

East Riding of Yorkshire Council

Examination of the East Riding Local Plan Allocations Document

Guidance note, agenda and timetable for further hearing sessions following consultation on the modifications put forward by the Council

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Current position and scope of the hearing sessions

Introduction

I am Simon Berkeley, the Planning Inspector appointed by the Secretary of State for Communities and Local Government to independently examine the soundness of the Allocations Documents for the East Riding of Yorkshire Council. I have prepared this note to explain the procedural and administrative matters relating to additional hearing sessions I have scheduled.

Following the hearing sessions which ended in November last year, consultation was carried out on the Main Modifications proposed by the Council. The general expectation is that issues raised in response to draft Main Modifications will be considered through the written representations process. Further hearing sessions are held only exceptionally.

However, in this case, among the modifications put forward by the Council are changes to the sites proposed to be allocated for development. They comprise Main Modifications to extend or reduce sites already proposed by the Council, to introduce new sites or to remove others from the plan. Consequently, although I will take account of all the representations received in response to the consultation, I have decided to also hold hearings to consider and debate these alterations that specifically relate to site allocations. These hearings will not re-visit matters or sites already discussed at the previous hearings **except** where the changes now proposed by the Council have a bearing. The hearing sessions will generally be limited to a discussion of those matters set out below.

The matters for discussion at the hearings

The following matters will be the focus of discussion at the hearings.

- Are the proposed modifications justified and appropriate in terms of the likely impacts of the development?
- Are the proposed site changes deliverable? In particular, is all of the land in question:
 - a. confirmed by all of the landowners involved as being available for the use proposed?
 - b. supported by evidence to demonstrate that safe and appropriate access for vehicles and pedestrians can be provided?
 - c. deliverable, having regard to the provision of the necessary infrastructure and services, and any environmental or other constraints?
- Are the proposed modifications the most appropriate given the reasonable alternatives?
- If there is a need to identify additional land, are there alternative sites which are appropriate and deliverable? If so, have they been subject to Sustainability Appraisal and Appropriate Assessment compatible with that for the Allocations Plan, and to public consultation?

If you have any comments on this list (for example, because you feel there may be a significant omission), you should contact the Programme Officer at the earliest opportunity.

Background information

The Examination Guidance Note (available on the examination webpage (www.eastriding.gov.uk/localplanexam), or from the Programme Officer), sets out information about the examination, the process, the Inspector's role and that of the Programme Officer.

Attendance at a hearing session

Only those seeking to change the plan have a right to participate in the hearing sessions. However, the sessions are open for anyone to observe.

People who have made representations on the modifications put forward by the Council in relation to the proposed site allocations have been invited to attend the hearings. Those who have made representations on other Main Modifications proposed by the Council have been directly notified that the hearing sessions are taking place. If you have been notified but feel you should have been invited to attend, please contact the Programme Officer as soon as possible. I ask everyone who wishes to be heard at a hearing session to let the Programme Officer know at the earliest opportunity, by 5 p.m. on **Monday 6 July** at the latest. Please note that representations made in writing and those made verbally at a hearing carry the same weight and I will have equal regard to each.

A few sites, particularly in Cottingham and Swanland, have attracted a large number of representations. Hearing sessions with large numbers of participants are not always the most effective. You will appreciate that I only need to have an argument put to me once, and I will not hear repetitious evidence. In circumstances like this, it is really helpful when people organise themselves as a group and nominate a few representatives to put the points across at the hearings. I encourage those involved to try to do this if possible, as it will help me to ensure that the hearing sessions are run as efficiently as they can be.

At the hearing session

The hearing will take the form of a roundtable discussion which I shall lead. It will not involve the formal presentation of cases by participants or cross-examination. There will be a lot to cover and all contributions should be focussed.

The hearing sessions will run between 09.00 am until about 1.00 pm and from 2.00 pm until around 5.00 pm. Short breaks will be taken mid-morning and mid-afternoon.

Please let the Programme Officer know as soon as possible if you have any specific needs in relation to attendance and participation at the hearing sessions.

Written material

At this stage, I am not inviting any further written material. Participants should rely on the written representations they have submitted.

All written material is posted on the Examination webpage, so that it is available to all participants and anyone else who wishes to read it. Because it is available in this

way, written material will not be circulated directly to participants. However, anyone who is unable to access written material on the webpage may request copies from the Programme Officer.

Close of the examination

Following the close of the hearings I will prepare a report to the Council with my conclusions. The Council has formally requested that I recommend any main modifications necessary to make the plan sound.

The examination will remain open until my report has been submitted to the Council. However, I will not accept any further representations or evidence after the hearing sessions have ended unless I specifically request it. Late or unsolicited material may be returned.

Schedule of hearing sessions

Day 1: Tuesday 14 July

Morning 9.00 am	Afternoon session 2.00pm
Matter 2: Cottingham	Matter 5: Swanland, South Cave, North Ferriby, Preston, Keyingham, Leven, Dunswell
Matter 4: Elloughton/Brough	Matter 7: Flamborough, Beeford
Matter 3: Beverley	Matter 9: Kilham, Nafferton
Matter 8: Driffield	

Day 2: Wednesday 15 July

Morning session 9.00 am	Afternoon session 2.00pm
Matter 18: Stamford Bridge, Holme on Spalding Moor	Matter 14: Withernsea
Matter 10: Goole	Matter 15: Roos
Matter 12: Eastrington, Snaith	

Day 3: Thursday 16 July

Reserve day

The specific sites to be considered under each of the Matters are those which are affected by the Council's proposed modifications. These are set out below.

