Beverley, Bridlington, Driffield & Goole

Principal Towns are centres of economic development and housing growth, have a good range of services and facilities including shops, education and leisure. They cater for the service needs of significant parts of the East Riding. Along with the Major Haltemprice Settlements they will be the main focus for growth in the East Riding.

Towns - Elloughton cum Brough, Hedon, Hornsea, Howden, Market Weighton, Pocklington & Withernsea

Towns are identified as a more local focus for development in rural areas. This recognises that they provide services, facilities, transport, housing and employment opportunities for a wide rural hinterland.

Rural Service Centres - Aldbrough, Beeford, Bubwith, Gilberdyke/Newport, Holme on Spalding Moor, Hutton Cranswick, Kilham, Leven, Middleton on the Wolds, Patrington, Snaith, Stamford Bridge & Wetwang

Rural Service Centres have a number of services and facilities and complement the roles of the Towns by performing a more limited service hub role for small rural catchments. New growth will be limited to support this role.

Primary Villages - Bilton, Brandesburton, Cherry Burton, Dunswell, Easington, Eastrington, Flamborough, Keyingham, Leconfield, Melbourne, Nafferton, North Cave, North Ferriby, Preston, Rawcliffe, Roos, Skirlaugh, South Cave, Swanland, Thorngumbald, Tickton, Walkington, Wawne, Wilberfoss & Woodmansey

Primary Villages have similar characteristics to Rural Service Centres, or have close links to larger centres. They offer the opportunity for some limited new development in locations with access to jobs, services and facilities.

Key Employment Sites - Hedon Haven, Humber Bridgehead (Hessle), Melton, Capitol Park (Goole)

Key Employment Sites, which are located along the M62/Humber Estuary Corridor, will be a focus for new employment development. The large size of the sites, combined with their location next to the M62/A63, railway or ports, mean they are able to play a central role in the overall growth strategy for the East Riding.

Villages - Airmyn, Allerthorpe, Arnold, Asselby, Atwick, Bainton, Barmby Moor, Barmby on the Marsh, Barmston, Bampton, Bielby, Bishop Burton, Bishop Wilton, Blacktoft, Brantingham, Brighton, Broomfleet, Bugthorpe, Burstwick, Burton Agnes, Burton Fleming, Burton Pidsea, Catwick, Coniston, East Cottingham, East Cowick, Ellerker, Ellerton, Etton, Everingham, Fangfoss, Foston on the Wolds, Fridaythorpe, Garton on the Wolds, Goodmanham, Gowdall, Great Hatfield, Harpham, Hayton, Hollym, Holmpton, Hook, Hotham, Huggate, Humbleton, Kilnwick, Kirkburn, Langtoft, Laxton, Little Driffield, Little Weighton, Lockington, Long Riston, Low Catton, Lund, Melton, Millington, New Ellerby, Newton upon Derwent, North Dalton, North Frodingham, North Newbald, Old Ellerby, Ottringham, Paull, Pollington, Rawcliffe Bridge, Reedness, Rudston, Ryehill, Sancton, Seaton, Seaton Ross, Sewerby, Shiptonthorpe, Sigglesthorpe, Skeffling, Skidby, Skipsea, Sproatley, Sutton upon Derwent, Swinefleet, Thwing, Tibthorpe, Ulrome, Wansford, Watton, Welton, Welwick, West Cowick, West Ella, Withernwick, Wold Newton, Wressle, Yapham, Yokefleet.

Villages include those settlements with more than 35 dwellings and one of a village hall (meeting room), shop selling everyday items, public house, or primary school. Within the Village development limits new development will be limited to new housing (usually comprising a single dwelling), affordable housing for local people, new and/or enhanced local services and facilities, and economic development.

Proposed approach to development in the Settlement Network

Countryside - Covers all areas outside of the development limits of the settlements listed above.

There is generally a more restrained approach to development in the Countryside, although some forms of development will still be supported. This includes: the conversion of buildings for economic development, tourism, community or residential use; replacement dwellings; affordable housing for local people; agricultural and rural-based activities; essential infrastructure; economic development; energy developments and proposals for sport, recreation, community facilities and tourism facilities.

A policy on **housing development** identifies the need to build at least 23,800 new homes by 2029. Of these over 2,700 already have planning permission, which means that an additional 21,100 new dwellings would need to be provided through the *Local Plan*. This will largely be met through the allocation of sites for housing in those settlements identified in the above Settlement Network (excluding Villages). In addition, a small allowance has been included to recognise that small-scale residential development will take place in the Villages and Countryside. The way that it is proposed to distribute the additional housing is set out in the table below.

