

**East Riding Local Plan**  
**Land North East of Driffield**  
**Masterplan Supplementary Planning**  
**Document**

**Consultation Statement**  
**September 2019**



**EAST RIDING**  

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**OF YORKSHIRE COUNCIL**



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## 1. Background

- 1.1 In preparing Supplementary Planning Documents (SPDs), the council is required to follow the procedures laid down in the Town and Country Planning (Local Planning) (England) Regulations 2012<sup>1</sup>, and its adopted Statement of Community Involvement (SCI) (May 2017)<sup>2</sup>.
- 1.2 Regulation 12 stipulates that before adoption of a SPD, the local planning authority must prepare a statement setting out:
- The persons that local planning authority consulted when preparing the SPD;
  - A summary of the main issues raised by those persons, and;
  - How those issues have been addressed in the SPD.
- 1.3 This Consultation Statement accompanies the Land North East of Driffield Masterplan Masterplan SPD. The SPD provides guidance on the application of Policy DRF-B, which relates to a housing allocation Northeast of Driffield within the East Riding Local Plan Allocations Document. The Masterplan will be an important material consideration in the determination of relevant planning applications.

## 2. Consultation

- 2.1 Preparation of the SPD involved consultation and engagement with relevant departments from across the Council, including with the Highway Control, Transport Policy, Sustainable Development, Housing Strategy, and Flood and Coastal Erosion Risk Management Teams.
- 2.2 The Masterplan was made available for statutory public consultation between Monday 18th June, 2018 to Monday 30th July, 2018. A wide range of stakeholders were consulted, including the following bodies and persons:
- Driffield Town Council and its neighbouring Parish Councils;
  - Individuals who have requested to be informed of Local Plan progress and previous respondents to the Proposed Submission Allocations Document regarding allocation DRF-B;
  - Duty to Cooperate Bodies<sup>3</sup>;
  - Elected Members;
  - Driffield Schools;
  - Planning agents registered on the Local Plan database;
  - Specific Consultation Bodies<sup>3</sup>; and

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<sup>1</sup> Available to view from: <http://www.legislation.gov.uk/ukxi/2012/767/contents/made>

<sup>2</sup> Available to view from: <http://www2.eastriding.gov.uk/environment/planning-and-building-control/east-riding-local-plan/statement-of-community-involvement/>

<sup>3</sup> Listed in Appendix D of the Council's Statement of Community Involvement (SCI)

- General Consultation Bodies<sup>3</sup>.

2.3 A press release was issued, which was publicised by the following news outlets

- Hull Daily Mail;
- Yorkshire Post;
- Driffield Online;
- Driffield and Wolds Weekly
- BBC Radio Humberside;
- BBC Look North;
- ITV Calendar;
- KCFM; and
- Viking FM;

2.4 The consultation was also reported at the Council's Planning Committee and the Eastern Area Planning Sub-Committee.

2.5 A 'drop-in' event was held on the 3<sup>rd</sup> July, 2017, at Driffield Community Hall. This provided the opportunity for members of the public to discuss the draft Masterplan proposals with a planning officer and view a display summarising the proposals. Feedback forms were provided, which could be taken away or filled in and returned on the day.

2.6 The draft Masterplan and associated documentation were made available for inspection on the council's website<sup>4</sup>. Hard copies were available at County Hall Beverley, Driffield Library/Customer Service Centre.

2.7 Comments were invited in writing by Monday 30<sup>th</sup> July 2018, either by post or email.

### **3. Consultation Responses, Main Issues and Amendments**

3.1. A total of 28 responses were received to the draft masterplan, which included 9 responses from agents, developers, statutory and other organisations; and 19 from the general public. All responses to the draft Masterplan public consultation have been considered in preparing the final document. It was not always possible or appropriate to make changes to reflect every consultation response. This is because there are often conflicting opinions and evidence on the preferred way forward. The responses received and resulting changes are broadly summarised below:

- The majority of the comments received were from residents expressing their concern over the development's potential impact on the surrounding highway network, particularly access to the masterplan site through existing residential areas off Long Lane and Cemetery Lane. The draft masterplan sought to improve highway connectivity across the north east of the town to provide local residents

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<sup>4</sup> [www.eastriding.gov.uk/spd](http://www.eastriding.gov.uk/spd)

with a choice of routes. This included connecting the site with the A614, Bridlington Road, Long Lane and Cemetery Lane.

- There remains a strong commitment to providing a new roundabout from the A614 which will provide access to much of the site and allowing also for a direct link through to Bridlington Road. It is intended that this will include an estate road which will connect through to the remaining land to the west (but not to the north of Long Lane). The masterplan also allows for access to be taken from Cemetery Lane. Approval has been granted on plot A for 165 dwellings to the north of Long Lane and as part of that application it was demonstrated that access could safely be taken from Long Lane without unduly compromising residential amenity for existing residents. It is not unreasonable to see the residual area of land to the north of Long Lane (approximately 50 dwellings) also being served in this way.
- An alteration to the masterplan has been made which effectively splits the required playing pitch provision between land in the ownership of the Council (plot C) and that in private ownership (plot B). This has the advantage of reducing the overall number of houses which can be built on plot B which will in turn further reduce the traffic impact on Cemetery Lane. Moving an element of the playing pitch provision from plot C to B also helps to spread the delivery of significant infrastructure across different phases of the masterplan, safeguarding the viability of the later parcels of land.
- Local residents of the Ridings, Driffield raised concern with the indicative vehicular access through the Ridings shown on the draft masterplan. This access was not considered to be a requirement to allow the delivery of the masterplan and is therefore no longer shown to reflect the concerns of the local community and the approved scheme on this part of the site.
- General concern was identified over the scale of housing development proposed within the masterplan area resulting in added strain on health, police and education services. The Local Plan considered the impact of this scale of development on existing services and facilities, which is set out in the East Riding Infrastructure Study, and concluded that police and health services are not a significant constraint to new development. However, the study did identify shortfalls in Northfield Primary School's capacity. In response, the masterplan provides a requirement for development to contribute towards future capacity shortfalls at Driffield Northfield Primary School.
- Further guidance is also provided on other forms of land use and development on the site, including the amount and location of open space, retention of existing vegetation and the provision of new infrastructure and facilities (such as a road that links the A614 with Bridlington Road). Dealing with all of these elements together will help to integrate the new housing development into the town.
- Several statutory consultees responded to the consultation with requests to include references to specific guidance. These requests and comments have been incorporated into the masterplan and include comments from Environment Agency, Natural England, Sport England and Sustrans.

3.2 A detailed summary of responses received as well as the Council's response and changes to the Masterplan, where appropriate, are available on the Council's website.