Every effort will be made to keep to the timetable, but late changes may be unavoidable. Priority will be given to starting the debate on each matter at the

appointed time, and it may be necessary to extend the discussion in the afternoon session. The Programme Officer will inform the participants of any late changes to the timetable, but it is the responsibility of the participants to keep themselves up to date with the arrangements and programme.

Specific sites to be considered

Day 1: Tuesday 14 July – morning session

Matter 2

Cottingham

COT-B: Land west of Park Lane
Proposed modification (AM55): Delete site from plan
Note: Site now within Source Protection Zone 1

COT-D: Ferens Hall
Proposed modification (AM57): Reduce site size
Note: Parkland setting

COT-E: land west of Station Road
Proposed modification (AM59): Reduce site size
Note: To reflect deliverable parcels

COT-K: east of Park Lane
Proposed modification (AM64): Delete proposed open space allocation from plan
Note: COT-B (on open space) no longer proposed

COT-M: north of Park Lane
Proposed modification (AM65): New site proposed for housing
Note: Estimated capacity around 86 dwellings

Matter 4

Elloughton-cum-Brough

ECB-B: land south of Welton Low Road
Proposed modification (AM91 and AM95): Merge ECB-B and ECB-E into one single mixed use allocation
Note: Delivery of playing fields

Matter 3

Beverley

BEV-G: land off Kitchen Lane
Proposed modification (AM26): Delete site from plan
Note: No willing landowner

Matter 8

Driffield

DRF-D: land east of Pinkney's Lane and north of Angus Drive
Proposed modification (AM70): Extend the site
Note: Site capacity increase?

DRF-G: former Sugar Mill, Anderson St
Proposed modification (AM72): Extend the site
Note: Site capacity increase from 11 to 14

Day 1: Tuesday 14 July – afternoon session

Matter 5

Swanland

SWA-E: land west of West Leys Rd
Proposed modification (AM223): New site proposed for housing
Note: Estimated capacity around 62 dwellings

South Cave

SCAV-B: land south of Bacchus Lane
Proposed modification (AM215): New site proposed for housing
Note: Estimated capacity around 31 dwellings

SCAV-C: land north of The Stray
Proposed modification (AM216): New site proposed for housing
Note: Estimated capacity around 28 dwellings

North Ferriby

FER-B: land off Ferriby High Rd
Proposed modification (AM179): Extend the site
Note: Estimated site capacity increase from 25 to 113 dwellings

Preston

PRES-B: land south of Sproatley Rd
Proposed modification (AM203): Extend the site
Note: Estimated site capacity increase from 57 to 75 dwellings

Keyingham

KEY-A: Village nurseries, Ottringham Rd
Proposed modification (AM152): Extend the site
Note: Estimated site capacity increase from 148 to 185 dwellings

Leven

LEV-A: land south of Hornsea Rd/High Stile
Proposed modification (AM147) : Extend the site
Note: Estimated site capacity increase from 178 to 221 dwellings

Dunswell

DUN-A: land east of Beverley Rd and south of Raich Carter Way
Proposed modification (AM87): correct cartographical error

Matter 7

Flamborough

FLA-D: land north of Woodcock Rd
Proposed modification (AM102): New site proposed for housing
Note: Estimated capacity around 24 dwellings

Beeford

BEE-D: land east of Glebe Gardens
Proposed modification (AM21): New site proposed for housing
Note: Estimated capacity around 5 dwellings

Matter 9

Kilham

KIL-B: land north Whitehall Farm
Proposed modification (AM155): Reduce the site area
Note: Effect on site capacity?

Nafferton

NAF-C: land at Tonks Removal Service, Station Rd
Proposed modification (AM174): New site proposed for housing
Note: Estimated capacity around 16 dwellings

Day 2: Wednesday 15 July – morning session

Matter 18

Stamford Bridge

SMB-B: land north of A166
Proposed modification (AM218): New site proposed for housing
Note: Estimated capacity around 131 dwellings

Holme on Spalding Moor

HSM-A: land west of Sands Lane
Proposed modification (AM139): Extend the site
Note: Site capacity increase from 34 to 96

HSM-C: land west of Snowdrop Garth
Proposed modification (AM140): Reduce the site area
Note: Site capacity decrease from 62 to 59 dwellings

Matter 10

Goole

GOO-A: land north of Rawcliffe Rd
Proposed modification (AM106): Extend the site
Note: Site capacity increase from 1,064 to 1,183

Matter 12

Eastrington

ETR-A: land south of Sandholme Rd
Proposed modification (AM89): Extend the site
Note: Site capacity increase from 13 to 14

Snaith

SNA-A: land south of Punton Walk
Proposed modification (AM208): Extend the site
Note: Site capacity increase from 110 to 142

SNA-B: land east of Butt Lane and south of A1041
Proposed modification (AM209): Extend the site
Note: Site capacity increase from 57 to 98

SNA-C: land south of South Parkway
Proposed modification (AM210): New site proposed for housing
Note: Estimated capacity around 20 dwellings

Day 2: Wednesday 15 July – afternoon session

Matter 14

Withernsea

WITH-A: land east and south of Clearview, Hull Road
Proposed modification (AM233): Extend the site
Note: Site capacity increase from 112 to 156

Matter 15

Roos

ROO-A: land east of Beachwood Views
Proposed modification (AM204): Extend the site
Note: Site capacity increase from 11 to 17