Proposed housing requirement by settlement

Settlement	Number of dwellings	Settlement	Number of dwellings
Major Heltemprice Settlements			
Anlaby, Willerby & Kirk Ella; Cottingham; Hessle	3,450		
Principal Towns			
Beverley	3,400	Driffield	2,300
Bridlington	3,300	Goole	1,900
Towns			
Elloughton cum Brough	1,000	Market Weighton	900
Hedon	65*	Pocklington	1,250
Hornsea	750	Withernsea	550
Howden	800		
Rural Service Centres			
Aldbrough	100	Leven	170
Beeford	90	Middleton on the Wolds	70
Bubwith	80	Patrington	140
Gilberdyke/Newport	170	Snaith	170
Holme on Spalding Moor	170	Stamford Bridge	170
Hutton Cranswick	170	Wetwang	70
Kilham	90		

Settlement	Number of dwellings	Settlement	Number of dwellings
Primary Villages			
Bilton	1*	Preston	85
Brandesburton	60	Rawcliffe	14*
Cherry Burton	60	Roos	40
Dunswell	2*	Skirlauch	70
Easington	30	South Cave	85
Eastrington	40	Swanland	85
Flamborough	85	Thorngumbald	13*
Keyingham	85	Tickton	1*
Leconfield	70	Walkington	70
Melbourne	30	Wawne	40
Nafferton	85	Wilberfoss	80
North Cave	60	Woodmansey	50
North Ferriby	85		
Villages and the Countryside	1,149		

*No specific allocations for residential development will be made due to the level of flood risk in these settlements. The figures for these settlements relates to number of dwellings that currently have planning permission.

A policy on **employment land** sets out a need to allocate at least 235 hectares (ha) of employment land to meet the future needs of businesses. This includes:

- 55ha for offices, research and development, and light industry, predominantly in the Major Haltemprice Settlements and Principal Towns;
- 65ha for general industrial purposes spread across a range of sites in the East Riding; and
- 115ha for distribution and storage uses, primarily at locations along the M62/Humber Estuary Corridor.



In addition, it is proposed to allocate up to 240ha of land at Hedon Haven to allow for the expansion of the Port of Hull.

In relation to **retail development** it is proposed that the majority of new development will take place in the following settlements:

- Town Centres - Beverley, Bridlington, Driffield and Goole
- District Centres - Cottingham, Ellouhton-cum-Brough, Hedon, Hessle, Hornsea, Howden, Market Weighton, Pocklington and Witherenslea

An estimate of the amount of new retail development that will be required in each Centre is also set out. In total the Draft Strategy Document seeks to provide for between 5 and 10.2 hectares of land for retail development.

Finally in this section, a policy on **transport** seeks to ensure that new development is accessible and linked into the area's transport network. This will ensure that:

- The existing transport network is protected and where necessary enhanced;
- Future port operations at Goole, and existing wharf facilities elsewhere, are safeguarded;
- Safe and attractive public transport, cycling and footpath networks are developed; and
- Initiatives to improve accessibility in rural areas are supported.

Development Policies

The Development Policies section of the Draft Strategy Document includes a number of planning policies that are important to the whole of the East Riding. A summary of these policies is set out in the following table:

A Healthy and Balanced Housing Market

Creating a mix of housing - by ensuring that new residential developments provide the size and type of housing that is needed in an area, particularly for the elderly (e.g. through the provision of specialist accommodation) and first time buyers.

Providing affordable housing - by requiring housing development of 10 or more dwellings in the Major Haltemprice Settlements, Principal Towns and Towns to include a proportion of affordable housing. Elsewhere, the threshold is 3 or more dwellings. The proportion of housing that would need to be affordable varies from 5% to 25% depending on the viability of development in a particular area. In the rural areas new affordable housing is supported where it meets an identified need and is located within or on the edge of a village.

Providing for the needs of Gypsies and Travellers - by meeting the need for 63 new pitches in locations where there is access to shops, services and facilities by public transport, on foot or by cycle. Proposals for new sites will be within the Cottingham to Beverley area, and Driffield to Bridlington area.

Making the most efficient use of land - by encouraging higher density development where the site has good access to services and facilities and public transport connections. Lower densities would be justified in some locations (e.g. where it maintains the character of the area).

A Prosperous Economy

Supporting the East Riding economy - by protecting existing employment sites, allocations or premises. Development that provides jobs will be supported on appropriate sites within towns and villages.

Encouraging growth and diversification of the rural economy - by supporting employment development in rural areas where it is of an appropriate scale that respects the character of the surrounding landscape. Development will be directed to existing employment sites, involve the re-use of existing buildings, form part of a farm diversification scheme, or have a need to be in a specific location.

Developing and diversifying the visitor economy - by supporting developments (tourist attractions, facilities and accommodation) that strengthen and broaden the tourism offer across the East Riding. Tourism, recreation and regeneration proposals will be supported in Bridlington, Hornsea and Withernsea where a seafront location is needed. Proposals in the countryside should be of an appropriate scale.

Supporting the vitality and viability of centres - by directing retail and office development to sites within Town and District Centres. Elsewhere shops will be protected where they are important to the day-to-day needs of local communities, and new small-scale retail and office development in rural areas will be supported.

Enhancing sustainable transport - by minimising congestion, improving safety and making greater use of walking, cycling and public transport networks. This includes guidance for the provision of car parking on developments (e.g. to reflect the expected car usage).

Supporting the energy sector - by supporting development (e.g. biomass, gas storage, solar power and wind development) where any significant adverse impacts (e.g. noise, air quality, traffic and visual impact) have been avoided.

Protecting mineral resources - by safeguarding important mineral deposits from other forms of non-minerals development to ensure that they are not needlessly sterilised.

A High Quality Environment

Integrating high quality design - by safeguarding and respecting the diverse character and appearance of the area through the design, layout, construction and use of new development. In addition, proposals will seek to reduce carbon emissions and incorporate local character through their design.

Promoting a high quality landscape - by sensitively integrating new development into the existing landscape (e.g. maintain the physical separation of settlements, and protect important open spaces, hedgerows and trees). Important Landscape Areas, such as the Yorkshire Wolds and Heritage Coast, have been recognised and proposals should respect and enhance the character of these areas.

A High Quality Environment

Valuing our heritage - by putting heritage assets (such as Listed Buildings) to an appropriate, viable and sustainable use. In addition, the views, settings, character and appearance of the heritage assets (e.g. parks and gardens, Conservation Areas, Listed Buildings and Scheduled Monuments) will be conserved.

Enhancing biodiversity and geodiversity - by protecting designated sites (e.g. Sites of Special Scientific Interest and Local Wildlife Sites) and supporting the implementation of the East Riding of Yorkshire Biodiversity Action Plan.

Strengthening green infrastructure - by incorporating existing and/or new green infrastructure features (e.g. open space, public rights of way, rivers, and trees and woodland) within new developments, as well as enhancing and creating links between features.

Managing environmental hazards - by ensuring that new development is directed to areas of lowest flood risk, as well as limiting surface water run-off and incorporating sustainable drainage systems. The types of development acceptable in areas near the coastal will be limited, and development avoided in areas that could increase the risk of groundwater pollution.

A Strong and Healthy Community

Providing infrastructure and facilities - by supporting proposals that enhance the quality and range of services and facilities. New development must include any necessary infrastructure and facilities (such as schools or road improvements). Developer contributions will be sought to meet the need for new infrastructure or facilities.

Supporting community services and facilities - by protecting existing facilities (such as village pubs and shops). The loss of facilities will only be permitted in certain circumstances (e.g. as part of a wider proposal to improve service provision). Proposals for new or improved community services and facilities will be supported.

Providing public open space for leisure and recreation - by maintaining and enhancing the quality, quantity and accessibility of open spaces. Standards are set out that will ensure new development is serviced by an appropriate quantity and quality of open space. The loss of existing open space will only be permitted in certain circumstances (e.g. it is surplus to requirements).

Sub Area Policies

The East Riding is large and diverse, and has many distinctive features that are only found in certain parts of the East Riding. To ensure that this local distinctiveness is reflected in the *Local Plan*, the Draft Strategy Document splits the East Riding into six sub areas, which each possess a number of common characteristics, or significant features. The sub areas are shown on the Key Diagram and cover the following areas:

- Beverley & Central
- Bridlington Coastal
- Driffield & Wolds
- Goole & Humberhead Levels
- Holderness & Southern Coastal
- Vale of York

A policy has been prepared for each sub area and provides a more local interpretation of other policies in the Plan. This includes identifying key areas of growth (e.g. the south of Beverley), locations where employment development will be supported (e.g. Carnaby Industrial Estate), important environmental assets (e.g. protecting the Key Open Areas between Hull and the Major Haltemprice Settlements and the Yorkshire Wolds), and new community and infrastructure development (e.g. junction improvements along the A1079) that will be needed to support future development.

Draft Allocations Document

The second document that forms part of the Local Plan is the Allocations Document. This document shows (or allocates) sites that we are proposing for future development and sites that should be protected from development. An earlier version of the document was published for public consultation in 2010 when we asked for comments on all the different sites that had been submitted to us for possible allocation. The sites have mainly been submitted by landowners, developers and planning agents. A number of new sites were submitted following the consultation in 2010 and have also been considered in the Draft Allocations Document.

Every site in the Draft Allocations Document has been assessed against a Site Assessment Methodology to identify whether the site might be suitable for development or whether there are any constraints to development (such as flood risk). The Methodology includes 33 questions covering topics such as flood risk, landscape character, infrastructure capacity and biodiversity considerations. These site assessments, together with consideration of all the responses to the consultation in 2010, have meant that the most sustainable sites in a settlement have been identified for allocation. Copies of the assessments and Methodology are available to view on the East Riding Council website.

The Draft Allocation Document contains a specific section for each town or village setting out the location of the proposed allocations. These sections include:

- An introduction providing a brief description of the town or village.
- A summary of comments made through previous public consultation exercises.
- Policies that identify the site allocations and details of any important issues that would need to be addressed through the development of the site (e.g. additional landscaping, access arrangements or sustainable drainage systems). An example policy is set out below for one allocation in Pocklington.
- Sites that have been rejected as an allocation together with reasons why they have not been selected. In many instances, a high number of sites have been considered for each settlement, however, only a small number are required to meet the need for new development that is set out in the Draft Strategy Document.

Policy POC12 - Land West of Woodside, Burnby Lane (5.77ha)

This site is allocated for housing development. Proposals will be required to:

- a. Provide for additional landscaping to the southern and eastern boundaries; and
- b. Incorporate regional sustainable drainage systems.

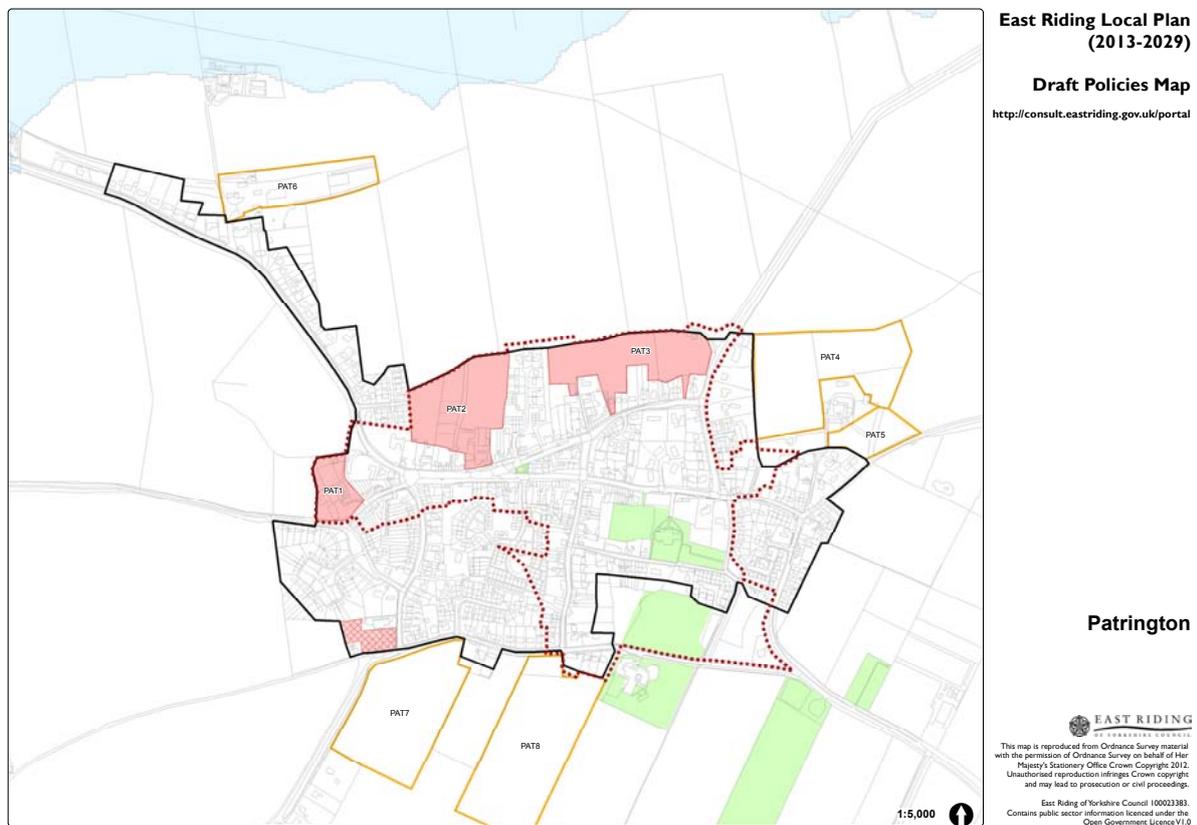
In addition, the Draft Allocations Document sets out how development limits have been defined. These are used to identify the main built up part of a settlement within which development will be supported. A more restrictive approach to development would be taken for new development proposal outside the development limit. The development limits have been drawn using the following principles:

- Around the main body of the town or village. Development limits have been split where appropriate (e.g. where settlements have large open spaces and comprise more than one main body).
- Larger curtilages (e.g. gardens or paddocks) to the rear and side of properties on the edge of a town or village have been excluded.
- Uses on the edge of the settlement that comprise large areas of open space (e.g. farms and schools) have been excluded.
- Where appropriate land and buildings that would allow for the rounding off of the built form has been included.

Draft Policies Map

The Policies Map illustrates the policies in both the Draft Strategy and Allocations Documents. For The Major Haltemprice Settlements, Principal Towns, Towns, Rural Service Centres and Primary Villages, and for the Key Employment Sites, the maps show the location of the sites proposed for allocation. The diagram below is an example of the map for Patrington. It shows the location of the three proposed housing allocations, as well as a further five sites that have not been selected for allocation. The map also identifies the development limits and other designations, such as the Conservation Area and open spaces, that might be relevant in considering new development proposals in the village.

Polices Map Example: Patrington



No housing allocations are proposed in the Villages but a map has been prepared for each village to show the proposed development limit.

Have your say...

We are seeking your views on these consultation documents. You can read the full versions of the Draft Local Plan in main libraries, Customer Service Centres and on our website. Hard copies can be provided on request for a fee (to cover printing and postage costs) and CDs are available free of charge. You can make comments and/or complete a questionnaire either online, by email or post. The quickest way to send comments is to use our online consultation portal (see web address below).

The consultation period runs **until Friday 5th April 2013**. We will be holding a number of drop in sessions where you can come and talk to us. We will be available to speak to you at:

Place	Date	Time	Drop-in session location
Brough	12/02/2013	2pm - 7pm	Petuaria Centre, Centurion Way, Brough, HU15 1DF
Goole	18/02/2013	2pm - 7pm	Goole Library, Carlisle Street, Goole, DN14 5DS
Withernsea	19/02/2013	2pm - 7pm	Withernsea Library, Queen Street, Withernsea, HU19 2HH
Beverley	26/02/2013	2pm - 7pm	Treasure House, Champney Rd, Beverley, HU17 8HE (Education Room)
Hedon	26/02/2013	2pm - 7pm	Hedon Library, 31 St Augustines Gate, Hedon, HU12 8EX
Howden	27/02/2013	2pm - 7pm	The Shire Hall, 11 Market Place, Howden, DN14 7BJ
Cottingham	04/03/2013	2pm - 7pm	Cottingham Methodist Church, Hallgate, Cottingham, HU16 4BD
Hessle	06/03/2013	2pm - 7pm	Hessle Town Hall, South Lane, Hessle, HU13 0RR
Driffield	07/03/2013	2pm - 7pm	Driffield Community Centre, Mill Street, Driffield, YO25 6TR
Market Weighton	13/03/2013	2pm - 7pm	MW Community Hall, Station Road, Market Weighton, YO43 3AX
Bridlington	14/03/2013	2pm - 7pm	North Bridlington Library, Martongate, Bridlington, YO16 6YD
Willerby	14/03/2013	2pm - 7pm	The Institute, Main Street, Willerby, HU10 6BZ (Alf Kersh Room)
Pocklington	26/03/2013	2pm - 7pm	The Old Court House, 37 George St, Pocklington, YO42 2DH
Hornsea	27/03/2013	2pm - 7pm	Hornsea Town Hall, 75a Newbegin, Hornsea, HU18 1PA

Please check the opening times of the location before making your journey.

Our contact details

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East Riding of Yorkshire Council will, on request, provide this document in Braille, audio or large print format.

If English is not your first language and you would like a translation of this document into any other language, please telephone (01482) 393939.